This information is provided by the Waikato District Council

In reply, please quote
LIM0483/27

**Postal Address**
Private Bag 544, Ngaruawahia 3742
New Zealand

**0800 492 452**
**www.waikatodistrict.govt.nz**

14 October 2026

C M Torrens
126 Campbell Road
One Tree Hill
Auckland 1061

Kia Ora,

**LAND INFORMATION MEMORANDUM**

Please find enclosed your Land Information Memorandum for 195 Osborne Road HORSHAM DOWNS

If you have any questions regarding the information or content in the Land Information Memorandum, please contact the team responsible for the relevant section of the report.

Some of the reports and consents referenced in this report can be found using the Waikato District Councils Property Information Search listed below. After accepting the terms and conditions by clicking **"Agree and Continue"**, enter the **property address or application number** to view the available documents.

https://www.waikatodistrict.govt.nz/services-facilities/land-and-property/buying-a-property/property-information-search

Ngaa mihi
Carletta Bongard

Waikato District Council
**Land & Property Information Team**

# Land Information

## *Memorandum*

LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

The information supplied in this Land Information Memorandum is based on existing Waikato District Council records that may not be complete. The property has not been inspected or surveyed by the Council. It is the purchaser's responsibility to check the boundaries of the property.

It is assumed that any purchaser will search for the certificate of title that is not held by the Council and will personally inspect the property and its surrounds. This information deals solely with the property named below and does not disclose any relevant information that may affect adjacent properties.

It is the sole responsibility of any purchaser to ensure that the land is suitable for a particular purpose.

### ▶ Property Details:

| | |
|---|---|
| **Valuation Reference:** | 04421/144.17 |
| **Legal Description:** | Section 32 SO 484805 |
| **Area:** | 4.0871 hectares more or less |
| **Property Location:** | 195 Osborne Road HORSHAM DOWNS |
| **Owners:** | Brendon Ross Dallas, Margaret Anne Nielsen |

### ▶ Property Location:



# ■ Rates

Information regarding –
44A (2)
(c) information relating to any rates owing in relation to the land

| ▶ Rates & Rating Valuation: | Information regarding – 44A(2)(c) information relating to any rates owing in relation to the land. |
|---|---|
| **Annual rates for 2026/2027** | $6,850.86 Balance Owing: $0.00 *(Balance of 2nd instalment due 20 January 2027)* |
| **Value of Improvements** | $1,080,000.00 |
| **Land Value** | $1,540,000.00 |
| **Capital Value** | $2,620,000.00 |
| **Date of Valuation** | 1 October 2023 |

**Valuation**
Properties in the Waikato District are re-valued every three years in accordance with the Rating and Valuations Act 1988.

**Current Rates**
The 2026/2027 rates are based on the valuations dated 1 October 2023. A copy of the 2026/2027 rates assessment is attached.

A new part fee and charge will apply for those ratepayers that connect to specific council services after 1 July. These changes will mean that anyone that builds a new dwelling after 1 July will pay for the services their property receives (e.g. waste water, storm water, rubbish) through fees and changes, rather than rates, until rates are struck on their property in the following financial year. You will receive an invoice from Council following granting of your Code Compliance Certificate (CCC). Rates are only struck once a year.

For Further Information: https://www.waikatodistrict.govt.nz/request-it/property/rates-information-database

**Rates Capital Value**
Please note that the rates reflected in this LIM were calculated based on the capital value of the property as at 1 July of the current rating year. Any changes to the capital value of the property that have taken place since 1 July will be reflected in the rating charges for this property in the next rating year. Please contact a member of the rating team on 0800 492 452 if you require further clarification or have any questions.

**Regional Council: Waikato Regional Council**
Waikato Regional Council sends their rates notices annually. You are able to get specific annual regional rates information at www.waikatoregion.govt.nz Search under address or valuation reference. Alternatively, contact them on freephone 0800 800 401

## ■ Planning

Information regarding –
44A (2)
(f) information relating to the use to which that land may be put and conditions attached to that use:
(g) information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose:
(h) any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004

**Operative Waikato District Plan (Waikato Section)**
This only applies where there are outstanding appeals on the provisions of the Proposed Waikato District Plan (appeals version), to the extent they are relevant to any proposed works or project.
**Zone: Rural**
**Policy: Designation, Gas Line, Urban Expansion Policy Area, Waikato River Catchment**
For further information please refer to the planning maps attached and the Waikato District Plan

**Waikato District Plan – Operative in Part**
Waikato District Council notified its decisions on Variation 3 on 30 October 2024, and the Plan became Partially Operative.
The zone of this property is: **GRUZ - General rural zone**
The following overlays apply to the property: **Designation – OPERATIVE, Gas network setback, Gas Transmission Line, State highway noise control boundary, Urban expansion area, Waikato River Catchment**

If the provisions relevant to this property are subject to an appeal, both the Waikato District Plan Operative in Part and the Operative Waikato District Plan will need to be considered.

**Setback Requirement**
This property is in proximity to **Intensive Farm Buffer**. There may be setback requirements for this property and resource consent may be required.

**Consent Notice**
- A Consent Notice exists for this property and is attached for your information.

**Designations**
This property is within close proximity (500m) to land that is designated for a particular purpose:
**Operative District Plan:**
- *J17 – Road for state highway and road for access to state highway (Waikato Expressway, Hamilton Bypass.)*

**Waikato District Plan - Operative in Part:**
- *NZTA-8 – State Highway 1, Waikato Expressway*

For further information please refer to the planning maps attached and the Waikato District Plan, which is available to view on our website:
https://eplan.waikatodistrict.govt.nz/?docId=59t2XlJn9rI%253d

## ■ Planning continued

Information regarding –
44A (2)
(f) information relating to the use to which that land may be put and conditions attached to that use:
(g) information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose:
(h) any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004

**Development Contributions**
Builders, developers and owners cannot presume that all development contributions have been paid at the time of subdivision.

The current Development Contributions Policy can be viewed here.

For any queries on specific properties please email info@waidc.govt.nz providing the specific property number and/or property address

Development contributions policies, capital works schedules, catchments and levies are subject to review and change.

Credits are given for any development contributions paid at the time of subdivision but additional development contributions may be required at time of building consent or service connection.

***For any restrictions on the use of the property please refer to the Record/Certificate of Title.***

**▶ Resource Consents:**

| Application No | Description | Decision |
|---|---|---|
| SUB0062/09 | **SUBDIVISION CONSENT**<br>- Create one additional Lot | **GRANTED**<br>10 February 2009 |

**Requisitions:** No known planning requisitions to date.

Planning rules relating to this property are contained in the Waikato District Plan and are not outlined in this LIM report. The Waikato District Plan is available to view on Council's website at www.waikatodc.govt.nz.

## ■ Building

Information regarding –
44A (2)
(d) information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the Building Act 2004, or any other Act):
(e) information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004:
(ea) information notified to the territorial authority under section 124 of the Weathertight Homes Resolution Services Act 2006:

*It is recommended that a potential purchaser engage a building consultant to complete a pre-purchase inspection of buildings. Irrespective of code of compliance, structures are subject to deterioration over time and works may have been undertaken without building consent. If requested and supplied, a copy of this may be filed on council records for future references and Land Information Memoranda.*

Architects and designers require wind & earthquake information to establish bracing requirements for building development.

### ▶ Building Consents/Permits:

| Number | Description | Consent/Permit issued date | CCC Issued/ Completed Date |
|---|---|---|---|
| 84220<br>BLD0426/13 | Shed<br>Dwelling with attached garage | 28 January 1994<br>17 December 2012 | *<br>19 June 2013 |

**Requisitions:** No known building requisitions to date.

***No Final CCC**
Council holds no record of a final Code of Compliance Certificate for building consent 84220.
Council can complete a final inspection for consents issued after the 1991 Building Act came into effect. However this does not mean a Code of Compliance Certificate will be issued.
To book a final inspection please contact Customer Delivery on 0800 492 452

If you feel there has been unauthorised building work undertaken on this property, please note that Council has no authority to issue retrospective building consents. The current owner can, however, apply for a Certificate of Acceptance (COA).

- Please refer to the BuildWaikato site for further information regarding COAs.

## ■ Water Supply

Information regarding –
44A (2)
(ba) any information that has been notified to the territorial authority by a drinking-water supplier under section 69ZH of the Health Act 1956:
(bb) information on—
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier:
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply:
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply:

---

The property is located outside an area currently served by a community water supply administered by Waikato District Council.

### ■ Drinking Water (potable water supply)

The property is not connected to a community water supply. It is the property owner's responsibility to ensure suitable drinking water is supplied on-site.

The construction of a bore for the taking of ground water requires consent from the Waikato Regional Council, for further information contact Waikato Regional Council.

# ■ Council Utilities

Information regarding –
44A (2)
(b) information on private and public stormwater and sewerage drains as shown in the territorial authority's records:

## ■ Wastewater

The property is located outside an area currently served by a community system for wastewater disposal.

On-site wastewater disposal must comply with the Waikato Regional Plan and the AS/NZS standard for On-site Domestic Wastewater Management. New on-site effluent disposal systems must be designed and certified by an engineer or suitably qualified person.

**Existing System**

The property has an existing on-site wastewater disposal system. Wastewater disposal systems are sized in relation to the number of bedrooms of a dwelling and the potential occupancy.

Future building works that include additional bedrooms will require an assessment from an engineer or other suitably qualified person approved by the Council, of whether the existing on-site effluent treatment system is capable of adequately treating and disposing of the increased loadings. If upgrades are required, these shall be designed, supervised and certified by an engineer or other suitably qualified person to comply with AS/NZS 1547:2012 and the Waikato Regional Plan.

It is recommended that potential purchasers engage a contractor to inspect the septic tank prior to settlement. The Waikato District Council does not maintain or monitor private wastewater disposal systems and NZ standards indicate a septic tank should be cleaned / emptied every 3 years.

## ■ Stormwater

The property is located outside an area currently served by a community system for stormwater or land drainage disposal.

For any new development, Onsite Stormwater Disposal will be required under the Waikato District Plan & Waikato Regional Plan prior to connection to any public stormwater network or drains.

*For further Information please contact a Project Planning & Engineering Officer at the Waikato District Council.*



Document Set ID: 7222977
Version: 2, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

## ■ Natural Hazards

Information regarding –

- Whether the site is affected by potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, inundation, peat, contamination or poor soakage.
- whether there is the likely presence of hazardous substances on the site and in particular whether the site has been recorded as being on the Regional Council's HAIL list of potentially contaminated sites.
- Refer to a copy of special features map.

---

**LRI (Slope)**
New Zealand Land Resource Inventory Maps indicate that the soils in this area may have poor bearing capacity for building foundations due to **Natural Sloping Topography.**

A geotechnical engineer may be required to investigate ground or sub-soil conditions to establish any specific requirements for building development.

Waikato Regional Council Hazards Portal contains information about the natural hazards that may be relevant to the site. Before exploring the Portal, please read the terms of use to understand the limitations of the information contained on the site. The recipient is advised to seek expert advice in terms of the applicability and accuracy of the information as it relates to the site.

Click here to access Waikato Regional Hazards Portal | Waikato Regional Council

Supporting Information Documents: Waikato Regional Hazards Portal - Supporting information | Waikato Regional Council

**Climate change** means long-term changes in the Earth's weather patterns and temperatures. These changes are mostly caused by human activities like burning coal, oil, and gas, which release gases that trap heat in the atmosphere. As a result, we're seeing more extreme weather, rising sea levels, and increased risks like flooding and drought. For further information regarding climate change please visit Earth Sciences New Zealand

**Flood hazards across Aotearoa New Zealand**
Earth Sciences New Zealand has released the country's first nationally consistent flood risk model, alongside a public flood hazard viewer that enables New Zealanders to assess their local flood exposure in the context of national trends. This national flood hazard viewer maps areas at risk from extreme rainfall events under current and future climate conditions. For further information please visit Public Flood Hazard Viewer

**Under section 71-74 of the Building Act 2004, upon application for a building consent applicant must demonstrate that any proposed building work will be protected from hazards.**

## ■ Additional Information

Information regarding –
44A (3) In addition to the information provided for under subsection (2), a territorial authority may provide in the memorandum such other information concerning the land as the authority considers, at its discretion, to be

### ■ Health

There are no outstanding Notices or Orders under the Health Act 1956 and related legislation in respect of the property.

### ■ Refuse

Waikato District Council's goal is to work towards a 'zero waste' target. On 1 July 2016 we introduced a pre-paid service to our refuse and recycling to help Waikato residents reduce the volume of waste they send to landfill. Less waste will save us all more in the long run.

Refuse & Recycling Service Collection Day for this property is **Friday.**
*For further information please refer to Rubbish and Recycling page*

### ■ Utilities

The Waikato District Council does not hold records concerning utility systems it does not administer. For information concerning state highways (administered by NZ Transport Agency), electricity, telephone or gas, the relevant network operator should be contacted.

### ■ Telecommunication

This property may not have a physical connection to a telecommunications network.

Developer obligations are to demonstrate that a telecommunication network is available to serve the property, such network can be either physical or wireless.

Please contact the network utility supplier and/or service provider to confirm what telecommunication connection is available to the property.

Ngaa mihi
**Waikato District Council**
**Land & Property Information Team**



Carletta Bongard

This information is provided by the Waikato District Council

# Land Information Memorandum



- 195 Osborne Road HORSHAM DOWNS
- Section 32 SO 484805

This information is provided by the Waikato District Council

# RECORD OF TITLE
# UNDER LAND TRANSFER ACT 2017
# FREEHOLD

**Search Copy**

R.W. Muir
Registrar-General
of Land

| | |
|---|---|
| **Identifier** | **715911** |
| **Land Registration District** | **South Auckland** |
| **Date Issued** | 01 October 2015 |

**Prior References**
452520

| | |
|---|---|
| **Estate** | Fee Simple |
| **Area** | 4.0871 hectares more or less |
| **Legal Description** | Section 32 Survey Office Plan 484805 |

**Registered Owners**
Brendon Ross Dallas and Margaret Anne Nielsen

**Interests**

Subject to Section 59 Land Act 1948 (Affects part formerly contained in SA1797/4, SA19D/493, SA19D/494 and SA19D/495)

Subject to Section 8 Coal Mines Amendment Act 1950 (Affects part formerly contained in SA19D/493, SA19D/494 and SA19D/495)

Subject to a gas pipeline right (in gross) over part marked G on SO 484805 in favour of Natural Gas Corporation of New Zealand Limited created by Transfer H603355 - 24.7.1985 at 2:19 pm

8199051.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.8.2009 at 11:18 am

8199051.3 Encumbrance to New Zealand Transport Agency - 7.8.2009 at 11:18 am

9797720.1 Notice pursuant to Section 18 Public Works Act 1981.- 11.8.2014 at 5:25 pm

10117246.1 Notice pursuant to Section 23 Public Works Act 1981 - 13.7.2015 at 10:21 am

10665362.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 20.12.2016 at 2:21 pm


Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

**Identifier** **715911**



# Rates Information Database

Use the rates information database to find out rates information about property in the Waikato district.

If you would like your details made confidential, please complete the Request to Suppress Personal Information form and return to Waikato District Council. Please note that it is not necessary to complete the form if you have no objection to your name and postal address being published in the Complete Rating Information Database.

If you have a question about your rates, please contact the rates team on 0800 492 452 or complete our online request form for a staff member to contact you directly.

## Property details

| | |
|---|---|
| Property location | 195 Osborne Road HORSHAM DOWNS |
| Valuation number | 04421/144.17 |
| Legal description | Section 32 SO 484805 |

## Property charges (2026/2027)

| | Targeted rate factor | Factor applicable | Amount |
|---|---|---|---|
| General Rate | 0.0022657c/$ | 2620000.00 | $5,936.13 |
| Uniform Annual General Charge (UAGC) | Fixed Charge | 1.00 | $564.94 |
| Horsham Downs Community Centre | per dwelling | 1.00 | $35.00 |
| Central District Rubbish and Recycling Collection | per dwelling | 1.00 | $314.79 |

## Total Waikato District Council rates and IAWAI charges $6,850.86 incl. GST

## Property valuation history







⚠ If your property connects to any additional council services between now and the 30 June 2027, there will be additional charges added to your property in the following rating year. If you have any questions or queries with regards to your 2026/27 rates, please complete our online request form for a staff member to contact you directly.

This information is provided by the Waikato District Council



# CONSENT NOTICE PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991

Waikato DISTRICT COUNCIL

Your Community Partner

The Registrar General of Land
South Auckland Land Registry

IN THE MATTER of a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 ("the Act")

and

IN THE MATTER of a subdivision Consent pursuant to Sections 105, 108, 220, and 221 of the Act

I, GAVIN JOHN ION Chief Executive of the WAIKATO DISTRICT COUNCIL, hereby certify that the Waikato District Council has granted its consent to the subdivision shown on Land Transfer Plan No 414006, (and being the land described in the First Schedule), subject to certain conditions, including the requirement that the Owner (as defined in the Act) comply on a continuing basis with the conditions set out in the Second Schedule and that this Notice be registered against the Certificates of Title for Lots 1 and 2 on Land Transfer Plan No 414006.

## First Schedule

An estate in fee simple in all that parcel of land containing 5.2015 hectares more or less being Lot 4 Deposited Plan S55007 and comprised in Certificate of Title SA46B/119 (South Auckland Registry)

## Second Schedule

**In respect of Lot 2**

1. The Owner of Lot 2 shall be advised that waterway channels and the district drain shall be maintained clear of any obstruction, structures or debris. Waterway channels and natural depressions shall not be filled unless prior written consent is obtained from the Council. Any trees located in waterways may remain at Council's pleasure and shall be removed at the Owners expense if directed by the Council.

**In respect of Lots 1 and 2**

2. The Owners of Lots 1 and 2 shall be advised that no buildings, trees, fences or obstacles shall be placed within 5 metres of the district drain. If a fence is required to divide the Lot, or over the district drain, a gateway of a minimum width of 3.6m shall be placed beside the drain to allow for the access of machinery to clean the drain.

This information is provided by the Waikato District Council



Waikato DISTRICT COUNCIL
Your Community Partner

3. The Owners of Lots 1 and 2 shall be advised that a retention system shall be installed on each Lot for all stormwater from roof, paved and impermeable surfaces at the time of application for building consent or at any time that development alters site coverage or greenfields runoff characteristics. The design and sizing of the retention system shall be carried out by a suitably qualified person in accordance with NZWERF On-site Stormwater Management Guideline, October 2004 or the latest revision to attenuate 10%AEP storm event to Greenfield runoff to the satisfaction of the Council. All stormwater discharges (overflows and surface runoff) shall be controlled in a manner that does not accelerate, worsen or result in erosion, scour or slope instability.

4. Any habitable building on Lots 1 and 2 constructed within 80m from the Waikato Expressway shall be constructed and designed to meet the satisfactory sound levels of AS/NZ 2107:2000. A report from a recognised acoustic engineer shall be supplied with any application for building consent demonstrating that the proposed building construction will comply with NZS 2107:2000. Prior to commencing the development, a copy of this report shall be provided to the New Zealand Transport Agency.

5. The Owners shall pay the Council's costs and disbursements in respect of the preparation, execution, registration and enforcement of this Notice and the Council's conditions set out in this Notice and any variation or cancellation of them.

**DATED** at Ngaruawahia this 11th day of June 2009.

G.J. Ion

GAVIN JOHN ION
Chief Executive

SUB0062/09

Document Set ID: 4328666
Version: 1, Version Date: 04/00/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

# Resource Consent

*(Resource Management Act 1991)*

**DECISION ON APPLICATION SUB0062/09**

Pursuant to Sections 34A(1), Section 104C, 108 and 220 of the Resource Management Act 1991, the Waikato District Council, under delegated authority, grants Subdivision Consent for a Restricted Discretionary Activity to:

| | |
|---|---|
| **Activity:** | Create one additional lot from one Certificate of Title in the Rural Zone |
| **Consent Holder:** | Jeffrey Lewis Torrens |
| **Location Address:** | 205 Osborne Road HORSHAM DOWNS |
| **Legal Description:** | LOT 4 DPS 55007 |
| **Certificate of Title:** | SA46B/119 |

This consent is subject to the conditions detailed in the attached Schedule 1.

The reasons for this decision are detailed in the attached Schedule 2.

Dated at Ngaruawahia this 10th day of February 2009.

For and on behalf of Waikato District Council

Nath Pritchard
**ENVIRONMENTAL SERVICES GROUP MANAGER**

Document Set ID: 7223805
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

**Schedule 1**

# Conditions of Consent

Resource Consent No: SUB0062/09

## Planning Conditions

PC1 The Land Transfer Plan to give effect to this Resource Consent shall be generally consistent with the approved plan prepared by Blue Wallace Surveyors Ltd reference 05/062, submitted with application Sub 0062/09 and received by Council on 6 January 2009. A copy of the approved plan is attached.

PC2 The consent holder shall ensure that, should any human remains or archaeological items be exposed while undertaking works to give effect to conditions of this consent, works in that area will cease immediately. The Police, New Zealand Historic Places Trust, and Kaumatua representing the local Tangata Whenua shall be contacted and work shall not recommence in the affected area until any necessary statutory authorisations or consents have been obtained.

PC3 The consent holder shall notify the Waikato District Council Monitoring Department in writing two weeks prior to the commencement of activities associated with this consent.

## Financial Contributions

### Reserves

FC1 Pursuant to Section 108(2)(a) of the Resource Management Act 1991, a reserve contribution of $1,633.00 (One Thousand Six Hundred Thirty Three Dollars), GST Inclusive shall be paid to Council for the additional Lot

**Advisory Note:**

A reserve contribution is required for each Lot created by subdivision upon which a dwellinghouse or dwellinghouses are authorised by the Waikato District Plan. The subdivision will result in the creation of one additional title. Therefore one reserve contribution of $1,633.00 is required.

### Roading

FC2 That pursuant to section 108(2)(a) of the Resource Management Act 1991 a roading fee of $9,239.00 (Nine Thousand Two Hundred Thirty Nine Dollars), inclusive of GST, be paid to the Council for the additional Lots. This is based on a Uniform Roading Fee of $9,239.00 (Nine Thousand Two Hundred Thirty Nine Dollars, inclusive of GST, for each additional lot.

