KAIPARA DISTRICT

KAIPARA DISTRICT COUNCIL

Building Consent File Complete - Checklist

Item Checked	Y	N	NA	Comments	File Type
Application Form and Acceptance Checklist	(Y)	N	NA	PIM/BC Number: 110348	H
Building Consent and Conditions	(Y)	N	NA		H S
PIM	(Y)	N	NA		H S
Resource Consent	Y	N	(NA)		S
Amendments	Y	N	(NA)		H S
Plans	(Y)	N	NA		H
Specifications	(Y)	N	NA		H
Drainage plan	(Y)	N	NA		H
2nd Hand Dwelling Relocate Report and signed Confrimation	Y	N	(NA)		H
Bracing / Engineering Calcs	(Y)	N	NA		H
Producer Statements	(Y)	N	NA	PS3b. Construction	H
Specified Systems Information	Y	N	(NA)		H
Processing Checklist	(Y)	N	NA		H
Other Checklists (Please Note)	Y	N	(NA)		H
Requests for Additional Information	Y	N	(NA)		H S
Records of all correspondence (emails, letters, phonecalls)	(Y)	N	NA		H S
Memorandum from NZFS	Y	N	(NA)		H
Form 4A (Section 37)	Y	N	(NA)		H S
Approval from NZHPT	Y	N	(NA)		H
Development Contributions	Y	N	(NA)		
Inspection Records	(Y)	N	NA		H S
Truss Layout	(Y)	N	NA		H
Photos	Y	N	(NA)		H
Geotech Report	Y	N	(NA)		H
Notice to Fix	Y	N	(NA)		H S
Compliance Schedule	Y	N	(NA)	Refer CS:	H S
Compliance Schedule Statement	Y	N	(NA)	Refer CS:	S
Certificate of Public Use	Y	N	(NA)		H S
Copy of Complaints Received	Y	N	(NA)		H S
CCC Application	(Y)	N	NA		H S
CCC Checklist	(Y)	N	NA		H S
Code Compliance Certificate	(Y)	N	NA		H S
Drainage Asbuilt	(Y)	N	NA	Paul Massey	H
Electrical Certificate of Compliance	(Y)	N	NA	3606732	H
Gas Certificate	(Y)	N	NA	GA1609	H
Sewer/Water Notes	(Y)	N	NA	Connection Form	H S
Other (Please State)	(Y)	N	NA		H S

~~Comments~~: PS Mitek Truss Design.

Checked & Approved by: Date: 20/8/12

Circle if applicable Y = Yes on file N = Not on file NA = Not applicable to this file

Note: If 'N, Not on file' is used, reasons need to be added to the comments box

H = Hard Copy - Information found on paper file. S = Soft Copy - Information available on NCS system

Once file is completed, file is sent for scanning. All information available as hard and soft copy.

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Application for Building Consent, Project Information Memorandum (PIM), Certificate of Acceptance (COA) and Minor Building Works

(Form 2) Section 33 or section 45 of The Building Act 2004

Applicant Details: **BC No:** 110348

1 The Owner

Name of Owner: Stephen Robert Pirie + Hayley Michelle Pirie

Contact Person:

Postal Address:

Street Address/Registered Office:

Phone No: Fax No:

Mobile No:

Email :

The following evidence of ownership is attached to this application ; e.g *Certificate of Title*, **less than 6months old** *(If property has been recently sold a copy of Sale and Purchase Agreement is required)*

2 The Agent

Name of Agent: Coastal Homes NZ Ltd.

Contact Person: Phil Thompson

Postal Address: PO Box 401027, Mangawhai Heads

Street Address/Registered Office: 22 Seabreeze

Phone No: 0800 426 278 Fax No:

Mobile No: 0274 926 826.

Email: [redacted]

Relationship to Owner: Builder

First Point of Contact for Communications/Fees/Refunds to:

☐ The Owner ☑ The Agent

3 The Project (What is the work to be done)

Description of the building work: New Dwelling

Will the work result in a change of use of the building:

☐ Yes ☑ No

If YES please state new use and provide details:

List Building Consents previously issued for this project (if any):

Floor area (proposed work - square metres)

	Basement	Ground Floor	Other Floors	Total
Main Building		144.83		144.83
Accessory Buildings				

4 Building Details: (Where work to be done)

Valuation Roll No : 0122183718

Legal Description: Lot 4, DP 348507

Street Address of Building: 7 Devon Street Mangawhai

Location of Building within site/block number (include nearest street access):

Building Name:

Number of Levels: 1

Level/Unit No:

Certificate of Title No :

Area of Site (m²/ha) : 709 m²

Current, lawfully established use:

Year first constructed (if applicable) :

5 Nature Of Consent

☑ New building - exclude domestic garages and domestic outbuildings — Intended Life: Indefinite, but not less than

☐ Minor Works

☐ Foundations only — 50 yrs ☑ OR Specified as .....yrs

☐ Alterations, repairs, extensions, conversions, resiting — Demolition ☐ Being stage ..... of an intended ..... stages

☐ Domestic garages and domestic outbuildings

6 Value Of Work And Fees (GST Incl)

Main buildings	$ 220,000
Accessory buildings	$
Plumbing & Drainage	$
Total Value of Work	$ 220,000
Office Use Only	
PIM	$ 150.00
Building Consent	$ $2,369.00
BRANZ Levy	$ 220.00
DBH Levy	$ 462.00 4220
Certificate of Acceptance	$
TOTAL	$ 3,201.00

Receipt No: _____

Date: _____

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7 Tick box A to D below, as appropriate :

☐ A Application is for a Project Information Memorandum (PIM) *Sec 33 of The Building Act 2004*

☑ B Application is for Building Consent (BC) only, *Sec 45 of The Building Act 2004* in accordance with PIM No :.....

☐ C Application is for Building Consent & Project Information Memorandum *Sec 31(1)(a) of The Building Act 2004*

☐ D Application is for a Certificate of Acceptance (COA) *Sec 97 of The Building Act 2004*

8 Confidentiality (Plans and Specifications):

I/We require the following to be treated as confidential (proof of reasons for confidentiality will be required and will only be accepted if legally valid)

☐ Plans & Specifications (please specify which plans i.e. Floor Plans etc.,) :.....

☐ I/We require that **all details** of this application remain confidential as required by a Council directive applied for, or already issued, in relation to a protection order currently in force under The Domestic Violence Act 1995.

9 Vehicle Crossing Required

Is this application linked to a vehicle crossing application?

NOT REQ NO If 'YES', Application No : .....

(If 'YES' please include Vehicle Crossing Application)

10 Public Utility Connections Required

Is this application subject to a utility connection application?
(Sewer/stormwater, Water Connection or Water Meter Installation)

☐ YES - Application No: .....

☑ NO - Existing connections in place

☑ **Mangawhai Eco-Care Drainage District**

11 Historic Places Trust

☐ The property is a registered historic place, historic area or wāhi tapu area

☐ A PIM has already been issued for this project - PIM No : .....

If your property has an archaeological or historic site, you need to consult with the Historic Places Trust in regards to your project for review and approval prior to your project commencing

12 Fire Service Design Unit (3 copies - 4 where fire report required, 1 set to be A3)

Section 47 of The Building Act 2004, requires certain projects as specified by notice in the NZ Gazette to be reviewed by the New Zealand Fire Service, which may require a Memorandum, setting out advice on issues such as **'means of escape from fire'** and **'water supply for fire fighting'**. Not required when Fire Design Report shows compliance with the 'C' Documents of the New Zealand Building Code.

13 Compliance Schedule – (Compliance Schedule Form available from office or Internet)

A Compliance Schedule is required for buildings with specified systems. This does **NOT** apply to single storey, residential property apart from when serviced by a cable car.

☐ The Specified Systems for the building are identified. (Complete Part E)

☑ There are **no** Specified Systems within the building.

14 Certificate of Acceptance

Is this application in relation to obtaining a Certificate of Acceptance (Section 96 Building Act 2004) ?

☐ Yes ☑ No If yes, please provide details below:

Description of Building work - .....

Date work carried out - .....

Personnel who carried out work – Please list over page in PART D: KEY PERSONNEL

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Part B: Project Details

Project Information Memorandum (Complete this part only when applying for a PIM)

The project involves the following matters. Tick each applicable box and attach relevant information in **triplicate** for residential and **four copies** for Commercial Industrial or Multi-Storey. **Always include one set A3 size.**

- ☑ (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, falling debris, filled ground, subsidence, slippage, alluvion, inundations, and hazardous contaminants on or near the site, land contours.
- ☐ (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) 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 wahi tapu.
- ☐ (j) Copy of/or reference to, any resource consent or planning approval (including subdivision) for this project.
- ☐ (k) Details of volume of proposed excavations; include volumes for site preparation, basement and driveway.
- ☐ (l) Other matters known to the applicant that may require authorisations from the Territory Authority (specified)

Part C: Building Details

Complete this part only when applying for a Building Consent

This application is accompanied by: (tick each applicable box, attach relevant documents in **triplicate*** for residential and **four copies** for Commercial, Industrial or Multi-Storey).

- ☑ 1 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:
- ☐ 2 Building Certificates.
- ☑ 3 Producer Statements (including TP 58 Effluent Design), and any alternative solutions.
- ☐ 4 References to product certification issued by the Department of Building and Housing (DBH).
- ☐ 5 References to determinations issued by the Department of Building and Housing (DBH).

For details on drawings and specifications etc, see checklist form. If applying for PIM and Building Consent together, then plans for PART B (a) can be included in PART C (1).**
If a PIM has already been applied for then include a copy of any relevant authorisations (eg Resource Consents) with this application.

***Triplicate** = 2 full sets plans and specifications, 1 set A3 (1 x Floor Plan, 1 x Site Plan and 1 x Elevations)

** **Four Copies** = 3 Full sets plans and specifications, 1 set A3 (1 x Floor Plan, 1 x Site Plan and 1 x Elevations)

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Part D : Key Personnel

From March 2012, the Building Act 2004 requires all restricted building work to be carried out or supervised by a Licensed Building Practitioner. After this date, applications for consent can only be accepted where a Licensed Building Practitioner has been engaged and the registration number shown in the appropriate area below.

Designer

Name : Paperspaces Architectural Design Ltd Reg No : ..... Phone No: 09 4247590

Address : PO Box 84, Silverdale, Auckland

Mobile No : ..... Email: lynda@paperspaces.co.nz

Builder

Name : Coastal Homes NZ Ltd. Reg No 100111 Phone No: 0800 426 278

Address : PO Box 401027, Mangawhai Heads

Mobile No : ..... Email: phil@coastalhomesnz.com

Registered Drainlayer

Name : TBA Grant Reval Reg No 13787 Phone No: :.....

Address : King rd Mangawhai

Mobile No : 0279731699 Email: .....

Registered Plumber

Name : TBA Massey Plumbing Reg No 12780 Phone No: :.....

Address : Devich Rd Mangawhai

Mobile No : 021728501 Email: .....

Registered Electrician

Name : TBA Coastal Electrics E249803 Reg No : ..... Phone No: :.....

Address : Cove rd Langs beach.

Mobile No : 0226817237. Email: .....

Registered Gas Fitter

Name : TBA Massey Plumbing Reg No 12780 Phone No: :.....

Address : Devich rd Mangawhai

Mobile No : 021728501 Email: .....

Other

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Other

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

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Building Consent Application Checklist/Design Review

(To Be Completed By Applicant/Designer)

Return this **completed** checklist with your application.

Include all information and documents requested.

This will ensure your consent is processed in the quickest possible time.

Name: Pirie	Date: 1 Aug 2011
Address: 7 Devon St, Mangawhai	

Application Type				**Application Number**			
New building	(YES)	NO	N/A	Certificate of title/Easements/Infringements	(YES)	NO	
Alterations	YES	NO	N/A	Legal description checked	(YES)	NO	
Additions	YES	NO	N/A	Street address	(YES)	NO	
Demolition	YES	NO	N/A	Name of building			
Relocation	YES	NO	N/A	Floor level	(YES)	NO	N/A
Change of use	YES	NO	N/A	Current lawful use			
Stage of	YES	NO	N/A	Building history - listed	YES	NO	(N/A)
Building Classification				Intended life			
Housing							
Detached	(YES)	NO	N/A	**Floor Area**			
Multi-unit	YES	NO	N/A	Ground floor	144.83 M^2		
Group dwelling	YES	NO	N/A	Basement	M^2		
Outbuildings				1st floor	M^2		
Garage, barn, shed	YES	NO	N/A	2nd floor	M^2		
Swimming pool	YES	NO	N/A	Outbuildings	M^2		
Glasshouse, pergola, other	YES	NO	N/A	Decks/balconies	77.45 M^2		
Ancillary				Other	M^2		
Bridge, Outdoor fire, retaining wall	YES	NO	N/A	TOTAL	222.28 M^2		
Office Use:				**Contact Details, Address, Phone, Etc**			
				Owner's details	(YES)	NO	N/A
				Agent's details	(YES)	NO	N/A
				Designer's details	(YES)	NO	N/A
				Engineer's details	YES	NO	N/A
				Builder details	YES	NO	N/A
				Electrician details	YES	NO	N/A
				Plumber details	YES	NO	N/A
				Drainlayer details	YES	NO	N/A
				Means of compliance (as per application form)	YES	NO	N/A

Wind zone	Low	Med	High	(Very high)	Spec. Des	Corrosion zone		Earthquake region	

Full Description Of Building Work

New single level dwelling & water tank.

Provide Details Of Any Reports Submitted And Issue Date:

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Plans				**Site plan**			
Number of sets supplied	3			1:100 1:200 or 1:500	(YES)	NO	N/A
Specifications				Legal description	(YES)	NO	N/A
Number of sets supplied	2			Title – Easements/Infringements	(YES)	NO	N/A
				Site area	(YES)	NO	N/A
Bracing Calculations				Private drainage	(YES)	NO	N/A
Subfloor/ Deck	✓			Public drainage showing depth of drains, manholes etc.	(YES)	NO	N/A
Wall (per floor)	✓			Dimensions – 3 minimum	(YES)	NO	N/A
Structural Engineering				Existing and proposed buildings	(YES)	NO	N/A
Number of sets supplied				North point	(YES)	NO	N/A
Beam layout plan	YES	NO	(N/A)	Contours, datum	(YES)	NO	N/A
Connection details	YES	NO	(N/A)	Finished floor level	(YES)	NO	N/A
Producer statement	YES	NO	(N/A)	Retaining walls	YES	NO	(N/A)
Geotechnical Engineering				Extent of cut and fill	(YES)	NO	N/A
Number of sets supplied			2	Site coverage	(YES)	NO	N/A
Site plan	(YES)	NO	N/A	Parking and vehicle access	(YES)	NO	N/A
Soils analysis/report	(YES)	NO	N/A	Protected trees	YES	NO	(N/A)
Producer statement	YES	NO	(N/A)	HWC (gas)	(YES)	NO	N/A
Drainage Report				Water meter (if applicable)	YES	NO	(N/A)
Who	YES	NO	(N/A)	Natural water course	YES	NO	(N/A)
Soil Analysis	YES	NO	(N/A)	Site Drainage away from house to suitable path	(YES)	NO	N/A
System/Design recommended under	YES	NO	(N/A)	Ponding	YES	NO	(N/A)
E2 Risk Matrix – 1 per face/elevation				**Floor Plan**			
• North } See elevations	(YES)	NO	N/A	Room use denoted	(YES)	NO	N/A
• South	(YES)	NO	N/A	Window size and position	(YES)	NO	N/A
• East	(YES)	NO	N/A	Fixtures and fittings	(YES)	NO	N/A
• West	(YES)	NO	N/A	Solid fuel heating	YES	NO	(N/A)
Cross-Sections				HWC	YES	NO	(N/A)
Minimum of one along the length	(YES)	NO	N/A	Wall bracing - height, position, type	(YES)	NO	N/A
Minimum of one across the width	(YES)	NO	N/A	Lintels	(YES)	NO	N/A
Details to include				Door/window size and position	(YES)	NO	N/A
Fixings	(YES)	NO	N/A	**Foundation Plan**			
Footing size	(YES)	NO	N/A	**Timber Floor And Fixings**			
Subfloor ventilation and insulation	(YES)	NO	N/A	Pile size, centres, treatment	(YES)	NO	N/A
Foundations steel – size and centres	(YES)	NO	N/A	Fixings	(YES)	NO	N/A
Wall insulation	(YES)	NO	N/A	Footing size	(YES)	NO	N/A
Wall framing - sizes, centres, treatment, height	(YES)	NO	N/A	Bracing layout, type and position	(YES)	NO	N/A
Masonry and slab	(YES)	NO	N/A	Joists and bearers	(YES)	NO	N/A
Cladding	(YES)	NO	N/A	**Concrete floor**			
Cavity and battens	YES	NO	(N/A)	Dimensions, bays, mesh size, plumbing fixtures, point load pads, slab thickenings,	(YES)	NO	N/A
Building paper	(YES)	NO	N/A	Specific design (raft)	YES	NO	(N/A)
Stairs - tread, rise, pitch, height	YES	NO	(N/A)	**Roof Framing Plan**			
Decks and balconies	(YES)	NO	N/A	**Pitched roof**	YES	NO	N/A
Linings and finishes	(YES)	NO	N/A	Ridge beam, rafters, purlins, building paper insulation	(YES)	NO	N/A
Ceiling insulation	(YES)	NO	N/A	Eaves	(YES)	NO	N/A
				Pergola	YES	NO	(N/A)
				Fixings	(YES)	NO	N/A

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Electrical Plan							
Smoke detectors	(YES)	NO	N/A	**Trussed Roof**	(YES)	NO	N/A
Mechanical light and ventilation	(YES)	NO	N/A	Truss type	(YES)	NO	N/A
Elevations				Point loads identified	(YES)	NO	N/A
• North	(YES)	NO	N/A	Roof bracing	(YES)	NO	N/A
• South	(YES)	NO	N/A	Fixings	(YES)	NO	N/A
• East	(YES)	NO	N/A	**Weathertightness - Flashing Details**			
• West	(YES)	NO	N/A	Windows	(YES)	NO	N/A
Wall cladding	(YES)	NO	N/A	Balconies	(YES)	NO	N/A
Roof cladding	(YES)	NO	N/A	Parapets	YES	NO	(N/A)
Finished floor levels	(YES)	NO	N/A	Decks	(YES)	NO	N/A
Height in relation to boundary	(YES)	NO	N/A	Roof and wall junctions	(YES)	NO	N/A
Maximum building height	(YES)	NO	N/A	More than one cladding	YES	NO	(N/A)
Deck Construction				Pergola	YES	NO	(N/A)
Foundation plan	(YES)	NO	N/A	Other penetrations	(YES)	NO	N/A
Pile size, centers. treatment	(YES)	NO	N/A	**Solid Fuel Heating**			
Bearer size, span, treatment	(YES)	NO	N/A	Specifications	YES	NO	(N/A)
Joist size, centers, treatment	(YES)	NO	N/A	Construction details	YES	NO	(N/A)
Detail at junction of house	(YES)	NO	N/A	Floor plan	YES	NO	(N/A)
Fixings	(YES)	NO	N/A	Energy source	YES	NO	(N/A)
Fencing Of Swimming Pools				**Outbuildings**			
Pool construction details	YES	NO	(N/A)	Foundation plan	YES	NO	(N/A)
Pool specification	YES	NO	(N/A)	Cross-section	YES	NO	(N/A)
In-ground or above-ground	YES	NO	(N/A)	Wall bracing	YES	NO	(N/A)
Fencing and gate plan	YES	NO	(N/A)	Roof framing	YES	NO	(N/A)
Fencing/construction details	YES	NO	(N/A)	Elevations	YES	NO	(N/A)
Floor plan if house forms fencing	YES	NO	(N/A)	Drainage	YES	NO	(N/A)
Backflow	YES	NO	(N/A)	Engineer design	YES	NO	(N/A)

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Means Of Compliance Checklist

(To Be Completed By Applicant/Designer)

Please circle all parts of New Zealand Building Code that your project complies with.

If using a verified method or have gained a waiver, please provide verification method or waiver certificate.

NZBC Clause (which of the following clauses will be involved in the proposed building work)	Means Of Compliance (refer to the relevant compliance document(s) or detail or alternative solution in the plans and specifications)			Proposed Inspections (state means of inspection. Note PS4 or certification may be required) For Office Use Only		
B1 Structure	B1/AS1	NZS 3604	AS/NZS 1170	☐Council	☐Consultant	☐Other
	NZS 4229					
B2 Durability	B2/AS1	NZS 3101	NZS 3602	☐Council	☐Consultant	☐Other
	NZS 3604					
C1-C2-C3-C4 Fire	C1/AS1	C2/AS1	C3/AS1	☐Council	☐Consultant	☐Other
	C4/AS1					
D1 Access routes	D1/AS1	NZS 4121		☐Council	☐Consultant	☐Other
D2 Mechanical installations for access	D2/AS1	NZS 4322	EN/81	☐Council	☐Consultant	☐Other
	EN/115					
E1 Surface water	E1/AS1	AS/NZS 3500		☐Council	☐Consultant	☐Other
E2 External moisture	E2/AS1	SPECIFIC DESIGN Linea.		☐Council	☐Consultant	☐Other
E3 Internal moisture	E3/AS1	COUNCIL STANDARDS		☐Council	☐Consultant	☐Other
F1 Hazardous agents on site	F1/AS1			☐Council	☐Consultant	☐Other
F2 Hazardous building materials	F2/AS1	NZS 4223		☐Council	☐Consultant	☐Other
F3 Hazardous substances	F3/AS1			☐Council	☐Consultant	☐Other
F4 Safety from falling	F4/AS1	FENCING OF SWIMMING POOLS ACT		☐Council	☐Consultant	☐Other
F5 Construction and demolition hazards	F5/AS1			☐Council	☐Consultant	☐Other
F6 Lighting for emergency	F6/AS1			☐Council	☐Consultant	☐Other
F7 Warning systems	F7/AS1	NZS 4512	NZS 4515	☐Council	☐Consultant	☐Other
	AS/NZS 1668					
F8 Signs	F8/AS1			☐Council	☐Consultant	☐Other
G1 Personal hygiene	G1/AS1			☐Council	☐Consultant	☐Other
G2 Laundering	G2/AS1			☐Council	☐Consultant	☐Other
G3 Food preparation and prevention from contamination	G3/AS1			☐Council	☐Consultant	☐Other
G4 Ventilation	G4/AS1	AS 1668.2		☐Council	☐Consultant	☐Other

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NZBC Clause (which of the following clauses will be involved in the proposed building work)	Means Of Compliance (refer to the relevant compliance document(s) or detail or alternative solution in the plans and specifications)			Proposed Inspections (state means of inspection. Note PS4 or certification may be required) For Office Use Only		
G5 Interior environment	G5/AS1			☐Council	☐Consultant	☐Other
G6 Airborne and impact sound	G6/AS1			☐Council	☐Consultant	☐Other
G7 Natural light	G7/AS1			☐Council	☐Consultant	☐Other
G8 Artificial light	G8/AS1	NZS 6703		☐Council	☐Consultant	☐Other
G9 Electricity	G9/AS1			Energy works certificate		
G10 Piped services	G10/AS1	NZS 5261		Energy works certificate		
G11 Gas as an energy source	G11/AS1			Energy works certificate		
G12 Water supplies	G12/AS1	AS/NZS 3500.2	AS/NZS 3500.5	☐Council	☐Consultant	☐Other
G13 Foul water	G13/AS1	AS/NZS 3500.2 AS/NZS 1547	BS 5572 AS/NZS 1546	☐Council	☐Consultant	☐Other
G14 Industrial liquid waste	G14/AS1			☐Council	☐Consultant	☐Other
G15 Solid waste	G15/AS1			☐Council	☐Consultant	☐Other
H1 Energy efficiency	H1/AS1 NZS 4214	NZS 4218	NZS 4243	☐Council	☐Consultant	☐Other

Waiver or modification								
	B1	B2	C1	C2	C3	C4	D1	D2
	E1	E2	E3	F1	F2	F3	F4	F5
	F6	F7	F8	G1	G2	G3	G4	G5
	G6	G7	G8	G9	G10	G11	G12	G13
	G14	G15	H1					

Alternative solution								
	B1	B2	C1	C2	C3	C4	D1	D2
	E1	E2	E3	F1	F2	F3	F4	F5
	F6	F7	F8	G1	G2	G3	G4	G5
	G6	G7	G8	G9	G10	G11	G12	G13
	G14	G15	H1					

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Application

☑ I have read the guidance notes and the information I have supplied with this application is true and complete to the best of my knowledge.

☑ I have completed the attached checklists

I request that you issue a (please tick):

☐ Project Information Memorandum

☑ Building Consent

☐ Certificate of Acceptance

for the building work described in this application

Signed by / for and on behalf of / the owner

Note : If acting for and on behalf of, please read the following declaration prior to signing

"I hereby declare that I am authorised to act as Agent of the Applicant"

Signature : ..... **Name :** Phil Thompson Coastal Homes W2 Ltd.

Date : 18-8-2014

Please Note :

Council is unable to accept your application as being lodged until **all details and relevant information are provided** and the **application is signed** and the **processing fee paid**. Fees for your application will be assessed by the Customer Services Section on application. Further fees may be incurred after the Building Consent is issued.

Kaipara District Council
General Property Information

Property

Valuation No.	0122183718: (GIS)
Location	MOLESWORTH DRIVE, MANGAWHAI
Legal Description	LOT 4 DP 348507
Owner	Pirie Stephen Robert : Pirie Hayley Michelle
Owner Address	7 Outlook Road : Greenhithe : Auckland : : 0632
Area (hectares)	0.0709

Rates

Government Valuation	
Land	$ 215,000
Improvements	
Capital Value	$ 215,000
Current Rates Year 2011 to 2012	
Annual Rates	$ 1,557.70
Current Instalment	$ 259.60
Outstanding Balance	$ 259.60
Arrears for Previous Years	
Next Instalment Date	1/09/11

Planning/Resource Management	
6/03/07	RESOURCE CONSENT 060105 : Proposed Subdivision of Lot 200 DP 377922 into 50 New Lots as Stage 3 of the overall Development : Decision Notified 13/02/07 (Found on parent property: 0122183700)
19/02/07	RESOURCE CONSENT 060212 : Variation To Resource Consent RM 050196 - Conditions 2g), 3b), 3h), and 3i). Subdivision of Lots : s.222 Completion Certficate 20/03/07 (Found on parent property: 0122183700)
29/05/06	RESOURCE CONSENT 050267 : Variation to RM050196 relating to the location of the effluent disposal system from Lot 9 to Lot 14 : s.222 Completion Certficate 13/09/06 (Found on parent property: 0122183700)
13/10/05	RESOURCE CONSENT 050196 : The staging of RM050012 into two stages,stage one being lots 1 - 26, stage two lots 27 - 57 : Decision Notified 22/09/05 (Found on parent property: 0122183700)
24/06/05	RESOURCE CONSENT 050012 : Variation to RM040041 Condition 2c, 2s and 2dd : Decision Notified 2/06/05 (Found on parent property: 0122183700)
19/08/04	RESOURCE CONSENT 040041 : SUBDIVIDE ALLOTMENTS 364-366 PSH OF MANGAWHAI CT 54D/499 INTO 101 NEW ALLOTMENTS : Decision Notified 29/07/04 (Found on parent property: 0122183700)
13/06/95	RESOURCE CONSENT 951596 : Subdivision of Lot 1 DP 170309 into 11 lots. Created DP172648 : Section 224 Issued 8/05/96 (Found on parent property: 0122183700)
	RESOURCE CONSENT 050056 : Variation to RM040041 to condition 1, 2(b), 2(c) and 2(l) : Withdrawn 12/03/05 (Found on parent property: 0122183700)
	RESOURCE CONSENT 952112 : SUBDIVISION OF 24 LOTS FROM ALLOT 366 PSH MANGAWHAI : Decision Notified 2/04/91 (Found on parent property: 0122183700)
	RESOURCE CONSENT 952373 : SUBDIVISION OF ALLOT 363 BLK II III MANGAWHAI

INTO 2 LOTS.Created DP 99103 : Section 306(LGA) Certificate Issued 22/06/83
(Found on parent property: 0122183700)

RESOURCE CONSENT 990121 : SUBDIVISION OF ALLOT 366 : Withdrawn 19/03/04
(Found on parent property: 0122183700)

PLANNING NOTES Molesworth Peninsula Urban Capability Survey. This is affected by several areas: (1) Drainage = A, Soakage = B, Stability = B. Overall = C. (2) Drainage = E, Soakage = D, Stability = A. Overall = D. (3) Drainage = B, Soakage = C, Stability = A. Overall = B. (4) Drainage = A, Soakage = B, Stability = A. Overall = A.
(Found on parent property: 0122183700)

PLANNING NOTES (5) Drainage = C, Soakage = D, Stability = A. Overall = C. (6) Drainage = A, Soakage = B-C, Stability = A. Overall = A. (7) Drainage = A, Soakage = A, Stability = C. Overall = E.
(Found on parent property: 0122183700)

PLANNING NOTES RM050267 Consent Notices for Lots 1 to 13, and 15 to 56 DP 348507 of the subdivision shall require compliance in respect to the following matters: i) Each allotment owner will be required to be a shareholder or member of the entity formed to own, operate, maintain and administer all matters associated with the communal wastewater treatment and disposal system for the subdivision until such time as connection to the EcoCare project is available. ii) Use of the communal effluent disposal scheme within the subdivision is permitted only until such time as connection to the EcoCare project is available. At that time all properties will be required to connect to the EcoCare project and must comply with all of the Council□s requirements relating to such connection, including the payment of any development contribution, connection fee or any other charge. iii) Until the time of connection to the EcoCare project, individual septic tank/interceptor tanks and plumbing fixtures are to be supplied and installed to each lot in accordance with the standards defined by the entity responsible for ongoing management of the communal wastewater treatment and disposal system. iv) Until the time of connection to the EcoCare project, the owners of each lot are required to enter into an ongoing contract for the maintenance of the individual septic tank/interceptor tanks with an organisation to the approval of the entity responsible for ongoing management of the communal wastewater treatment and disposal system.
(Found on parent property: 0122183700)

PLANNING NOTES RM050267 Consent Notices for Lots 14 and 57 DP 348507 shall require compliance in respect to the following matters: i) The use of land affected by the easements depicted on the survey plan is restricted to a communal wastewater treatment and disposal system until such time as the subdivision is provided with connection to the EcoCare project. ii) At the time of connection to the EcoCare project, all of the Council□s requirements relating to such connection, including the payment of any development contribution, connection fee or any other charge shall be complied with.
(Found on parent property: 0122183700)

PLANNING NOTES RM050267 Consent Notices for Lots 1 to 13, and 15 to 56 DP 348507 of the subdivision requiring that an individual septic tank/interceptor tank of at least 4,200 litre capacity with effluent outlet filter and effluent pump as necessary be installed on each lot when residential development is undertaken, connected to the communal wastewater treatment and disposal system for the subdivision, and maintained thereafter until such time as the subdivision is provided with a connection to the EcoCare project.
(Found on parent property: 0122183700)

PLANNING NOTES RM050267 Consent Notices for Lots 4 - 10 DP 348507 of the subdivision requiring that no earthworks shall be undertaken without a prior assessment and approval by a competent Engineer of the potential effects of earthworks on the lateral dispersal of the sand filter discharge from the wastewater disposal area on Lot 14 of the subdivision.
(Found on parent property: 0122183700)

PLANNING NOTES RM050267 Consent Notices for Lots 1 to 57 DP 348507 of the subdivision shall: i) Set out the nature of the restrictive covenants recommended by the Stormwater Management Report referenced in Condition 2(h) as applicable to the areas of land subject to the restrictive covenants to be imposed through condition 2(i). ii) Require the construction of stormwater detention devices on each lot at the time of residential development of the respective lot. Such devices shall be specifically designed by an appropriately qualified competent Engineer to the approval of the Council to ensure that the peak stormwater runoff from each lot will be no greater than that which would have occurred prior to development. iii) Require all rainwater tank overflows and other concentrated sources

	of stormwater to be directed to the stormwater detention devices installed in compliance with (ii) above. iv) Require ongoing maintenance of the stormwater detention devices installed in compliance with (ii) above to ensure their effective continuing operation. (Found on parent property: 0122183700)
	PLANNING NOTES RM050267 Consent Notices for Lots 1, 3, 4, 7, 8, 18, and 26 DP 348507 of the subdivision shall require that at the time of residential development of each lot, vehicle crossings shall be formed to comply with Council standards current at that time and any necessary permit procedures complied with. RM050267 Consent Notices for Lots 1, 13, 19 □ 21, 50 □ 53 and 56 of the subdivision shall advise that direct access to the lots from Moir Point Road is prohibited and require that all access be gained via the alternative access point provided. (Found on parent property: 0122183700)
	PLANNING NOTES RM050267 Consent Notices for Lots 1 to 57 DP 348507 of the subdivision, drawing attention to the Geotechnical Report required by Condition 3(jj) and requiring compliance with the recommendations of the report. RM050267 Consent Notices pursuant for Lots 19 to 26 of the subdivision, requiring that the construction of buildings, earthworks, and the clearance of vegetation is prohibited within the areas of land affected by the covenant depicted on the survey plan. (Found on parent property: 0122183700)
	PLANNING NOTES RM060105 Consent Notices for Lots 59 to 68, 70, 72 to 77 and 79 to 108 of the subdivision shall draw to the attention of owners and prospective purchasers and require compliance in respect to the following matters:i)Each allotment owner will be required to be a shareholder or member of the entity formed to own, operate, maintain and administer all matters associated with the communal wastewater treatment and disposal system for the subdivision until such time as connection to the EcoCare project is available.ii)Use of the communal effluent disposal system within the subdivision is permitted only until such time as connection to the EcoCare project is available. At that time all properties will be required to connect to the EcoCare project and must comply with all of the Council□s requirements relating to such connection.iii)Until the time of connection to the EcoCare project, individual treatment systems and plumbing fixtures are to be supplied and installed to each lot in accordance with the standards defined by the entity responsible for ongoing management of the communal wastewater treatment and disposal system.iv)Until the time of connection to the EcoCare project, the owners of each lot are required to enter into an ongoing contract for the maintenance of the individual treatment systems with an organisation to the approval of the entity responsible for ongoing management of the communal wastewater treatment and disposal system. (Found on parent property: 0122183700)
	PLANNING NOTES RM060105 Consent Notice pursuant to Section 221 of the Act shall be prepared for registration against proposed Lot 76 of the subdivision requiring that no earthworks shall be undertaken without a prior assessment and approval by a competent Engineer of the potential effects of earthworks on the lateral dispersal of the sand filter discharge from the wastewater disposal area on Lot 77 of the subdivision. (Found on parent property: 0122183700)
	PLANNING NOTES RM060105 Consent Notices for Lots 59 to 68, 70, 72 to 77 and 79 to 108of the subdivision shall: (i)Set out the nature of the restrictive covenants or easements recommended by the Stormwater design as applicable to the areas of land subject to the restrictive covenants to be imposed.(ii)Require the construction of stormwater detention or soakage devices on each lot at the time of residential development of the respective lot if specified as part of the stormwater design approved above. (iii)Require all concentrated sources of stormwater to be directed to any stormwater detention or soakage devices installed in compliance with the above.(iv)Require ongoing maintenance of any stormwater detention or soakage devices installed in compliance with the above to ensure their effective continuing operation.(v)Require stormwater overflows from each lot to be led to the stormwater connection provided to each lot. (Found on parent property: 0122183700)
	PLANNING NOTES RM060105 Consent Notices for Lots 59 to 68, 70, 72, 74 - 77 and 79 to 108 of the subdivision shall require that at the time of residential development of each lot, vehicle crossings shall be formed to comply with Council standards current at that time and any necessary permit procedures complied with. The vehicle crossings shall also comply with the swale drain design profile specified in the design approved by Council. (Found on parent property: 0122183700)
	PLANNING NOTES RM060105 Consent Notices for Lots 59 to 68, 70, 72 to 77 and 79 to

108 shall:i)Draw attention to the geotechnical suitability report and require compliance with the recommendations of the report.ii)Require that no vegetation clearance or earthworks shall be undertaken on Lots 67 to 70 without a prior assessment and approval by a competent Engineer of the potential effects of on the vegetation clearance and earthworks on stability of the site. iii)Require compliance with the minimum floor levels identified in the report above
(Found on parent property: 0122183700)

PLANNING NOTES WALKWAY - John Kerr Valuation dated 27/03/07 was accepted by Council:$49,536 Value of the Land.$10,000 Cost of Foot Path. Value of land refunded 29/05/07. Advice from Jack, Mark and Brookfields: At such time of negotiation for the cost of the walkway as an offset against reserves contribution, value should not exceed $10,000. (condition 2ww RM060212)
(Found on parent property: 0122183700)

PLANNING NOTES RM060212 Consent notice for Lots 27 to 49 DP 377922 the owner of each lot is required to be a shareholder or member of the entity formed to own, operate, maintain and administer all matters associated with the communal wastewater treatment and disposal system for the subdivision of the Land until such time as connection to the reticulated public scheme for Mangawhai ("Eco Care Project") is available. In the absense of an entity formed to own, operate , maintain and administer all matters associated with the communal wastewater treatment and disposal system for the subdivision of the Land, the owner of each lot is jointly and severally responsible for such operation, maintence and administration. Use the communcal effluent disposal scheme within the subdivision of the Land is permitted only until such time as connection to the Eco Care Project is avaliable. At that time all lots must be connected to the Eco Care project and must compiy with all of the requirements of the Council relating to such connection including the payment of any development contribution, connection fee of any other charge.
(Found on parent property: 0122183700)

PLANNING NOTES RM060212 Consent notice for Lots 27 to 49 Until the time of connection to the Eco Care Project the owner of each lot must supply and install individual septic tank/interceptor tanks and plumbing fixtures to each lot in accordance with the standards defined by the entity responsible for on going management of the communal wastewater treatment and disposal system. Until the time of connection to the Eco Care project the owner of each lot is required to enter into an ongoing contract for the maintence of the individual septic tank/interceptor tanks with an organisation to the approval of the entity responsible for ongoing management of the communal wastewater treatment and disposal system. When residential development of any lot is undertaken the Ownwer must install on that lot an individual septic tank/interceptor tank of at least 4,200 litre capacity with effluent outlet filter and effuent pump as necessay, connected to the communal wastewater treatment and disposal system for the subdivision and maintained thereafter until such time as the subdivision of the land is provided with a connection to the Eco Care Project.
(Found on parent property: 0122183700)

PLANNING NOTES RM060212 Consent notice for Lots 27 to 56 DP 377922 that the owner of each Lot acknowledge that the exsiting wastewater system within the subdivision of the Land and the lot on the Deposited Plan 348507 ("Stage 1") has capacity for an addtional 21 dwellings on from Lot 27 to 56. Where applications for building consents have been received by the Council for 21 residentail buildings on the Land and the Council receives an application for a building consent on any of Lots 27 to 56 on the plan, the Council will, when issuing the Project Information Memorandum required by section 31 of the Building Act 2004, attach to the Project Information Memorandum a certificate pursuant to section 37 of that Act to the effefct that no work shall proceed uner the building consent until an addtional disposal area for disposal of wastewater is constructed and made avalible on Lot 200 on the Plan or until such time as connection to the Eco Care Project is available whichever is earlier.
(Found on parent property: 0122183700)

PLANNING NOTES RM060212 Consent notice for Lot 200 shall draw attention that the use of that part of Lot 200 on the Plan affected by the easements depicted on the plan in restricted to communal wastewater treatment and disposal system until such time as the Land is provided with a connection to the Eco Care Project. At the time of connection of each lot to the Eco Care project, the owner must comply with all of the Council's requirements relating to such connection, including the payment of any development contribution, connection fee or any other charge. When the wastewater disposal system as constructed at the time of deposit of the plan reaches 80% capacity and it connection to the Eco Care Project in accordance with clause 1.3 of the consent notice is not the available the owner of Lot 200 muzst construct on Lot 200 at its cost all things an addtional wastewater disposal

	system in accordance with Northland Regional Council standards. (Found on parent property: 0122183700)
	PLANNING NOTES RM060212 Consent notice for Lots 27 to 49 that at the time of residential development of a lot the owber of the lot must construct stormwater detention devices specifically designed by an appropriately qualified competent engineer to the approval of the Council to ensure that the peak stormwater rub off from that lot is no greater than that which have occured prior to development. The owner of each lot must ensure that all rainwater tank overflows and other concentrated sources of stormwater are directed to the stormwater detention devices installed in compliance wiht clause 2.1 of this notice. The owner of each lot must maintain the stormwater detention devices installed in compliance with clause 2.1 of this notice to ensure their effective continuing opreation. The attention of owners and potential purchasers is draw to the geotechnical reports prepared by John Hawley Counsultants Limited being Report 583c dated 10 March 2006 and Report 583f dated 4 July 2006 and the owner of each lot shall comply with the recommendations of that report. (Found on parent property: 0122183700)
	PLANNING NOTES CONO 7302350.2 relating to DP 377922 saved on 3837.0 RMTyping 060212. CONO 7034455.2 relating to DP 387592 saved on 3837.0 RMTyping 050267. (Found on parent property: 0122183700)
	PLANNING NOTES Molesworth Peninsula Urban Capability Survey: Drainage = A, Soakage = B, Stability = A, Overall = A. (Copy attached).
Building	
10/11/05	BUILDING CONSENT 050873 : Construct wastewater treatment plant : Lapsed 8/03/11 (Found on parent property: 0122183700)
Licences	
No information located	
Sewer & Drainage	
No information located	
Land and Building Classifications	
No information located	
Transport	
No information located	
Special Land Features	
No information located	
Swimming Pools	
No information located	
Other	
16/05/11	LIM APPLICATION L110090 : LIM
17/03/11	LIM APPLICATION L110047 : LIM
8/11/07	LIM APPLICATION L070437 : LIM (Found on parent property: 0122183700)
2/11/07	LIM APPLICATION L070425 : LIM (Found on parent property: 0122183700)
14/04/05	LIM APPLICATION L050162 : LIM (Found on parent property: 0122183700)
**** End of enquiry ****	

COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**198947**
Land Registration District	**North Auckland**
Date Issued	18 September 2006

Prior References
NA54D/499

Estate	Fee Simple
Area	709 square metres more or less
Legal Description	Lot 4 Deposited Plan 348507

Proprietors
Stephen Robert Pirie and Hayley Michelle Pirie

Interests

Subject to Section 59 Land Act 1948

7034455.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.9.2006 at 9:00 am

Appurtenant hereto is a right to drain wastewater and stormwater easements created by Easement Instrument 7034455.7 - 18.9.2006 at 9:00 am

The easements created by Easement Instrument 7034455.7 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to drain wastewater easement created by Easement Instrument 7034455.8 - 18.9.2006 at 9:00 am

The easement created by Easement Instrument 7034455.8 is subject to Section 243 (a) Resource Management Act 1991

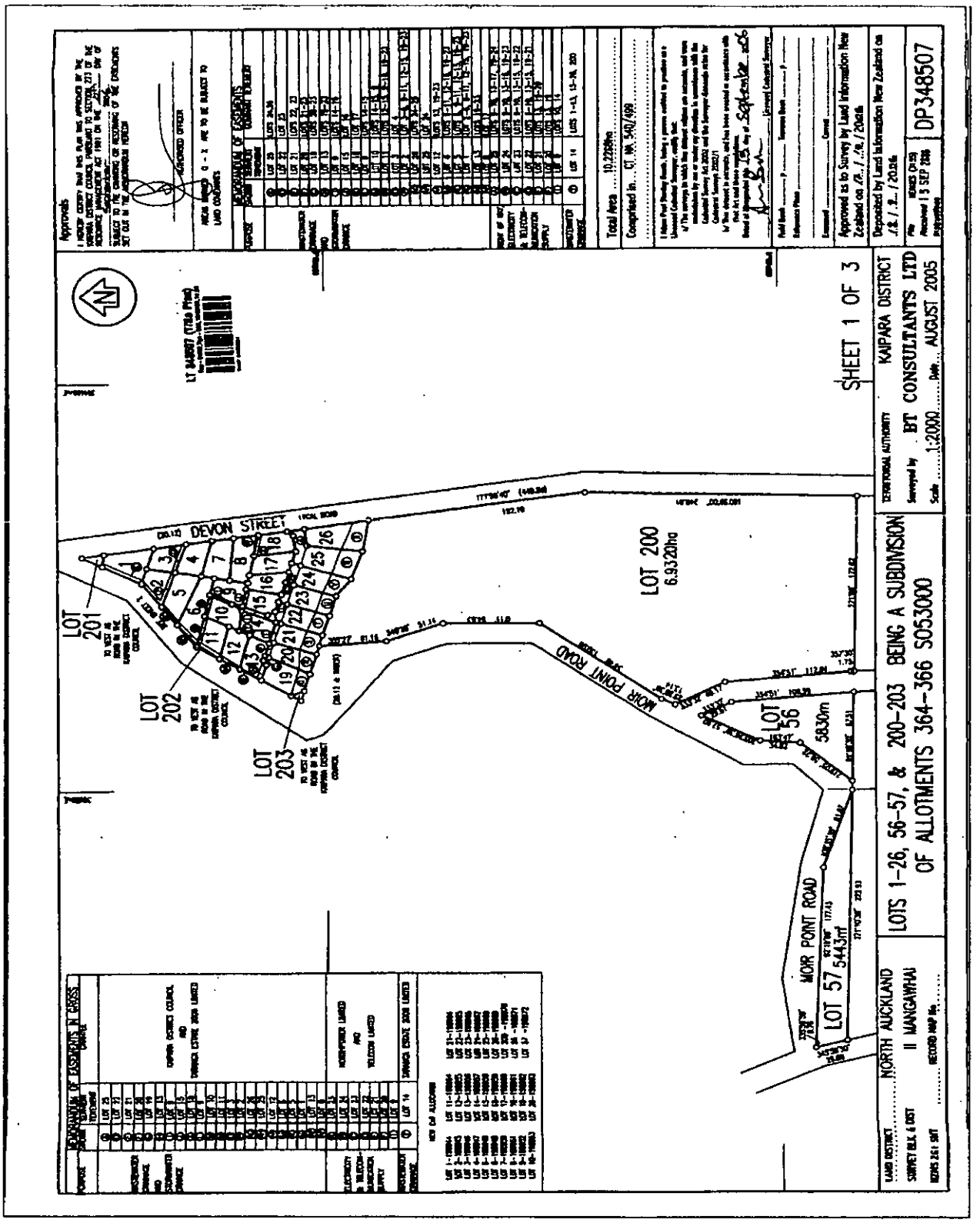
Land Covenant in Easement Instrument 7034455.12 - 18.9.2006 at 9:00 am

Appurtenant hereto is a right to drain wastewater and stormwater easements created by Easement Instrument 7081967.1 - 24.10.2006 at 9:00 am

The easements created by Easement Instrument 7081967.1 are subject to Section 243 (a) Resource Management Act 1991

8793777.3 Mortgage to ANZ National Bank Limited - 30.6.2011 at 1:14 pm

Identifier **198947**



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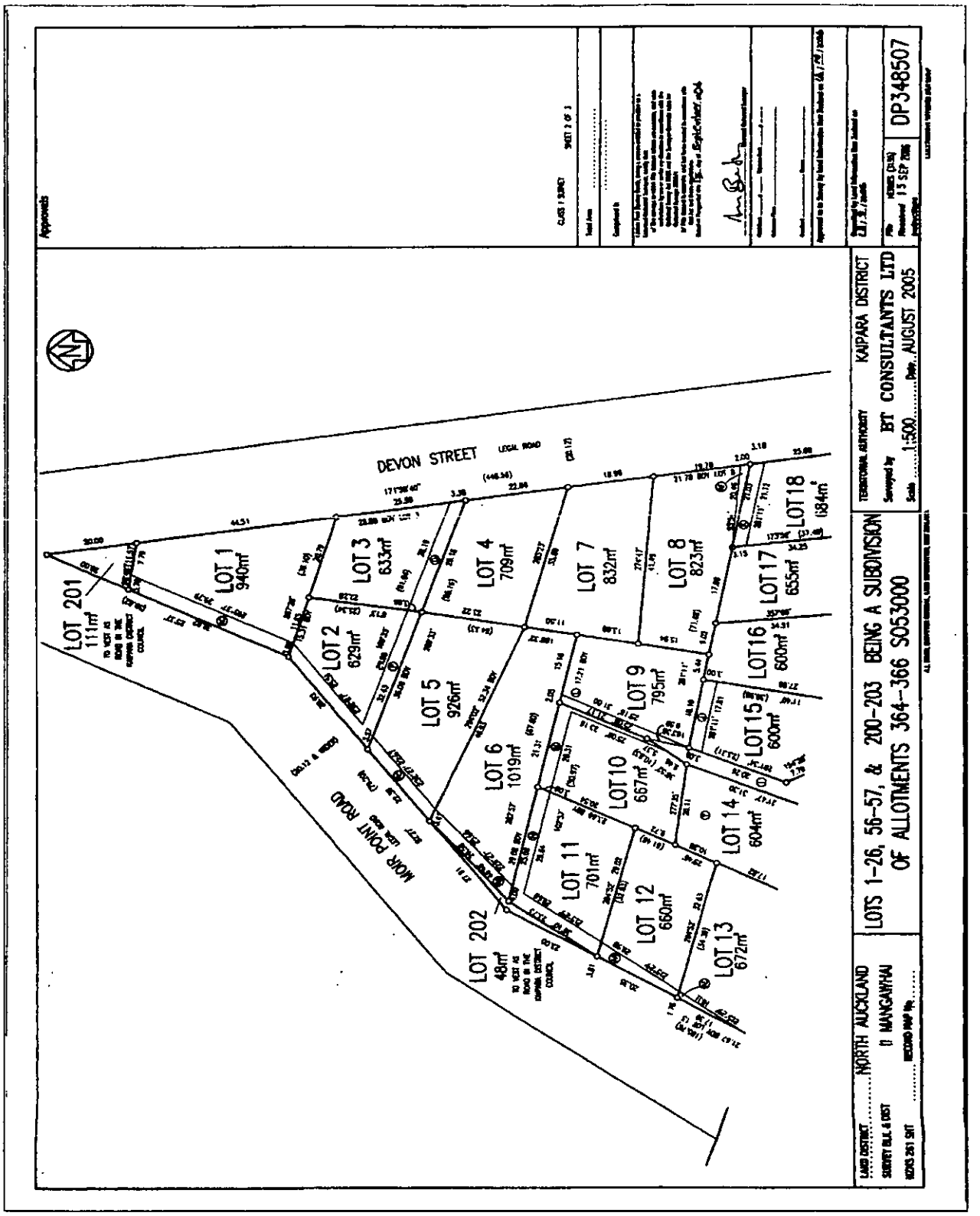

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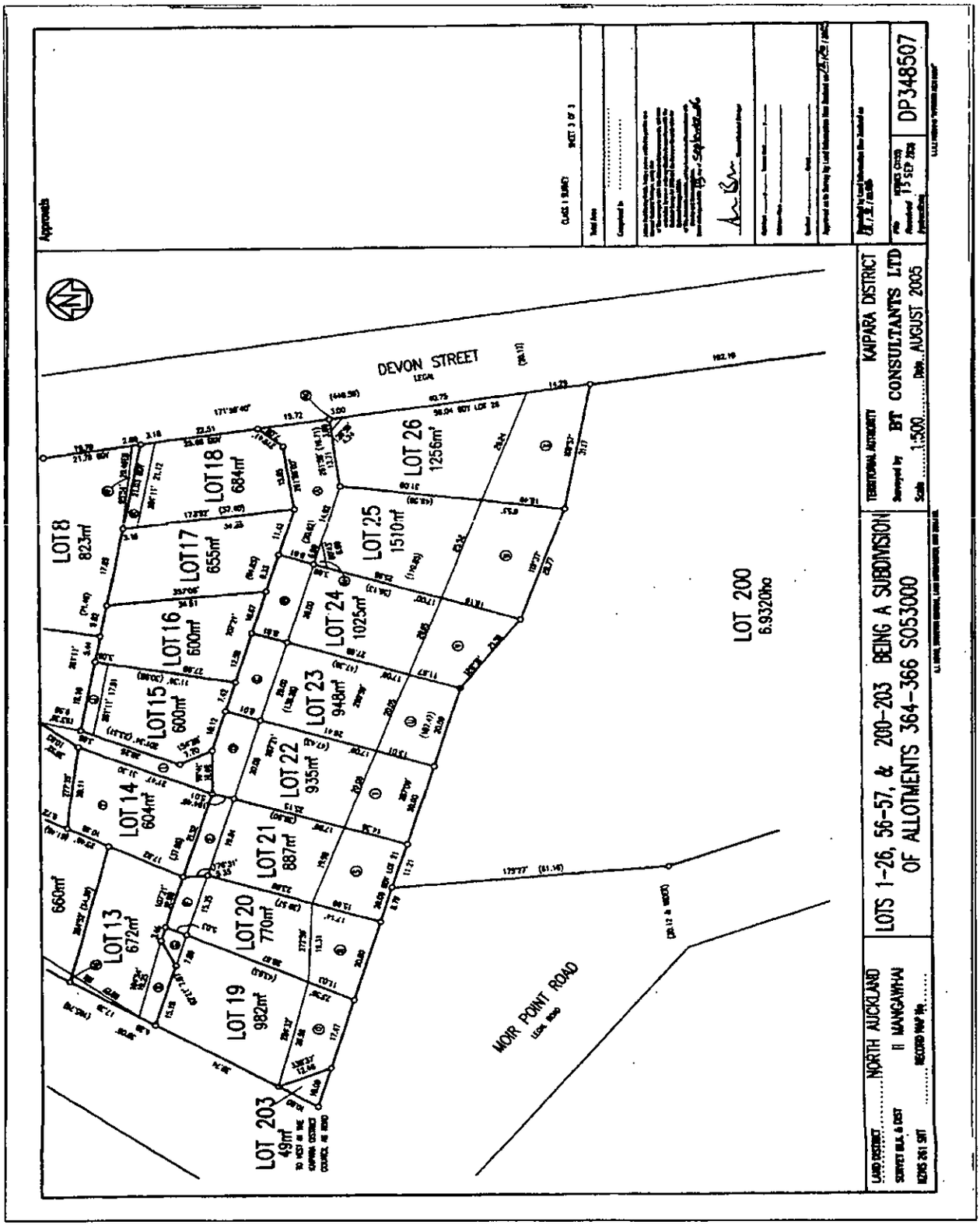


IN THE MATTER of the Resource Management Act 1991 (the Act)

AND

IN THE MATTER of the subdivision of land shown in Deposited Plan 348507 (North Auckland Registry) (the Plan)

CONSENT NOTICE
(Section 221 of the Act)

KAIPARA DISTRICT COUNCIL (the Council) being the territorial authority of the district within which the land described in the First Schedule below (the Land) is located has consented to the subdivision of the land as shown in the Plan subject to the conditions of the Second Schedule below to be complied with on a continuing basis by the Owner (as defined in the Act).

FIRST SCHEDULE
(the Land)

The land in Certificate of Title NA54D/499 ~~NA540/400~~ (North Auckland Registry).

SECOND SCHEDULE
(the Conditions)

The Owner (as defined in the Act) shall, on a continuing basis, to the satisfaction of the Council, comply with the following conditions of the Council's Subdivision Consent, namely:

1. In respect of lots 1 to 13 and 15 to 26 (inclusive) and ~~59~~ on the Plan.

1.1 The Owner of each lot is required to be a shareholder or member of the entity formed to own, operate, maintain and administer all matters associated with the communal wastewater treatment and disposal system for the subdivision of the Land until such time as connection to the reticulated public scheme for Mangawhai ("EcoCare Project") is available.

1.2 In the absence of an entity formed to own, operate, maintain and administer all matters associated with the communal wastewater treatment and disposal system for the

subdivision of the Land, the Owner of each lot is jointly and severally responsible for such operation, maintenance and administration.

1.3 Use of the communal effluent disposal scheme within the subdivision of the Land is permitted only until such time as connection to the EcoCare Project is available. At that time all lots must be connected to the EcoCare Project and must comply with all of the requirements of the Council relating to such connection including the payment of any development contribution, connection fee or any other charge.

1.4 Until the time of connection to the EcoCare Project the Owner of each lot must supply and install individual septic tank/interceptor tanks and plumbing fixtures to each lot in accordance with the standards defined by the entity responsible for ongoing management of the communal wastewater treatment and disposal system.

1.5 Until the time of connection to the EcoCare Project the Owner of each lot is required to enter into an ongoing contract for the maintenance of the individual septic tank/interceptor tanks with an organisation to the approval of the entity responsible for ongoing management of the communal wastewater treatment and disposal system.

1.6 When residential development of any lot is undertaken the Owner must install on that lot an individual septic tank/interceptor tank of at least 4,200 litre capacity with effluent outlet filter and effluent pump as necessary, connected to the communal wastewater treatment and disposal system for the subdivision and maintained thereafter until such time as the subdivision of the land is provided with a connection to the EcoCare Project.

2. **In respect of lots 1 to 26 (inclusive) and 56 and 57 on the Plan**

2.1 At the time of residential development of a lot the Owner of the lot must construct stormwater detention devices specifically designed by an appropriately qualified competent engineer to the approval of the Council to ensure that the peak stormwater runoff from that lot is no greater than that which would have occurred prior to development.

2.2 The Owner of each lot must ensure that all rainwater tank overflows and other concentrated sources of stormwater are directed to the stormwater detention devices installed in compliance with clause 2.1 of this notice.

2.3 The Owner of each lot must maintain the stormwater detention devices installed in compliance with clause 2.1 of this notice to ensure their effective continuing operation.

2.4 The attention of Owners and potential purchasers is draw to the geotechnical reports prepared by John Hawley Consultants Limited being Report 583c dated 10 March 2006 and Report 583f dated 4 July 2006 and the Owner of each lot shall comply with the recommendations of that report.

3. In respect of lots 14 and 57 on the Plan

3.1 The use of those parts of lots 14 and 57 on the Plan affected by the easements depicted on the Plan is restricted to communal wastewater treatment and disposal system until such time as the Land is provided with a connection to the EcoCare Project.

3.2 At the time of connection of each lot to the EcoCare Project , the Owner must comply with all of the Council's requirements relating to such connection, including the payment of any development contribution, connection fee or any other charge.

