

# PLEASE ENSURE YOU MAKE AN APPOINTMENT

## OFFICE USE ONLY

Application Number:

2003/6448

Valuation Number:

04205-809-06

See Note 1

## Hamilton City Council Application for:

Project information memorandum and building consent together

Project information memorandum only

Building consent only (in accordance with project information memorandum)

Number

See Note 2

Project location:

New Dwelling & Garage

Street Number 11

Street Name Arlington Court

See Note 3

LOT(S) 38

SITE AREA

ha / 450 m<sup>2</sup>

DPS 307657

See Note 4.2

INTENDED LIFE:

Indefinite but not less than 50 years

Specified as \_\_\_\_\_ years

PROJECT: 4.1

Floor area (m<sup>2</sup>)

New building

156.26

Alteration/addition

Relocation

Demolition

Other

See Note 4.3

Description of work: New dwelling with attached garage

See Note 4.4

Intended uses: Dwelling

See Note 4.5

Estimated value (incl GST): \$ 140,634

OWNER

See Note 5

GENERATION DEVELOPMENTS LTD

Name

P.O. BOX 14232

Postal Address

TAURANGA

Phone (daytime)

07 5788-571

Cellphone

Fax

07 5788-561

Email

19957

CONTACT (if not owner):

See Note 6

Name

GENERATION DEVELOPMENTS LTD

Postal Address

P.O. BOX 14232

TAURANGA

Phone (daytime)

Cellphone

Fax

Email

DECLARATION: Signed for or on behalf of the owner

See Note 7

Print name

Janine Bown

Signature

JPBown

Date

15/5/03

Is Duplicate  
Approved  
HAMILTON CITY COUNCIL  
SUBJECT TO BE KEPT

 **Hamilton City Council**

Te kaunihera o Kirikiriroa

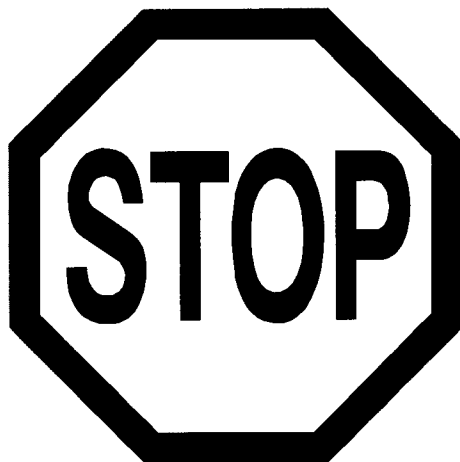
Building Unit, Ground Floor, Hamilton City Council Offices, Garden Place

Private Bag 3010, Hamilton

Telephone 07-838-6677 Fax 07-838-6684

Email Building\_unit\_admin@hcc.govt.nz

## AN IMPORTANT REMINDER FROM THE PLANNING GUIDANCE UNIT



- Is your legal description correct?
- Are you sure your proposal doesn't need a resource consent?
- Do you know:
  - how high you can build?
  - how far from the boundaries your building/s must be?
  - how much of your site you can cover with buildings?

**Problems in complying with the District Plan requirements and the Resource Management Act may cause delay in the issue of your building consent.**

To ensure that this doesn't happen please contact the staff of the Planning Guidance Unit prior to lodging your Building Consent.

**We have planners rostered on enquiry duty each day to help you.**

Planning & Subdivision Enquiries Counter  
Ground Floor, Hamilton City Council Offices, Garden Place, HAMILTON  
Phone: (07) 838 6800  
Fax: (07) 838 6819

See Note  
8

FOR OFFICE USE ONLY

**FEES PAYABLE:**

Building Consent	\$ 1045
Project Information Memorandum	100
Code Compliance Certificate	55
BRANZ Levy	147
BIA Levy	91.65
Photocopying	
Microfilming	90
Structural Check	
External Consultants Check	
Crossing Administration	170
Planning Bond	
Reserves Contribution (Residential)	
Reserves Contribution (Commercial)	
Water Main Connection	
Water Connection (Nearside)	
Water Connection (Farside)	
Water Connection (Rural)	
Water Disconnection	
Backflow Device	
Backflow Inspect/Permit Fee	
Sanitary Connection	
Stormwater Connection	
Sanitary Disconnection	
Stormwater Disconnection	
CCTV Survey Sanitary	
CCTV Survey Stormwater	
Kerb & Channel Connection	
Cellar Indemnity	
Compliance Schedule	

Total Fees (including GST).

\$ 1642

**BUILDER:**

GENERATION DEVELOPMENTS LTD

Address: P.O. BOX 14232

TAURANGA

Fax: \_\_\_\_\_

Phone - day: \_\_\_\_\_

Cellphone: \_\_\_\_\_

**PLUMBER:**

Russell Reid

Address: Box 10248

Ham

Fax: 829 7518

Phone - day: 021 751 379

Cellphone: "

Reg # \_\_\_\_\_

**DRAINLAYER:**

Drainage Systems

Address: Box 21170

Ham

Fax: 854 3074

Phone - day: 021 972 896

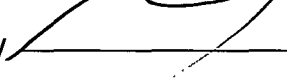
Cellphone: "

Reg # 4850

**OFFICE USE ONLY**

Receipt # 91C

Date of issue 29/5/03

Authorised by 

Date authorised \_\_\_\_\_

**REFERRALS:**

	Sent	Returned
Structural		

**CONFIDENTIALITY**

You have the option to request confidentiality for reasons of **building security** and **copyright**. Please ask the Building Review Officer you are dealing with for further information.

See Note  
9

**CORRESPONDENCE**

I/we, the applicant, acknowledge that all correspondence is to be directed to:

- Myself/ourselves
- My/our agent whose responsibility it is to forward all council documentation as received as appropriate.

# WANT TO MAKE IT SIMPLE ????

Read these notes before and during filling  
in this application form.

- NOTE 1** The Building Act 1991 states that before Council can issue a building consent, the applicant (owner) shall have already obtained a Project Information Memorandum (PIM). The Act allows that a building consent application and PIM can be applied for jointly, or the PIM may be applied for separately. If this application is for a building consent and you already have a PIM then write the PIM number in the space provided. If for a PIM only then place a tick in the second box.
- NOTE 2** This is the street address including street number if known.
- NOTE 3** The legal description is the lot and deposited plan number. You can get this information from several sources:
- rates demand
  - copy of certificate of title
  - if not from the above sources, we may be able to provide this information.
- Site area is the size of the section/property in square metres or hectares.
- NOTE 4**
- 4.1 Please identify the project being undertaken by placing a tick in the appropriate box.  
e.g. New House (  New Building).
- 4.2 You may specify the actual life of the building being constructed or it will be assumed to be 50 years (50 years is the time frame under the Building Act 1991).
- 4.3 Please describe the work e.g. 3 bedroom dwelling and attached garage.
- 4.4 Describe the intended use e.g. Family housing.
- 4.5 This is the full retail value based on square metre rates. If in doubt please ask the Building Review Officer.
- NOTE 5** The owner may be the person who is entitled to the rent of the building or land, or who would be so entitled if the land were let to a tenant at a rent and for the purposes of the Building Act includes:
- The owner of the fee simple of the land
  - Any person who has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take out a lease of the land while the agreement remains in force - and the "ownership" has a corresponding meaning.
- NOTE 6** Please provide the contact person's name, address and other particulars so that we may address all verbal or written correspondence to this person. Only complete this section if the owner is not the contact.
- NOTE 7** This may be signed by the owner or on behalf of the owner by his/her representative. For legal purposes the person signing the declaration is acting for the owner with his/her knowledge.
- NOTE 8** If known please complete this section and include registration numbers and means of contact.
- NOTE 9** Under the Building Act you have the right to have plans and details held confidential if you wish.





**Code Compliance Certificate**

**No 2003/6418**

Section 35, Building Act 1991

**Issued by Hamilton City Council**

**Building Consent ref:** 2003/6418

**Historic ref:**

**Date:** 13 August 2003

**Applicant:** Generation Developments Ltd

**Mailing Address:** P O Box 14232  
TAURANGA 2730

**Application Lodged:** 21/05/2003

**Project:**

**Application Description:** New dwelling with attached garage  
**Intended Use:** Detached Dwelling - Live As A Family  
**Work Type:** New Construction

**Intended Life:** >50 years

**Value of Work:** \$140634

**Property:**

**Address:** 11 Arlington Court HAMILTON 2001

**Property Reference:** LOT: 38 DP: 307657

This is:

- A final code compliance certificate issued in respect of the building work under the above building consent.
- An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- This Certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No. 2003/6418"(being this certificate)

Signed for and on behalf of the Hamilton City Council: *[Signature]*

.....

Name: ..... *14/8/2003*

Position: Authorised Officer

Building Control Unit

**Buildings**

PROPERTY ADDRESS: 11 Arlington Ct

LOT: \_\_\_\_\_ DP/S: \_\_\_\_\_ CONSENT NO: 2003/6418

- Approved Building Consent documents on site
- Check street number on letter box
- Ensure plumbers and drainlayers name are recorded
- As laid drainage plan on request
- Pressure test Producer Statement if required
- Relevant inspections have been called for
- If cross lease/subdivision ensure all drainage requirements have been met
- Trade waste application approved if applicable
- Gully dishes correct height
- Ensure overflow gully minimum 150mm below lowest fixture
- Waste pipes sealed at point of entry into rear of gully dishes as per G13
- Terminal vent position, flashings, cowls fitted
- Downpipes clipped and connected to stormwater drainage
- If timber floor check wastepipe clipping complies
- Nonflow drainage is through sump
- Site drainage
- Stormwater to correct outfall
- Valves, fixings of external cylinder

- Drain and expansion valve drains have been installed and conveyed to the exterior
  - All wastes are vented if greater than 3.5m and have acceptable falls
  - General workmanship of all flashings and roof penetrations
  - Back flow prevention devices where required
  - Septic tank installation, has been installed as per engineers report
- INTERIOR**
- Water hammer
  - Toilet cisterns screwed to wall securely
  - Hot water cylinder for correct type and position of valves and seismic restraints provided
  - Cylinder safe tray if required
  - Cylinder drain/valve pipes
  - Terminal vents continuous in ceiling space
  - Position of vent valves
  - Insulation of pipes in ceiling space
  - Traps fitted and holding seals
  - Venting required to waste or soil pipes is correctly installed
  - Tub fixed in position
  - Water temperature = 53 Celsius

COMMENTS: Finished ground level to be confirmed for O.R.S. re fit ensuite toilet pan.