Document Set ID: 7223806
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

**Advisory Note**

Please note - the Contributions will be adjusted annually in line with the Consumers Price Index.

**Development Contributions**

DC1 **Drainage Development Contribution**

Pursuant to Section 116(1) of the Resource Management Act 1991 this resource consent will not commence until such time as the consent holder has paid, or bonded to Council's satisfaction, the Development Contribution as prescribed in the advisory note which is set out below.

**Development Contributions - Advisory Note:**

Pursuant to Section 106(2) of the Local Government Act 2002 a Development Contribution toward land drainage under the Kirikiriroa Downs Drainage District of $106 (One Hundred and Six Dollars) GST inclusive shall be paid to Council prior to the issue of the section 224(c) certificate by Council.

**Advisory Note**

Please note - the Contributions will be adjusted annually in line with the Consumers Price Index.

**Roading Conditions**

RC1 Lot 2 shall be provided with a sealed standard commercial vehicle entrance located as indicated on the approved plan, and constructed in accordance with Hamilton City Council Development Manual volume 5, Waikato District Council Addendum part 9.1 Plan No. TSG-E2 to the satisfaction of Council. This entrance shall be combined with the adjacent ROW entrance.

RC2 The existing entrance to Lot 1 shall be upgraded to a sealed standard residential vehicle entrance located as indicated on the approved plan, and constructed in accordance with Hamilton City Council Development Manual volume 5, Waikato District Council Addendum part 9.1 Plan No. TSG-E3 to the satisfaction of Council.

RC3 Sight removal of vegetation shall be carried out on the LHS berm on the proposed entrance to Lots 2 to achieve sight distance of 130metres, in accordance with Proposed District Plan Appendix A Table 6, Figure 9, to the satisfaction of Council. This condition refers to the flax on the inside of the corner opposite the subdivision.

**Advisory Note:**

Minimum sight distances are measured from a point 5 metres from the centre line of the closest lane, at a height of 1.15m above the midpoint of the entrance.

Document Set ID: 7222806
Version: 1, Version Date: 14/10/2022
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

## Utilities Conditions

UC1 The applicant shall construct a culvert for the existing drain under the proposed driveway to Lot 2 to allow unobstructed flow within the drain to the satisfaction of Council. Design plans shall be approved by Council prior to any construction taking place.

UC2 The effluent field for the existing dwelling on Lot 1 shall be located and if necessary relocated to ensure that the effluent disposal system is located at least 1.5m within the boundaries of Lot 1. To confirm compliance with this condition a plan to a scale acceptable to Council locating the position of the effluent field for the dwelling located on Lot 1 shall be provided prior to the section 223 certificate being signed by Council.

**Advisory Note:**
If the effluent field is required to be relocated to comply with the above condition a building consent must be obtained from Council prior to the relocation.

## Legal Conditions

LC1 The current and future owners of Lots 1 & 2 shall be informed that no buildings, trees, fences or obstacles shall be placed within 5 meters of the district drain. If a fence is required to divide the property or over the district drain a gateway of minimum width of 3.6m shall be placed beside the drain to allow for the access of machinery to clean the drain.

LC2 The current and future owners of Lot 2 shall be informed that waterway channels and the district drain shall be maintained clear of any obstruction, structures or debris. Waterway channels and natural depressions shall not be filled unless prior written consent is obtained from Council. Any trees located in waterways may remain at Council's pleasure and shall be removed at the owners expense if directed by Council.

LC3 The current and future owners of Lots 1 & 2 shall be informed that a retention system shall be installed on each property for all stormwater from roof, paved and impermeable surfaces at time of building consent (or at any time that development alters site coverage or greenfields runoff characteristics). The design and sizing of the retention system shall be carried out by a suitably qualified person in accordance with NZWERF On-site Stormwater Management Guideline, October 2004 or latest revision, to attenuate 10%AEP storm event to greenfield runoff to the satisfaction of Council. All stormwater discharges (overflows and surface runoff) shall be controlled in a manner that does not accelerate, worsen or result in erosion, scour or slope instability.

Document Set ID: 7223805
Version: 1, Version Date: 14/10/2020
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

LC4 Any habitable building constructed within 80m from the Waikato Expressway designation is required to be constructed and designed to meet the satisfactory sound levels of AS/NZ 2107:2000.

A report from a recognised acoustic engineer shall be supplied with any application for building consent demonstrating that the proposed building construction will comply with NZS 2107:2000. Prior to commencing the development, a copy of this report shall be provided to the New Zealand Transport Agency.

LC5 Pursuant to section 221 of the Resource Management Act 1991, consent notices shall be prepared by the Council's solicitors at the consent holder's expense to ensure compliance on a continuing basis by the subdividing land owner and subsequent owners of:

(i) Lots 1 & 2 with Conditions LC1 & LC3 and LC4.
(ii) Lots 2 with Conditions LC2.

Upon the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991 or at such earlier time as may be required, the consent notices pursuant to section 221 of the Resource Management Act will be issued.

**Advisory Notes**

AN1 If any future physical works are proposed in the vicinity of the gas pipeline. such as fencing or planting, please contact Vector on 0800 734 567.

AN2 The existing and proposed entrances do not comply with separation distance requirements in Appendix A, Table 5, Figure 6 of the Proposed District Plan. Discretion has therefore been exercised in allowing the reduced separation distances due to the subdivision not creating any additional entrances.

AN3 A traffic management plan, for works to be carried out in the road reserve, is to be provided to Council for approval not less than 5 working days prior to any works being undertaken.

AN4 When Building Consents are applied for the following matters will need to be addressed in any applications:

(i) For all building sites a Chartered Engineer will be required to confirm that ground conditions are suitable for building.
(ii) A wastewater land application field (primary or secondary level treatment) is to be designed by a suitably qualified person and submitted with the application. The site assessment and design documentation is to be in accordance with AS/NZS 1547 (or subsequent update) and refer to the requirements of the Waikato Regional Plan.

Document Set ID: 7222805
Version: 1, Version Date: 14/10/2020

Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

AN5 An encumbrance has been prepared by the subdivider's solicitor in consultation with the solicitor for the NZ Transport Agency, which will be registered on both of the new titles created by this subdivision. This encumbrance addresses NZTA's concerns regarding reverse sensitivity issues arising from the location of new lots in close proximity to the Waikato Expressway.

Document Set ID: 7222846
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

**Schedule 2**

# Reasons for Decision

Resource Consent No: SUB0062/09

1. It is considered that any adverse environmental effects from this proposal can be deemed to be only minor.

2. No neighbouring properties are deemed to be adversely affected by the subdivision, though New Zealand Transport Agency, Telecom and WEL networks have given their support for the proposal.

3. The application was processed on a non-notified basis and was approved under delegated authority without the need for a Council Hearing as a consequence of the minor effects of the proposal.

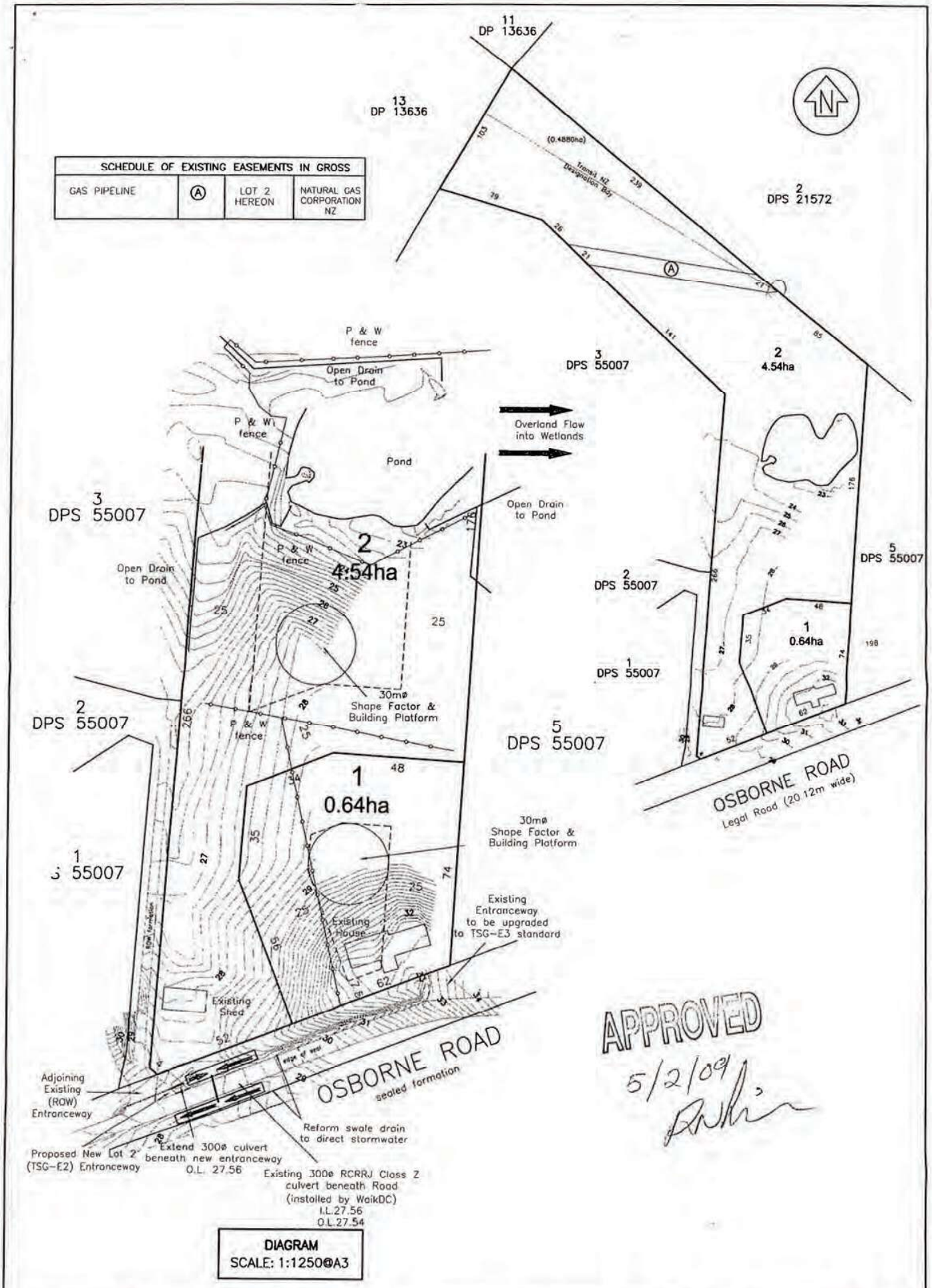
4. Council's Regulatory Engineer (Roading) has reviewed the proposal and is satisfied that any adverse environmental traffic effects on Osborne Road could be effectively remedied or mitigated with appropriate conditions.

5. Council's Regulatory Engineer (Utilities) has reviewed the proposal and is satisfied that the proposed subdivision to create one additional lot could be effectively remedied or mitigated with appropriate conditions.

6. The Appeals version of the Proposed District Plan was released on the 31st of January 2007. In accordance with Section 19 of the Resource Management Act 1991 rules that are not under appeal are effectively operative. Rules that have been appealed will undergo a weighting exercise between the corresponding rule of the Operative District Plan and the Appeals version of the Proposed District Plan.


Document Set ID: 4223866
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council




PROPOSED SUBDIVISION OF LOT 4 DPS 55007
208 OSBORNE ROAD – HORSHAM DOWNS

Firm's Name: Blue Wallace Surveyors Ltd.

File Reference: 05/062

Document Set ID: 4242868
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

# BUILDING CONSENT NO: 84220 (0442/144.06)

0442/144.17

Project Information Memorandum No: 0

Section 35, Building Act 1991

ISSUED BY WAIKATO DISTRICT COUNCIL

*(Insert a cross in each applicable box. Attach relevant documents).*

## APPLICANT

Name: TORRENS JEFFREY LEWIS

Mailing Address:
OSBORNE RD, R D 1, HAMILTON
BUILDER; N WAKELIN
76 WALLIS ST. RAGLAN

## PROJECT LOCATION

Street Address:

OSBORNE RD
HORSHAM DOWNS

## LEGAL DESCRIPTION

Property Number:

Valuation Roll Number: 4421/144/6

Lot: 4 DP: 55007

Section: Block:

Survey District:

## PROJECT

All

Stage No of: of an intended stages

New Building [X]

Alteration [ ]

Intended Use(s) (in detail):
SHED

Intended Life:

Indefinite, but not less than 50 years [ ]

Specified as years

Demolition [ ]

Estimated Value: $ 4,500.00

## COUNCIL CHARGES

RECEIPT NO 48258 DATED 13/01/94

The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:

| | |
|---|---|
| BUILDING | 361.00 |
| Total: $ | 361.00 |

ALL FEES ARE G.S.T. INCLUSIVE

Signed for and on behalf of the Council:

Name: INA DERRICK

Position: ADMIN OFFICER

Date: 28 / 1 / 94

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.

## CONDITIONS

1. 24 hours notice required for all mandatory inspections including:
   A) Foundation (prior to pouring concrete)
   (Owner or builder to be on site at time of inspection).
2. Stormwater to be disposed of in an approved manner.
3. Poles to be H5 treated and 175 diameter.
4. Bolts to beam pole to be 12mm galvanised.
5. Beams to be checked 50mm into pole.
6. Pole footings to be 1100 deep x 300 diameter concrete filled with pole set 1000mm in.
7. Doors not to be hung off truss over.
8. Maximum height to beam 3 metres.

NOTE: The building consent may not authorise you to build. You are advised to read carefully the Project Information Memorandum issued with the building consent to find out if there are other consents required before you start to build. Failure to do so could result in enforcement action being taken against you.

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026
Document Set ID: 4925659
Version: 1, Version Date: 06/04/2018
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

Routine Inspection 15/7/94

Structurally complete apart from Doors hanging off truss over which was not permitted.

Will send letter. NBarclay

Routine inspection 16/11/94

Doors running on a track have rollers at their base which will take some of their weight.
Ceiling plane bracing required One per 25 $m^2$ of roof.
Storm water is to be taken to approved outfalls. NBarclay

Routine Inspection 14/2/95

Bracing has now been put in place.

NBarclay

CCC issued 16/2/95

NBarclay

Document Set ID: 4922656
Version: 1, Version Date: 04/04/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato Di

APPLICATION NO.

84220

13 JAN 1994

CHECKING OFFICER - (PLEASE NOTE BELOW ANY IMPEDIMENT TO THE PROCESS OR ISSUE OF THIS PERMIT

PLANNING OFFICER

14 [redacted] 94
GS - neighbours consent required

received 21.1.94

PLUMBING AND DRAINAGE

DATE
SIGNED

HEALTH

BUILDING

DATE
SIGNED

E! NEERING

OTHER - (E.G. N.Z.F.X. DEPT OF HEALTH ETC)

Document Set ID: 4928656
Version: 1, Version Date: 04/04/2026
Print Date: 14 October 2026, 2:23 pm

17/01/94 ttf.

1. Poles to be H5 treated ϕ175 ϕ.
2. Bolts to beam pole to be 12mm gal.
3. Beam to be checked 50 mm into pole.
4. Pole footings to be. 1100 deep x 300 dia. conc. filled. with pole set 1000 mm in.
5. Doesnot to be hung off ~~beam~~ Truss. over. ~~or truss.~~
6. Max. height to beam 3.0 metres.

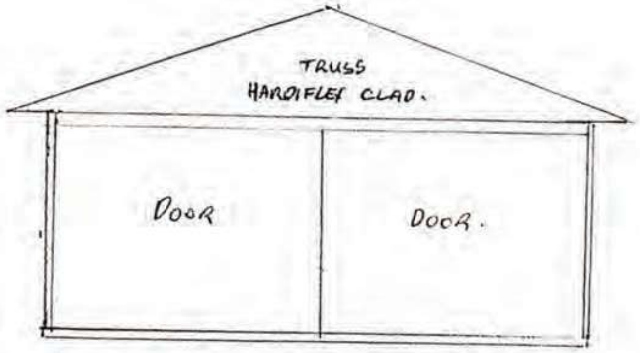
1. (a).

110.

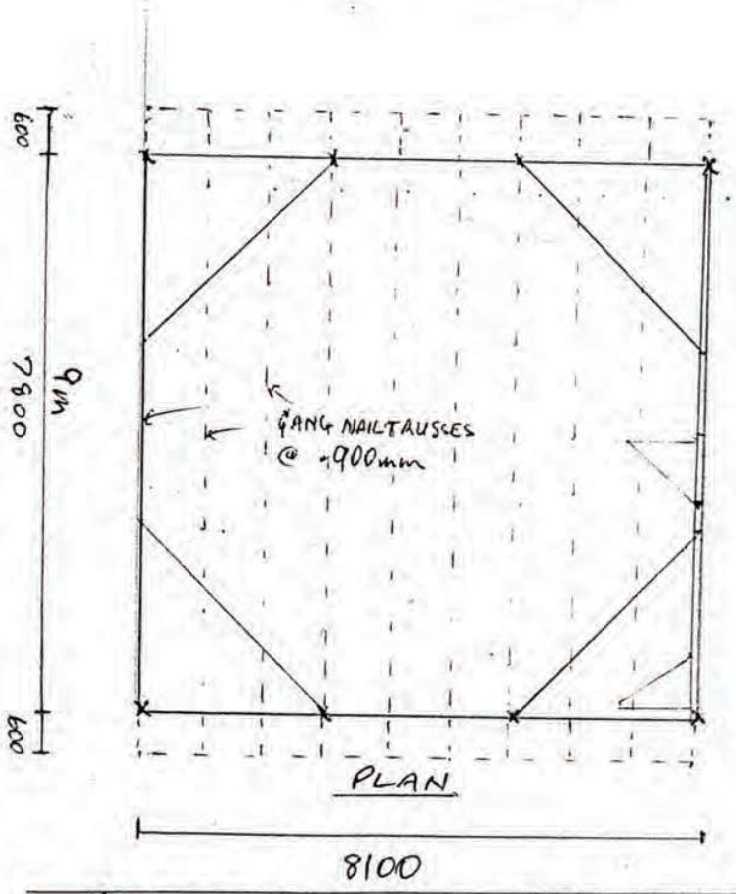
Document Set ID: 4928866
Version: 1, Version Date: 06/04/2026
Print Date: 14 October 2026, 2:23 pm

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

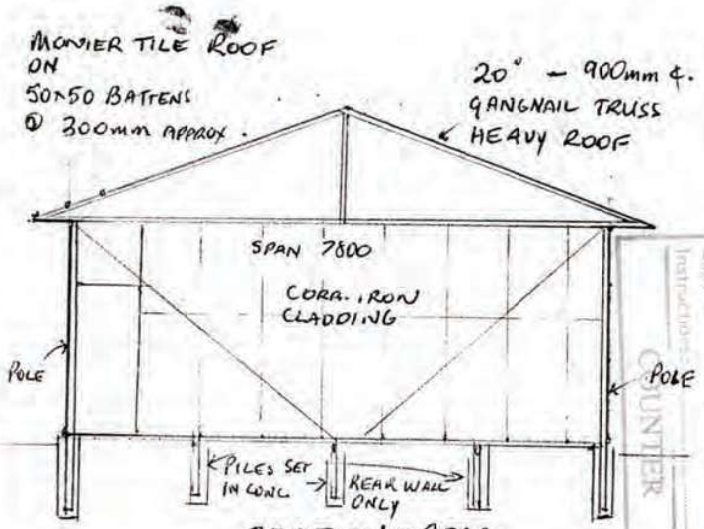
This information is provided by the Waikato District Council



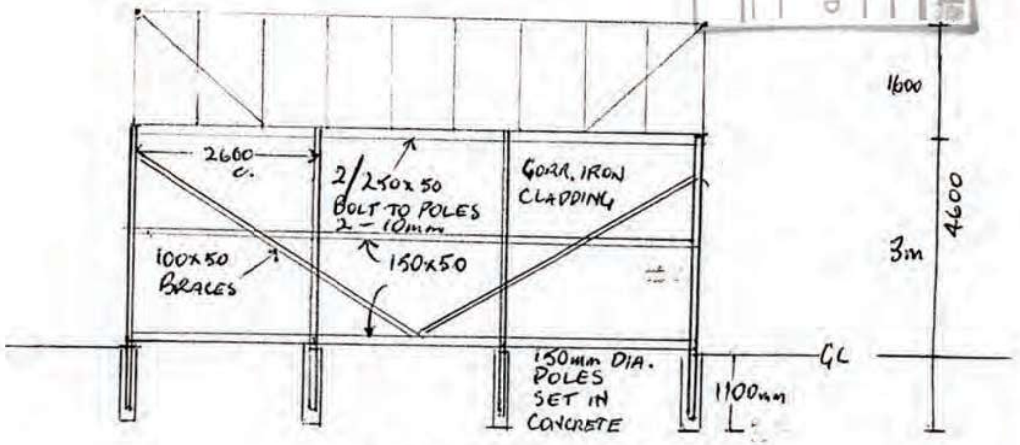

FRONT ELEVATION




PLAN




SECTION - REAR




SIDE ELEVATION

PROPOSED IMPLEMENT SHED FOR MR. MRS J.L TORRENS - OSBORNE RD - HORSHAM DOWNS.

OSBORNE RD FRONTAGE

Waikato District Council
Received
Time
RECT 21 JAN 1994 ECTD
COUNTER

Print Date: 14 October 2026, 2:23 pm
Document Set ID: 7228668
Version: 1, Version Date: 06/04/2028

This information is provided by the Waikato District Council




Waikato District Council
Returned to
Time
2 1 JAN 1994 RECD
COUNTER

SITE PLAN

ROPOSED SHED FOR MR & MRS TORRENS

Document Set ID: 4922666
Version: 1, Version Date: 04/04/2026
Print Date: 14 October 2026, 2:23 pm

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

This information is provided by the Waikato District Council

20-05-1992 08:53 FROM CARTER HOLT BLDG SUP HAM TO 8389000 P.02

GANG-NAIL

# TIMBER ENGINEERING CONSULTANTS

A DIVISION OF GANG-NAIL NZ LTD

Waikato District Council
Referred to:
Time:
RECD 20 MAY 1992 RECD
Copy to:
Instructions:
COUNTER

## DESIGN CERTIFICATE

I, Robert Hong Seng Tan, being registered under the provisions of the Engineers Registration Act 1924 and currently holding an Annual Practicing Certificate hereby certify that I have personally supervised the design of items from the job titled

J. Torrens - Osborne Rd

as shown on Drawing No. 471 Sheet(s) 1, 2 inclusive.