4. In respect of lots 4 - 10 (inclusive) on the Plan.

4.1 The Owner must not undertake any earthworks without a prior assessment and approval by a competent Engineer of the potential effects of earthworks on the lateral dispersal of the sand filter discharge from the wastewater disposal area on lot 14 on the plan.

5. In respect of lots 1, 3, 4, 7, 8, 18 and 26 on the Plan

5.1 At the time of residential development of any such lot, the Owner of such lot must form vehicle crossings to the lot to comply with Council's standards current at that time and must also comply with any necessary permit procedures.

6. In respect of lots 1, 13, 19 -21 (inclusive), 56 on the Plan

6.1 Direct access to lots 1, 13, 19-21 (inclusive) and 56 from Moir Point Road is prohibited and access to each of these lots must be gained via the alternative access point provided.

7. In respect of lots 19-26 (inclusive) on the Plan

7.1 The construction of buildings, earthworks, and the clearance of vegetation from lots 19-26 (inclusive) is prohibited within the areas of such lots depicted on the Plan being:

Q lot 19 U lot 23
R lot 20 V Lot 24

S lot 21 W Lot 25
T lot 22 X Lot 26.

DATED the 30th day of August 2006

AUTHENTICATED by the Council)
by the principal administrative officer)
of the Council Alan John McKerchar)

A J McKerchar

JOHN HAWLEY CONSULTING LTD

4 Gordon Craig Place, Warkworth
Phone: 09 425 6949 Fax: 09 425 6946

Producer Statement - Construction Review

RM 050196 **JHCL Job: 583g**

To (owner) **Hermes Developments**
To be supplied to **Kaipara District Council**

In respect of –

- **Consent Condition 3gg, see attached JHCL Report dated 17th September 2006.**
- **Consent Condition 3jj, see attached JHCL Report dated 17th September 2006.**

At **Moir Point Road, Mangawhai Heads,**

To provide inspection services in respect of the requirements of clauses B1 of the First Schedule to the Building Regulations 1992 for the earthworks associated with the formation of ground surfaces and subsoils on Lots 27 to 56 (see attached Report of 17th September and accompanying plan) required for the subdivision and to confirm that the soils as exposed conformed with assumptions and specifications set out on approved plans.

Each and every one of the 30 individual Lots is ground which is presently stable and not likely to become unstable as a result of buildings being erected on it, and such building is not likely to lead to instability on any other Lot or any other property.

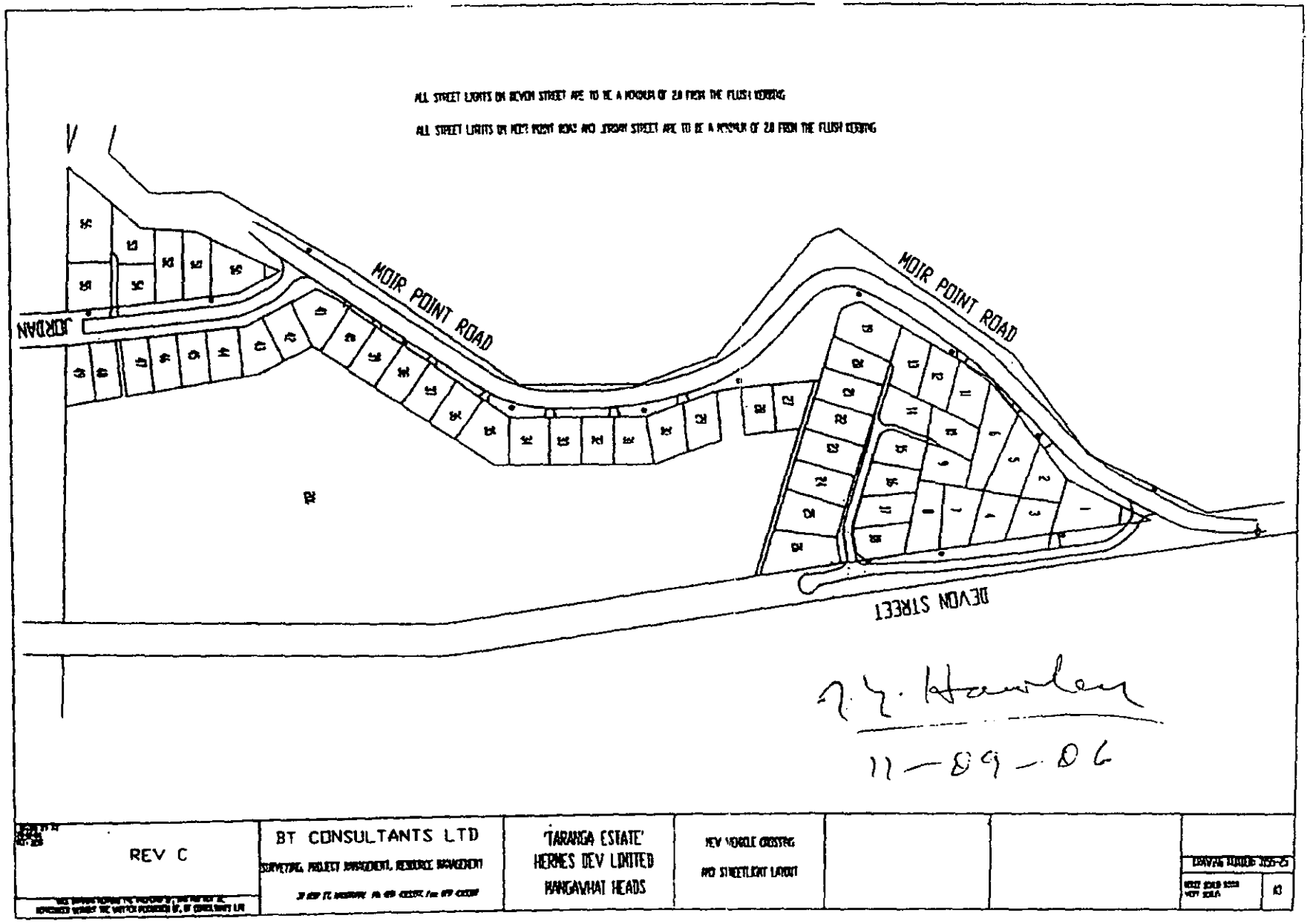
"Instability" may here be taken to mean "erosion, avulsion, alluvion, falling debris, subsidence, inundation or slippage" as those terms are used in the Building Act 1991.

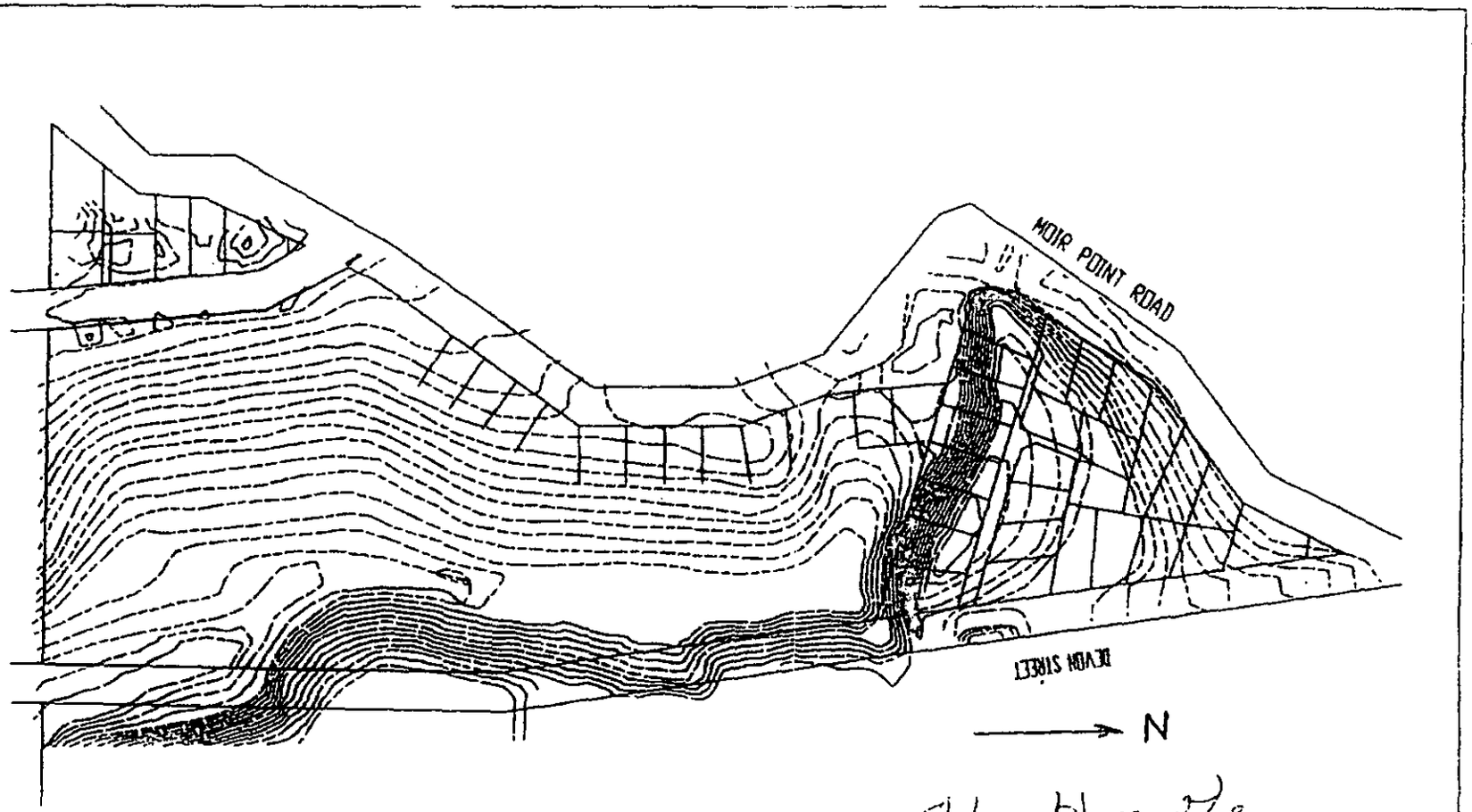
As an independent design professional I, or personnel under my control, have carried out periodic reviews of the work appropriate to the engagement and based upon these reviews and information supplied by the contractor during the course of the works, I **believe on reasonable grounds that all aspects of the work listed above** with respect to Clause(s) B1 of the Building Regulations 1992 have been completed to the extent required.

In line with normal professional practice, our services are provided in accordance with the ACENZ/IPENZ Model Conditions of Engagement between Client and Consultant for Professional Services dated July 1997. A copy of these conditions is available on request. We carry Professional Indemnity Insurance to the value of $1,000,000.

Signed J.G. Hawley **Date: 18th September 2006**

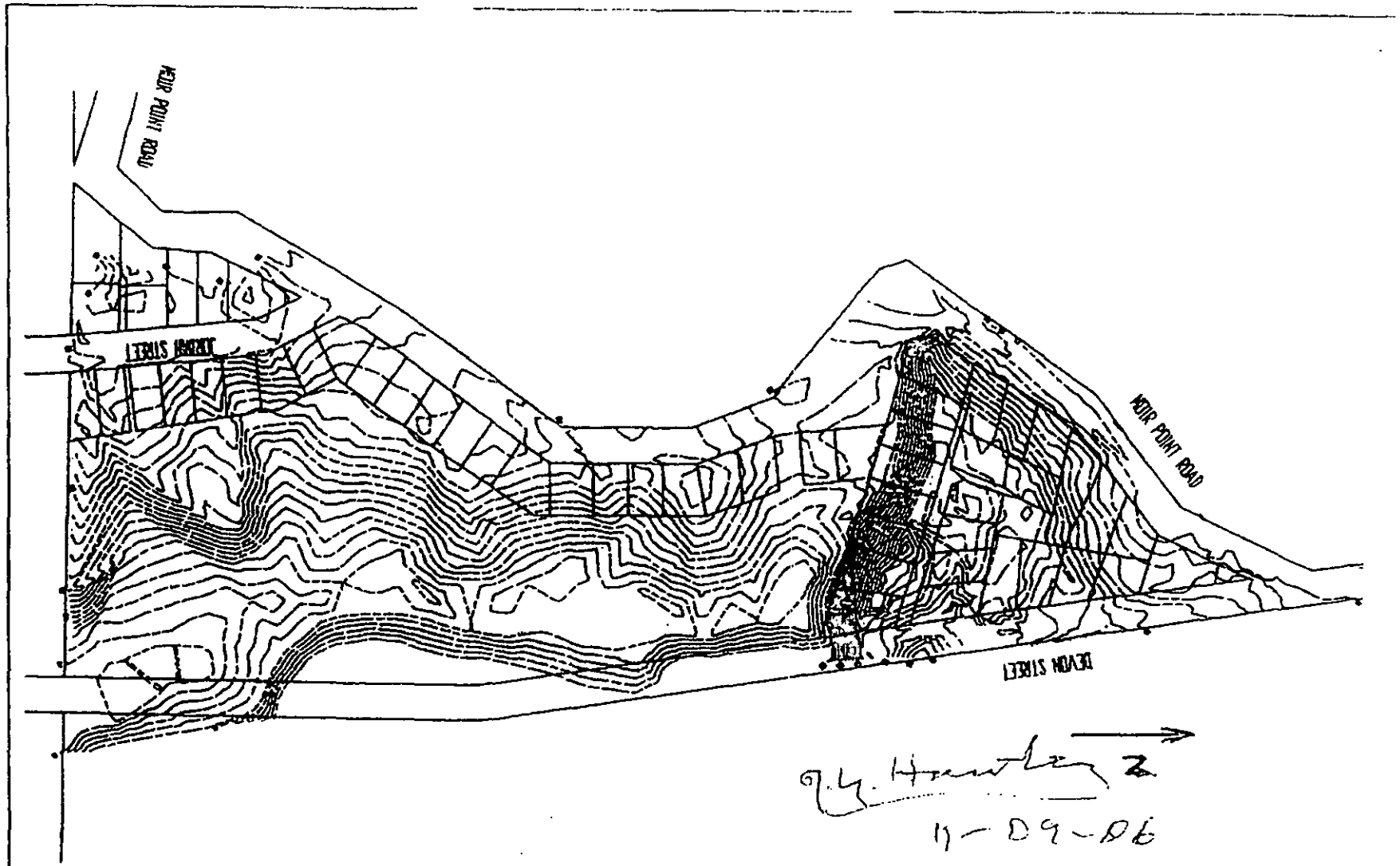
John G Hawley
Chartered Professional Engineer - 48842





11-09-06

REV C	BT CONSULTANTS LTD SURVEYING, PROJECT MANAGEMENT, RESOURCE MANAGEMENT	'TARANGA ESTATE' HEDGES DEV LIMITED MANGAWHAI HEADS	FINISHED CONTOUR			A3



9.4. Hamilton
11-09-06

REV C	BT CONSULTANTS LTD SURVEYING, PROJECT ENGINEERING, RESOURCE MANAGEMENT	'TARANGA ESTATE' HERRIES DEV LIMITED HANGAVHAT HEADS	EXISTING CONTOUR PLAN			EXISTING HARBOR ACCESS ROAD WITH WEST ROAD

KAIPARA DISTRICT

0122183718 MOLESWORTH DRIVE, MANGAWHAI LOT 4 DP 348507 Pirie Stephen Robert

N

The information displayed has been taken from Kaipara District Council's databases and maps. It is made available in good faith but its accuracy or completeness is not guaranteed.

Position of property boundaries is INDICATIVE only and must NOT be used for legal purposes. All services data should be verified before commencing work. Digital cadastral data supplied by Critchlow Associates Ltd. Sourced from Land Information New Zealand data. Crown Copyright Reserved.

KAIPARA DISTRICT

Conditions of the Building Consent

Type of Inspections Required for Building Consent

Building Consent Number: 110348

Please circle	Description of Inspection	T-19.4
01	**Producer statement Construction (PS4)**	As required by either the consent or BCA officer for specialist installations for ground conditions, pile driving, foundations, structural, all building work.
(02)	**Foundations** ***slab or wall concrete strip foundations***	Boundaries are to be defined and foundations excavated, reinforcing placed as required. Depth/width of excavations, steel size, laps ties clearances ground bearing to be checked.
(03)	**Footings** ***pile or posts***	Boundaries are to be clearly defined. Pile and/or post holes to be drilled/dug to required depth, cleaned and correct size. Depth/width of holes, ground bearing (i.e. firm original clay) anchor or bracing components identified, to be checked.
04	**Slab drainage** ***concrete floors***	All sub floor drainage to be completed, and junctions exposed. Inspection to be carried out while under water test
(05)	**Slab** ***concrete floors***	All slab steel, underlay, penetrations wrapped, thickenings and point loads, formwork complete. Please have a string line taught across slab for ready thickness check
06	**Tilt Slabs**	All Formwork complete. All steel in place, tied and on chairs. All welding plates lifting eyes as per engineer design.
(07)	**Sub floor** ***timber floor***	Bearer support, fixings, and size, and joist span, support, fixings and size, and brace size, location, fixings to be complete (if this is carried out before the floor is laid it is useful). Decks – all fixings to be stainless steel or similar
(08)	**Bond Beam** (FOOTINGS)	Any block work with bond beams or fill to be complete with steel correctly placed and if over 1200mm high washouts at the base of each starter
(09)	**Framing**	All framing to be completed, all bottom plate, stud to top plate, truss fixings, strapping diagonal braces, purlin fixings to be checked ***prior to building wrap or roof install***
(10)	**Flashing/Wrap/Cavity/ Waterproofing**	All waterproofing inspected. All building wrap and flashing tape to be completed, roof can be installed by this stage. Check of Flashings and Battens to Cavity systems prior to cladding being installed / fitted
11	**Cladding**	Check of Flashings and Fixings to systems prior to coating being installed
12	**Brick Veneer**	Bricks half completed, brick tie spacing, slope, type checked, cavity width window flashings (dpc) checked
(13)	**Preline**	Cladding completed windows installed, building completely weather tight, pre-wire, pipe-out *(see preline plumbing)* wastes and soil stacks, vents and insulation complete.
14	**Fireplace Chimney**	Chimney to be inspected prior to the fire being installed (In Built)
(15)	**Preline Plumbing** ***often part of preline***	All plumbing to be complete and mixers bypassed, outlets plugged and entire system to be under 1500kpa (250psi) pressure test for not less than 30 minutes, Pressure gauge to be on the line at time of inspection and under the above pressure
(16)	**Post Line**	When internal linings (gib) are installed and all bracing elements correctly fastened, fastening type and spacing to be inspected. Fire walls completed and fire wraps done. ***All fastening to be exposed, no stopping skirting, Scotia etc to be covering fasteners***
(17)	**Drainage**	An inspection of all foul water, storm water drains, septic tanks, effluent fields, sewer connections is to be carried out when drains are completed prior to back filling all foul water lines to be under static water test at time of inspection. As built plan of drainage to be provided
18	**Septic Tank**	Septic Tank installed. Effluent systems completed and/or planted. As built plan of drainage required at time of inspection.
19	**Swimming Pool Fence**	The pool fence and gates must meet the requirements of the Swimming Pool and Fences Act 1987
20	**Final – Heating Appliance**	Required when appliance has been installed in strict compliance with the manufacturers instructions and NZ Building Code
(21)	**Final – Building (Code Compliance Certificate inspection)**	All work to be completed, all specified inspections on inspection sheet passed by a Kaipara District Council building officer, and all work complying to consented plans. (This may require landscaping against building to be complete also). All required documentation to be provided, see below Development levies to be paid prior to issue of CCC if applicable
(22)	**As built drainage plan**	This plan shows the location of drains laid, inspection, gullies, depth of connections, with distances off boundaries or buildings to enable accurate relocation of services in the future
(23)	**Producer statements** FILL	As required by either the consent or BCA officer for work such as water proof membranes, or specialist installations
(24)	**Other documentation**	As required. Copies of Electrical certificates, or Gas certificates included. CCC application

Contact: **Kaipara District Council**

Telephone: Dargaville Telephone (09) 439 7059 Facsimile: (09) 439 6756

Kaiwaka Telephone (09) 431 2013 Facsimile: (09) 431 2023

Depending on the form of construction some of these inspections could be incorporated into one inspection. Other inspections may be necessary.

Note: This form is to be kept on site at all times together with the approved plans/specifications.

One working days notice is required for all inspections

KAIPARA DISTRICT

Residential Processing Checklist
Kaipara District Council

Revision No.	Version 2					Date issued:	~~14 January 2010~~ GRANTED - 22-8-11					
Address	7 DEVON ST (LOT 4) MANGAWHAI											
Date				**Consent number**		110348	**Processed by:**	D HUGHES				
Building Cat.	1		2		3	**Comp. level**	1		2		3-1	
Wind zone	L	M	H	VH	SD	**Corrosion**	Zone 1			Seaspray		

Item checked				**Comments (describe how compliance achieved)**
Project value checked	OK	Not	N/A	
Quality and N° of plans	OK	Not	N/A	
Specifications	OK	Not	N/A	Specifications must be relevant to project
Description of work	OK	Not	N/A	
Scope within NZS3604	OK	Not	N/A	
Planning/ Project issues				
Heritage site/building	OK	Not	N/A	
Power lines	OK	Not	N/A	
Geotechnical	OK	Not	N/A	THIS LOT WILL BE CUT TO NATURAL GROUND
Flooding	OK	Not	N/A	
Min. floor level or HIRB	OK	Not	N/A	Survey certificate required
Drains (Bridging and close proximity)	OK	Not	N/A	
Section 37 / other	OK	Not	N/A	
Site plan				
Scale	OK	Not	N/A	
Vehicle access	OK	Not	N/A	
Vehicle crossing (existing / new application)	OK	Not	N/A	
Siting dimensions 3 minimum required	OK	Not	N/A	
ROW >18m	OK	Not	N/A	N.B Fire Service approval required
Buildings closer than 1.0m to boundary	OK	Not	N/A	N.B Check fire ratings
Eaves closer than 670mm to boundary	OK	Not	N/A	N.B Check fire ratings
Retaining wall (boundary assumed surcharge)	OK	Not	N/A	(CUT BATTERS)
Earthworks (cut and fill)	OK	Not	N/A	
Finished floor level	OK	Not	N/A	
Datum / contours	OK	Not	N/A	SEE SITE PLAN
Drains - public				
Public drains shown (~~depth / close proximity~~)	OK	Not	N/A	SEWER AVAILABLE
Ground				
Geotechnical issues (report provided/required)	OK	Not	N/A	SEE J HAWLEY REPORT S83f
PS1/PS2 (register checked)	OK	Not	N/A	
NZS3604 >300 kPA	OK	Not	N/A	
Clay S, M, H, E soil	OK	Not	N/A	
Cut/Fill/Piling (certificates required)	OK	Not	N/A	A SURVEYORS CERTIFICATE IS NECESSARY
Supervision required	OK	Not	N/A	
Driven pile (certificate required)	OK	Not	N/A	
Special conditions	OK	Not	N/A	
Recommendations (correctly shown on plans)	OK	Not	N/A	
Retaining walls (specific design /other)	OK	Not	N/A	
Retaining walls (construction details)	OK	Not	N/A	
Retaining walls surcharge (slope >20° / driveway)	OK	Not	N/A	
Retaining walls (barrier if on access route)	OK	Not	N/A	

J HAWLEY REPORT S83f STATES LOT 4 OK FOR STANDARD FOUNDATION.

Instructions for completing this form. Circle appropriate column - all columns must be answered.
OK = complies, Not = non Compliant, N/A = not applicable
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KAIPARA DISTRICT

Foundation - concrete				
Specific design	OK	Not	N/A	
PS1/PS2 (register checked)	OK	Not	N/A	
Recommendations (correctly shown on plans)	OK	Not	N/A	
Footings (depth/width)	OK	Not	N/A	
Reinforcing (steel size, type, c/s)	OK	Not	N/A	SEE CROSS SECTIONS PAGE 14
Concrete strength (20/25 mPa)	OK	Not	N/A	
Point loads (depths/size)	OK	Not	N/A	
Columns and posts (depth/size)	OK	Not	N/A	
Steps (sloping sites)	OK	Not	N/A	
Foundation - timber				
Specific design	OK	Not	N/A	
PS1/PS2 (register checked)	OK	Not	N/A	
Recommendations (correctly shown on plans)	OK	Not	N/A	
Pile layout/spacing (check for point loads)	OK	Not	N/A	PG. 5 - 2m ¢ MAX.
Pile (size/treatment/height)	OK	Not	N/A	H5 125 X 125 TIMBER PILES
Footing (depth/size/punch pad)	OK	Not	N/A	TYPICAL 3604 DEPTHS/DIAMETERS
Connections - type (galvanised/stainless)	OK	Not	N/A	
Ordinary (size/connections)	OK	Not	N/A	6 kn
Anchor (size/connections)	OK	Not	N/A	12kn
Braced (size/connections)	OK	Not	N/A	12kn
Driven piles (NZS3604/specific design)	OK	Not	N/A	
Driven pile (certificate required)	OK	Not	N/A	
DPC to piles (<300mm)	OK	Not	N/A	
DPC to ground (limited clearance or crossflow)	OK	Not	N/A	
Chimney foundation	OK	Not	N/A	
Columns and posts (depth/size)	OK	Not	N/A	
Foundation - walls				
Block (size/type)	OK	Not	N/A	200 mm
Block (height and dimensions)	OK	Not	N/A	PART OF FOOTINGS - DETAILS PAGE 14
Reinforcing - vertical (size/type/centres)	OK	Not	N/A	
Reinforcing - horizontal (size/type/centres)	OK	Not	N/A	
Block (Grade A/B/C)	OK	Not	N/A	
Supervision required	OK	Not	N/A	
Retaining (maximum height)	OK	Not	N/A	
Retaining/split level (waterproofing/protection)	OK	Not	N/A	
Subfloor ventilation	OK	Not	N/A	
Sublfoor access	OK	Not	N/A	
Slabs - standard				
Granular fill (certificate required if >600mm)	OK	Not	N/A	FOR GARAGE FLOOR ONLY.
Sand binding (25mm minimum)	OK	Not	N/A	
Membrane (0.25 micron minimum)	OK	Not	N/A	

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KAIPARA DISTRICT

Finished floor level (shown on plans)	OK	Not	N/A	
Plumbing fixtures (position shown on plans)	OK	Not	N/A	
Pads/thickenings (shown on plans)	OK	Not	N/A	PERIMETER
Drainage pipes (floor thickenings)	OK	Not	N/A	
Slab thickness	OK	Not	N/A	100 mm
Saw-cuts (3.0m or 4.0m)	OK	Not	N/A	
Mesh - 668 (12m maximum)	OK	Not	N/A	
Mesh - 665 (24m maximum)	OK	Not	N/A	
Free joints (>24m)	OK	Not	N/A	
Supplementary steel (internal corners)	OK	Not	N/A	
Slabs - specialty				
Specific design	OK	Not	N/A	
PS1/PS2 (register checked)	OK	Not	N/A	
Recommendations (correctly shown on plans)	OK	Not	N/A	
Driven/bored pile\ (certificate required)	OK	Not	N/A	
Membrane (0.25 micron minimum)	OK	Not	N/A	
Finished floor level (shown on plans)	OK	Not	N/A	
Plumbing fixtures (position shown on plans)	OK	Not	N/A	
Pads/thickenings (shown on plans)	OK	Not	N/A	
Drainage pipes (floor thickenings)	OK	Not	N/A	
Subfloor				
Timber treatment (~~schedule showing type and level of treatment~~)	OK	Not	N/A	ALL DETAILS PG. 5 (COMPLIES B2/AS1
Bearers (size/centres/span)	OK	Not	N/A	2/140 x 45 + 2/190 x 45
Bearers (cantilever/point loads)	OK	Not	N/A	
Bearers (fixing to foundation walls)	OK	Not	N/A	STRINGER W/ M12 BOLTS (SEE PG 14
Joist (size/centres/span/blocking)	OK	Not	N/A	PG. 5
Joist (blocking at 1.8m over bearer)	OK	Not	N/A	" "
Joist (cantilever/point loads)	OK	Not	N/A	
Bracing layout (location and type)	OK	Not	N/A	
Bracing (calculations)	OK	Not	N/A	
Bracing (min. 4/evenly spread)	OK	Not	N/A	
Bracing (size/length/location)	OK	Not	N/A	
Insulation (sisilation/polystyrene/other)	OK	Not	N/A	
Crawl space	OK	Not	N/A	PLENTY OF ROOM
Subfloor ventilation	OK	Not	N/A	
Subfloor access	OK	Not	N/A	
Split-floors (framing/insulation)	OK	Not	N/A	
Flooring material (wet/dry areas)	OK	Not	N/A	20mm P.B, + PLY TO WET AREAS

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T-19 Residential checklist Jan 2010

KAIPARA DISTRICT

Framing - wall				
Timber treatment (~~schedule show type and level of treatment~~)	OK	Not	N/A	H 1.2 FRAMING
Wind and corrosion zones (to determine fixings)	OK	Not	N/A	V/H WIND ZONE, SEA SPRAY ZONE
Timber treatment (external/internal walls)	OK	Not	N/A	4 4
Bottom plate (treatment, size, fixing details)	OK	Not	N/A	90 X 45 OR 140 X 45 F&X87 12 mm BOLTS 1.4
Stud / post (size, height, c/s)	OK	Not	N/A	SEE LEGEND P6. 2
Lintel (size / shown on plans)	OK	Not	N/A	P6. 2
Lintels (selection charts provided)	OK	Not	N/A	
Lintel (point load)	OK	Not	N/A	
Engineered beams (size / fixing)	OK	Not	N/A	
Cantilevered lintels (construction details provided)	OK	Not	N/A	
Engineer design (details shown on plans)	OK	Not	N/A	
PS1/PS2 (register checked)	OK	Not	N/A	
Top plate (size)	OK	Not	N/A	140 X 45 ON 90 X 45
Ceiling battens (type / size / centres)	OK	Not	N/A	
Wall linings (wet/dry areas)	OK	Not	N/A	GIB + GIB AQUALINE
Building wrap (type / compatibility)	OK	Not	N/A	
Wind barrier (rigid/non-rigid)	OK	Not	N/A	
Cavity battens (size / type / treatment / fixing)	OK	Not	N/A	
Cavity (wrap, 20mm, vermin proof)	OK	Not	N/A	
Chimney framing (framing / restraint)	OK	Not	N/A	
Insulation (type / R value)	OK	Not	N/A	R 2.2 BATTS
Bracing calculations (provided for each floor level)	OK	Not	N/A	P6. 6
Bracing (type, height, length, location)	OK	Not	N/A	
Bracing (evenly distributed)	OK	Not	N/A	
Bracing (split levels / wet areas)	OK	Not	N/A	
Diaphragms (ceiling / floor on plans)	OK	Not	N/A	
Diaphragms (type, limitations, openings, size)	OK	Not	N/A	
Mid-floor framing				
Timber treatment (external walls / wet areas)	OK	Not	N/A	
Layout for each level (joist size, c/s, blocking)	OK	Not	N/A	
Engineer designed beams (shown on plans)	OK	Not	N/A	
Plumbing pipes / wastes	OK	Not	N/A	
Floor diaphragm (openings/size)	OK	Not	N/A	
Floor lining (wet/dry areas)	OK	Not	N/A	

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KAIPARA DISTRICT

Framing - roof				
Timber treatment (~~schedule detailing framing treatment~~)	OK	Not	N/A	H 1.2
Timber treatment (enclosed spaces)	OK	Not	N/A	" "
Ceiling joists (size / centres / span)	OK	Not	N/A	
Strongback / runners (size / centres / span)	OK	Not	N/A	
Rafter (size / centres / span)	OK	Not	N/A	290 x 90 600 ctrs SPAN 4m (OVER KILL!)
Ridge beam (size / span / fixing)	OK	Not	N/A	
~~Skillion~~ roof (sarking thickness / type)	OK	Not	N/A	10mm GIB
Truss design (layout / type)	OK	Not	N/A	900 ctrs
Bracing (type / fixings)	OK	Not	N/A	DIAGONAL STRAPS
Building wrap (type / compatibility)	OK	Not	N/A	
Insulation (Type / R value)	OK	Not	N/A	R 3.2
Under purlin (size / shown on plan)	OK	Not	N/A	
Strutting beam (size / landing on L/B wall)	OK	Not	N/A	
Purlin / tile batten (size / fixing / span / c/s)	OK	Not	N/A	SEE FIXINGS DETAIL PG. 7
Eaves (width specified)	OK	Not	N/A	450 mm EAVES
Cladding - wall				
Type (specify type)	OK	Not	N/A	LINEA FIBRE-CEMENT
Acceptable Solution	OK	Not	N/A	
Alternative Solution	OK	Not	N/A	
~~Specifications~~ (maintenance / installation)	OK	Not	N/A	
Bottom edge clearances (ground / decks / walls)	OK	Not	N/A	PG. 14 DETAIL 2
Installer required (condition of consent)	OK	Not	N/A	
M/F guarantee (condition of consent)	OK	Not	N/A	
E2 risk matrix (provided / required)	OK	Not	N/A	WORST CASE OF 7
Flashing / air-seals (windows / doors/corners)	OK	Not	N/A	
Flashing details (other penetrations)	OK	Not	N/A	E2/AS1
Apron flashing (detailed)	OK	Not	N/A	
Control joints (details / shown on plans)	OK	Not	N/A	
Flashings (multiple claddings)	OK	Not	N/A	
Solid plaster - on cavity (continuous foundation)	OK	Not	N/A	
~~Stud spacing~~ (400 non-rigid, 600 rigid)	OK	Not	~~N/A~~	
~~Plaster system~~ (type / coats)	OK	Not	N/A	
Approved applicator required	OK	Not	N/A	
PS3 required (condition of consent)	OK	Not	N/A	
Brick veneer (height, type, cavity width, rebate)	OK	Not	N/A	

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KAIPARA DISTRICT

Brick veneer (panel size, ties, angles, flashings)	OK	Not	(N/A)	
2-storey (plans must be detailed and checked against M/F requirements)	OK	Not	(N/A)	
Cladding & Roof				
Type (specify type/s)	(OK)	Not	N/A	TRAPEZOIDAL COLORSTEEL
Minimum roof pitch	(OK)	Not	N/A	4°
Specifications (maintenance / installation)	(OK)	Not	N/A	TO PURLINS
Substrate (suitable for cladding)	(OK)	Not	N/A	
Roof penetrations (flashings detailed)	(OK)	Not	(N/A)	FROM "VELUX", + EZ/ASI
Discharge (spreaders)	OK	Not	(N/A)	
Internal gutter (size / capacity/ timber treatment)	OK	Not	(N/A)	
Parapets (slope / capping / framing)	OK	Not	(N/A)	
Installer guarantee - roof (condition of consent)	OK	Not	(N/A)	
M/F guarantee (condition of consent)	OK	Not	(N/A)	
Installer guarantee - other (condition of consent)	OK	Not	(N/A)	
M/F guarantee (condition of consent)	OK	Not	(N/A)	
Fire/Acoustic				
Walls and ceilings (details shown on plans)	OK	Not	(N/A)	
Design checked (system specified - GBTL30a)	OK	Not	(N/A)	
Plans detailed (fixings, stopping, etc)	OK	Not	(N/A)	
Paths (open path 60m max, dead end 24m max)	(OK)	Not	N/A	
External FRR wall (30/30/30 – 200mm min. return)	OK	Not	(N/A)	
Penetrations FRR (pipes / electrical outlets)	OK	Not	(N/A)	
No openings within 1.0m	OK	Not	(N/A)	
Stability (gable ends)	OK	Not	(N/A)	
Non-combustible claddings on external walls	OK	Not	(N/A)	
Multi-units (continuous to underside of roofing)	OK	Not	(N/A)	
200mm return each end of wall	OK	Not	(N/A)	
Acoustics design checked (system specified)	OK	Not	(N/A)	
Wet areas				
Timber treatment (walls and floors)	(OK)	Not	N/A	H1.2 ON H3 PLY
Showers (framed and lined or modular unit)	(OK)	Not	N/A	
Waterproofing (type / substrate)	(OK)	Not	N/A	ACRYLIC LININGS (KIT-SET)
Installer guarantee (condition of consent)	OK	Not	(N/A)	
Floor lining (substrate / waterproofing)	(OK)	Not	N/A	VINYL ON PLY
Wall lining (substrate / waterproofing)	(OK)	Not	N/A	AQUALINE w/ PAINT FINISH
Minimum 1 door between kitchen and WC	(OK)	Not	N/A	
Basin in WC (except where adjacent to bathroom)	(OK)	Not	N/A	

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KAIPARA DISTRICT

Mechanical ~~light and~~ ventilation	(OK)	Not	N/A	TO ENSUITE
Laundry space (~~floor coverings if in garage~~)	(OK)	Not	N/A	
Glazing (showers / joinery / ~~skylights~~) SKYLIGHTS	OK	Not	N/A	
Kitchen				
Oven / Fridge / Storage (floor coverings)	(OK)	Not	N/A	
Stairs/entry				
Internal / ~~external~~	(OK)	Not	N/A	SEE DETAIL G PG. 15
Tread / Rise / Pitch	OK	Not	(N/A)	
Slip resistance	OK	Not	(N/A)	
Landings	OK	Not	(N/A)	
Clearance at doors	OK	Not	(N/A)	
Max rise 4.0m	OK	Not	(N/A)	
Handrails	OK	Not	(N/A)	
Barriers (~~900mm~~ internal / 1.0m external)	(OK)	Not	N/A	B1/AS2
Heating				
M/F details provided	OK	Not	N/A	
Location (seismic restraint clearances)	OK	Not	N/A	
NRC requirements met for wood burners	OK	Not	N/A	
Installer guarantee (condition of consent)	OK	Not	N/A	
Decks/balconies				
Timber treatment (framing / substrate)	(OK)	Not	N/A	H 3.2
Finished floor level (clearances / air-gap)	(OK)	Not	N/A	
Floor joists (size / c/s / cantilever)	(OK)	Not	N/A	
Waste / overflow (if internal)	OK	Not	(N/A)	
Saddle flashings (construction details)	OK	Not	(N/A)	
Decking (material / membrane)	(OK)	Not	N/A	KWILA SLAT DECK
Installer guarantee (condition of consent)	OK	Not	(N/A)	
Slip resistance	(OK)	Not	N/A	
Landings	(OK)	Not	N/A	
Steps/ handrail / barrier Tread / Rise / Pitch	(OK)	Not	N/A	1 m. HIGH
Bracing calculations >2.0m wide (125 pile min)	(OK)	Not	N/A	
3-storey - balcony top floor - specific design	OK	Not	(N/A)	
D2 Mecanical Access				
D2/AS1 NZS4322 EN/81 EN/115	OK	Not	N/A	
Lifts, escalators and travelators	OK	Not	N/A	
Producer Statements — PS1/PS2 supplied	OK	Not	N/A	
Producer Statements — Register checked	OK	Not	N/A	
Producer Statements — Plans signed by engineer	OK	Not	N/A	
Cable car – Compliance schedule required	OK	Not	N/A	
Alternative solutions - refer to procedure T-34	OK	Not	N/A	
Specialist components (all inputs identified)	OK	Not	N/A	

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KAIPARA DISTRICT

F1 Hazardous agents				
FS1/AS1	OK	Not	N/A	
Contamination checked on PIR	OK	Not	N/A	
F5 Construction and Demolition hazards				
F5/AS1	OK	Not	N/A	LOW RISK SITE
Approval for work on or over street	OK	Not	N/A	
Safety barriers, hoarding gantries	OK	Not	N/A	
Traffic management plan	OK	Not	N/A	
G9 Electrical				
G9/AS1	OK	Not	N/A	
Included/excluded	OK	Not	N/A	C.O.C. REQUIRED
(include if power required for appliance schedule item)	OK	Not	N/A	
Is the building required to be accessible for people with disabilities	OK	Not	N/A	
Are light switches horizontally aligned with door handles	OK	Not	N/A	
Are switches of appropriate type	OK	Not	N/A	
Are sockets located at least 500mm from corners and between and between 500mm and 1200mm above the floor	OK	Not	N/A	
G10-G11 Gas supply				
G10/ASA1 G11/AS1 /NZS5261	OK	Not	N/A	
Condition for energy certificate	OK	Not	N/A	
H1 Energy efficiency				
H1/AS1 NZS4218 NZS4243 NZS4214	OK	Not	N/A	

Other				
Smoke alarms (in or within 3.0m bedrooms / all exits)	OK	Not	N/A	
Glazing (safety glass / skylights)	OK	Not	N/A	NZS 4223
Restrictors (<760mm to floor)	OK	Not	N/A	
Light and visual awareness	OK	Not	N/A	
Ventilation	OK	Not	N/A	
Producer statements – refer to procedure T-07	OK	Not	N/A	
Alternative solutions - refer to procedure T-34	OK	Not	N/A	
Specialist components (all inputs identified)	OK	Not	N/A	

Instructions for completing this form. Circle appropriate column - all columns must be answered.
OK = complies, Not= non compliant, N/A = not applicable

3117.0

FF:vrh

Plumbing				
P/M issues				**Comments**
Sewer connections	(OK)	Not	N/A	
Stormwater connections	(OK)	Not	N/A	
Drains (bridging and close proximity)	OK	Not	(N/A)	
Flooding	OK	Not	(N/A)	
Min. floor level	OK	Not	(N/A)	
Section 37 / other	OK	Not	(N/A)	
Site Plan				
Scale	(OK)	Not	N/A	
Retaining walls (if on boundary assumed to incur a surcharge)	OK	Not	(N/A)	
Earthworks (cut and fill)	(OK)	Not	N/A	
Finished floor level	(OK)	Not	N/A	
Datum / contours	(OK)	Not	N/A	
Drains - public				
Public drains shown ~~depth~~	(OK)	Not	N/A	
Bridging or close proximity	OK	Not	(N/A)	
Location of drainage laterals	OK	Not	(N/A)	
Neighbours consent for right of entry	OK	Not	(N/A)	
Video Required / supplied	OK	Not	(N/A)	
Retaining walls Check location of drains	OK	Not	(N/A)	
Drains - private				
System	(OK)	Not	N/A	G13 (AS/NZS3500) Other
System type	(OK)	Not	N/A	
Total number of discharge units	(OK)	Not	N/A	< 30
Items checked				
TV <10m head of drain	(OK)	Not	N/A	
GT / ORG — Ground clearance	(OK)	Not	N/A	
GT / ORG — Below floor level and fixtures	(OK)	Not	N/A	G/T HEIGHT MUST BE CHECKED ON SITE
GT / ORG — <3.5m of fixture	(OK)	Not	N/A	
GT / ORG — Clear of overland flow-path	OK	Not	(N/A)	
GT / ORG — Set above flood level	OK	Not	(N/A)	
Pipe — Size	(OK)	Not	N/A	SEE [redacted] SUBFLOOR PLAN
Pipe — Gradient	(OK)	Not	N/A	" "
Cess-pits provision for at split floors/retaining walls	OK	Not	(N/A)	
Sloping site (provision for drainage)	OK	Not	(N/A)	

D/P	Size	(OK)	Not	N/A	3 x 90mm DP's OK
	Number	(OK)	Not	N/A	
	Location	(OK)	Not	N/A	(E1/A51)
Internal gutter outlet/overflow		OK	Not	(N/A)	
On-site disposal					
Septic Tank	Effluent design	OK	Not	(N/A)	
	Type	OK	Not	(N/A)	
	Size	OK	Not	(N/A)	
	Location Plan	OK	Not	(N/A)	
Stormwater soakage (design/details provided)		OK	Not	(N/A)	

Instructions for completing this form: Circle appropriate column - all columns must be answered.
OK = complies, Not= non compliant, N/A = not applicable

3117.0

FF:vrh

KAIPARA DISTRICT

Potable water					
Town/Tank/Bore/Other		OK	Not	N/A	
New - application attached		OK	Not	N/A	
Test certificate (bore or spring water)		OK	Not	N/A	
Overflow from tank (calculations/details of soakage provided)		OK	Not	N/A	
Material compatibility		OK	Not	N/A	
Water reticulation					
System		OK	Not	N/A	G12 / AS/NZS 3500 / Other
Diagrammatical layout		OK	Not	N/A	(Including location of plumbing fixtures shown on plans) YES
Pipe	Size	OK	Not	N/A	SEE SPEC
	Material	OK	Not	N/A	
HWC	Size	OK	Not	N/A	180 L
	Restraint	OK	Not	N/A	CHECK AT FINAL INSP.
	Valves	OK	Not	N/A	
	Type	OK	Not	N/A	Electric / Mains, Low Pressure / Gas / Internal, External / Solar
Header Tank	Restraint	OK	Not	N/A	
	Support	OK	Not	N/A	
	Safe tray	OK	Not	N/A	
	Overflow	OK	Not	N/A	
Wetback - fires (open vented)		OK	Not	N/A	
Copper piping		OK	Not	N/A	
Cladding – Roof					
Internal gutter/valley (size/capacity/timber treatment/overflow)		OK	Not	N/A	
Overflows for internal spouting (Taylor fascia, etc)		OK	Not	N/A	
Pools					
Fencing compliance		OK	Not	N/A	
Gate compliance		OK	Not	N/A	
Immediate pool area		OK	Not	N/A	
Backflow (pools, spa baths, etc)		OK	Not	N/A	
Plumbing sanitary					
Diagrammatical or schematic layout		OK	Not	N/A	
System		OK	Not	N/A	G13 / AS/NZS 3500 / Other
Individual waste pipes	Discharge units	OK	Not	N/A	< 30
	Length	OK	Not	N/A	
	Pipe size	OK	Not	N/A	
	Gradient	OK	Not	N/A	
	Fixings	OK	Not	N/A	
	Venting	OK	Not	N/A	
Soil waste and overflow stacks	Discharge units	OK	Not	N/A	
	Pipe sizes	OK	Not	N/A	
	Gradients	OK	Not	N/A	
	Venting	OK	Not	N/A	
	Fixings	OK	Not	N/A	
	Expansion joints	OK	Not	N/A	
Floor waste gully (recommended 2-storey)		OK	Not	N/A	
Slabs					
Finished floor level Shown on plans)		OK	Not	N/A	(GARAGE)
Plumbing fixtures (shown on plans)		OK	Not	N/A	
No pipes running through slab thickenings		OK	Not	N/A	
Subfloor					
Joist (pipe penetrations/support)		OK	Not	N/A	SUSPEND UNDER JOISTS
Mid-floor framing					
Plumbing pipes/wastes		OK	Not	N/A	

Instructions for completing this form. Circle appropriate column - all columns must be answered.
OK = complies, Not= non compliant, N/A = not applicable

3117.0

FF:vrh

KAIPARA DISTRICT

Wet areas				
Basin in WC (except where adjacent to bathroom)	OK	Not	N/A	
Decks/balconies				
Waste/overflow (if internal)	OK	Not	N/A	
Other				
Domestic fire sprinkler system	OK	Not	N/A	
Producer statements – refer to T-07	OK	Not	N/A	
Alternative solutions – refer to T-34	OK	Not	N/A	
NRC approval required	OK	Not	N/A	
Plans - sets collated and stamped	OK	Not	N/A	
Time recorded accurately for processing	OK	Not	N/A	
Fees assessed	OK	Not	N/A	
Conditions entered into computer	OK	Not	N/A	
Inspection requirements identified	OK	Not	N/A	
Checklist completed in full standards referenced etc	OK	Not	N/A	
Rationale for all decision making steps recorded	OK	Not	N/A	

NZBC Clauses Processed

B1	B2	C1	C2	C3	C4	D1	D2	E1
E2	E3	F1	F2	F3	F4	F5	F6	F7
F8	G1	G2	G3	G4	G5	G6	G7	G8
G9	G10	G11	G12	G13	G14	G15	H1	

Key

OK = Complies **Not = Non Compliant** **N/A - Not applicable**

Instructions:

1 All sections must be completed

2 Record details of standards referenced/rationale for decisions

3 Record all communications/requests for further information on page 12

Approval Granted/Refused	State outcome and reasons: I am satisfied on reasonable grounds that if the work was built in accordance with the specifications and plans and the design assumptions are meet that the work will comply with the Building Code

Checked by:	D Hughes	Date:	22-9-11
Reviewed by:		Date	

Instructions for completing this form. Circle appropriate column - all columns must be answered.
OK = complies, Not= non compliant, N/A = not applicable

3117.0

FF:vrh

KAIPARA DISTRICT

Log all communication sand advise applicant if further information is required.

*Medium: **L** - letter **E** = email **T** - telephone **F** = facsimile **I** = in person

Date/Time	Medium	Officer's Initials	Summary of dialogue, request for information etc.

Instructions for completing this form. Circle appropriate column - all columns must be answered.
OK = compiles, Not= non compliant, N/A = not applicable

3117.0

FF:vrh

TO: Building Administration Team

FROM: David Hughes / Jim Vallance / Derek Free / Des Sheldon / Dave Waetford

Please insert the addenda items indicated into BC No: 1103148

01 This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.
02 No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.
03 IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.
04 As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.
05 Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.
06 To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.
07 NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:
09 b) at least 2 working days notice of the covering up of any
10 i) drainage or plumbing
11 ii) excavation for a foundation
12 iii) reinforcing steel for a foundation
13 iv) timber required to have a specific moisture content
14 v) other work required to give notice as a condition
15 Council MUST be notified at the completion of building work on the attached form.
16 This building MUST NOT be used for human habitation.
17 THIS CONSENT IS ISSUED SUBJECT TO AN ENTRY PURSUANT TO SECTION 72 OF THE BUILDING ACT 2004. EQC ADVISES THAT THIS MAY EFFECT THE NATURAL DISASTER INSURANCE. REFER TO THE ATTACHED STATEMENT AND CLAUSE 3(D) OF THE 3RD SCHEDULE TO THE EARTHQUAKE COMMISSION ACT 1993.
18 From 28 April 2003 all new dwellings, additions or alterations to dwellings must be provided with domestic smoke alarm(s) in order to comply with the Building Code.
19 This Building Consent is issued subject to Section 37 of the Building Act 2004 whereby no building work shall be carried out until Resource Consent is granted.
20 This building consent is issued subject to the condition that the element(s) of the building work with limited life/lives which is/are the subject of this building consent, is/are demolished, removed or altered on or before the end of the specified intended life.
21 Council will require a Producer Statement Construction from the installer for this project upon completion of the building work, and recommends that woodburners are installed by a member of the New Zealand Home Heating Association.
22 This Building Consent is issued subject to site and soil conditions being in 'good ground' as defined in NZS3604:1999
23 The design engineer or his agent is to INSPECT ALL ASPECTS OF THIS CONSTRUCTION as per the engineers Producer Statement covering engineering aspects of this project.
24 The engineers inspections are to be carried out in conjunction with Councils inspections to enable continuity throughout the project.
25 Council will require a Producer Statement Construction Review from the design engineer for this project upon completion of the building.
26 Every household unit requires smoke alarms in accordance with NZBC Clause F7/AS 1.3.1. Smoke alarms may be battery powered but shall have a hush facility and must comply with at least one of the following: UL 217, CAN/ULC S531, AS 3786, BS 5446: Part 1. Smoke alarms shall be installed near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.
27 A Compliance Schedule is required for the building

1	✓
2	✓
3	✓
4	✓
5	
6	
7	✓
9	✓
10	✓
11	✓
12	✓
13	✓
14	✓
15	✓
16	
17	
18	
19	
20	
21	
22	✓
23	
24	
25	
26	✓
26a	✓
27	

Condition/s:

1) COMPACTION TEST REQUIRED FOR FILL BENEATH GARAGE SLAB.

2) SURVEYOR'S CERTIFICATE REQUIRED TO CONFIRM COMPLIANCE WITH DISTRICT PLAN RESIDENTIAL ZONE RULES REGARDING BOUNDARY SETBACKS AS SHOWN ON APPROVED SITE PLAN.

KAIPARA DC	PIM PROCESSING T- 08.2v3			Application Number	110348
Page 1 of 2	A checklist of procedure & contents: Planning Information Memorandum			Date Received	8/8/11
OWNER	Quality Manager	Category:	PIM & BC / PIM only	Date Issued	

Fees paid?	Y N	Intended building use: Housing Detached		
Change of use?	Y N	Zoning: Mangawhai Residential 1		
Fire design outside of the C	Y N	If change of use, what changes?		
Evacuation scheme required?	Y N			
Notify Health Officers?	Y N	If yes, done within 48 hrs?		Y N
Notify Historic Places Trust?	Y N	If yes, done within 5 days?		Y N
More information required?	Y N	If yes, done within 10 days?		Y N
1. Are there any other licenses that may be required?				
Liquor	Y N	Other		Y N
Health	Y N			
2. Any outstanding issues with the property?				
Certificate of Title:	Y N	Resource Consent Notices:		Y N
Two or more building sites?	Y N	Property Comment:		
3. Any GIS or site specific information relevant to this application?				
Location of service adjacent to, or on the site:		water	well	storm water
wastewater treatment on site	wastewater utility	manhole	public place	
Wind Zone: M	Site topography:	gentle	moderate	steep
H VH EH	Spec Eng:	Zone D -Sea Spray		Zone C-Inland
Demolition arrangements requ	Y N	Party wall on the Boundary?		Y N
Earthquake/dangerous/insanitary building?	Y N	Building over sewer/drains?		Y N
4. Any flags with District Plan district wide issues?				
Earthworks RC required:	Y N	Network Authority affected?		Y N
Parking required:	Y N			
Vehicle crossing required:	Y N	DP Comment:		
5. Any flags with District Plan Heritage & landscape protection?				
Archaeological sites	Y N	Ecological feature		Y N
Historical buildings	Y N	Trees of amenity value		Y N
Biological interest	Y N	Significance to Maori		Y N
Heritage orders	Y N	Coastal Hazard		Y N
Designated Site	Y N	Other Hazards#		Y N
Places of heritage value	Y N	Site susceptible to flooding		Y N

#Includes natural hazards of potential erosion, avulsion, falling debris, subsidence, alluvion, inundation, slippage; alteration of existing earthquake prone building; or contaminants at or near the site. Check the Hazard Register for any historical information known to Council.

6. Are District Plan zone rules exceeded?			
Boundary setbacks	Y N	Minimum Floor Levels	Y N
Location near water or sea	Y N	Buildings near Infrastructure	Y N
Height of buildings	Y N	Private Open Space	Y N
Relocated building	Y N	Impermeable Surfaces	Y N
Building coverage	Y N	Other:	
7. Are Development Contributions required for this project?			
Wastewater - Mangawhai	Y N	VIA RATES	
Roading - Mangawhai	Y N		
Roading - Otamatea	Y N		

NOTES - If yes to any of the above – note section number, list issue & action taken:

(PLEASE note any impacts on timeframes & anything that makes this application not standard - notes are to include date & initials of processer)

RM 050267

PLEASE SEE OVER PAGE

This project information memorandum includes:	
X	Information identifying relevant special features of the land concerned
X	Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings
X	Details of relevant utility systems
X	Details of authorisations that have been granted
	Notification of any other authorisations that must be obtained before the proposed building work may be undertaken
	Details of authorisations, which have been refused

Building work may be carried out? YES	Building work may not be carried out?
PROCESSED BY (Print Name): DH	
SIGNED:	**DATE:** 22-8-11

KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL

PIM Number: 110348

This Planning Information Memorandum confirms that building work may be carried out.

Council advises the applicant that:

1 This document is not approval to build.

2 Once a Building Consent is issued, the Council will follow up on building work not completed within two years of building consent issue.

3 A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.

4 If the building is public premises it may not be occupied until either a Code Compliance Certificate or Certificate for Public Use has been issued.

5 If the building is wholly or partly a dam, a Project Information Memorandum and Building Consent must be obtained from the regional authority.

6 The Northland Regional Council has a register of contaminated sites. Please contact them on 0800 002 004 if you suspect that your property may be contaminated e.g. historic timber treatment sites, service stations, landfill sites etcetera.

7 Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice etcetera) before you make an application for a Building Consent.

8 All archaeological sites are protected under the provisions of the Historic Places Act 1993. If subsurface archaeological evidence (shell, midden, hangi, storage pits, etc) should be unearthed during construction, work should cease in the immediate vicinity of the remains and the Historic Places Trust should be contacted.

This Planning Information Memorandum includes :

- **Information identifying special features of the land concerned**

X o The proposed project complies with / ~~does not comply with~~ the District Plan zoning as it does/~~does not~~ meet the RESIDENTIAL ZONE Rules. ~~Please see the attached Form 4.~~

X o The Proposed District Plan was publicly notified on 21 October 2009. The rules in the proposed Plan do not have legal effect except for those listed in the attached document entitled: *Proposed Kaipara District Plan: How does the Resource Management Amendment Act 2009 affect the plan?*

o There are special planning restrictions (include exact reference from page 1 Heritage and Landscape Protection) known to affect this site which will have an impact on the proposed project. Please refer to the attached Heritage and Landscape Protection rules.

o The site contains an overland flow path that needs to be maintained e.g. through the building of a "swale drain". OR For your information: The site is low lying but is not known to flood. OR For your information: The site is located in a natural floodplain that is assisted by a number of flood drainage schemes.

o <u>This property is subject to a section 73 notice</u> - where an entry has been made on the Certificate of Title to allow land subject to certain hazards to be developed as long as the owner and future owners are aware of the risks. Under section 392 of the Building Act, the Council is not liable in any civil proceedings brought against it in respect of a Building Consent issued under section 72 where the building suffers damage directly or indirectly from the natural hazard noted on the Certificate of Title. Please also note that the existence of an entry under Section 74 of The Building Act 2004 may limit statutory natural disaster insurance. Refer to Clause 3(d) of Third Schedule to The Earthquake

Commission Act 1993. Please call the Earthquake Commission on 0800 652 333 if you have any enquiries about your property.

- The Council's records show that the building site may be subject to one or more natural hazards (list hazards). You will need to take both legal and engineering expert advice as this proposed building development will, or may, be subject to risks. You need to take these risks into account in this building project. The Building Consent, if the natural hazard is verified, will be subject to a section 73/74 notice which will be registered against the title of this property at Building Consent stage. The existence of an entry pursuant to section 73 / 74 of the Building Act 2004 may limit statutory natural disaster insurance. Refer Clause 3(d) of the Earthquake Commission Act
- 1993. For further information please contact the Earthquake Commission on 0800 652 333.