Further Inspection Required       Approved

Inspector: [Signature]      Date: 13/8/03

PROPERTY ADDRESS: 11 Arlington Cot

LOT: \_\_\_\_\_ DP/S: \_\_\_\_\_

CONSENT NO: 2003/6918

Approved Building Consent documents on site  
 Check street number on letter box

**EXTERIOR**

External envelope complete and weatherproof  
 Flashings/sealants complete  
 Wet area/kitchen vents  
 Safety glass  
 Ground/paving heights  
 Crossing and footpath for damage  
 Brick veneer weep and ventilation holes  
 Exterior decorated  
 Weathering of penetrations  
 Construction of docks/stops/handrails etc  
 Barrier heights and construction  
 Sub floor access/ponding/ventilation/insulation  
 Roof cladding/flushing fixings/roof penetrations  
 Landscaping complete  
 Roof pitch for cladding used  
 Wall cladding fixings/soakers/scribers etc  
 Fire ratings

**INTERIOR**

Ceiling and wall insulation in place  
 Ceiling insulation clear of light fittings  
 Fire ratings stopped  
 Correct installation of shower/bath linings, splash boards etc  
 Safety glass  
 Shower curtain/screen  
 Wet areas completed, walls, ceilings, timber floors sealed  
 Bathroom, ensuite, wc, laundry, kitchen vents ducted to exterior  
 Heights of window sashes  
 Heights of barriers and handrails/details  
 All inspections have been completed  
 All producer statements have been received

**COMMERCIAL**

Surface finishes, smoke development and spread of flame for ceilings, walls, floor coverings  
 Stopping of fire walls and penetrations  
 Penetrations/light fittings/fire collars etc  
 Means of escape, door hardware, signage  
 Fire ratings  
 Fire and smoke doors: hardware, tags, self closers/magnetic hold open device and signage  
 Signage: fire alarm  
 Check off Compliance Schedule checklist in consent jobcard and request Producer Statements for all features

**ACCESSIBILITY**

ACCESSIBLE CARPARK easy to see, marked out, close to entrance, surfaces non slip  
 FOOTPATH RAMPS non slip, width, length, upstands, handrails, kerb ramps 1000 wide  
 ENTRANCE signage, threshold, width, floor surfaces  
 PUBLIC RECEPTION counters or desks  
 LIFT sizes, controls, handrails, lobby width  
 STAIRS width, handrails, landings, risers, treads, nosings  
 DOORWAYS/CORRIDORS Clear width, glazing, colour contrasted, projections into corridors  
 ALERTING DEVICES audible and visual signal  
 TOILET size, controls, doors, wash hand basin, taps  
 SHOWERS size, controls, door/s  
 LAUNDERING size and turning circle  
 SIGNAGE entrance doors, information board and facilities signage  
 SURFACE FINISHES stable firm and non slip  
 PLACE OF ASSEMBLY spaces, sound system, stage podium access, listening system (more than 250 persons)  
 SIGNAGE for listening system  
 ACCESSIBLE ROUTE car parks, identifiable route from street to and through building, surface finishes stable firm and non slip

COMMENTS: \_\_\_\_\_

Further Inspection Required       Approved

Inspector: [Signature]      Date: 13/8/03

Brebner Print

PROPERTY ADDRESS: 11 Arlington Court

LOT: 38 DP/S: 307657 CONSENT NO: 2003-6418

- Approved Building Consent documents on site
  - Check conditions
  - Check street/lot number
- RESIDENTIAL CROSSINGS**
- Crossing width 3.0 m minimum
  - Crossing width 5.5m maximum
  - Crossing width 6.5 m maximum at kerb & channel 500 mm splay each side of crossing
  - 500 mm extra splay each side of crossing if crossing width is less than 4.0m and/or street width is less than 9.0 m
  - If asphalt footpath, remove footpath and construct as per crossing standard
  - Concrete footpath can remain if 100 mm thick and no damage
  - If no footpath can construct crossing in asphalt, concrete, or cobblestones
  - Asphalt Footpath 25mm asphalt + 75mm gap 20
  - Crossing 1 & 2 dwellings 25mm asphalt + 150mm gap 40
  - Crossing 3-6 dwellings 25mm asphalt + 170mm gap 40
  - Concrete Footpath 100mm concrete + 25mm sand
  - Crossing 1 & 2 dwellings 100mm concrete + 50 mm gap 40 or 665 mesh
  - Crossing 3-6 dwellings 125mm concrete + 50mm gap 40 or 665 mesh
  - Cobblestone Footpath 60mm paver + 25mm sand
  - Crossing 1-6 dwellings 60mm paver + 25mm sand 90mm gap 40
- COMMERCIAL OR 7 OR MORE DWELLINGS/INDUSTRIAL**
- Crossing width 5.0m minimum
  - Crossing width 7.5 m maximum

- Crossing width 9.5 m maximum at kerb & channel Reinforced beam to extend 1.5m past each side of crossing width
  - 500mm splay each side of crossing.
  - 500mm extra splay each side of crossing where street width is less than 9.0m
  - If asphalt footpath, remove footpath and construct as per crossing standard
  - If concrete footpath, remove footpath and construct as per crossing standard.
  - If no footpath, can construct crossing in asphalt, concrete or cobblestones
- ASPHALT**
- Crossing commercial or 7 or more dwellings 30mm MIX 10 asphalt + 220mm gap 40
  - Industrial 50mm MIX 20 asphalt + 250mm gap 40
- CONCRETE**
- Crossing commercial or 7 or more dwellings 150mm concrete + 50mm gap 20
  - Industrial 150mm concrete + 2 layers of 665 mesh + 50mm gap 20
  - Or 175mm concrete + 50mm gap 20
- INTERLOCKING BLOCK PAVING**
- Crossing commercial or 7 or more dwellings 80mm paving block + 25mm bedding sand + 95mm gap 40
  - Industrial vehicle crossing 80mm paving block + 25mm bedding sand + 120mm gap 40
  - Depressed kerb channel crossing Pedestrian footpath/residential crossing 1-6 dwellings 75mm gap 20
  - Commercial or 7 or more Dwellings 75mm gap 20 + 2 D12 & 6mm links at 600mm centres
  - Industrial crossing 75mm gap 20 + 4 D12 & 6mm links

Any changes to the above, please have Roads and Traffic Unit approve prior to approval.

COMMENTS:

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Further Inspection Required  Approved

Inspector: [Signature] Date: 8-8-03

PROPERTY ADDRESS: 11 Arlington

LOT: \_\_\_\_\_ DP/S: \_\_\_\_\_

CONSENT NO: 2003/6418.

Approved Building Consent on site  
 Checklist for previous comments  
 Plans for type of cladding and details

**BRICK VENEER**

Correct type, position and condition of building paper  
 Cavity size  
 Number, spacing and location of ties  
 Fixings and method of fixing ties  
 Cavity cleaned  
 Brick support on foundation  
 Weep/ventilation holes  
 Building paper detail into joinery  
 Flashing requirements/fixing/position  
 Minimum panel sizes  
 Maximum height of veneer  
 Lintel bars, size/type of fixing details

**WEATHERBOARDS/HARDPLANK TYPE SYSTEMS**

Correct type, position and condition of building paper

Flashing requirements/fixing/position  
 Cladding fixing details  
 Detail at ground level

**PLASTER/HARDITEX/INSULCLAD SYSTEMS**

Correct type, position and condition of building paper  
 Fixing detail of Harditex/Poly or similar  
 Sheet joining/flashing detail  
 Joinery head/side and sill flashing detail  
 Slope to parapet/sill detail  
 Roof/wall and parapet flashing details  
 Detail at ground level  
 Requirements for expansion/contraction joint details both horizontal and vertical  
 Spacer spacing, fixings etc  
 Reinforcement type/fixings etc  
 General workmanship  
 Fixing detail for barriers/down-pipes into cladding

COMMENTS: Sill flashings are to extend 150mm below bottom of windows and 200mm past sides of windows.

Further Inspection Required  Approved

Inspector: [Signature] Date: 29/7/03.