I certify that they have been designed in accordance with sound and widely accepted engineering principles, and that they comply with the relevant requirements of

NZSS 1900, NZS 3603, NZS 4203, TPI 85

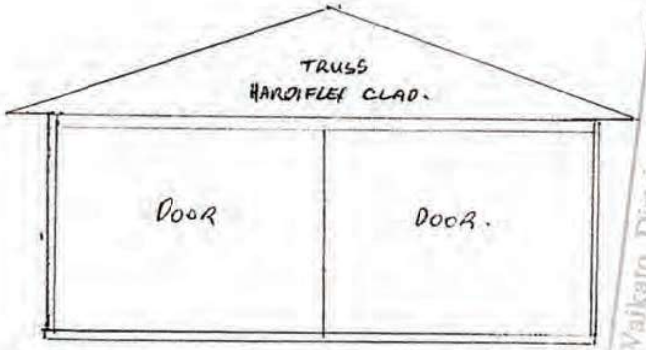
Signature [signature] Professional Qualifications: B.E. (Hons), M.I.P.E.N.Z.

For and on behalf of Timber Engineering Consultants [signature] Date: 7/4/92

Print Date: 14 October 2026, 2:23 pm
Document Set ID: 4926660
Version: 1, Version Date: 06/04/2018

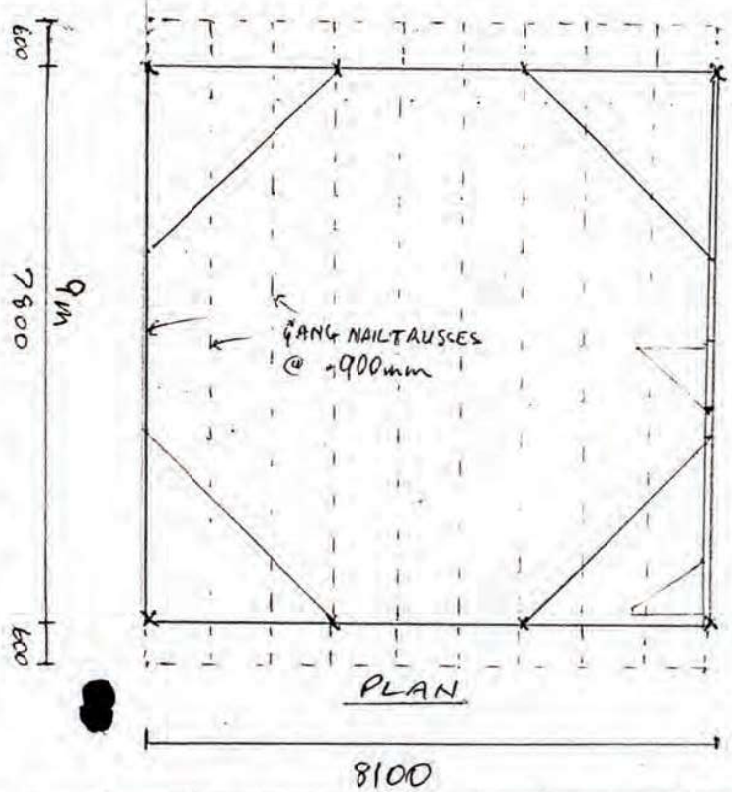
Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

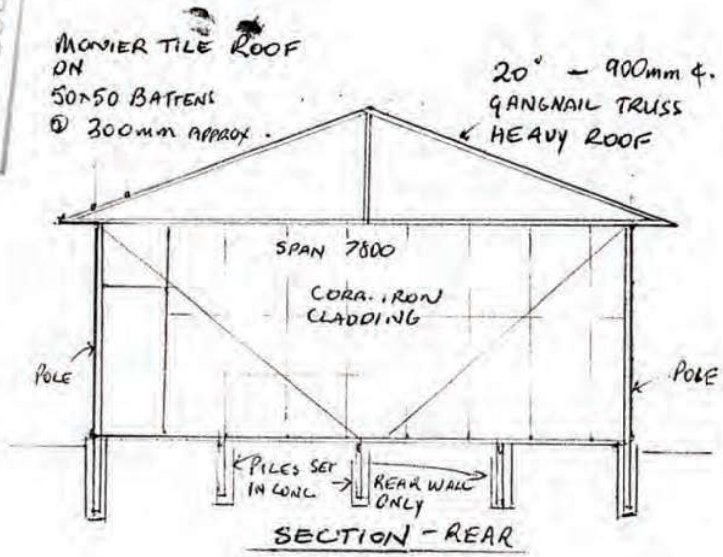
This information is provided by the Waikato District Council



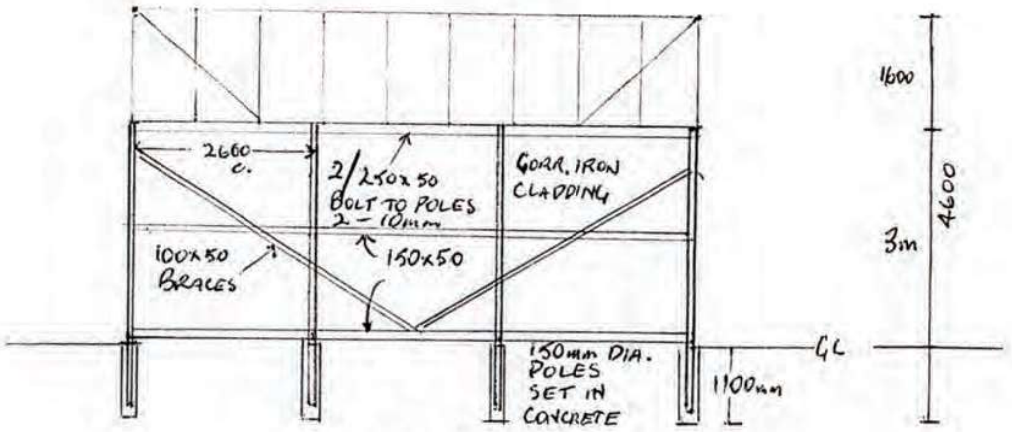

FRONT ELEVATION

Waikato District Council
Referred to:
Time:
REC'D 10 JAN 1994
Copy to:
Instructions:
COUNTER




SECTION - REAR




SIDE ELEVATION

PROPOSED IMPLEMENT SHED FOR MR. MRS J.L TORRENS - OSBORNE RD - HORSHAM DOWNS

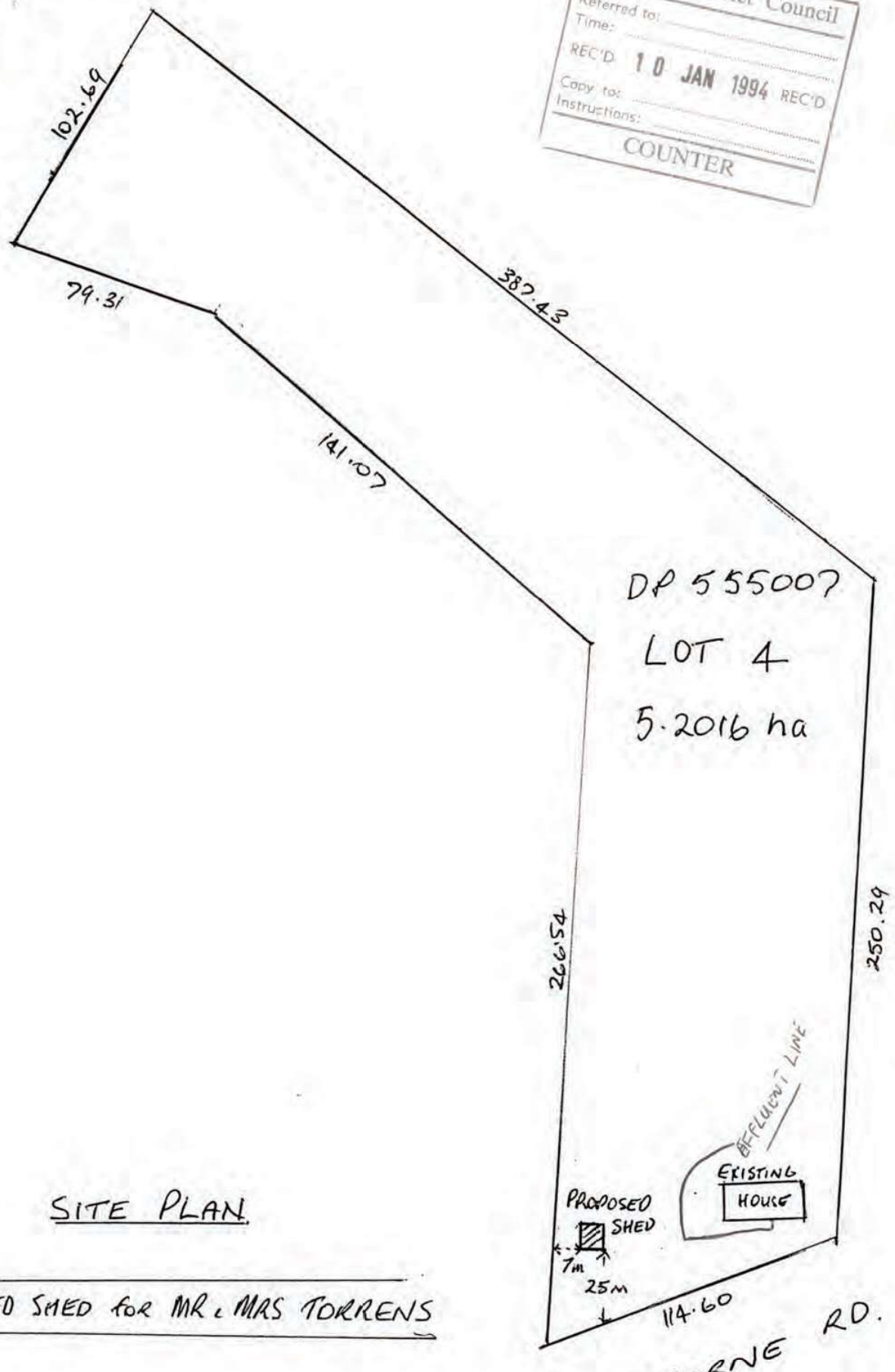
OSBORNE RD FRONTAGE

Document Set ID: 4828668
Version: 1, Version Date: 06/04/2028

Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

Waikato District Council
Referred to:
Time:
REC'D 10 JAN 1994 REC'D
Copy to:
Instructions:
COUNTER




SITE PLAN

PROPOSED SHED for MR & MRS TORRENS

Document Set ID: 4922656
Version: 1, Version Date: 04/04/2026

Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

Waikato DISTRICT COUNCIL

FILE

# CODE COMPLIANCE CERTIFICATE

**Section 95 Building Act 2004**

## The Building

| | |
|---|---|
| Street address of building: | 195 Osborne Road HORSHAM DOWNS |
| Legal description of land where building is located: | LOT 2 DP 414006 BLK IX KOMAKORAU SD SUBJ TO NAT GA |
| Valuation number: | 04421/144.16 |
| Building name: | N/A |
| Location of building within site/block number: | N/A |
| Level/unit number: | N/A |
| Current, lawfully established, use: | Detached dwelling |
| Number of occupants per level and per use if more than 1: | N/A |
| Year first constructed: | 2013 |

## The Owner

| | |
|---|---|
| Name of the owner: | J L Torrens |
| Mailing address: | 195 Osborne Road, RD 1, Hamilton 3281 |

Street address/registered office:

**Phone numbers:**

| | | | |
|---|---|---|---|
| Landline: | 078294717 | Mobile: | 02 427457 |
| Daytime: | N/A | After hours: | N/A |
| Facsimile number: | N/A | Email address: | N/A |
| Website: | N/A | | |

## First point of contact for communications with the building consent authority

| | |
|---|---|
| Name: | RPS Quality Homes |
| Mailing address: | 139A Kerie Road, RD 1, Taupiri 3791 |

**Phone numbers:**

| | | | |
|---|---|---|---|
| Landline: | N/A | Mobile: | 0275731492 |
| Facsimile number: | 07-8541387 | Email address: | alan@rpshomes.co.nz |

## Building Work:

| | |
|---|---|
| Project: | **Dwelling with Attached Garage** |
| Building consent number: | **BLD0426/13** |
| Issued by: | **Waikato District Council** |

## Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

(a) the building work complies with the building consent

**Signature:**

| | |
|---|---|
| **Name:** | **David Johnstone** |
| **Position:** | Building Inspector |
| **On behalf of:** | Waikato District Council |

**Date: 19 June 2013**





Document Set ID: 7223156
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

# BUILDING CONSENT NO: BLD0426/13

**Section 51, Building Act 2004**

**ISSUED BY: WAIKATO DISTRICT COUNCIL**

| THE OWNER | THE CONTACT |
|---|---|
| J L Torrens<br>205 Osborne Road<br>RD 1<br>Hamilton 3281<br><br>**Phone numbers:**<br>Landline: 078294717<br>Mobile: 02 427457 | RPS Homes<br>PO Box 14049<br>Five Cross Roads<br>Hamilton 3252<br><br>**Phone numbers:**<br>Daytime: 078541387<br>Mobile: 0275651767<br>Facsimile number: 078541387<br>Email address: rik@rpshomes.co.nz |

## THE BUILDING

Street address of building: 195 Osborne Road HORSHAM DOWNS

Legal description of land where building is located: LOT 2 DP 414006 BLK IX KOMAKORAU SD SUBJ TO NAT GA

Valuation Number: 04421/144.16 Property Number: 2010842

| BUILDING WORK | THE PROJECT | |
|---|---|---|
| Dwelling with Attached Garage | Dwelling | $535,000 |
| Specified Intended Life, not less than 50 years | Total Est. Value of Projects | $535,000 |

The following building work is authorised by this building consent:

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.

This building consent is subject to the following conditions specified in the attached pages headed "Conditions of Building Consent BLD0426/13".



Document Set ID: 7223156
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

**Waikato District Council**
**Conditions of Building Consent No: BLD0426/13**

**The Building Consent is issued subject to the following conditions:**
**Inspections:**

1 **At least 48 hours' notice** is required prior to any of the following mandatory inspections:

- Siting, foundation (prior to pouring concrete)
- Pre-floor plumbing and drainage - Pre-floor building (prior to pouring concrete)
- Structural framing (pre-wrap)
- Exterior cladding systems
- Pre-line plumbing - Pre-line building
- Post-line building
- Sanitary sewer and stormwater
- Final inspection (Code Compliance Certificate) to be called for (the owner or builder shall be on site at time of inspection)

① SCAL GAS PIPE
② " TAKE OUT ABOVE CAVITY
③ RETAINER TO UNDERSIDE WINDOW 1ST FLOOR

Owner/builder to locate boundary pegs prior to council carrying out a foundation/siting inspection.

When booking your inspections please ring (07) 824 8633 and quote your building consent number.

Code Compliance Certificate will be issued after your final inspection has been carried out and all documentation has been received and approved.

2 **The following Producer Statements / Certificates will be required in order for Council to issue a CCC:**

**Producer Statements:**
- Wastewater disposal system (PS 3 / PS 4)
- Stormwater disposal system (PS 3 / PS 4)

**Certificates / Memorandums / Statements / Letters:**
- Waterproofing systems (internal)
- Electrical Compliance Certificate (if applicable)
- Plumbing pressure test
- Gas Certificate
- As laid drainage plan
- BUTYNOL ROOF

GAS APPLIANCES R/O/ WORKED

**Compliance Schedule:**

A compliance schedule is not required for the building.



Document Set ID: 7223366
Version:11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

**Building Consent Advisory Notes:**

3 Owner/Builder MUST locate boundary pegs prior to Council carrying out a foundation inspection.

4 Trusses or rafters shall be fixed at tails to top plate with wire dogs at each end.

5 The moisture barrier beneath the floor shall comply with the New Zealand Building Code 1992.

6 Provide breather type building paper on outside of frame, to extend to top plate level.

7 Steel lintels shall be hot dip galvanised to comply with Table 18E NZBC E2/AS1.

8 Lapse of building consent. A building consent lapses and is of no effect if the building work to which it relates does not commence within:

a) 12 months after the date of issue of the building consent
b) Any further period that the building consent authority may allow
c) If reasonable progress on the building work has not been made within 12 calendar months after work has commenced.

The Council can exercise its discretion in either case.

9 Stairs, stair handrails and barriers shall comply with the requirements of the NZ Building Code D1/AS1,B1/AS2 and F4/AS1.

10 All drainage and plumbing shall comply with the New Zealand Building Code 1992.

11 At least 24 hours' notice shall be required for plumbing and drainage inspections. Plumbing preline inspection shall be required.

12 Plumbing inspection shall be required before pouring floor slab.

13 An as built drainage plan and an electrical certificate of compliance is required on completion.

14 A gas certificate is required on completion.

15 Septic Tank and effluent disposal shall comply with AS/NZS 1547:2001 or TP58. Registered, supervising engineer to provide a PS4 to Council on completion, or approved suitably qualified person to provide a PS3 on completion.

16 Stormwater shall be disposed of in accordance with the design by DBCON dated 27 November 2012 and additional calculations dated 5 December 2012.

17 All roof trusses shall be designed and fabricated by a certified manufacturer.

18 All timber treatment shall comply with NZS 3602:2003.



Document Set ID: 7223366
Version: 11, Version Date: 04/08/2023
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

19 Wall and roof framing shall comply with NZS 3604: 2011.

20 Domestic smoke alarms must be installed before a final inspection is requested. The number of alarms required and their location in the dwelling is to be in accordance with the New Zealand Building Code.

21 The heating appliance shall be installed in accordance with the manufacturer's instructions. The applicant shall inform the Council when the installation is ready to be inspected. The heating appliance shall be inspected prior to its being used. The ceiling plate is not to be fixed until the appliance has been inspected. Where heat shields are required, spacers shall be of a non-combustible material, i.e. not timber.

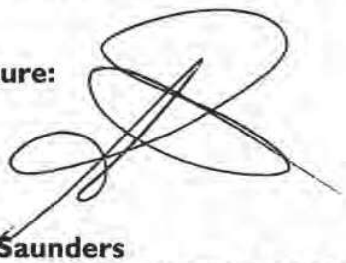
22 The flue shall comply with AS/NZS 2918, 2001, for sheet metal chimneys.

23 Inbuilt and free standing heaters shall be bolted to the hearth to prevent seismic movement.

**Restricted Building Work**

- This Building Consent involves Restricted Building Work that must be undertaken or supervised by a Licensed Building Practitioner that holds the appropriate license class.
- If you have not already done so, you are required to notify Council in writing, the name of every Licensed Building Practitioner who is going to be engaged to carry out the Restricted Building Work prior to work commencing. *LBP notification forms can be found on www.buildwaikato.co.nz – Application Forms & Checklists.*
- You will not be able to book inspections for Restricted Building Work until written notification regarding the Licensed Building Practitioners has been received and approved by Council.
- You are required to obtain a Record of Building Work Memorandum from all the Licensed Building Practitioners involved, detailing the Restricted Building Work they have completed. The Record of Building Work Memorandum is to be attached to the application for the Code Compliance Certificate.

**Signature:**



**Anne Saunders**
**REGULATORY SUPPORT OFFICER**

**On Behalf of:** **Waikato District Council**

**Date:** **17 December 2012**



Document Set ID: 7223356
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

IPENZ ENGINEERS NEW ZEALAND | NEW ZEALAND INSTITUTE OF ARCHITECTS INCORPORATED | ACENZ

Building Code Clause(s) B1/VM1 & B2/VM

# PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

*(Guidance notes on the use of this form are printed on the reverse side)*

**ISSUED BY:** DBCON *(Construction Review Firm)*

**TO:** Jeff Torrens *(Owner/Developer)*

**TO BE SUPPLIED TO:** Waikato District Council *(Building Consent Authority)*

**IN RESPECT OF:** compacted sand pad, foundations, structural steel, waste water & strom water disposal *(Description of Building Work)*

**AT:** 195 Osborne Road, Horsham Downs, Hamilton *(Address)*

Name **LOT** 2 **DP** 414006 **SO** Name

DBCON *(Construction Review Firm)* has been engaged by Jeff Torrens

to provide ○ CM1 ○ CM2 ◉ CM3 ○ CM4 ○ CM5 *(Engineering Categories)* or ○ OL1 ○ OL2 ○ OL3 ○ OL4 *(Architectural Categories)*

observation ○ or other compacted sand pad, foundations, structural steel, waste water & strom water disposa services *(Extent of Engagement)*

in respect of clause(s) B1/VM1, B2/VM1, E1/VM1 of the Building Code for the building work described in documents relating to Building Consent No. TBA and those relating to Building Consent Amendment(s) Nos. Name issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / variation(s) No. Name (copies attached)

or by the attached Schedule ☐ have been issued during the course of the works.

On the basis of ◉ this ○ these review(s) and information supplied by the contractor during the course of the works, **I believe on reasonable grounds** that ○ All ◉ Part only of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to Clause(s) B1/VM1 & B2/VM1 of the Building Regulations.

I, Derek John Booth *(Name of Construction Review Professional)* am: ☑ CPEng No. 15472

☐ Reg Arch No. Name

I am a Member of : ☑ IPENZ ☐ NZIA and hold the following qualifications: Name

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.

The Construction Review Firm is a member of ACENZ : ○ YES ◉ NO

**SIGNED BY** Derek J Booth ON BEHALF OF DBCON

Date : 13 June 2013 Signature : D Booth.

*Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Construction Review Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000*.*

This form to accompany **Forms 6 or 8 of the Building (Form) Regulations** 2004 for the issue of a Code Compliance Certificate.



THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA

Document Set ID: 7223356
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

# *CONSTRUCTION REVIEW*

We can confirm visiting *195 Osborne Road, Hamilton,* during the construction of the associated works listed below

1. Engineered foundation inspection prior to concrete placement, confirming;
    a. That the dimensions of the foundations are in accordance with the building consent documents viewed on site.
    b. That the reinforcing steel has been placed in accordance with the building consent documents viewed on site.
2. Sand pad supervision and compaction testing, confirming;
    a. That all topsoil and unsuitable soil has been removed.
    b. That the sand pad has been compacted to a minimum 300kPa ultimate bearing pressure.
3. Structural steel inspection, confirming;
    a. That the structural steel and connections are in accordance with the building consent documents viewed on site.
    b. This PS4 for the structural steel shall be read in conjunction with the attached PS3.
4. Storm water disposal system supervision and inspections, confirming;
    a. That the storm water disposal system has been installed in accordance with the building consent documents viewed on site.
    b. That the volume of the storm water disposal system is as per the design documents viewed on site.
5. Waste water disposal system supervision and inspections, confirming;
    a. That the waste water disposal system has been installed in accordance with the building consent documents viewed on site.
    b. That the volume of the waste water disposal system is as per the design documents viewed on site.

*Note:*

- *This statement applies to the members specified and no other part of the structure.*
- *If any problems arise during the construction of these members, we should be consulted.*
- *This report has been prepared solely for the benefit of our client with respect to the brief. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.*

dbcon Chartered Engineers

PO Box 1123
TAUPO 3351
info@dbcon.co.nz
Ph: 07 378 5067

Document Set ID: 7223356
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

# FORM OF PRODUCER STATEMENT – CONSTRUCTION (PS3)

Lot # 1 Building Consent # BLD0426/13

DPS # 414006 Council Authority Waikato District Council

Issued by RPS Quality Homes
(The Contractor)

To Jeff Torrens
(The Principal/Client)

In Respect of Structural Steel Design by DBCon ref 10198
(Work carried out)

At 195 Osborne Road, Hamilton.
(Physical Address)

The Contractor has been contracted to the Principal to carry out and complete certain building works in accordance with a contract titled
Installation of structural steel as per DBCon Design referenced above

I, Alan Steel

A duly authorized representative of the Contractor, BELIEVE ON REASONABLE GROUNDS that the Contractor has carried out and completed all/part only (cross out which does not apply) as specified in the attached particulars of the building works in accordance with the contract.

Signed .....(Authorized Representative)

Date 06/06/13

Name of Firm RRS Quality Homes

Address Po Box 14049
Hamilton 3252

Phone (07) 8493407

Document Set ID: 7223366
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

engineering surveying planning
dbcon
beyond engineering

Derek Booth Consultancy t/a DBCON
Corner of Spa Road and Rotokawa Street
PO Box 1123
TAUPO 3351

Ph: 07 378 5067

Job Ref: 10198.01 JD

# Producer Statement PS4
# Construction Review

# Soil Compaction Test

# Lot 2 DP 414006
# 195 Osborne Road
# Hamilton

Job Ref. 10198.01

Date: 24 May 2010

Prepared by: James Dunning
Engineering Technician

Peer Reviewed by: Derek Booth
Chartered Professional Engineer

Document Set ID: 7223356
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

IPENZ ENGINEERS NEW ZEALAND | NEW ZEALAND INSTITUTE OF ARCHITECTS INCORPORATED | ACENZ

Building Code Clause(s) B1/VM1 & B2/VM1

# PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

*(Guidance notes on the use of this form are printed on the reverse side)*

**ISSUED BY:** DBCON *(Construction Review Firm)*

**TO:** Jeff Torrens *(Owner/Developer)*

**TO BE SUPPLIED TO:** Waikato District Council *(Building Consent Authority)*

**IN RESPECT OF:** Soil Compaction *(Description of Building Work)*

**AT:** 195 Osborne Road, Hamilton *(Address)*

..... **LOT** 2 **DP** 414006 **SO** .....

DBCON *(Construction Review Firm)* has been engaged by Jeff Torrens

to provide ○ CM1 ○ CM2 ⊙ CM3 ○ CM4 ○ CM5 *(Engineering Categories)* or ○ OL1 ○ OL2 ○ OL3 ○ OL4 *(Architectural Categories)*

observation ○ or other Testing of Compacted fill under proposed new dwelling *(Extent of Engagement)* services

in respect of clause(s) B1/VM1 & B2/VM1 of the Building Code for the building work described in documents relating to Building Consent No. ..... and those relating to Building Consent Amendment(s) Nos. ..... issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / variation(s) No. ..... (copies attached) or by the attached Schedule ☐ have been issued during the course of the works.

On the basis of ⊙this ○these review(s) and information supplied by the contractor during the course of the works, **I believe on reasonable grounds** that ○All ⊙Part only of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to Clause(s) B1/VM1 & B2/VM1 of the Building Regulations.

I, Derek John Booth *(Name of Construction Review Professional)* am: ☑ CPEng No. .....

☐ Reg Arch No. .....

I am a Member of: ☑ IPENZ ☐ NZIA and hold the following qualifications: .....

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.

The Construction Review Firm is a member of ACENZ : ○YES ⊙NO

**SIGNED BY** Derek J Booth ON BEHALF OF DBCON

Date : 24th May 2010 Signature : .....

*Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Construction Review Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000*.*

This form to accompany **Forms 6 or 8 of the Building (Form) Regulations** 2004 for the issue of a Code Compliance Certificate.



THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA

Document Set ID: 7223356
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

engineering surveying planning
dbcon
beyond engineering

Derek Booth Consultancy t/a DBCON
Corner of Spa Road and Rotokawa Street
PO Box 1123
TAUPO 3351

Ph: 07 378 5067

24 May 2010 10198.01JD

# CONSTRUCTION REVIEW

We can confirm visiting 195 Osborne Road, Hamilton, on the 20th May 2010 for the purpose of testing the compacted soil in the area as indicated on the attached plan.

We can confirm the sand pad has been compacted to a standard suitable for the proposed foundations as per Home building consultant's plans.

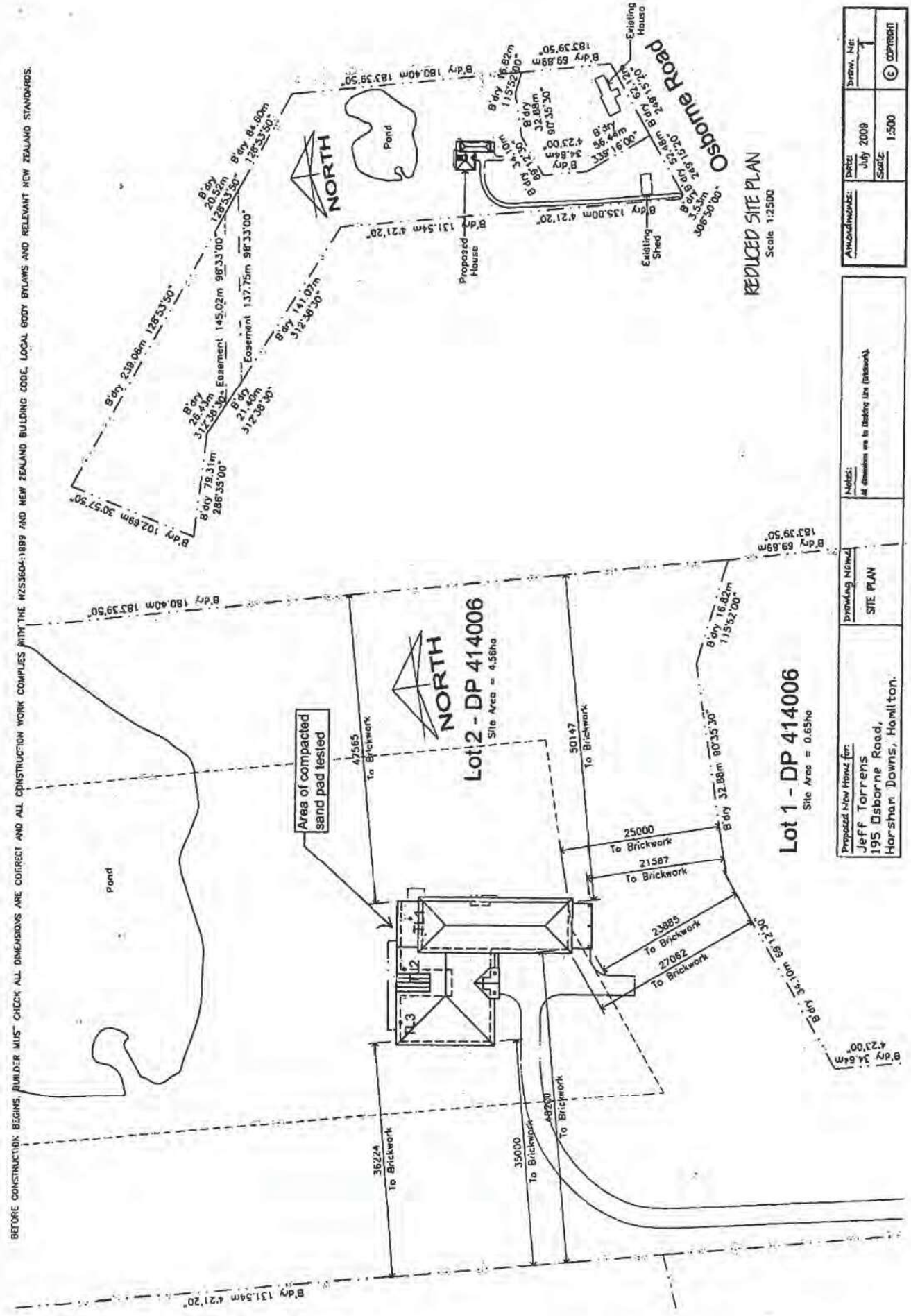
Scala Penetrometer tests were carried out the locations as shown on the attached plan. The Scala Penetrometer readings were at minimum 4 blows per 100mm for the depth of the compacted soil, approximately 1.2 metres.

*Note:*

- *This statement applies to the members specified and no other part of the structure.*
- *If any problems arise during the construction of these members, we should be consulted.*
- *This report has been prepared solely for the benefit of our client with respect to the brief. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.*

Document Set ID: 4243566
Version: 1, Version Date: 14/08/2023
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council




Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm
Document Set ID: 6243866
Version: 1, Version Date: 03/08/2023

This information is provided by the Waikato District Council

Chimney Producer Statement

P.S.2.

.....
(Territorial Authority)

BUILDING CONSENT NO: BLD0426/13

## PRODUCER STATEMENT - CONSTRUCTION

ISSUEDBY: Greg Sammons (NZ. Home Heating Assoc. Certified Installer) Installer No : 1474

TO: J. L. Torrens
(Owner)

IN RESPECT OF: Installation of Solid Fuel Heater

AT: 195 Osborne Rd New No - 195
R.D.1 Hamilton
(Address)

LOT: 2 DP: 414006.

..... has contracted to .....

*(Certified* Installer) (Owner/Developer)

to perform the above work *as* described.

I Greg SAmmons Certified Installer No 1474

Have sighted Building Consent No BLD0426/13 and believe on reasonable grounds that the solid Fuel heating appliance installation has been installed as per the above Building Consent and the Heater Manufacturers Instructions.

SIGNATURE OF CERTIFIED INSTALLER: .....

DATE: 10-5-13

EMPLOYMENT STATUS

(Complete as Applicable)

SELF EMPLOYED

Address: THE PROPERTY REPAIR CO LTD
BOX 310 WHITIANGA
GST 79.808.881

PhNo:

Document Set ID: 7223356
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

# Plumbing Pressure Test Memorandum

Issued by: *(Plumber)* LUIS AGNEW

Registration Number: 16475

Company Name: Mc GUIRE PLUMBING LIMITED

Company Address: P.O. BOX 28002

Company Contact Details: Ph: (07) 855 1481 Mb: 021 346 852 Fx: (07) 855 1487

To:
- ☐ Matamata Piako District Council
- ☐ Waipa District Council
- ☐ Waikato District Council
- ☐ Hamilton District Council
- ☐ Otorohanga District Council

Building Consent Number: BLD 0426/13

Building Owner: Jeff Torrens

Project Address: 195 Osborne Rd Hamilton

Description of Building Work: Completion of a pressure test on the plumbing system

Scope of work covered by statement: We certify that the system was tested to 1500kpa for a period of 30 minutes. This test was conducted in accordance with manufacturer recommendations and complies with the pressure testing provisions of the New Zealand Building Code and Approved Solution G12 AS1 and AS/NZS3500.1.2 as appropriate.

☐ I understand that this Statement, if accepted, may be relied upon for the purpose of establishing compliance with the Building Code and Building Consent.

Signed by: *(Plumber)* [signature] Date: 13/06/2013

**The Waikato Building Consent Group Producer Statement Author register is held by the Building Unit Hamilton City Council, Private Bag 3010, Hamilton 3240, Ph (07) 838 6634. For information on the Waikato Building Consent Group visit www.buildwaikato.co.nz.**



Document Set ID: 4225166
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

EWRB 551

# Electrical Certificate of Compliance

No. 3547394

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 J. TORRENS. Phone:

Address of installation 195 OSBORNE ROAD HORSHAM DOWNS

Postal address of customer (If not as above) AS PER 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

58 No. of lighting outlets

✓ No. of ranges OVEN ONLY

60 No. of socket outlets

No. of water heaters

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

3PHASE 185MM ALLY

Please tick (✓) as appropriate where work includes:

✓ Mains ✓ Main earthing system

✓ MEN Switchboard closest to point of supply Electric lines

Description of work carried out (If necessary attach any pages with work done) NEW HOUSE SUB MAIN FROM EXISTING METERING. SUB MAIN TO PUMP SHED, 2 HEAT/LIGHTS 2 FANS IN CEILING. WIRING FOR SKA + FLOOD LIGHTS NORTH SIDE & DECK 3 TOWEL RAILS

MAINS INSTALLED BY OWNER IN CONJUNCTION WITH ELECTRICIAN.

## 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 B.T. BROOKSBANK

Company

Signature

Registration No. T1146.

Contact Ph No. 0272886446.

Date 13-6-13

## 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 Registration No.

Signature Date

Contact Ph No.

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66 1000) for the purposes of the Electricity (Safety) Regulations 2010.

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

This information is provided by the Waikato District Council

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**

Level 9, 70 The Terrace
PO Box 10655, Wellington 6143
Tel 04 494 2970, Fax 04 494 2975
www.pgdb.co.nz

Consumer: Jeff Torrens
Installation Address: 195 Osborne Rd
Horsham Downs
Hamilton

Vehicle Registration:
Vessel Registration:

Certificate Number: **731569**
Gas Supplier: Gensis
Category: Domestic
Type (Regulation 44(1)): NEW
Gas Type: LPG
Certification Date: 14 Jun 2013

**Test Results:** 10 min Duration
7.00kPa test pressure
0.00kPa Loss / Gain
2.81kPa Working pressure

**Other Testing:** Combustion
**Test Date:** 14 Jun 2013

## 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 | Bayonet | Study | Aquaknect | | | | | |
| 1 | Bayonet | Games Room | Aquaknect | | | | | |
| 1 | Hob | Kitchen | CG 604 DX | 32.1 mjh | Unflued | | Adventitious | From Room |
| 1 | Water heater continuous flow | East Wall | Rinnai Infinity VT26 REU-VT2626WG-ZK | 199 mjh | Forced Draught Flue (Power) | External | Mechanical | External |

**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.

**Signed:**
**Certifier**
Authorisation No: 16475
Name: Agnew, Luis Wilson Campbell

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

Authorisation No:
Name:

**Certificate Owner**
Authorisation No: 16475
Name: Agnew, Luis Wilson Campbell
Company: McGuire Plumbing

Print Date: 14 October 2026, 2:23pm

Document Set ID: 6275866
Version: 1, Version Date: 13/08/2013

This information is provided by the Waikato District Council

# Stone Age Tiling ltd

310 Grandview rd, Hamilton
0272771343

Water Proofing Producer Statement (PS3) for Shane Finlay
Waikato Building Consent Group # 0257

Date: 14/6/2013

Issued to: RPS homes

Building consent number:Bld0426/13

Project address: 195 Osbourne rd

Product used: Ardex Superflex WPM001

Wet Areas applied – Bath cradle [x] - Showers [] - balcony []
Other:

I **Shane Finlay** being the tradesperson are responsible for the works identified above ,and declare that the Waterproofing membrane has been installed in accordance with the requirements of the NZ building code , Manufacturers specifications and in accordance with the approved plans for the building consent issued for the above property.

Signature.....

Document Set ID: 7223256
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

# Producer Statement Construction (PS3) / Memorandum of Completion and Compliance

Issued by: (Construction Reviewer) Dave Thomas

Building Consent number: BLD 0426/13

Company Name: D e R Membrane Roofing LTD

To: ☐ Matamata Piako District Council ☐ Waipa District Council ☑ Waikato District Council
☑ Hamilton District Council ☐ OtoroHanga District Council

Waikato Building Consent Group Reg. No.: 0214 Expiry Date: Other No. (specify):

Owner:

Project Address: 195 Osborne RD Horsham Downs

Lot: 1 DP: 414006

Description of Building Work: New house

Scope of work covered by statement: Membrane deck

System / Product used (if applicable): TPO Membrane

I (Construction Reviewer's name): Dave Thomas

have been engaged by (owner/developer/contractor): Lee Roofing

In respect of (tick applicable):
☐ The requirements of the Building Regulations 1992, Clause(s): (Please be specific e.g. E2.3.5) E2/AS1
☐ Alternative Solution(s):

for the building work described by the drawings and specifications prepared by the design firm titled:

numbered: ☐ Copies attached

authorised amendments(s): (if applicable) ☐ Copies attached

☑ ~~I have sighted the Building Consent and read the Advisory Notes.~~ I can confirm that the building works have been carried out in accordance with the requirements of the New Zealand Building Code, ~~the Building Consent, the design drawings and specifications, and in accordance with the listed amendments (if any).~~

☑ I confirm that all work I have undertaken has been within the scope of my skills, knowledge, and experience. I have remained within the scope of works set for me by the *Waikato Building Consent Group Producer Statement Author register (if applicable).

☑ I understand that this Statement, if accepted, may be relied upon for the purpose of establishing compliance with the Building Code ~~and the Building Consent~~.

☑ I am satisfied the building work complies with the requirements of ~~the Building Consent and the~~ New Zealand Building Code.

Signed by (Construction Reviewer): D T

Name of Constructor (Print clearly) Dave Thomas

Date: 14/6/13 Address: 52 Alderson Rd Hamilton

Ph: Mb: 021 331 672 Fx: Email:

Qualifications /Experience:

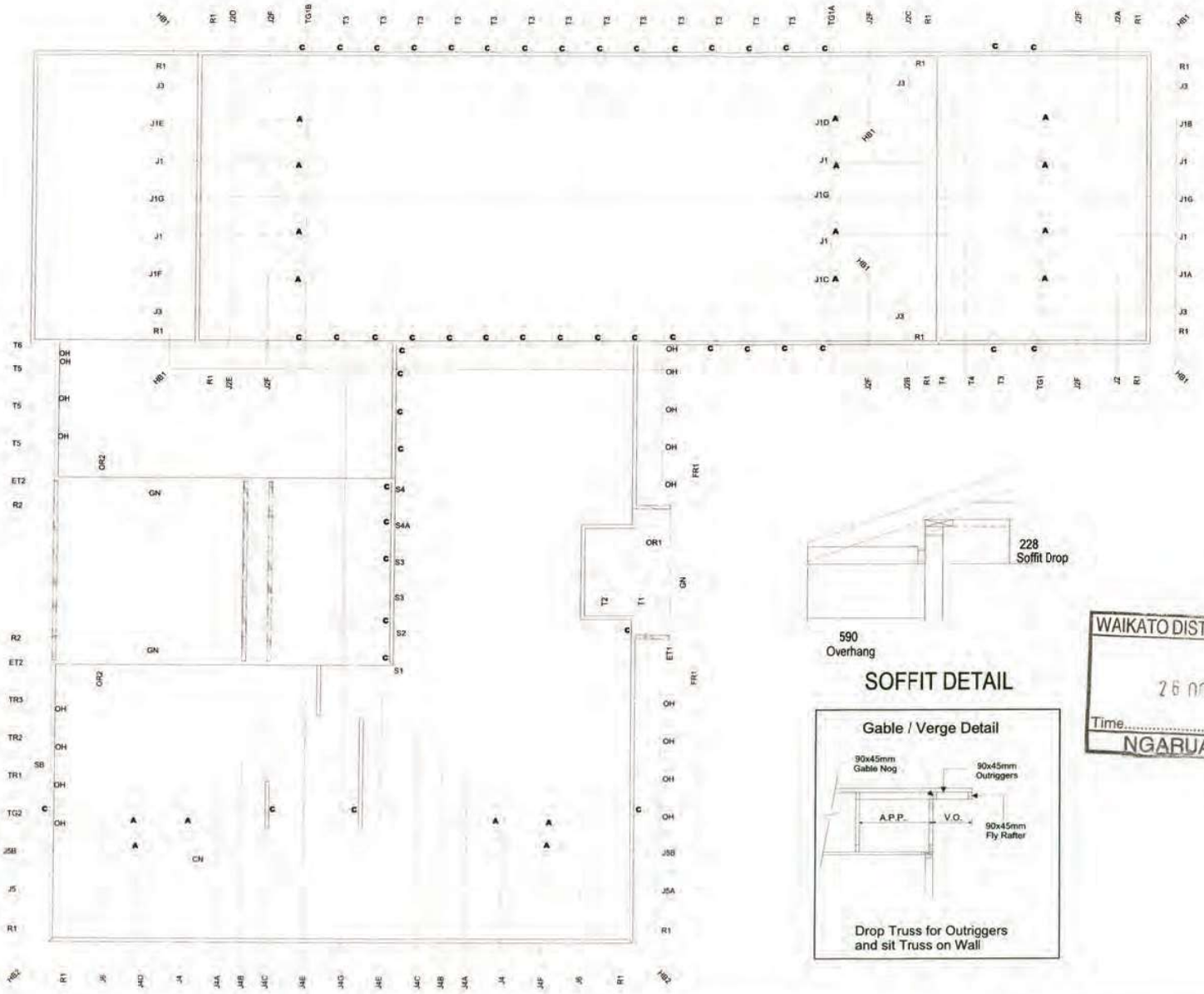
*The Waikato Building Consent Group Producer Statement Author register is held by the Building Unit Hamilton City Council, Private Bag 3010, Hamilton 3240. Ph (07) 838 6634. For information on the Waikato Building Consent Group visit www.buildwaikato.co.nz

PS 03 Template Version 2011-03-28

Document Set ID: 7223256
Version: 1, Version Date: 14/06/2013
Print Date: 14 October 2026, 2:23 pm

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

# FINAL LAYOUT






## SOFFIT DETAIL




WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

**CARTERS**
**YourBuildingPartner**

Cambridge Manufacturing
77 Hautapu Rd, Cambridge
(07) 823 7312

JOB No **FC7834**

Client: RPS Homes Hamilton
Job Name: Torrens
Address: 195 Osbourne Rd
Horsham Downs
Hamilton

Pitch: 20.0deg
Roof Material: Galv Iron .5mm
Soffit Overhang: 590mm
Wind Area: High
Snow Load(factored): 0.000kPa

Trusses and rafters at 900mm max centres unless stated otherwise.