- **Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings**

X
- For your information: The Council has found that the site wind zone rating is ~~(medium / high /~~ very high / ~~extra high. Special engineering will be required.~~

X
- For your information: The Council has found that the site exposure zone is Zone D - Sea Spray Zone ~~or Zone C - Inland.~~
- The provisions (hoardings / gantries / temporary support) being made with regard to building over or adjacent to a road or public place are acceptable / not acceptable.
- The existing building is classified as insanitary / dangerous / earthquake prone.
- The site is known to be affected by hazardous contaminants (chemical contamination / underground tanks / asbestos) which may impact on the proposed project. The Northland Regional Council has been advised of your application, and ...
- An evacuation scheme may be required for the proposed building, under section 21A of the Fire Services Act. Please see the attached form that, when completed, must be sent to the New Zealand Fire Services.
- Council considers that notification to the New Zealand Historic Places Trust is required under section 39. A copy of the Project Information Memorandum application has therefore been sent to the New Zealand Historic Places Trust, under section 39 of the Building Act, as the application affects a (registered historic place / historic area / wahi tapu / wahi tapu area). The Historic Places Trust may impose conditions on the application, and a Building Consent will not be issued by the Council until approval, or conditions, from the Historic Places Trust is received.

- **Details of relevant infrastructure systems**

X
- The proposed vehicle access (gradient / width / length) needs to comply with District Plan requirements. Attached, for your use, is a copy of the crossing application form and supporting information can be found in section 9 of the District Plan.
- The Northland Regional Council Transitional Regional Rule for small domestic sewerage treatment systems, requires that there be a two metre separation between the lowest point of a septic tank effluent field and the highest ground water level. As this can only be determined by an examination of your site it is recommended that you seek professional advice on this point. If you cannot obtain the required separation it will be necessary to apply to the Northland Regional Council for a Resource Consent to discharge effluent.
- The proposed methods for building over or near service pipes acceptable/ not acceptable. The application needs approval from the Assets section of Council, and design of the building needs to meet their requirements.
- Under section 38 of the Building Act, a copy of this Project Information Memorandum has been sent to (statutory / network utility authority) as they are affected by the proposal.

X o SEWER AND STORMWATER CONNECTIONS AVAILABLE AT NORTHWEST CORNER OF LOT 4.

- **Details of authorisations which have been granted**
  - o The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.
  - o Previous Building Consents granted include ...
  - X o Previous resource consents granted include ... RM 050267
  - o Previous network utility operator authorisations include...
  - X o The building work referred to in this Project Information Memorandum will / ~~may~~ be affected by active resource consents - please see the attached conditions from Resource Consent (number). RM 050267
  - o Development Contributions apply/do not apply to this project
- **Notification of any authorisation which must be obtained before the proposed building work may be undertaken**
  - o The alterations to the property and/or the use mean/s that a review of the means of escape and access and facilities for people with disabilities may need to be upgraded. The building use type is listed in Schedule 2 of the Building Act, as such the provisions of sections 117–120 may apply and access and facilities for people with disabilities must be considered.
  - o You will require a health license/liquor license to operate, and this requirement will be subject to the building consent being granted. Please see the enclosed application forms.
  - o As the Project Information Memorandum application outlines plans for an additional household unit, you may have to provide additional development contributions as per the Council's development contributions policy. Please note that a Code Compliance Certificate cannot be issued until all development contributions have been paid. Please find attached a Section 36 Development Contribution Notice, form 3.
  - o The Project Information Memorandum is subject to a condition under section 75 of the Building Act (2004) where 1 or more of the specified allotments (provide allotment DPs) must not be transferred or leased except in conjunction with (provide allotment DPs) of those allotments. The attached certificate is to be signed by owner and proof of lodgement with the Registrar General of Land must be provided to Council before the building consent may be granted. If required, exemptions to section 75 are possible if the building work is constructed with a party wall on the boundaries of the allotments referred to, or if the owner provides evidence of an application to the Registrar-General of Land for amalgamation of the allotments.
  - o Please apply for a section 363A Certificate of Public Use if you wish to continue to use the premises for public use while building commences.

- **Details of authorisations which have been refused**
  - o The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.
  - o Previous resource consents refused include...
  - o Previous network utility operator refusals include...

Attachments:

- X o GIS map of property and utilities etcetera.
  - o Form 4
  - o Application to the Fire Commissioner for approval of an evacuation scheme
  - o Form 3
  - o Section 73 Notification

- o Section 74 removal of hazard condition
- o Section 75 Allotment development condition
- o Section 363A Application for certificate of public use
- o Resource Consent application form
- o Rapid Number application form
- o Liquor License form
- o Health license form
- X o Crossing application form
- X o Vehicle access rules
- o Zone rules
- o Heritage rules
- to RM 050267

KAIPARA DISTRICT COUNCIL

Building Consent Status History Change

New Current Status , Repeat Current Status , Enquiry , Search

No: 110348
Applicant: S R & H M Pirie
Proposal: New Dwelling
Location: MOLESWORTH DRIVE, MANGAWHAI
Valuation No: 0122183718
Overseer: Eastern

Change Status	Status date	Delete	Insert	Status Notes
Formally Received	8/08/11	delete status	insert status	
Invoiced	8/08/11	delete status	insert status	30157
Information Received	8/08/11	delete status	insert status	Fees paid receipt 629118
Information Received	22/08/11			ok to issue

New Current Status , Repeat Current Status , Enquiry , Search

Cancel

Author: Lesley Marshall

Building Consent 110348

(Form 5) Section 51, Building Act 2004

S R & H M Pirie
C/- Coastal Homes NZ Ltd
PO Box 401027
Mangawhai 0541

Issue Date: 22/08/11
Application Date: 8/08/11
Overseer: Eastern

THE PROJECT: (the following Building Work is authorised by this Building Consent)

Description:	New Dwelling
	NEW (& PREBUILT) HOUSE, UNIT, BACH, CRIB, TOWN HOUSE
Type of Work:	
Estimated Value:	$220,000
Intended Use:	Housing Detached - New Dwelling
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE BUILDING:

Street Address of Building:	MOLESWORTH DRIVE, MANGAWHAI
Valuation Number:	0122183718
Legal Description:	LOT 4 DP 348507
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	

THE OWNER:

Owners Name:	S R & H M Pirie			
Owners Mailing Address:	7 Outlook Road, Greenhithe, Auckland			
Street Address/Registered Office:				
Phone	**Landline:**		**Daytime:**	**After Hours:**
Number	**Mobile:**		**Fax:**	
Email:			**Website:**	

FIRST POINT OF CONTACT: (with the Council/Building Authority)

First Point of Contact:	Phil Thompson			
Mailing Address:	C/- Coastal Homes NZ Ltd, PO Box 401027, Mangawhai 0541			
Phone	**Landline:**	0800 426 278	**Daytime:**	**After Hours:**
Number	**Mobile:**	027 492 6826	**Fax:**	
Email:			**Website:**	

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Signature **Date:** 22/08/11 **Position** Building Services Officer

On behalf of KAIPARA DISTRICT COUNCIL

ADDENDA TO THIS BUILDING CONSENT:

1. This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.
2. No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.
3. IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.
4. As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.
5. NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:
6. At least 2 working days notice of the covering up of any
7. i) drainage or plumbing
8. ii) excavation for a foundation
9. iii) reinforcing steel for a foundation
10. iv) timber required to have a specific moisture content
11. v) other work required to give notice as a condition
12. Council MUST be notified at the completion of building work on the attached form.
13. This Building Consent is issued subject to site and soil conditions being `good ground` as defined in NZS3604:1999.
14. Every household unit requires smoke alarms in accordance with NZBC Clause F7/AS 1.3.1. Smoke alarms may be battery powered but shall have a hush facility and must comply with at least one of the following: UL 217, CAN/ULC S531, AS 3786, BS 5446: Part 1. Smoke alarms shall be installed near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.
15. near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.
16. Compaction test required for fill beneath garage slab.
17. Surveyors certificate required to confirm compliance with District Plan Residential Zone Rules regarding boundary setbacks as shown on approved site plan.

BUILDING CONSENT FEES:

Please note that further fees may be required to be paid before a Code Compliance Certificate is issued for this Building Consent. All fees must be paid before a Code Compliance Certificate will be issued.

Project Information Memorandum 110348

Section 31, Building Act 2004

S R & H M Pirie
C/- Coastal Homes NZ Ltd
PO Box 401027
Mangawhai 0541

Issue Date: 22/08/11
Application Date: 8/08/11
Overseer: Eastern

THE PROJECT:

Description:	New Dwelling
	NEW (& PREBUILT) HOUSE, UNIT, BACH, CRIB, TOWN HOUSE
Type of Work:	
Estimated Value:	$220,000
Intended Use:	Housing Detached - New Dwelling
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE BUILDING:

Street Address of Building:	MOLESWORTH DRIVE, MANGAWHAI
Valuation Number:	0122183718
Legal Description:	LOT 4 DP 348507
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	

This Project Information Memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the Building Consent.

This project information memorandum includes:

___ Information identifying special features of the land concerned

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

___ Details of relevant utility systems

___ Details of authorisations which have been granted

Signature **Date:** 22/08/11 **Position** Building Services Officer

On behalf of: KAIPARA DISTRICT COUNCIL

KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL

PIM Number: 110348

This Planning Information Memorandum confirms that building work may be carried out.

Council advises the applicant that:

1 This document is not approval to build.

2 Once a Building Consent is issued, the Council will follow up on building work not completed within two years of building consent issue.

3 A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.

4 If the building is public premises it may not be occupied until either a Code Compliance Certificate or Certificate for Public Use has been issued.

5 If the building is wholly or partly a dam, a Project Information Memorandum and Building Consent must be obtained from the regional authority.

6 The Northland Regional Council has a register of contaminated sites. Please contact them on 0800 002 004 if you suspect that your property may be contaminated e.g. historic timber treatment sites, service stations, landfill sites etcetera.

7 Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice etcetera) before you make an application for a Building Consent.

8 All archaeological sites are protected under the provisions of the Historic Places Act 1993. If subsurface archaeological evidence (shell, midden, hangi, storage pits, etc) should be unearthed during construction, work should cease in the immediate vicinity of the remains and the Historic Places Trust should be contacted.

This Planning Information Memorandum includes:

- **Information identifying special features of the land concerned**
  - The proposed project complies with the District Plan zoning as it does meet the Residential Zone Rules.
  - The Proposed District Plan was publicly notified on 21 October 2009. The rules in the proposed Plan do not have legal effect except for those listed in the attached document entitled: *Proposed Kaipara District Plan: How does the Resource Management Amendment Act 2009 affect the plan?*
- **Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings**
  - For your information: The Council has found that the site wind zone rating is very high.
  - For your information: The Council has found that the site exposure zone is Zone D - Sea Spray Zone
- **Details of relevant infrastructure systems**
  - The proposed vehicle access (gradient / width / length) needs to comply with District Plan requirements. Attached, for your use, is a copy of the crossing application form and supporting information can be found in section 9 of the District Plan.
  - Sewer and stormwater connections available at Northwest corner of Lot 4.
- **Details of authorisations which have been granted**
  - Previous resource consents granted include RM 050267
  - The building work referred to in this Project Information Memorandum will be affected by active resource consents - please see the attached conditions from Resource Consent RM 050267

    Attachments:
    - GIS map of property and utilities etcetera.
    - RM 050267
    - Crossing application form
    - Vehicle access rules

KAIPARA DISTRICT COUNCIL

Building Consent Inspection Entry

Delete This Note

No:	110348
Owner:	S R & H M Pirie
Project:	New Dwelling
Location:	MOLESWORTH DRIVE, MANGAWHAI

Officer: Derek Free

Type: B11 Flashing/Wrap/Cavity

Result: Okay

Required Date: **Time:**

Done Date: 29/09/11

Notes:

```
Wrap: refer fan 1 sh 08109.front and side rake
supercourse soffit flashed xtra to plan(may
supercede soffit detail page 18 if var approved.
Internal and external plastic flash in. paper and
window tape to E2/AS1. ok to clad
Note;connection in place stainless bowmac angle w/
eng bolts each side and coaches. ok
```

OK Cancel

Author: Lesley Marshall

PC Copy -

KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

Connection to Council Wastewater System

KAIPARA DISTRICT COUNCIL

*FOR OFFICE USE ONLY

Form to be completed at time of drainage inspection and/or connection. Copy to be sent to Rating.

Owners Name: Pirie

Postal Address: 7 Outlook Rd
Greenhithe
Auck.

Phone Numbers — Mobile: —

Property Address: Devon St.

Legal Description: Lot 4 DP 348507 Valuation Number: 01221 83718

Property Zone: Res

Building Use - Residential: ✓ or ~~Commercial~~: —

Building Consent Number: BC 110348

Commercial Properties Only

Number of Pans: _____ Number of Urinals: _____

Number of Accommodation Units: _____

Completed by Building Services Officer and sent to Rating: Signed [signature] Date 15.4.11

Rating Use Only

Annual Sewage Factor ☐

Plus Other Factor ☐

Plus Other Factor ☐

Mangawhai Drainage District Only -

Is property eligible for subsidy (created pre 24 March 2002)? Yes ☐ No ☐

If 'Yes' then one-off fee payable over 2 years ☐

If 'No" then option to pay one-off fee over 1 Year ☐ or 25 Years ☐

All factors entered ☐ Signed _____ Date _____

3117.01. 2306.0

Inspector

Plumbers, Gasfitters and Drainlayers Board

GASFITTING CERTIFICATE OF COMPLIANCE

Pursuant to the Gas Act 1992 and the Gas (Safety and Measurement) Regulations 2010

ENERGY WORK CERTIFICATE

(Pursuant to the Building Act 2004)

This certificate is not transferable

Consumer: Steve Pirie
Installation Address: 7 Devon Street
Mangawhai Heads
Mangawhai 0505

Vehicle Registration:
Vessel Registration:

Certificate Number: **681609**
Gas Supplier: Rock Gas Whangarei
Category: Domestic
Type (Regulation 44(1)): NEW
Gas Type: LPG
Certification Date: 21 Dec 2011

Test Results: 10 min Duration
6.31kPa test pressure
6.41kPa Loss / Gain
2.78kPa Working pressure

Other Testing: Combustion & Ventilation
Test Date: 21 Dec 2011

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Qty	Item Type	Item Location	Make/ Model	Input Rate	Flue Type	Flue Location	Vent Type	Vent Location
1	Pipework							
1	Hob	Kitchen / Living	Bosch PCH61B90A	26.5	Unflued	Kitchen / Living	Adventitious	Kitchen / Living
1	Water heater continuous flow	Outside	Rinnai 24 VT	188	Forced Draught Flue (Power)	Outside	Natural	Outside

I certify that:

1. I Certify that all appliances and fittings worked on by me or by persons working under my supervision are safe to connect to a gas supply and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
2. I Certify that the Gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
3. I Certify that the Gasfitting work to which this certificate applies does NOT include work on an appliance or fitting imported or manufactured for the consumers use.

Installer(s) supervised by certifier
Authorisation No:
Name:

Authorisation No:
Name:

Certificate Owner
Authorisation No: 12780
Name: Massey, Paul Stephen
Company:

Signed:
Certifier
Authorisation No: 12780
Name: Massey, Paul Stephen

EWRB 551

ELECTRICAL WORKERS REGISTRATION BOARD
Safety • Competency

Electrical Certificate of Compliance

No. 3606732

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

No. of attachments

To be completed whether or not an Inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer Mr Pirie Phone:

Address of installation 7 Devon St, Mangawhai Heads.

Postal address of customer (if not as above)

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

(a) complies with either Part 2 of AS/NZS 3000:2007 ☑ or Part 1 of AS/NZS3000:2007 and Regulation 59 ☐ and

(b) the supply system of the installation or part of the installation to which this certificate applies is

230V/400 V MEN ☑ or attached other system ☑

WORK DETAILS

44 No. of lighting outlets

22 No. of socket outlets

1 No. of ranges

/ No. of water heaters

Was any installation work carried out by the homeowner? / Yes ✓ No

Please tick (✓) as appropriate where work includes:

✓ Mains

/ MEN Switchboard closest to point of supply

/ Main earthing system

✓ Electric lines

Description of work carried out (If necessary attach any pages with work done)

2phase supply New Connection, Switchboard in garage.

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

☐ has been installed in accordance with the design detailed in the Declaration of Conformity section above

☑ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed

☑ has an earthing system that is correctly rated

☑ contains fittings which are safe to connect to a power supply

☑ is safe to connect to a power supply

ELECTRICAL WORKER DETAILS

Name Karl Buchanan

Company Coastal Electrical

Signature

Registration No. E249803

Contact Ph No. 0226817257

Date 27/11/12

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

☐ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems)

☐ Attached other

☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name

Signature

Registration No.

Date

Contact Ph No.

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL

Producer Statement Construction (PS3B)

Water Proof Construction

ISSUED BUILDING CONSENT NUMBER..... 110348

THIS PS3b IS ISSUED BY: ..... Mangawhai Ceramics

TO: **KAIPARA DISTRICT COUNCIL**

IN RESPECT OF: ..... S & H Price.

AT (Address): ..... 7 Devon St

..... Mangawhai Heads

LEGAL DESCRIPTION - LOT.....DP .....SO .....

FROM: ..... Tim Taylor ..... (Water Proof membrane Applicator),

LICENSED BY..... Kiwi .....Reg./License No: ..... 149 .....

engaged by..... Coastal Homes .....(Owner/Builder)

In respect of clause(s) E2 and E3 and B2 of the Building Regulations 1992 for the building work described by the drawings and specifications prepared by the design firm titled;

.....

.....

.....

numbered.....

.....

I have sighted the issued building consent and sighted the waterproofing details and have inspected the substrate to which the membrane is to be applied and found it to be satisfactory. As a licensed water proof membrane applicator I can confirm that the application of the membrane has been carried out in accordance with the requirements of the New Zealand Building Code, the manufacturer's specifications and requirements.

I understand that if this producer statement is accepted, that it may be used to verify that the building work All / Part only as specified in the attached particulars, the subject of this building consent meets, the requirements of this building consent and the requirements of the Building Code in respect to clauses E2 and E3 and B2 of the Building Regulations 1992.

Name: Mangawhai Ceramics Signature: ..... Date: 19.1.2012

Address: ..... 7 Kiwi Rd, Mangawhai .....

Contractor/Applicator: ..... Tim Taylor .....

Phone: 094321535 (bus.) 0274315351 (home) Fax .....

Please find attached the 15 year product and the 5 year workmanship warranties to the property owners.

KAIPARA DISTRICT

KAIPARA DISTRICT COUNCIL

Private Utility Service As-Built Record

(Section 216, Building Act 2004)

Part A Consent Details (to be completed in all cases)

Building Consent Number 110348

Applicants Name PIRIE

Applicants Mailing Address

Site Address 7 DENON STREE WANGAWHAU

Part B As Built Services Information (to be completed in relation to service provided, ticking each box as appropriate)

Wastewater - Pressure (Pump Make/Model)_____

Connection Diameter	Pipe Material	Connection Type
☐ 40mm	☐ uPVC	☐ Public Utility Service Connection
☐ 50mm	☐ Vitrified Clay	☐ Septic Tank
☐ 80mm	☐ Concrete	☐ Other _____
☐ Other_____mm	☐ Other _____	

Wastewater - Gravity

Connection Diameter	Pipe Material	Connection Type
☐ 65mm	☑ uPVC	☑ Public Utility Service Connection
☐ 80mm	☐ Vitrified Clay	☐ Soak Hole
☑ 100mm	☐ Concrete	☐ Stream
☐ Other_____mm	☐ Other _____	☐ Other _____

Wastewater - Disposal System Description

Septic Tank

Size: _____ litres

Type
- ☐ **Septic tank DECOMMISSIONED**
- ☐ Ecotank
- ☐ Biocycle

Effluent Field

Trench _____m
- ☐ Deep Soakhole
  - Depth _____m
  - Number of holes _____m
- ☐ Other _____

Sanitary Facilities

- ☑ Toilet Number 2
- ☑ Bidet Number _____
- ☑ Urinal Number _____

Waste Disposal Unit

- ☑ No
- ☐ Yes Type _____

Certification

I PAUL MASSEY being

- ☐ Owner
- ☐ Occupier
- ☑ Craftsman plumber Registration Number 12780
- ☑ Registered drainlayer Registration Number 12780

certify that this Private Utility Service As-Built Record is an accurate representation of the work carried out.

P Massey — Signature

9/11/2011. — Date

Stormwater

Pipe Diameter	Pipe Material	Connection Type
☐ 80mm	☑ uPVC	☑ Public Utility Service Connection
☑ 100mm	☐ Vitrified Clay	☐ Soak Hole
☐ 150mm	☐ Ductile Iron	☐ Stream
☐ 225mm	☐ Concrete	☐ Drain
☐ Other_____mm	☐ Other_____	☐ Other_____

Water Supply

Pipe Material - Cold
- ☐ uPVC
- ☐ Copper
- ☐ Polybutylene
- ☐ Other KEMBLE PEX

Hot Water Cylinder
- ☑ High Pressure GAS INFINITY 24 Litre
- ☐ Low Pressure _____Litre

Meter Type

Make _____ Model _____

Pipe Material - Hot
- ☐ uPVC
- ☐ Copper
- ☐ Polybutylene
- ☐ Other KEMBLE PEX

Diameter _____

Serial Number _____

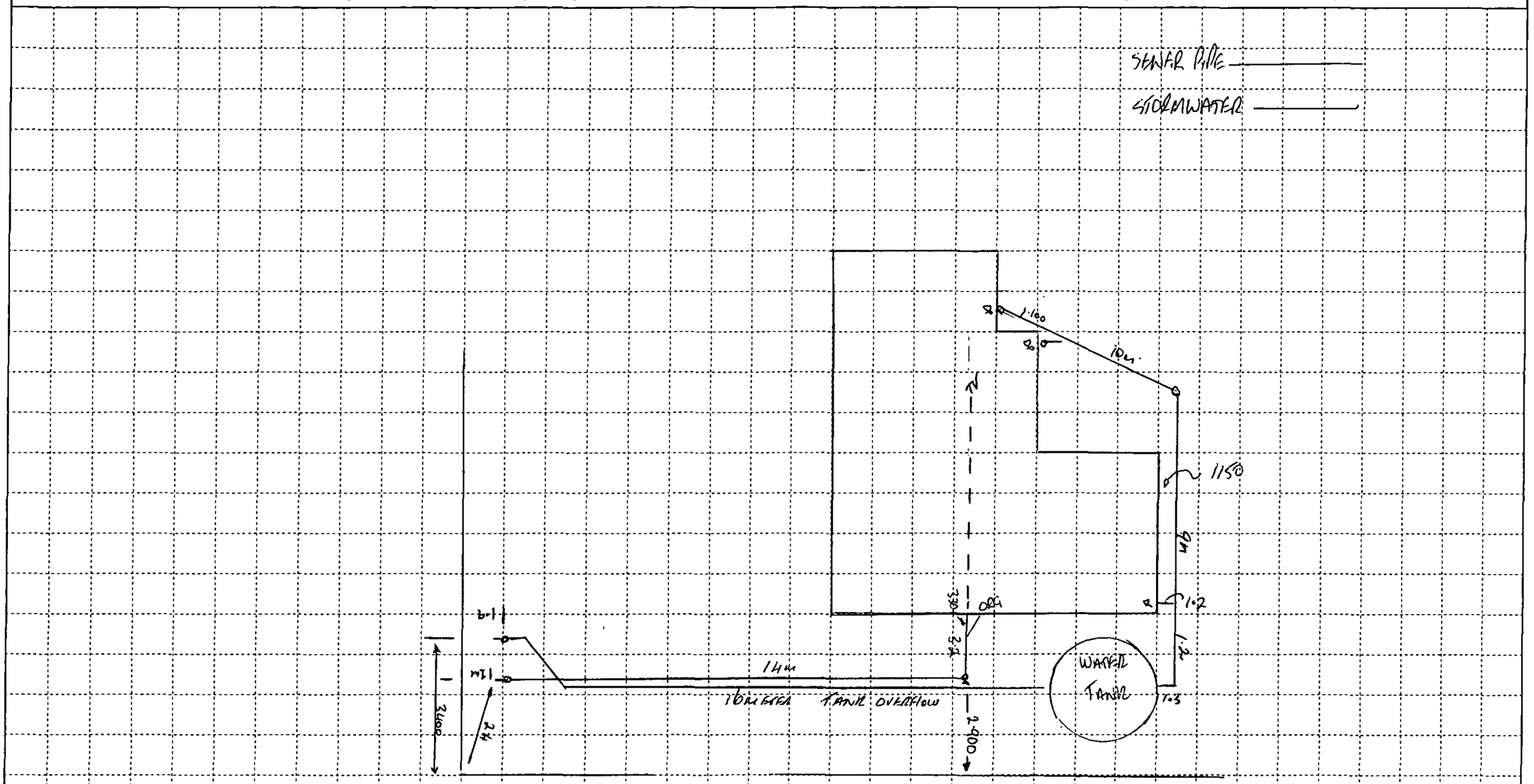
Reading ☐☐☐☐☐☐☐ m³

(Quote all black figures inclusive of zeros only)

Note Part B As Built Services Information

PART C: As Built Services Plan

(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, are noted below.)



Scale: _____ in _____

Site Address: _____

_____

Please provide at least two measurements for each access point for future location

KAIPARA DISTRICT
Kaipara te Oranganui • Two Oceans Two Harbours

FIELD ADVICE NOTICE - 3 Pg 1

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

BC # 110348 **Date:** 20-1-12

Applicant: PIRIE

Contractor: COASTAL HOMES

Site Address: 7 Devon St

VAL #

Travelling Time: MQUEEN

Inspection Final — Passed / Failed
Reinspection Required: Yes / No
Recommended to issue CCC: Yes / No

Inspection Time:

Officer: *Signature:*

ENTERED 07525

21	FINAL INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Peer Review required (over 5 yrs)			✓	
2	Owners Application for CCC / Contractors List	✓			
3	Consent Documents on Site	✓			
4	Photos Taken			✓	
20	**FINAL FIREPLACES INSPECTION**	**OK**	**Not**	**N/A**	
1	Smoke Alarms with Hush				
2	Hearth size and & secured				
3	Fire Place Clearances				
4	Fire Place secured				
5	Flue Shield				
6	Flashings / Flue Height				
7	Wet back circulators correct size and fall				
PLUMBING		**OK**	**Not**	**N/A**	
1	Waste pipe correct support & gradient	✓			
2	Water filtration system installed on temp	✓			
3	Hot water pipe lagged			✓	
4	1 metre minimum of copper outlet of HWC	✓			
5	Hot water cylinder seismic restraint	✓			Gas Coc. Rec'd
6	Hot water tempering value set at 45/55 degrees	✓			
7	Hot water energy cut out switch to all valve vented systems	✓			
8	Hot water drain OK (falls to outside of building)	✓			
9	Filter, non return, stop, cold water expansion, pressure reducing & pressure relief valves	✓			
10	Notches & holes in joists & bearers	✓			
11	Waste pipes sizing / fall / support to gully trap	✓			
12	Soil pipe sizing / fall / support	✓			
13	Adequate support to water pipes	✓			
14	Water supply tank / bore / supply	✓			
15	Back flow prevention where required			✓	
16	Other			✓	
FINAL INTERNAL INSPECTION		**OK**	**Not**	**N/A**	
1	Smoke alarms with hush	✓			
2	Sink insert secured correctly	✓			
3	Service rooms inpervious walls	✓			
4	Service rooms impervious floors	✓			
5	Producer statement membrane in wet areas	✓			Rec'd.
6	Ceiling insulation (clear of downlights) a/ cut	✓			
7	Safety glass where required	✓			
8	Ventilation	✓			
9	Stairs gap / tread / rise / handrails			✓	
10	Barrier Height 1.0m / 1.1m / Stairs 900mm			✓	
11	Safety from falling eg. 100mm balustrade gaps			✓	
12	Access for disabled *(commercial only)*			✓	
13	Facilities for disabled *(commercial only)*			✓	
14	All surfaces completed	✓			

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:
Issued by:
Designation: Building Officer
Next Inspection:

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 19 Apr 2012 SCANNED: 19 Apr 2012 BOX: 6 BATCH: 89923 DOC: KDCAAOJS

KAIPARA DISTRICT
Kaipara te Oranganui · Two Oceans Two Harbours

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

FIELD ADVICE NOTICE - 3 Pg 2

07525

	FINAL EXTERIOR INSPECTION	OK	Not	N/A	Reason for the decision / Comments ...... If further inspection needed please indicate
1	Conditions on Resource / Building consent	✓			[illegible]
1a	Landscaping Complete	✓			[illegible]
2	Joints in bearers supported	✓			
3	Ground clearance to u/side of floor	✓			
4	Subfloor ventilation	✓			
5	Subfloor bracing	✓			
6	U/floor insulation [illegible]	✓			
7	Finished ground level	✓			
8	Cladding (joints, corner, scribers window flashing etc)	✓			
9	Cladding - painted / penetrations sealed	✓			
10	Brick veneer weep holes cleared			✓	
11	Roof & post fixings	✓			
12	Roof, ridging and flashings fixed correctly	✓			
13	Roof penetrations flashed correctly	✓			
14	Spouting fixed correctly	✓			
15	Down pipe clips at 1.2	✓			
16	Vent pipe clips at 1.2			✓	
17	Vent Discharge / Vermin cage	✓			
18	Stairs gap / tread / rise / handrails	✓			
19	Barriers 1.0m / 1.1m / stairs 900mm	✓			
20	Safe from falling ballustrades	✓			
21	RAMPS grade / slip resistance			✓	
22	Safety Glass (Glass Visible - commercial)			✓	
	DRAINAGE	**OK**	**Not**	**N/A**	
1	As built drainage plan s/water and sewer	✓			
2	Gully dish 25mm above sealed surface "A"	✓			
3	Gully dish 75mm above unsealed surface "B"			✓	
4	Relief gully installed	✓			
5	Foulwater drain finished	✓			
6	Ventilation to drains, e.g. TV & or valves	✓			
7	Stormwater drain finished [illegible]	✓			
8	Retaining wall drainage connected into stormwater drain	✓			
9	Overflow to water tank	✓			
10	Access for septic tank maintenance			✓	
11	Commissioning statements			✓	
12	Effluent Completed Barking / Planting			✓	
	PRODUCER STATEMENTS	**OK**	**Not**	**N/A**	
1	Engineer / Licenced Building Practioneer			✓	
2	Membranes / Roof			✓	
	FINAL POOL INSPECTION	**OK**	**Not**	**N/A**	
1	Pool fencing compliance (sheet completed)			✓	
2	Back flow prevention where required			✓	
	ENERGY CERTIFICATES	**OK**	**Not**	**N/A**	
1	Electrical	✓			
2	Gas	✓			
	ROAD DAMAGE	**OK**	**Not**	**N/A**	
1	Footpath & kerb damage	✓			
2	Crossing installed with SD	✓			
	COMMERCIAL	**OK**	**Not**	**N/A** (circled)	
1	Compliance Schedule				
2	Fire Design Compliance				
3	FPIS report				
4	Certificate of Public Use				
5	Fire Service - Evacuation Scheme				
6	Fire Service - Conditions meet				
7	Producer Statements - Fire Alarm, Ventilation etc				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within .... Days or otherwise stated

Action to be taken:
Issued by: [signature]
Designation: Building Officer
Next Inspection:

This notice Received By:
Owner / Agent / Contractor

KAIPARA DISTRICT
Kaipara te Oranganui · Two Oceans Two Harbours

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

FIELD ADVICE NOTICE - 2

BC # 110348 **Date:** 17.11.11

Applicant: Pirie

Contractor: Coastal Homes

Site Address: 7 Devon St

Inspection Postline **Passed / Failed**
Reinspection Required: ~~Yes~~ / No

VAL #
Travelling Time: Nyumy

Inspection Time:

Officer: *Signature:* 08611

10	**CLADDING INSPECTION**	**OK**	**Not**	**N/A**	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Plaster: reinforcing, flashings, sealants, construction				
2	Waterproofing / Coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				
5	Weatherboard: grading, type, fixing, flashing				
6	Other				
9	**FRAMING INSPECTION**				
13	**PRELINE BUILDING INSPECTION**	**OK**	**Not**	**N/A**	
1	Trusses: fixing, spacing, bracing, support, purlins				
2	Pitched roof; fixing, spacing, bracing, strutting, span				
3	Ceiling: joists/Batten: fixing, spacing, support				
4	Bottom-Top plate: fixing, size, DPC				
5	Bracing: Strapping, bolts, check plan				
6	Moisture content				
7	Frame timber treatment				
8	Frame; stud size, spacing, lintel fixings, grade				
9	Recheck cladding: flashing, nog spacing (480mm-board/batten)				
10	Insulation: type, thickness				
11	Glazing: safety glass, thickness				
12	Fire & Sound walls: sealer, staggered laps, fire collars				
13	Other				
15	**PRELINE PLUMBING INSPECTION**	**OK**	**Not**	**N/A**	
1	Pressure Test				
2	Pipe material, size, support, insulation				
3	Stacks / Wastes				
4	Supply Tank				
5	Other				
16	**POST LINING INSPECTION**	**OK**	**Not**	**N/A**	
1	Sheet brace nailing, placement options	✓			Postline. All As per
2	Fire & Sound walls: sealer, staggered laps, fire collars			✓	Schedule Sealed off
3	Waterproofing under tiles			✓	to Plans.
4	Other Aqualine	✓			Aqualine. as.
17	**DRAINAGE INSPECTION**	**OK**	**Not**	**N/A**	Drainage outside.
1	Accurate "as built" plan provided				
2	Depth of drain				
3	Bedding				
4	Gradient Line; Inspections, diameter correct				
5	Water test - connection to main				
6	Gullys: max 600mm depth, finish 25mm above protected or 100mm above protected ground				
7	Drains within boundaries, too close to foundations				
8	Other				
18	**SEPTIC TANKS**	**OK**	**Not**	**N/A**	
1	AS/NZS 1546, 1547 design				
2	Depth of beds, length, scoria, matting, cut off drain				
3	Tank installed properly on level				
4	Ventilation provided-distribution box				
5	Aerated mechanical systems installed to manufacturers specifications				
6	Access or tank maintenance (no vertical air loading)				
7	Other				

ENTERED

Next Inspection:

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 19 Apr 2012 SCANNED: 19 Apr 2012 BOX: 6 BATCH: 89923 DOC: KDCAAOJS

KAIPARA DISTRICT
Kaipara te Oranganui · Two Oceans Two Harbours

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Phone: (09) 431 2013
Fax: (09) 431 2023
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FIELD ADVICE NOTICE - 2

BC # 110348

Date: 1.11.11

Applicant: Pirie

Contractor: Coastal Homes

Site Address: 7 Devon St Ruawai

VAL #

Travelling Time:

Officer:

Inspection P/L.

Reinspection Required:

Passed / Failed

Yes / No

ENTERED

08572

Inspection Time:

Signature:

		OK	Not	N/A	Reason for the decision / Comments ...... If further inspection needed please indicate
10	CLADDING INSPECTION	OK	Not	N/A	
1	Plaster: reinforcing, flashings, sealants, construction				
2	Waterproofing / Coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				
5	Weatherboard: grading, type, fixing, flashing				
6	Other				
9 / 13	FRAMING INSPECTION / PRELINE BUILDING INSPECTION	OK	Not	N/A	
1	Trusses: fixing, spacing, bracing, support, purlins	✓			
2	Pitched roof; fixing, spacing, bracing, strutting, span	✓			
3	Ceiling: joists/Batten: fixing, spacing, support	✓			
4	Bottom-Top plate: fixing, size, DPC	✓			
5	Bracing: Strapping, bolts, check plan	✓			
6	Moisture content < 14%	✓			
7	Frame timber treatment	✓			
8	Frame; stud size, spacing, lintel fixings, grade	✓			
9	Recheck cladding: flashing, nog spacing (480mm-board/batten)			✓	
10	Insulation: type, thickness	✓			
11	Glazing: safety glass, thickness	✓			
12	Fire & Sound walls: sealer, staggered laps, fire collars			✓	
13	Other			✓	
15	PRELINE PLUMBING INSPECTION	OK	Not	N/A	
1	Pressure Test	✓			
2	Pipe material, size, support, insulation	✓			
3	Stacks / Wastes	✓			
4	Supply Tank	✓			
5	Other			✓	
16	POST LINING INSPECTION	OK	Not	N/A	
1	Sheet brace nailing, placement options				
2	Fire & Sound walls: sealer, staggered laps, fire collars				
3	Waterproofing under tiles				
4	Other				
17	DRAINAGE INSPECTION	OK	Not	N/A	
1	Accurate "as built" plan provided				
2	Depth of drain				
3	Bedding				
4	Gradient Line; Inspections, diameter correct				
5	Water test - connection to main				
6	Gullys: max 600mm depth, finish 25mm above protected or 100mm above protected ground				
7	Drains within boundaries, too close to foundations				
8	Other				
18	SEPTIC TANKS	OK	Not	N/A	
1	AS/NZS 1546, 1547 design				
2	Depth of beds, length, scoria, matting, cut off drain				
3	Tank installed properly on level				
4	Ventilation provided-distribution box				
5	Aerated mechanical systems installed to manufacturers specifications				
6	Access or tank maintenance (no vertical air loading)				
7	Other				

Next Inspection: 0

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 19 Apr 2012 SCANNED: 19 Apr 2012 BOX: 6 BATCH: 89923 DOC: KDCAAOJS

KAIPARA DISTRICT
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FIELD ADVICE NOTICE - 2

BC # 110348

Date: 9.11.11

Applicant: P. Rie

Contractor: Coastal [illegible]

Site Address: Devon St.

Inspection: Drainage — **Passed** / Failed

Reinspection Required: Yes / **No**

VAL #

Travelling Time: [illegible]

Inspection Time:

Officer:

Signature:

ENTERED 08592

#	Item	OK	Not	N/A	Reason for the decision / Comments ...... If further inspection needed please indicate
10	**CLADDING INSPECTION**	**OK**	**Not**	**N/A**	
1	Plaster: reinforcing, flashings, sealants, construction				
2	Waterproofing / Coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				
5	Weatherboard: grading, type, fixing, flashing				
6	Other				
9 / **13**	**FRAMING INSPECTION** / **PRELINE BUILDING INSPECTION**	**OK**	**Not**	**N/A**	
1	Trusses: fixing, spacing, bracing, support, purlins				
2	Pitched roof; fixing, spacing, bracing, strutting, span				
3	Ceiling: joists/Batten: fixing, spacing, support				
4	Bottom-Top plate: fixing, size, DPC				
5	Bracing: Strapping, bolts, check plan				
6	Moisture content				
7	Frame timber treatment				
8	Frame; stud size, spacing, lintel fixings, grade				
9	Recheck cladding: flashing, nog spacing (480mm-board/batten)				
10	Insulation: type, thickness				
11	Glazing: safety glass, thickness				
12	Fire & Sound walls: sealer, staggered laps, fire collars				
13	Other				
15	**PRELINE PLUMBING INSPECTION**	**OK**	**Not**	**N/A**	
1	Pressure Test				
2	Pipe material, size, support, insulation				
3	Stacks / Wastes				
4	Supply Tank				
5	Other				
16	**POST LINING INSPECTION**	**OK**	**Not**	**N/A**	
1	Sheet brace nailing, placement options				
2	Fire & Sound walls: sealer, staggered laps, fire collars				
3	Waterproofing under tiles				
4	Other				
17	**DRAINAGE INSPECTION**	**OK**	**Not**	**N/A**	Drainage by Paul Massey to 1/ORB CARS.
1	Accurate "as built" plan provided Onsite	✓			LIC - 12780 [illegible]
2	Depth of drain	✓			1/4 [illegible] Air 3500
3	Bedding	✓			Accurate [illegible]
4	Gradient Line; Inspections, diameter correct	✓			[illegible]
5	Water test - connection to main 1/4 [illegible]	✓			
6	Gullys: max 600mm depth, finish 25mm above protected or 100mm above protected ground	✓			
7	Drains within boundaries, too close to foundations			✓	
8	Other			✓	
18	**SEPTIC TANKS**	**OK**	**Not**	**N/A**	
1	AS/NZS 1546, 1547 design				
2	Depth of beds, length, scoria, matting, cut off drain				
3	Tank installed properly on level				
4	Ventilation provided-distribution box				[illegible] to [illegible]
5	Aerated mechanical systems installed to manufacturers specifications				Connect
6	Access or tank maintenance (no vertical air loading)				
7	Other				

Next Inspection:

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 19 Apr 2012 SCANNED: 19 Apr 2012 BOX: 6 BATCH: 89923 DOC: KDCAAOJS

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FIELD ADVICE NOTICE - 2

BC # 110348

Date: 20.9.4

Applicant: Pirie

Contractor: Coastal Homes

Site Address: 7 Bowen St

VAL # Ruawai

Travelling Time:

Officer:

Inspection: Framing

~~Passed~~ / Failed

Reinspection Required: Yes / ~~No~~

Inspection Time:

Signature: [illegible] — [illegible] photos to ... Beam connection to ...

08456

10	CLADDING INSPECTION	OK	Not	N/A	Reason for the decision / Comments ...... If further inspection needed please indicate
1	Plaster: reinforcing, flashings, sealants, construction				
2	Waterproofing / Coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				ENTERED
5	Weatherboard: grading, type, fixing, flashing				
6	Other				
9 / 13	FRAMING INSPECTION / PRELINE BUILDING INSPECTION	OK	Not	N/A	Framing for front + rear ...
1	Trusses: fixing, spacing, bracing, support, purlins	✓			all ... strap ...
2	Pitched roof; fixing, spacing, bracing, strutting, span	✓			...
3	Ceiling: joists/Batten: fixing, spacing, support	✓			...
4	Bottom-Top plate. fixing, size, DPC	✓			...
5	Bracing: Strapping, bolts, check plan	✓			...
6	Moisture content			✓	...
7	Frame timber treatment				...
8	Frame; stud size, spacing, lintel fixings, grade	✓			... Trusses ...
9	Recheck cladding: flashing, nog spacing (480mm-board/batten)			✓	...
10	Insulation: type, thickness			✓	...
11	Glazing: safety glass, thickness			✓	...
12	Fire & Sound walls: sealer, staggered laps, fire collars			✓	...
13	Other				
15	PRELINE PLUMBING INSPECTION	OK	Not	N/A	...
1	Pressure Test				...
2	Pipe material, size, support, insulation				...
3	Stacks / Wastes				...
4	Supply Tank				... (photo Beam connection
5	Other				... to BCO)
16	POST LINING INSPECTION	OK	Not	N/A	
1	Sheet brace nailing, placement options				
2	Fire & Sound walls: sealer, staggered laps, fire collars				
3	Waterproofing under tiles				... photos.
4	Other				
17	DRAINAGE INSPECTION	OK	Not	N/A	...
1	Accurate "as built" plan provided				...
2	Depth of drain				...
3	Bedding				ok
4	Gradient Line; Inspections, diameter correct				
5	Water test - connection to main				
6	Gullys: max 600mm depth, finish 25mm above protected or 100mm above protected ground				Also ... photos
7	Drains within boundaries, too close to foundations				...
8	Other				
18	SEPTIC TANKS	OK	Not	N/A	...
1	AS/NZS 1546, 1547 design				...
2	Depth of beds, length, scoria, matting, cut off drain				...
3	Tank installed properly on level				
4	Ventilation provided-distribution box				
5	Aerated mechanical systems installed to manufacturers specifications				
6	Access or tank maintenance (no vertical air loading)				
7	Other				

Next Inspection: [illegible]

[signature]

This notice Received By:
Owner / Agent / Contractor

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FIELD ADVICE NOTICE - 1

BC # 110348 **Date:** 5.9.12

Applicant: Foire

Contractor: Goodman Homes

Site Address: 7 Bevan Dr

Inspection Slab **Passed / Failed**
Reinspection Required: Yes / No

VAL #
Travelling Time: 10 mins

Inspection Time:

Officer:

Signature:

08065

ENTERED

OK - Complies with BC Consent, **Not** - Does Not Comply With BC Issued, **N/A** - Not Applicable, **Crossed Out** - Deleted.

	02/03 FOUNDATION INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Boundary Pegs Sited				
2	Correct site & building siting (closer than 1.1m to boundary surveyors Certificate required				
3	Ground bearing, fill, expansive clay				
4	Reinforcing: spacing, size, clearance etc				
5	Excavation: depth, width				
6	Pile/pole holes: depth, diameter				
7	Pile / Pole: Correct grade, diameter				
8	Driven Piles: Engineers Certification				
9	Retaining Wall: polythene underneath				
10	Other				
	04 UNDER SLAB PLUMBING INSPECTION	**OK**	**Not**	**N/A**	
1	Pipes: gradient, protection, sizing, tested				
2	Other				
	05 SLAB INSPECTION / 06 TILT slab Inspection	**OK**	**Not**	**N/A**	All to floor -
1	Slab thickness: D.P.M., Tape, rebates				
2	Slab Reinforcing: Thickenings, tying, cover etc				
3	Fill: Compaction, depth, binding				Compactment to Con
4	Other Compactment to Con				
	07 SUBFLOOR INSPECTION	**OK**	**Not**	**N/A**	Mark on curin-
1	Sub floor brace connectors				
2	Bracing: washers, timber size etc				on Bylaw on
3	Bearer / Joist: Size, spacing, joist hangers				Sag Drawing
4	Notching/holes/clocking for lines of horizontal supports				
5	Ventilation & Insulation				
6	Other				
	08 BOND BEAM - BLOCK INSPECTION	**OK**	**Not**	**N/A**	Inta.
1	Block size				Footing to Van Roof
2	Reinforcing: Size, grade, laps, tied				
3	Washouts: If pour exceed 1.2m in height				Floor
4	Design Calculation on site				
5	Retaining Wall: DPM, type, protection, Novacoil siting				Ok to pour
6	Adequate propping				
7	Services Installation (Fire Collars)				
8	Identify proprietary pre-stress components				
9	Other				
	11 FLASHING/WRAP/CAVITY INSPECTION	**OK**	**Not**	**N/A**	
1	Flashings				
2	Battening (air cavity)				
3	Wrap				
4	Vermin protection				
	12 BRICK VENEER INSPECTION	**OK**	**Not**	**N/A**	
1	Brick Ties SS / Galv				
2	Other				
	14 FIREPLACE CHIMNEY INSPECTION	**OK**	**Not**	**N/A**	
1	Solid fuel heating, chimney check, setback				
2	fixing, flue flashing, mantel shelf, hearth construction				
	19 SWIMMING POOL FENCE INSPECTION	**OK**	**Not**	**N/A**	
1	Swimming pool: backwash, fencing, registration				

Next Inspection:

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 19 Apr 2012 SCANNED: 19 Apr 2012 BOX: 6 BATCH: 89923 DOC: KDCAAOJS

KAIPARA DISTRICT
Kaipara te Oranganui · Two Oceans Two Harbours

FIELD ADVICE NOTICE - 1

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
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www.kaipara.govt.nz

BC # 110348 **Date:** 29.9.4

08109

Applicant: Pirie

Contractor: Coastal Assoc.

Site Address: 7 Devon St.

Inspection wrap **Passed / Failed**

Reinspection Required: **Yes / No**

VAL #

Travelling Time: [illegible]

Inspection Time:

Officer:

Signature: [signature]

ENTERED

OK - Complies with BC Consent, **Not** - Does Not Comply With BC Issued, **N/A** - Not Applicable, **Crossed Out** - Deleted.

		OK	Not	N/A	Reason for the decision / Comments ...... If further inspection needed please indicate
02/03	**FOUNDATION INSPECTION**				
1	Boundary Pegs Sited				
2	Correct site & building siting (closer than 1.1m to boundary surveyors Certificate required				* May [illegible] detail
3	Ground bearing, fill, expansive clay				1F. [illegible] Approach
4	Reinforcing: spacing, size, clearance etc				Page 18 [illegible]
5	Excavation: depth, width				
6	Pile/pole holes: depth, diameter				
7	Pile / Pole: Correct grade, diameter				
8	Driven Piles: Engineers Certification				
9	Retaining Wall: polythene undemeath				
10	Other				
04	**UNDER SLAB PLUMBING INSPECTION**	**OK**	**Not**	**N/A**	NOTE: Previous [illegible]
1	Pipes: gradient, protection, sizing, tested				
2	Other				
05	**SLAB INSPECTION / 06 TILT slab Inspection**	**OK**	**Not**	**N/A**	RE [illegible]
1	Slab thickness: D.P.M., Tape, rebates				
2	Slab Reinforcing: Thickenings, tying, cover etc				[illegible] in place.
3	Fill: Compaction, depth, binding				[illegible] Details
4	Other				
07	**SUBFLOOR INSPECTION**	**OK**	**Not**	**N/A**	
1	Sub floor brace connectors				[illegible] + [illegible]
2	Bracing: washers, timber size etc				
3	Bearer / Joist: Size, spacing, joist hangers				[illegible]
4	Notching/holes/clocking for lines of horizontal supports				
5	Ventilation & Insulation				+ [illegible]
6	Other				
08	**BOND BEAM - BLOCK INSPECTION**	**OK**	**Not**	**N/A**	
1	Block size				Ok
2	Reinforcing: Size, grade, laps, tied				
3	Washouts: If pour exceed 1.2m in height				
4	Design Calculation on site				
5	Retaining Wall: DPM, type, protection, Novacoil siting				
6	Adequate propping				
7	Services Installation (Fire Collars)				
8	Identify proprietary pre-stress components				[illegible] + [illegible]
9	Other				
11	**FLASHING/WRAP/CAVITY INSPECTION**	**OK**	**Not**	**N/A**	Supercourse, [illegible]
1	Flashings	✓			[illegible]
2	Battening (air cavity)			✓	internal + external [illegible]
3	Wrap	✓			[illegible]
4	Vermin protection			✓	
12	**BRICK VENEER INSPECTION**	**OK**	**Not**	**N/A**	windows [illegible]
1	Brick Ties SS / Galv				
2	Other				
14	**FIREPLACE CHIMNEY INSPECTION**	**OK**	**Not**	**N/A**	[illegible]
1	Solid fuel heating, chimney check, setback				[illegible]
2	fixing, flue flashing, mantel shelf, hearth construction				
19	**SWIMMING POOL FENCE INSPECTION**	**OK**	**Not**	**N/A**	
1	Swimming pool: backwash, fencing, registration				

Next Inspection: [illegible]

This notice Received By:
Owner / Agent / Contractor

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FIELD ADVICE NOTICE - 1

07999

BC # 110348.

Date: 30-8-11

Applicant: PIRIRIE.

Contractor: Loc. Homes

Site Address: Devon St.

Inspection Book

Reinspection Required: Passed / Failed
Yes / No

VAL #

Travelling Time: Negligible

Inspection Time:

Officer:

Signature:

ENTERED

OK - Complies with BC Consent, **Not** - Does Not Comply With BC Issued, **N/A** - Not Applicable, **Crossed Out** - Deleted

	02/03 FOUNDATION INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Boundary Pegs Sited				
2	Correct site & building siting (closer than 1.1m to boundary surveyors Certificate required				
3	Ground bearing, fill, expansive clay				
4	Reinforcing: spacing, size, clearance etc				
5	Excavation: depth, width				
6	Pile/pole holes: depth, diameter				
7	Pile / Pole: Correct grade, diameter				
8	Driven Piles: Engineers Certification				
9	Retaining Wall: polythene underneath				
10	Other				
	04 UNDER SLAB PLUMBING INSPECTION	**OK**	**Not**	**N/A**	
1	Pipes: gradient, protection, sizing, tested				
2	Other				
	05 SLAB INSPECTION / 06 TILT slab Inspection	**OK**	**Not**	**N/A**	
1	Slab thickness: D.P.M., Tape, rebates				
2	Slab Reinforcing: Thickenings, tying, cover etc				
3	Fill: Compaction, depth, binding				Compaction Cert to come
4	Other				
	07 SUBFLOOR INSPECTION	**OK**	**Not**	**N/A**	
1	Sub floor brace connectors				
2	Bracing: washers, timber size etc				
3	Bearer / Joist: Size, spacing, joist hangers				Touch for hinge.
4	Notching/holes/clocking for lines of horizontal supports				Vertical 600 ctrs
5	Ventilation & Insulation				And Horizontal Min.
6	Other				600, on Both Cnrs.
	08 BOND BEAM - BLOCK INSPECTION	**OK**	**Not**	**N/A**	2 Horizontal Lengths
1	Block size	✓			in Both ends.
2	Reinforcing: Size, grade, laps, tied	✓			finish Slab with
3	Washouts: If pour exceed 1.2m in height			✓	Hook Bar.
4	Design Calculation on site	✓			
5	Retaining Wall: DPM, type, protection, Novacoil siting			✓	
6	Adequate propping			✓	
7	Services Installation (Fire Collars)			✓	
8	Identify proprietary pre-stress components			✓	
9	Other			✓	
	11 FLASHING/WRAP/CAVITY INSPECTION	**OK**	**Not**	**N/A**	
1	Flashings				
2	Battening (air cavity)				
3	Wrap				
4	Vermin protection				
	12 BRICK VENEER INSPECTION	**OK**	**Not**	**N/A**	
1	Brick Ties SS / Galv				
2	Other				
	14 FIREPLACE CHIMNEY INSPECTION	**OK**	**Not**	**N/A**	
1	Solid fuel heating, chimney check, setback				
2	fixing, flue flashing, mantel shelf/hearth construction				
	19 SWIMMING POOL FENCE INSPECTION	**OK**	**Not**	**N/A**	
1	Swimming pool: backwash, fencing, registration				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:

Issued by:

Designation: Building Officer

Next Inspection:

This notice Received By:

Owner / Agent / Contractor

KAIPARA DISTRICT
Kaipara te Oranganui · Two Oceans Two Harbours

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FIELD ADVICE NOTICE - 1

07989

BC # 110348
Date: 25.8
Applicant: Pirie
Contractor: Coastal Homes.
Site Address: 7 Devon St
VAL #
Travelling Time: Mgway
Officer:

Inspection Ftgs
Passed / Failed ENTERED
Reinspection Required: Yes / No
Inspection Time: Photos to view Avail. Ground Fig ties
Signature:

OK - Complies with BC Consent, **Not** - Does Not Comply With BC Issued, **N/A** - Not Applicable, **Crossed Out** - Deleted.

	02/03 FOUNDATION INSPECTION	OK	Not	N/A	Reason for the decision / Comments ...... If further inspection needed please indicate
1	Boundary Pegs Sited *from DLS pegs*	✓			
2	Correct site & building siting (closer than 1.1m to boundary surveyors Certificate required			✓	Ftgs OK As per plans OK. +
3	Ground bearing, fill, expansive clay *compact soil*	✓			Spaced 600mm (450 only required)
4	Reinforcing: spacing, size, clearance etc	✓			Augured Piles to Ø900 dia.
5	Excavation: depth, width *300 x 450.*	✓			Each 2m Holes x 2
6	Pile/pole holes: depth, diameter	✓			in place per plans.
7	Pile / Pole: Correct grade, diameter	✓			Very clean.
8	Driven Piles: Engineers Certification			✓	
9	Retaining Wall: polythene underneath			✓	
10	Other			✓	Garage. Ftg Stepped All
04	UNDER SLAB PLUMBING INSPECTION	OK	Not	N/A	450 deep mm to augured
1	Pipes: gradient, protection, sizing, tested				
2	Other				
05	SLAB INSPECTION / 06 TILT slab inspection	OK	Not	N/A	Solid 4 Bar Cage,
1	Slab thickness: D.P.M., Tape, rebates				
2	Slab Reinforcing: Thickenings, tying, cover etc				Lots Ø600 Rtc. +
3	Fill: Compaction, depth, binding				
4	Other				Starter for Block on
07	SUBFLOOR INSPECTION	OK	Not	N/A	600 - All Lapped
1	Sub floor brace connectors				
2	Bracing: washers, timber size etc				
3	Bearer / Joist: Size, spacing, joist hangers				Photos to view Avail
4	Notching/holes/clocking for lines of horizontal supports				
5	Ventilation & Insulation				file
6	Other				
08	BOND BEAM - BLOCK INSPECTION	OK	Not	N/A	
1	Block size				
2	Reinforcing: Size, grade, laps, tied				
3	Washouts: If pour exceed 1.2m in height				
4	Design Calculation on site				
5	Retaining Wall: DPM, type, protection, Novacoil siting				
6	Adequate propping				
7	Services Installation (Fire Collars)				Ok to pour
8	Identify proprietary pre-stress components				
9	Other				
11	FLASHING/WRAP/CAVITY INSPECTION	OK	Not	N/A	
1	Flashings				
2	Battening (air cavity)				
3	Wrap				
4	Vermin protection				
12	BRICK VENEER INSPECTION	OK	Not	N/A	
1	Brick Ties SS / Galv				
2	Other				
14	FIREPLACE CHIMNEY INSPECTION	OK	Not	N/A	
1	Solid fuel heating, chimney check, setback				
2	fixing, flue flashing, mantel shelf, hearth construction				
19	SWIMMING POOL FENCE INSPECTION	OK	Not	N/A	
1	Swimming pool: backwash, fencing, registration				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within .... Days or otherwise stated

Action to be taken:
Issued by:
Designation: Building Officer
Next Inspection:

This notice Received By:
Owner / Agent / Contractor

KAIPARA DISTRICT COUNCIL

Building Consent Enquiry

Prev Change, Inspection Load, Print Forms, Print Letters, Search, Resource Consent Search (Change Log) Next

PIM/Consent No. 110348

The Building

Valuation No	0122183718
	General Property Enquiry
Street Address	** DEVON STREET, MANGAWHAI
Legal Description	LOT 4 DP 348507
Levels	1
Floor (m2)	145
Current use	Housing Detached - New Dwelling
Building Category	R2
Current Status	CCC Application Received 23/01/12
	ok to ccc
Process Days Taken To Issue	10
Overseer	Eastern
Zone	Mangawhai Residential

The Owner

Name	S R & H M Pirie
Contact	Agent
Mailing Address	

The Agent

Name	S R & H M Pirie
Contact	Phil Thompson
Mailing Address	C/- Coastal Homes NZ Ltd
	PO Box 401027
	Mangawhai 0541
Landline Phone	0800 426 278
Mobile Phone	027 492 6826
Relationship to Owner	Builder/Agent
Debtor	BC110348 Edit Debtor
Balance	$ 0.00
Invoice	30157

Building Work

Type of Work	New Dwelling
Intended use	Housing Detached - New Dwelling
Intended life / Durability	INDEFINITE
Being stage	1 OF 1
Stats code	1100 NEW (& PREBUILT) HOUSE, UNIT, BACH, CRIB, TOWN HOUSE
Estimated value	$220,000
Resource Consent?	
Dev Contrib Notice?	