PROPERTY ADDRESS: 11 Arlington Ct

LOT: 38 DP/S: \_\_\_\_\_ CONSENT NO: 6418/2003

Approved Building Consent documents on site

**SUBFLOOR**

Bearer/joist sizes

Bearer/joist spans

Bracing/brace piles/anchor piles

Bracing/pile connections

Solid blocking to joists

Insulation

Subfloor ventilation

Crawl space

Water ponding under floor

Polythene on ground

Nailing general

**EXTERIOR**

Building paper

Panel sizes, brick veneer cavities for services, number and fixing of ties. Cavity sealed from roof space

Cladding system, type, nailing, flashings, soakers

Producer statement where applicable

Bottom of cladding provides weathering to bottom plates, floor joists and behind decking

Construction of decks, bracing, hangers etc

Verandah post connections

Roof cladding type, flashings, nailing

Fireratings

Remind builder of ground levels and cladding heights above ground

**INTERIOR**

Bottom plate fixings

Framing height

Lintel sizes

Top plate for roof support, truss, beams, bracing lines

Nogging for vertical cladding

Moisture content (timber) = 25 %

Insulation/moisture content

Floor nailed off (diaphragm)

Holes and notches in framing

Wall bracing, fixings

Nailing general

Upper floor joists, joist hangers, holes

Safety glass

STC ratings

Fire ratings, penetrations

Joinery provides correct lighting, ventilation to each room

Window sash heights above floor

Post/beam connections

Engineers design eg. beams, lintel, fixings/connections, bracing etc

**ROOF**

Bracing, dragon ties etc

Roof underlay grade, netting

Roof correct pitch for material used

Correct trusses for roof material used and spacing

Joist hangers to intersecting trusses onto girder trusses

Support of girder trusses

Z nails connecting trusses to top plates

Strutting beam and ceiling runner sizes to close coupled roofs

Rafter spans, collar ties, cleats and under purlin sizes to close couple roofs

Ceiling batten sizes, correct spans and nailing

Ceiling diaphragms

Brebner Print

PROPERTY ADDRESS: 11 Arlington Ct

LOT: 58 DP/S: \_\_\_\_\_ CONSENT NO: 2003/6418

- Approved Building Consent on site
  - Checklist for previous comments
  - Floor/Ceiling nailed off as diaphragm
  - Position of sheet bracing
  - Fixing of sheet bracing
  - Holes in sheet braces
  - Safety glass
  - Type of wall claddings used; i.e. Fyreline, Noiseline, Aqualine, Braceline, etc
  - STC Rating Requirements
  - Stopping and penetrations, light switches, power points etc to fire walls
  - Window joinery provides correct lighting and ventilation to each room
  - Window sash heights above floor
  - Post/Beam connections
  - Roof for nailing and flashings
  - Producer statement requirements/as-laid drainage plan and discuss with builder
- COMMERCIAL**
- Fire philosophy
  - Compliance schedule for features
  - Fire rating

- Stopping of fire rating
  - Penetrations
  - Discuss Compliance Schedule features and request producer Statements for completion
- ACCESSIBILITY CHECKLIST / DISCUSS**
- Accessible Carpark
  - Footpath Ramps
  - Entrance
  - Public Reception Area
  - Lifts
  - Stairs
  - Doorways, Corridors
  - Controls
  - Alerting Devices
  - Toilets
  - Showers
  - Laundering
  - Food Preparation
  - Signage
  - Surface Finishes
  - Accessible Route

**COMMENTS:** \_\_\_\_\_  
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Further Inspection Required       Approved

Inspector: [Signature]      Date: 9/7/03





PROPERTY ADDRESS: 11 Arlington

LOT: 38 DP/S: 307657 CONSENT NO: 2003-6418

- Approved Building Consent documents on site
- Obtain plumbers and drainlayers names
- Identify what system to be used G13 or AS3500
- Plans for position of fixtures and stormwater/sewer connections
- Fixture discharge pipe sizes
- Number of fixtures, ensure same number of waste pipes exit foundation
- Combined wastes, each fixture must be vented
- Shower waste must be separate
- Fall on all discharge pipes 1:40 (25mm/m) for pipe diameter less than or equal to 65mm min.
- Length of all discharge pipes. An unvented waste pipe cannot exceed 3.5m
- Waste pipes protected where penetrating through floor slab
- Waste pipes are separated at foundation exit point to allow for bends

- No water pipes are laid under concrete slab
- If a water heater drain pipe is fitted ensure it has fall
- Pipe protection from concrete
- Drain vents may be in the floor slab
- Main or branch drain longer than 10m to be vented for AS3500
- Main or branch drain longer than 6m for G13
- Vent pipe down stream from last fixture connection
- Only one gully upstream of vent
- Minimum vent diameter 50mm for AS3500
- Minimum vent diameter 80mm for G13
- 80mm W/C pipe maximum length 2.5m unvented
- Check for 1 gully 150mm lower than floor

COMMENTS: Plumber - Russell Beed  
Drainlayer -

Further Inspection Required  Approved

Inspector: [Signature] Date: 4-6-03



PROPERTY ADDRESS: 11 Arlington Court

LOT: 38 DP/S: 307657 CONSENT NO: 2003-6418

Approved Building Consent documents on site

Check street number on letter box

**SITING**

Locate boundary pegs – where required

Lot number on pegs

Dimensions between pegs

Measure distance from project to boundary conforms to site plan

Dimensions of building

Profile height in relation to floor heights

Building height in relation to boundary

Excavations, safe slopes, hoarding, shoring, underpinning and barriers for site safety

Drains under building

**DESIGN**

Engineers designed foundation

Request engineers letter of supervision

Foundation to NZS 3604

**PILED/DRILLED FOUNDATIONS**

Height of profile in relation to top of piles

Correct size and treatment of piles

Pile spacing for bearers/joists

Floor heights conform to bracing elements provided

Height for 450mm crawl space

Layout of subfloor bracing

Pile heights correct for type of bracing element i.e. anchor or braced pile

Pile depths into cleared ground

100kpa or greater bearing capacity

Holes clean and sides vertical

Confirm types of pile bearer/floor joist fixing to be used and level of protection required, i.e. galvanized/stainless steel

**DRIVEN PILES**

Request engineers confirmation of supervision and report on length of piles and sets achieved

**CONCRETE FOUNDATIONS**

Foundation dimensions and minimum depth into cleared ground

Foundation clean, square and level

100 kpa bearing capacity 50kpa OK

Discuss floor height to proposed finished ground levels

Manufacture of steel, type, size, spacing, laps and ties

Steel is clean

Cover and height pegs

Fire wall Foundation and reinforcement

**COMMENTS:**

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Further Inspection Required  **Approved**

Inspector: [Signature] Date: 4-6-03

**Building Consent No: 2003/6418**

Section 35, Building Act 1991

**Issued by Hamilton City Council**

**Date:** 28 05 03

**Applicant:** Generation Developments Ltd  
**Mailing Address:** P O Box 14232  
TAURANGA 2730

**Application Lodged:** 21/05/2003

**Project:**  
**Application Description:** New dwelling with attached garage  
**Intended Use:** Detached Dwelling - Live As A Family  
**Work Type:** New Construction

**Intended Life:** >50 years  
**Value of Work:** \$140634

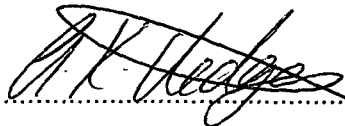
**Property:**  
**Address:** 11 Arlington Court HAMILTON 2001  
**Property Reference:** LOT: 38 DP: 307657

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

This building consent is issued subject to the conditions specified in Building Consent:  
**2003/6418**

Signed for and on behalf of the Hamilton City Council:

Name: .....

 24, 5, 03

Position: Authorised Officer

Building Control Unit

Buildings

28 May 2003

Generation Developments Ltd  
P O Box 14232  
TAURANGA 2730

Dear Sir/Madam

**Consent Number:** 2003/6418

**Project:** New dwelling with attached garage

**Project Address:** 11 Arlington Court HAMILTON 2001

**Legal Description:** LOT: 38 DP: 307657

Thank you for the application for building consent. We are pleased to advise that this consent has been processed and is now ready for collection.

Your next steps are:

1. Please arrange for the payment and collection of the consent documents (If this has been pre-paid, then these will be sent to you). Please bring your invoice in with you when you pay. Your approved documentation must be kept on site for the building inspector to view.
2. This Building Consent is issued subject to the conditions outlined on page 2. In particular please note the requirements for inspections. The phone number to arrange inspections is 838 6677 available from 8:00 am to 11:00 pm.
3. Your final step after the completion of the project, is to apply for the issue of a Code Compliance Certificate. Please fill out the "Advise of Completion of Building Work" form attached and we will contact you to arrange a suitable time. We have found that many people do not complete this last task with the result that legal difficulties can arise at the time of sale or with insurance companies.

It is also a legal requirement of the Building Act, therefore the keeping and processing of the Advise of Completion is very important to both yourself and Council.

Good luck with your building project and we look forward to our staff assisting you with this and any future building work.

Regards

A handwritten signature in black ink, appearing to be 'Duane Darling', written in a cursive style.

Duane Darling  
Council Building  
Garden Place, Hamilton  
Phone 07 838 6444  
Fax 07 838 6445

## **These are your Building Consent Conditions.**

Please read these carefully

### **Building**

- (1) Please quote building consent number when requesting an inspection.
- (2) A foundation/siting inspection required. Please provide 48 hours notice
- (3) A bond beam inspection required. Please provide 24 hours notice.
- (4) A pre-concrete floor inspection required. Please provide 24 hours notice.
- (5) A pre-lining inspection required. Please provide 24 hours notice.
- (6) Completion inspection required prior to issue of interim or final code compliance certificate. Please make application on the appropriate form, that is included in Building Consent.
- (7) Ground levels to comply with NZS 3604 appendix E 0.1.
- (8) Please supply electrical certificate of compliance for the electrical fire safety features. This is required prior to the issue of the Code Compliance Certificate.
- (9) A cladding inspection is required. Please provide 24 hours notice and ensure that: - brickwork is laid to no more than half the height of the wall and/or; - monolithic plaster systems are not coated but the windows and the like flashed or; - solid plaster
- (10) A post lining inspection is required. Please provide 24 hours notice and ensure that all sheet braces are nailed off and no skirtings or cornice are fitted.
- (11) Inspection of foul water drains required. Please give 24 hours notice. Please note: If new internal drainage runs to existing connection, depth of connection must be confirmed before drainage is laid. If new connection has been requested, no internal drainage shall be laid until new connection has been installed.
- (12) Inspection of stormwater drains required. Please provide 24 hours notice.
- (13) Preline inspection of Plumbing Installation required. Please provide 24 hours notice.
- (14) Prefloor inspection of Plumbing and Soil Waste system required. Please provide 24 hours notice.
- (15) All under floor drainage systems serving 2 or more sanitary fixtures must be: - Plugged and filled with water to test and; - Left completely exposed until approved by inspector
- (16) Main drains laid under AS/NZS 3500 shall fall a minimum of 1:60.
- (17) Crossing to be constructed to a minimum residential crossing specification.
- (18) Please call for inspection of prepared base for crossing. Please give 24 hours notice.

(19) Please note that the final inspection for a crossing will be carried out at Code Compliance Certificate time or when requested.

(20) Soil to be 100 kPa as per NZS 3604. Otherwise engineers specific design is required.