This layout is to be read in conjunction with the Architectural plans.

DRAWN BY Lincoln Thompson

DATE 9 Oct,2012 | PAGE 1 of 5

FIXINGS

**A= 47x90 JH**
**B= 47x120 JH**
**D= 47x190 JH**
**E= 95x165 JH**
Joist Hanger

CT 200

**C= CT200** (pair)
**M= Multigrips** (pair)
Multi Grips

**N= Nailon Plate**
Nailon plate

**Q= 9kN Pack**
**P= 16kN Pack**
CPC

All other truss fixings must have two wire dogs unless indicated as above

NOTE

Please contact your local CARTERS Manufacturing Branch for any queries regarding this layout or if any on site remedial work is required.

No modifications to Roof Trusses or Wall Frames are to be undertaken without first obtaining written authority from CARTERS Manufacturing.

## Truss Layout

QUALITY ASSURANCE FTMA NEW ZEALAND

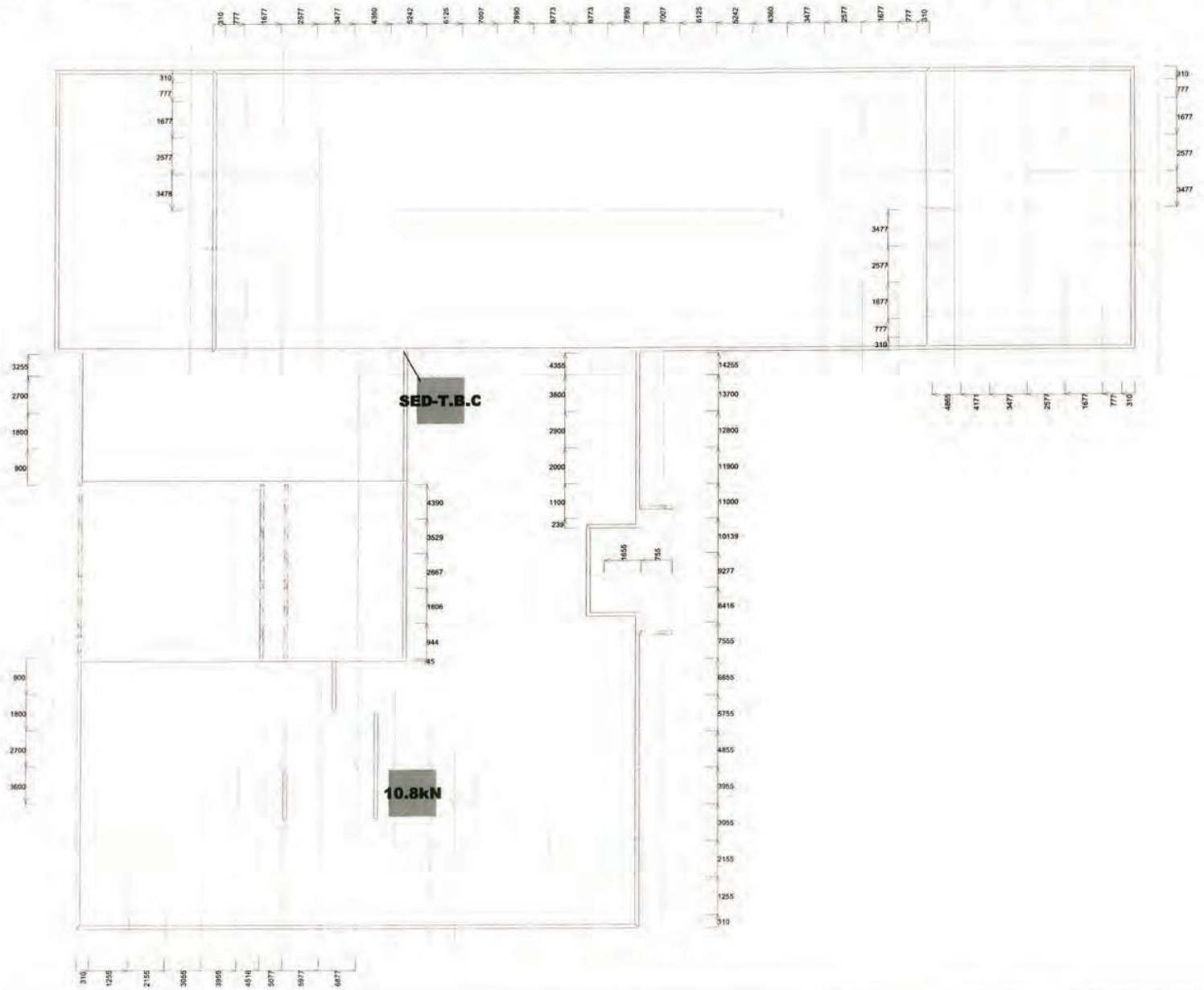
Print Date: 14 October 2026, 2:23 pm
PDF created with pdfFactory Pro trial version www.pdffactory.com
Document Set ID: 6375866
Version: 1, Version Date: 03/08/2023
This information is provided by the Waikato District Council

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

This information is provided by the Waikato District Council

_kN NOTIFICATION OF POINT LOADED LINTELS AND POINT LOADS ON INTERNAL OR EXTERNAL WALLS WHERE THE DOWNLOAD IS HIGHER THAN 10kN.
Note: If no point loads indicated, loading does not exceed 10kN.

# FINAL LAYOUT




**CARTERS**
**YourBuildingPartner**

Cambridge Manufacturing
77 Hautapu Rd, Cambridge
(07) 823 7312

JOB No **FC7834**

Client: RPS Homes Hamilton
Job Name: Torrens
Address: 195 Osbourne Rd
Horsham Downs
Hamilton

Pitch: 20.0deg
Roof Material: Galv Iron .5mm
Soffit Overhang: 590mm
Wind Area: High
Snow Load(factored): 0.000kPa

Trusses and rafters at 900mm max centres unless stated otherwise.

This layout is to be read in conjunction with the Architectural plans.

DRAWN BY Lincoln Thompson

DATE 9 Oct,2012 | PAGE 2 of 5

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

NOTE

Please contact your local CARTERS Manufacturing Branch for any queries regarding this layout or if any on site remedial work is required.

No modifications to Roof Trusses or Wall Frames are to be undertaken without first obtaining written authority from CARTERS Manufacturing.

## Truss Dimensions

QUALITY ASSURANCE FTMA NEW ZEALAND

Print Date: 14 October 2026, 2:23
PDF created with pdfFactory Pro trial version www.pdffactory.com
Document Set ID: 6245866
Version: 1, Version Date: 03/08/2023

This information is provided by the Waikato District Council

**CARTERS**
**YourBuildingPartner**

Cambridge Manufacturing
77 Hautapu Rd, Cambridge
(07) 823 7312

JOB No **FC7834**

Client: RPS Homes Hamilton
Job Name: Torrens
Address: 195 Osbourne Rd
Horsham Downs
Hamilton

Pitch: 20.0deg
Roof Material: Galv Iron .5mm
Soffit Overhang: 590mm
Wind Area: High
Snow Load(factored): 0.000kPa

This layout is to be read in conjuction with the Architectural plans.

DRAWN BY Lincoln Thompson
DATE 9 Oct,2012 | PAGE 3 of 5

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

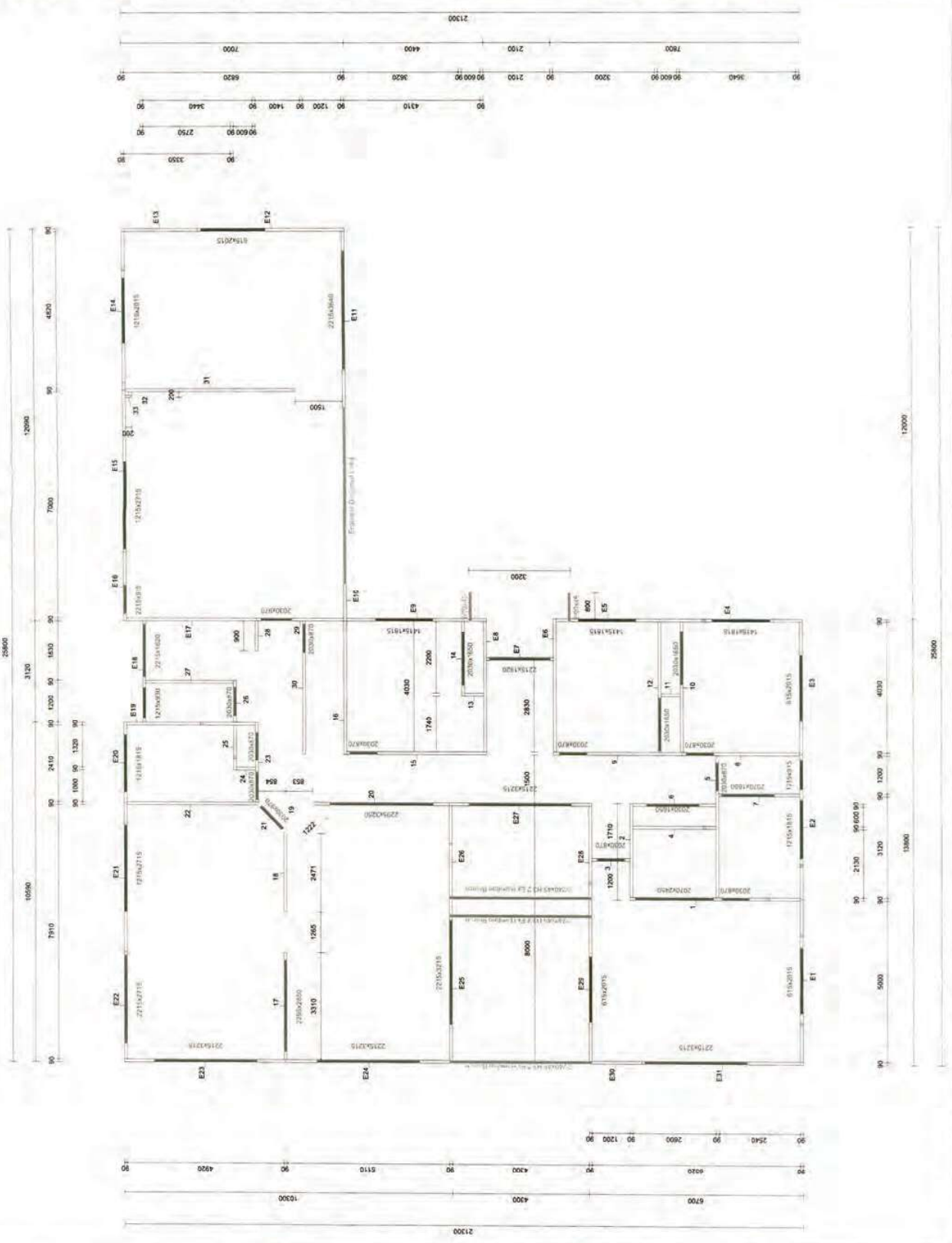
NOTE
Please contact your local CARTERS Manufacturing Branch for any queries regarding this layout or if any on site remedial work is required.

No modifications to Roof Trusses or Wall Frames are to be undertaken without first obtaining written authority from CARTERS Manufacturing.

## Gnd Level Frames

QUALITY ASSURANCE FTMA FRAME & TRUSS MANUFACTURERS ASSOCIATION NEW ZEALAND

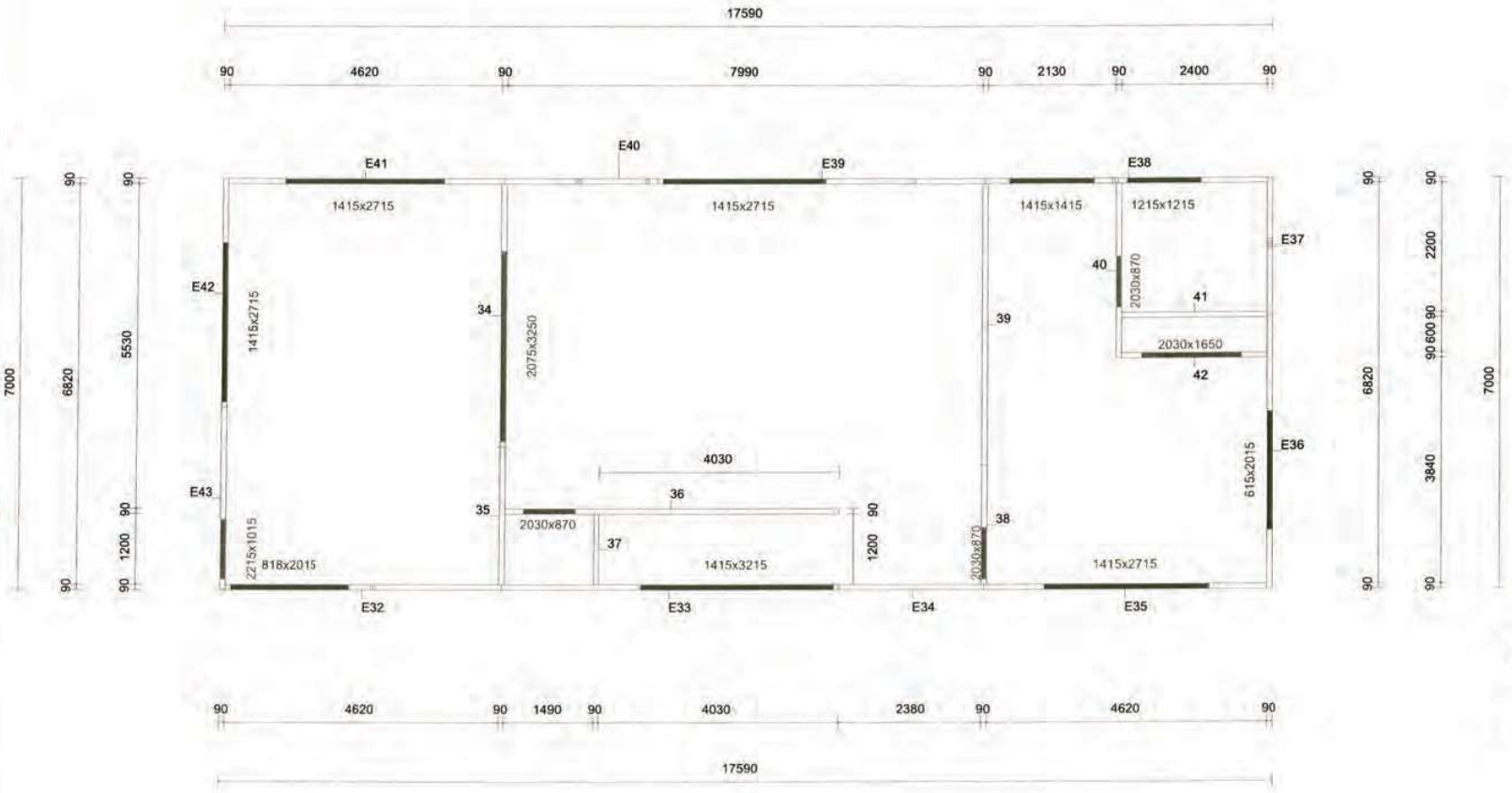
# FINAL LAYOUT



PDF created with pdfFactory Pro trial version www.pdffactory.com

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

# FINAL LAYOUT




CARTERS
YourBuildingPartner

Cambridge Manufacturing
77 Hautapu Rd, Cambridge
(07) 823 7312

JOB No **FC7834**

Client: RPS Homes Hamilton
Job Name: Torrens
Address: 195 Osbourne Rd
Horsham Downs
Hamilton

Pitch: 20.0deg
Roof Material: Galv Iron .5mm
Soffit Overhang: 590mm
Wind Area: High
Snow Load(factored): 0.000kPa

This layout is to be read in conjunction with the Architectural plans.

DRAWN BY Lincoln Thompson
DATE 9 Oct,2012 PAGE 4 of 5

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

NOTE

Please contact your local CARTERS Manufacturing Branch for any queries regarding this layout or if any on site remedial work is required.

No modifications to Roof Trusses or Wall Frames are to be undertaken without first obtaining written authority from CARTERS Manufacturing.

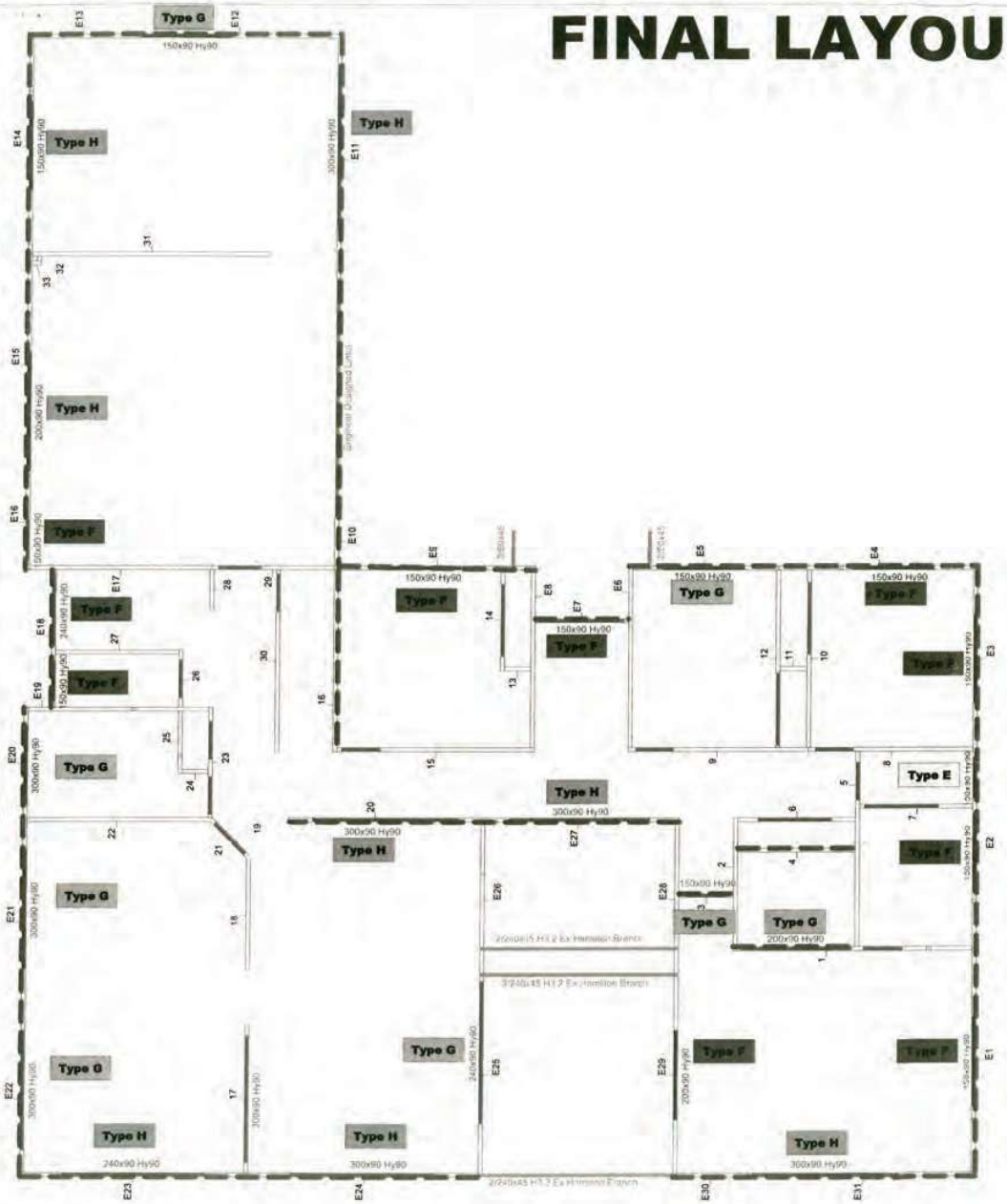
## Level 1 Frames

QUALITY ASSURANCE F.T.M.A. NEW ZEALAND

Print Date: 14 October 2026, 2:23 PM
PDF created with pdfFactory Pro trial version www.pdffactory.com
Document Set ID: 7222315
Version: 1, Version Date: 03/08/2023
This information is provided by the Waikato District Council

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

# FINAL LAYOUT





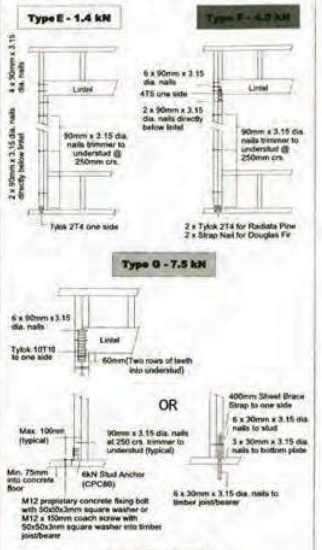


**CARTERS**
**YourBuildingPartner**

JOB No **FC7834**

DATE 9 Oct,2012 | PAGE 5 of 5

## Lintel Fixings




## Top Plate Fixings

**All Fixing Type A (2x90mm x 3.15 dia. plain steel wire nails driven vertically into stud) unless shown as Fixing Type B**




## Lintel Designs

The lintels shown have been sized using one of the following :

The GANGLAM 04/2008 and FLITCH BEAM 12/2007 selection manuals from MiTek NZ Ltd. hy90 and hyONE lintels have been sized using designIT v5 NZ software (Incl. sub versions) or selection manuals, hy90 Edition 1, and hyONE April 2008, as provided by CHH Woodp
Unless otherwise stated the timber grade for all lintels is MSG8. Lintels not shown are to be selected as per NZS3604: 2011. All walls shown on this layout are considered to be load bearing.