Deposit	$3,201.00
Building Consent	$2,388.80
PIM Fee	$150.00
BRANZ Levy	$220.00
DBH Levy	$442.20
Total Charges	$3,201.00

Status history

Deadline	21/02/12	
Formally Received	8/08/11	
Invoiced	8/08/11	30157
Information Received	8/08/11	Fees paid receipt 629118
Information Received	22/08/11	ok to issue
PIM Issued	22/08/11	CONFIRMATION
Consent Granted	22/08/11	
CCC Application Received	23/01/12	ok to ccc

Builder	Coastal Homes NZ Ltd
Phone	0800 426 278
	PO Box 401027 Mangawhai
Designer	Paperspaces Architetural Design Ltd
Phone	09 424 7590
	PO Box 84 Silverdale
Drainlayer	Grant Renall Mangawhai Diggers & Drainag
Phone	027 273 1699
	King Road Mangawhai
Plumber	Massey Plumbing
Phone	021 728 501 09 431 4648
	Devich Road RD 5 Wellsford
Gasfitter	Same as above
Electrician	Coastal Electrics
	Cove Road Langs Beach

Forms that should have been saved

Consent

PIM

Forms and Letters Actually Saved	110348bc.doc	110348pim.doc

Notes

Date	12/08/11
	TRFS to BC Receipt 629392
Date	22/08/11
Officer	David Hughes
	J Hawley report 583f in RM typing (RM050267) this lot ok for standard NZS 3604 foundations.
Date	14/12/11
Officer	Derek Free
	asbuilt recieved in field from Paul Massey

Diary Reminders

None found

Standard and Non-Standard Conditions

Officer	David Hughes
	Compaction test required for fill beneath garage slab.
Officer	David Hughes
	Surveyors certificate required to confirm compliance with District Plan Residential Zone Rules regarding boundary setbacks as shown on approved site plan.
	This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.
	No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.
	IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.
	As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.
	NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:
	At least 2 working days notice of the covering up of any
	i) drainage or plumbing
	ii) excavation for a foundation
	iii) reinforcing steel for a foundation
	iv) timber required to have a specific moisture content
	v) other work required to give notice as a condition
	Council MUST be notified at the completion of building work on the attached form.
	This Building Consent is issued subject to site and soil conditions being `good ground` as defined in NZS3604:1999.
	Every household unit requires smoke alarms in accordance with NZBC Clause F7/AS 1.3.1. Smoke alarms may be battery powered but shall have a hush facility and must comply with at least one of the following: UL 217, CAN/ULC S531, AS 3786, BS 5446: Part 1. Smoke alarms shall be installed near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.
	near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.

Standard and Non-Standard PIM Notes

None found

Inspections

Type	**B03 B03 Footings - Pile or posts**
Inspected	29/08/11
Officer	Derek Free
Result	Okay
	Ftgs/Garage fdns: refer fan 1 sh 07989. Ftgs as per plan +. ord and braced to 600mm (only 450 required) anchor piles to 900 ok and deck braces to 2m as per plan and

spec. all very clean. Garage ftg stepped 300 wide all 450mm deep to compact sand.4 bar cage w/ links at 600 r6 all lapped and starters at 600 for slab and block. photo`s to take of final tie offs. then ok to pour

Type	**B08 B08 Bond Beam**
Inspected	1/09/11
Officer	Derek Free
Result	Okay
	Block for garage; refer fan 1 sh 07999. verts at 600 area over 600 hor in mid height. compaction cert will be done.
Type	**B05 B05 Slab - Concrete floors**
Inspected	5/09/11
Officer	Derek Free
Result	Okay
	Garage slab: refer fan 1 sh 08065. all to plan, compaction cert to come. mesh over chairs over polythene over sand blinding. photo`s to view final ties then ok to pour.
Type	**B09 B09 Framing**
Inspected	20/09/11
Officer	Derek Free
Result	Okay
	Framing: refer fan 2 sh 08456. framing per plan and code, all exterior strap brace on + also bL exterior subfloor connects on.trusses cyclone tied rafters dble z`d.mesh over purlins- z`d nailed.lintels all connected ok. H3.1 bottom plate and bthrm ply bal h1.2. to check beam connects into bldg bolted (done). Note viewed photos final ties ftg cages- all ok. and also viewed photos slab final ties- all ok. ok to wrap.
Type	**B11 B11 Flashing/Wrap/Cavity**
Inspected	29/09/11
Officer	Derek Free
Result	Okay
	Wrap: refer fan 1 sh 08109.front and side rake supercourse soffit flashed xtra to plan (may supercede soffit detail page 18 if var approved. Internal and external plastic flash in. paper and window tape to E2/AS1. ok to clad Note": previous recheck re beam into dwg- connection in place stainless bowmac angle w/ eng bolts each side and coaches. ok
Type	**B13 B13 Preline**
Inspected	1/11/11
Officer	Derek Free
Result	Okay
	Preline; refer fan 2 sh 08572. Exterior roof and wall bracing connects previous. all bracing set to plan.insulation per plan, air seal in windows. h3 ply flooring in bathroom and h3.1 framing in all wet areas and bottom plate. Plumbing under test by Paul Massey pex. ok to line.
Type	**B17 B17 Drainage**
Inspected	9/11/11
Officer	Derek Free
Result	Okay
	Drainage: refer fan 2 sh 08592. Drainage by Paul Massey lic 12780 ASNZ3500 direct to eco care via s/d connect under air test. s/w to s/d connect. ok to backfill
Type	**B16 B16 Post Line**
Inspected	17/11/11
Officer	Derek Free
Result	Okay
	Postline; refer fan 2 sh 08611. all as per schedule screwed and glued to specie. aqualine in bathroomand ensuite. ok to plaster
Type	**B21 B21 Final - Building Code Compliance Certificate**

Inspected	20/01/12
Officer	Derek Free
Result	Okay
	Final: refer fan 3 sh 070525. All works completed as per plan and code and required documentation recieved. ok to ccc

Print Summary

Standard and Non-Standard CCC Conditions

None found

Work to be Stopped and Notice to Fix Conditions None found

RM Certificate None found

Letter 1 and Letter 2 Paragraphs None found

KAIPARA DISTRICT

15 *	Reference (if applicable) to acceptable solutions of verification methods	Yes	No	N/A	
16 *	File forwarded to Senior Building Services Officer to undertake a Peer Review (over 5 years old) and arrange issue of CCC	Yes	No	N/A	
17 *	If compliance schedule must be issued, co-ordinate issue with issue of CCC	Yes	No	N/A	
18 *	Photographs	Yes	No	N/A	
19 *	CCC Consent issued under the transitional provisions of Section 436 Building Act 2004 noted added to CCC	Yes	No	N/A	
20 *	Regulatory approvals, dispensations, waivers or modifications	Yes	No	N/A	

Issue CCC	**Yes** **No**
Reason for Decision	I am satisfied on reasonable grounds that the: ~~Building work complies with the building code at the time the Building Consent was granted (see number 19)~~ Building work complies with the Building Consent issued; and The ~~specified systems in the building~~ are capable of performing to the ~~performance standards set out in this building consent~~ (Added to CCC and the compliance schedule as attachment) (compliance schedule statement issued)
Signed	

"Yes" ~~means Approved~~ "No" Means not Approved ~~"N/A" means Not Applicable~~

KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

Code Compliance Certificate Checklist

KAIPARA DISTRICT COUNCIL

Code Compliance Certificate Checklist

Address of Property	Devon St.		
Consent Number	110348	**Date**	23.1.12.
Staff Responsible	DF.	**Building Category**	R2.

Note: In some cases some of the following items may not need to be checked

Number	Issue	Yes	No	N/A	
1 *	Change of owner or address	Yes	No	(N/A)	
2 *	Request for CCC within 2 year timeframe	(Yes)	No	N/A	
3 *	All inspections completed	(Yes)	No	N/A	
4 *	Development contributions paid	Yes	No	(N/A)	
5 *	Energy works certificate provided	(Yes)	No	N/A	
6 *	Inspections Extra inspections to be charged	Yes	No	(N/A)	
7 *	All building consent conditions fulfilled	(Yes)	No	N/A	
8 *	Ensure that conditions of geotechnical reports, engineers reports of producer statements are complied with	Yes	No	(N/A)	
9 *	Work complies with approved building consent documentation	(Yes)	No	N/A	
10 *	Check that items are completed from Final Checklist (FAN)	(Yes)	No	N/A	
11 *	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level	Yes	No	(N/A)	
12 *	List of contractors	(Yes)	No	N/A	
13 *	Amendments, variations and associated documentation properly completed	Yes	No	(N/A)	
14 *	Document applies to **building work** for which a building consent has been issued **before the date** on which the compliance document came into force	Yes	No	(N/A)	

KAIPARA DISTRICT

Kaipara te Oranganui · Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL

Application for a Code Compliance Certificate for 110348

(Form 6) Section 92 Building Act 2004

S R & H M Pirie
C/- Coastal Homes NZ Ltd
PO Box 401027
Mangawhai 0541

Issue Date: 22/08/11
Application Date: 8/08/11
Overseer: Eastern

IMPORTANT:

You need to submit this form when requesting your final inspection. Please check that the details below are still current when submitting it, and that all information required is provided. Once you make this request, Council will have 20 working days within which to deal with it. You will need to insure that all fees relating to this Building Consent are paid. The Code Compliance Certificate will not be issued while fees are owing.

THE OWNER:

Owners Name:	S R & H M Pirie			
Owners Mailing Address:	7 Outlook Road, Greenhithe, Auckland			
Street Address/Registered Office:				
Phone Number	**Landline:**	**Daytime:**		**After Hours:**
	Mobile:	**Fax:**		
Email:			**Website:**	

THE BUILDING (The following building work was authorised by this Building Consent)

Description:	New Dwelling
Street Address of Building:	MOLESWORTH DRIVE, MANGAWHAI
Valuation Number:	0122183718
Legal Description:	LOT 4 DP 348507

THE AGENT:

Agents Name:				
Agents Mailing Address:				
Street Address/Registered Office:				
Phone Number	**Landline:**	**Daytime:**		**After Hours:**
	Mobile:	**Fax:**		
Email:			**Website:**	

Relationship to Owner: (State details of authorisation from the owner to make the application on the owner's behalf)

FIRST POINT OF CONTACT: (with the Council/Building Authority)

First Point of Contact:	Phil Thompson			
Mailing Address:	C/- Coastal Homes NZ Ltd, PO Box 401027, Mangawhai 0541			
Phone Number	**Landline:** 0800 426 278	**Daytime:**		**After Hours:**
	Mobile: 027 492 6826	**Fax:**		
Email:			**Website:**	

KAIPARA DISTRICT

KEY PERSONNEL: The Personnel who carried out the building work are as follows:

Designer

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Builder (Licensed Building Practitioner From 30/11/2009)

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Registered Drainlayer

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Registered Plumber

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Registered Electrician

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Registered Gas Fitter

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Other

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Other

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

KAIPARA DISTRICT

ATTACHMENTS: The following documents are attached to this application:

☐	Certificates from the personnel who carried out the work
☐	Certificates that relate to the energy work
☐	Evidence that specified systems are capable of performing to the performance standards set out in the Building Consent

EVIDENCE OF OWNERSHIP: (The following evidence of ownership is attached to this application):

☐	Copy of Certificate of Title
☐	Lease Agreement for Sale and Purchase
☐	Other document showing full name of legal owner(s) of the building/property
Please state other document:	

REQUEST TO ISSUE A CODE COMPLIANCE CERTIFICATE FOR BC 110348:

All of the building work relating to the Building Consent 110348 was completed on:

I request that the Kaipara District Council issue a Code Compliance Certificate for the Building Consent 110348 under Section 95 of the Building Act 2004:

Signed by / for and on behalf of/ the owner

Note: If acting for and on behalf of, please read the following declaration prior to signing

'I hereby declare that I am authorised to act as the Agent of the Applicant':

Signed: _____ Coastal Homes NZ Ltd 18-1-2012.

Signature **Name** **Date**

The Code Compliance Certificate should be sent to:

Name: Coastal Homes NZ Ltd. **Owner / Agent** (delete one)

Address: P.O. Box 401027
Mangawhai Heads.

Code Compliance Certificate 110348

Form 7, Section 95, Building Act 2004

SR & HM Pirie
C/- Coastal Homes NZ Ltd
PO Box 401027
Mangawhai Heads

Issue Date: 23/01/12
Overseer: Eastern

THE BUILDING:

Street Address of Building:	DEVON STREET, MANGAWHAI
Valuation Number:	0122183718
Legal Description:	LOT 4 DP 348507
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	
Current Lawfully Established Use:	Housing Detached - New Dwelling
Year First Constructed:	

THE PROJECT:

Description:	New Dwelling NEW (& PREBUILT) HOUSE, UNIT, BACH, CRIB, TOWN HOUSE
Type of Work:	
Intended Use:	Housing Detached - New Dwelling
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE OWNER:

Owners Name:	Pirie Stephen Robert		
Owners Mailing Address:	7 Outlook Road, Greenhithe, Auckland		
Street Address/Registered Office:			
Phone Number	**Landline:**	**Daytime:**	**After Hours:**
	Mobile:	**Fax:**	
Email:		**Website:**	

FIRST POINT OF CONTACT:

First Point of Contact:	Full Name: S R & H M Pirie Mailing Address: C/- Coastal Homes NZ Ltd, PO Box 401027, Mangawhai 0541 Phones:: 027 492 6826: 0800 426 278

BUILDING WORK:

Building Consent Number:	110348
Issued By:	Kaipara District Council

This Code Compliance Certificate is issued by the Kaipara District Council. As the Building Consent Authority it is satisfied, on reasonable grounds that:

- The building work complies with the Building Consent 110348

Signature  **Date:** 23/01/12 **Position** Building Services Officer

On behalf of: Kaipara District Council

JOHN HAWLEY CONSULTING LTD

John Hawley, MIPENZ, MA, PhD, BE, CPEng.
Geotechnical Reports – On-site Wastewater Systems – Producer Statements
4 Gordon Craig Place
Algies Bay
WARKWORTH
Tel: 09-425 6949
jghawley@xtra.co.nz
Fax: 09-425 6946

15th February 2007

JHCL: 583ia

Duffill Watts & King
P O Box 481
WHANGAREI

Attention: Mark Lett
Fax 09 4300 311

Copy to

Hermes Developments Limited
c/o Mr Adam Booth
136 Garbolino Road
MANGAWHAI

Certification of Earthworks for STAGE 2 Devon Street Development – RM 050196
Lot 27 to Lot 56 inclusive, - 30 Lots.

This letter is a response to that from Duffill Watts & King of 17th January 2007. It is therefore an amendment to our's of 22nd December 2007.

Compaction of Fills

The areas of fill were defined on contour plans prepared prior to work commencing (NZS 4431 Section 8.1). These showed –

(a) natural contours prior to commencement of works,
(b) final contours to be achieved, and
(c) the differences between (a) and (b) - being areas of cut and fill.

This last plan shows areas of fill to be limited to portions of Lots 32, 33 and 34 with a small area in the corner of Lot 35, plus very small areas close to boundaries on Lots 43 to 46. Fill is therefore present only on limited areas of 9 of the 30 Lots. The amount of supervision and testing of fill was therefore less than might be expected for an undertaking of the size of Stage 2 "Taranga" earthworks.

The fills on Lots 32 to 35 are located in hollows rather than on the sides of slopes, ie they are supported by natural ground on all sides. (This is very nearly true for the fills on Lots 43 to 46 also.)

Maximum depth of fill was 1,200mm with most considerably less.

The small areas and volumes of soil involved led to the decision to rely on field testing by Scala Penetrometer rather than (less directly) on laboratory compaction tests and measurements of moisture contents of the soils being compacted to confirm that target moisture contents were met (NZS 4431 7.4.2.3). Scala testing has proved to be effective in revealing patches of inadequate compaction, see below.

Measurement of air voids in the compacted material was not undertaken because we have had experience of contractors adding water after compaction (!) to bring that number within specifications[1].

In situ dry density tests were not undertaken as it was felt that dynamic penetrometer (Scala) testing would be more relevant to Bearing Capacity than any other test, and Bearing Capacity is the key requirement for house foundations on these gentle slopes. Furthermore any

[1] Construction of water supply lakes at Te Maria.

deficiencies in penetration resistance could be catered for by requiring house foundations to be modified to cope with them, see below.

We have found that "Washington Balloon Densometer" measurements of *in situ* density are difficult to carry out well, and therefore commonly give unreliable results[2]. Sand replacement and seed replacement tests, in our experience, give more reliable results. These were not carried out however, because it was felt that Scala Penetrometer tests on the soils post-compaction would be more relevant to the desired soil property (Bearing Capacity).

All vegetation and topsoil was stripped from the area to be subjected to earthworks (NZS 4431 Section 8.2.1). The vegetation was stockpiled and burned.

The soils used for the fills were weathered Waitemata silty clays cut from neighbouring ground. These soils are common in both Kaipara and Rodney Districts and their compaction behaviour is well understood by major contractors.

It was anticipated that the contractors would not be tempted to compact the soils when they were too wet because there is sufficient clay in them to give them cohesion which would cause them to adhere to compaction equipment and become too difficult to be worked. Our Scala results suggest that, on perhaps just one day, the contractors compacted some layers of soil when they were too dry, see below.

The compaction equipment brought onto the site was seen to be appropriate for the soils. We were aware that, in the event of compaction being revealed (by later *in situ* testing) to be inadequate, the mostly shallow depths of fill would mean that house foundations could be taken through it, see below.

The weathered Waitemata silty-clays were rated in a study conducted by Riley Consultants Ltd for Rodney District Council as "moderately expansive". For this reason the slightly more demanding requirements noted in RDC Report 10085 should have been included in our Report, (as has been our practice in recent years in Kaipara District as well as Rodney and other districts). This requires footings to be taken to a minimum depth of 600mm, and driven piles to be taken to a minimum 1,500mm rather than 1,200mm depth. These requirements apply to all 30 Lots, ie regardless of whether the soils are fill or natural ground.

On the 9 Lots with fill on them Scala Penetrometer tests revealed layers of inadequately-compacted soil. These are generally 200mm thick, located between 500mm and 1,200mm depth.

Because natural "cut" ground offers, on all Lots, 100 kPa "safe bearing capacity" the Bearing Capacity issue raised by the pockets of inadequately compacted soil is confined to the soils between 600mm and 1,200mm for piled foundations and between 500mm and 1,200mm for concrete slabs, - on the areas with fill on the 9 Lots.

With regard to the typical Scala Penetrometer (dynamic penetrometer) result quoted in our letter of 22nd December 2006, we note that the 2 blows/50mm required by NZS 3604 was met at all depths except between 600mm and 800mm. In response to the DW&K letter of 17th January 2007 that one set of test results was checked against other sets recorded, and more tests were conducted. The low penetration resistance layer between 600mm and 800mm depth (2 blows/75mm rather than a minimum of 3 required by NZS 3604) was confirmed as being typical. The layers with low penetration resistance were found to be, in all cases approximately 200mm thick and to lie between 500mm and 1,200mm below present ground

[2] This statement is made on the basis of experience in the design and supervision of construction of the 50m high fill to carry the NIMT Railway near Mangaweka.

level. This means that although the 600mm depth recommended in RDC's Report 10085 would cope with the "moderately expansive" property it would not satisfy the NZS 3604 requirement that soils have a minimum 3 blows per 75mm penetration, - for its foundation specifications to be appropriate.

The above leads us to refine our earlier statement (that house foundations may be to NZS 3604 design) and recommend that –

A Foundation design for buildings on Lots 27 to 31 and Lots 36 to 42 and on Lots 46 to 56 may be to NZS 3604 specification, with the qualification that, because the soils are "moderately expansive" minimum depth of footings be 600mm below present ground level, and driven piles be taken down to a minimum 1,500mm below present ground level, AND

B Foundations on the remaining 9 Lots, - 31 to 35 inclusive, and 43 to 46 inclusive - may be

a driven piles taken to a minimum depth of 1.5m below present ground level and satisfying the "set per blow" requirement of NZS 3604 S 6.6.5.1 (as in "A" above)
and

b bored piles taken to a minimum depth below present ground of **1.3m (ordinary piles) and 1.6m (anchor piles)**
and

c concrete slab foundations should be of the "waffle" type to the specification normally required for "moderately expansive" soils. These have D12 bars near both the upper and lower faces of every "beam" forming the slab. The extra reinforcing will answer not only the moderately expansive issue but also any tendency for differential settlements to occur as a result of the pockets of softer soil. (Bearing pressures beneath such "waffle" type concrete slab floors are very low, and at depths of 500mm and greater the increments of load resulting from the house is small and uniform.)

The above modifications to NZS 3604 requirements (as modified for moderately expansive soils) are not major but are important.

It is likely that house foundations on 5 of the 9 Lots – Lots 35 and 43 to 46 incl, would be entirely on cut ground rather than on fill. A check of foundation conditions over the "footprint" of a proposed house on any of these 5 Lots is therefore likely to reveal that its foundations may be installed to "NZS 3604 specifications modified for moderately expansive soils in accordance with RDC Report 10085".

It is recommended that on all 9 Lots a check be made over the "footprint" of a proposed building to see whether NZS 3604 foundations would be appropriate or whether one or more of recommendations b and c above should be adopted, or some other appropriate design modification be adopted. This amounts to a recommendation that **house foundations on the 9 Lots be to "specific design".**

The cut batter - see over

The cut batter

With regard to the stability of the cut batter slope to the east of Lots 31 - 35 we have run stability calculations assuming -

Soil bulk density above water table 1.8 t/m^3
Soil bulk density below water table 2.2 t/m^3
Depth of water table 1.0m below ground surface.
Soil strength factors c' = 25 kPa and Ø' = 24^0
Soil strength components c' = 15 kPa and Ø' = 24^0.

Lowest factors of safety were 1.94 with the higher value of c' and 1.44 with the lower value.

As the ground is natural ground which has high peak shear vane strengths we regard the value c' = 25 kPa as realistic.

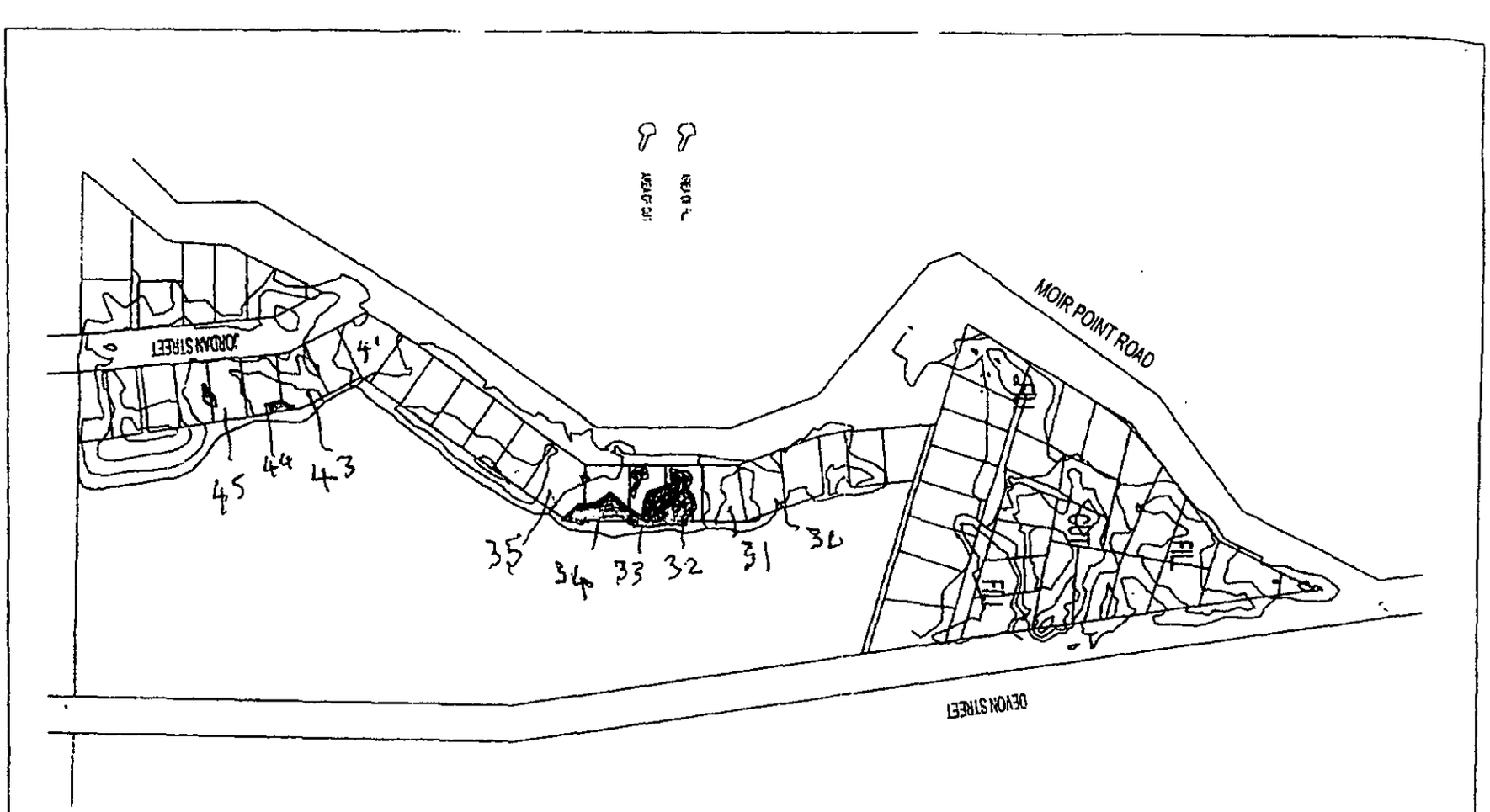
It is noted that

- the above factors of safety involve only ground more than 5m beyond the boundaries of the Lots. The Lots themselves would be unaffected by such movements, and
- the observable weakness of the slope is its susceptibility to scour rather than shear failure. This susceptibility will be removed (and the factors of safety with respect to slip-circle failure improved) by earthworks in the next stage of development, - when fill will be added which will support the cut slope.

It is hoped that the above recommendations re building foundations appropriate to Lots 27 to 56 in this subdivision will be acceptable to Kaipara District Council, and that the slope batter will be seen as posing no threat to the stability of those Lots.

Yours faithfully

J G Hawley
CPEng



REV C	BT CONSULTANTS LTD SURVEYING PROJECT MANAGEMENT, RESOURCE MANAGEMENT	TARANGA ESTATE HERMES DEV LIMITED MANGAWHAI HEADS	EARTHWORKS CUT AND FILL EXTENTS			DRAWING NUMBER 1154/2

JOHN HAWLEY CONSULTING LTD

John Hawley, MIPENZ, MA, PhD, BE, CPEng.

Geotechnical Reports – On-site Wastewater Systems – Producer Statements

4 Gordon Craig Place
Algies Bay
WARKWORTH

Tel: 09-425 6949
jghawley@xtra.co.nz
Fax: 09-425 6946

22nd December 2006

JHCL: 583i

Duffill Watts & King
P O Box 481
WHANGAREI
Attention: Mark Lett
Fax 09 4300 311

Copy to

Hermes Developments Limited
c/o Mr Adam Booth
136 Garbolino Road
MANGAWHAI

Certification of Earthworks for STAGE 2 Devon Street Development – RM 050196
Lot 27 to Lot 56 inclusive, - 30 Lots.

In response to a telephoned request from Mr Adam Booth and a telephone conversation with Mr Mark Lett of your office we understand that you require detail of the respects in which the earthworks in Stage 2 of the subdivision complied with NZS 4431. This is by way of amplification of our report on the Stage 2 earthworks dated 17th September 2006.

The most important supervision of compaction in such settings (in our view) is to ensure that contractors do not compact when the soils are significantly dry of Optimum Moisture Content for compaction, - OMC. Contractors find such "dry" soils pleasant to work with. They are unlikely to compact such clayey soils when too wet because the soils stick to the machines. When compacted "dry" they are pleasant to work with but the desired dry densities (solids per unit volume) are not achieved. Then, if and when the moisture content of the soils increases the strengths can decrease to the point of being unacceptable.

The requirements –

- suitability of soils used for fill,
- thickness of layers being compacted,
- suitability of compaction machinery, and
- number of passes of compactors

are also important but with contractors with a good reputation (such as Wharehines on this job) these are less likely to be violated than compaction of the soils when dry of OMC, ie with such contractors deficiencies are likely to be inadvertent rather than deliberate.

The moisture content of the soils is checked by distorting in the hand a lump of it (about the size of a golf ball) and seeing whether it crumbles or smears. This is really a field test version of the laboratory test for Plastic Limit PL, and with silty clays PL and OMC are not far apart. Provided there was some smearing we accepted the soil as suitable for compaction.

It was not considered appropriate/necessary to have a person from our office on site all day and every day. Accordingly we made a point of appearing on site as often as convenient to us and carrying out Scala Penetrometer tests whenever we were there. It was intended that

these appearances would get the message to the contactors that we might turn up at any time on any day.

Compaction required for stable building sites is of course nowhere near as "rigid" as that required for road subgrades. The Scala result we regard as appropriate for Lots and building sites for houses is 1 blow/50mm penetration, after ignoring the top 50mm. ie after starting 50mm below the surface.

Uncompacted or poorly-compacted patches show up as areas where the Scala penetrates 100mm or even 150mm/blow. Though small patches can usually be found where the compactors have not been effective we did not find any soft enough or large enough to be of significance. This may well be because the soils were ones which compacted well and the compaction machinery Wharehines used was appropriate.

In this Stage 2 operation there was one major area with substantial fill. Attached is a record of Scala penetrometer testing done on it after completion of the fill. The test was carried out on the boundary between Lots 33 and 34.

Blows	*Graduations*	*Total Depth(mm)*	*Blows per 50mm*
7	3	150	2 1
7	3	300	2.3
6	2	400	3.0
7	2	500	3.5
6	2	600	3.0
2	2	700	1.0
2	2	800	1.0
4	2	900	2.0
11	2	1000	5.5
12	2	1100	6.0
11	2	1200	5.5
13	2	1300	6.5
14	2	1400	7.0

The values of 1 blow/50mm between 600 and 800mm depth are a little disappointing but would not be of concern at that depth for house foundations. Concrete slab loads are very evenly distributed and small at 600mm depth, driven piles would be governed by "set per blow" and bored piles would have adequate support as they have larger cross-sectional area than driven piles.

I hope that this letter covers what you needed covered.

Yours faithfully

J G Hawley
CPEng

JOHN HAWLEY CONSULTING LTD

John Hawley, MIPENZ, MA, PhD, BE, CPEng.

Geotechnical Reports – On-site Wastewater Systems – Producer Statements

4 Gordon Craig Place
Algies Bay
WARKWORTH

Tel: 09-425 6949
jghawley@xtra.co.nz
Fax: 09-425 6946

17th September 2006

JHCL: 583g

Hermes Developments Limited
c/o Mr Adam Booth
136 Garbolino Road
MANGAWHAI

Certification of Earthworks for STAGE 2 Devon Street Development – RM 050196
Lot 27 to Lot 56 inclusive, - 30 Lots.

This document has been prepared in response to the "Conditions of Consent" set out in the "Decision on Section 127 Variation Application" by Kaipara District Council, being a variation of resource consent 040041 as previously varied by RM 050012 to subdivide and develop Allotments 364 – 366, Parish of Mangawhai (NA 540/499) at Moir Point Road, Mangawhai.

This Report concerns Lots 27 to 56 inclusive (30 Lots) and is complementary to our Report of 10th March 2006 which gave similar certifications re Lots 1 to 26 of this subdivision.

Attached is a plan showing Lots 1 to 56, signed by J G Hawley on 11th September 2006.

Finished contours

It is understood that –

(a) the "finished contour plan" (see BT Consultants Drawing 3155-03, copy attached) was approved by KDC prior to earthworks, and that
(b) conformity with this plan at completion of earthworks has been certified by the contractors (Wharehines).

Conform with NZS 4431

Our inspections, together with discussions had with the contractors and supervisors has led us to the view that all earthworks undertaken to form the residential Lots, - numbered Lot 27 to Lot 56 - were carried out in a manner which conformed with NZS 4431.

Most of the Conditions of Consent RM 050196 call for certification by other agencies including, Kaipara District Council engineers, the Contractors (Wharehines), the designers/suppliers of the wastewater system (Reflection), another Professional Civil Engineering consultancy (KEA) surveyors and lawyers. However, the earthworks and the stability of the Lots/sites themselves are not covered by KEA Consultants report and will be covered here. These will now be considered individually, with paragraph numbering corresponding to those given in RM 050196.

Condition 3gg
Day to day supervision of earthworks associated with roading within the boundaries of the subdivision was undertaken under my direction in a manner which I, as a Chartered Professional Engineer, feel able to take responsibility for, see PS4 Statement attached.

Condition jj
A subdivision suitability report was prepared by Cook Costello Consulting Engineers dated 4th March 2004. The findings of their Report have been taken into consideration in reaching the opinions set out in this Report. Earthworks carried out to prepare road alignments and bury stormwater drains and sewer lines confirmed the findings noted in the Cook Costello Report, and borehole information obtained by staff of this practice prior to commencement of works.

Whereas Lots 1 to 26 were entirely on deep uniform fine/medium Aeolian sands, Lots 27 to 56 are on the older weathered sandstone/siltstones. All of Lots 27 to 56 are level or gently sloping.

STABLE SITES

On each of Lots 27 to 56 the whole area of the Lot may be regarded as geotechnically stable. Setbacks from Lot boundaries will have to be observed (as defined in the District Plan) and houses should not inhibit access to buried service lines (stormwater and sewerage) unless approval to do so has been obtained from KDC. "Buildable areas" will therefore be smaller than Lot areas.

FOUNDATIONS

Foundations for houses on Lots 27 to 56 inclusive may be to NZS 3604 specification. The gentle slope of all 30 of the Lots make them particularly suitable for concrete slab foundations. They are also suitable for both bored and driven pile foundations.

EARTHWORKS

The almost level nature of the 30 Lots means that it is unlikely that an owner would wish to construct a retaining wall. In the event of one being needed they are unlikely to be higher than 1m and will not therefore call for specific design by a Chartered Professional Engineer. If higher than 1m they would be to "specific design".

It is hoped that the above covers Kaipara District Council's need for certification of earthworks and certification of the stability of each of the 30 Lots.

Please find attached PS4 certificate relevant to the above.

J G Hawley
CPEng

KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

Application Acceptance Checklist

ENTERED

KAIPARA DISTRICT COUNCIL

*For Council Use Only

Name Of Applicant S R & H M ~~Pine~~ Pirie BC 1/03348

Received By Glenis Date Stamp

RECEIVED
08 AUG 2011
KAIWAKA
Kaipara District Council

Office Received ☑ Kaiwaka ☐ Dargaville

Received ☑ In Person ☐ By Mail ☐ By Courier ☐ By Email ☐ Other

☐ Print off **'General Property Information'** to confirm legal description of property.

☑ Certificate of Title provided or other evidence of ownership.

☑ Check that **all** sections (1 – 14) of the application have been filled in and the application has been signed and dated.

☐ Solid Fuel Heater Application – includes floor plan, specifications, flue & flashing details

☑ Check that all relevant details (plans, calc and specs) for Part B (PIM) and Part C (Building Consent) are provided.

☑ Check all **contractors** have been listed in Part D (Key Personnel).

N/A ☐ Check that Part E (Compliance Schedule Details) is completed.

If Compliance Schedule required extra fees will be charged.

☑ Is the **Building Consent Application Checklist** completed?

☑ Is the **Means of Compliance Checklist** completed?

☐ Are any other application forms required, ie

☐ Vehicle Crossing

☐ Fire Service Design

☐ Rapid Application

☐ Application for Reticulated Services

☐ **Is the connection to Mangawhai Eco-Care Drainage District**

Payment Method ☐ Cash ☐ Eftpos ☑ Cheque ☐ Direct Credit

☐ No Payment Received

Fees: $3,201.00
Receipt Number 629118 629392
Date 8-8-2011
Received By Glenis

Tax Invoice

S R & H M Pirie
C/- Coastal Homes NZ Ltd
PO Box 401027
Mangawhai 0541

GST Reg No.	52-237-122
Date	8/08/11
Customer No:	BC110348
Invoice Number	30157

110348 : MOLESWORTH DRIVE, MANGAWHAI
New Dwelling
Owner: S R & H M Pirie

Qty	Description	Rate	Amount	
	Building Consent Fee		2,388.80	*
	PIM Fee		150.00	*
	BRANZ Fee		220.00	OG
	DBH Levy		442.20	OG
	BEFORE GST		**2,869.85**	
	(* Includes GST) GST		331.15	
	Total incl. GST		**$3,201.00**	
	LESS DEPOSIT PAID		3,201.00CR	
	Net Due		**$0.00**	

Payments by Direct Debit: BNZ Dargaville 02 0308 0090743 07
Please ensure you quote your customer number when making a payment

Remittance Advice

Please use this remittance when making your payment and make cheques payable to Kaipara District Council.

S R & H M Pirie
C/- Coastal Homes NZ Ltd
PO Box 401027
Mangawhai 0541

Customer Number	BC110348
Invoice Date	8/08/11
Invoice Number	30157
Amount Due	**$0.00**

KAIPInvoice

PIRIE

KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

TAX INVOICE RECEIPT (GST NO. 52-237-122)
Received with thanks by 8/75
Kaipara District Council

8-08-11 13:18 Receipt no.629118

COPY *COPY* *COPY*

GL	Q1122266	
SR AND HM PINE		2,783.47-
GL	G.S.T.	
SR AND HM PINE		417.53-
CQ	ASB NORTHLAND	
	COASTAL HOMES LTD	3,201.00

KAIPARA DISTRICT

TAX INVOICE RECEIPT (GST NO. 52-237-122)
Received with thanks by 8/78
Kaipara District Council

11-08-11 15:51 Receipt no.629392

GL	Q1122266 TRFS TO BC1	
	** Refund *	2,783.47
GL	G.S.T. TRFS TO BC1	
	** Refund *	417.53
CQ	BC1:0348	
INVOICE 36157		3,201.00-
S R & H M Pine.:C/- Coastal Homes NZ L		

paperspaces
landscape architecture
architectural design

office@paperspaces.co.nz ph/fax 09 424 7590
109 Duck Creek Rd, PO Box 84, Silverdale, 0993

KAIPARA DISTRICT COUNCIL
BC 110348
BUILDING INSPECTOR

SPECIFICATIONS

FOR : PROPOSED NEW DWELLING
CLIENT: MR & MRS PIRIE
ADDRESS : 7 DEVON STREET, MANGAWHAI
DATE: AUG 2011

PRELIMINARY AND GENERAL

This specification covers materials and work done for the above named owner

Extent of contract : This contract is for the supply and installation of all materials and fittings shown or inferred on the accompanying plans , elevations and details and herein specified and includes the supply of all plant , tools etc. , necessary for the proper completion of this contract .

Insurance : The builder shall insure their own workmen employed and materials used on the contract by taking out a Contractors All Risk Policy . This policy to remain in force until the building is handed over to the owner .

Consents and By-Laws : Work in all trades shall be in accordance with NZS 3604 :2011, the New Zealand Building Code , and local by-laws . The contractor shall give all notices required by the Council inspectors and shall obtain all necessary consents .

Variations to Contract : There shall be no alterations or additions to this contract unless agreed between owner and contractor and shown in writing and signed by the owner and contractor .

Arbitration : If dispute or difference should arise between the Owner and Contractor the Contract shall be subject to arbitration.

Maintenance : The maintenance shall include any defects in materials or workmanship or any parts that need adjusting which are included in the contract . The builder shall be held responsible for maintenance for a period of 60 days after the owner has taken possession or has been advised that the building is ready for occupation .

Omissions : Materials or finishes not specifically mentioned or shown on the drawings , but which are necessary to complete the building , shall be of a standard usual in good class construction .

Site Access : The owner of the section must provide all weather truck access before building shall commence .

Stability : The contractor shall carefully brace and support all parts of his work against damage by wind and also protect same from damage by water .

Surplus Soil : The disposal of any surplus spoil from excavations of footings , drainage etc. will be the responsibility of the owner .

Finance company : If this contract is to be financed by an institution , then the requirements of this institution, if differing from this specification shall be notified to the contractor before the contract documents are signed .

P.C. Sums : All prime cost sums inserted on amounts to cover supply and installation of certain materials or items are strictly net and shall be adjusted at cost plus 10 % .

Health & Safety in Employment Act 1992 and Construction Safety
The provision of the Health and Safety in Employment Act 1992 and regulations and the DBH Approved Documents NZBC F5/AS1 Construction and Demolition Hazards are deemed to be part of this Contract.

Setting Out : The builder shall set out the building in accordance with the site plan and shall take full responsibility for the accuracy of such setting out . Any error shall be made good at his own expense.

Damage : The contractor shall make good at his own expense and to the satisfaction of controlling authorities , any damage done to footpaths , kerbs, drainage etc. , or other property under the control of such authorities . Each trade shall take care to prevent damage or disfigurement of the work of the other trades and will be responsible for cost of restoring same .

Completion : The builder shall hand over the building at completion of contract , in accordance with the possession requirements as described in the building contract . The building and site shall be completely cleaned of all trade debris .

Differences : In the event of there being differences between the drawing and this specification , the drawings shall take precedence .

Substitution of Materials : In the event of any materials as set out in this specification being unprocurable at the time they are required , thus tending to retard the progress of the Contract , may be substituted with other similar materials but only with the permission of Paperspaces Architectural Design Ltd and providing that the substituted materials conform to the Local Bylaws , NZ Building Code and with permission of the Owner . The Contractor is first to notify the Owner of any change proposed and at the completion of the Contract will adjust any difference in cost.

External Stairs : Steps shown on plans are intended only as a guide . All stairs and handrails are to comply with the NZ Building code D1/AS1 .

EXCAVATOR

General : Read the general conditions of contract . Excavate for all footings, pads and all projections below grade Excavations to be as specified and 300 mm min into solid ground , 450 mm min into expanded clay and 600 mm min into Onerahi Chaos type soil

Clear Site : Remove vegetation , trees , roots and 150 mm top soil within area to be covered by the building , driveway , paths , terraces and steps . Do not remove any other trees without Owner's consent. Deposit topsoil in heap as directed and avoid covering with subsoil subsequently excavated.

Levelling and Bulk Excavation : Excavate for all site levelling , foundation walls and or piles , underground services and subsoil drains etc. to correct levels, to firm bearing

Any uncontrolled fill or unusual soil conditions should be reported immediately to the Engineer .

Foundation trenches : Take out trenches straight , level and to proper width and keep free of water and loose material . Concrete shall not be placed until excavations are approved by Council or Engineer . If trenches are dug too deeply then such excess depth shall be filled with site concrete (10 MPa), at the Contractor's expense .

Hardfill : Use only approved fill not less than 100 mm thick and well compacted under concrete ground floors and where otherwise specified . Blind surface of fill with not less than 5 mm of sand .

Site Drainage : Take out land drainage trenches to adequate depth and falls to prevent dampness under the building Provide for field tile drains (or perforated plastic drainage pipe) bedded on scoria . Backfill with clean graded scoria from 50 mm to fine .

Backfill and Topsoil : Backfill and well consolidate in 100 mm layers to foundation walls , pile footings and service trenches . Spread previously excavated topsoil as directed . Do not damage any waterproof coatings or polythene protecting foundation walls from ground water entry .

CONCRETE AND REINFORCING

General : Read all general conditions of contract . Comprises of the setting out , boxing and placing of concrete in the foundations , floor slabs , pads , all reinforced as specified and the supply of all precast concrete items .

Concrete Mix : Concrete shall be 17. 5 MPa strength and comply with NZS 3109 . EXCEPT THAT Exposed Concrete in Corrosion Zone 1 shall be 20 MPa and Exposed Concrete in Corrosion Zone : Seaspray shall be 25 MPa , reduced strength may be permitted if all exposed surfaces are coated with 2 coats of Resene X200 Acrylic Waterproofing Membrane Coating . Builder's mix may be used if agreed by owner , with 1 part cement , 2 parts sand to 4 parts coarse aggregate (1.2.4) . It shall be mixed in a power mixer and each batch shall be mixed for a minimum period of 2 minutes until it is an even colour and consistency throughout .

Reinforcing : Reinforcing steel shall consist of deformed round bars , with 75 mm concrete cover to ground and to be lapped at least 40 x diameter or 600 mm min .

Block Base : Foundations for base wall shall be continuous footing as indicated on plans . Step footings to suit block sizes and site - reinforcing rods @ 600 ctrs .

Slab : The area shown as floor to be 100 mm concrete slab with 665 mesh on 0.25 mm polythene as Damp Proof Cover as per NZBC E2/AS1 , laid carefully and all laps taped , on sand blinding on 100 mm min compacted hardfill FFL to be 150 mm above paving and 225 mm above clear ground level

DPC : All timber supported or in contact with brick , stone or concrete shall be protected by an approved damp proof course .

BLOCK LAYER

General : Read all general conditions of contract . Build the whole of the block work as shown on plans and elevations . All courses shall be level , carried up uniformly keeping perpendiculars , angles etc , true and plumb and the whole bonded together . All work to comply with NZS 3604 and NZS 4229

Mortar : Mortar shall composed and mixed according to NZ standards , water shall be potable , sand shall comply with NZS 3109 and NZS 3103 . All cement to comply with NZS 3122 and to be stored dry on site .

Joints to Block work : All block work joints shall be neatly tooled with a 10 mm rod jointer to form a neat concave recess to a good line , level and of consistent depth of approximately 6 mm .

Waterproofing : The Contractor shall ensure all block work above and below ground prevents the entry of water into the building as per NZBC E2/AS1 with subsoil drains behind all retaining walls. Internal strapping and lining shall not proceed until evidence that the block work is free from leakage is demonstrated.

Weep Holes : Provide weep holes in concrete block work at least 50 mm below all bottom plates and below finished ground level and below intermediate floor level , at approx 800 mm ctrs . Drill or rake out weep holes to base of mortar bedding so as not to entrap any rain that might enter the walls.

DRAIN LAYER

General : Excavate for, supply and lay all drains , fitting etc. , necessary for the complete drainage of the building .

Materials : Shall be all good quality approved lines . Pipes to be 100 mm uPVC , unless stated otherwise. Fittings and gullies etc to be PVC or other approved types.

Extent of Work : Work in this section of the contract comprises all surface and foul water drainage up to above ground level to connect to Plumber's work . Include all uPVC drainage pipes and specials, fitting of manholes , gully traps and connections for terminal vents , soil and waste pipes . The Drain layer shall confer with the Plumber and shall arrange with the Contractor before the foundations are laid to fix the exact position of all connections of wastes and drains.

Connection to Existing Drainage : The Drain layer is responsible for verifying the position and depth of the connection and commence laying his drains from this point .

Laying of Drains : All drains to be adequately supported by firm trench bottom with additional excavation to avoid sockets etc. bearing on ground . Backfill to be in 150 mm layers and foot tamped only. If drains are to be concrete encased, pre-wrap with polythene to allow movement after concreting. Whole system to be laid to a regular and even fall.

Sewer & Stormwater Connections : Arrange for the Territorial Authority to connect drain to sewer and stormwater where provided and pay all charges in connection therewith .

Completion : Properly backfill all trenches , consolidate as filling proceeds and leave area in a tidy state .

CARPENTER

Extent of Work : Complete all Carpenter's and Joiner's work to highest trade standards and incorporating NZS 3604 :2011 and the NZBC . Generally facilitate all sub-trades.

Timber Schedule : All framing to comply with NZS 3604 AND NZS 3602 . Kiln Dried Framing Timber to be H1.2 SG8 . Exterior Timbers to be H3 (H5 if in contact with ground) treated with an approved preservative process in plants licensed by the Timber Preservation Council .

Damp Proofing : All timber to be protected from dampness with approved damp proofing material when in contact with concrete or brickwork as per NZBC E2/AS1

Priming : All exterior finishing timber and all timber in contact with concrete shall be primed before fixing .

Fastening and Fabrication : The Contractor shall note fastenings shall comply with NZS 3604 , especially when sheet bracing is used . Adhere to manufacturer's recommendations. All subfloor fixings and bolts to comply with durability requirements

CORROSION ZONE D - Building Interior & Non vented Roof Space = Hot Dip Galv Steel

Subfloor closed and over 600 from ground = Hot Dip Galv

Subfloor closed and less than 600 from ground = Type 304 Stainless Steel

Subfloor vented more than 7000 mm2/m2 = Type 304 Stainless Steel

Sheltered (eg Carport/Verandah)= Hot Dip Galv Steel

Exposed = Type 304 Stainless Steel

General Framing : All framing to be Kiln Dried H1.2 SG8 90 x 45 studs @ 600 ctrs unless noted otherwise . Top and bottom plates to be same size as studs with 140 x 35 plate over , in long lengths , halved or nailed plated at wall junctions and jointed over studs . Provide 2 rows of nogs to each full height wall .

General Cladding : All claddings must have a 15 year durability to comply with the NZBC and also comply with NZBC E2/AS1 . All shall comply with the relevant code: NZS 4251 , NZS 4210 , NZS 3617 ,

Insulation : R value for light timber frame walls to be R2.2 , R value for roofs to be R2.9 as per NZBC E3/AS1- as min. See H1 Calcs, for full assessment.

Building Paper : To comply with NZBC E2/AS1 and AS/NZS 4200

Windows : All windows to be measured on site , with final details to be the responsibility of the owner . All windows to be manufactured in accordance with NZS 4211 & NZS 3504. Safety glass to be installed as per requirements of NZS 4223 and NZBC F2/AS1 and Grade A Safety Glass to Bathroom. Double Glazing R0.26 as shown on plans.

Doors : External doors shall comply with NZS 1158 and internal doors shall be 40 mm hollow core with rebated jambs

Interior Wall Linings : Maximum acceptable moisture content at time of lining is 24% - BUT note that " Gib" recommend a minimum moisture content of 16%

Gib Board : Fix as per manufacturer's specifications , screw and glue ceilings , paper tape joins , finish level 4 unless otherwise specified . Gib Aqualine to Wet Areas

Wall Bracing : Provide all wall bracing elements as per drawings and wall bracing calcs . Keep strictly to the type , lengths and locations shown on plans .

Linea Weatherboards : To be fixed by Contractor as per manufacturer's specifications , Ground clearance must be 100 mm to finished paving or 175 mm to clear ground .

Hardiflex : To be 6 mm or 7.5 mm (for high impact areas) fixed as per manufacturer's specifications . Ground clearance must be 100 mm to finished paving or 175 mm to clear ground .

Soffit Lining : To be 4.5 mm Hardiflex with PVC jointers

Bathroom : All wall linings / tiles etc to comply with NZBC E3/AS1 3.0 - and manufacturer's specifications with all tiled areas (including splash backs) to have cold liquid applied polymer gel waterproof membrane under tiles and 75mm upstand . All fixtures to comply with NZBC G1/AS1

Laundry : Fittings and layout to comply with NZBC G2/AS1 and vented as per NZBC G4

Kitchen : Colours , finishes , design to be verified with owner and shall comply with NZBC G3/AS1

Meter : Provide recess for Electric Meter Board where directed by the Electrician or Smartmeter

Manhole : Provide manhole in ceiling 600 x 600 mm as directed .

Hardware : Allow for the supply of all hardware required . Door handles, locks , window fittings , door stops , vents , towel rails , door hooks , toilet roll holders

Decks : All decks where it is possible to fall 1 metre or more shall have a barrier constructed to comply with NZBC F4/AS1and constructed to comply with B1/AS2

Barriers : All parts of the house and site where it is possible to fall 1 metre or more shall have a barrier . The NZBC F4/AS1 barrier shall be 1000 mm high , have no elements between 150 mm and 760 mm above floor which can provide a toehold , have no

openings through which a 100 mm diameter sphere can pass . All pools with 400 mm or greater depth of water shall have barriers and gates complying with the requirements of the Schedule to the Fencing of Swimming pools Act 1987 .

ROOFER

General : Underlay shall be breather type building paper . Run horizontally with upper sheets lapped 75 mm over lower sheets and with bottom edges turned over fascia into gutters . The underlay shall be provided under all metal roofs and concrete tile roofs under 17 degrees or skillion construction and be adequately supported unless of self supporting type .

Roofing Material : Materials to be selected and fixed in accordance with the manufacturer's specifications and comply with NZS 4994 (Temporary Barrier) NZS NZS/AS 1397 (Metal)

Flashings : Ensure dissimilar metals are kept from making contact . Sealants shall not be used except where approved . Finishing : Remove ALL rivets , nails , screws and waste metal from roof and gutters , and thoroughly clean down .

GLAZING

General : All Glazing to comply with NZS 4223 with all Bathroom Glazing to be Grade A Safety Glass

PLUMBER

General : All work to comply with NZBC , clauses B2, E1, G1, G2, G3, G4 , G10 & G13 and or AS 3500 . The Plumber shall clean all the sanitary fittings , taps etc that he installs , remove all packing and prevent damage to Dresser Tops Bath , Shower etc .

Cold Water Supply : Shall be copper / polybutylene / UPVC / type 3 or 5 Polyethelene

Hot Water Supply : Shall be copper / polybutylene

Waste water : UPVC to size and gradient specified by NZBC

HWC : To be 180 litre mains pressure unless otherwise noted , with seismic restraints

Wastes and vents : Provide all necessary traps , waste pipes , soil stacks , back vents and terminal vents . Provide cleaning eyes to all waste pipes at junctions and all necessary overflow pipes .

ELECTRICIAN

General : All work carried out by a Registered Electrician in strict accordance with Electrical Wiring Regulations and Local Authority Bylaws , using only approved materials

Fees : Pay all fees and charges and obtain all necessary permits for this trade , including underground connection from Power Supply company

Meter Box : Supply and fix one waterproof metal meter box in position handy to power entry or Smartmeter

Main Switchboard : Provide and install in recess main switchboard complete with all necessary equipment

Light Fittings : Fix all fittings as supplied by owner or batten holders , Light switches and power points to be PDL or similar

GIB STOPPER

General : All jointing to be reinforced paper tape . Stopping in accordance with "GIB" specifications , using recommended materials , to level 4 finish unless otherwise stated .

PAINTER

General : All work shall be in accordance with best trade practice and to AS/NZS 2311:2009 Guide to the painting of buildings, executed during suitable weather and taking care to protect all other areas from paint damage . All nail holes to be stopped and cleaned off before under coating .

Colour : Owner to select, contractor to allow for picking out sashes , doors or any other reasonable colour change

Linea : Painted as per manufacturer's specifications

Interior Paint work : Wallboard and ceilings as required to be given 1 coat of sealer and finished with 2 coats of approved low sheen paint . Full gloss enamel to be used for windows , skirtings , shelves etc

Varnishing : 1 coat of approved PVA sealer followed by two coats of clear varnish , lightly sanded between coats

Wallpaper : All walls to be papered shall be sealed first . Papers shall be neatly butt jointed and matched and all air bubbles and crinkles smoothed out . Trim all edges and remove all trimmings

Completion: Clean and remove all paint spots and replace any hardware removed

NOTE : Do not hang or paint over a defective surface , Contact the building supervisor

THEultimate choice.

EXPOL UNDERFLOOR INSULATION

Expol Underfloor is designed specifically for insulating between the joists of timber floor homes and buildings and has been the market leader in EPS installations for over 20 years.

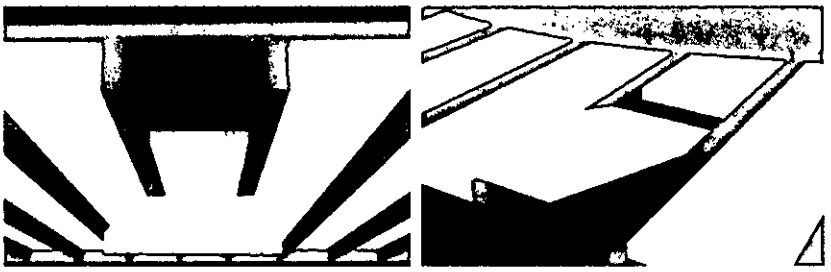
Flame retardant polystyrene panels are 1.2 metres long and 60mm in thickness, produced in four standard widths to fit between most standard joists.

All Expol panels are concertina cut on both sides to allow for a compression of up to 20mm for ease of installation, and to ensure a snug fit between the joists.

10348

Expol Underfloor is ideal for both retro-fitting under existing floors, new floor installations and is backed by a 50 Year Warranty.
The product has an R Value of R1.4

Ensure you select the right product designed to withstand the external conditions found under your house, choose Expol, solid insulation.



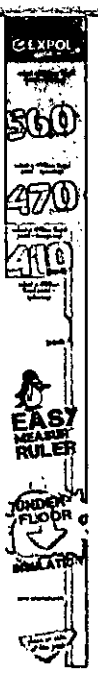
EASY STEP GUIDE

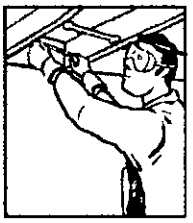
Looks like you are about to take the next step to creating a healthier home environment. That's great news for you and your family.

Whether you are choosing to have Expol professionally installed or going it alone, you will not go past **Expol Underfloor Insulation.**

To assist you we've developed the easy step guide, follow it and you can't go wrong.

Don't forget to pick up your **Expol Underfloor** Easy Measure Ruler. Use it to measure the underfloor joist sizes, so you can purchase the correct panels for your DIY Insulation project.





Place your Easy Measure Ruler against one side of the joist. The opposite joist will fall within one of our 4 panel sizes. Joist sizes can vary, so be sure to measure more than one. You may need a few different panel sizes to complete the job.