#### **Water and Drainage**

nil

#### **Roads and Traffic**

nil

#### **Health**

nil

#### **Important Notes:**

- 1. If the work has not commenced within 6 months or if there is a lack of reasonable progress within 12 months then your building consent may lapse. Please contact the processing officer if you feel you may exceed these times and we can discuss extending the time frames.**
- 2. The Project Information Memorandum lapses if a building Consent for the work concerned has not been issued within 24 months after the date of the issue of the Project information Memorandum.**
- 3. Please check with your local Network Utilities Operator as to where your services are located, i.e. Telecom, Wel Energy and Gas.**
- 4. To avoid unreasonable noise affecting neighboring properties it is requested that noisy construction activities that would cause sleep disturbance not be undertaken until after 07:30am, and not at all on Sundays and public holidays.**

28 May 2003

Generation Developments Ltd  
P O Box 14232  
TAURANGA 2730

Dear Sir/Madam

**Consent Number:** 2003/6418  
**Project:** New dwelling with attached garage  
**Project Address:** 11 Arlington Court HAMILTON 2001  
**Legal Description:** LOT: 38 DP: 307657

Thank you for the application for Project Information Memorandum. We are pleased to advise that this consent has been processed and is included in this letter.

Your next steps are:

1. Read carefully the Project Information Memorandum comments on page 2 of this letter. This information may be important to you during the construction process.
2. When you have completed the design and have all the documentation, please lodge your consent application with us. If you have carefully followed this PIM, then this should make the consent application process a lot quicker and easier for you.

Good luck with your building project and we look forward to our staff assisting you with the consent and any future building work.

Yours faithfully



Duane Darling  
Council Building  
Garden Place, Hamilton  
Phone 07 838 6446

Please check with your Local Network Utilities Operator as to where your services are located, ie Telecom, WEL Energy and the Gas Centre.

## **This is your Project Information Memorandum**

This describes (if relevant) any special features of the land, Information of other Acts relating to the land or buildings, Details of waste and storm water systems and confirmation that the works will comply with the Building Act subject to the requirements of the building consent.

### **Planning**

nil

### **Building**

- (1) Please ensure boundary pegs and boundary lines are clearly defined to check siting of building.
- (2) All work to comply with the New Zealand Building Code.
- (3) Wind zone is rated as Medium.
- (4) The Earthquake Zone for your area is designated as B.
- (5) All foul water and storm water drains to be laid by registered drainlayer in accordance with the New Zealand Building Code Documents E1 and/or G13 and/or AS/NZS 3500..
- (6) Please ensure compliance with G12 and H1 of the Building Code Hot Water Supplies.

# Project Information Memorandum

No: 8.2003.6418.1

Section 43(3), Building Act 1991

Issued by the Hamilton City Council

Date: 28 May 2003

Applicant: Generation Developments Ltd

Mailing Address: P O Box 14232  
TAURANGA 2730

Application Lodged: 21/05/2003

## Project

Application Description: New dwelling with attached garage

Stage:

Intended Use: Detached Dwelling - Live As A Family

Work Type: New Construction

Intended Life: >50 years

Value of Work: \$140634

## Property

Address: 11 Arlington Court HAMILTON 2001

Property Reference: LOT: 38 DP: 307657

This is:

Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent.

- Not yet applied for.
- No.: 8.2003.6418.1 attached.
- Not yet issued.  
or
- Notification that other authorisations must be obtained before a building consent will be issued.  
or
- Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.

*This project information memorandum includes (cross each applicable box, attach relevant documents, and send a copy to any relevant network utility operators and organisations having the power to classify land and buildings):*


- Information identifying relevant special features of the land concerned. Information about the land or buildings 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.
- Details of authorisations which must be obtained before a building consent will be issued.
- Details of authorisations which have been refused.

Signed for and on behalf of the Hamilton City Council:

Name: .....

Position: Authorised Officer  
Building Control Unit

Building

Yes No	w/held	issue		
<p><u>Health</u></p> <p><input type="checkbox"/> <input type="checkbox"/> contaminated site</p>				
<p><u>Roads &amp; Traffic</u></p>				
<p><u>Water</u></p> <p><input type="checkbox"/> <input type="checkbox"/> water connection</p> <p><input type="checkbox"/> <input type="checkbox"/> water disconnection</p> <p><input type="checkbox"/> <input type="checkbox"/> backflow device</p> <p><input type="checkbox"/> <input type="checkbox"/> green sheet sent</p>				
<p><u>Drainage</u></p> <table border="0"> <tr> <td> <p><input type="checkbox"/> <input type="checkbox"/> TV required</p> <p><input type="checkbox"/> <input type="checkbox"/> drainage contacted</p> <p><b>Connections</b></p> <p><input type="checkbox"/> <input type="checkbox"/> waste water</p> <p><input type="checkbox"/> <input type="checkbox"/> storm water</p> <p><input type="checkbox"/> <input type="checkbox"/> green sheet sent</p> </td> <td> <p><b>Yes No</b></p> <p><b>Disconnections</b></p> <p><input type="checkbox"/> <input type="checkbox"/> waste water</p> <p><input type="checkbox"/> <input type="checkbox"/> storm water</p> <p><input type="checkbox"/> <input type="checkbox"/> green sheet sent</p> <p><input type="checkbox"/> <input type="checkbox"/> K &amp; C connections</p> <p><input type="checkbox"/> <input type="checkbox"/> green sheet sent</p> </td> </tr> </table>	<p><input type="checkbox"/> <input type="checkbox"/> TV required</p> <p><input type="checkbox"/> <input type="checkbox"/> drainage contacted</p> <p><b>Connections</b></p> <p><input type="checkbox"/> <input type="checkbox"/> waste water</p> <p><input type="checkbox"/> <input type="checkbox"/> storm water</p> <p><input type="checkbox"/> <input type="checkbox"/> green sheet sent</p>	<p><b>Yes No</b></p> <p><b>Disconnections</b></p> <p><input type="checkbox"/> <input type="checkbox"/> waste water</p> <p><input type="checkbox"/> <input type="checkbox"/> storm water</p> <p><input type="checkbox"/> <input type="checkbox"/> green sheet sent</p> <p><input type="checkbox"/> <input type="checkbox"/> K &amp; C connections</p> <p><input type="checkbox"/> <input type="checkbox"/> green sheet sent</p>		
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<p><u>Plumbing &amp; Drainage</u></p> <p style="text-align: center;">16 17 18 19 20 21</p>				
<p><u>Building</u></p> <p><input type="checkbox"/> <input type="checkbox"/> Soils checked</p> <p style="text-align: center;">12 3 4 5 7 9 15 &amp; 15A 6 13 15 &amp; 15A</p>				

### PLANNING GUIDANCE PIM CHECK SHEET

PIM NO 2003/6418

#### PIM COMMENTS

RESOURCE CONSENT NOT REQUIRED



RESOURCE CONSENT APPROVED

FILE NO: \_\_\_\_\_

PIM ONLY INFORMATION \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### FURTHER INFORMATION

RESOURCE CONSENT REQUIRED:

APPLICANT CONTACTED: PHONE  FAX  NOT CONTACTED  DATE: \_\_\_\_\_

RESOURCE CONSENT CURRENTLY BEING PROCESSED:  FILE: \_\_\_\_\_

WITHHELD COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WITHHELD: \_\_\_\_\_

DATE: \_\_\_\_\_

RELEASED BY PLANNING:  
GUIDANCE

*[Signature]*

DATE: 26/5/03



**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



**Search Copy**

  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 29751  
**Land Registration District** South Auckland  
**Date Issued** 30 May 2002

**Prior References**  
SA14C/251

---

**Estate** Fee Simple  
**Area** 450 square metres more or less  
**Legal Description** Lot 38 Deposited Plan 307657

**Proprietors**  
Grosvenor Park Limited

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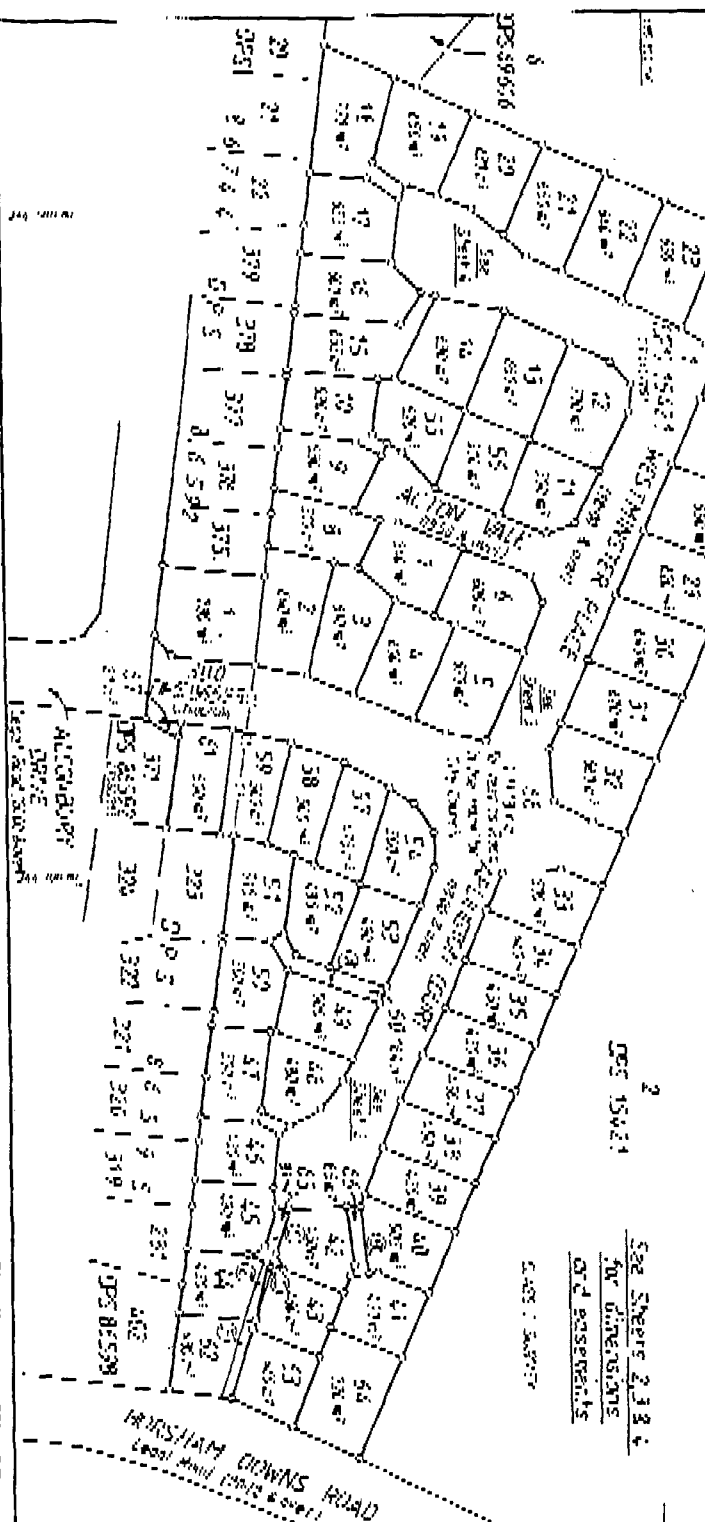
**Interests**