PDF created with pdfFactory Pro trial version www.pdffactory.com
Document Set ID: 6275866
Version: 1, Version Date: 13/08/2013

Print Date: 14 October 2026, 2:23 PM

This information is provided by the Waikato District Council

This information is provided by the Waikato District Council

engineering surveying planning
dbcon
beyond engineering

Derek Booth Consultancy t/a DBCON
Corner of Spa Road and Rotokawa Street
PO Box 1123
TAUPO 3351

Ph: 07 378 5067

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

Job Ref: 10198.01 JD

# Producer Statement PS4
# Construction Review

# Soil Compaction Test

# Lot 2 DP 414006
# 195 Osborne Road
# Hamilton

Job Ref. 10198.01

Date: 24 May 2010

Prepared by: James Dunning
Engineering Technician

Peer Reviewed by: Derek Booth
Chartered Professional Engineer

Document Set ID: 7223356
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

IPENZ ENGINEERS NEW ZEALAND | NEW ZEALAND INSTITUTE OF ARCHITECTS INCORPORATED | ACENZ

Building Code Clause(s) B1/VM1 & B2/VM1

# PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

*(Guidance notes on the use of this form are printed on the reverse side)*

**ISSUED BY:** DBCON *(Construction Review Firm)*

**TO:** Jeff Torrens *(Owner/Developer)*

**TO BE SUPPLIED TO:** Waikato District Council *(Building Consent Authority)*

**IN RESPECT OF:** Soil Compaction *(Description of Building Work)*

**AT:** 195 Osborne Road, Hamilton *(Address)*

**LOT** 2 **DP** 414006 **SO** .....

DBCON *(Construction Review Firm)* has been engaged by Jeff Torrens

provide ○ CM1 ○ CM2 ◉ CM3 ○ CM4 ○ CM5 *(Engineering Categories)* or ○ OL1 ○ OL2 ○ OL3 ○ OL4 *(Architectural Categories)*

observation ○ or other Testing of Compacted fill under proposed new dwelling *(Extent of Engagement)* services

in respect of clause(s) B1/VM1 & B2/VM1 of the Building Code for the building work described in documents relating to Building Consent No. ..... and those relating to Building Consent Amendment(s) Nos. ..... issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / variation(s) No. ..... (copies attached) or by the attached Schedule ☐ have been issued during the course of the works.

On the basis of ◉ this ○ these review(s) and information supplied by the contractor during the course of the works, **I believe on reasonable grounds** that ○ All ◉ Part only of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to Clause(s) B1/VM1 & B2/VM1 of the Building Regulations.

I, Derek John Booth *(Name of Construction Review Professional)* am: ☑ CPEng No. .....

☐ Reg Arch No. .....

I am a Member of : ☑ IPENZ ☐ NZIA and hold the following qualifications: .....

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.

The Construction Review Firm is a member of ACENZ : ○ YES ◉ NO

**SIGNED BY** Derek J Booth ON BEHALF OF DBCON

Date : 24th May 2010 Signature : .....

*Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Construction Review Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000*.*

This form to accompany **Forms 6 or 8 of the Building (Form) Regulations** 2004 for the issue of a Code Compliance Certificate.



THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA

Document Set ID: 7223356
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

engineering surveying planning
dbcon
beyond engineering

Derek Booth Consultancy t/a DBCON
Corner of Spa Road and Rotokawa Street
PO Box 1123
TAUPO 3351

Ph: 07 378 5067

24 May 2010 10198.01JD

# CONSTRUCTION REVIEW

We can confirm visiting 195 Osborne Road, Hamilton, on the 20th May 2010 for the purpose of testing the compacted soil in the area as indicated on the attached plan.

We can confirm the sand pad has been compacted to a standard suitable for the proposed foundations as per Home building consultant's plans.

Scala Penetrometer tests were carried out the locations as shown on the attached plan. The Scala Penetrometer readings were at minimum 4 blows per 100mm for the depth of the compacted soil, approximately 1.2 metres.

*Note:*

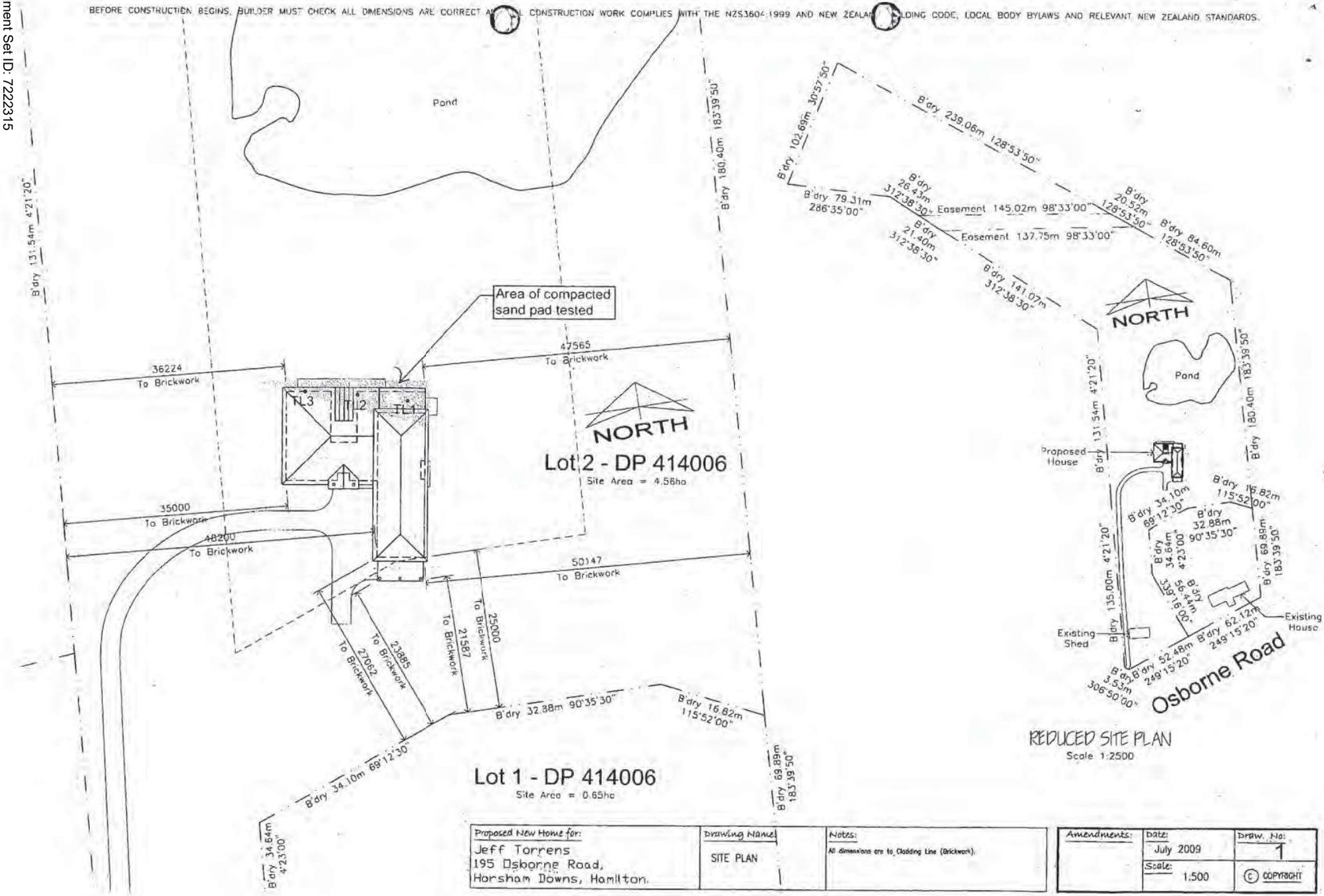
- *This statement applies to the members specified and no other part of the structure.*
- *If any problems arise during the construction of these members, we should be consulted.*
- *This report has been prepared solely for the benefit of our client with respect to the brief. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.*

Document Set ID: 7223356
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

This information is provided by the Waikato District Council

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND THAT CONSTRUCTION WORK COMPLIES WITH THE NZS3604:1999 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.




REDUCED SITE PLAN
Scale 1:2500

| Proposed New Home for: | Drawing Name: | Notes: | Amendments: | Date: | Draw. No: |
|---|---|---|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | SITE PLAN | All dimensions are to Cladding Line (Brickwork). | | July 2009<br>Scale: 1:500 | 1<br>© COPYRIGHT |

Print Date: 14 October 2026, 2:23pm
Document Set ID: 6275866
Version: 1, Version Date: 03/08/2023

This information is provided by the Waikato District Council

Derek Booth Consultancy t/a DBCON
Corner of Spa Road and Rotokawa Street
PO Box 1123
TAUPO 3351
info@dbcon.co.nz
Ph: 07 378 5067

Our Reference: 10198

# SOIL TESTS AND SITE ASSESSMENT
## NZS 3604 Soil Capacity Testing and Site Suitability

195 Osborne Road, Horsham Downs, Hamilton.

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGABUAWAHIA

## EXECUTIVE SUMMARY

This site investigation was carried out for the purpose of constructing a timber framed dwelling on the above site.

The soils tests have been carried out in accordance with NZS 3604, Section 3.

The results show that "good ground" (Section 3.1.3.1) have been met for the area of original soil only. Therefore there are no constraints for construction on the original soil. There was however an area of fill (as indicated on plan in Appendix A) that is not suitable for construction. It was discussed with the owner, that this fill is going to be replaced with compacted sand to a maximum depth of 1200mm. once this has been completed then the proposed building platform will be wholly "good ground".

The building foundations provisions of NZS:3604 apply to this building site.

## LOCATION DETAILS

| | |
|---|---|
| Owner/Agent: | Home Building Consultants |
| Address: | 195 Osborne Road, Horsham Downs, Hamilton |
| Contact: | DBCON |
| Legal Description: | Lot 2 DP414006 |
| Local Authority: | Waikato District Council |

## SITE ASSESSMENT AND SOIL INVESTIGATION

The site assessment and soil testing was carried out 30th April 2010.

The soil investigation was carried out to investigate the suitability of the soils for the construction of foundations for the proposed timber framed dwelling, and their compliance with the criteria of NZS 3604:1999. NZS 3604 requires the determination or "good ground" at the base of the foundations by demonstration of ultimate soil bearing capacity by the performance of specified cone Penetrometer tests and boreholes, plus the observation of site and soil conditions in the respect of site profile, buried services, fill etc.

The soil tests we carried out were

- Scala Penetrometer tests
- 50mm Hand Auger tests

The soil test results and locations are shown in the attached appendix A



Document Set ID: 7223356
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

## SOIL PROPERTIES

The site is of rolling contour with a preformed building platform.

The soils were found to consist of clay type soils.

No evidence of ground water was located in the boreholes.

Five 50mm Auger holes were excavated at the locations shown in appendix A.

## SCALA PENETROMETER TESTING

Scala Penetrometer tests were carried out the locations as shown in appendix A, to a maximum depth of 1500mm.

The soil layers consisting mainly of undisturbed ground giving Scala Penetrometer readings of 4 blows per 100mm or more from a depth of 100mm.

The results of the tests indicate that the soil strength below 100mm is generally more than the minimum requirements of NZS 3604:1999 Section 3.3, and therefore considered good ground pursuant to Section 3.1.

The strength of the soil remained fairly constant with depth as all layers are well packed, and good bearing strength will be maintained.

The Area of fill was found to be soft down to 1200mm depth on the line of the proposed foundations. it was discussed with the owner that this would be removed and replaced with compacted sand.

## SLOPE STABILITY

No slope stability was carried out for this site.

engineering surveying planning
dbcon
beyond engineering

PO Box 1123
TAUPO 3351
info@dbcon.co.nz
Ph: 07 378 5067

Document Set ID: 7223356
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

## CONCLUSION

The site was assessed on 30th April 2010 and

1. Specified Scala Penetrometer tests were performed, and the test results exceeded requirements of NZS3604:1999 Section 3.3.6, to confirm they have a soil bearing pressure of not less than 100kPa from a depth of 100mm.
2. Observation and investigation showed that there is no organic topsoil, no soft peat, soft clay below the depth of the underside of the proposed footings. There was an area of soft fill identified and is shown on the attached plan.

All the requirements of NZS 3604 Section 3.3.6, are complied with, thus demonstrating that the supporting soils of this building site are "good ground" pursuant to NZS 3604:1999 Section 3.1.3.1 Determination of Good Ground. With the exception of the area of identified fill.

## EXCLUSIONS

Due to seasonal variations, the water table depth and therefore moisture contents may differ than that noted above and may affect construction techniques. Any prices sought for the construction will have to cater for the ground conditions at the time of construction or the proposed foundations modified to suit.

The scalas and boreholes represent a small proportion of the ground conditions on the site and may not be completely representative of the soils present.

Report Prepared By: ..... Date: 30 April 2010

James Dunning
Engineering Technician

Report Peer Review By: ..... Date: 30th April 2010

Derek J Booth
Chartered Professional Engineers
CPENG - 15472

engineering surveying planning
dbcon beyond engineering

PO Box 1123
TAUPO 3351
info@dbcon.co.nz
Ph: 07 378 5067

Document Set ID: 7223356
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

# APPENDIX A

## Soil Test Results and Locations

engineering surveying planning
dbcon
beyond engineering

PO Box 1123
TAUPO 3351
info@dbcon.co.nz
Ph: 07 378 5067

Document Set ID: 7223866
Version: 11, Version Date: 04/08/2023
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

engineering surveying planning
dbcon beyond engineering
P.O Box 1123, Taupo
Phone: 07 3785067
Fax: 07 3782800
www.dbcon.co.nz

| Project | | | Job ref |
|---|---|---|---|
| 195 Osborne Road, Hamilton | | | 10198 |
| Drawing ref | calculations by | revision | sheet no |
| | jmd | | 1 |
| Element | | | Date |
| Test Location 1 | | | May-10 |

| Depth | Scala (blows/100mm) | Soil Description | Percolation Test Time (min) | Drop (mm) |
|---|---|---|---|---|
| 100 | 0 | | 5 | |
| 200 | 4 | | 10 | |
| 300 | 5 | | 15 | |
| 400 | 3 | | 20 | |
| 500 | 5 | Clay - Red/Brown Colour | 25 | |
| 600 | 5 | | 30 | |
| 700 | 5 | | 35 | |
| 800 | 5 | | 40 | |
| 900 | 5 | | 45 | |
| 1000 | 5 | | 50 | |
| 1100 | 4 | | 55 | |
| 1200 | 4 | | 60 | |
| 1300 | 4 | | | |
| 1400 | 4 | | | |
| 1500 | 4 | Clay - Light Brown/Cream Colour | | |
| 1600 | | | | |
| 1700 | | | | |
| 1800 | | | | |
| 1900 | | | | |
| 2000 | | | | |
| 2100 | | | | |
| 2200 | | | | |
| 2300 | | | | |
| 2400 | | | | |
| 2500 | | | | |
| 2600 | | | | |
| 2700 | | | | |
| 2800 | | | | |
| 2900 | | | | |
| 3000 | | | | |
| 3100 | | | | |
| 3200 | | | | |
| 3300 | | | | |
| 3400 | | | | |
| 3500 | | | | |

Notes:
1 Weather was sunny and warm
2 No Ground water was detected
3
4
5

Document Set ID: 7223256
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

engineering surveying planning
dbcon beyond engineering
P.O Box 1123, Taupo
Phone: 07 3785067
Fax: 07 3782800
www.dbcon.co.nz

| Project | | | Job ref |
|---|---|---|---|
| 195 Osborne Road, Hamilton | | | 10198 |
| Drawing ref | calculations by | revision | sheet no |
| | jmd | | 2 |
| Element | | | Date |
| Soil Test Location 2 | | | May-10 |

| Depth | Scala (blows/100mm) | Soil Description | Sample / Temperature | |
|---|---|---|---|---|
| | | | Time (min) | Drop (mm) |
| 100 | 0 | | | |
| 200 | 3 | Silty Clay - Red/Brown Colour | 5 | |
| 300 | 4 | | 10 | |
| 400 | 4 | | 15 | |
| 500 | 4 | | 20 | |
| 600 | 4 | Clay - Red/Brown Colour | 25 | |
| 700 | 4 | | 30 | |
| 800 | 6 | | 35 | |
| 900 | 6 | | 40 | |
| 1000 | 6 | | 45 | |
| 1100 | 6 | | 50 | |
| 1200 | 6 | | 55 | |
| 1300 | 6 | | 60 | |
| 1400 | 6 | | | |
| 1500 | 6 | Clay - Light Brown/Cream Colour | | |
| 1600 | | | | |
| 1700 | | | | |
| 1800 | | | | |
| 1900 | | | | |
| 2000 | | | | |
| 2100 | | | | |
| 2200 | | | | |
| 2300 | | | | |
| 2400 | | | | |
| 2500 | | | | |
| 2600 | | | | |
| 2700 | | | | |
| 2800 | | | | |
| 2900 | | | | |
| 3000 | | | | |
| 3100 | | | | |
| 3200 | | | | |
| 3300 | | | | |
| 3400 | | | | |
| 3500 | | | | |

Notes:
1 Weather was sunny and warm
2 No Ground water was detected
3
4
5

Document Set ID: 7223256
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

engineering surveying planning
dbcon beyond engineering
P.O Box 1123, Taupo
Phone: 07 3785067
Fax: 07 3782800
www.dbcon.co.nz

| Project | | | Job ref |
|---|---|---|---|
| 195 Osborne Road, Hamilton | | | 10198 |
| Drawing ref | calculations by | revision | sheet no |
| | jmd | | 3 |
| Element | | | Date |
| Soil Test Location 3 | | | May-10 |

| Depth | Scala (blows/100mm) | Soil Description | Sample / Temperature |
|---|---|---|---|
| 100 | 0 | | Time (min) / Drop (mm) |
| 200 | 5 | | 5 |
| 300 | 5 | | 10 |
| 400 | 3 | Silty Clay - Red/Brown Colour | 15 |
| 500 | 3 | | 20 |
| 600 | 5 | | 25 |
| 700 | 5 | Clay - Red/Brown Colour | 30 |
| 800 | 4 | | 35 |
| 900 | 4 | | 40 |
| 1000 | 4 | | 45 |
| 1100 | 4 | | 50 |
| 1200 | 4 | | 55 |
| 1300 | 5 | | 60 |
| 1400 | 5 | | |
| 1500 | 5 | Clay - Light Grey/Cream Colour | |
| 1600 | | | |
| 1700 | | | |
| 1800 | | | |
| 1900 | | | |
| 2000 | | | |
| 2100 | | | |
| 2200 | | | |
| 2300 | | | |
| 2400 | | | |
| 2500 | | | |
| 2600 | | | |
| 2700 | | | |
| 2800 | | | |
| 2900 | | | |
| 3000 | | | |
| 3100 | | | |
| 3200 | | | |
| 3300 | | | |
| 3400 | | | |
| 3500 | | | |

Notes:
1 Weather was sunny and warm
2 No Ground water was detected
3
4
5

Document Set ID: 7223256
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

engineering surveying planning
dbcon beyond engineering
P.O Box 1123, Taupo
Phone: 07 3785067
Fax: 07 3782800
www.dbcon.co.nz

| Project | | | Job ref |
|---|---|---|---|
| 195 Osborne Road, Hamilton | | | 10198 |
| Drawing ref | calculations by | revision | sheet no |
| | jmd | | 4 |
| Element | | | Date |
| Soil Test Location 4 | | | May-10 |

| Depth | Scala (blows/100mm) | Soil Description | Sample / Temperature | |
|---|---|---|---|---|
| | | | Time (min) | Drop (mm) |
| 100 | 0 | | 5 | |
| 200 | 4 | | 10 | |
| 300 | 4 | | 15 | |
| 400 | 2 | | 20 | |
| 500 | 3 | | 25 | |
| 600 | 4 | | 30 | |
| 700 | 4 | | 35 | |
| 800 | 4 | | 40 | |
| 900 | 5 | Clay - Red Brown Colour | 45 | |
| 1000 | 6 | Clay - Light Brown Colour | 50 | |
| 1100 | 4 | | 55 | |
| 1200 | 4 | | 60 | |
| 1300 | 4 | | | |
| 1400 | 5 | | | |
| 1500 | 5 | Clay - Light Grey\Cream Colour | | |
| 1600 | | | | |
| 1700 | | | | |
| 1800 | | | | |
| 1900 | | | | |
| 2000 | | | | |
| 2100 | | | | |
| 2200 | | | | |
| 2300 | | | | |
| 2400 | | | | |
| 2500 | | | | |
| 2600 | | | | |
| 2700 | | | | |
| 2800 | | | | |
| 2900 | | | | |
| 3000 | | | | |
| 3100 | | | | |
| 3200 | | | | |
| 3300 | | | | |
| 3400 | | | | |
| 3500 | | | | |