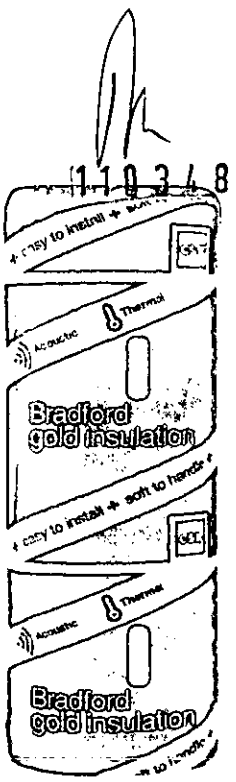
If the panel is too wide, simply slice down the appropriate concertina edge, leaving the panel approximately 5mm over sized to ensure a firm fit.

EXPOL INSULATION

Expol Solid Insulation WILL NOT SAG **over time** **50 Year Guarantee**
Easy to install **Warmer, dryer floors** **Save on power bills**

Bradford™
for smarter environments

GOLD™ CEILING INSULATION



Product Description

Bradford Gold Ceiling Insulation is a resilient and compressible insulation manufactured from the controlled felting of glasswool bonded with a thermosetting resin. The product is non hazardous and bio-soluble and has been designed to:

- Reduce energy costs by keeping heat out in summer and heat in during winter
- Reduce unwanted noise transfers
  - Entering your home to give a quieter more relaxing environment
  - Between floors when installed into mid-floor under floor applications

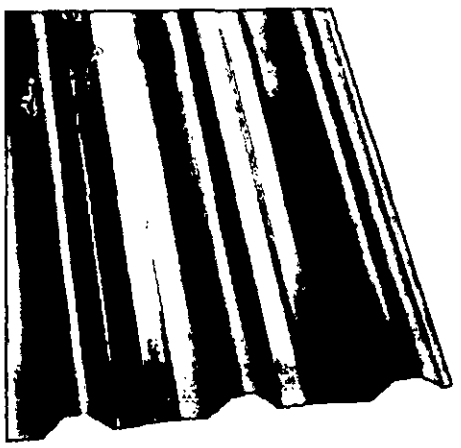
Applications

- To be used for ceiling and under floor applications, not designed for wall application
- Pieces are supplied in 430mm widths for joists spaced at 450mm centres and can be readily cut in half for joists at 600mm centres
- Carries a product guarantee for the life of the building, when installed according to our specifications

Standard Sizes and Packaging

R-Value	Dimensions	Thickness	Area/ Bale m^2	Coverage / Bale m^2	Pieces / Bale	NRC Values	Bales / Multipac
R1.8	1160 x 430	95	12	13.5	24	-	6
R2.2	1160 x 430	115	12	13.4	24	-	5
R2.7	1160 x 430	145	10	11.2	20	1.00	5
R3.2	1160 x 430	165	8	9	16	1.05	5
R3.6	1160 x 430	185	7	7.8	14	-	5
R4.0	1160 x 430	215	6	6.7	12	-	5
R5.0	1160 x 430	210	4	4.5	8	-	4
R6.0	1160 x 430	260	3	3.4	6	-	5

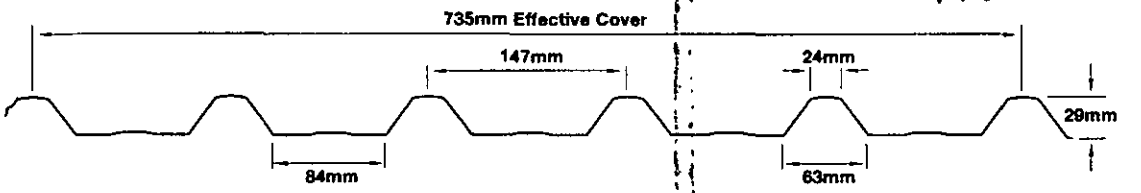
CSR



STEEL & TUBE
ROOFING PRODUCTS

TRIMLINE

110348



Nominal Dimensions

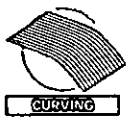
Introduction

Trimline is a premium low rib, six-ribbed trapezoidal profile, offering great looks, and exceptional performance

Applications

Residential Roofing & Cladding

Industrial/ Commercial Roofing & Cladding



Curving

Features

Trimline has an extra rib compared to most other products in its class, giving it unequalled good looks and greater rigidity.

Options

Trimline in .55 G300 material can be crimp curved to minimum radii of 400mm. Depending on grade and purlin spacings, it can be sprung curved down to convex radii of 20 metres. Matching clear sheeting available in G.R.P. (fibreglass).

Materials

Available in metallic coated and pre-painted steel in .40 and .55mm B.M.T. (base metal thickness) Aluminium plain and prepainted in .70 and .90mm, and other non-ferrous metals.

Fasteners

Typically: Steelfix 12g x 55mm, Timberfix 12g x 65mm, Class 4 minimum, of material compatible with that being fastened and durability no less than the sheet material. Provision for thermal expansion should be considered for lengths in excess of 12 metres.

Durability

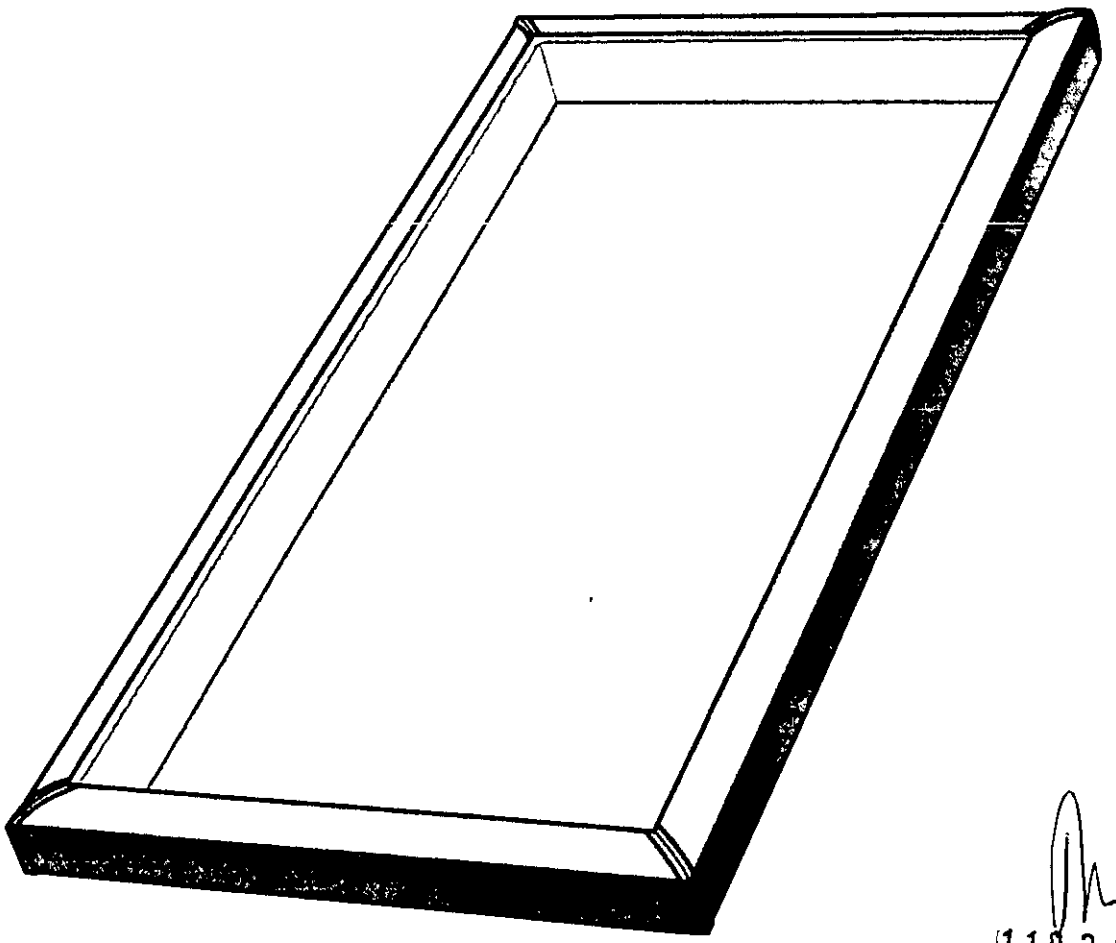
All material selections must be compatible with prevailing environmental conditions and adjacent materials, see Product Guide or Specifiers Guide for details. Areas not exposed to rain washing will require programmed maintenance.

Warranty *Plus*

Steel & Tube Warranty *Plus* is the most comprehensive warranty available in the industry. Warranty *Plus* covers an extended range of performance criteria, is supported back-to back by our suppliers, includes site-specific maintenance requirements and is transferable to subsequent owners.

VELUX®

FCM



110348

ENGLISH: FCM Curb Mounted Skylight installation instructions

ESPAÑOL: FCM tragaluz montado en brocal - Instrucciones de instalación

FRANÇAIS : Instruction d'installation du puits de lumière FCM monté sur cadre

VAS 452195-0109

Contents

WE VALUE YOUR FEEDBACK

To continue with the development of our products and systems, we value your input. Please send any suggestions, including your name, contact details, and relevant sketches to:

Ask James Hardie™
Fax 0800 808 988
literaturefeedback@jameshardie.co.nz

1 Application and scope

1.1 APPLICATION

Linea™ Weatherboard is a 16mm thick, pre-primed bevel back fibre cement weatherboard and is classified as lightweight wall cladding suitable for residential and light commercial construction using timber framed external walls. Linea Weatherboard is available in 135mm, 150mm and 180mm widths.

James Hardie also has available:

- CLD® Fascia in two widths. CLD Fascia is a 16mm thick, pre-primed fibre cement product designed to accommodate James Hardie soffit linings.
- CLD® Trim comes in a variety of widths for use as decorative trims around openings and external corners. CLD Trim is a 16mm thick, pre-primed fibre cement product.

If you are a specifier
Or other responsible party for a project ensure that the information in this document is appropriate for the application you are planning and that you undertake specific design and detailing for areas which fall outside the scope of these specifications.

If you are an installer
Ensure that you follow the design, moisture management and associated figures and material selection provided by the designer and this James Hardie Technical Specification.

All the details provided in this document must be read in conjunction with the specifiers specification.

Make sure your information is up to date
When specifying or installing James Hardie products, ensure you have the current manual. If you're not sure you do, or, if you need more information, visit www.jameshardie.co.nz or Ask James Hardie on 0800 808 868.

1.2 SCOPE

This specification covers the use of Linea Weatherboard on buildings that fall within the scope limitations of New Zealand Building Code (NZBC) Acceptable Solution E2/AS1, Paragraph 1.1.

This specification includes the use of Linea Weatherboard in both direct to stud and cavity construction method and must be read in conjunction with the current BRANZ Appraisals for Linea Weatherboard.

This specification also covers the use of Linea Weatherboard in cavity construction for specific design projects (SED) subject to a wind pressure of 2.5kPa (ULS) maximum. This document is intended for use by architects, designers, specifiers or builders who are involved in specifying Linea Weatherboard. The document also serves the purpose of an installation manual for this product.

1.3 DETAILS

Various Linea Weatherboard details are provided in the Details section of this document. This specification and details in CAD file are also available to download from our website at www.jameshardie.co.nz.

1.4 SPECIFIC DESIGN

For use of Linea Weatherboard outside this published scope, the architect, designer or engineer must undertake specific design.

For advice on designs outside the scope of this specification, Ask James Hardie on 0800 808 868.

2 Design

2.1 COMPLIANCE

Linea Weatherboard direct fixed and cavity cladding has been issued a CodeMark certificate number GM-10-30018 which confirms Linea Weatherboard is deemed to comply with the requirements of NZBC. Please refer to our webside www.jameshardie.co.nz for a copy of the CodeMark certificate.
Linea Weatherboard also has a BRANZ Appraisal number 446 (2010) and 447 (2010) at www.branz.co.nz or www.jameshardie.co.nz

2.2 RESPONSIBILITY

The specifier or other party responsible for the project must ensure that the information and details in this specification are appropriate for the intended application and that additional detailing is performed for specific design or any areas that fall outside the scope of this technical specification. For applications outside the scope of this literature and figures which are not provided herein, the architect, designer or engineer must undertake specific design and it should be ensured that the intent of their design meets the requirements of the NZBC.

All dimensions shown are in millimetres unless noted otherwise. All New Zealand Standards referenced in this manual are current edition and must be complied with.

James Hardie conducts stringent quality checks to ensure that any product manufactured falls within our quality spectrum. It is the responsibility of the builder to ensure that the product meets aesthetic requirements before installation. James Hardie will not be responsible for rectifying obvious aesthetic surface variations following installation.

2.3 SITE AND FOUNDATION

The site on which the building is situated must comply with the NZBC Acceptable Solution E1/AS1 'Surface Water'. Foundation design must comply with the requirements of NZS 3604 'Timber Framed Buildings' or be as per specific engineering design. The grade of adjacent finished ground must slope away from the building to avoid any possibility of water accumulation in accordance with NZBC requirements.

2.4 GROUND CLEARANCES

The floor and bottom edge of cladding must have a minimum clearance to paved or unprotected ground as required by NZBC Acceptable Solution E2/AS1 Table 18 and section 9.1.3.

Linea Weatherboards must overhang the bottom plate on a concrete slab by a minimum of 50mm as required by NZBC Acceptable Solution, E2/AS1 Table 18.

On the roofs and decks the minimum clearance must be 50mm.

Do not install external cladding such that it may remain in contact with water or ground.

2.5 MOISTURE MANAGEMENT

It is the responsibility of the specifier to identify moisture related risks associated with any particular building design.

Wall construction design must effectively manage moisture, considering both the interior and exterior environments of the building, particularly in buildings that have a higher risk of wind driven rain penetration or that are artificially heated or cooled. Walls shall include those provisions as required by NZBC Acceptable Solution E2/AS1 'External Moisture'. In addition, all wall openings, penetrations, junctions, connections, window sills, heads and jambs must incorporate appropriate flashings for waterproofing. The other materials, components and installation methods used to manage moisture in the walls, must comply with the requirements of relevant standards and the NZBC. For information in relation to designing for weathertightness, refer to BRANZ and the Department of Building and Housing (DBH) updates on the following websites, respectively www.branz.co.nz and www.dbh.govt.nz.

2.6 STRUCTURE

Timber framing must comply with NZS 3604 for buildings or parts of buildings within the scope limitations of NZS 3604. Buildings or parts of buildings outside the scope of NZS 3604 must be to a specific engineering design in accordance with NZS 3603 and AS/NZS 1170. Where specific engineering design is required, the framing stiffness must be equivalent to or more than the framing provisions of NZS 3604. In all cases stud spacing must not exceed 600mm centres maximum for buildings designed to NZS 3604 and 400mm centres maximum for specific engineering design buildings subject to design wind pressures higher than 1.5kPa.

2.7 WIND LOADING

Linea Weatherboard cladding is suitable for use in all wind zones as defined in NZS 3604 and is also suitable for use in SED wind pressures up to 2.5kPa (uls).

For wind pressures higher than those mentioned above, contact James Hardie at 0800 808 868 for assistance.

2.8 STRUCTURAL BRACING

Linea Weatherboard installed as per Linea Weatherboard specific bracing details will provide bracing for buildings designed and constructed in accordance with NZS 3604. The Linea Weatherboard bracing systems have been independently tested by BRANZ using both construction methods i.e. direct fixed and cavity construction. The following range of bracings can be achieved

- Wind 68 – 120BU'S
- Earthquake 60 – 105 BU'S

Refer to the James Hardie Bracing Design Manual for details.

2.9 FIRE RATED WALLS

Walls clad with Linea Weatherboard using a direct fix or cavity construction method can achieve fire ratings of up to 90/90/90 when constructed in accordance with the James Hardie 'Fire and Acoustic' Design Manual. Linea Weatherboard must be face fixed for Fire Rated applications.

Refer to Fire and Acoustic Design Manual for further information about fire rated systems.

2.10 ENERGY EFFICIENCY

External walls constructed using Linea Weatherboard, and bulk insulation, where the area of glazing is 30% or less of the total wall area and constructed as per this technical specification complies with the requirements for walls in NZBC Acceptable Solution H1/AS1 (NZBC Clause H1 Energy Efficiency), Replacement Table 1. To meet the minimum thermal insulation requirements for the construction, the bulk insulation as specified in Table 1 must be used. This insulation may be substituted with insulation material having higher R-values. The thermal insulation of a wall is affected when the depth of the timber framing is increased or decreased or stud spacing is decreased. The calculation used in Table 1 is based on a timber framing size 90 x 45mm and an internal lining material such as James Hardie Villaboard® Lining or a 10mm plasterboard.

Table 1

Insulation capability

CLIMATE ZONE	CONSTRUCTION R-VALUE REQUIREMENT	MINIMUM R-VALUE OF INSULATION REQUIRED
1 and 2	1.9 m^2 °C/W	#R2.0
3	2.0 m^2 °C/W	#R2.2

Total construction R-Value depends on the insulation material used and the framing ratio. The insulation material R-Values specified in this table are for studs spaced at 600mm c/c and nogs spaced at 800mm c/c.

To achieve higher construction R-Values the wall insulation material must be replaced with an insulation material having higher R-Values to suit the requirements.

For further guidance on insulation requirement refer to current edition of 'House Insulation Guide' published by BRANZ.

3 Framing

3.1 GENERAL

This Linea Weatherboard technical specification is only suitable for timber-framed buildings. Other framing materials are outside the scope of this specification.

3.2 DIMENSIONS

A 35mm minimum stud width is required unless noted otherwise in this specification.

3.3 TIMBER GRADE

Timber must be graded in accordance with NZS 3631 'New Zealand Timber Grading Rules'. The timber grade to be used must be in accordance with NZS 3604 requirements.

3.4 DURABILITY

To comply with NZBC requirements the external framing must be treated to a minimum H1.2 treatment. Refer to NZBC Acceptable Solution B2/AS1 Durability for further information about the durability requirements. For timber treatment information refer to NZS 3602 (Timber and Wood-Based Products for use in Buildings) and NZS 3640 (Chemical Preservation of Round and Sawn Timber) for minimum timber treatment selection and treatment requirements. Also refer to framing manufacturer's literature for further guidance on timber selection.

Framing must be protected from moisture at sites in accordance with the recommendations of framing manufacturers.

Note: refer to NZS 3602 for information about the allowable moisture content in timber.

3.5 FRAME CONSTRUCTION

For buildings within the scope of NZS 3604 the framing sizes and set-out must comply with NZS 3604 with stud, nog / dwang centres as required by this specification.

3.5.1 DIRECT FIXED CONSTRUCTION METHOD

The following framing must be provided for direct fixed construction method:

- Studs must be provided at 600mm centres maximum.
- Nogs must be provided at 1200mm centres maximum.
- Double studs are required at internal corners.
- Extra packers may be required at external corners.
- Extra studs are required for aluminium internal corner sections.

3.5.2 CAVITY CONSTRUCTION METHOD

The following framing must be provided for cavity construction method:

- When studs are at 600mm centres the nogs must be provided at 800mm centres maximum.
- When studs are at 400mm centres the nogs may be provided at 1200mm centres maximum.
- Double studs are required at internal corners.
- Extra packers may be required at external corners.
- Extra studs are required for aluminium internal corner sections.

3.5.3 SPECIFIC ENGINEERING DESIGN (SED)

For specific engineering design projects the timber framing is required to be designed in accordance with NZS 3603 and AS/NZS 1170. The minimum framing sizes and layout must comply with this specification.

- Study spacing 400mm centres maximum
- Nog spacing 1200mm centres maximum
- Other requirements as per 3.5.2 above

3.6 TOLERANCES

In order to achieve an acceptable wall finish, it is imperative that framing is straight and true. Framing tolerances must comply with the requirements of NZS 3604. All framing must be made flush.

4 Preparation

4.1 BUILDING WRAP OR HOMERAB PRECLAD LINING

Building wrap must be provided as per the requirements of NZBC Acceptable Solution E2/AS1 'External Moisture' Table 23. The building wrap must be fixed in accordance with E2/AS1 and the wrap manufacturer's recommendations. Walls which are not lined on the inside face e.g. garage walls or gable ends must include a rigid sheathing or an air barrier behind the cladding which complies with the requirements of NZBC Acceptable Solution E2/AS1 Table 23. HomeRAB PreClad Lining is suitable for use in these applications. It must be installed in accordance with James Hardie Rigid Air Barriers installation manual.

4.2 RIGID AIR BARRIER

For specific engineering design (SED) projects where the design wind pressures are between 1.5kPa (uls) and 2.5kPa (uls), RAB Board (6mm) must be used. Refer to James Hardie Rigid Air Barriers installation manual for information regarding its installation.

4.3 FLASHING

All wall openings, penetrations, intersections, connections, window sills, heads and jambs must be flashed prior to weatherboard installation. Please refer to moisture management requirements in Clause 2.5. The building wrap must be appropriately incorporated with penetration and junction flashings. Materials must be lapped in such a way that water tracks down to the exterior on the face of building wrap. James Hardie will assume no responsibility for water infiltration within the wall due to poor installation of flashings or building wraps. The selected flashing materials must comply with the durability requirements of Table 20 of NZBC Acceptable Solution E2/AS1.

4.4 VENT STRIP

The James Hardie uPVC cavity vent strip must be installed at the bottom of all walls constructed using the drained and ventilated cavity construction method. James Hardie uPVC vent strip has an opening area of 1000mm²/m length. It is important that the openings in the vent strip are kept clear and unobstructed to allow free drainage and ventilation of cavities.

4.5 CAVITY BATTENS

Buildings with a risk score of 13-20 calculated in accordance with NZBC Acceptable Solution E2/AS1 Table 2 require Linea Weatherboards to be installed on a cavity.

The cavity battens provide airspace between the frame and cladding and are considered a "packer" only in this specification. The timber battens must be minimum H3.1 treated in accordance with NZS 3640 (Chemical preservation of Round and sawn timber) to comply with the durability requirements of B2/AS1.

Cavity battens must comply with E2/AS1 and:

- be minimum 18mm thick.
- be minimum as wide as the width of studs.
- be fixed by the cladding fixings to the main framing through the building wrap.
- until claddings are fixed the battens need only to be tacked to framing.

(Batten fixing is required temporarily to keep them straight on the wall during construction.)

The cavity battens are installed as described below:

- Fix cavity battens to studs at maximum 600mm centres.
- Battens should be fixed with 40 x 2.8mm nails at 800mm centres maximum.

4.6 INTERMEDIATE SUPPORT

Where studs are at 600mm centres an intermediate means of restraining the building wrap and insulation from bulging into the cavity shall be installed. An acceptable method to achieve this is using one of the following:

- intermediate cavity batten between the studs.
- 75 mm galvanized mesh.
- polypropylene tape.

No intermediate supports are required:

- where studs are at 400mm centres; or,
- when rigid sheathings instead of building wraps are used.

4.7 CORNERS

Anticipated joist shrinkage must be allowed for in the design process. Do not run trims or aluminium extrusions continuously across solid floor joists. There are a number of options to select from when detailing external corners:

- 90° corner soaker in aluminium, copper or stainless steel. Refer to Figures 7 and 32.
- Box corners using CLD® Trim. Refer to Figures 3, 4 and 29.
- Mitred corners to weatherboards. Refer to Figures 5 and 30.
- Aluminium boxed corners. Refer to Figures 6 and 31.

There are a number of options to select from when detailing internal corners:

- Scribed corner. Refer to Figures 8 and 33.
- 90° or 135° Aluminium W-mould. Refer to Figures 9, 10, 34 and 35.

4.8 JUNCTIONS AND PENETRATIONS

Refer to Clause 2.5 of this specification for moisture management requirements. All windows and doors must be detailed as per the requirements of this specification. James Hardie has developed the window details for Linea Weatherboards which meet the requirements of E2 'External Moisture', an approved document of the NZBC. Refer to Figures 11 to 24 and 36 to 53.

5 Fixing Linea Weatherboard

5.1 GENERAL

The horizontal lap of Linea Weatherboards must be 30mm minimum. Linea Weatherboards must be kept dry whilst in storage prior to and during fixing. Cut ends which are exposed after installation or where sealant is applied to the boards such as slimline box corners, internal corners, mitred external corners etc, must be primed prior to installation. Dust and loose material must be removed before priming.

An H3.1 treated timber cant strip must be provided to support the bottom board on the wall. Refer to Figure 1 and Figure 26.

5.2 FASTENER DURABILITY

Fasteners must meet the minimum durability requirements of the NZBC. NZS 3604 specifies the requirements for fixing's material to be used in relation to the exposure conditions and are summarised in Table 2.

Table 2

Exposure conditions and nail selection prescribed by NZS 3604

NAIL MATERIAL

Sea Spray Zones *	Zone 1 outside sea spray zone and Zones 2 – 4 and Geothermal hot spots	Bracing — All zones
Grade 316 Stainless	Hot-dipped galvanised or 316 stainless	Grade 316 stainless

** (Zone 1 areas where local knowledge dictates that increased durability is required, appropriate selection shall be made)*

Also refer to NZBC Acceptable Solution 'E2/AS1' Table 20 and 21 for information regarding the selection of suitable fixing materials and their compatibility with other materials.

5.3 NAIL SIZE AND FIXING METHOD

Linea Weatherboards and CLD Trim must be fixed to timber with the types of nails specified in Tables 3 and 4, in accordance with the following requirements:

- Linea Weatherboard can either be face/exposed fixed or concealed fixed.
- Linea Weatherboard must be fixed into studs at maximum 600mm centres. Fixing centres to coincide with stud spacing. Refer to Figure 2 and 28.
- All concealed nails must be driven flush with the board surface.
- When concealed fixing Linea Weatherboards, nails must be driven under the lap of boards, except at all corners and vertical edges of openings where Linea Weatherboards must be face fixed. Refer to Figure 2 and Figure 28.
- Nails must be fixed 25mm from the end of the board when hand nailing. For gun nailing refer to Section 5.4.
- When using concealed fixing method, any gaps that may appear under the lap due to site conditions can be minimised by fixing a jolt head nail as per the face fixing method in the affected area.
- When using concealed fixing method, Linea Weatherboard can also be tied together by face fixing through the lap using 32mm brad nails if desired.

Table 3

Nail requirements for Linea Weatherboards

DIRECT TO STUD FIXING

Concealed Nailing

40 x 2.8mm HardieFlex™ nails	Finish flush with the board surface

Face Nailing

60 x 3.15mm jolt head nails	Hot-dipped galvanised may require pre-drilling through the top weatherboard
	Stainless steel jolt heads will require pre-drilling* of the top weatherboard.

CAVITY FIXING

Concealed Nailing

60 x 3.15mm HardieFlex™ nails	Finish flush with the board surface

Face Nailing

75 x 3.15mm jolt head nails	Hot-dipped galvanised may require pre-drilling through the top weatherboard
	Stainless steel jolt heads will require pre-drilling* of the top weatherboard.

SED Projects (1.5kPa - 2.5kPa Wind Pressure)

90 x 4.0mm jolt head nail	Hot-dipped galvanised. Pre-drill before fixing.
	Stainless steel ring shank nail. Pre-drill before fixing.

Table 4

Nail requirements for trim

Single Thickness	60mm jolt head nails. If fixing over Linea Weatherboard use predrilled* 75 x 3.15mm jolt head nails.
Double Thickness	60mm jolt head nails.
Single plus packer	If fixing over Linea Weatherboard use 75 x 3.15mm jolt head nails through a pre-drilled* hole. When fixing to timber support use 60mm jolt head nails.

* Use a 3.0mm drill bit

Note: Special fixing arrangements are required for bracing and fire-resistance rated wall systems. For more information Ask James Hardie on 0800 808 868.

5.4 GUN NAILING

Linea Weatherboard can also be gun-nailed when concealed fixing method is used.

- Gun-nailing must not be used when Linea Weatherboard is used for bracing.
- Nails must be no closer than 50mm from the ends of boards when gun nailing is used — double studs will be required.
- Be minimum length and gauge as per Table 3.

6 Jointing

The ends of Linea Weatherboards are jointed off-stud by means of a tongue and groove joint. Tongue and groove joints may be located centrally between studs but no closer than 100mm from the edge of a stud. The joints must be staggered by 600mm minimum. Sealant must be provided in the tongue and groove joint.

7 Finishing

Note: Protective coating of Linea Weatherboard and CLD Trim is required in order to meet the durability requirements of the NZBC.

7.1 PREPARATION AND PRIMING

The Linea Weatherboard and CLD Trim must be dry before painting. Punch and fill all exposed nails a maximum of 2mm below the surface. Fill the hole with an exterior grade builders fill, allow to cure and sand smooth ready for priming. Prime the filled holes in accordance with paint manufacturer's specifications.

7.2 SEALANTS

All sealants must demonstrate the ability to meet the relevant requirements of the NZBC and hold a current BRANZ Appraisal. Application and use of sealants must comply with manufacturer's instructions. Sealants, if coated, must be compatible with the paint system.

7.3 PAINTING

All Linea Weatherboards are pre-primed on their face and bottom edge with a factory applied acrylic base coat.

Linea Weatherboard must be painted within 90 days of installation. There is no restriction on the LRV of paint to be applied on the Linea Weatherboard. All exposed faces, including the top edges under the sills and bottom edges of Linea Weatherboard, Trim and accessories must be finished with latex exterior paint system complying with any of parts 7, 8, 9, and 10 of AS 3730.

Dark coloured paints can be used on Linea Weatherboard and Trim. The dark colours in certain environments may fade over a period of time. Special paints/coatings are required in certain harsh environments.

8 Storage and handling

Paint selection and the preparation required is dependant on paint chosen. Refer to the paint manufacturer for information before starting painting.

Linea Weatherboards and CLD Trim must be laid flat on a smooth level surface. To ensure optimum performance, store weatherboards under cover and keep dry prior to fixing. If the weatherboards should become wet, allow to dry thoroughly before fixing. Do not carry weatherboards on the flat, carry in the vertical position to avoid excessive bending.

9 Maintenance

It is the responsibility of the specifier to determine normal maintenance requirements to comply with NZBC Acceptable Solution B2/AS1. The extent and nature of maintenance will depend on the geographical location and exposure of the building. As a guide, it is recommended that basic normal maintenance tasks shall include but not be limited to:

- Washing down exterior surfaces every 6-12 months*,
- Re-applying exterior protective finishes**,
- Maintaining the exterior envelope and connections including joints, penetrations, flashings and sealants,
- Cleaning out gutters, blocked pipes and overflows as required,
- Pruning back vegetation close to or touching the building,
- The clearances between the bottom edge of Linea Weatherboard and the finished/unfinished ground must always be maintained.

**Do not use a water blaster to wash down the cladding.*
***Refer to your paint manufacturer for washing down and recoating requirements related to paint performance.*

10 Product information

10.1 MANUFACTURING AND CLASSIFICATION

James Hardie New Zealand is an ISO 9001 Telarc certified manufacturer. Linea Weatherboard and CLD Trim are manufactured to meet the requirements of AS/NZS 2908.2: 2000 'Cellulose-Cement Products', Linea Weatherboard has a classification of Type A Category 3 in accordance with this Standard. Linea Weatherboard is a reduced density cellulose cement formulation incorporating James Hardie patented CLD® (Ceramic Low Density) technology.

Linea Weatherboard has a bevel back and tongue and groove at the ends for jointing. The bottom front edge of Linea Weatherboard is chamfered. The weatherboards are supplied pre-primed on their face and bottom edge with an acrylic primer.

Linea Weatherboards and CLD Trim are identified by the printing at regular intervals of the name LINEA on the back face.

10.2 JAMES HARDIE TRIM

The CLD Trim, used for box corners, around windows and doors as well as special architectural features, is also made with the CLD technology and is supplied pre-primed with an acrylic primer.

10.3 DURABILITY

Linea Weatherboard and Trim, when installed and maintained as per the technical specification, will meet the durability requirements for claddings as required in the NZBC Approved Document B2 'Durability'.

10.3.1 RESISTANCE TO MOISTURE/ROTTING

Linea Weatherboard and CLD Trim have demonstrated resistance to permanent moisture-induced deterioration (rotting) and has passed the following tests in accordance with AS/NZS 2908.2:

- Water Permeability (Clause 8.2.2)
- Warm Water (Clause 8.2.4)
- Heat Rain (Clause 6.5)
- Soak Dry (Clause 8.2.5).

10.3.2 RESISTANCE TO FIRE

Linea Weatherboard and CLD Trim has the following Early Fire Hazard Indices (tested to AS 1530 Part 3).

Table 5

Early fire hazard indices	
Flammability (FI)	0
Spread of Flame Index (SFD)	0
Heat evolved index	0
Smoke developed index (SDI)	0 - 1

10.3.3 ALPINE REGIONS

In regions subject to freeze/thaw conditions, Linea Weatherboard must not be in direct contact with snow or ice build up for extended periods, e.g. external walls in alpine regions subject to snow drifts over winter.

The Linea Weatherboard has been tested in accordance with AS/NZS 2908.2 Clause 8.2.3.

10.4 PRODUCT SIZES AND MASS

Available sizes of Linea Weatherboard and CLD Trim and its weight are given in Table 6.

10.5 SIZE AND WEIGHT

Linea Weatherboard is categorised as a Light Weight Wall Cladding as described in NZS 3604. Physical properties of Linea Weatherboard and CLD Trim are provided in Table 6.

11 Safe working practices

WARNING — DO NOT BREATHE DUST AND CUT ONLY IN WELL VENTILATED AREA

James Hardie products contain respirable crystalline silica which is considered by some international authorities to be a cause of cancer from some occupational sources. Breathing excessive amounts of respirable silica dust can also cause a disabling and potentially fatal lung disease called silicosis, and has been linked with other diseases. Some studies suggest smoking may increase these risks. During installation or handling: (1) work in outdoor areas with ample ventilation; (2) minimise dust when cutting by using either 'Score and Snap' knife, fibre cement shears or, where not feasible, use a HardieBlade™ Saw Blade and dust-reducing circular saw attached to a HEPA vacuum; (3) warn others in the immediate area to avoid breathing dust; (4) wear a properly-fitted, approved dust mask or respirator (e.g. P1 or P2) in accordance with applicable government regulations and manufacturer instructions to further limit respirable silica exposures. During clean-up, use HEPA vacuums or wet cleanup methods — never dry sweep. For further information, refer to our installation instructions and Material Safety Data Sheets available at www.jameshardie.co.nz.

Failure to adhere to our warnings, material safety data sheets, and installation instructions may lead to serious personal injury or death.

James Hardie recommended safe working practices

CUTTING OUTDOORS

- Position cutting station so that wind will blow dust away from user or others in working area.
- Use a dust reducing circular saw equipped with HardieBlade™ Saw Blade and HEPA vacuum extraction.

DRILLING/OTHER MACHINING

When drilling or machining you should always wear a P1 or P2 dust mask and warn others in the immediate area.

IMPORTANT NOTES

1. NEVER use a power saw indoors
3. NEVER use a circular saw blade that does not carry the HardieBlade™ logo
4. NEVER dry sweep — Use wet suppression or HEPA Vacuum
5. NEVER use grinders
6. ALWAYS follow tool manufacturer's safety recommendations

P1 or P2 respirators can be used in conjunction with above cutting practices to further reduce dust exposures. Additional exposure information is available at www.jameshardie.co.nz to help you determine the most appropriate cutting method for your job requirements. If concern still exists about exposure levels or you do not comply with the above practices, you should always consult a qualified industrial hygienist or contact James Hardie for further information.

WORKING INSTRUCTIONS

Refer to Recommended Safe Working Practices before starting any cutting or machining of product.

HARDIEBLADE™ SAW BLADE

The HardieBlade™ Saw Blade used with a dust-reducing saw connected to a HEPA vacuum is ideal for fast, clean cutting of James Hardie fibre cement products. A dust-reducing saw uses a dust deflector or a dust collector connected to a vacuum system. When sawing, clamp a straight-edge to the sheet as a guide and run the saw base plate along the straight edge when making the cut.

HOLE-FORMING

For smooth clean cut circular holes:
Mark the centre of the hole on the sheet.
Pre-drill a 'pilot' hole.

Using the pilot hole as a guide, cut the hole to the appropriate diameter with a hole saw fitted to a heavy duty electric drill.

For irregular holes:

Small rectangular or circular holes can be cut by drilling a series of small holes around the perimeter of the hole then tapping out the waste piece from the sheet face.

Tap carefully to avoid damage to sheets, ensuring that the sheet edges are properly supported.

STORAGE AND HANDLING

All James Hardie building products should be stored to avoid damage, with edges and corners of the sheets protected from chipping.

James Hardie building products must be installed in a dry state and be protected from rain during transport and storage. The product must be laid flat under cover on a smooth level surface clear of the ground to avoid exposure to water or moisture, etc.

QUALITY

James Hardie conducts stringent quality checks to ensure that any product manufactured falls within our quality spectrum. It is the responsibility of the builder to ensure that the product meets aesthetic requirements before installation. James Hardie will not be responsible for rectifying obvious aesthetic surface variations following installation.

12 Product sizes

Table 6

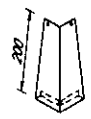
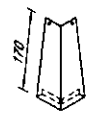
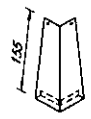
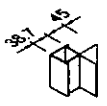
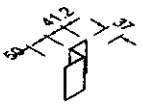
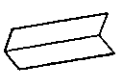
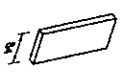
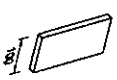
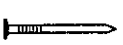
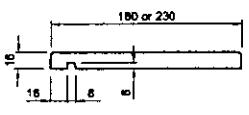
Linea Weatherboard and trim sizes

						COVERAGE INFORMATION			
Product	Length (mm)	Width (mm)	Thickness (mm)	End Details	Effective Cover (mm)	No. of planks/ metre height (approx.)	Mass kg/lineal m (approx. at EMC)	Mass kg/m² (approx. at EMC	Weight/ packs (60 units/ pack)
135 Linea Weatherboard	4200*	135	16	T & G	105	9.5	2.62	24.93	660.00
150 Linea Weatherboard	4200*	150	16	T & G	120	8.3	3.1	25.70	781.00
180 Linea Weatherboard	4200*	180	16	T & G	150	6.7	3.57	23.92	899.00
84mm CLD Trim	2600	84	16	Square	N/A	N/A	1.6	N/A	N/A
100mm CLD Trim	2600	100	16	Square	N/A	N/A	1.9	N/A	N/A

*Length is 4200mm plus 5mm for the tongue and groove making overall length 4205mm
*The effective thickness of finished Linea Weatherboard on the wall at the lap is approximately 33 to 35mm

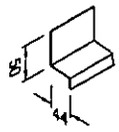
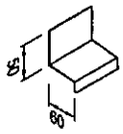
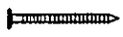
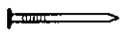
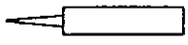
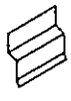
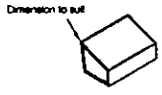
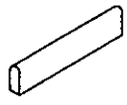
13 Accessories

Accessories/Tools supplied by James Hardie

	ACCESSORY AND MATERIAL NUMBER		SIZE (MM)	MATERIAL / APPEARANCE
	External corner soaker 90° for 180mm weatherboards ▪ Aluminium ▪ Copper ▪ Stainless Steel	 **301186** **301188** **301197**	200 long	Self colour
	External corner soaker 135° for 180mm Linea weatherboards ▪ Aluminium	 **301178**	200 long	Self colour
	External corner soaker 90° for 150mm weatherboards ▪ Aluminium ▪ Stainless Steel	 **302820** **302821**	170 long	Self colour
	External corner soaker 90° for 135mm weatherboards ▪ Aluminium ▪ Stainless Steel	 **301185** **301196**	155 long	Self colour
	External Slimline Box Corner Mould	**301195**	2700 long	Etch Primed Aluminium
	Box Corner 'Z' Flashing	**301203**	2700 long	uPVC Grey
	Internal 'W' Mould 90°	**301184**	2700 long	Etch Primed Aluminium
	Internal 'W' Mould 135°	**301183**	2700 long	Etch Primed Aluminium
	Vent Strip	**302490**	3000 long	uPVC White
	JH Corner Under Flashing 50 x 50	**303745**	3000 long	uPVC White
	CLD Trim 16mm	**401943**	84 x 2600 long	Fibre Cement primed
	CLD Trim 16mm	**401930**	100 x 2600 long	Fibre Cement primed
	HardieFlex™ nail - 5kg	**302782**	60 x 3.15mm	316 Stainless Steel
	HardieFlex™ nail - 5kg	**302784**	60 x 3.15mm	Hot Dip Galvanised
	HardieBlade™ Saw Blade	**300660**	4 tooth - 184mm	Diamond Tipped
	CLD Fascia - 180mm - 230mm	**401843** **402230**	4200 long	Fibre cement Primed

Accessories not supplied by James Hardie

James Hardie recommends the following products for use in conjunction with its Linea Weatherboard and CLD Trim.
James Hardie does not supply these products. There may also be some other accessories required depending upon the application.
Please contact component manufacturer for information on their warranties and further information on their products.

	ACCESSORY AND MATERIAL NUMBER	SIZE (MM)	MATERIAL/APPEARANCE
	Head Flashing for Direct Fixed without CLD Trim facings	To suit	Etch Primed Aluminium/ Powder Coated
	Head Flashing for Direct Fixed with CLD Trim facings	To suit	Etch Primed Aluminium/ Powder Coated
	HardieFlex™ nail	40 x 2.8mm	316 Stainless Steel
	HardieFlex™ nail	40 x 2.8mm	Hot Dip Galvanised
	Flexible Sealant or Expandable foam	Tube	Fosroc, Holdfast
	PEF Rod	Polyethylene foam	Fosroc or similar
	Flashing Tape	Proprietary tape to adhere to building wrap	Tyvek, Protecto wrap or similar
	Flashing material as per Table 20, 'E2/AS1'		Flashing Fabricator
	Jolt Head Nail - Hot Dip Galvanised or 316 Stainless Steel	50 x 2.8mm 60 x 3.15mm 75 x 3.15mm 90 x 4.0mm	Self colour
	Planted Sill	As shown	H3.1 Treated Timber Timber Merchant or cut on site
	Titanium Coated High Speed Drill Bit	3.0mm	
	Timber Scriber	As required	H3.1 Treated Timber Timber Merchant or cut on site
	Fibre Cement Cutting Blade	254mm	Diamond Tipped
	Fibre Cement Cutting Blade	305mm	Diamond Tipped
	Electra Meter Box Refer Electrical Suppliers		
	Cant Strip Redway Developments 03 358 5775 Predrill the weatherboards when fixing using Redway Development Cant/Vent Strips	To suit	uPVC
	Inseal 3109 Sealing Strip	5 x 3mm x 25mm	Black compressible foam

15 Warranty

PRODUCT WARRANTY

December 2010

WARRANTY: James Hardie New Zealand Limited ("James Hardie") warrants for a period of 25 years from the date of purchase that the Linea Weatherboard (the "Product"), will be free from defects due to defective factory workmanship or materials and, subject to compliance with the conditions below, will be resistant to cracking, rotting, fire and damage from termite attacks to the extent set out in James Hardie's relevant published literature current at the time of installation. James Hardie warrants for a period of 15 years from the date of purchase that the CLD Trim and accessories supplied by James Hardie will be free from defects due to defective factory workmanship or materials.

Nothing in this document shall exclude or modify any legal rights a customer may have under the Consumer Guarantees Act or otherwise which cannot be excluded or modified at law.

CONDITIONS OF WARRANTY: The warranty is strictly subject to the following conditions:

(a) James Hardie will not be liable for breach of warranty unless the claimant provides proof of purchase and makes a written claim either within 30 days after the defect would have become reasonably apparent or, if the defect was reasonably apparent prior to installation, then the claim must be made prior to installation.

(b) This warranty is not transferable.

(c) The Product must be installed and maintained strictly in accordance with the relevant James Hardie literature current at the time of installation and must be installed in conjunction with the components or products specified in the literature. Further, all other products, including coating and jointing systems, applied to or used in conjunction with the Product must be applied or installed and maintained strictly in accordance with the relevant manufacturer's instructions and good trade practice.

(d) The project must be designed and constructed in strict compliance with all relevant provisions of the current New Zealand Building Code ("NZBC"), regulations and standards.

(e) The claimant's sole remedy for breach of warranty is (at James Hardie's option) that James Hardie will either supply replacement product, rectify the affected product or pay for the cost of the replacement or rectification of the affected product.

(f) James Hardie will not be liable for any losses or damages (whether direct or indirect) including property damage or personal injury, consequential loss, economic loss or loss of profits, arising in contract or negligence or howsoever arising. Without limiting the foregoing James Hardie will not be liable for any claims, damages or defects arising from or in any way attributable to poor workmanship, poor design or detailing, settlement or structural movement and/or movement of materials to which the Product is attached, incorrect design of the structure, acts of God including but not limited to earthquakes, cyclones, floods or other severe weather conditions or unusual climatic conditions, efflorescence or performance of paint/coatings applied to the Product, normal wear and tear, growth of mould, mildew, fungi, bacteria, or any organism on any Product surface or Product (whether on the exposed or unexposed surfaces).

(g) All warranties, conditions, liabilities and obligations other than those specified in this warranty are excluded to the fullest extent allowed by law.

(h) If meeting a claim under this warranty involves re-coating of Products, there may be slight colour differences between the original and replacement Products due to the effects of weathering and variations in materials over time.

DISCLAIMER: The recommendations in James Hardie's literature are based on good building practice, but are not an exhaustive statement of all relevant information and are subject to conditions (c), (d), (f) and (g) above. James Hardie has tested the performance of Linea™ Weatherboard when installed in accordance with the Linea™ Weatherboard technical specification, in accordance with the standards and verification methods required by the NZBC and those test results demonstrate the product complies with the performance criteria established by the NZBC. However, as the successful performance of the relevant system depends on numerous factors outside the control of James Hardie (e.g. quality of workmanship and design) James Hardie shall not be liable for the recommendations made in its literature and the performance of the relevant system, including its suitability for any purpose or ability to satisfy the relevant provisions of the NZBC, regulations and standards as it is the responsibility of the building designer to ensure that the details and recommendations provided in the relevant James Hardie installation manual are suitable for the intended project and that specific design is conducted where appropriate.

BRANZ NZS 4218:2009 CALCULATION METHOD TOOL

PROJECT SUMMARY

Project name	Pirie
Address	7 Devon Street, Mangawhai
Designer	Paperspaces Architectural Design Ltd
Address	PO Box 84, Silverdale
Phone	
Date	29-Jul-11
Reference number	

Climate zone	1: Northland, Auckland, Thames-Coromandel districts	
Wall construction type	1: Any wall type	
If mixed wall types	0	Percentage of wall area solid timber construction
	0	Percentage of wall area high thermal mass construction
	100	Percentage of wall area "Any wall type"
If solid timber wall	1: External 75 mm thick solid timber and timber framed internal walls	

Summary of calculation method heat loss

Element	Area (m²)	Proposed building heat loss (W/°C)	Reference building heat loss (W/°C)	
Roofs/ceilings	110.8	35.3	38.4	
Walls	111.2	55.6	58.5	
Floors	110.8	79.1	85.2	
Vertical glazing	28.5	109.4	161.1	
Skylights	0.5	1.8	-	
Doors	0.0	0.0	-	
Total		281.2	343.2	W/°C

Glazing percentage: 20%
Glazing <40%: Yes
Minimum R-values OK: Yes
Issues to check:

PASS/FAIL **PASS**

KAIPARA DISTRICT COUNCIL
110348
BC
BUILDING INSPECTOR

BRANZ NZS 4218:2009 CALCULATION METHOD TOOL

BUILDING ELEMENTS

Roofs/ceilings: Skylights are not included here. Enter them in the skylights table below.

Element	Description	Area (m²)	Construction R-value	Heat loss
1	Longrun Roofing- trusses and R3.2	67.39	3.1	21.7
2	Longrun Roofing- rafters and R3.2	43.39	3.2	13.6
3				
4				
5				
	Total area	110.78 m²		
	Total roofs/ceilings heat loss			35.3 W/°C

Skylights: Skylights are at an angle ≤60° to the horizontal. If the skylight R-value is unknown, use a value of 0.15.

Element	Description	Area (m²)	Construction R-value	Heat loss
1	Velux Double Glazed	0.46	0.26	1.8
2				
3				
4				
5				
	Total area	0.46		
	Total skylight heat loss			1.8 W/°C

Walls: Doors are not included here. Enter them in the door table.

Element	Description	Area (m²)	Construction R-value	Heat loss
1	East-Linea on Timber Framing with R2.2 Insulation	22.92	2	11.5
2	North-Linea on Timber Framing with R2.2 Insulation	33	2	16.5
3	West-Linea on Timber Framing with R2.2 Insulation	20.54	2	10.3
4	South-Linea on Timber Framing with R2.2 Insulation	34.72	2	17.4
5				
6				
	Total area	111.18 m²		
	Total wall heat loss			55.6 W/°C

Floors: Only include the ground or exterior floors. Intermediate floors not exposed to the exterior are excluded.

Element	Description	Area (m²)	Construction R-value	Heat loss
1	Timber floor with Expol R1.4	110.78	1.4	79.1
2				
3				
4				
5				
	Total area	110.78 m²		
	Floor heat loss			79.1 W/°C

Vertical glazing: Vertical glazing only (>60°), including glazing in doors. Skylights are on the Skylight table.
If the glazing R-value is not known, use a value of 0.15.

Element	Description	Area (m²)	Construction R-value	Heat loss
1	East Windows- R0.26	2.16	0.26	8.3
2	North Windows- R0.26	16.45	0.26	63.3
3	West Windows- R0.26	4.42	0.26	17.0
4	South Windows- R0.26	5.42	0.26	20.8
5				
6				
7				
8				
9				
10				
	Total area	28.45 m²		
	Total vertical glazing heat loss			109.4 W/°C

Doors: Only the non-glazed area of doors is included. The glazed area of doors is entered in the Glazing table.
The heat loss of doors is automatically set to 0 if the total door area is ≤ 6m² or 6% of the total wall area.
If the R-value of a door is not entered a default value of R 0.18 is automatically used.

Element	Description	Area (m²)	Construction R-value	Heat loss
1				0.0
2				0.0
3				0.0
4				0.0
5				0.0
	Total area	0		
	Total door heat loss			0.0 W/°C

GIB EzyBrace® 2011 Software

Demand Calculation Sheet — single storey — V06/11

Job Details

Name	Pirie
Street and Number	7 Devon Street
Lot and DP Number	Lot 4, DP 348507
City/Town/District	Mangawhai
Designer	
Company Name	Paperspaces
Date	29/07/2011

BRANZ Appraised
Appraisal No 294 [2011]

Select Lining Option: 10 or 13 mm GIB® Plasterboard

Building Specification

		Single Floor	Complete Single Floor Column only
Number of storeys	single		
Floor Loading	2kPa		
Foundation Type	subfloor		
Cladding Weight (subfloor)	light		
Cladding Weight		light	
Roof Weight		light	
Room in Roof Space		no	
Roof Pitch (degrees)		4	
Roof height above eaves (m)		1.0	
Building height to apex (m)		5.0	
Ground to lower floor level (m)		0.7	
Stud Height (m)		2.4	
Building Length (m)		16.7	
Building Width (m)		13.9	
Building Plan Area (m2)		144	

KAIPARA DISTRICT COUNCIL
110348
BC
BUILDING INSPECTOR

Building Location

Wind Zone	***Very High***	**Earthquake Zone**	**Soil Type**
Select by Building Consent Authority Map		1	D&E (deep to very soft)
or Preference	Not Available	**Annual exceedance probability**	
Wind Region	A	1/500 (NZS3604:2011 default)	
Lee Zone	no		
Ground Roughness	Urban		
Site Exposure	Exposed		
Topographic Class	T4		

Bracing Units required for Wind

Demand W (BU)	subfloor	Walls single
along	1606	832
across	1790	860

Bracing Units required for Earthquake

Demand along / across E (BU)	Walls	
	subfloor	single
	1011	798

see Bracing Page in Dwgs.

GIB EzyBrace® 2011 Software

Demand Calculation Sheet — single storey — V06/11

Job Details

Name	Pirie
Street and Number	7 Devon Street
Lot and DP Number	Lot 4, DP 348507
City/Town/District	Mangawhai
Designer	
Company Name	Paperspaces
Date	29/07/2011

BRANZ Appraised
Appraisal No 294 [2011]

Select Lining Option: 10 or 13 mm GIB® Plasterboard

Building Specification

		Single Floor	Complete Single Floor Column only
Number of storeys	single		
Floor Loading	2kPa		
Foundation Type	subfloor		
Cladding Weight (subfloor)	light		
Cladding Weight		light	
Roof Weight		light	
Room in Roof Space		no	
Roof Pitch (degrees)		4	
Roof height above eaves (m)		1.0	
Building height to apex (m)		5.0	
Ground to lower floor level (m)		0.7	
Stud Height (m)		2.4	
Building Length (m)		16.7	
Building Width (m)		8.7	
Building Plan Area (m2)		111	

Building Location

Wind Zone	***Very High***
Select by Building Consent Authority Map or Preference	Not Available
Wind Region	A
Lee Zone	no
Ground Roughness	Urban
Site Exposure	Exposed
Topographic Class	T4

Earthquake Zone: 1

Soil Type: D&E (deep to very soft)

Annual exceedance probability: 1/500 (NZS3604:2011 default)

Bracing Units required for Wind

Demand W (BU)

	subfloor	Walls single
along	1002	519
across	1790	860

Bracing Units required for Earthquake

Demand along / across E (BU)

Walls	
subfloor	single
778	614

Pirie

GIB EzyBrace® 2011 Software

Subfloor Bracing Calculation Sheet — Subfloor Along — V06/11

Along							
Bracing Line		*Bracing Elements provided*				*Wind*	*Earthq.*
1	2	3	4	5	6	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Number or Length L (m)	BUs Achieved	BUs Achieved
a	*line totals*	1	NZS3604	anchor pile	4	640	480
W	640	2					
EQ	480	3					
b	*line totals*	1	NZS3604	anchor pile	2	320	240
W	640	2	NZS3604	braced piles	2	320	240
EQ	480	3					
c	*line totals*	1	NZS3604	braced piles	2	320	240
W	320	2					
EQ	240	3					
d	*line totals*	1					
W		2					
EQ		3					
e	*line totals*	1					
W		2					
EQ		3					
f	*line totals*	1					
W		2					
EQ		3					
g	*line totals*	1					
W		2					
EQ		3					
h	*line totals*	1					
W		2					
EQ		3					
I	*line totals*	1					
W		2					
EQ		3					
j	*line totals*	1					
W		2					
EQ		3					

					Wind	Earthq.
Totals Achieved					1600	1200
					OK	*OK*
Totals Required (from Sheet A)					1002	778

Pirie

GIB EzyBrace® 2011 Software

Subfloor Bracing Calculation Sheet — Subfloor Across — V06/11

Along							
Bracing Line		*Bracing Elements provided*				*Wind*	*Earthq.*
1	2	3	4	5	6	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Number or Length L (m)	BUs Achieved	BUs Achieved
m	*line totals*	1	NZS3604	anchor pile	2	320	240
W	320	2					
EQ	240	3					
n	*line totals*	1	NZS3604	braced piles	1	160	120
W	480	2	NZS3604	anchor pile	2	320	240
EQ	360	3					
o	*line totals*	1	NZS3604	anchor pile	1	160	120
W	320	2	NZS3604	braced piles	1	160	120
EQ	240	3					
p	*line totals*	1	NZS3604	braced piles	1	160	120
W	320	2	NZS3604	anchor pile	1	160	120
EQ	240	3					
q	*line totals*	1	NZS3604	braced piles	2	320	240
W	320	2					
EQ	240	3					
r	*line totals*	1	NZS3604	braced piles	1	160	120
W	160	2					
EQ	120	3					
s	*line totals*	1					
W		2					
EQ		3					
t	*line totals*	1					
W		2					
EQ		3					
u	*line totals*	1					
W		2					
EQ		3					
v	*line totals*	1					
W		2					
EQ		3					
						Wind	Earthq.
Totals Achieved						1920	1440
						OK	*OK*
Totals Required (from Sheet A)						1790	778

MiTek New Zealand Limited

Correspondence from: **AUCKLAND**
40 Neales Road, East Tamaki 2013
PO Box 58-014, Botany 2163
Phone: 09 274 7109
Fax: 09 274 7100

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03 348 8691
Fax: 03 348 0314

www.miteknz.co.nz

PRODUCER STATEMENT for MiTek 20/20™ TRUSS DESIGN - Version 4.6

ISSUED BY: **MiTek New Zealand Limited**

TO: **TimberWorld Ltd**

IN RESPECT OF: **MiTek™ Truss Designs**

This producer statement covers the MiTek 20/20™ truss design and the structural performance of the GANG-NAIL® connector plate for the job reference **10680RDQ** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek 20/20™ truss design program has been developed by MiTek New Zealand Limited for the design of MiTek™ timber roof, floor and attic trusses in New Zealand. The truss designs computed by MiTek 20/20™ are prepared using sound and widely accepted engineering principles, and in accordance with compliance documents of the New Zealand Building Code and Verification Method B1/VM1; and internationally accepted standard ANSI/TPI 1 - 2002 as an alternative solution to satisfy the requirements of Clause B1 of the New Zealand Building Code.

On behalf of MiTek New Zealand Limited, and subject to:

i) All proprietary products meeting their performance specification requirements
ii) The provision of adequate roof bracing and overall building stability
iii) Correct selection and placement of GANG-NAIL connector plates
iv) Correct input of Truss Design Data as shown in the Fabricator Design Statement for this job
v) The design being undertaken by the accredited fabricator under the terms of the software licence

I believe on reasonable grounds that the trusses, if constructed in accordance with the MiTek 20/20™ truss design and shop drawings, will comply with the relevant provisions of the New Zealand Building Code.

MiTek New Zealand Limited holds a current policy of Professional Indemnity Insurance no less than $500,000.