5107109.3 Mortgage to Nationwide Finance Limited - 12.11.2001 at 2:39 pm  
5237219.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.5.2002 at 11:11 am  
Land Covenant in Transfer 5237219.10 - 30.5.2002 at 11:11 am  
Fencing Covenant in Transfer 5237219.10 - 30.5.2002 at 11:11 am

NOT TO SCALE  
 THESE LOTS ARE TO BE CONVEYED TO THE BUYER BY THE SELLER AS SHOWN ON THIS PLAN. THE SELLER MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE SELLER'S OBLIGATION IS LIMITED TO THE PREPARATION OF THIS PLAN AND THE CONVEYANCE OF THE LOTS TO THE BUYER.

**DEVELOPER'S COVENANTS**  
 THESE COVENANTS SHALL APPLY TO ALL LOTS SHOWN ON THIS PLAN. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE SELLER'S OBLIGATION IS LIMITED TO THE PREPARATION OF THIS PLAN AND THE CONVEYANCE OF THE LOTS TO THE BUYER.

LOT	1	2	3	4	5	6	7
1	207.4	207	207.5	207.5	207.5	207.5	207.5
2	207.5	207	207.5	207.5	207.5	207.5	207.5
3	207.5	207	207.5	207.5	207.5	207.5	207.5
4	207.5	207	207.5	207.5	207.5	207.5	207.5
5	207.5	207	207.5	207.5	207.5	207.5	207.5
6	207.5	207	207.5	207.5	207.5	207.5	207.5
7	207.5	207	207.5	207.5	207.5	207.5	207.5
8	207.5	207	207.5	207.5	207.5	207.5	207.5
9	207.5	207	207.5	207.5	207.5	207.5	207.5
10	207.5	207	207.5	207.5	207.5	207.5	207.5
11	207.5	207	207.5	207.5	207.5	207.5	207.5
12	207.5	207	207.5	207.5	207.5	207.5	207.5
13	207.5	207	207.5	207.5	207.5	207.5	207.5
14	207.5	207	207.5	207.5	207.5	207.5	207.5
15	207.5	207	207.5	207.5	207.5	207.5	207.5
16	207.5	207	207.5	207.5	207.5	207.5	207.5
17	207.5	207	207.5	207.5	207.5	207.5	207.5
18	207.5	207	207.5	207.5	207.5	207.5	207.5
19	207.5	207	207.5	207.5	207.5	207.5	207.5
20	207.5	207	207.5	207.5	207.5	207.5	207.5
21	207.5	207	207.5	207.5	207.5	207.5	207.5
22	207.5	207	207.5	207.5	207.5	207.5	207.5
23	207.5	207	207.5	207.5	207.5	207.5	207.5
24	207.5	207	207.5	207.5	207.5	207.5	207.5
25	207.5	207	207.5	207.5	207.5	207.5	207.5
26	207.5	207	207.5	207.5	207.5	207.5	207.5
27	207.5	207	207.5	207.5	207.5	207.5	207.5
28	207.5	207	207.5	207.5	207.5	207.5	207.5
29	207.5	207	207.5	207.5	207.5	207.5	207.5
30	207.5	207	207.5	207.5	207.5	207.5	207.5
31	207.5	207	207.5	207.5	207.5	207.5	207.5
32	207.5	207	207.5	207.5	207.5	207.5	207.5
33	207.5	207	207.5	207.5	207.5	207.5	207.5
34	207.5	207	207.5	207.5	207.5	207.5	207.5
35	207.5	207	207.5	207.5	207.5	207.5	207.5



**PLANNING**  
 30000 M2  
 30000 M2  
 30000 M2

**LOTS 1-38**  
 BEING A SUBDIVISION OF  
 LOT 1 DPS 65421 AND LOT 386 DPS 65593.

**GENERAL NOTES**  
 1. ALL LOTS SHALL BE CONVEYED TO THE BUYER AS SHOWN ON THIS PLAN.  
 2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 3. THE SELLER'S OBLIGATION IS LIMITED TO THE PREPARATION OF THIS PLAN AND THE CONVEYANCE OF THE LOTS TO THE BUYER.

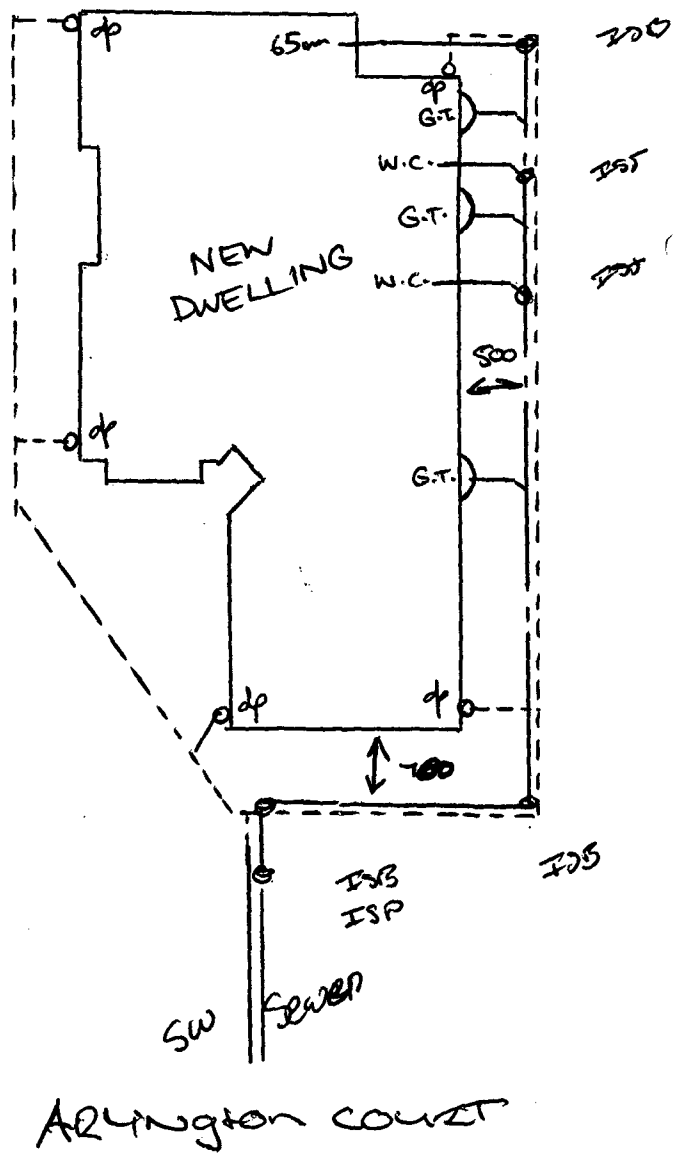
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 THESE COVENANTS SHALL APPLY TO ALL LOTS SHOWN ON THIS PLAN. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE SELLER'S OBLIGATION IS LIMITED TO THE PREPARATION OF THIS PLAN AND THE CONVEYANCE OF THE LOTS TO THE BUYER.

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 3. THE SELLER'S OBLIGATION IS LIMITED TO THE PREPARATION OF THIS PLAN AND THE CONVEYANCE OF THE LOTS TO THE BUYER.

**BUILDING UNIT**  
**AS LAID DRAINAGE PLAN**

<b>STREET:</b> ARLINGTON COURT No:	<b>LOT:</b> 38 <b>DPS</b>
<b>OWNER:</b> GENERATION DEVELOPMENTS	<b>DRAINLAYER:</b> DRAINAGE SYSTEMS
<b>INSPECTOR:</b> D. HUTT	<b>REG No:</b> 17944
<b>DATE OF INSPECTION:</b> 9/6/03	<b>CONSENT No:</b> 6418/2003

**DRAINLAYER PLEASE FILL IN ALL DETAILS**



**DRAINLAYER'S SIGNATURE:** *[Signature]* **DATE:** 9/6/03

Handwritten text at the top of the page, including a date and possibly a name or title. The text is very faint and difficult to read.



Handwritten text located below the diagram, possibly a title or a description of the drawing.

Handwritten text at the bottom of the page, which could be a signature or a date.