Notes:
1 Weather was sunny and warm
2 No Ground water was detected
3
4
5

Document Set ID: 7223266
Version: 11, Version Date: 04/08/2023
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

engineering surveying planning
dbcon beyond engineering
Phone: 07 3785067
Fax: 07 3782800
www.dbcon.co.nz

| Project | | | Job ref |
|---|---|---|---|
| 195 Osborne Road, Hamilton | | | 10198 |
| Drawing ref | calculations by | revision | sheet no |
| | jmd | | 5 |
| Element | | | Date |
| Soil Test Location 5 | | | May-10 |

| Depth | Scala (blows/100mm) | Soil Description | Sample / Temperature | |
|---|---|---|---|---|
| | | | Time (min) | Drop (mm) |
| 100 | 0 | | 5 | |
| 200 | 5 | | 10 | |
| 300 | 4 | | 15 | |
| 400 | 5 | | 20 | |
| 500 | 5 | | 25 | |
| 600 | 5 | | 30 | |
| 700 | 5 | | 35 | |
| 800 | 5 | | 40 | |
| 900 | 5 | Clay - Red Brown Colour | 45 | |
| 1000 | 6 | Clay - Light Brown Colour | 50 | |
| 1100 | 5 | | 55 | |
| 1200 | 5 | | 60 | |
| 1300 | 5 | | | |
| 1400 | 5 | | | |
| 1500 | 5 | Clay - Light Grey\Cream Colour | | |
| 1600 | | | | |
| 1700 | | | | |
| 1800 | | | | |
| 1900 | | | | |
| 2000 | | | | |
| 2100 | | | | |
| 2200 | | | | |
| 2300 | | | | |
| 2400 | | | | |
| 2500 | | | | |
| 2600 | | | | |
| 2700 | | | | |
| 2800 | | | | |
| 2900 | | | | |
| 3000 | | | | |
| 3100 | | | | |
| 3200 | | | | |
| 3300 | | | | |
| 3400 | | | | |
| 3500 | | | | |

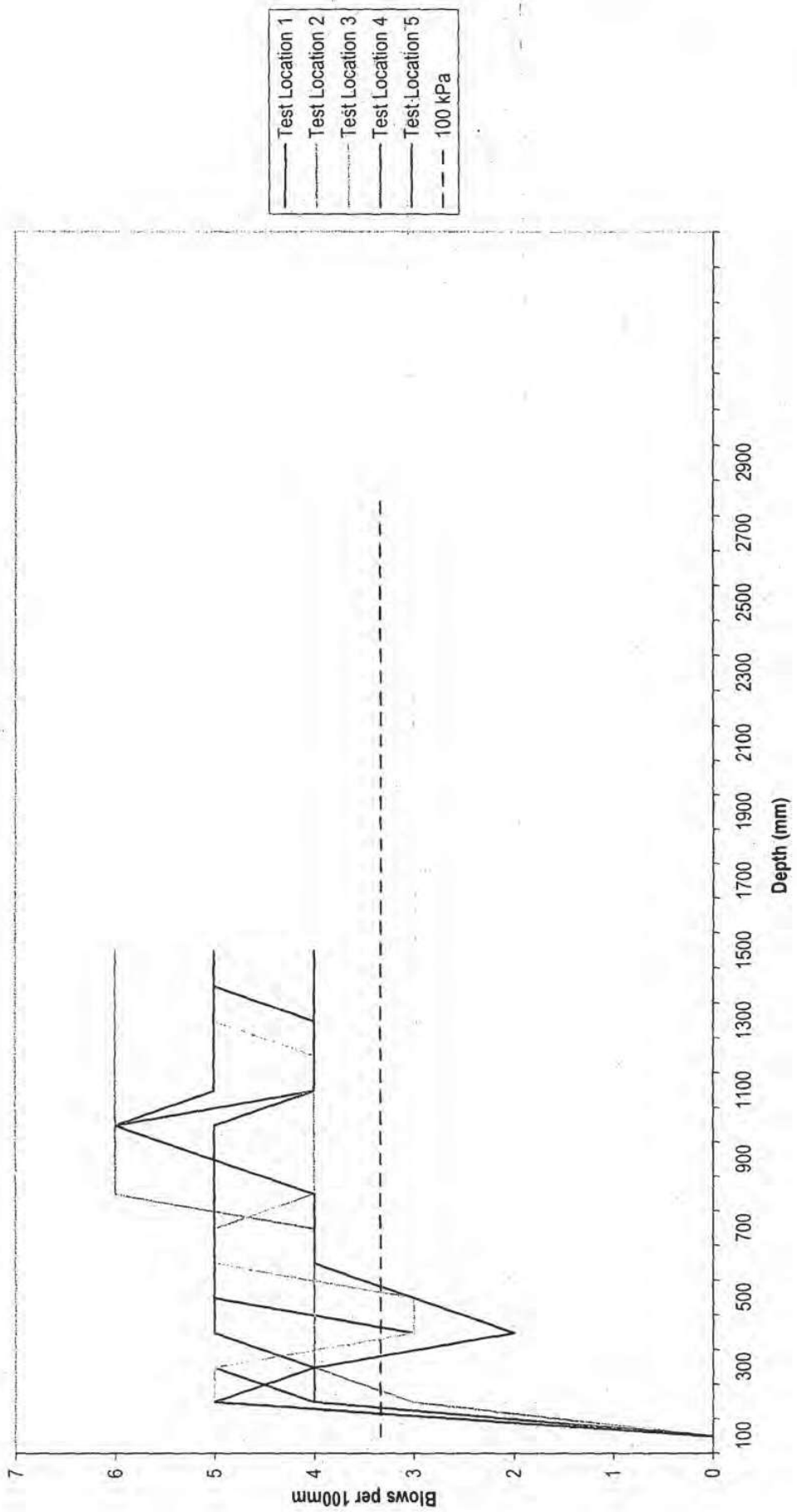
Notes:

1 0
2 No Ground water was detected
3
4
5

Document Set ID: 7223866
Version: 11, Version Date: 04/08/2023
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

## Soil Investigation Results




Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

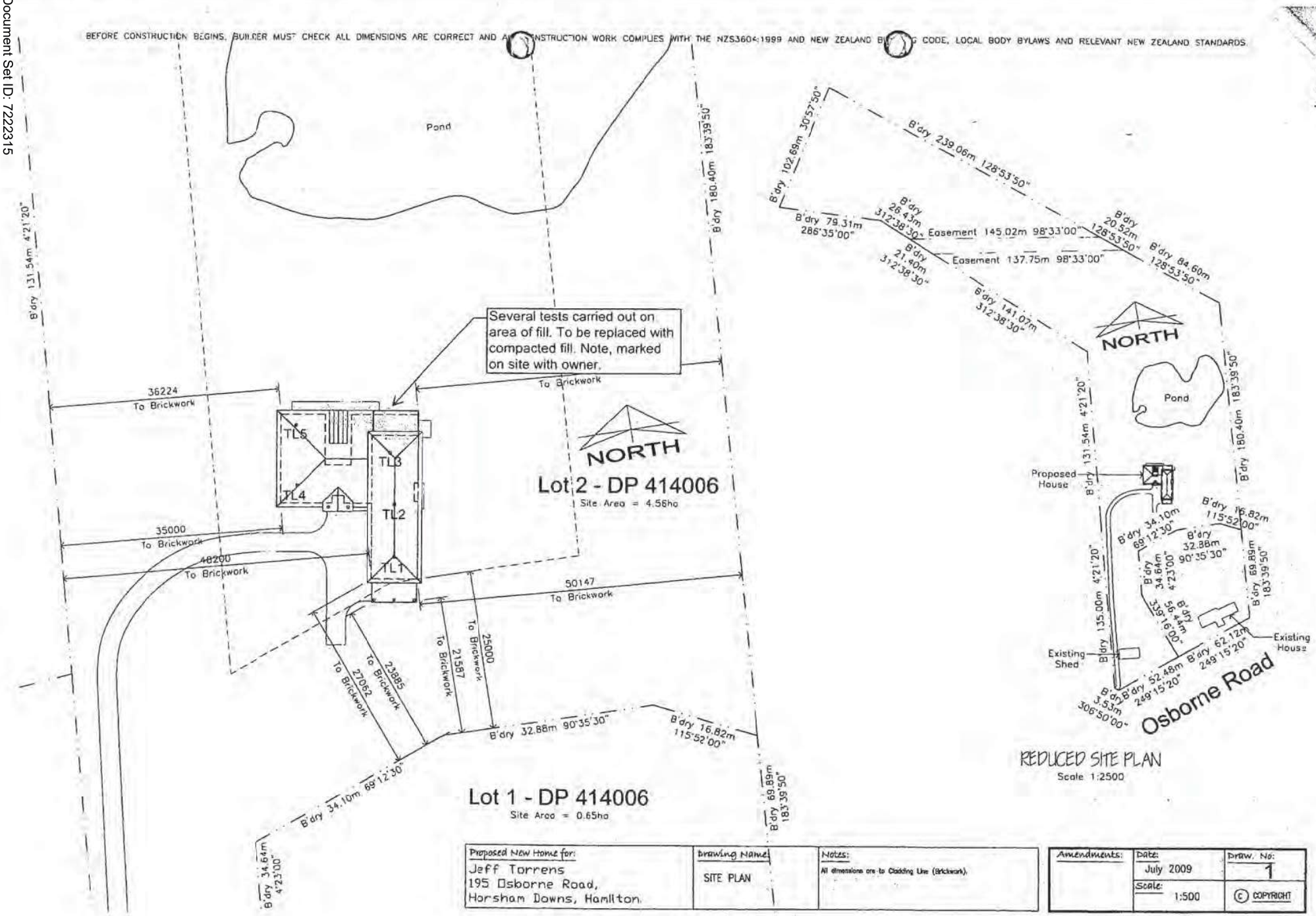
Print Date: 14 October 2026, 2:23 pm

Document Set ID: 6245866
Version: 1, Version Date: 03/08/2023

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

This information is provided by the Waikato District Council

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:1999 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.




REDUCED SITE PLAN
Scale 1:2500

| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | SITE PLAN | All dimensions are to Cladding Line (Brickwork). |

| Amendments: | Date: | Draw. No: |
|---|---|---|
| | July 2009 | 1 |
| | Scale: 1:500 | © COPYRIGHT |

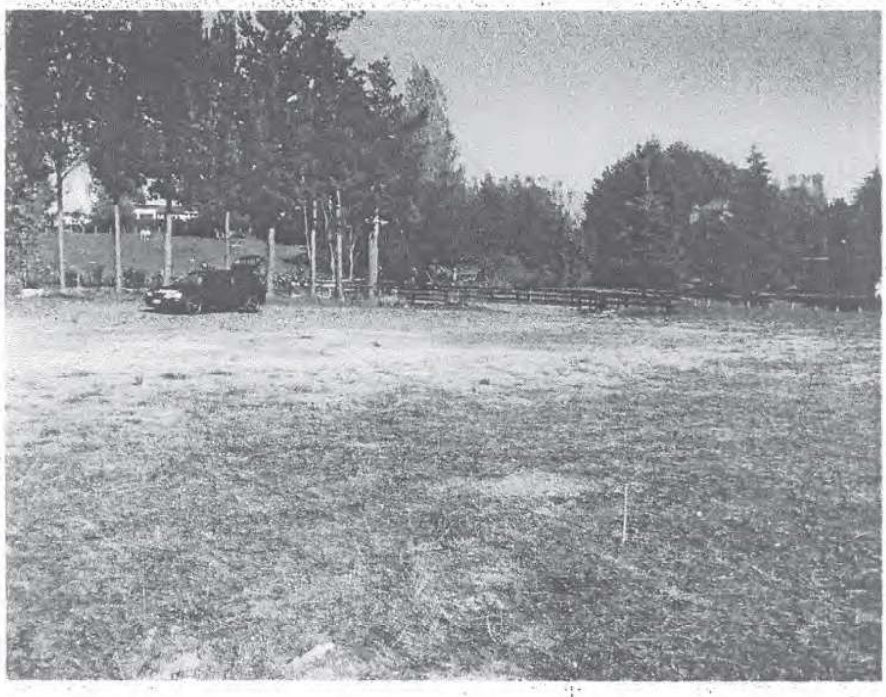
Print Date: 14 October 2026, 2:23pm
Document Set ID: 6275966
Version: 1, Version Date: 13/08/2013

This information is provided by the Waikato District Council

# APPENDIX B

## Site Photos



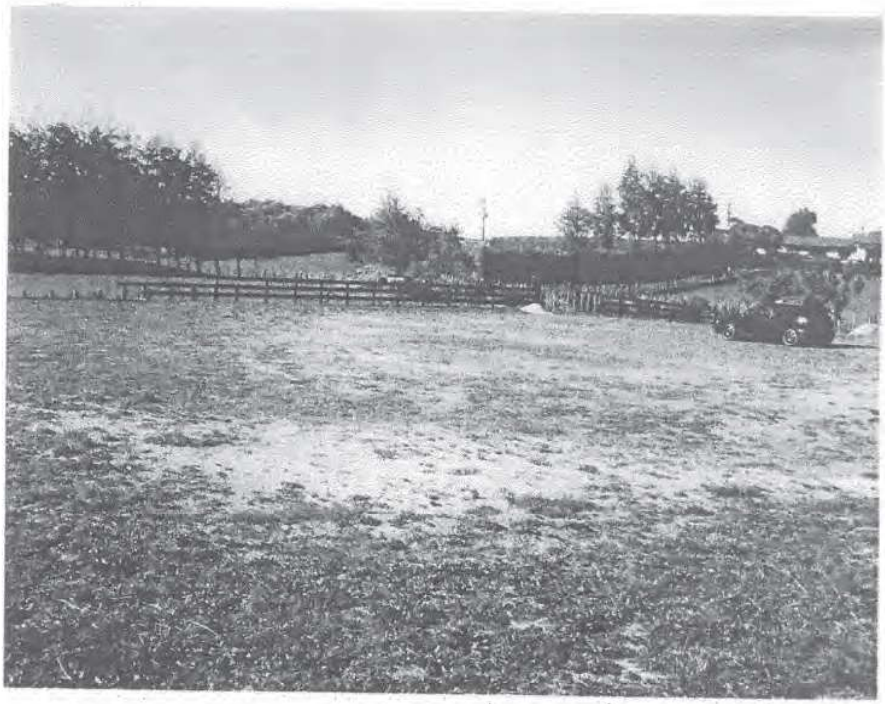


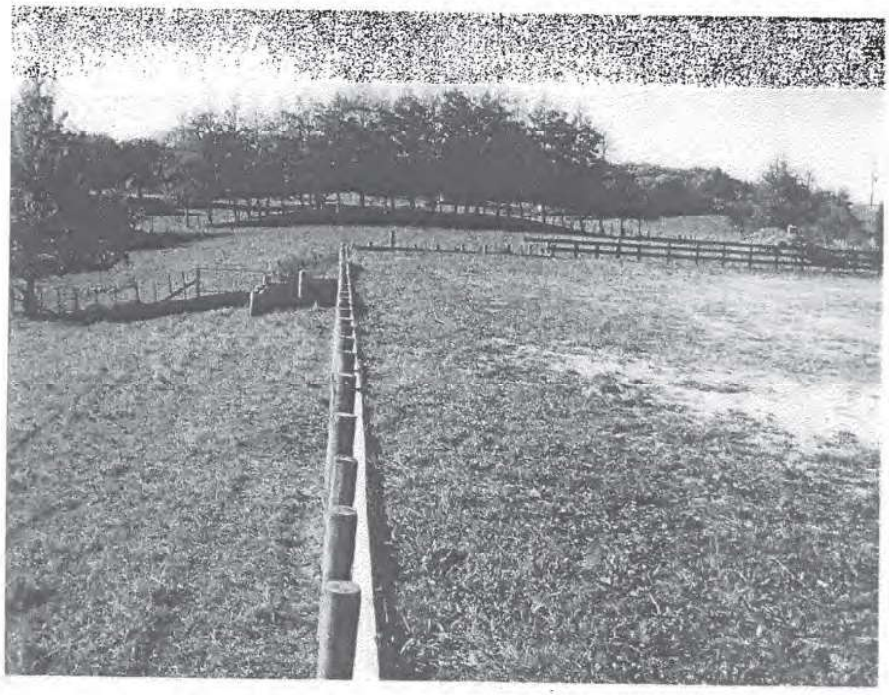
engineering surveying planning
dbcon beyond engineering

PO Box 1123
TAUPO 3351
info@dbcon.co.nz
Ph: 07 378 5067

Document Set ID: 7223356
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council





WAIKATO DISTRICT COUNCIL
Building Consent Number
BLD
0426/13
APPROVED

dbcon engineering surveying planning
beyond engineering

PO Box 1123
TAUPO 3351
info@dbcon.co.nz
Ph: 07 378 5067

Document Set ID: 7223156
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

Derek Booth Consultancy t/a DBCON
Corner of Spa Road and Rotokawa Street
PO Box 1123
TAUPO 3351
info@dbcon.co.nz
Ph: 07 378 5067

Our Reference: 10198.03

# STORMWATER MANAGEMENT PLAN

195 Osbourne Road, Hamilton.

Date Received By
29 NOV 2012
Regulatory

## SUMMARY

An application is lodged for a Building Consent to permit the construction of a dwelling at the above address. A storm water management plan has been designed for the dwelling assuming the roof water from the dwelling will be placed into a water tank with the overflow discharging to the adjacent drainage channel that runs into the pond.

The design and sizing of the system, utilizes a water tank, testing has been carried out in accordance with NZ Building Code Clause E1 Surface Water using the WERF Onsite Stormwater Guidelines and Auckland Regional Council TP10 Design Manual Stormwater Treatment Devices

The house roof water shall discharge to 22000 litre capacity tank with the overflow from the tank discharging into the adjacent drainage channel that runs into the pond.

Storm water attenuation by water tanks, to a 1 in 10 year storm event has been provided to enable roof water collection without adverse effect.

***Please note: DBCON has been engaged to inspect the storm water system and issue a PS4 on completion.***

## LOCATION DETAILS

| | |
|---|---|
| Owner/Agent: | Jeff Torrens |
| Address: | 195 Osbourne Road, Hamilton |
| Contact: | DBCON |
| Legal Description: | Lot 2 DP 414006 |
| Local Authority: | Waikato District Council |



Document Set ID: 7223356
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

SITE EVALUATION

The percolation testing and site assessment was carried out September 2010.

*Work Undertaken:*

Site walk-over to confirm boundaries, physical characteristics, assess position regarding bores and water bodies. Identify appropriate location for onsite storm water disposal. Identify soil horizons and characteristics, groundwater depth etc using a 100mm hand-augured hole.

Weather: Previous 4 days- a mixture of wet and dry, temperature was generally cold in the morning becoming warm later in the day.

*Topography and Soils*

The section is generally flat. The soils were found to consist of topsoil overlying silty loams. A 100mm diameter borehole was excavated at the location indicated on the attached plan to 2000mm. Ground water was not found in the boreholes to a depth of 2000mm.

No slope stability is required if the soakage trench is located at the top of the bank adjacent to the pond.

The test results and locations are shown in the attached appendix A

STORMWATER MANAGEMENT

*Using NZ Building Code E1 / VM1 Sec9 and WERF Onsite Storm water Management Guide Auckland Regional Council TP10 Design Manual Storm water Treatment Devices.*

*Introduction*

For the outline design of the storm water system, of the building, the following parameters were either adopted or calculated:

- Requirement: storm water shall discharge from roof to tank to avoid adverse effects upon the premises or adjoining properties
- All roof water run-off is to be directed into a tank system with the overflow into the adjacent pond.
- Rainfall intensity for this 10 year, 1 hour event = 45 mm/hour ( taken from HCC Development Manual including climate change allowance)
- Only runoff from the roof will be conveyed to the tank, i.e. any rainfall on the existing grassed areas and unsealed hard stand will be catered for by direct natural soakage, as is reasonable in this type of property.
- The runoff coefficient for the roof area is; C = 0.95
- A total sealed area per 340m$^2$ has been adopted for the purposes of this report.
- Soils on site are shown to consist of, silty loams to 2000mm.
- Groundwater was not found therefore a storm water trench depth is not limited, total depth 2000mm.
- Conveying roof water to the installed tank, will provide adequate storage under a storm of 1 hr duration and 10% probability of occurring annually.
- Secondary Flow Path in the event of rainfall exceeding level of service, overflow storm water will discharge from an over flow pipe located at from the top of the tank.
- See attached appendix A for bore hole and percolation test results.

dbcon Chartered Engineers

PO Box 1123
TAUPO 3351
info@dbcon.co.nz
Ph: 07 378 5067

Document Set ID: 7223156
Version: 1, Version Date: 14/04/2014
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

STORMWATER TANK DESIGN

Design Storm - 10yr ARI Intensity = 45 mm/hr
Roof area of Dwelling = 340 m²

*Storm water Tank Design*

A- Sealed area = 340m²,
I – Intensity, depth rainfall in design storm,
C - Run-off Coefficient – 0.95

Volume of tank required from storm water runoff = CIA
= 0.95 x 0.045 x 340
= 14.535 m³ = 14535 litres

Therefore the required storage capacity of the tank system = 15000 litres

*Waikato district council bylaw requires minimum 22000 litres.*

***Say total tank volume required = 22000 litres minimum.***

STORMWATER DESIGN

*For overflow only, based on the water tank being full at the time of rainfall event, (see detail drawing Attached)*

The House shall discharge to minimum 22000 litre capacity tank with the overflow from the tank discharging to the adjacent drainage channel that runs into the pond.

It is noted that there are two existing 22000 litre tanks on site, only one needs to be utilised for the storm water discharge

The tank overflow shall discharge to the adjacent drainage channel that runs into the pond on site, this provides adequate capacity to accept attenuated runoff, under rainfall duration of 1 hr, with a 10% probability of occurring annually, thus satisfying NZBC Cl E1.3.3 – demonstrating the suitability of the system to receive and dispose of collected storm water without causing damage or nuisance.