On behalf of MiTek New Zealand Limited, **Date: Wednesday, 3 August 2011**

In Ling Ng, BE (Hons), CPEng, IntPE, MIPENZ (ID: 146585)
TECHNICAL SERVICES MANAGER, MiTek New Zealand Limited

110348

Job: 10680RDQ
Description: newdwelling
Building Consent No.:

Client: A Customer
Phone:

Site: Coastal Homes Ltd
7 Devon Street
Mangawhai
Pirie
Phone:

MITEK FABRICATOR DESIGN STATEMENT

This statement is issued by MiTek accredited fabricator **TimberWorld Ltd**, being licensed to use the MiTek 20/20™ software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

MiTek 20/20™ TRUSS DESIGN DATA

The MiTek 20/20™ computer design for this job is based on the following design parameters entered into the program. The Fabricator shall ensure that these job details are current and relevant to the project for the design of the MiTek™ trusses.

Job Details

		Importance Level :	2	Design Working Life :	50 years
Roof Truss					
Timber Group:	MSG8H1.2	Pitch:	4.000 deg	Nominal Overhang:	450 mm
Roof		**Ceiling**		**Wind**	
Material:	Galv Iron .5mm	Material:	Standard	Area:	Very High (50.0 m/s)
Dead Load:	0.210 kPa	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Restraints:	900 mm centres	Restraints:	400 mm centres		
Live Load:	Qur = 0.250 kPa Qc = 1.100 kN	Live Load:	Qc = 1.400 kN		

The timber for these MiTek™ trusses shall be treated to the requirements of NZS 3602:2003 and shall be graded to the requirements of NZS 3603:1993. Unless otherwise noted, this design assumes that the steel fixings and timber connectors proposed are located in a **"closed environment"**, as defined by NZS3604:2011 Section 4.

MiTek™ Truss List

Legend: * = detail only, ? = input only, ~~Tex~~ = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required
WB = windbeam required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
T01	6	5980	4.000	840
T02	4	3700	4.000	927
T02A	3	3700	4.000	927
T02B	3	3700	4.000	927
T03	7	4150	4.000	927

Total quantity : 23

The computer design input has been carried out by:

Signed: .....

Name of Detailer: CHRIS WILDMAN

On behalf of: TimberWorld Ltd

Date: ...Wednesday, 3 August 2011....

Qualifications and Title: DETAILER 1042 NZCAD

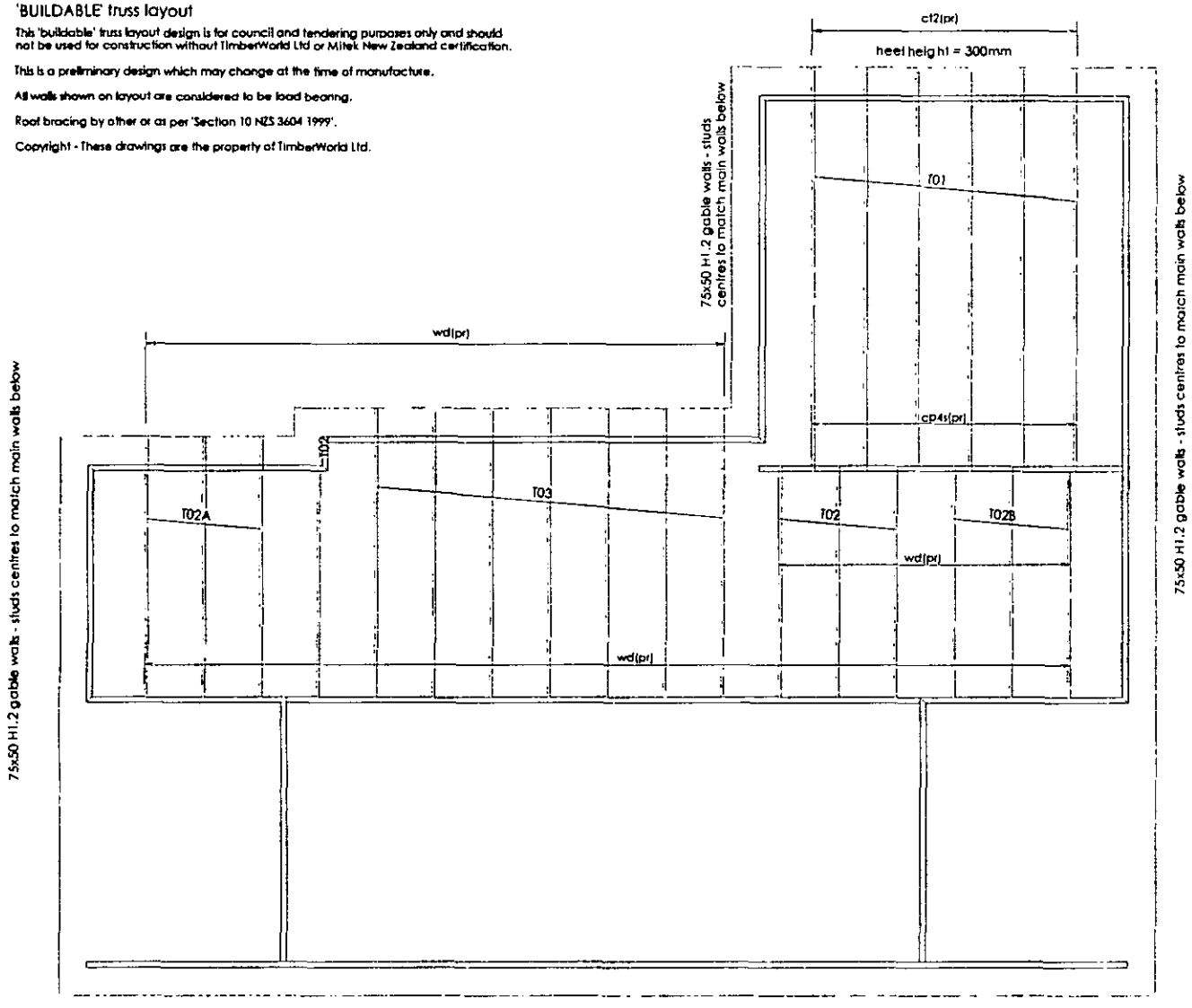
'BUILDABLE' truss layout

This 'buildable' truss layout design is for council and tendering purposes only and should not be used for construction without TimberWorld Ltd or Mitek New Zealand certification.

This is a preliminary design which may change at the time of manufacture.

All walls shown on layout are considered to be load bearing.

Roof bracing by other or as per 'Section 10 NZS 3604 1999'.



Truss legend

- Girder trusses
- Gable & saddle trusses
- Jack trusses
- Jack trusses
- Rafter & Hip rafter

Hardware legend:

25kNTTP	25kN
16kNTTP	16kN
9kNTTP	9kN
Sheet brace strap 600	sbs6
Sheet brace strap 400	sbs4
Nailon 110x160	n160
Nailon 110x200	n200
Nailon 110x240	n240
CT600	ct6
CT400	ct4
CT200(pair)	ct2(pr)
CT160(pair)	ct16(pr)
CT160(pair) - stainless steel	sct16(pr)
CPC80 (pair)	cp8 (pr)
CPC40 (pair)	cp4 (pr)
CPC40s (pair)	CP4s (pr)
JH95x165	jh165
JH190x47	jh19
JH120x47	jh12
JH90x47	jh9
Multigrip	m
Multigrip - stainless steel	sm
Multigrip (pair)	m (pr)
Wire dogs (pairs)	wd(pr)
Nails	

TimberWorld

Branches:
Albany: 09 415 6390
Birkdale: 09 483 8428
East Tamaki: 09 274 8009
Warkworth: 09 425 8511
Waiheke Island: 09 372 8299

MiTek New Zealand Ltd.
HOME OF BUILDING SYSTEMS

Job Details:

Wind Zone : very high
Topchord Restraints: 900mm crs
Roof Material: iron
Roof Pitch: 4 deg
Bottomchord Restraint: 400 crs
Ceiling Material: 10mm Glb bd
Truss Centres: 900mm crs

Client:
Coastal Homes Ltd

For:
Pirie

At:
7 Devon Street
Mangawhai

Date: 03/08/2011
Drawn: Chris Wildman
Mob: 021 675 222

Job #

10680RDQ

Design Certificate – Technical basis for structural design methodology contained in designIT for houses - New Zealand.

designIT for houses, New Zealand has been developed by experienced timber engineers to assist designers in selecting appropriate sizes of structural laminated veneer lumber products manufactured by Carter Holt Harvey (including hySPAN, hy90, hyONE and hyJOIST) and other generic stress grades of timber, to be used as structural elements for the construction of buildings that fall within the scope of NZS 3604.

The design methodology used for the software complies with the loading and general design requirements contained within AS/NZS 1170 and with timber structural design in accordance with NZS 3603:1993 including Amendment 4 (Verification method B1/VM1, 6.1).

designIT relies on the accurate input of span and loading information by the user. Where accurate inputs are submitted the product and/or stress grade and the size given will comply with the structural requirements of the New Zealand Building Code, provided the installation is in accordance with the installation requirements provided by designIT and/or in product literature and/or NZS 3604, or specific engineering design, as appropriate.

References:

NZS 3603:1993 Timber Structures Standard.
NZS 3604:2011 Timber-framed buildings.
AS 1720.1 – 2010 Timber structures. Part 1: Design methods.
AS 1684.1 – 1999 Residential timber framed construction. Part 1: Design criteria.
AS/NZS 1170:2002 Structural design actions, Parts 0 and 1.
AS/NZS 1170:2011 Structural design actions, Part 2: Wind actions.
AS/NZS 1170:2003 Structural design actions, Part 3: Snow and ice actions.

29 April 2011

For further information or advice please contact:
Carter Holt Havey Woodproducts New Zealand
173 Captain Springs Road, Onehunga. Auckland
Telephone 0800 808 131
Facsimile 0800 808 132
Email: designit@chhwoodproducts.co.nz

Specifier details:

Specifier:	Office	
Business name:	Paperspaces	
Address:	109 Duck Creek Road RD3 Silverdale	
Email:		
Phone: 09 424 7590	**Mobile:**	**Facsimile:**

Project & Site details:

Project:	Pirie	**Ref. no.:**
At (address):	7 Devon Street, Mangawhai	
For (owner/s):	Pirie	
Wind zone:	Very high	
Snow loading	Snow region: N0, snow loading not applicable	

MEMBER DESIGN DETAILS

Member 1

1) Member code and description — Garage Lintel - Lintels - In single or upper storey load bearing walls

2) Date prepared — 1/08/2011

3) Design inputs

Span	4.8 m
Roof load width 'RLW'	1.0 m
Roof type and mass	Light roof & ceiling - 40 kg/m²

4) Member specification

Size, stress grade/product	Use 240 x 90 hy90
Material type	Structural Laminated Veneer Lumber to AS/NZS 4357

5) Serviceability

110348

Load case	Limit[3] on average deflection[2]	Estimated average deflection[2]	Rigidity ratio[4]
Long term load - $G+\psi_L Q$ *	10.0 mm	7.1 mm (long term)	$\frac{10.0}{7.1} = 1.40$
*Critical serviceability load case			

See 'Notes for interpretation of serviceability data' at the end of this report

6) Reactions

Load case	k_1[1]	Limit states design reaction[2,3] End[4] kN
1.35G	0.60	-1.8
1.2G + 1.5Q	0.80	-3.6
1.2G + W_U + $\Psi_C Q$	1.00	-3.9
0.9G + W_U	1.00	3.1

See 'Notes for interpretation of reaction data' at the end of this report

7) Installation requirements Provide at least 30 mm bearing at end supports

Notes for interpretation of serviceability data

1. "average deflection" is an engineering concept based upon a notional estimated load, notional member rigidity and, in some cases, an approximate model of material response to environmental conditions. These parameters are, 'standardised' in AS/NZS 1170, AS 1684.1 and AS 1720. Deflections calculated using this methodology cannot therefore be usefully compared with deflections calculated using other methods, eg GLTAA design methodology.
2. Deflection is the flexural response to load – 'out-of-level' measurements of installations are not necessarily deflections and can incorporate 'initial out-of-straightness', whether intended or not. Furthermore, loads can be higher/lower than the notional estimate and in any comparison with measured levels, material variability needs to also be considered. AS 1720 gives the following basis for estimation of upper bound deflections for various materials.

No 1 Framing – visually graded to NZS 3631	Average + 100%
SG grades - mechanically graded to AS/NZS 1748	Average + 43%
GL grades for glulam to AS/NZS 1328	Average + 33%
LVL to AS/NZS 4357 (includes hySPAN and hyJOIST)	Average +18%

As can be seen, comparison of the 'average deflection' for different materials, even if calculated on the same basis, does not give the whole picture!

3. The limits referred are those specified in AS 1684.1 for the stated load case.
4. 'Rigidity ratio' expresses the rigidity of the specified beam relative to the rigidity of a notional beam just meeting the serviceability requirements of AS 1684.1

Notes for interpretation of reaction data

1. Duration of load factor 'k_1' for strength as per NZ 3603:1993
2. Negative (-) reactions relate to the 'gravity' or 'downwards' force on the support
3. Positive reactions relate to the 'upwards' forces or 'tie-down' requirement on the support
4. End reaction includes allowance for overhang/cantilever where one has been designed

Index

VEHICLE CROSSING PERMIT required for this property and must comply with the current KDC Engineering Standards

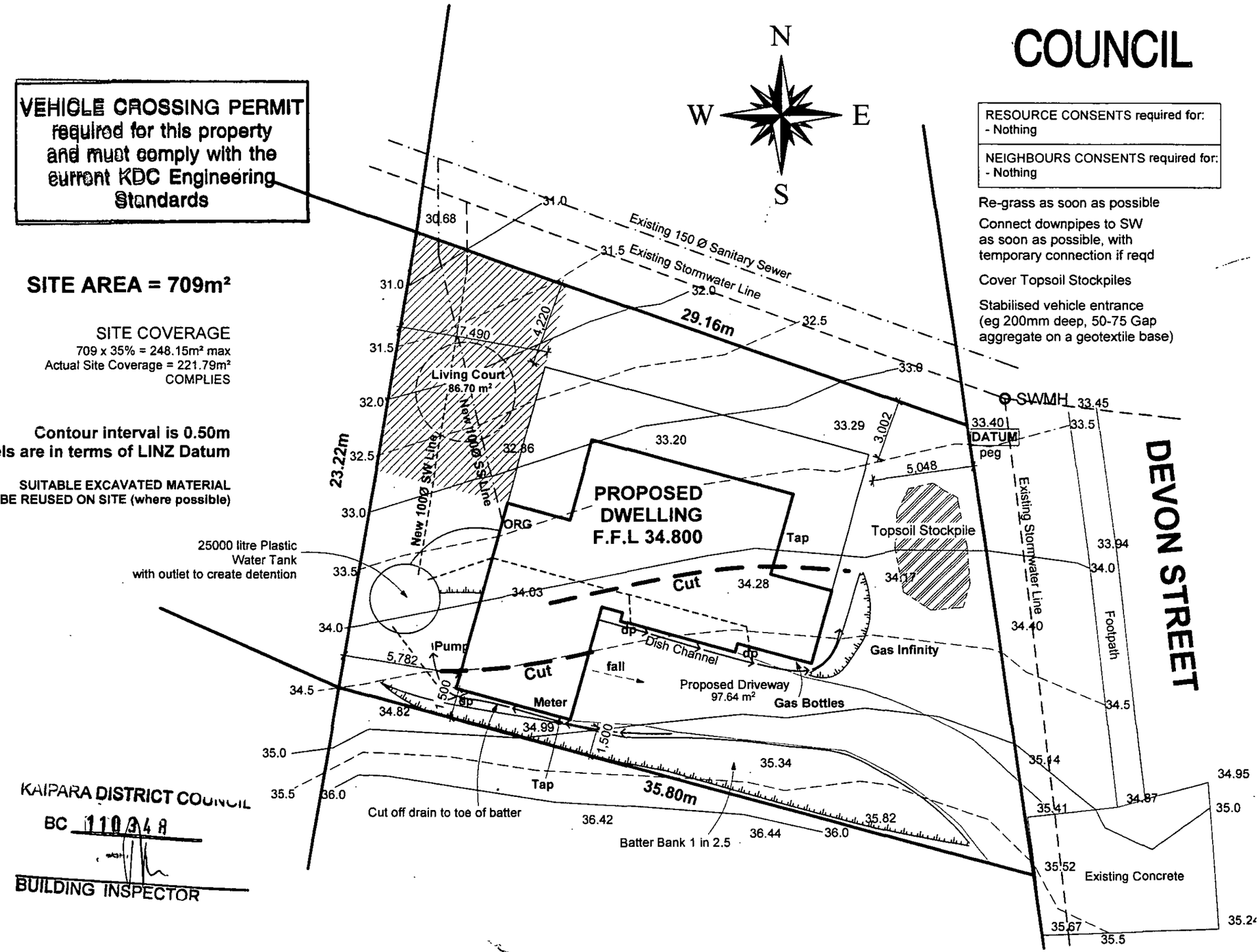
SITE AREA = 709m²

SITE COVERAGE
709 x 35% = 248.15m² max
Actual Site Coverage = 221.79m²
COMPLIES

Contour interval is 0.50m
Levels are in terms of LINZ Datum

SUITABLE EXCAVATED MATERIAL TO BE REUSED ON SITE (where possible)

KAIPARA DISTRICT COUNCIL
BC 110348
BUILDING INSPECTOR



Building Consent-2 Aug 2011
Contracts-22 June 2011

JOB PI-170

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Mr & Mrs Pirie
7 Devon Street
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Mangawhai

1) ALL DIMENSIONS AND UNDERGROUND SERVICE LOCATIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK
2) CONTRACTOR AND SUBCONTRACTORS TO ENSURE ALL GROUND LEVELS AND HEIGHT RESTRICTIONS ARE CORRECT AND COMPLY WITH COUNCIL BYLAWS AT ALL STAGES OF CONSTRUCTION
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10) CONSTRUCTION TO COMPLY WITH NZS 3604 . LOCAL BODY BYLAWS AND THE N Z. BUILDING CODE .

Coastal Homes NZ Ltd

Site Plan

Date	July 2011
Scale	1:200
Drawn	L. Murphy

Page **1** of **29**

ALL LINTELS TO BE SG8

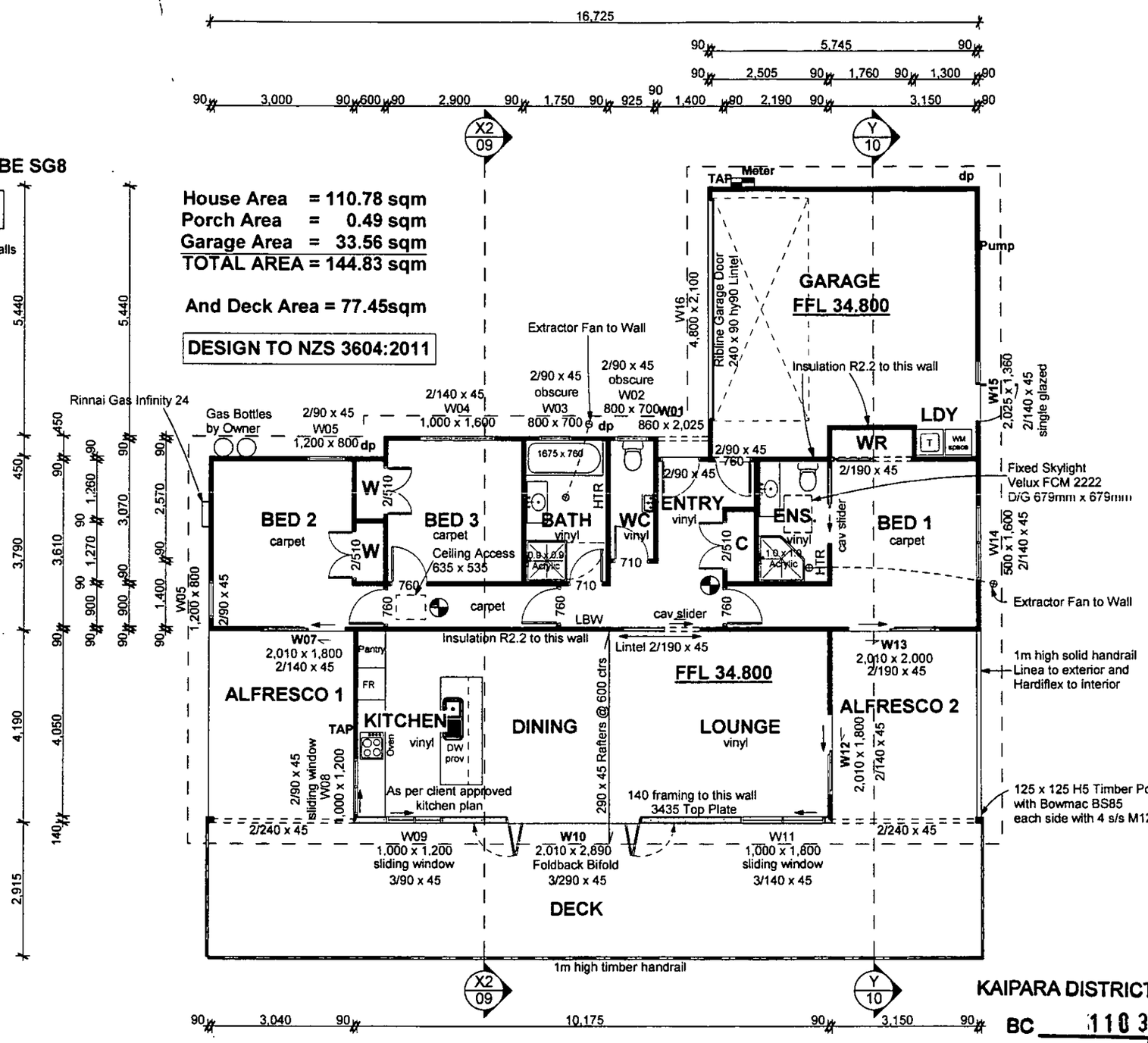
= Smoke Alarm

Gib Aqualine to Wet Area Walls

House Area = 110.78 sqm
Porch Area = 0.49 sqm
Garage Area = 33.56 sqm
TOTAL AREA = 144.83 sqm

And Deck Area = 77.45sqm

DESIGN TO NZS 3604:2011



TIMBER FRAMING -In accordance with NZS3604:2011 Design Specifications-
Exterior Walls (2.4m) to be 90 x 45 Kiln Dried H1.2 SG8 studs @ 600mm ctrs
Exterior Walls (3.0m) to be 90 x 45 Kiln Dried H1.2 SG8 studs @ **300mm** ctrs or
Exterior Walls (3.0m) to be **2/90** x 45 Kiln Dried H1.2 SG8 studs @ 600mm ctrs
Exterior Walls (3.6m) to be **140** x 45 Kiln Dried H1.2 SG8 studs @ **400mm** ctrs
Interior Walls to be 90 x 45 Kiln Dried H1.2 SG8 studs @ 600mm ctrs

ELEVATION KEY

NOTE: Plumbing System is as per NZS/AS 3500 standards

WIND ZONE IS VERY HIGH
H3.1 Jambs to all to all External Doors and Windows
Expandable Foam Air Seals with Backing Rods to all External Doors and Windows.
All windows require full sill trays

Windows to be double glazed R0.26 unless noted otherwise in Schedule

Additional Noggins must be installed at Frame stage for Towel rails, Wardrobe shelving, Shelves, Gas Units & bottles etc. An additional row of nogs are to be installed @ 1750mm above FFL in the Kitchen for the wall mounted cabinets only. Refer Kitchen plan

CORROSION ZONE : ZONE 1
CORROSION ZONE : ZONE C (Medium)
Durability of all fixings to comply with NZBC B2/AS1 and NZS 3604 (2011) section 4.
CONCRETE to be 20 MPa minimum, with 50mm cover (75mm to ground) unless an alternative solution is advised by an Engineer.
EXPOSED ie. Open to the weather or < 600mm above ground level. Material is washed by direct or wind blown rain or subfloor >7000mm2 per m2 ventilation. Use 304 Stainless Steel. Nails in Exposed Framing to be Galv Steel.
SHELTERED ie. Open to the air but not rain. Material is not washed by direct or wind blown rain, but may be subject to wind blown salts. (<7000mm2 per m2 ventilation and >600mm above ground level) Use Hot - Dip Galvanised Steel.
CLOSED ie. Dry or internal spaces (Including Closed Roof Spaces). Not exposed to rain, ground moisture or wind blown corrosive salts. Use standard Galv Steel for Nail Plates, Wire Dogs & Bolts and Mild Steel for other fixings products.
BRICK VENEER Veneer Ties to be Galv 470 g/m2
Brick Lintels to be Galv 600 g/m2

Note: Type 316 Stainless Steel may be used where appearance is importatnt but exceeds 3604 requirements Any fixings in contact with H3.2 or higher Copper based timber preservatives shall also be Type 304 Stainless steel if in Exposed or Sheltered. Galv Steel if in Closed

KAIPARA DISTRICT COUNCIL
BC 110348
BUILDING INSPECTOR

Building Consent-2 Aug 2011
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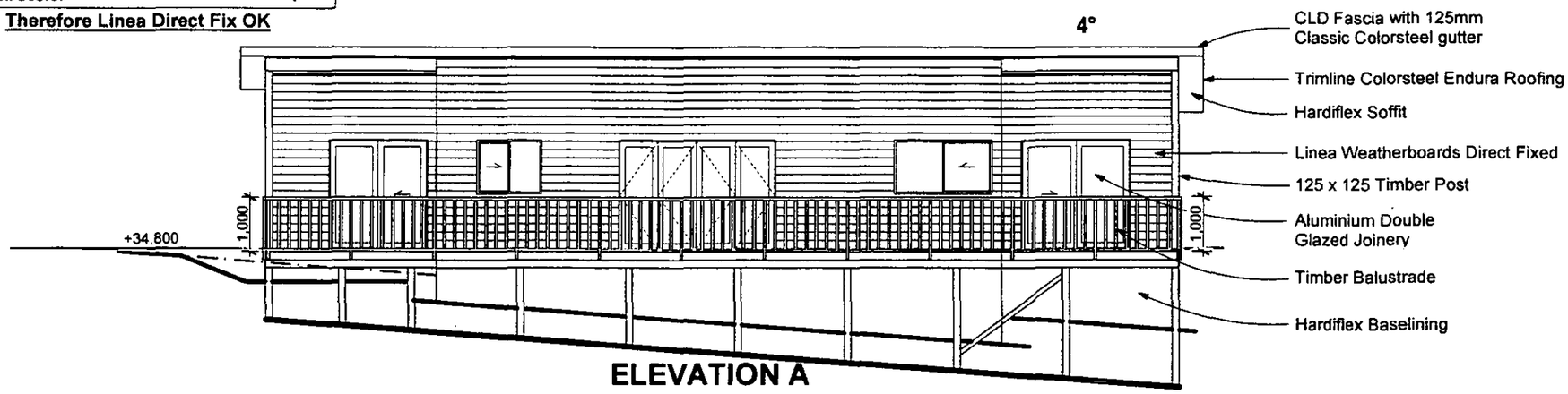
Coastal Homes NZ Ltd

Floor Plan

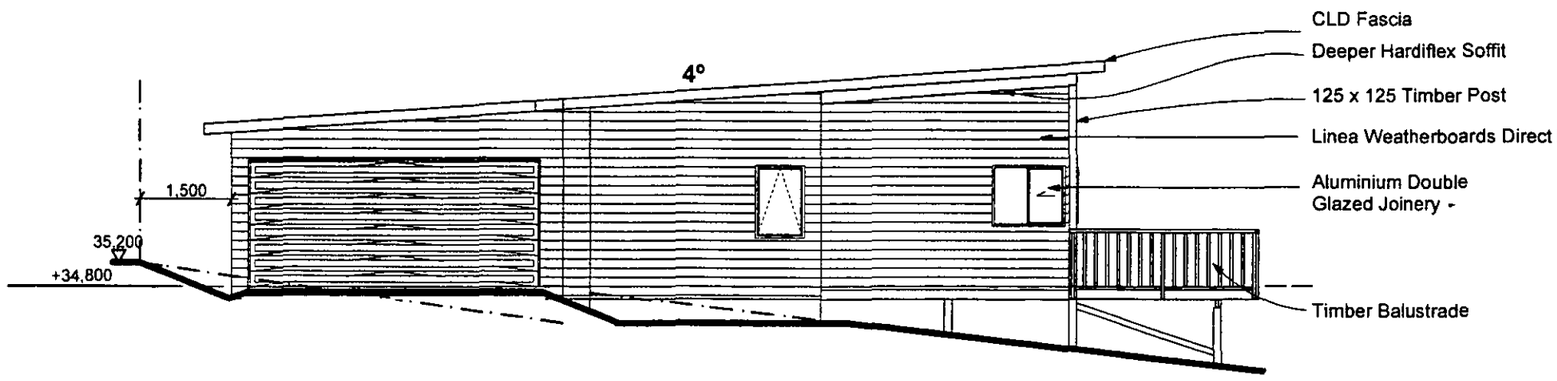
Date	July 2011
Scale	1:100
Drawn	L. Murphy

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		7

Therefore Linea Direct Fix OK



ELEVATION A



ELEVATION B

KAIPARA DISTRICT COUNCIL
BC 110346
BUILDING INSPECTOR

Building Consent-2 Aug 2011
Contracts-22 June 2011

JOB PI-170

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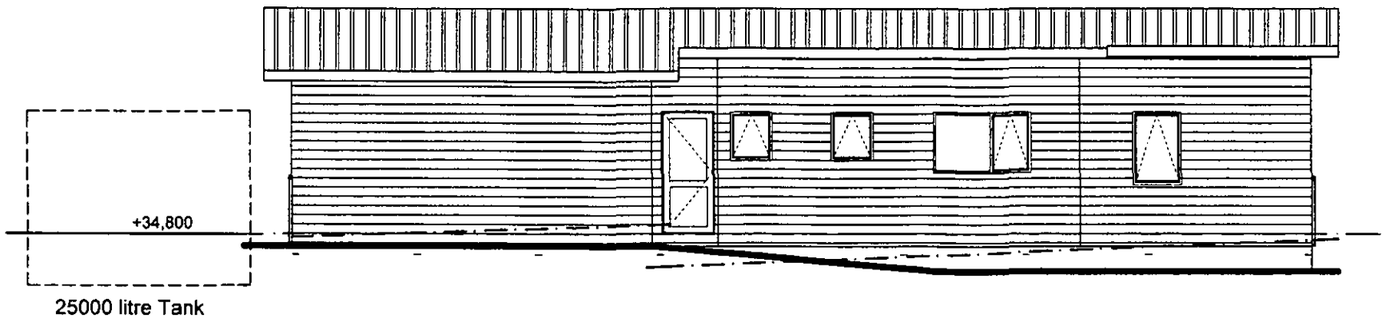
Elevations A & B

Date	July 2011
Scale	1:100
Drawn	L. Murphy

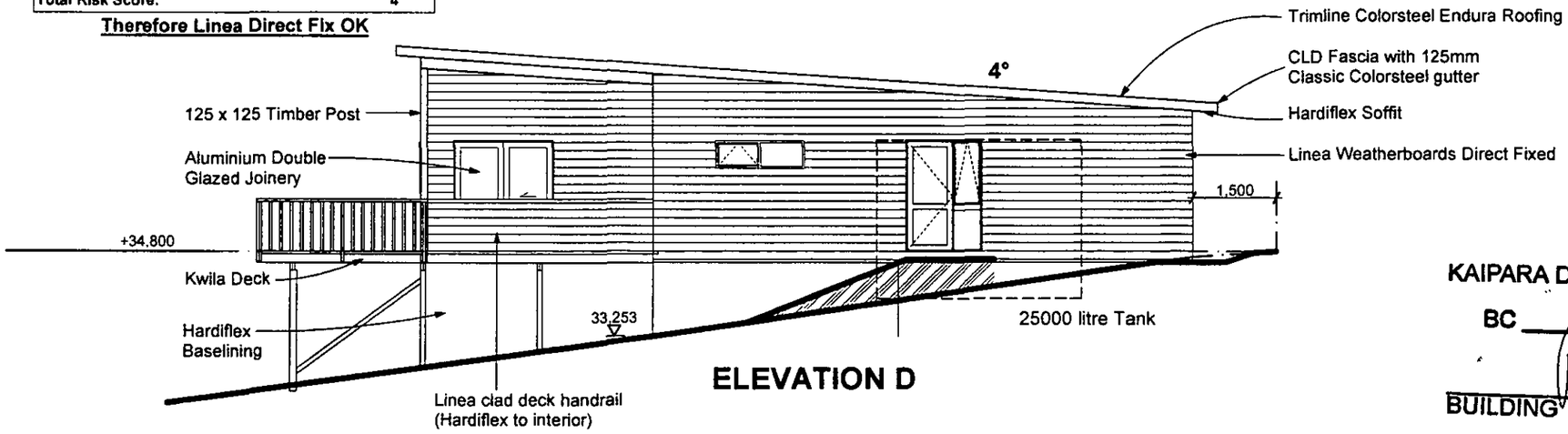
Page **3** of **29**



ELEVATION C

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		4

Therefore Linea Direct Fix OK



ELEVATION D

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Coastal Homes NZ Ltd

Elevations C & D

Date	July 2011
Scale	1:100
Drawn	L. Murphy

PILE TYPES
(see Timber Pile Fixings Page)

Ordinary Pile	125 x 125 H5 senton pile in 460 Ø x 450 deep concrete footing with 2 x SS wire dogs and 2 x SS nails
Braced Pile	125 x 125 senton pile in 460 Ø x 450 deep concrete footing with 12kN SS fixing pack and 100 x 75 (under 3m long) 100 x 100 (under 4.5m long) H3.2 MSG8 timber brace connected with M12 SS bolt each end
Anchor Pile	125 x 125 senton pile in 460 Ø x 900 deep concrete footing with 12kN SS fixing pack
Deck Pile	125 x 125 H5 senton pile in 300 Ø x 450 deep concrete footing with 2 x SS wire dogs and 2 x SS nails

NOTES:

All footings to be in Good Ground

D.P.C under Bearers closer than 300mm to F.G.L (min 150mm) to NZS 3604 (1999).

Provide 2 Wire Dogs & 2 Skew Nails pile to bearer

45mm thick Boundry Joist.(H4 where labelled)

Expol R1.4 to all subfloor spaces

Floor Joists 600mm or more from the ground to be H1.2
Joists lower than 600mm form the ground to be H3.2
Retaining boards to be H4 and Piles to be H5.

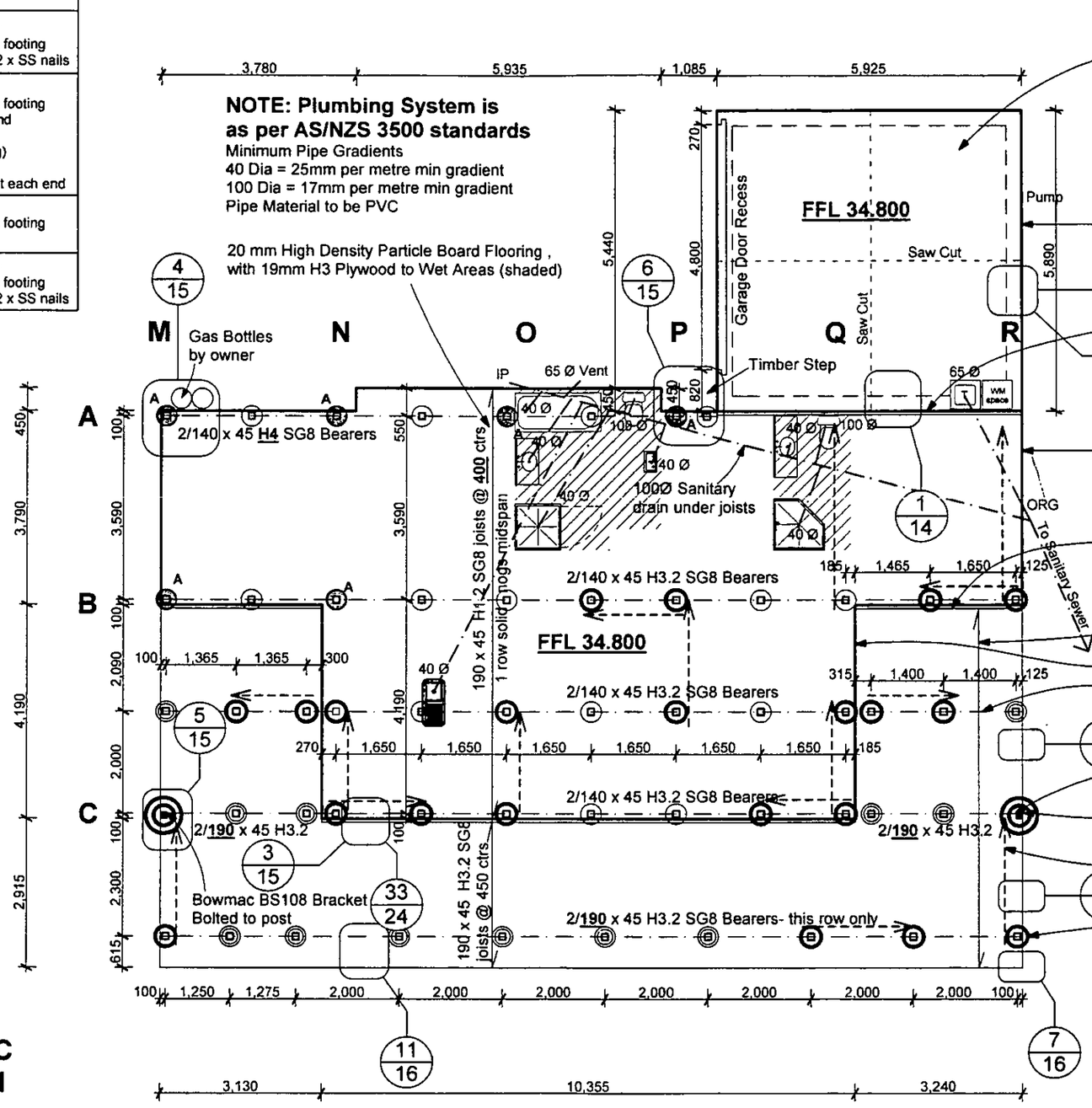
Provide continuous Mid span Blocking for 190 x 45 Joists or greater or spans over 2.5m.

Double Joists under load bearing walls Parallel to joists, or 200 ctr to ctr to a bearer from walls @ right angles to NZS 3604 (1999)

Solid Nogs @ 1.8m crs over all bearers or load bearing walls with braces (subfloor lines of support) to NZS 3604 (1999)

Provide M12 Bolts each end of timber brace to NZS 3604 (1999). Timber Brace to be 100 x 75 up to 3.0m, 2/100 x 50 up to 4.5m and 100 x 100 posts up to 5.0m in length.

Sub Floor Venting in accordance to the New Zealand Building Code.



100 mm min 20 MPa concrete slab with 665 mesh on 0.25mm polythene DPC on sand blinding on 150 mm min compacted hardfill (compacted in 150mm max layers)

Provide Saw Cuts 25mm deep and 6mm wide at 6m max ctrs (2 to 1 max ratio) Suggested locations shown on the plan.

200 series concrete block foundation wall with D12 @ 600 ctrs vertical and D12 @ 600 ctrs horizontal, on 300 x 300 concrete strip footing with 4D12 and R6 @ 600 ctrs. Footing to be 450 mm min below c.g.l.

190 x 45 H3.2 stringer on DPC fixed with SS M12 @ 1600 ctrs

Minimum Subfloor ventilation required is :
110 sqm x 3500 sqmm = 385,000 sqmm
with vents @ 1.8m max ctrs
and 750 min from building corners
Vents to be positioned as high as possible and remain unobstructed

290 x 45 H4 plate to ground/baselining junction
Keep Hardiflex 175 mm clear min off c.g.l.

190 x 45 H3.2 stringer packed out 12mm and fixed with SS M12 with 3mm EPDM washers @ 1600 ctrs

Ex 100 x 25 Kwila Decking to 190 x 45 H3.2 MSG8 Joists @ 450 crs

Joists to be kept off 12mm min clear of cladding.

2/140 x 45 H3.2 SG8 Bearers

125 x 125 H5 Post in 460Ø x **2000** deep (0.33 m³) concrete footing for Uplift

Bowmac BS108 Bracket Bolted to post

100 x 100 H3.2 timber brace. Fix top to joist/bearer and bottom to pile as per detail

125 x 125 Senton pile in concrete footing as per table

Deck Edge Fixings as per detail
6kN straps top and bottom and
2 s/s M12 bolts @ 400 ctrs

DECK BRACING
77 sqm x 7.5 BU
= 577 BU
= 5 Deck Braces

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CORROSION ZONE IS C
CORROSION ZONE IS 1

Note: Subfloor Fixings to be Stainless Steel
(Where less than 600 mm to ground and/or no baselining is fixed)

Note: Exposed Deck Fasteners/Bolts to be 304 or 316 stainless steel

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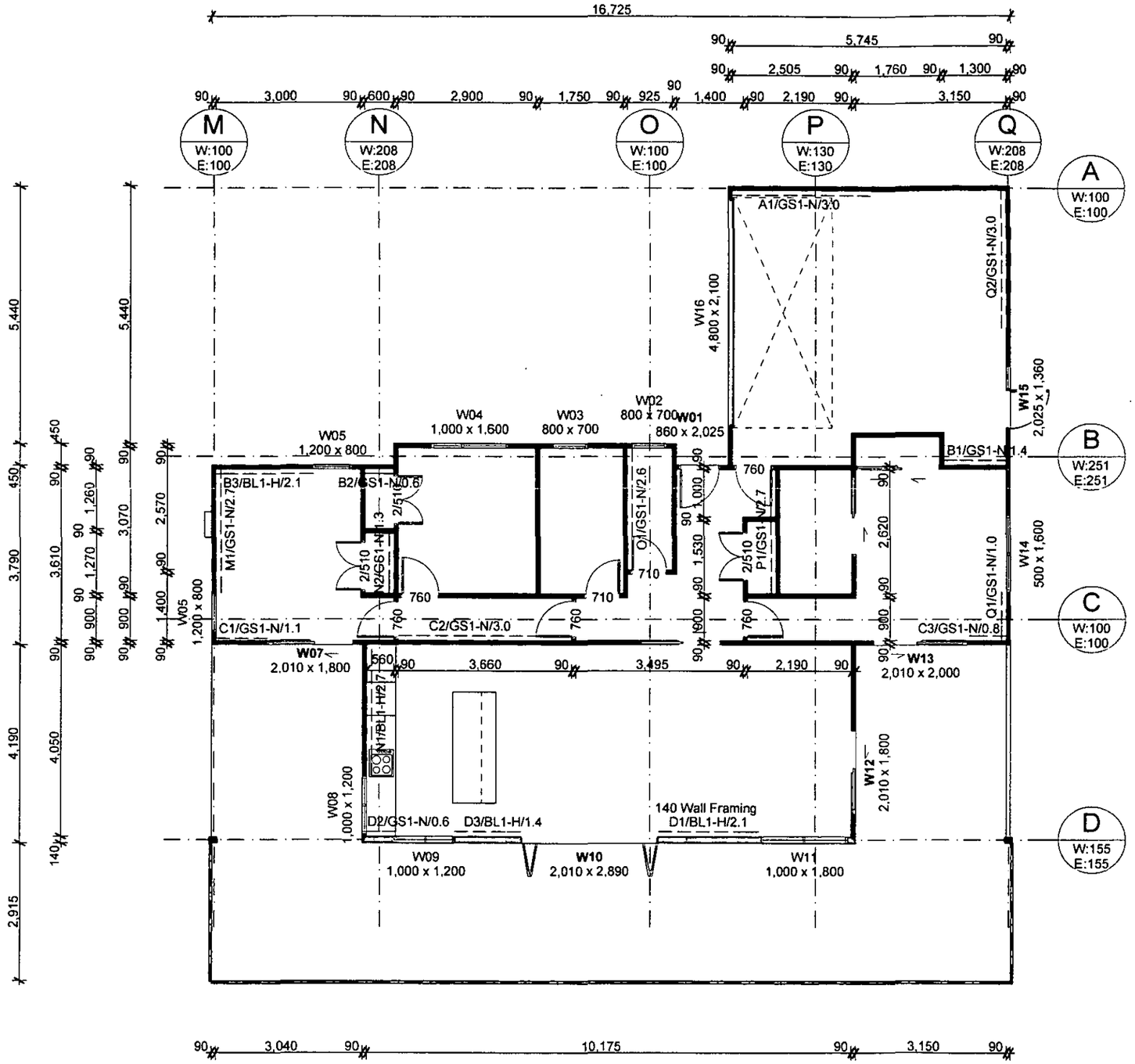
Foundation Plan

Date	July 2011
Scale	1:100
Drawn	L. Murphy



WIND ZONE IS VERY HIGH

STUD TO TOP PLATE FIXING
= Fixing Type 'B' unless noted
4.7 kN -2/90 x 3.15 end nails + 2 wire dogs

Lintel Fixing =
7.5kN Uplift Fixing

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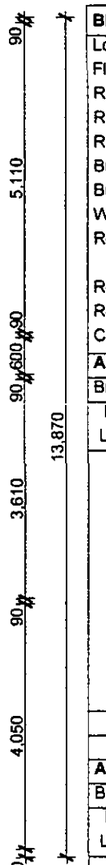

BRACING CALCULATIONS

Location of Storey	*Single*	Floor Load	*2kPa*
Floor Height to Apex	*5.0 m*	Roof Weight	*Light*
Roof Height Above Eaves	*1.0 m*	Cladding Weights:	
Roof Pitch	*0 - 25 °*	- Subfloor	*Heavy*
Roof Style	*Monopitch*	- Wall Cladding	*Light*
Building Length (BL)	*16.7 m*		
Building Width (BW)	*13.9 m*	Room in Roof Space	*No*
Wind Zone	*Very High*	Soil Class	*E - Very Soft*
Required BUs Calculated Using:		Gross Plan Area (GPA)	*144.0 m2*
	GIB® EasyBrace	Earthquake Zone	*1*
Req. W along	832 *BUs*	Req. EQ along	798 *BUs*
Req. W across	860 *BUs*	Req. EQ across	798 *BUs*

Calculations based on NZS 3604:2011

ALONG

Bracing Line			Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
A	*100*	*100*	*A1*	*GS1-N*	*3.0*	*0.0*	*2.4*	*70*	*210.0*	*60*	*180.0*
B	*251*	*251*	*B1*	*GS1-N*	*1.4*	*0.0*	*2.4*	*70*	*98.0*	*60*	*84.0*
			B2	*GS1-N*	*0.6*	*0.0*	*2.4*	*50*	*30.0*	*55*	*33.0*
			B3	*BL1-H*	*2.1*	*0.0*	*2.4*	*120*	*252.0*	*105*	*220.5*
C	*100*	*100*	*C1*	*GS1-N*	*1.1*	*0.0*	*2.4*	*50*	*53.0*	*55*	*58.3*
			C2	*GS1-N*	*3.0*	*0.0*	*2.4*	*70*	*210.0*	*60*	*180.0*
			C3	*GS1-N*	*0.8*	*0.0*	*2.4*	*50*	*38.5*	*55*	*42.3*
D	*155*	*155*	*D1*	*BL1-H*	*2.1*	*0.0*	*3.3*	*120*	*183.3*	*105*	*160.4*
			D2	*GS1-N*	*0.7*	*0.0*	*3.3*	*50*	*25.5*	*55*	*28.0*
			D3	*BL1-H*	*1.4*	*0.0*	*3.3*	*120*	*122.2*	*105*	*106.9*
							Totals Achieved	**W**	*1,222.4*	**E**	*1,093.4*
							Totals Required	**W**	832	**E**	798

ACROSS

Bracing Line			Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
M	*100*	*100*	*M1*	*GS1-N*	*2.7*	*0.0*	*2.4*	*70*	*189.0*	*60*	*162.0*
N	*208*	*208*	*N1*	*BL1-H*	*2.7*	*0.0*	*3.0*	*120*	*259.2*	*105*	*226.8*
			N2	*GS1-N*	*1.3*	*0.0*	*2.4*	*70*	*88.9*	*60*	*76.2*
O	*100*	*100*	*O1*	*GS1-N*	*2.6*	*0.0*	*2.4*	*70*	*179.9*	*60*	*154.2*
P	*130*	*130*	*P1*	*GS1-N*	*2.7*	*0.0*	*2.4*	*70*	*189.0*	*60*	*162.0*
Q	*208*	*208*	*Q1*	*GS1-N*	*1.0*	*0.0*	*2.4*	*50*	*50.0*	*55*	*55.0*
			Q2	*GS1-N*	*3.0*	*0.0*	*2.4*	*70*	*210.0*	*60*	*180.0*
							Totals Achieved	**W**	*1,166.0*	**E**	*1,016.2*
							Totals Required	**W**	860	**E**	798

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Frame & Brace

Date	July 2011
Scale	1:100
Drawn	L. Murphy

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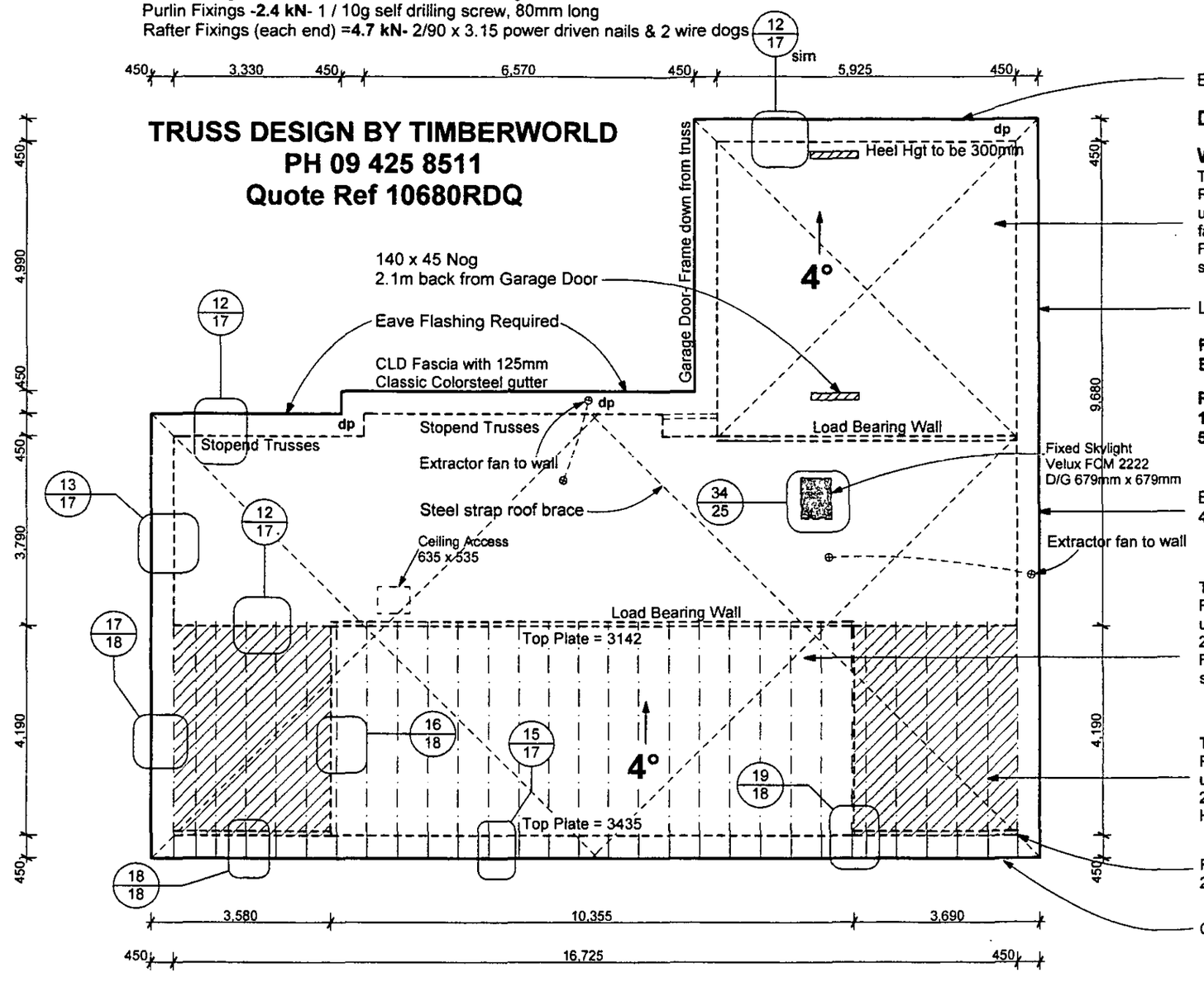
ROOF FRAMING FIXINGS

Truss Fixings -As Per Truss Manufacturer's Design
Purlin Fixings -**2.4 kN**- 1 / 10g self drilling screw, 80mm long
Rafter Fixings (each end) =**4.7 kN**- 2/90 x 3.15 power driven nails & 2 wire dogs



Eave Flashing Required

DP's are 80mm Ø Fully Charged

WIND ZONE IS VERY HIGH

Trimline Colorsteel Endura **0.4 BMT** Longrun Roofing on self supporting breather type roof underlay on 75 x 50 battens @ 900 ctrs on pre-fabricated timber trusses @ 900 ctrs .
Fibreglass Insulation **R 3.2** (165 mm thick) or similar to roof space

Line of timber frame

From NZBC E2 Table 11 (Trapezoidal Profile)
End span between purlins is to be 900 max.

Roofing to comply with NZBC B2/AS1 Table 1
15 year min durability for Roof Cladding and
50 year min durability for Roof Structure

End structural truss dropped 90 mm with 90 x 45 Outriggers and 90 x 45 Flying Rafters

Extractor fan to wall

Trimline Colorsteel Endura **0.4 BMT** Longrun Roofing on self supporting breather type roof – LAID HORIZONTALLY underlay on 75 x 50 battens @ 900 ctrs on H1.2
290 x 45 SG8 Rafters @ 600 ctrs .
Fibreglass Insulation **R 3.2** (165 mm thick) or similar to roof space

Trimline Colorsteel Endura **0.4 BMT** Longrun Roofing on self supporting breather type roof underlay on 75 x 50 battens @ 900 ctrs on H1.2
290 x 45 SG8 Rafters @ 600 ctrs .
Hardiflex to soffit

Roof Load to 125 x 125 post is 5sqm = 9.9 kN
2 x Bowmac BS85 brackets with 4 s/s M12 bolts

Cut down to 90 mm at Eave

REFER TO TRUSS LAYOUT AND CODES FROM GANGNAIL APPROVED TRUSS MANUFACTURER AT TIME OF CONSTRUCTION

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Roof Plan

Date	July 2011
Scale	1:100
Drawn	L. Murphy

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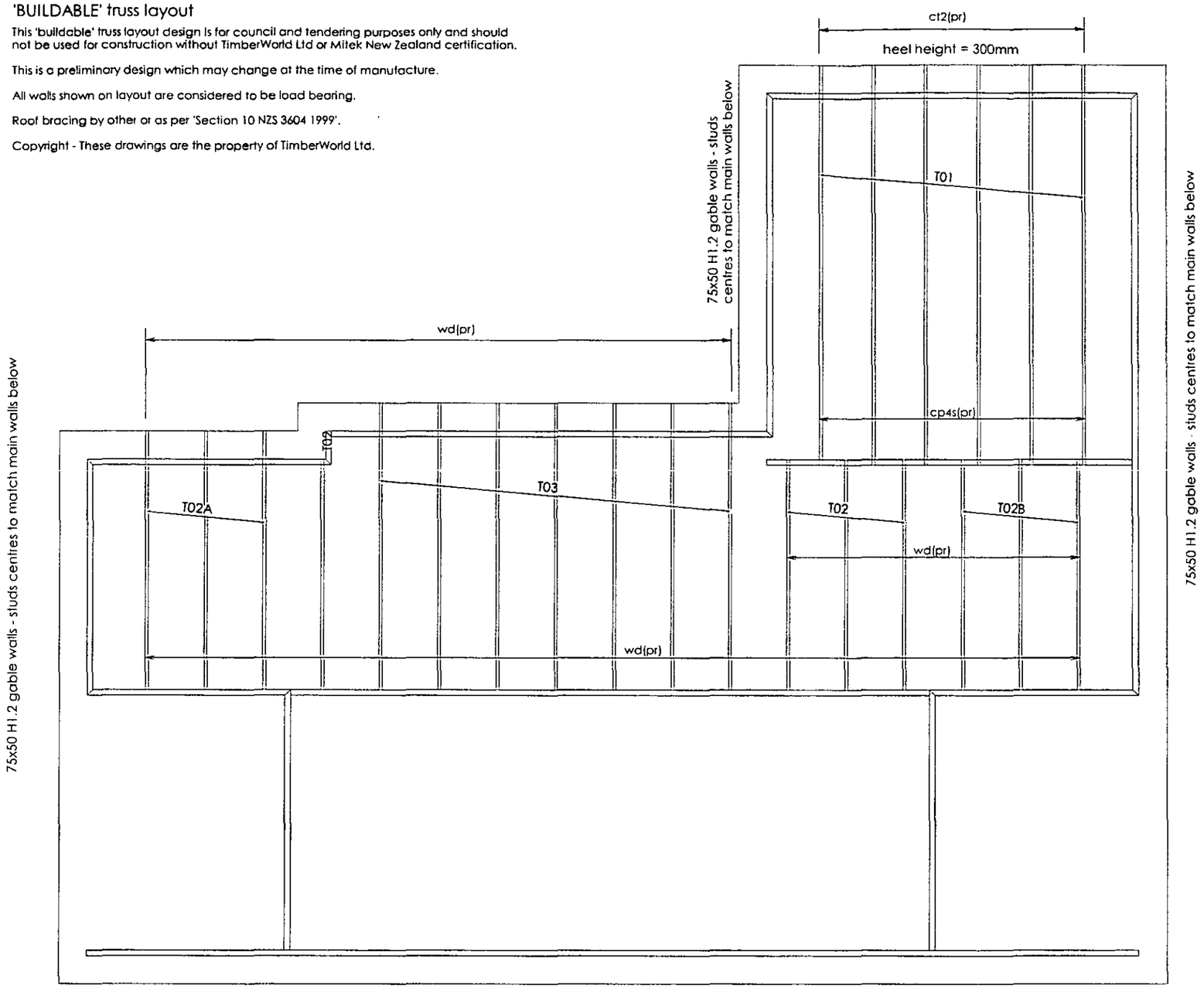
'BUILDABLE' truss layout

This 'buildable' truss layout design is for council and tendering purposes only and should not be used for construction without TimberWorld Ltd or Mitek New Zealand certification.