# Hamilton City Council

Te kaunihera o Kirikiriroa

## ACCOUNT DUE

Private Bag 3010 Hamilton, Phone 07 838 6699, Fax 07 838 6599

Office Hours: Monday to Friday 8am to 4.45pm

### TAX INVOICE

G.S.T. REG. No. 11-174-531

PLEASE QUOTE ACCOUNT No. ON  
ALL CORRESPONDENCE

Generation Developments Ltd  
P O Box 14232  
TAURANGA 2730

Account No. 19957/37  
Page 01  
Date 29/05/2003  
TAX INVOICE

DATE	INVOICE No.	DETAILS	BALANCE
29/05/2003	6418	A4 Microfilming	90.00
		GST \$10.00	
		Building Industry Au	91.65
		GST \$0.00	
		Branz Levy	141.00
		GST \$0.00	
		Code Compliance Cert	55.00
		GST \$6.11	
		Building Consent	1045.00
		GST \$116.11	
		Street Crossings	120.00
		GST \$13.33	
		Project Information	100.00
		GST \$11.11	
		2003/6418 - 11 Arlington Court HAMILTON	1642.65
		Invoice Total (including GST)	1642.65
			1642.65
		Total Value non-taxable supply(s)	232.65
		Total Value taxable supply(s) excluding GST	1253.34
		Total GST Payable	156.66

ALL QUERIES TO ACCOUNTS RECEIVABLE SECTION

DUE DATE 29/05/2003

**TOTAL DUE** 1642.65

PAYABLE BY 20th OF MONTH FOLLOWING DATE OF INVOICE. THIS ACCOUNT INCLUDES G.S.T.

### HAMILTON CITY COUNCIL

PRIVATE BAG 3010

HAMILTON

Generation Developments Ltd

P O Box 14232

TAURANGA 2730

DUE DATE

29/05/2003

TOTAL DUE

1642.65

ACCOUNT No.

19957/37 6418

INVOICE

IF ADDRESS IS INCORRECT PLEASE  
COMPLETE THE FOLLOWING:

NAME: \_\_\_\_\_

THIS ACCOUNT ONLY

ADDRESS: \_\_\_\_\_

ALL COUNCIL SERVICES

# Gib® Wall Bracing Calculation Sheet A

single storey

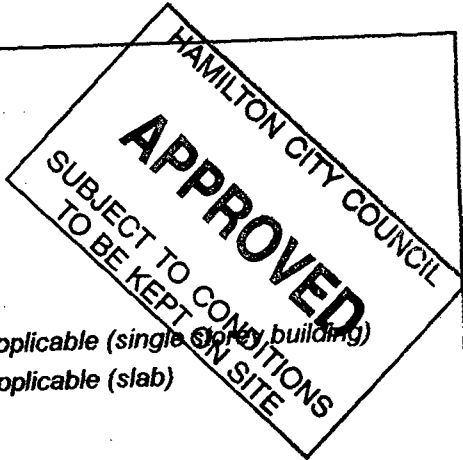
V104A

## Job Details

Name	Generation Developments Ltd
Street and Number	Arlington Court
Lot and DP Number	Lot 38
City/Town/District	Grosvenor Park, Hamilton
Designer and date	Colin J Davis
Company Name	Colin J Davis & Associates

## Building Specification

Location of Storey	single
Floor Loading	2 kPa
Foundation Type	slab
Building Height to Apex (m)	6
Roof Height above Eaves (m)	3
Stud Height (m)	2.4
Cladding Weight (top or single)	heavy
Cladding Weight (lower)	light
Cladding Weight (subfloor)	light
Roof Weight	heavy
Roof Pitch (degrees)	0-25
Room in Roof Space	no
Building Length (m)	19.16
Building Width (m)	10.06
Gross Building Plan Area (m2)	152.26



not applicable (single storey building)  
not applicable (slab)

## Building Location

Wind Zone	Medium	Earthquake Zone	B
Region	R1		
Terrain	Inland		
Exposure	Sheltered		
Topography	Moderate		

## Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	54 BU/m
W across	n/a	54 BU/m
<b>Totals</b>		
W along	n/a	543 BU
W across	n/a	1035 BU

## Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	5.9 BU/m2
<b>Totals</b>		
E along	n/a	898 BU
E across	n/a	898 BU

**Gib® Wall Bracing Calculation Sheet B**

single storey

V104A

Along		Bracing Elements provided					Wind	Earthq.
Wall or Bracing Line							8W	9EQ
1	2	3	4	5	6	7		
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length (m) L	Element Height H (m)	BUs Achieved	BUs Achieved
A	189	1	Gib®	Gib1b	2.4	2.4	180	120
line totals		2	Ply	CP4	1.2	2.4	114	114
W	294							
EQ	234							
B	70	1	Gib®	Gib2b	2.4	2.4	192	168
line totals		2	Gib®	BR4	1.2	2.4	120	102
W	312							
EQ	270							
C	160	1	ply	sp4	0.45	2.4	32	38
line totals		2	PLY	CP4-45	1.2	2.4	80	80
W	303	3	Gib®	Gib2b	2.4	2.4	192	168
EQ	288							
D	110							
line totals		1	Ply	CP4	1.2	2.4	114	114
W	228	2	Ply	CP4	0.6	2.4	57	57
EQ	228	3	Ply	CP4	0.6	2.4	57	57
E								
line totals								
W								
EQ								
F								
line totals								
W								
EQ								
G								
line totals								
W								
EQ								
H								
line totals								
W								
EQ								
I								
line totals								
W								
EQ								
J								
line totals								
W								
EQ								

						Wind	Earthq.
<b>Totals Achieved</b>						1137	1018
						OK	OK
<b>Totals Required (from Sheet A)</b>						543	898

**Gib® Wall Bracing Calculation Sheet B**

single storey

V104A

Across		Bracing Elements provided					Wind	Earthq.
1	2	3	4	5	6	7	8W	9EQ
Wall or Bracing Line	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved
M	59	1	Gib®	Gib1b	2.4	2.4	180	120
line totals								
W	180							
EQ	120							
N	70	1	Gib®	Gib2a	2	2.4	150	120
line totals		2	Ply	CP4-45	1.2	2.4	79.8	79.8
W	286.8	3	Ply	CP4	0.6	2.4	57	57
EQ	256.8							
O	70	1	Gib®	Gib2b	2.4	2.4	192	168
line totals								
W	192							
EQ	168							
P	70	1	Gib®	Gib2b	2.4	2.4	192	168
line totals		2	Gib®	BR4	1.2	2.4	120	102
W	312							
EQ	270							
Q	100	1	Ply	CP4	1.2	2.4	114	114
line totals								
W	114							
EQ	114							
R	72	1	Gib®	Gib1b	2.4	2.4	180	120
line totals								
W	180							
EQ	120							
S								
line totals								
W								
EQ								
T								
line totals								
W								
EQ								
U								
line totals								
W								
EQ								
V								
line totals								
W								
EQ								

							Wind	Earthq.
Totals Achieved							1264.8	1048.8
							OK	OK
Totals Required (from Sheet A)							1034.64	898.334

# SPECIFICATION

For the work to be done and the materials to be used for the satisfactory erection and completion of the following building project:

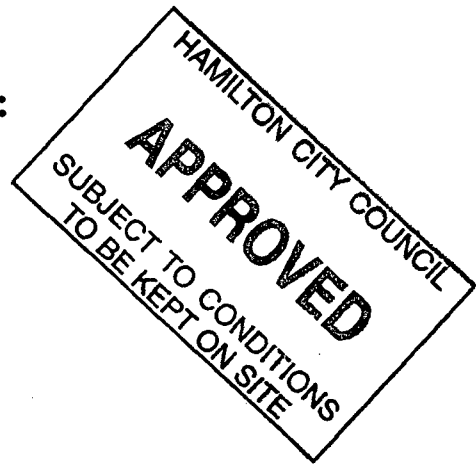
**PROPOSED NEW RESIDENCE FOR :**

**LOT 38**

**GROSVENOR PARK**

**HAMILTON**

**BY : GENERATION DEVELOPMENTS LTD**



**DESIGN AND DOCUMENTATION BY:**

**COLIN J. DAVIS and Associates**  
ADNZ NZCD (arch)  
Architectural design and Draughting  
PO Box 884 TAURANGA ph/fax 578 3792  
email - [cjdavis@xtra.co.nz](mailto:cjdavis@xtra.co.nz)

## **1.0 PRELIMINARY AND GENERAL**

### **1.1 SCOPE**

The contract shall be for the provision of all labour, materials, plant, scaffolding, formwork and completion of the following building project. Proposed new residence to lot 38, Grosvenor Park, Hamilton. In accordance with the true meaning of the drawings and this specification.

### **1.2 DRAWINGS**

This specification shall be read with the accompanying drawings.

Job No. 03 / G-055 sheets 01 - 05.

Should any information in this specification vary from the drawings then the contractor shall take the drawings as being correct.

Use only figured dimensions, i.e. DO NOT SCALE OFF THE DRAWINGS.

### **1.3 FEES**

The contractor shall obtain the building consent and pay all fees and charges legally damandable.

### **1.4 INSURANCE**

Before commencing work the contractor shall take out and maintain for the duration of the building contract 'Builders All Risk Insurance' for the full value of the building contract, and Public Liability Insurance.

### **1.5 MATERIALS AND WORKMANSHIP**

All materials and manufactured items shall be new and as specified here in. Workmanship shall be in accordance with best trade practice.

### **1.6 SUB-TRADES**

This specification is sub divided into sun-trades for convenience only and each sub-trade is not an entire contract, sub-contractors shall be bound by all clauses of the specification that may be relevant to their performance. Each trade shall collaborate with and give all necessary assistance to the other trades.

### **1.7 CONSTRUCTION INSPECTION**

The contractor is to construct the building in accordance with the certified plans, no changes, including materials, are to be allowed without written notification to the territorial authority.

Inspection of construction is to be carried out by the territorial authority and notice shall be given as required by the authority.

Inspection of construction is to be carried out by the territorial authority or the building certifier and notice shall be given as follows:

2 days notice as to the intended commencement of construction.

1 days notice of the covering up or closing of any :

1. Drainage & plumbing.
2. Foundation excavations & reinforcing steel.
3. Timber required to have a specified moisture content & all other work in respect of which such notice is required as a condition of the building consent.