This is a preliminary design which may change at the time of manufacture.

All walls shown on layout are considered to be load bearing.

Roof bracing by other or as per 'Section 10 NZS 3604 1999'.



Hardware legend:

25kNTTP	25kN
16kNTTP	16kN
9kNTTP	9kN
Sheet brace strap 600	sbs6
Sheet brace strap 400	sbs4
Nailon 110x160	n160
Nailon 110x200	n200
Nailon 110x240	n240
CT600	ct6
CT400	ct4
CT200(pair)	ct2(pr)
CT160(pair)	ct16(pr)
CT160(pair) - stainless steel	sct16(pr)
CPC80 (pair)	cp8 (pr)
CPC40 (pair)	cp4 (pr)
CPC40s (pair)	CP4s (pr)
JH95x165	jh165
JH190x47	jh19
JH120x47	jh12
JH90x47	jh9
Multigrip	m
Multigrip - stainless steel	sm
Multigrip (pair)	m (pr)
Wire dogs (pairs)	wd(pr)
Nails	

Truss legend

- Girder trusses
- Gable & saddle trusses
- Jack trusses
- Jack trusses
- Rafter & Hip rafter

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TimberWorld

Branches:
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Birkdale: 09 483 8428
East Tamaki: 09 274 8009
Warkworth: 09 425 8511
Waiheke Island: 09 372 8299

MiTek New Zealand Ltd.
HOME OF GANG-NAIL® BUILDING SYSTEMS

Job Details:

Wind Zone : very high
Topchord Restraints: 900mm crs
Roof Material: iron
Roof Pitch: 4 deg
Bottomchord Restraint: 400 crs
Ceiling Material: 10mm Gib bd
Truss Centres: 900mm crs

Client:
Coastal Homes Ltd

For:
Pirie

At:
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Truss Layout

Date	July 2011
Scale	1:1
Drawn	L. Murphy

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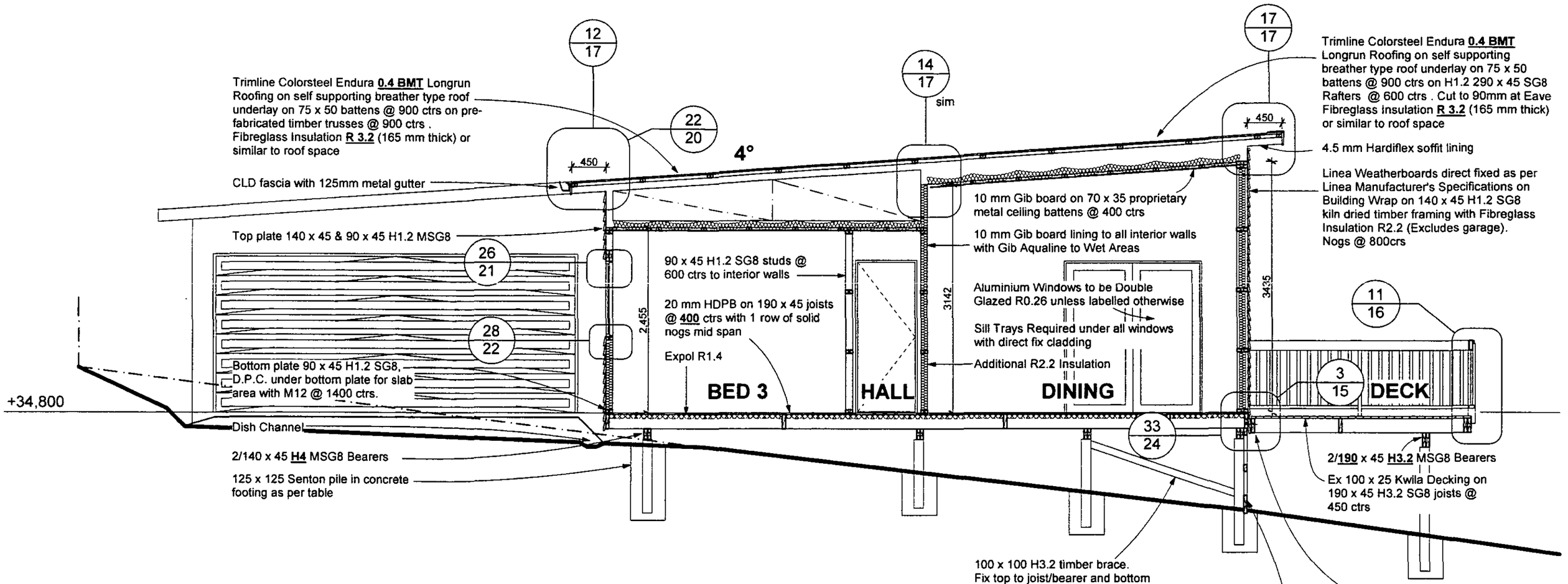

SECTION X-X 1:50

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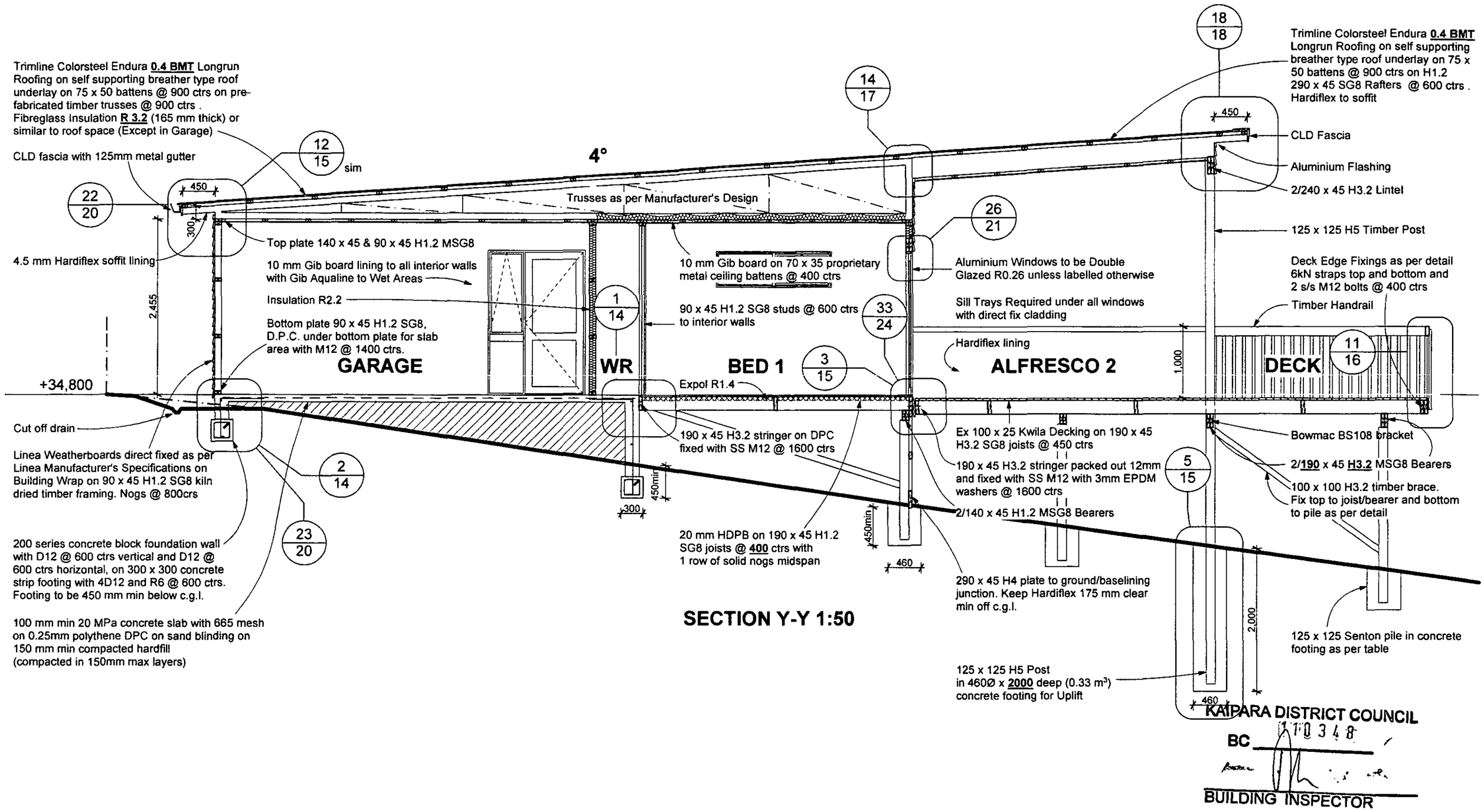
Section XX

Date	July 2011
Scale	1:50
Drawn	L. Murphy



SECTION Y-Y 1:50

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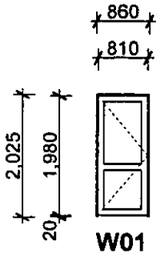
Section YY

Date	July 2011
Scale	1:50
Drawn	L. Murphy



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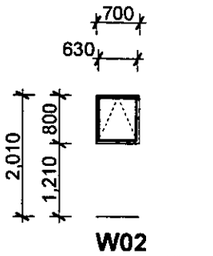

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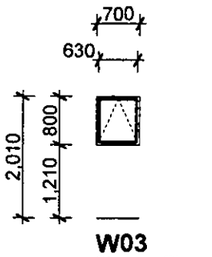
Obscure Glass



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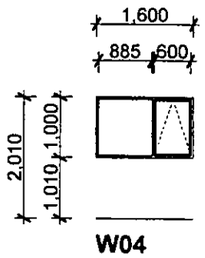

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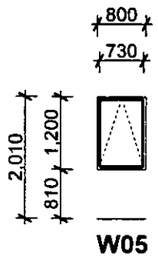

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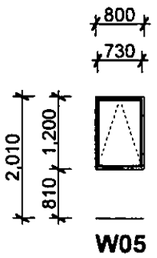

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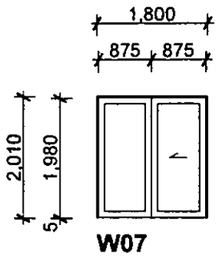

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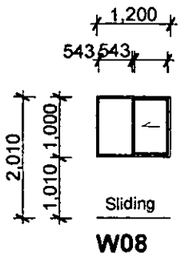

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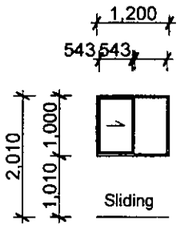

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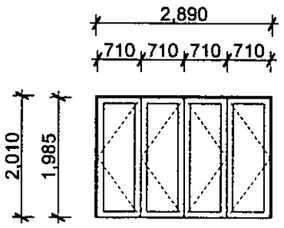
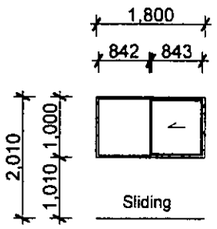


W10
Foldback Bifold



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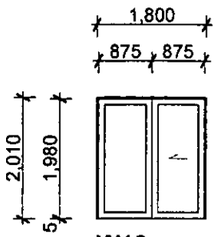

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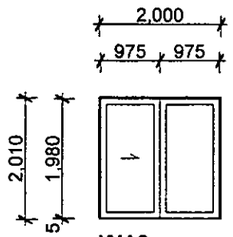

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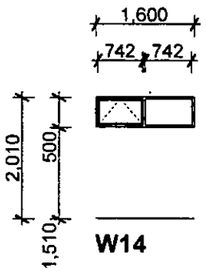

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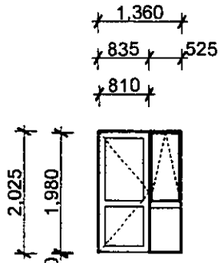
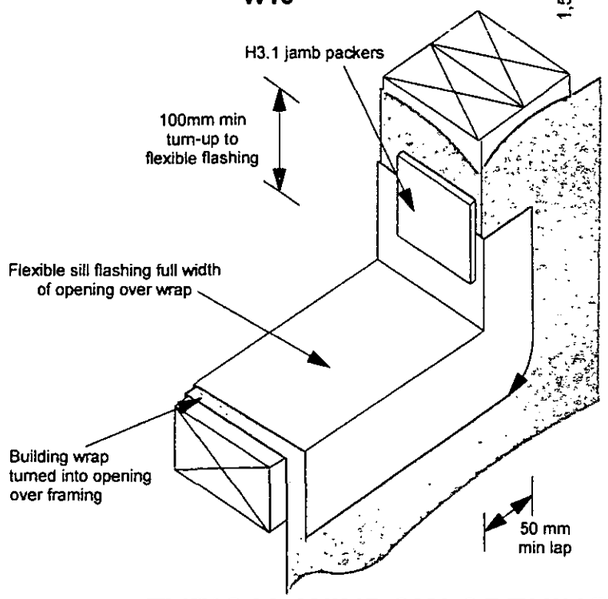


W15
Single glazed

W16
Pressed Metal Door

W17
Velux FCM Low Pitch Fixed Rooflight
Double Glazed R0.26



TYPICAL WINDOW OPENING FLASHING DETAIL

WINDOW SCHEDULE 1:100

All doors and windows below are viewed from the outside.
Clients final door and window specifications yet to be confirmed, therefore designs may vary from what is shown.
All Window heights & widths to be site measured prior to manufacture.

Building Wrap cut and dressed into all sides of door and window openings
Stopend sill tray flashings to all windows with direct fix claddings
Flexible Flashing Tape to Head and Sill Framing
All Windows and Exterior Doors to have expandable foam air sealant with backing rod
All Jamb Liners to be H3.1, and all Door and Window sills to be H3.1
Safety Glass to NZS 4223:1999 part 3 as required

All Joinery to be Double Glazed R 0.26 unless labelled otherwise

Sizes are Trim Size

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Window Schedule

Date	July 2011
Scale	1:100
Drawn	L. Murphy

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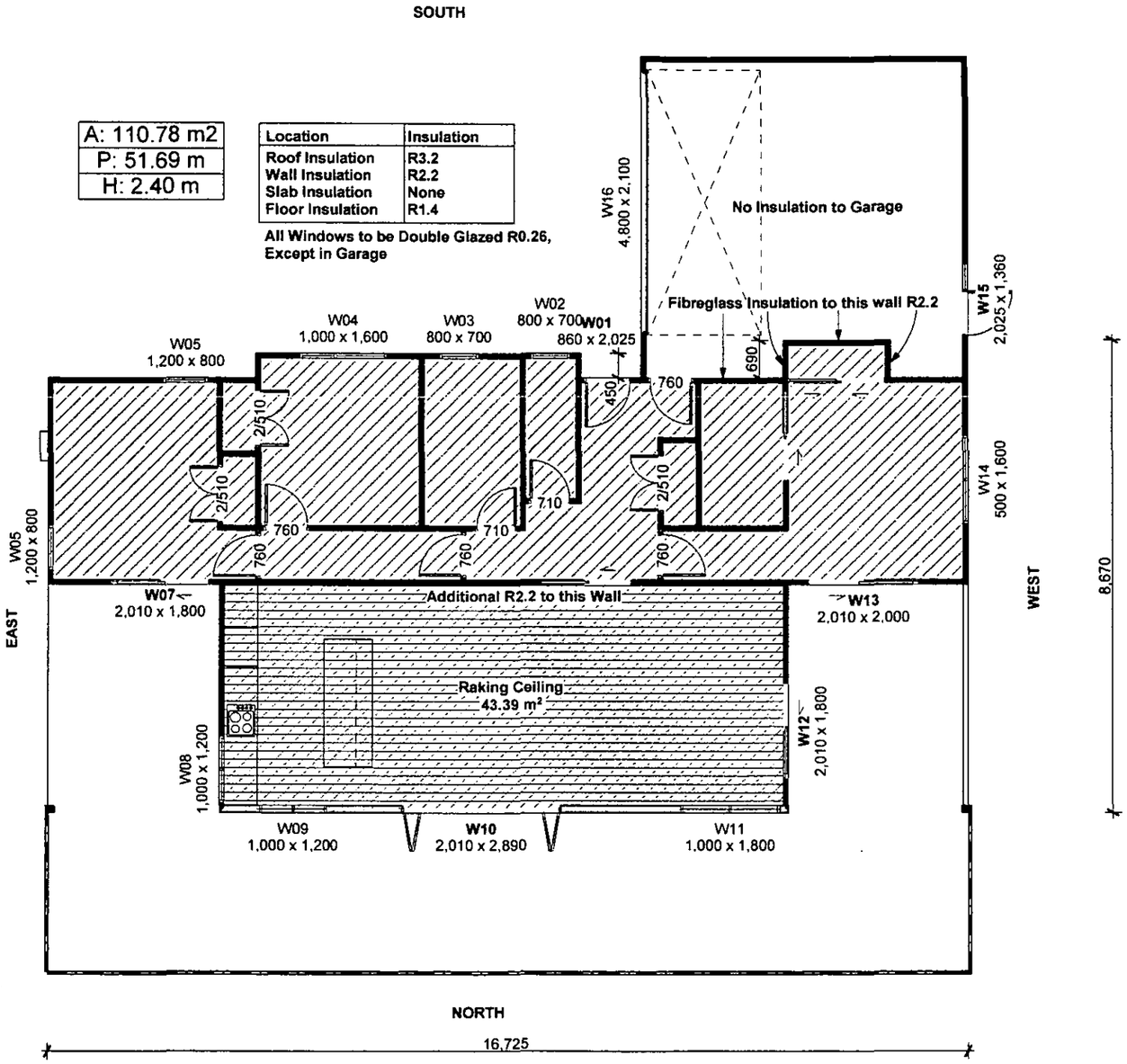

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Insulation Plan

Date	July 2011
Scale	1:100
Drawn	L. Murphy

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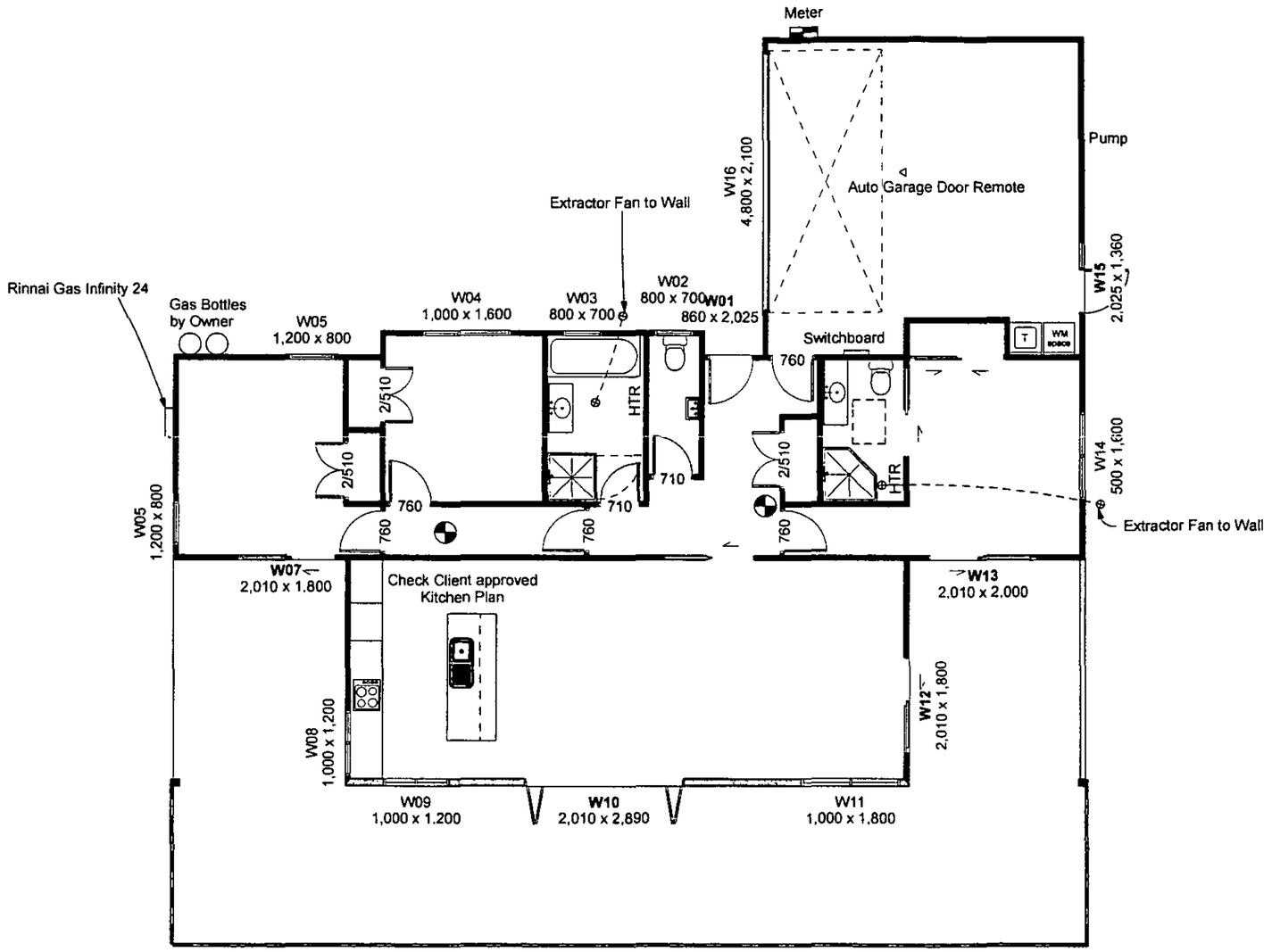

ELECTRICAL KEY

Symbol	Description
HTR	Heated Towel Rail
⊗	Recessed Downlight
⊗	Recessed Soffit light
○	Light Batten
▽▽	Double Power Outlet
⊕	Extractor Fan
S ▽	Safety Power Outlet
▼	Service Outlet
▭	Single Fluorescent
—	Pantry light - auto
⊕	Heater / fan / light
t	Single tap
t	Double floodlight
s	Dbl sensor floodlight
	Wall Mounted Light
TV	Television Outlet
Sky	Sky Television Outlet
Tel	Telephone Outlet
Ⓗ	Halogen Light
2	2 or 3 Way Switch
d	Dimmer switch
Ⓚ	Security Keypad
Ⓢ	Security Sensor
Ⓟ	Panic button
▽	Single power outlet
○○○○○	Hollywood strip light
◒	Smoke Detector

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ELECTRICAL PLAN

NOTE: Electrical Requirements to be discussed and detailed at consultation with Electrician

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Electrical Plan

Date	July 2011
Scale	1:100
Drawn	L Murphy

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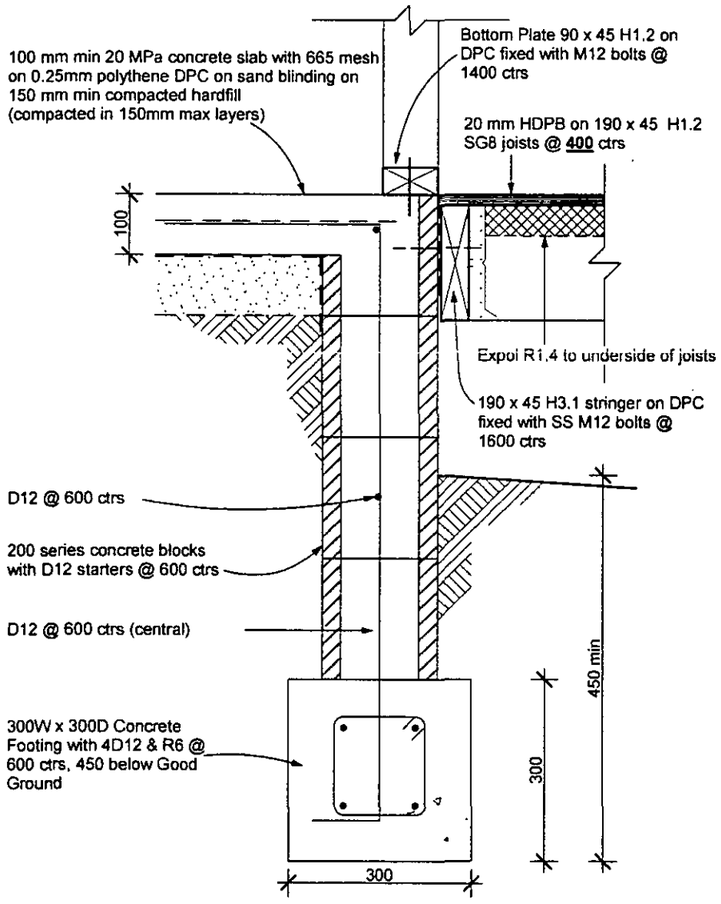
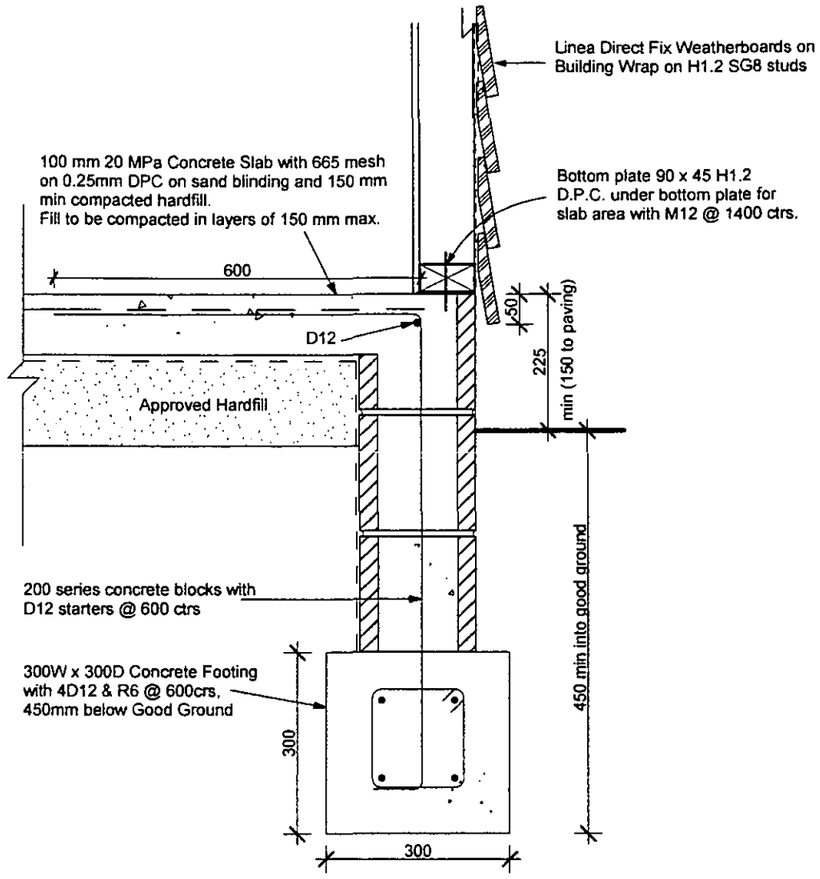


GARAGE WALL 1:10
DETAIL 1



FOOTING DETAIL 1:10
DETAIL 2

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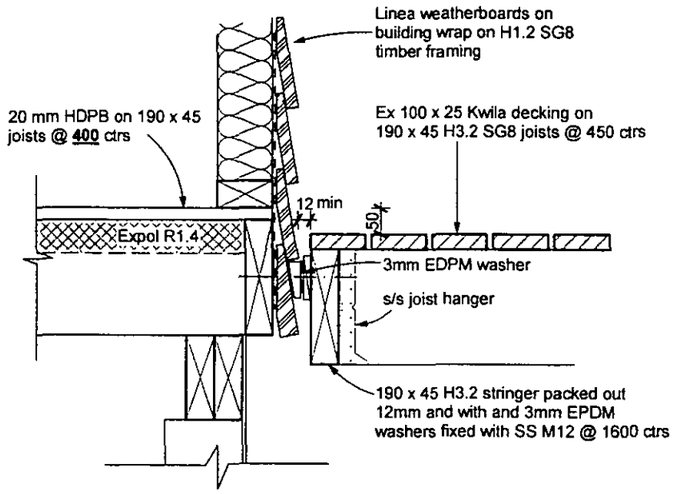
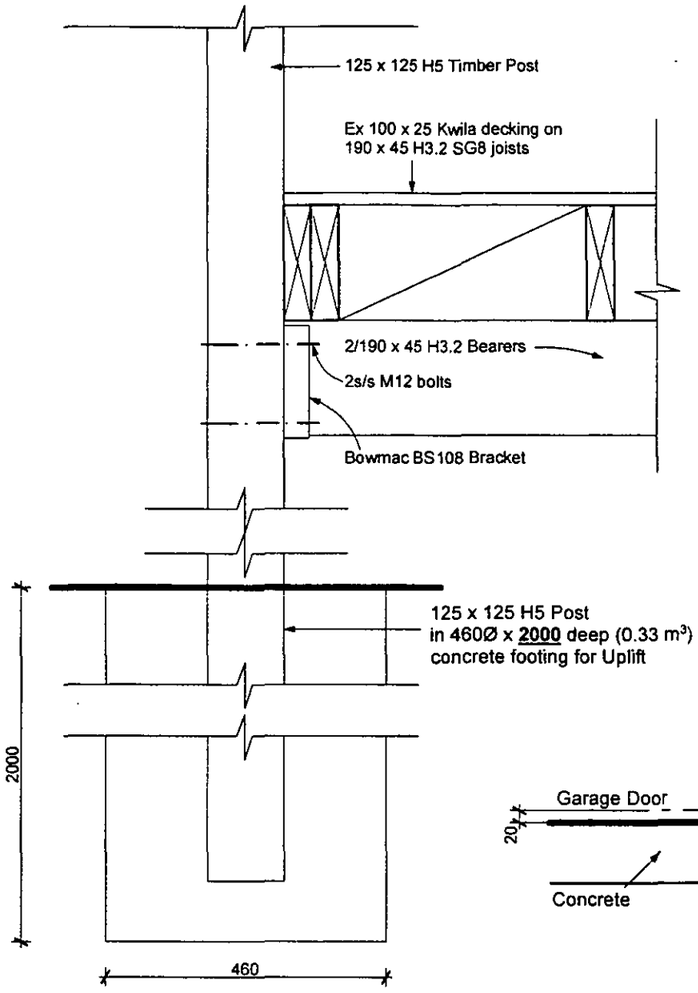


DECK STRINGER 1:10
DETAIL 3



COVERED DECK POST 1:10
DETAIL 5

PILE DETAIL 1:10
DETAIL 4

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ENTRY 1:10
DETAIL 6

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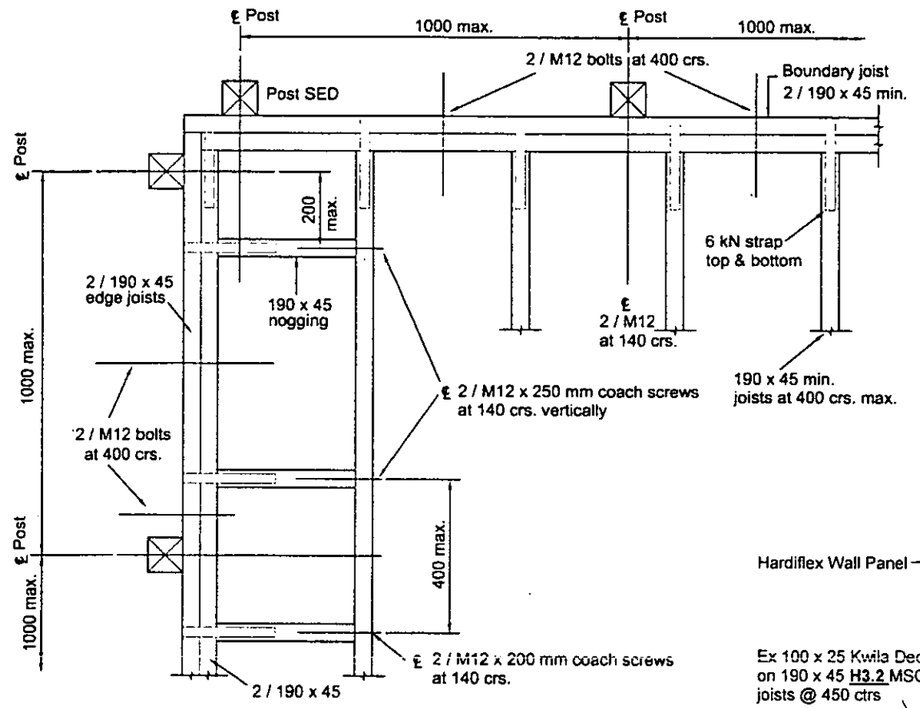
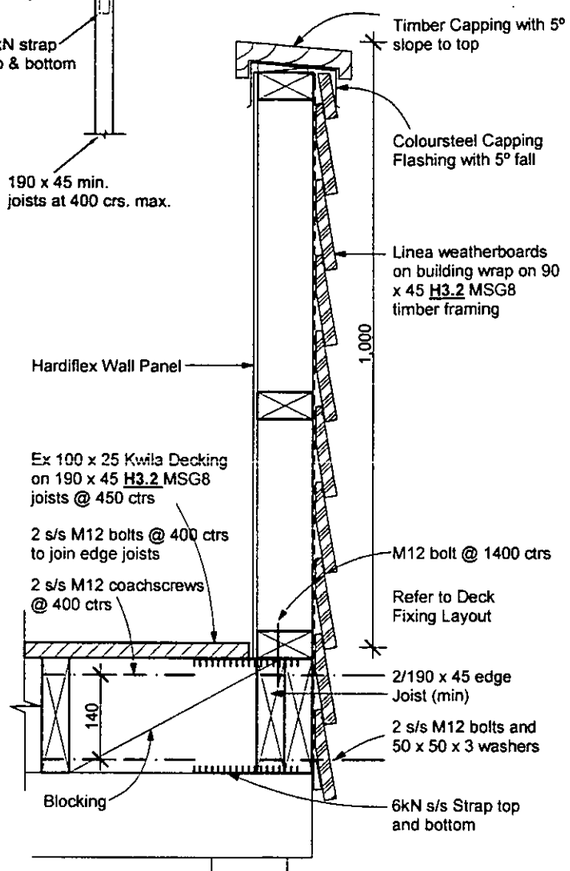
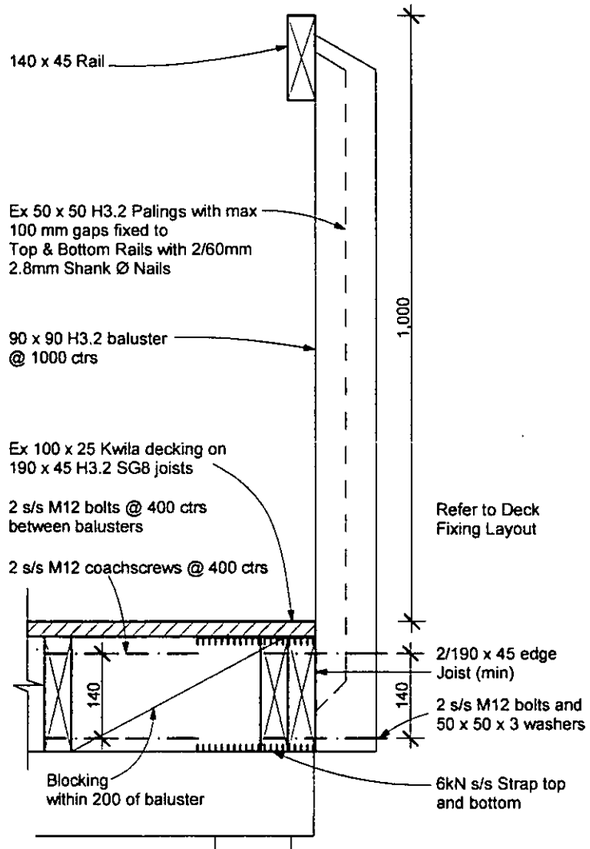


PLAN VIEW

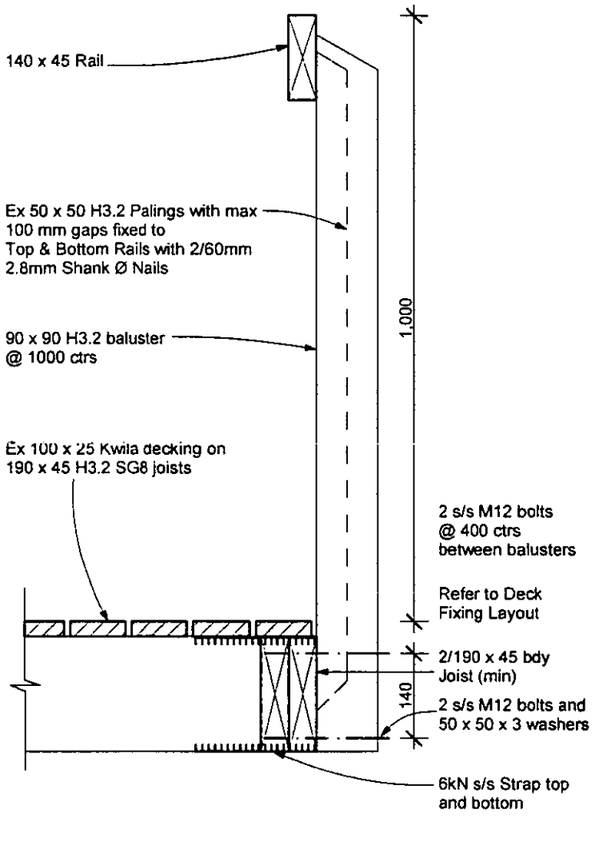
DECK FIXING LAYOUT
DETAIL 7



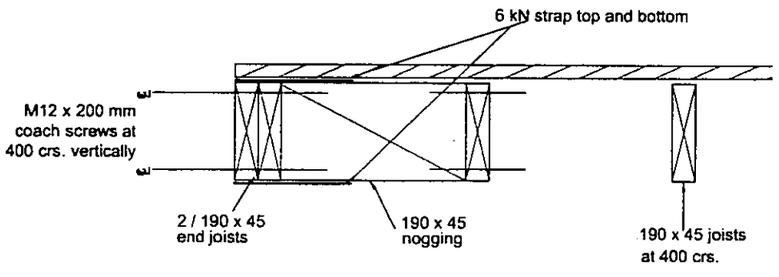
HANDRAIL 1:10
DETAIL 9



TIMBER DECK HANDRAIL 1:10
DETAIL 10



TIMBER DECK HANDRAIL 1:10
DETAIL 11



SECTION VIEW AT NOGGING

DECK FIXING
DETAIL 8

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Deck Details

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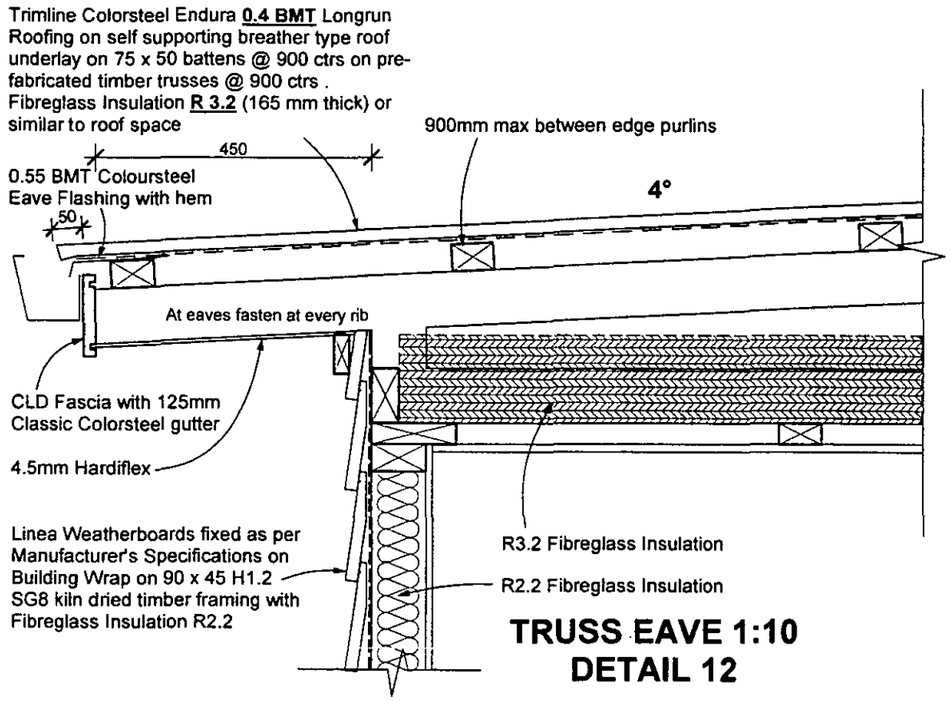
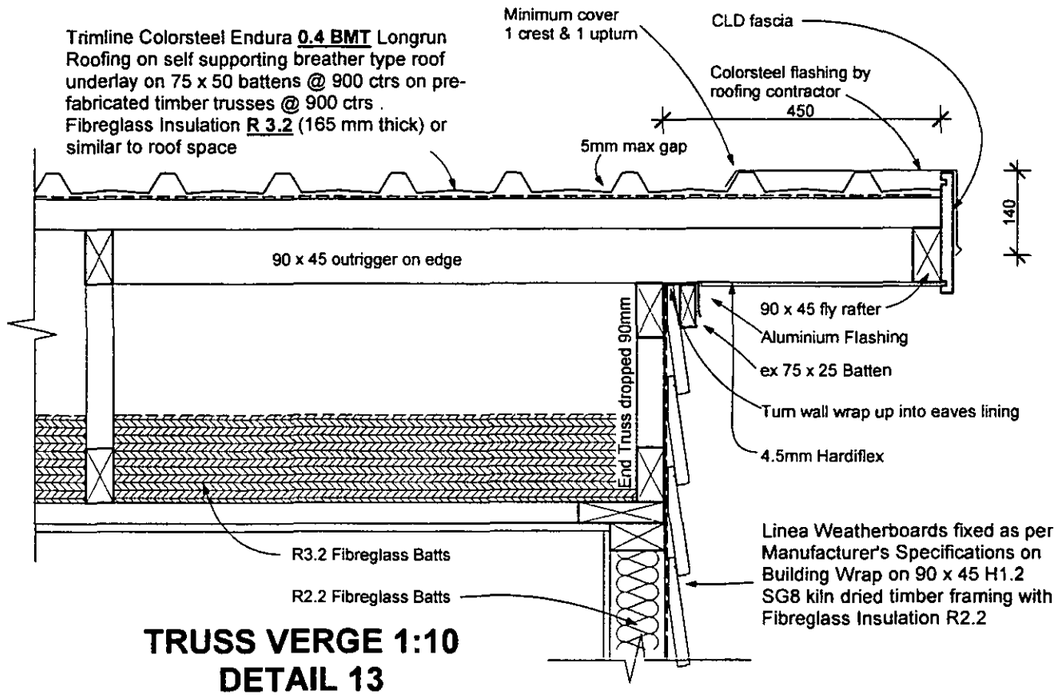


TRUSS EAVE 1:10
DETAIL 12



TRUSS VERGE 1:10
DETAIL 13

TRUSS OVERHANG 1:10
DETAIL 14

RAFTER OVERHANG 1:10
DETAIL 15

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Coastal Homes NZ Ltd

Eave Details 1

Date	July 2011
Scale	1:10
Drawn	L. Murphy

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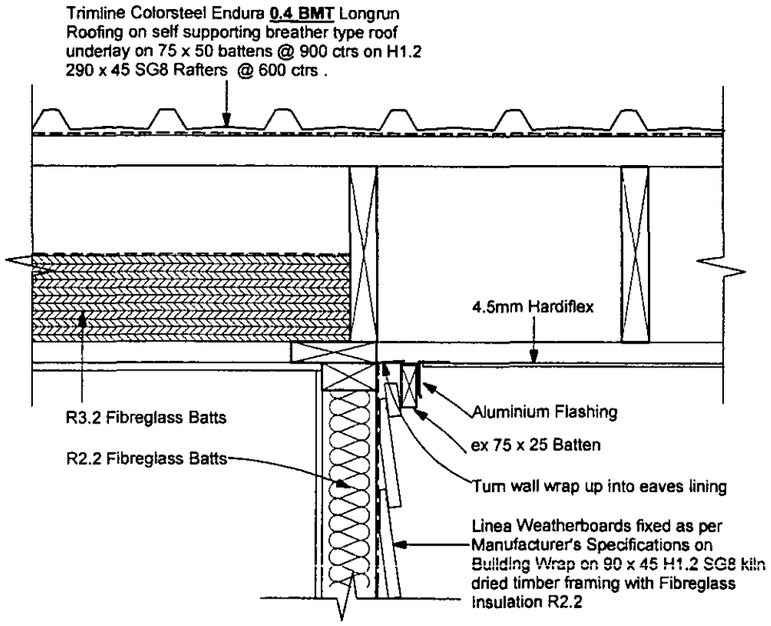
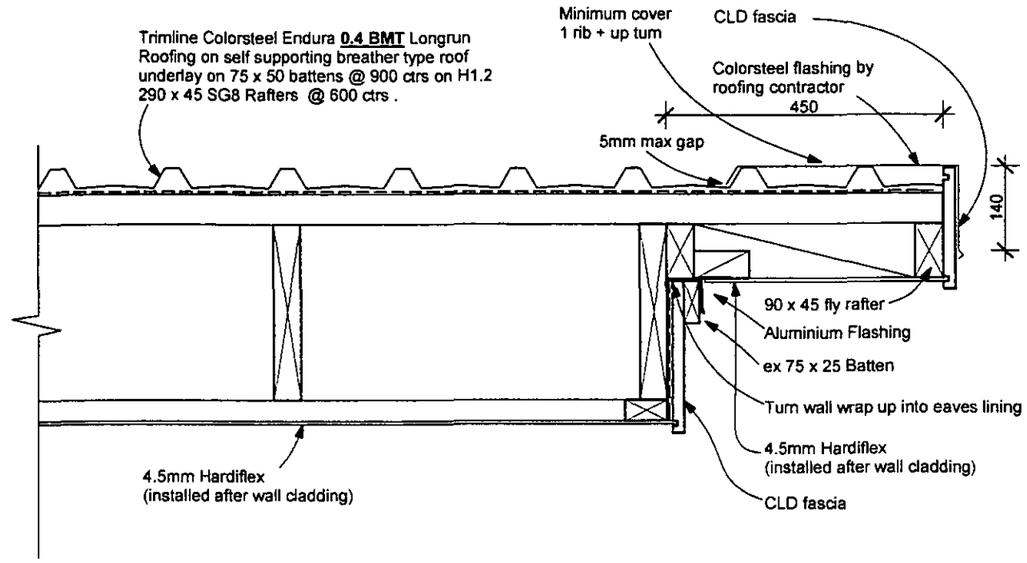
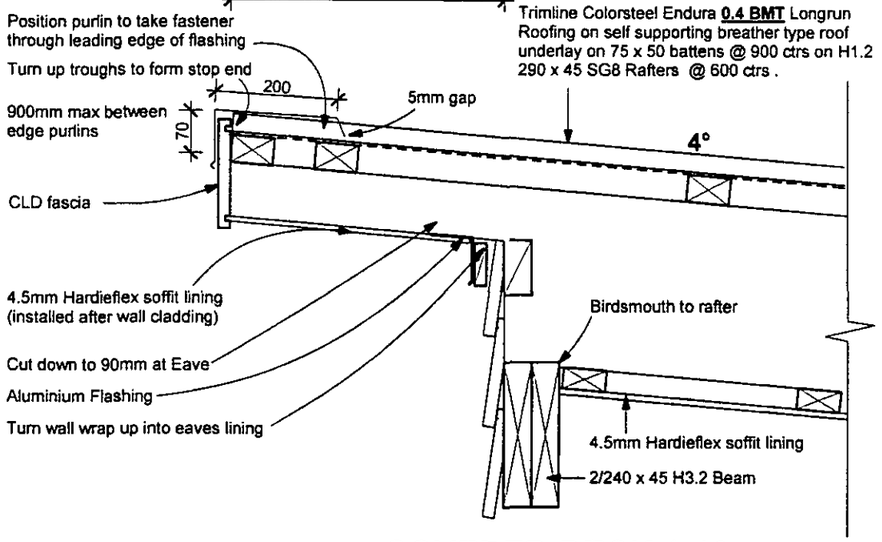


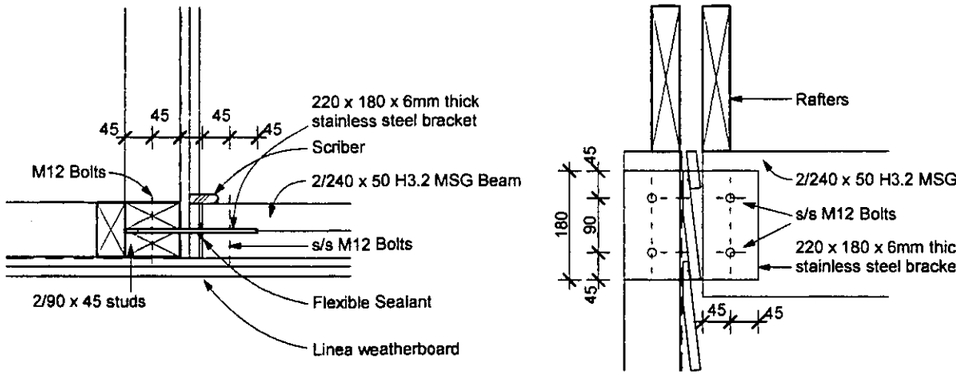
RAFTER VERGE 1:10
DETAIL 16



COVERED DECK VERGE 1:10
DETAIL 17



COVERED DECK 1:10
DETAIL 18



ROOF BEAM BRACKET 1:10
DETAIL 19

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Eave Details 2

Date	July 2011
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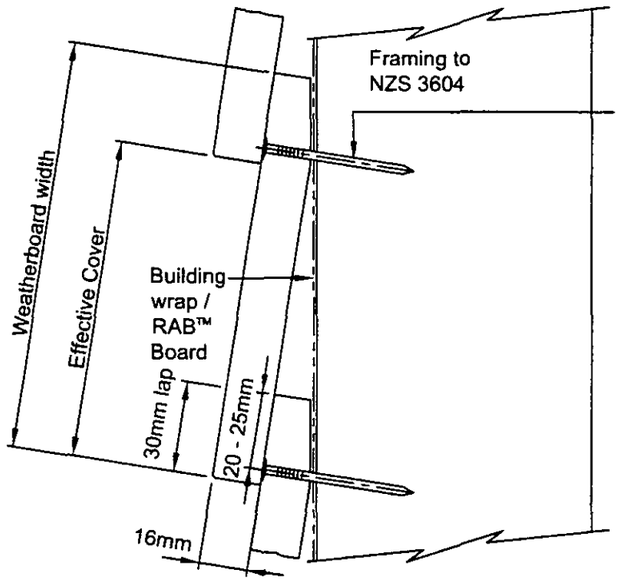
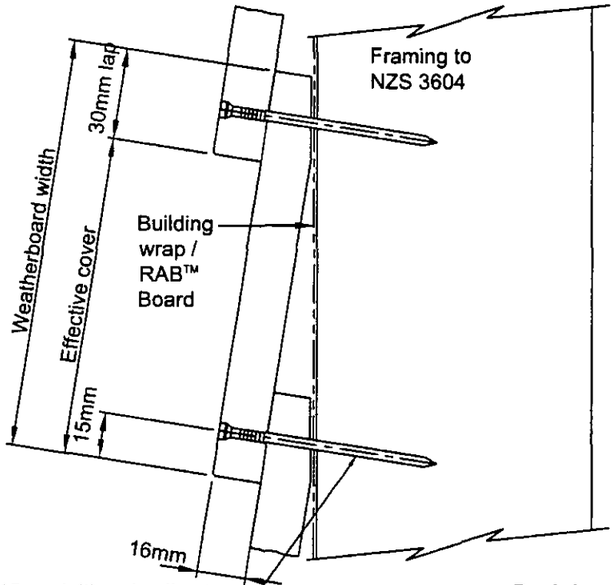


Concealed Nailing

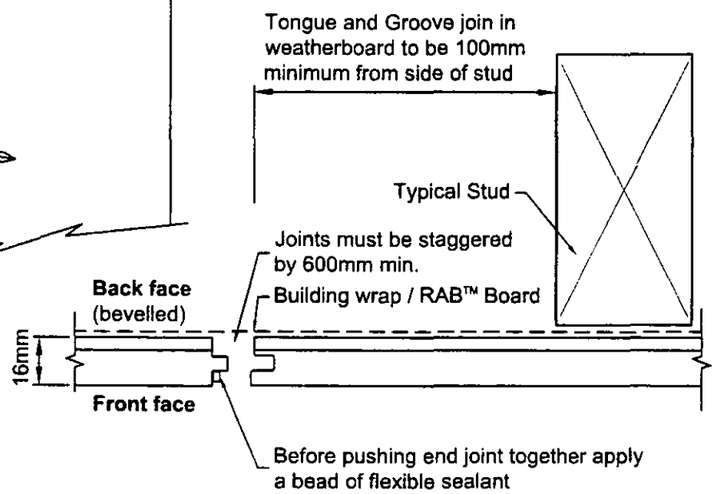
Linea™ Weatherboards to be face fixed at corners and down window and door openings using 60 x 3.15mm jolt head nails at 90° to face, punch 2mm below surface and fill.

In SED projects Linea™ Weatherboards must be face fixed.



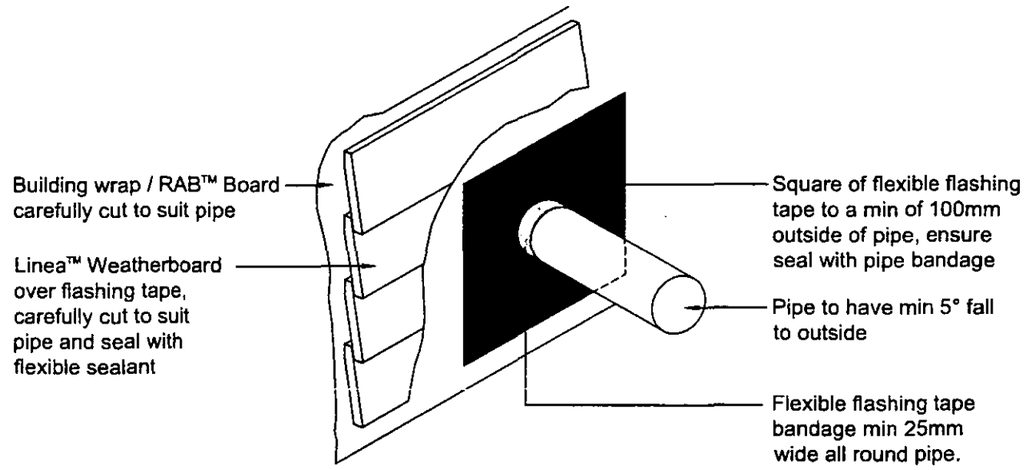
60 x 3.15mm jolthead nails at 90° to face, punch 2mm below surface and fill. Predrill top board.