## **1.8 CODE COMPLIANCE CERTIFICATE**

Upon completion of the building the owner shall as soon as practicable, advise the territorial authority, on the prescribes form, that the building has been completed to the extent required by the building consent issued, in respect of that building work, for the issue of a code compliance certificate.

completed to the extent required by the building consent issued, in respect of that building work, for the issue of a code compliance certificate.

## **2.0 CONCRETE WORK**

All concrete materials, mixing, placing, cover and reinforcing etc. shall comply with the requirements of NZSS 3109:1987.

### **2.2 CONCRETE**

All concrete shall comply with NZSS 3104:1983 Concrete production and shall be 20 Mpa at 28 days with a 20 mm nom. maximum aggregate size and 80 mm slump. Reinforcing to comply with NZSS 3402:1989. and NZSS 3422 Reinforcement shall be clean, free from mill scale, dirt, loose rust, paint, oil or any other materials. Steel that has not lost its mill scale must be exposed to the weather or otherwise treated to improve its surface adhesion. All reinforcing greater than 10.5 mm dia shall be deformed bars. Laps shall be 40 dia for plain rods and 32 dia for deformed rods. Fit stirrups snugly around bars and bind with 1.6 mm soft iron wire. All reinforcing shall be grade 300 or grade 430 as specified. Max. covers to reinforcement shall be 75 mm exposed to earth and 50 mm protected by vapour barrier

### **2.4 FOOTINGS**

Construct concrete footings as shown on the drawings. Reinforcing to be strictly as shown on the drawings and all footing are to be inspected by the Local Authority before pouring the concrete.

### **2.5 CONCRETE FLOOR SLABS**

Floor slabs to be Firth Ribraft floor slab system to be as designed and specified by Firth Industries. Lay 0.25 mm polythene D PC over 15 mm sand blinding layer over 150mm minimum compacted pumice/sand hardfill base. Seal around all penetration's and take over all footing sides to the external face. Slab to be leveled to screed, cement dusted and finished with a powered float by experienced workmen to give dense even surface free from irregularities. Form recesses for external doors.

No holes or chases other than those specified are to be made in the slab without the approval of the engineer. All concrete shall be mechanically vibrated and carefully worked around the reinforcement and into the corners of the formwork.

### **3.0 BRICKLAYING**

#### **3.1 MATERIALS**

Brickwork to exterior walls to be selected 70 mm Monier bricks. All bricks to be delivered to site free from dirt and dust and stored in a dry position, any damaged or discoloured bricks are not to be used.

#### **3.2 MORTAR**

Mortar shall be composed of cement, lime and sand. All lime other than hydrated lime shall be slaked. Mortar shall be mixed in the following proportions: Cement 1 : Sand 4 : Lime 1 with compressive strength of 12.5 Mpa at 28 days.

#### **3.3 WORKMANSHIP**

The whole of the job is to be carried out by skilled tradesmen. In accordance with NZS 4210:1989 and NZS 3604:1999 appendix.F. All corners to be plumbed both ways and the courses are to be level and straight. All joints are to be weather struck exposed faces. Sills are to be bricks on the edge protruding 25 MM

#### **3.4 TIES**

Veneer to be secured to wall framing with 'Bricklock' Duo 85 mm Hot dipped galvanised m.s ties at horizontally and 350 mm crs vertically. Wall ties shall be faced fixed to timber framing with Tapcon self threading timber screws. Fix so that the fixing nails pierce the building paper.

## **4.0 CARPENTRY**

This section covers all timber framing, wall and ceiling linings, all finishing timbers, exterior linings, weatherboards, soffit linings, barge and fascia boards.

### **4.1 TIMBER**

All timber shall be graded to sizes specified and be free from defects which render it unfit for its purpose. Timber shall come from seasoned stocks or kiln dried and stacked or as long possible before use. Framing timber shall have a maximum moisture content of 20%. All framing timber shall be Kiln dried stress graded treatment free. Exterior exposed timber shall be tanalised in accordance with the Timber Preservation Authority recommendations. All framing to comply with all sections of NZSS 3604:1999. and its ammendments.

### **4.2 FRAMING**

All materials to be the best of their respective kinds and grades laid true to their various lines and levels and constructed in a proper tradesmanlike manner in accordance with the best trade practice and to comply with the local body bylaws.

### **4.3 DPC**

Separate all exterior timber walls coming into contact with the concrete with one layer of 3 ply Malthoid DPC with a minimum lap of 75 mm.

### **4.4 TIMBER SCHEDULE**

#### **STRUCTURAL TIMBERS:**

Top plates  
Studs  
Lintels  
Rafters  
Nogs  
Ceiling joists / runners

#### **FINISHING TIMBERS:**

Pine -dressing A grade

#### **EXTERIOR TIMBERS:**

Beams  
Pergola rafters  
Sized as shown out of Noel  
framing  
Sized as shown out of Tan Pine.

#### **4.5 WALL FRAMING**

All wall framing to be No 1 framing gauged 100 x 50 or 75 x 50 to non load bearing walls as shown on the drawings. Timber to be Timeframe grade F5 Kiln dried timber framing. Gauge all studs plates etc. to a uniform width. Plates to in long straight lengths and are to butt jointed with Pryda 4N10 nail plates. All holes for plumbing or wiring to be not more than 24 mm but can be increased to 35 mm where not more than 3 studs drilled.

#### **4.6 BUILDING PAPER**

Building paper shall be Green wrap breather type building paper. Fix paper securely with laps not less than 75 mm at all joints and edges.

#### **4.7 WALL BRACING**

Wall bracing to be strictly as shown on the bracing schedule and complying with NZSS 3604:1990. Type GIB 1 and GIB 2 bracing to be Pryda Teebrace galv steel brace checked into each stud and used in conjunction with 9.5 mm gib bd fixed with 30 x 2.5 Gib clouts at 150 mm crs to perimeter of sheets and at 400 mm crs to intermediate studs. Type BR4 bracing to be 9.5 mm Braceline Gib bd fixed with 30 x 2.5 mm galv Gib clouts with 15 mm galv washers at 150 mm crs to the perimeter of sheets and double nail (no washers) to intermediate studs and nogs at 300 mm crs. plus at the bottom of each sheet to both sides, additional fixing of a 25.0 x 1.0mm x 300 mm long fixed with 6- 30 x 2.5 nails to both stud and joist / plate. Type CP4 bracing to be 7.5 mm Plywood sheet brace used in conjunction with 9.5 mm Gib bd. Fix plywood to framing with 30 x 2.5 mm H.D galv. clouts at 150 mm crs. to perimeter and 300 mm crs. to intermediate studs. Additional fixing of 6Kn proprietary of stud to bottom plate at each end of brace.

#### **4.8 INSULATION**

Ceiling R 2.2 Fiberglass insulation .

Walls R 1.8 Fiberglass insulation

#### **4.9 TRUSSES**

Trusses to be specifically designed in accordance with NZS 3603 and shall be fabricated in controlled factory conditions. Trusses shall be erected in accordance with the truss drawings and to be plumb and properly aligned at 900 CRS max. Anchor over top plates with no less than 2 /100 mm x 3.75 mm skew nails plus 2 / 4.9mm Pride Z nails.

#### **4.10 CEILING FRAMING**

Frame for ceiling lining using continuous lengths of rolled formed CB35 metal battens or 75 x 40 timber fixed to underside of the trusses. Fix with 2/75 x 3.15 nails to bottom chord of truss.

#### **4.11 ROOF BRACING**

Brace roof with a diagonally opposing pair of continuous steel strips each having a capacity of 8 KN. in tension, fix over the top of each rafter or truss top chord. Provide one pair per 35 mn/2 of roof plane area.

#### **4.12 WALL LININGS**

10 mm Gibraltar board to all walls. Fix sheets horizontally and nail the sheet edges with 30 x 2.5 mm gib clouts at 300 mm CRS 12 mm from the edge and at 150 mm CRS to gib bd linings fixed over a wall brace and double nail at 300 mm CRS to all intermediate studs and nogs. All joints to be filled with Jib bedding compound, joints taped with Gib reinforcing tape and finished with finishing compound for a level 4 finish to wallpapered walls and a level 5 finish for painted walls.

#### **4.13 CEILING LININGS**

13 mm Gibraltar board to all ceilings. Fix sheets by screws and adhesive. Apply daubs of adhesive at the 200 mm and 400 mm point from the sheet edges, position sheets hard up to the timber framing and double screw at the centre line of the sheet and to the sheet edges, 12 mm from the edge. Use type '8' Gypsum 32 mm x 6 gauge screws. All joints to be filled with Gib bedding compound, joints taped with Gib reinforcing tape and finished with finishing compound.

#### **4.14 SHELVING**

All shelving to cupboards to be Clarrison pre- finished metal shelving. and wardrobes

#### **4.15 MOULDINGS**

Skirting 60 x 10 pine  
Jambs ex 25 mm pine  
Cornice 50 mm Gib Cove - 40 x 10 to cupboards

#### **4.16 SOFFIT LINING**

4.5 mm flat Hardiflex with 40 x 2.5 galvanised flat head nails at 150 mm centers to perimeter and intermediate nogs, PVC jointers to sheet edges.

## **5.0 JOINERY**

### **5.1 WORKMANSHIP**

Workmanship to be to best of trade practice. Exterior timber joinery shall have meeting faces and joints primed during assembly and shall be primed on all faces before installation.

### **5.2 INTERNAL DOORS**

Internal door frames to be out of ex 150 x 30 pine finger jointed to have architraves fitted. Doors to be flush panel paint quality M.D.F. doors or Regency panelled as shown.

### **5.3 HARDWARE**

Contractor is to fit all door hardware, latchsets and locks as required to enable operation of all doors. see addendum for specification of Hardware.

## **6.0 ALUMINIUM JOINERY**

Provide and install aluminium joinery as specified herein and approved for use and to comply with NZSS 4211:1985 and NZSS 3504:1979.

### **6.1 FINISH**

All aluminium to be polyester powder coated 'Cordalux' powder coating colours. To architectural aluminium association specification for stoved organic finishes to 40 microns min

### **6.2 DIMENSIONS**

Sizes as shown on the drawing to be adhered to and are nominal only allowances to be made for clearance trim only.