Exposed Nailing



Jointing Off Stud

LINEA FIXING 1:5
DETAIL 20



PIPE PENETRATION
DETAIL 21

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Linea Details 1

Date	July 2011
Scale	1:2
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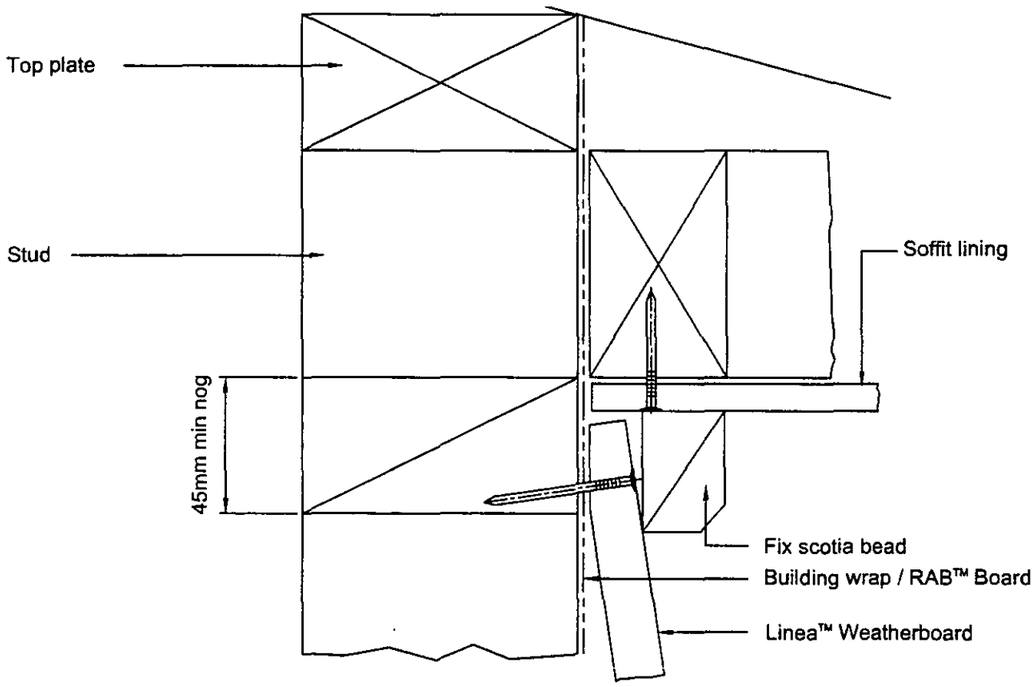
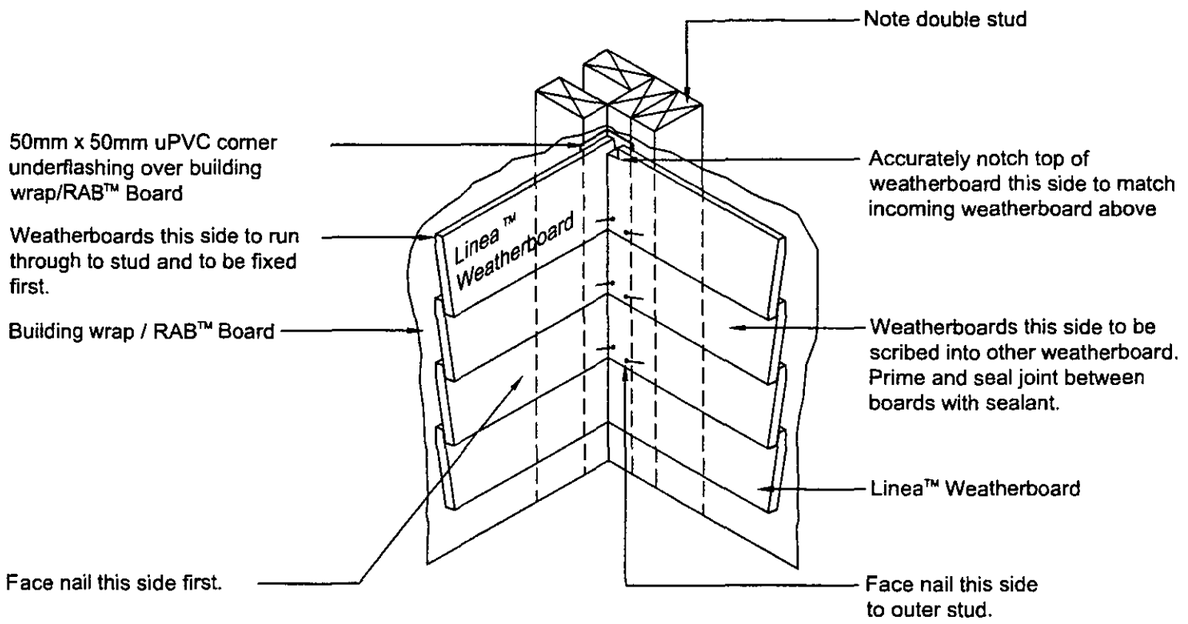
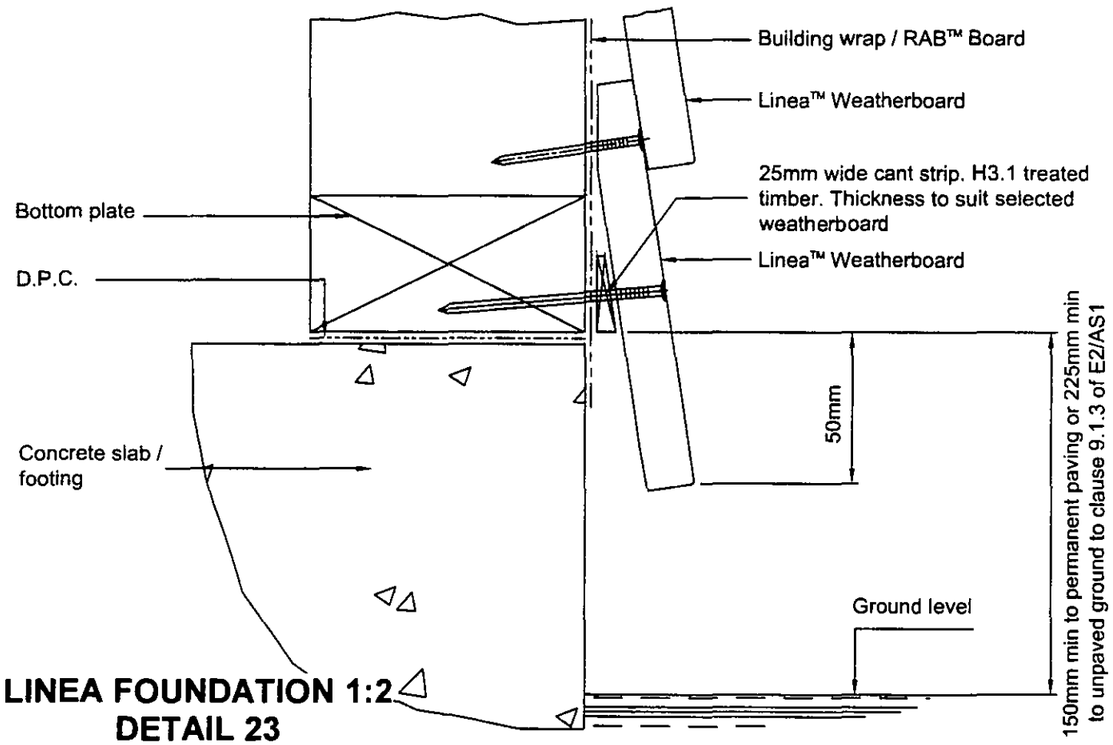


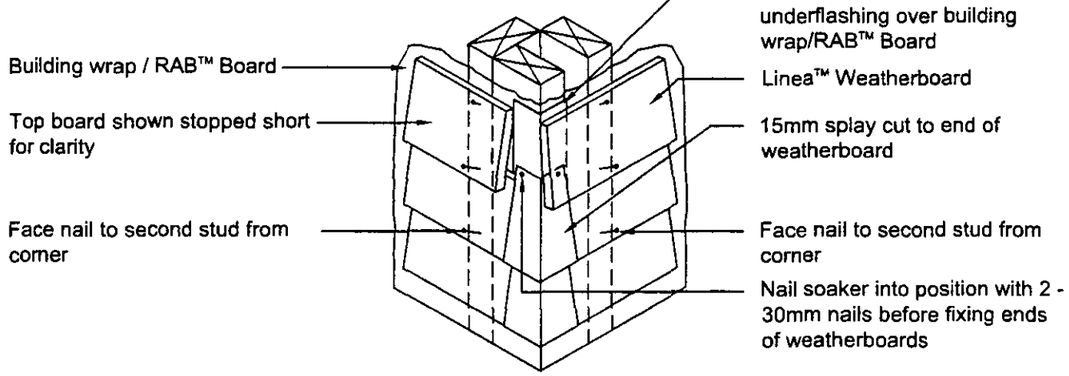
LINEA SOFFIT 1:2
DETAIL 22



INTERNAL CORNER
DETAIL 24



LINEA FOUNDATION 1:2
DETAIL 23



Soaker material	Nail material
Copper	Copper or phosphor bronze
Aluminium	Hot dip galvanised
Stainless steel	Stainless steel

EXTERNAL CORNER
DETAIL 25

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Coastal Homes NZ Ltd
Linea Details 2

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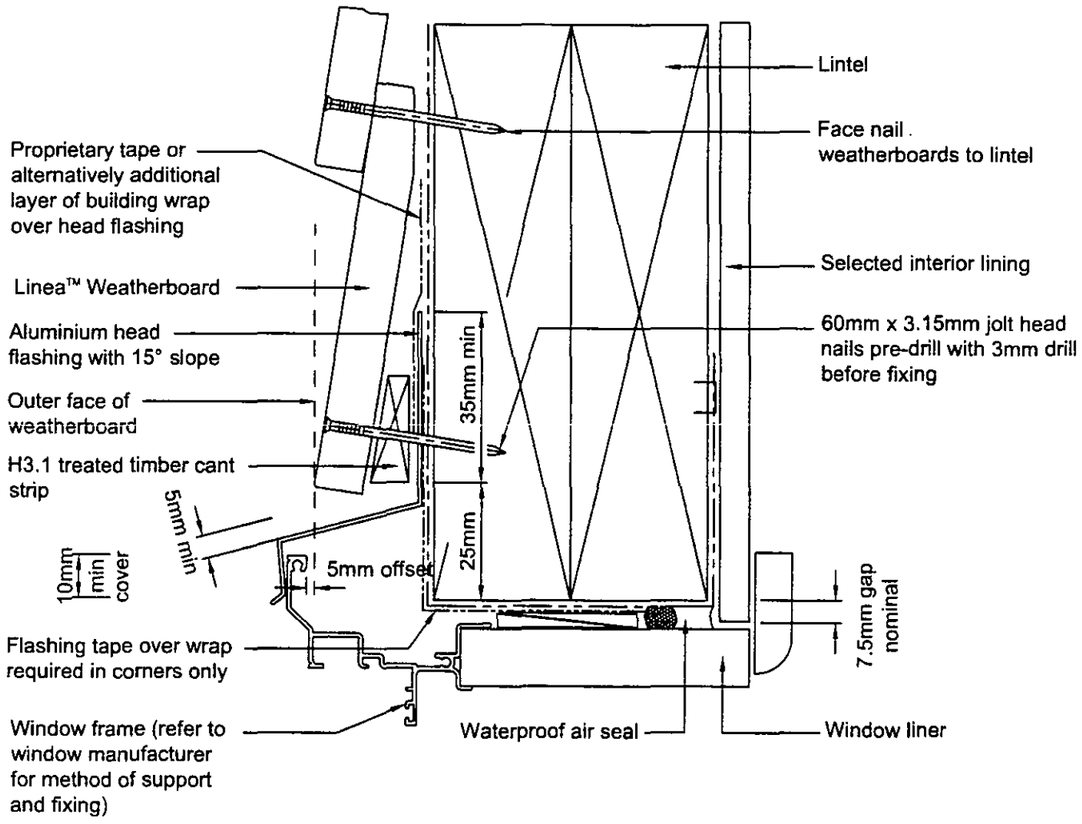
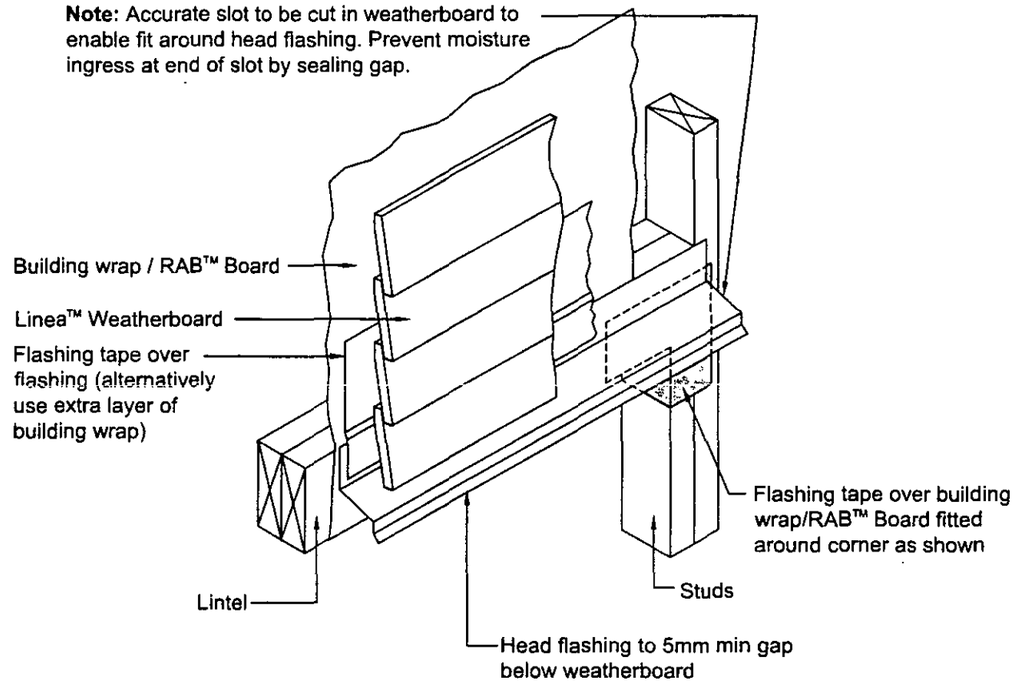


WINDOW HEAD 1:2
DETAIL 26



WINDOW HEAD 1:2
DETAIL 27

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Coastal Homes NZ Ltd
Linea Details 3

Date	July 2011
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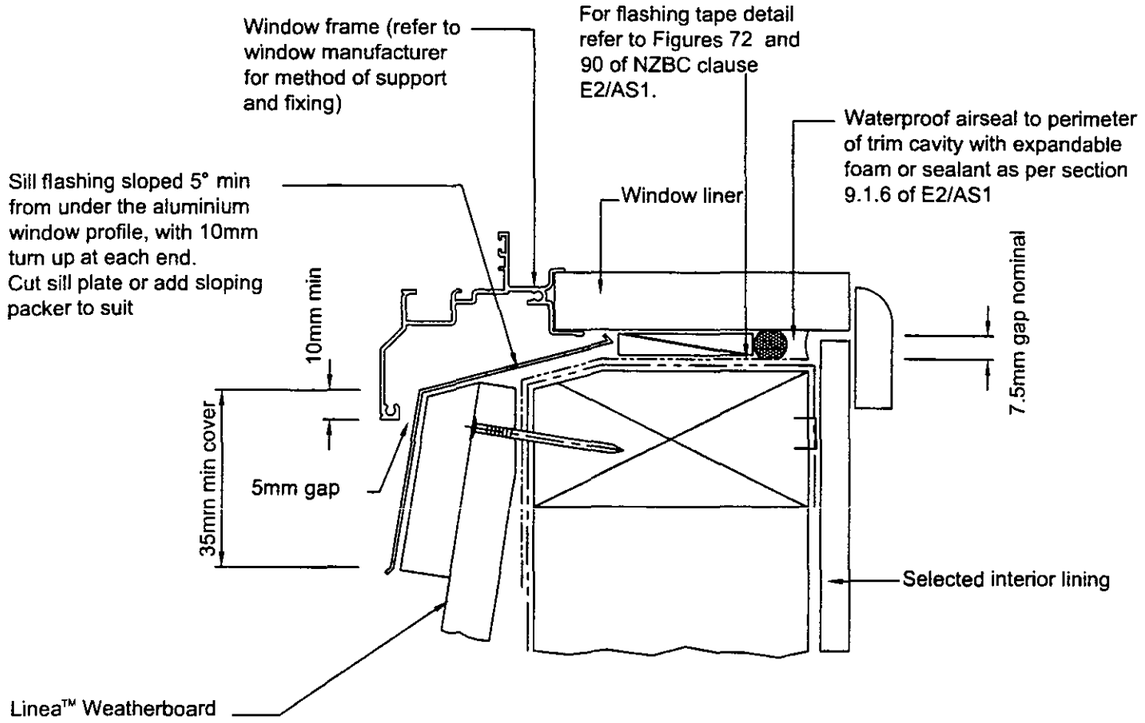
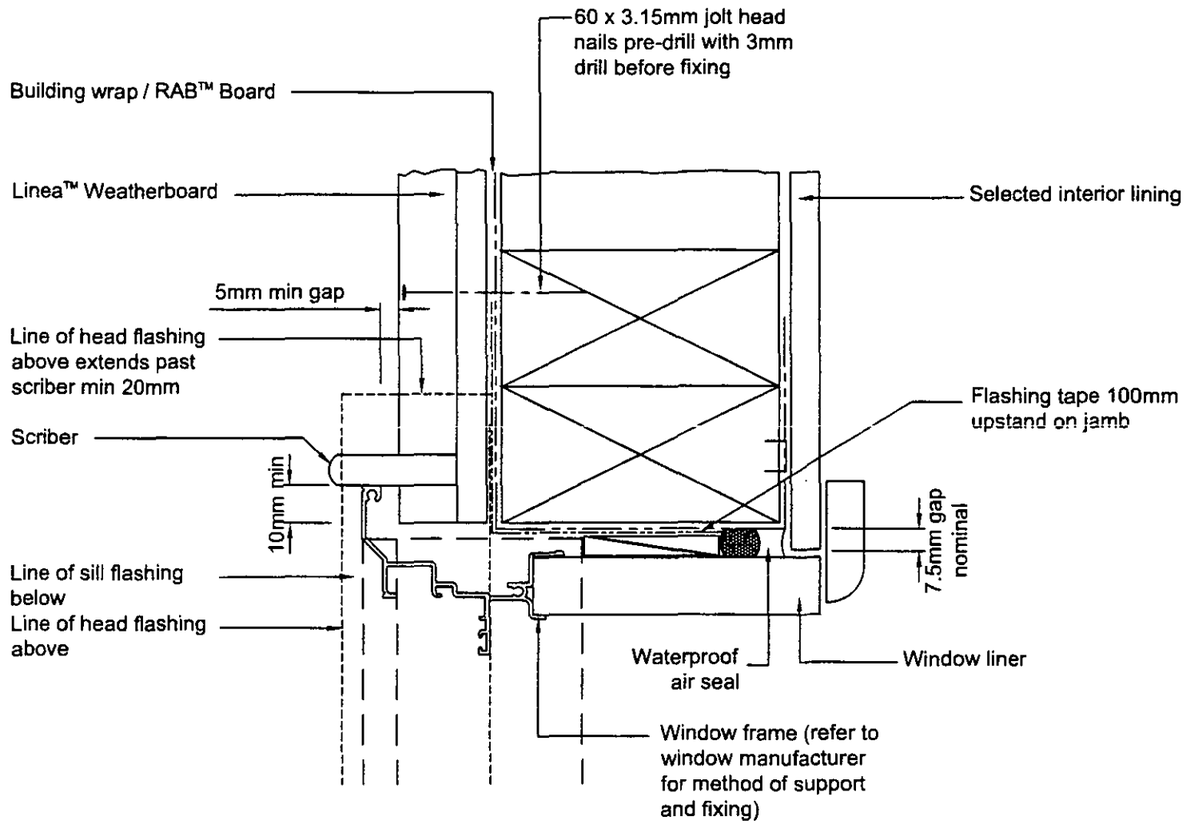


WINDOW SILL 1:2
DETAIL 28

General notes for materials selection

1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
2. Building wrap / RAB™ Board must comply with acceptable solution NZBC clause E2/AS1 and NZS 3604.
3. Flashing tape must have proven compatibility with the selected building wrap / RAB™ Board and other materials with which it comes into contact as per Table 21 of NZBC clause E2/AS1.

Refer to the manufacturer or supplier for technical information for these materials.



WINDOW JAMB 1:2
DETAIL 29

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Linea Details 4

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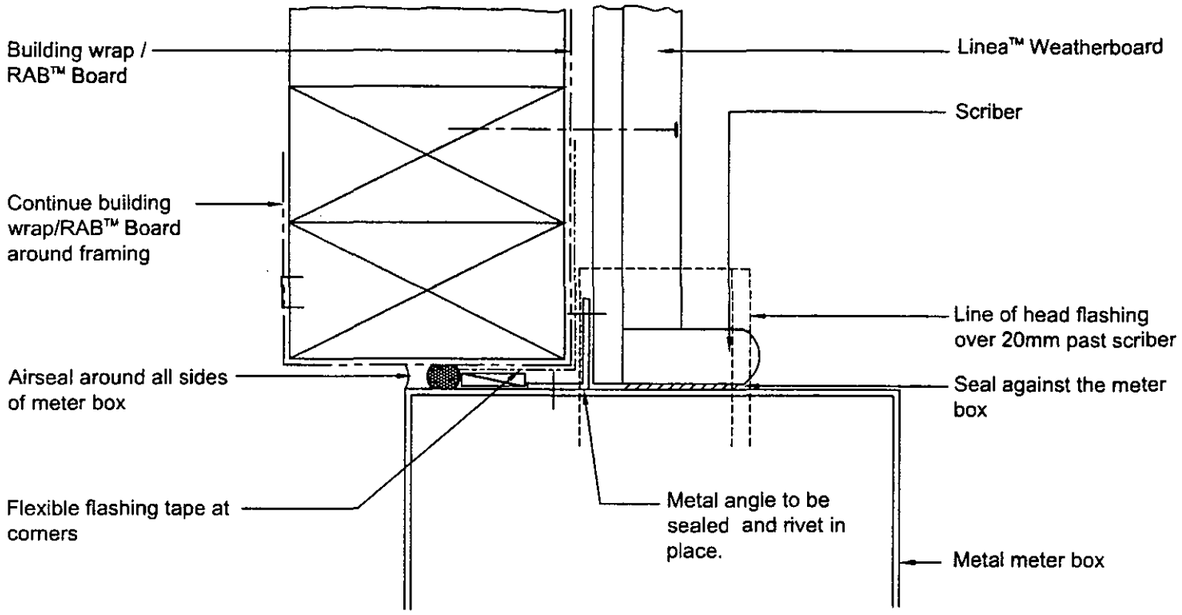
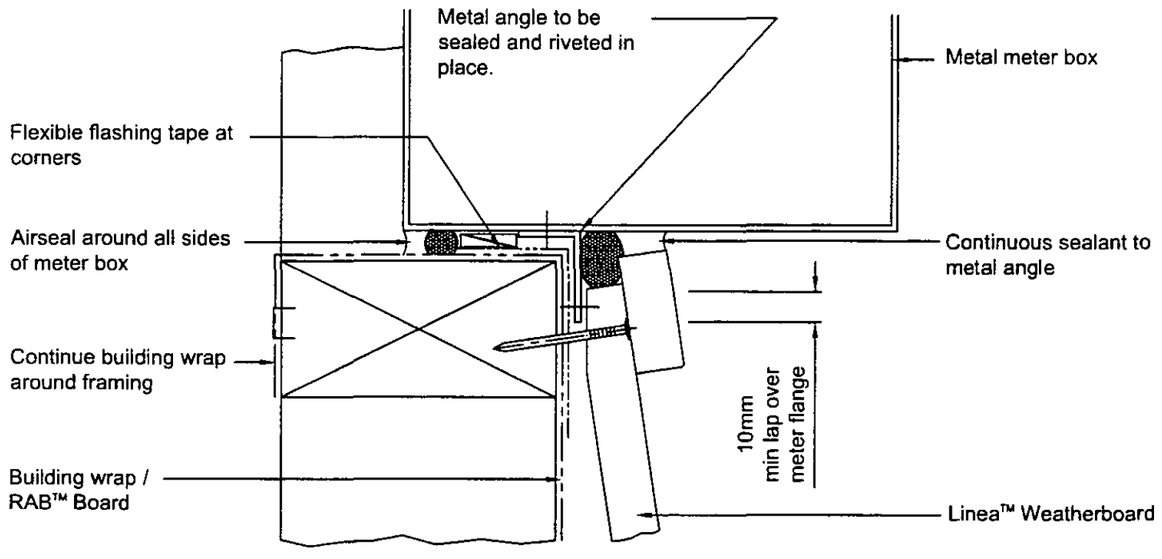
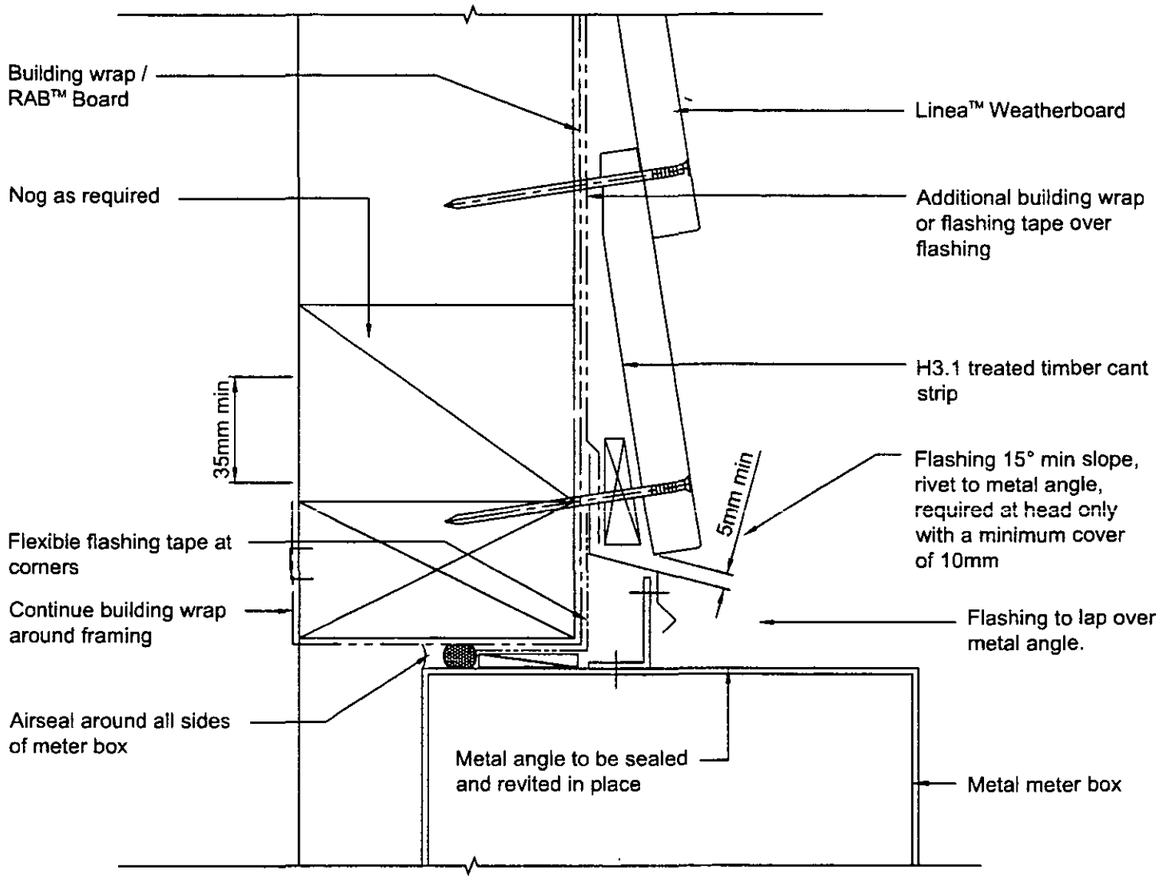


METERBOARD JAMB 1:2
DETAIL 30



METERBOARD SILL 1:2
DETAIL 31



METERBOARD HEAD 1:2
DETAIL 32

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Linea Details 5

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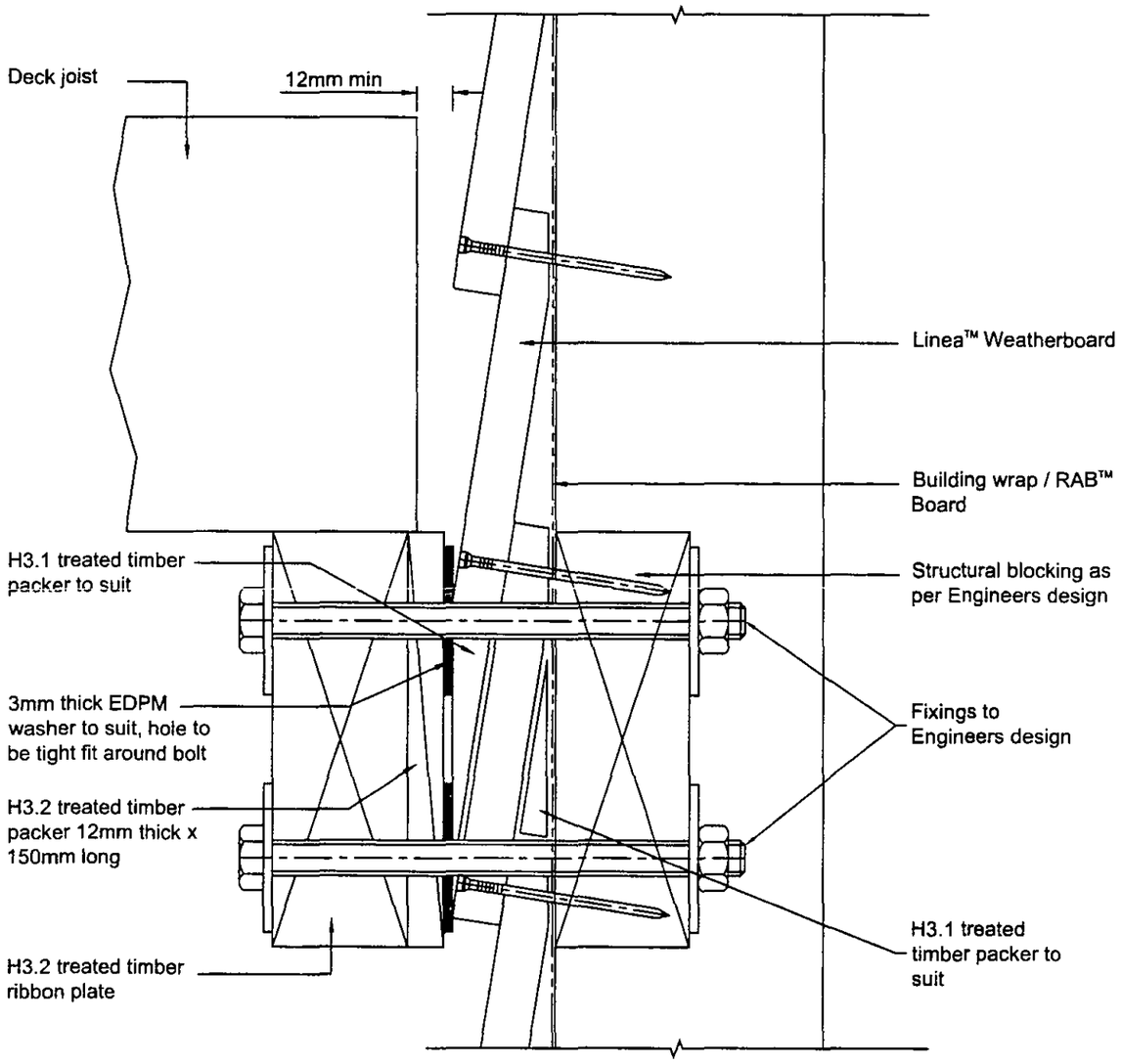

DECK STRINGER 1:2
DETAIL 33

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Linea Details 6

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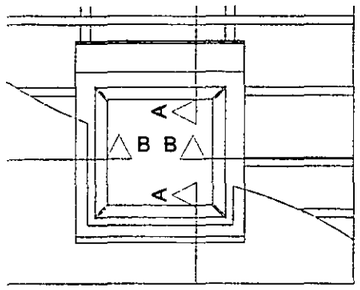
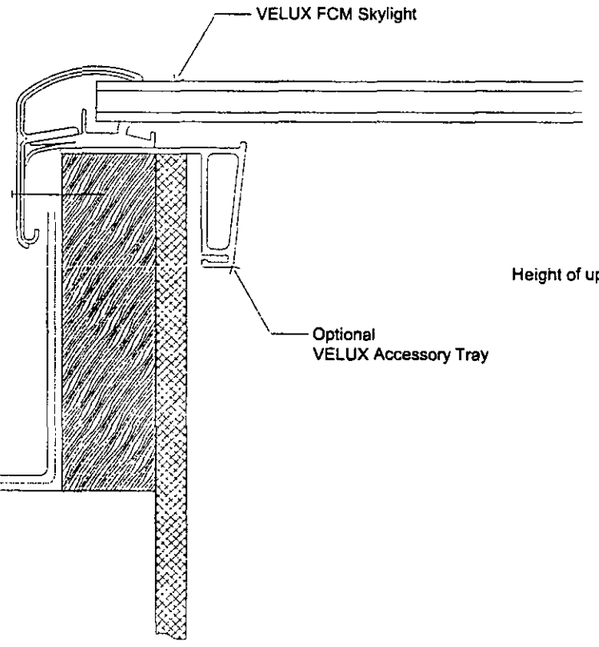
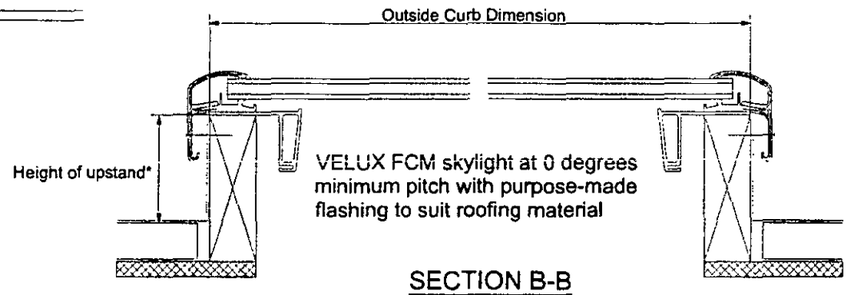


ELEVATION

Pleas note:
Below 15 degrees:
- Any condensation that forms on the glass due to high humidity may drip
- Standing water and dirt left on the glass over time may cause smudging and corrosion on the glass





SECTION B-B

KAIPARA DISTRICT COUNCIL
BC 110348
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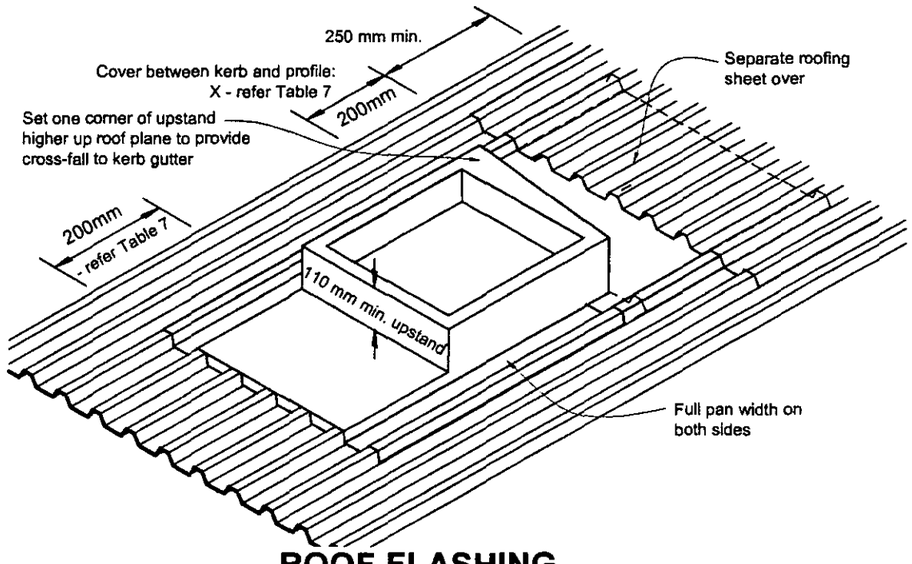
PRODUCT DIMENSIONS					
METRIC UNITS (MILLIMETERS)					
SIZE	OUTSIDE CURB WIDTH	SKYLIGHT WIDTH	OUTSIDE CURB HEIGHT	SKYLIGHT HEIGHT	DAYLIGHT AREA (SQ. M)
2222	648	689	648	689	0.33
2246	648	689	1257	1299	0.68
3030	851	892	851	892	0.60
4646	1257	1299	1257	1299	1.39

* The upstand shall be the greater of 110 mm or the minimum requirements as set out in the Approved Document for New Zealand Building Code - External Moisture, clause E2

All flashing for FCM skylight are to be purpose-made to suit the roofing material, and subject to Approved Document for NZ Building Code - External Moisture, clause E2



ROOF FLASHING
DETAIL 34a

VELUX ROOFLIGHT 1:2
DETAIL 34

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Drawn	L. Murphy

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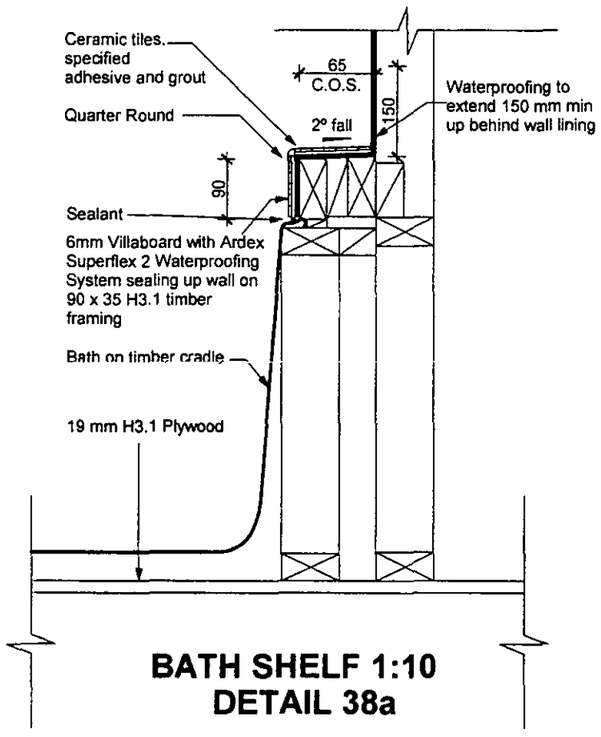
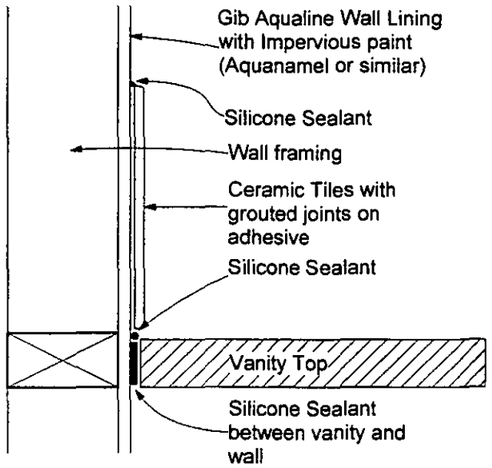
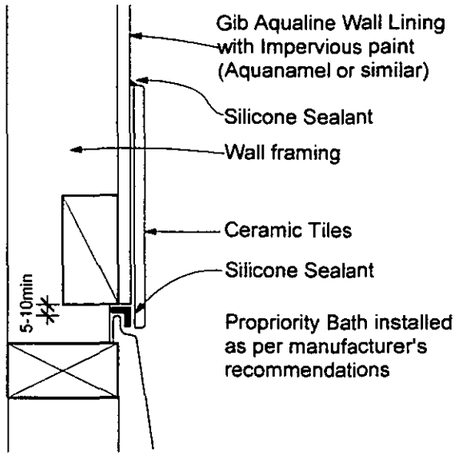


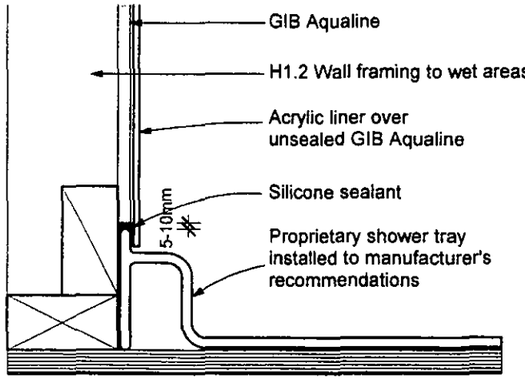
BATH SHELF 1:10
DETAIL 38a



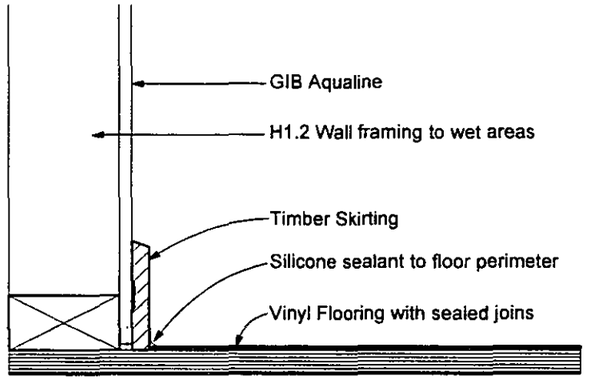
VANITY to WALL 1:5
DETAIL 35



BATH to WALL 1:5
DETAIL 36



ACRYLIC SHOWER 1:5
DETAIL 37



WET AREA FLOOR 1:5
DETAIL 38

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BC 110368
BUILDING INSPECTOR

Building Consent-2 Aug 2011
Contracts-22 June 2011

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Mangawhai

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Coastal Homes NZ Ltd
Internal Details

Date	July 2011
Scale	1:5, 1:10
Drawn	L. Murphy

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GIB EzyBrace® System Specification – GS1-N

JUNE 2011

Specification Code	Minimum Length (m)	Lining requirement
GS1-N	0.4	Any 10mm or 13mm GIB® Standard Plasterboard to one side only

WALL FRAMING
Wall framing to comply with;
- NZBC B1 - Structure; AS1 Clause 3 Timber (NZS 3604:2011)
- NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)

Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber Floor
Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or
Three power driven 90 x 3.15 nails at 600mm centres.

Concrete floor
INTERNAL WALL BRACING LINES
In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and 600mm centres thereafter.
EXTERNAL WALL BRACING LINES
In accordance with the requirements of NZS 3604 for external plate fixing.

WALL LINING
Any 10mm or 13mm GIB® Plasterboard lining.
Sheets can be fixed vertically or horizontally.
Sheet joints shall be touch fitted.
Use full length sheets where possible.

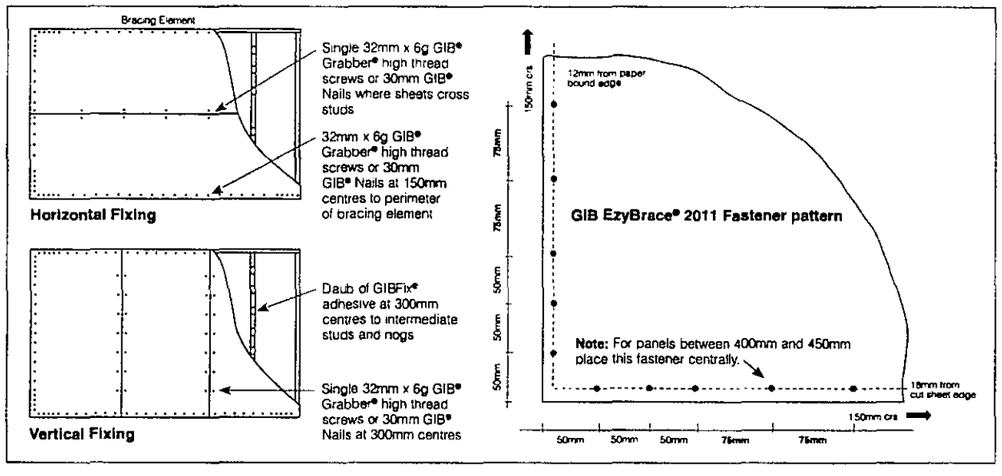
PERMITTED SUBSTITUTION
For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011.

FASTENING THE LINING

Fasteners
32mm x 6g GIB® Grabber® high thread screws; or
30mm GIB® Nails.

Fastener centres
50,100,150, 225, 300mm from each corner and 150mm thereafter around the perimeter of the bracing element.
For vertically fixed sheets place fasteners at 300mm centres to intermediate sheet joints.
For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud.
Use daubs of GIB Fix® adhesive at 300mm centres to intermediate studs.
Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING
All fastener heads stopped and all sheet joints paper tape reinforced and stopped in accordance with the GIB® Site Guide.



GIB EzyBrace® System Specification – BL1-H

JUNE 2011

Specification Code	Minimum Length (m)	Lining requirement	Other requirements
BL1-H	0.4	10mm or 13mm GIB Braceline® to one side only	Hold downs

WALL FRAMING
Wall framing to comply with;
- NZBC B1 - Structure; AS1 Clause 3 Timber (NZS 3604:2011)
- NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)

Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber Floor
Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB Ezybrace® Systems 2011 or GIB® Site Guide.
Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or
Three power driven 90 x 3.15 nails at 600mm centres.

Concrete floor
Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB Ezybrace® Systems 2011 or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of NZS 3604.

WALL LINING
One layer 10mm or 13mm GIB® Braceline.
Sheets can be fixed vertically or horizontally.
Sheet joints shall be touch fitted.
Use full length sheets where possible.

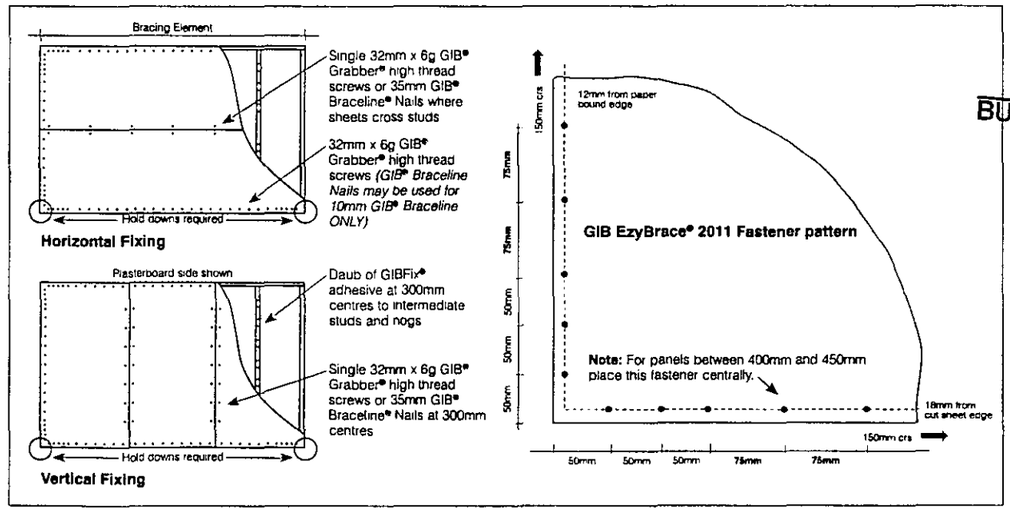
PERMITTED SUBSTITUTION
For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011.

FASTENING THE LINING

Fasteners
32mm x 6g GIB® Grabber® high thread screws.
(GIB Braceline® Nails may be used with 10mm GIB Braceline® only.)

Fastener centres
50,100,150, 225, 300mm from each corner and 150mm thereafter around the perimeter of the bracing element.
For vertically fixed sheets place fasteners at 300mm centres to the sheet joint.
For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud.
Use daubs of GIB Fix® adhesive at 300mm centres to intermediate studs.
Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING
All fastener heads stopped and all sheet joints paper tape reinforced and stopped in accordance with the GIB® Site Guide.



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Coastal Homes NZ Ltd

Bracing Fixings 1

Date	July 2011
Scale	
Drawn	L. Murphy

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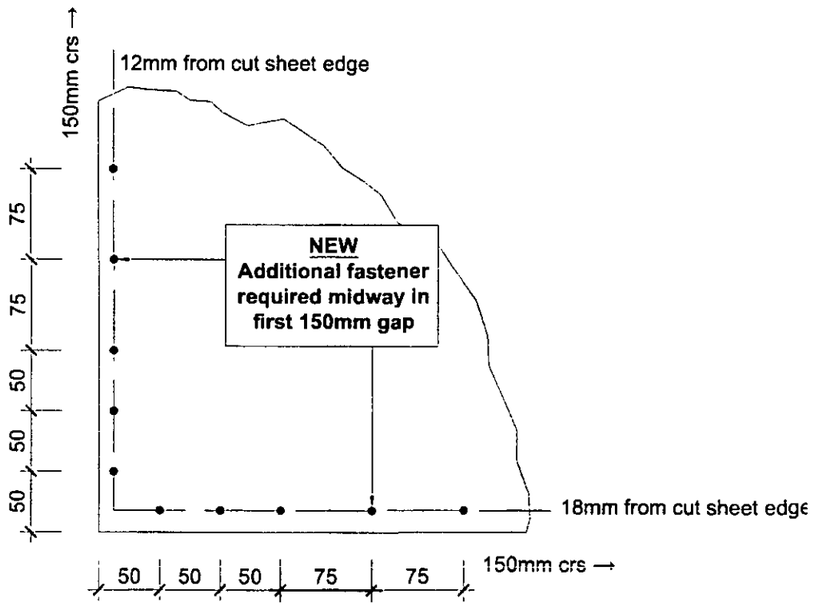
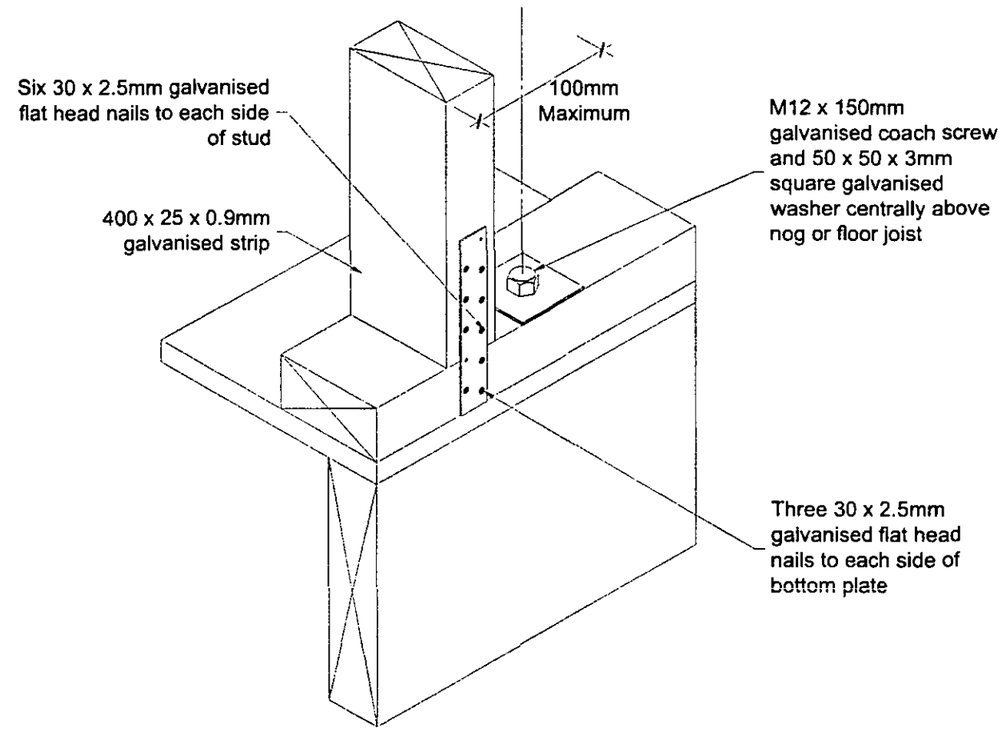


Fasteners:
Minimum 32mm x 6g GIB® Grabber® screws
(30 x 2.8 GIB® Nails for GS systems only)



KAIPARA DISTRICT COUNCIL
BC 110348
BUILDING INSPECTOR

All Dimensions are to be site checked before construction

GIB®

Bracing
Fastener Pattern
Corner Fastener Pattern

version 2.00
file geb011 fastener-pattern.dwg
scale 1:5
reference GEB011
date Jul-2011

All Dimensions are to be site checked before construction and in

GIB®

Bracing
Panel Hold-down Details
Timber Floor External Walls Option

version 2.00
file geb009 hold-down-timber-floor-ext-wall.dwg
scale 1:5
reference GEB009
date Jun-2011

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Coastal Homes NZ Ltd

Bracing Fixings 2

Date July 2011
Scale
Drawn L. Murphy

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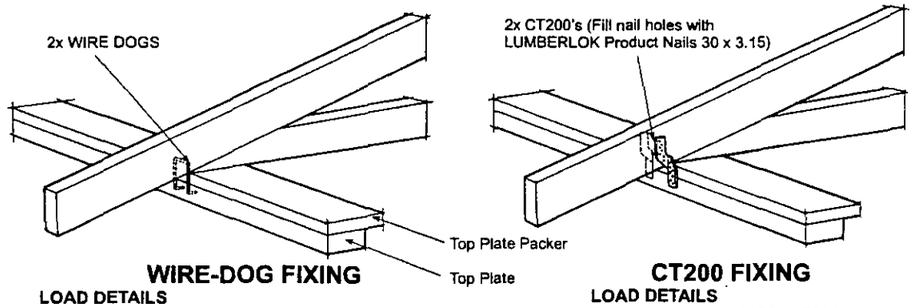
LUMBERLOK TRUSS FIXING CHART

RAFTER TRUSS TO TOP PLATE FIXINGS

(All WIRE DOG & CT200 fixings are into the top plate **NOT** the packer)



WIRE-DOG FIXING

LOAD DETAILS

Truss Span	3000 - 10000 Low to Medium Wind 3000 - 5000 High to Very High Wind
Roof Weight	Heavy or Light
Truss Centres	900 max.
Snow Load	to 1.0 kPa

CT200 FIXING

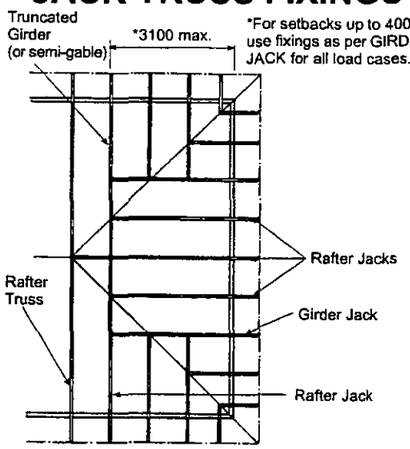
LOAD DETAILS

Truss Span	6000 - 15000
Wind	Low to Very High
Roof Weight	Heavy or Light
Truss Centres	900 max.
Snow Load	to 1.0 kPa

GIRDER TRUSS TO TOP PLATE FIXING

All girder trusses up to a span of 9000 and the above load details are to be fixed to the top plate using the CT200 FIXING shown above

JACK TRUSS FIXINGS

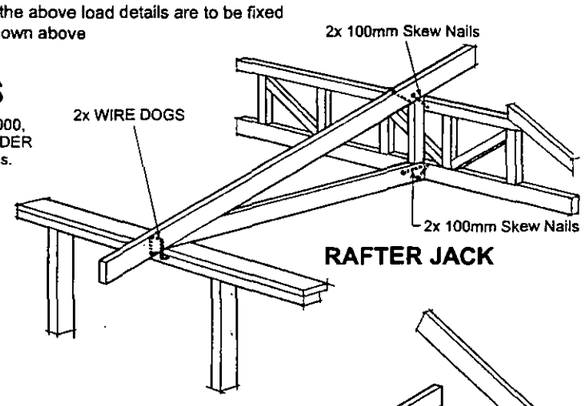


*For setbacks up to 4000, use fixings as per GIRDER JACK for all load cases.

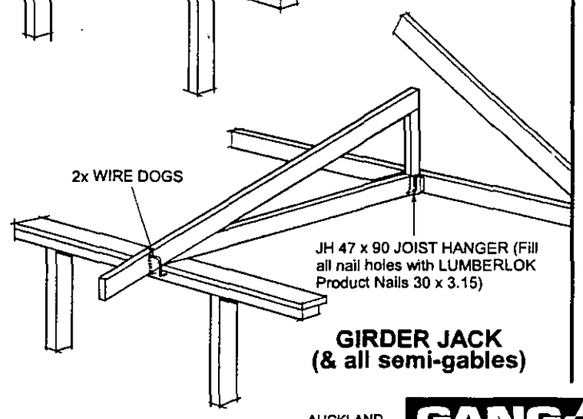
LOAD DETAILS

Truss Span	3100
Max. Wind	High
Roof Weight	Heavy or Light
Truss Centres	900 max.
Snow Load	to 1.0 kPa

*For Very High Wind, fix rafter jack as per GIRDER JACK



RAFTER JACK

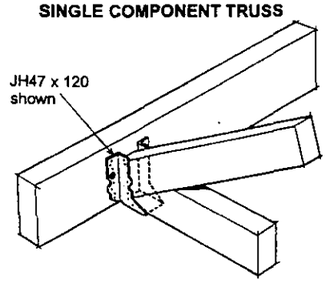


GIRDER JACK (& all semi-gables)

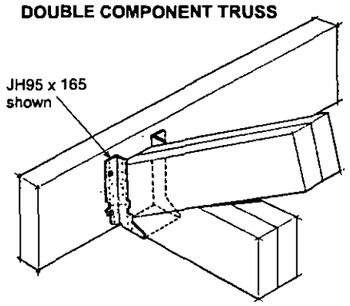
RAFTER TRUSS TO TRUSS FIXINGS

1. RIGHT ANGLE JOINTS

SINGLE COMPONENT TRUSS



DOUBLE COMPONENT TRUSS



LOAD DETAILS
SINGLE & DOUBLE COMPONENT TRUSS

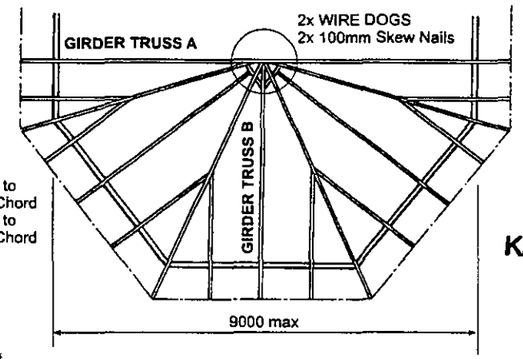
Wind	Low to Very High
Roof Weight	Heavy or Light
Truss Centres	900 max.
Snow Load	up to 1.0 kPa
Max. Supported Truss Span	12000

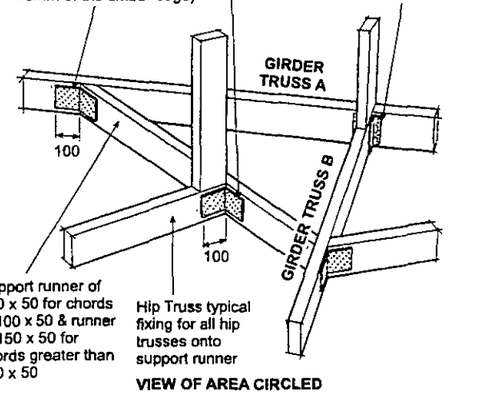
Joist Hanger Size Single Component Truss
JH 47 x 120 on Girder Bottom Chords up to **150 x 50** deep
JH 47 x 190 on Girder Bottom Chords of **200 x 50** deep and above
In all cases the max. area of roof supported (ie. setback x supported truss span) not to exceed 48m²
Joist Hanger Size Double Component Truss – JH 95 x 165
Fill all holes with LUMBERLOK Product Nails 30 x 3.15ø

2. ANGLE JOINTS - Octagonal Roof

LOAD DETAILS

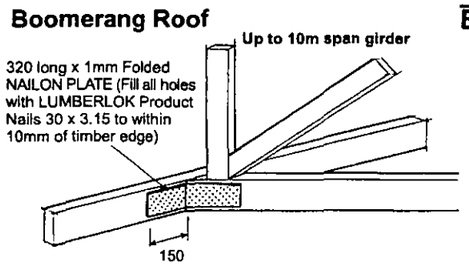
Max Supported Truss Span	9000
Wind	Low to Very High
Roof Weight	Heavy
Supported Truss Centres	900 max.
Snow Load	to 1.0 kPa





VIEW OF AREA CIRCLED

Boomerang Roof



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P.O. Box 58-014, Greenmount. Ph. 274-7109 Fax. 274-7100

GANG-NAIL GROUP LTD

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Coastal Homes NZ Ltd
Truss Fixings

Date	July 2011
Scale	
Drawn	L. Murphy

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