### **6.3 SASHES**

All sashes shall be awning or casement hung - see elevations. Use vinyl or neoprene seals to perimeters of all sashes and glazing.

### **6.4 JOINTS**

All joints in sashes or frames shall be mitre cut sealed and fastened with 18/8 stainless steel screws.

### **6.5 REVEALS**

All reveals to be out of ex 25 mm pine - paint finish, groove for linings.

### **6.6 GLAZING**

All glazing to be sized as per NZS 4223:1999 parts I II and III and to be grey tinted, glazed except for wc, ensuite and bathroom which is to have selected obscure glazing.

## **7.0 CONCRETE ROOF TILES**

### **7.1 SCOPE**

To entire roof area of house supply and fix Monier glazed concrete roof tiles with colour and profile as selected.

### **7.2 LAYING**

Fix 50 x 50 tile battens at centers to suit the tiles. Secure all perimeter tiles and not less than 50% of the main roof tiles with mechanical fixing by either 2.15 mm galv. nails or by screws.

### **7.3 VALLEYS**

All valleys shall be either 0.55 mm coloursteel G2 or 1.0 mm Butynol fixed over 12.5 mm plywood valley bd in a straight and continuous line. Tiles shall be fixed either side of the valley and neatly cut with a tile cutter. Any gaps that occur through the cutting shall be made bird proof with galv. ms mesh.

### **7.4 HIPS AND RIDGES**

The hips and ridges shall be covered with concrete ridge tiles and shall be bedded and pointed with weep holes provided at the pan of each tile. The end ridge and hip tiles shall be secured. Bedding mortar shall be coloured struck off to give a smooth face.

### **7.5 GUARANTEE**

A written guarantee shall be provided at the completion of the job covering workmanship and materials to a term as specified by manufacturer.

## **8.0 PLUMBING**

### **8.1 GENERAL**

The whole of the work shall be carried out in strict accordance with the drawings. The work is to be carried out by registered plumber.

### **8.2 WATER SUPPLY**

Lay on cold water supply from existing main in 19 mm Dia PVC tubing. Provide and fix stop cock in suitable position. Take 19 mm Dia copper tube branches to HWC and 12 mm Dia copper branches to each new shower, basin, bath, WC, tub and washing machine. All sanitary fittings shall be installed to prevent backflow into the water supply by providing an air gap of 25 mm min. between every potable water supply outlet and the overflow pipe or flood level of the fixture to which it discharges.

### **8.3 HOT WATER SUPPLY**

All piping in connection with the hot water supply shall be copper to NZS 3501 with all jointing to BS 1723. Provide and fix 1 Rheem 180 Litre mains pressure hot water cylinder thermostatically controlled manufactured to AG 102 1989 and fitted with a pressure and temperature relief valve. The cylinder shall be restrained from damage by earthquakes. Take 15 mm Dia copper branches to all fittings. The thermostat is to be set to not less than 60°C and is to deliver hot water at a maximum of 55°C to fittings, a tempering valve is to be fitted to achieve this. All hot water supply pipes to be insulated with lagging. All hot and cold water copper pipes to be in wall and ceiling framing, no pipes to be laid under concrete floor. See materials specification addendum for all fittings.

### **8.5 WASTE PIPES**

All waste pipes to as sized on the drawings and to out of UPVC to NZS 3501, all jointing to as per NZS 7643. Pipes to be supported at 500 mm crs. At supports and at floor and wall penetrations fit pipe sleeves or flexible lagging. All fittings to have a water trap to prevent foul air from entering the building, the depth of the trap shall be not less than 40 mm and located as close as possible to the fitting. All fittings to discharge directly over a gully trap.

### **8.6 GUTTERS & DOWNPIPES**

Continuous spouting - Colorsteel fascia / gutter system to be used, discharge into 100 x 50 UPVC M.S. downpipes in positions shown on drawings.

## **2.0 DRAINLAYING**

### **2.1 GENERAL**

The Drainage contractor is to provide and supply, and do everything necessary to complete the drainage in accordance with the drawings. The Drainage contractor must execute all work that is shown on the drainage plan and as required to comply with the NZ building code.

### **2.2 EXCAVATION**

Excavate for trenches, gully traps, drains etc. for laying of sanitary and stormwater drains.

Soil drains to be 100 mm dia UPVC.

Stormwater drains to be 100 mm dia UPVC.

All UPVC pipes to be to NZS 7649

### **2.3 LAYING**

To depth required. Start from the outfall and as work proceeds lay and solidly bed all drains to sizes and gradients required. The trench width shall be no less than 300 mm and the width of the trench at the top of the pipe shall be no more than 600 mm unless covered in concrete. Bedding materials shall be a minimum of 100 mm of clean granular non-cohesive material with a maximum particle size of 20 mm. Backfilling shall be granular bedding and selected fill placed in layers of 100 mm loose thickness and compacted. All joints shall be flexible and to comply with pipe manufacturers specifications with the invert perfectly true and concentric with the proceeding pipe. The layout is to be laid only in straight lines between bends and all junctions shall be no greater than 60°.

Soil drains to connect into territorial authority sewer connection.

Stormwater drains to discharge into territorial authority stormwater connection.

### **2.4 GULLY TRAPS**

Gully traps to be positioned so that the top of the gully dish is no less than 50 mm below the overflow level of the lowest sanitary fixture. The construction shall be to prevent the ingress of surface water and shall the top of the gully dish 100 mm above the ground or if there is paving 25mm, and it shall have a grating, a minimum pipe size of 80 mm and a water seal depth of 65 mm. Waste pipes discharging over the gully shall be arranged to permit easy cleaning and located at least 20 mm over the water seal. The top of the water seal is to be no more than 600mm below the top of the gully trap.

### **2.5 VENTILATION**

80mm terminal vent to be used for ventilation.

### **2.6 MAINTENANCE**

Drains shall be provided with access points as shown on drawings.

## **9.7 COMPLETION OF WORK**

The drainage contractor will ensure that all drains are free from rubbish timber etc. before the sealing of inspection openings is carried. All drains to be inspected by the territorial authority or building certifier prior to backfilling of drains. He will be responsible for the clearance of any subsequent blockage which can be attributed to any material so left in the drains.

## **10.0 ELECTRICAL**

The electrician shall supply and install all items necessary for the electrical wiring system complete. The whole of the work shall be carried out in accordance with the Electricity regulations 1993 and the New Zealand electrical code of practice for electrical wiring work in domestic premises NZEC 51: 1993 and the electrical contractor is to obtain all permits and pay all fees required from the supply authority, and arrange for all inspections required.

### **10.1 MAIN SUPPLY**

The electrician is to arrange for the mains building, check conditions before tendering.

### **10.2 METERBOARD**

Provide and set up where directed a meterboard and case with necessary equipment therein neatly labeled

### **10.3 WIRING**

All cables shall be 250 volts complying with the BSS 7 rubber insulated and PVC cable and flexible cords for the electric power and lighting. All plastic material for switches, flush plates, light sockets and socket outlets shall be white or as directed by the owners. All wiring is to be concealed in the wall framing or in plastic conduits.

### **10.4 FITTINGS**

Provide all socket outlets and wall switches in positions as shown on the drawings, the fittings shall PDL Clipsal 2000 series in white. Socket outlets to be 201SVs with extra switch. The electrician is not to start placing any socket outlets, wall switches or lights without consulting with the owners the exact location of each fitting.

Allow to wire and install for the following fittings:

electric hot water cylinders.

Wall oven / hob

Range hood

Dishwasher

Waste disposer

All light fittings

Heated towel rails

Ceiling fans

## **11.0 PAINTER**

### **11.1 MATERIALS**

The materials shall be premium quality delivered in unopened complete containers with makers name bearing brand name. Materials shall be applied strictly in accordance manufacturers specifications.

### **11.2 WORKMANSHIP**

All work to be of the highest standard performed by skilled tradesmen only and finished to the satisfaction of the owner and designer. No paint containing oil to be applied to damp surfaces and no external painting is to be done during frost or unsuitable weather. Between each coat rough patches etc. shall be sanded down to obtain a smooth surface. Any work damaged by dust or other cause is to be rubbed down and recoated. Each coat of paint is to be finished with one coat over all surfaces and allowed to dry thoroughly before a further coat is applied.

### **11.3 TINTS**

The designer will supply the painting contractor with a colour schedule and colours are to be strictly adhered to. Any variations made from the instructions given are to be rectified at the expense of the painting contractor.

### **11.4 PROTECTION OF WORK**

The painting contractor is to take adequate precautions during and after painting both inside and out to protect his work from dust, dirt or any other disfigurement whatsoever. He shall provide and carry out all necessary protection to the floor and walls.

### **11.5 HARDWARE**

The locks and fasteners must be removed while painting work is in progress and refixed on completion.

### **11.6 PAINTING SCHEDULE**

#### **11.6:1 CEILINGS**

1st coat    Sealer/ Undercoat  
2nd coat    Acrylic latex matt finish  
3rd coat    Acrylic latex matt finish

#### **11.6:2 WALLS**

Selected wallpaper. Vinyl to all rooms with sanitary fittings

### **11.6.3 WALLS - GARAGE**

1st coat	Gib sealer
2nd coat	Acrylic lxtex satin finish
3rd coat	Acrylic lxtex satin finish

### **11.6.4 SKIRTINGS / ARCHITRAVES / DOORS & JAMBS**

1st coat	Interior wood primer
2nd coat	Alkyd undercoat
3rd coat	Alkyd satin finish enamel

### **11.6.5 SOFFIT**

3 coats of semi-gloss acrylic latex

### **11.6.6 HARDITEX CLADDING**

3 coats of 100% full gloss acrylic latex

### **11.6.7 CONCRETE BLOCK FOUNDATION**

3 coats of 100% full gloss acrylic latex

### **11.6.8 GARAGE FLOOR**

3 coats Resene Sidewalk paving paint