Report Prepared By: Date: 27 November 2012

James Dunning
Engineering Technician

Report Peer Review By: Date: 27 November 2012

Derek J Booth
Chartered Professional Engineers
CPENG - 15472

dbcon Chartered Engineers

PO Box 1123
TAUPO 3351
info@dbcon.co.nz
Ph: 07 378 5067

Document Set ID: 7223356
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

IPENZ ENGINEERS NEW ZEALAND | NEW ZEALAND INSTITUTE OF ARCHITECTS INCORPORATED | ACENZ

Building Code Clause(s) E1/VM1 B2/VM1

# PRODUCER STATEMENT – PS1 – DESIGN

*(Guidance notes on the use of this form are printed on the reverse side*)*

**ISSUED BY:** Derek Booth Consultancy Limited t/a DBCON
*(Design Firm)*

**TO:** Jeff Torrens
*(Owner/Developer)*

**TO BE SUPPLIED TO:** Waikato District Council
*(Building Consent Authority)*

**IN RESPECT OF:** Storm water disposal system
*(Description of Building Work)*

**AT:** 195 Osbourne Road, Hamilton
*(Address)*

**LOT** 2 **DP** 414006 **SO**

We have been engaged by the owner/developer referred to above to provide Storm water disposal system services in respect of the requirements of
*(Extent of Engagement)*
Clause(s) E1/VM1 B2/VM1 of the Building Code for

◉ All or ○ Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☑ Compliance Documents issued by Department of Building & Housing E1/VM1 B2/VM1
*(verification method / acceptable solution)*
or

☐ Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the documents prepared by DBCON and numbered 10198.03;

together with the specification, and other documents set out in the schedule attached to this statement.

**On behalf of the Design Firm,** and subject to:

(i) Site verification of the following design assumptions

(ii) All proprietary products meeting their performance specification requirements;

**I believe on reasonable grounds** the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I, Derek John Booth *(Name of Design Professional)* am: ☑ CPEng 15472 #

☐ Reg Arch #

I am a Member of : ☑ IPENZ ☐ NZIA and hold the following qualifications:

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.
The Design Firm is a member of ACENZ ○ **YES** ◉ **NO**

SIGNED BY Derek J Booth ON BEHALF OF DBCON *(Design Firm)*

Date 27 Nov 2012 (*signature*)

*Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000*.*

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.



THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA

Document Set ID: 7223456
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

# APPENDIX A

*Calculations, Test Results and Locations*

dbcon Chartered Engineers

PO Box 1123
TAUPO 3351
info@dbcon.co.nz
Ph: 07 378 5067

Document Set ID: 7223356
Version: 11, Version Date: 14/10/2026

Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

engineering surveying planning
dbcon
beyond engineering
P.O Box 1123, Taupo
Phone: 07 3785067
Fax: 07 3782800
www.dbcon.co.nz

| Project | | | Job ref |
|---|---|---|---|
| 195 Osbourne Road | | | 10198 |
| Drawing ref | calculations by | revision | sheet no |
| | jmd | | 1 |
| Element | | | Date |
| Test Location 1 | | | Sep-10 |

| Depth | Scala (blows/100mm) | Soil Description | Percolation Test Time (min) | Drop (mm) |
|---|---|---|---|---|
| 100 | 0 | | 5 | 150 |
| 200 | | Topsoil | 10 | 50 |
| 300 | | | 15 | 55 |
| 400 | | Silt - Creamy / Light Brown | 20 | 45 |
| 500 | | | 25 | 25 |
| 600 | | | 30 | 20 |
| 700 | | | 35 | 35 |
| 800 | | | 40 | 10 |
| 900 | | | 45 | 15 |
| 1000 | | | 50 | 20 |
| 1100 | | | 55 | 10 |
| 1200 | | Silty Clay - Light Grey, with light brown streaks | 60 | 10 |
| 1300 | | End of borehole | | |
| 1400 | | | | |
| 1500 | | | | |
| 1600 | | | | |
| 1700 | | | | |
| 1800 | | | | |
| 1900 | | | | |
| 2000 | | | | |
| 2100 | | | | |
| 2200 | | | | |
| 2300 | | | | |
| 2400 | | | | |
| 2500 | | | | |
| 2600 | | | | |
| 2700 | | | | |
| 2800 | | | | |
| 2900 | | | | |
| 3000 | | | | |
| 3100 | | | | |
| 3200 | | | | |
| 3300 | | | | |
| 3400 | | | | |
| 3500 | | | | |

Notes:
1 Weather was overcast but warm
2 No Ground water was detected
3
4
5

Document Set ID: 7223156
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

Derek Booth Consultancy t/a DBCON

info@dbcon.co.nz

Ph: 0800 23 22 66

Date Received By
29 NOV 2012
Regulatory

# Wastewater disposal report

## Supporting a Building Consent application for a dwelling at 195 Osborne Road , Hamilton.

**Owner: Mr J Torrens**

21st December 2010

Amended 24th November 2012

***Please note: DBCON has been engaged to inspect the Wastewater Disposal System and issue a PS4 on completion***



Document Set ID: 7223866
Version: 11, Version Date: 14/08/2023
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

# Wastewater disposal report

## Supporting a Building Consent application for a dwelling at 195 Osborne Road, Horsham Downs Hamilton.

Author: Steve Benefield
Project Manager

Peer reviewed by Derek Booth
Chartered Engineer

Contact DBCON
PO Box 1123
Taupo
New Zealand

Attention Steve Benefield

mob: 027 278 6442
tel 07 378 5067
fax: 07 378 2800
email : Benefieldsteve@xtra.co.nz

## 1. Client

| | |
|---|---|
| Owner/Agent: | Mr J Torrens |
| Address: | 195 Osborne Road, Horsham Downs, Hamilton |
| Legal Description: | Lot 2 DP 414006 |
| Local Authority: | Waikato District Council |

## 2. Summary

This report provides a design for wastewater disposal by using a septic tank and soakage trench.

This report addresses the requirements of NZS 1547:2012 and Waikato Regional Council as to wastewater disposal.



Document Set ID: 7223856
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

## 3. Site Evaluation

A site evaluation was undertaken by James Dunning of DBCON as part of his subsoil investigation. The investigation was made in early December 2010.

The underlying soil type and watertable was identified using two 100mm diameter and two 50mm diameter hand-augered holes.

This report and calculations were prepared by Steve Benefield in association with Derek Booth.

## 4. Site topography and soil.

The property is registered as Lot 2 DP 414006 and is located at 195 Osborne Road Horsham Downs, Hamilton.

The site slopes moderately to the north .

The proposed residence is on higher ground.

The borehole was excavated to a depth of 1,300mm at the location indicated on the attached drawing in appendix A. The bore log is also attached.

The soil layer was topsoil 200mm thick overlying a creamy silt to 2,100 mm below the surface. Following that, the soil was a silty clay. Groundwater was not encountered at 1,300mm depth.

In determining the soil type consideration was given to Table L1 of NZS 1547:2012.

**The soil underlying the topsoil is assessed as Category 3.**



Document Set ID: 7223256
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

# 5. Water Usage and the downstream wastewater treatment and disposal

## 5.1 Septic Tank and soakage trench.

### 5.1.1 Water usage

Water usage on this property is assessed as follows :-

| Daily Design Flow | | | |
|---|---|---|---|
| Number of bedrooms | 4 | | Concept plan II Jun 2010 |
| Population equivalent | 6 - 7 | | Table J1 NZS 1547:2012 |
| Water usage per person | 180 | | Table H3 NZS 1547:2012 |
| Total Daily water usage | 1260 | litres | |

| Septic Tank Size | | |
|---|---|---|
| Daily water usage | 1260 | litres |
| Other considerations | 0 | Bathroom facilities for a property like this are small |
| Design Flow | 1260 | litres per day<br>Maximum allowable by Waikato Regional Council is 1300 litres per day |
| Tank size (All waste) | 4500 | litre minimum Table J1 NZS 1547:2012 |

The Daily design Flow is below the maximum permitted by Waikato Regional Council without the need for a Resource Consent.

NZS 1547:2012 in Table J1 permits a 4,000 litre tank.

We also note that Waikato Regional Council require a filter on the outlet of the septic tank.



Document Set ID: 7223856
Version: 1.1, Version Date: 14/04/2021
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

### 5.1.2 Disposal Field

Provided the house floor is high enough, the topography on this site provides an opportunity that once the effluent has undergone primary treatment in the septic tank, the resulting wastewater can be disposed by way of a gravity fed soakage trench.

The length of trench required and the size of the disposal field is determined as follows:-

| **Daily effluent production** | | |
|---|---|---|
| No bedrooms | 4 | Concept plan II Jun 2010 |
| Population equivalent | 6 - 7 | Table J1 NZS 1547:2012 |
| Average Daily flow | 1300 | litres |
| Tank size | 4000 | litres |
| Soil category | 3 | DBCON site assessment |
| Sidewall Loading rate | 20 | litres/day/m2<br>Table L1 NZS 1547:2012 |

| | | | |
|---|---|---|---|
| Daily effluent flow/ basal loading rate | = | 65.00 | m2 |
| Design Basal Disposal area | | 65.00 | m2 |

| | | |
|---|---|---|
| Trench width | 0.50 | m |
| Trench separation | 2.00 | m centres |
| Total trench length required | 130 | m |
| = | 7 trenches 18.5 m long | |

| | | |
|---|---|---|
| Total enclosing area required = 7 x 2 x 18.5 | | |
| = | 259.00 | m2 |
| Reserve area required | 259.00 | m2 |

A typical section of the proposed trench is shown on DBCON dwg 10198/01 in appendix B. Trench lengths should be no longer than 30 lineal metres.



Document Set ID: 7223856
Version: 1, Version Date: 14/08/2023
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

The trenches shall be constructed level to provide even loading from the septic tank. If this is not possible then the wastewater flow shall be directed through a distribution chamber that shall split the flow evenly to the different fields.

A reserve area of 259 m2 shall be provided as required by Waikato Regional Council.

All trenches shall be at least 20 metres away from the pond and any waterways and at least 5 metres away from buildings and boundaries.

If a gravity fed system is not possible, then a pump chamber shall be installed. The capacity of this chamber shall be sized as per the attached spreadsheet.

Report Prepared and amended by 24th November 2012

.....

Steve Benefield,
Project Manager

Report Peer reviewed by 28th November 2012

.....

Derek Booth
Chartered Professional Engineer
CPENG 15472



Document Set ID: 7223256
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

# Pump Chamber

## Pump chamber size

| | | |
|---|---|---|
| Pump Chamber dia | 1,350 | Precast RCRRJ |
| Depth of chamber | 1,200 | Depth below inlet invert |
| Volume | 1,592 | litres storage. Environment Waikato require 24 hr emergency storage. Daily use is 1260 litres |

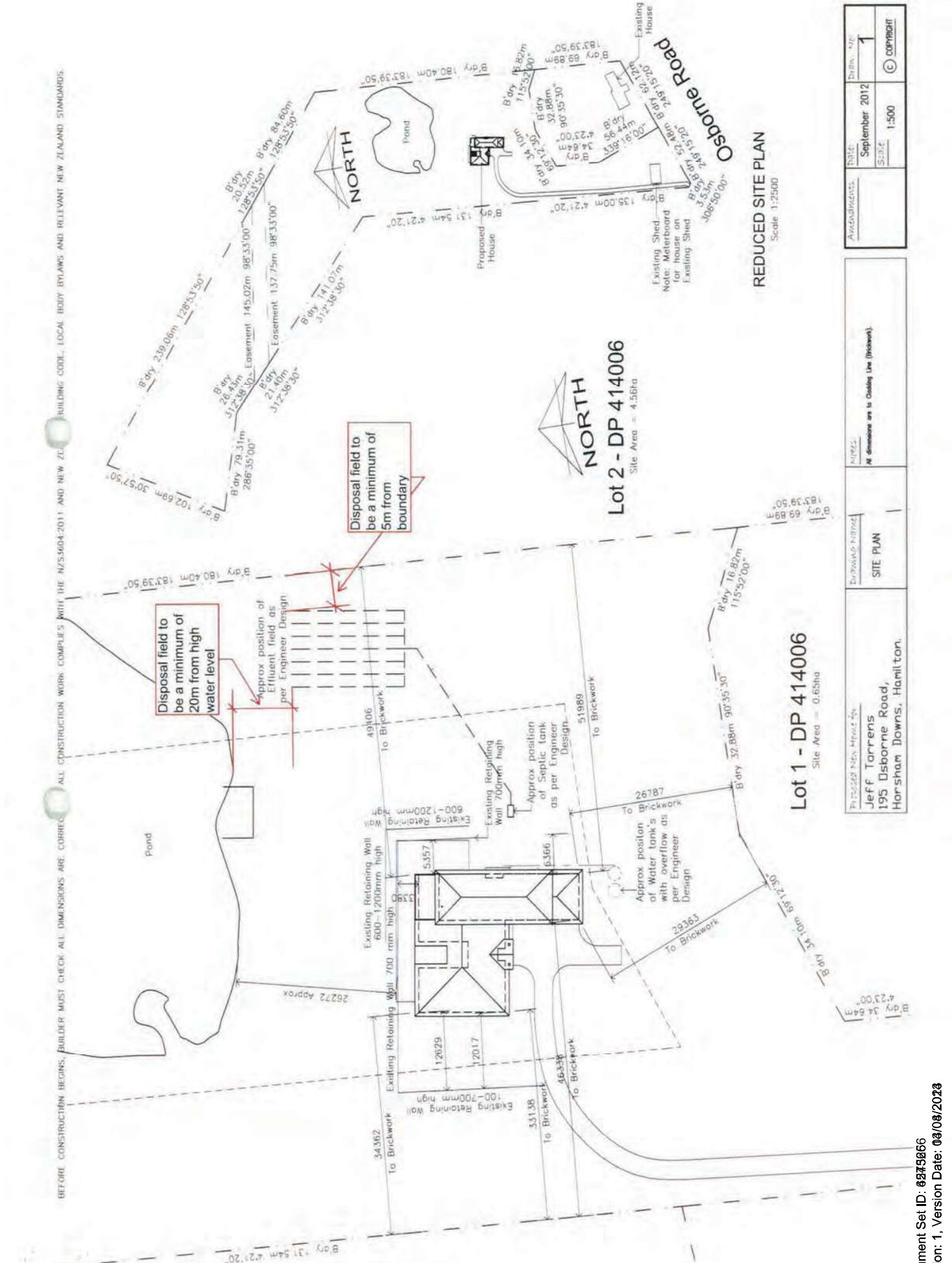
## Flotation Check

| | | |
|---|---|---|
| Weight of lid & cover | 730 | Kg |
| Weight of Riser | 1,600 | kg 1800 height used to allow height above invert |
| Weight of base | 400 | Internal base |
| Pump | 10 | Kg |
| Total Mass of chamber | 2,740 | Kg |
| Internal volume | 2,388 | m3 Chamber will not float when empty. |



Document Set ID: 7223866
Version: 11, Version Date: 14/08/2023
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council




Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:25 pm
Document Set ID: 6275866
Version: 1, Version Date: 03/08/2023

This information is provided by the Waikato District Council

Chartered Engineers

IPENZ ENGINEERS NEW ZEALAND | NEW ZEALAND INSTITUTE OF ARCHITECTS INCORPORATED | ACENZ

Building Code Clause(s) B1/VM1 B2/VM1

# PRODUCER STATEMENT – PS1 – DESIGN

*(Guidance notes on the use of this form are printed on the reverse side*)*

**ISSUED BY:** Derek Booth Consultancy Limited t/a DBCON
*(Design Firm)*

**TO:** Jeff Torrens
*(Owner/Developer)*

**TO BE SUPPLIED TO:** Waikato District Council
*(Building Consent Authority)*

**IN RESPECT OF:** Waste water disposal design
*(Description of Building Work)*

**AT:** 195 Osborne Road, Hamilton
*(Address)*

..... **LOT** ..... **DP** ..... **SO** .....

We have been engaged by the owner/developer referred to above to provide wastewater disposal design
.....services in respect of the requirements of
*(Extent of Engagement)*
Clause(s) B1/VM1 B2/VM1 ..... of the Building Code for
○ All or ◉ Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:
☑ Compliance Documents issued by Department of Building & Housing B1/VM1 B2/VM1
*(verification method / acceptable solution)*
NZS 1547:2012 and Waikato District Council requirements ..... or
☐ Alternative solution as per the attached schedule .....

The proposed building work covered by this producer statement is described on the drawings titled.....
..... and numbered .....;
together with the specification, and other documents set out in the schedule attached to this statement.

**On behalf of the Design Firm,** and subject to:

(i) Site verification of the following design assumptions .....

(ii) All proprietary products meeting their performance specification requirements;

**I believe on reasonable grounds** the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I, Derek John Booth .....am: ☑ CPEng 15472 .....#
*(Name of Design Professional)*
☐ Reg Arch .....#

I am a Member of : ☑ IPENZ ☐ NZIA and hold the following qualifications: .....

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.
The Design Firm is a member of ACENZ ○ YES ◉ NO

SIGNED BY Derek John Booth ..... ON BEHALF OF Derek Booth Consultancy Limited t/a DBCON
*(Design Firm)*

Date 28/11/12 ..... (*signature*).....

*Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000*.*

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.



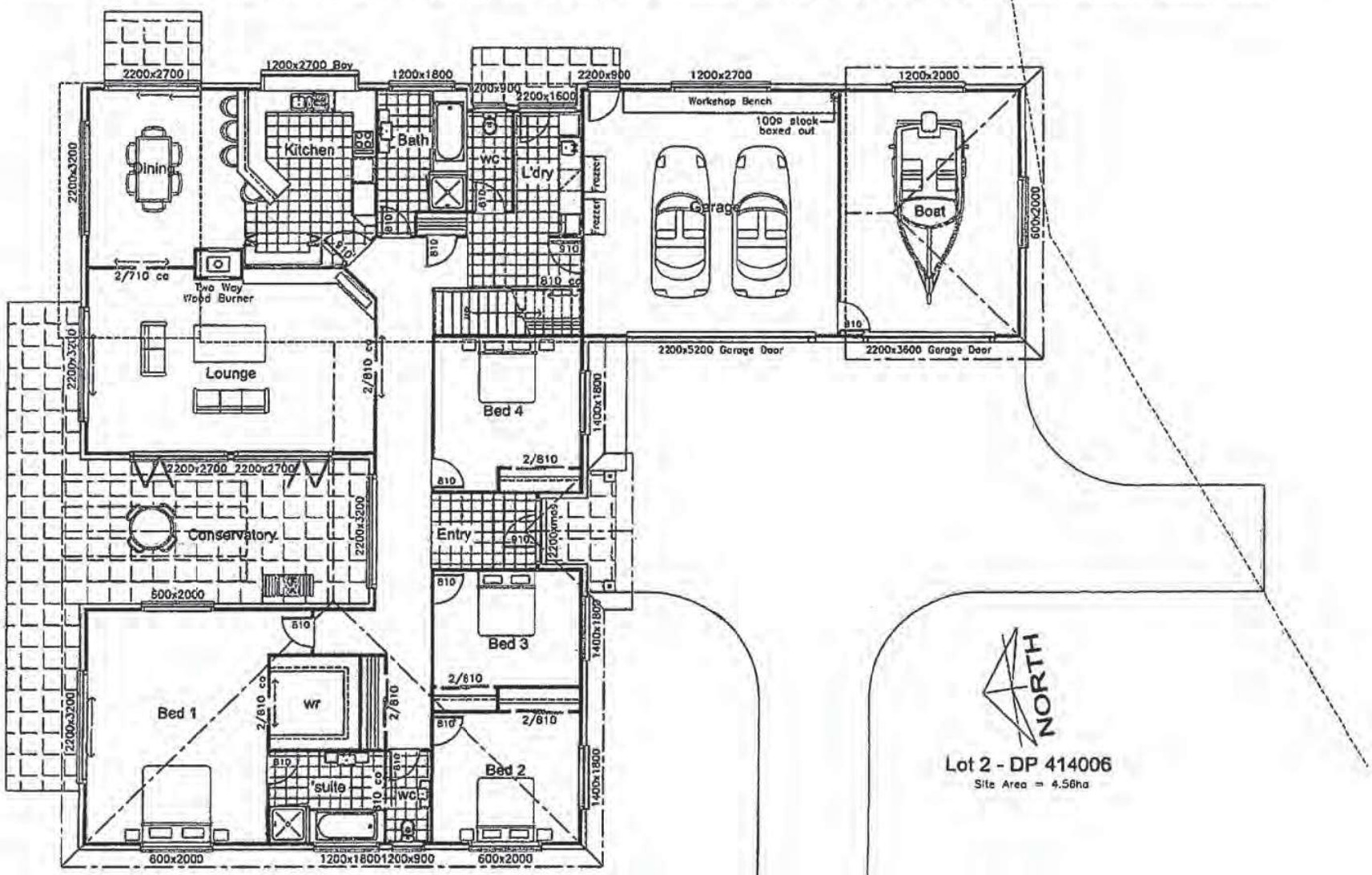
THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA

Document Set ID: 7223356
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

This information is provided by the Waikato District Council

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CO. . AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:1999 AND NEW Z. O BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.




| Areas: | |
|---|---|
| Ground Floor Area | = 339.1m2 |
| First Floor Area | = 118.3m2 |
| Total Floor Area | = 457.4m2 |

| Stud Hieghts: | |
|---|---|
| Ground Floor | = 2.70m |
| First Floor | = 2.70m |

| Proposed New Home for: | Drawing Name: | Notes: | Amendments: | Date: | Drawing No: |
|---|---|---|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | FLOOR PLAN<br>Ground Floor | All dimensions to brickwork = 120mm<br>All soffit s/h not dimensioned to be 600mm from face of framing<br>All gable s/h not dimensioned to be 600mm from face of framing | | October 2010<br>Scale: 1:100 | 2<br>© COPYRIGHT |

Print Date: 14 October 2026, 2:23pm
Document Set ID: 6275266
Version: 1, Version Date: 13/08/2014

This information is provided by the Waikato District Council

dbcon engineering surveying planning
beyond engineering
P.O Box 1123, Taupo
Phone: 07 3785067
Fax: 07 3782800
www.dbcon.co.nz

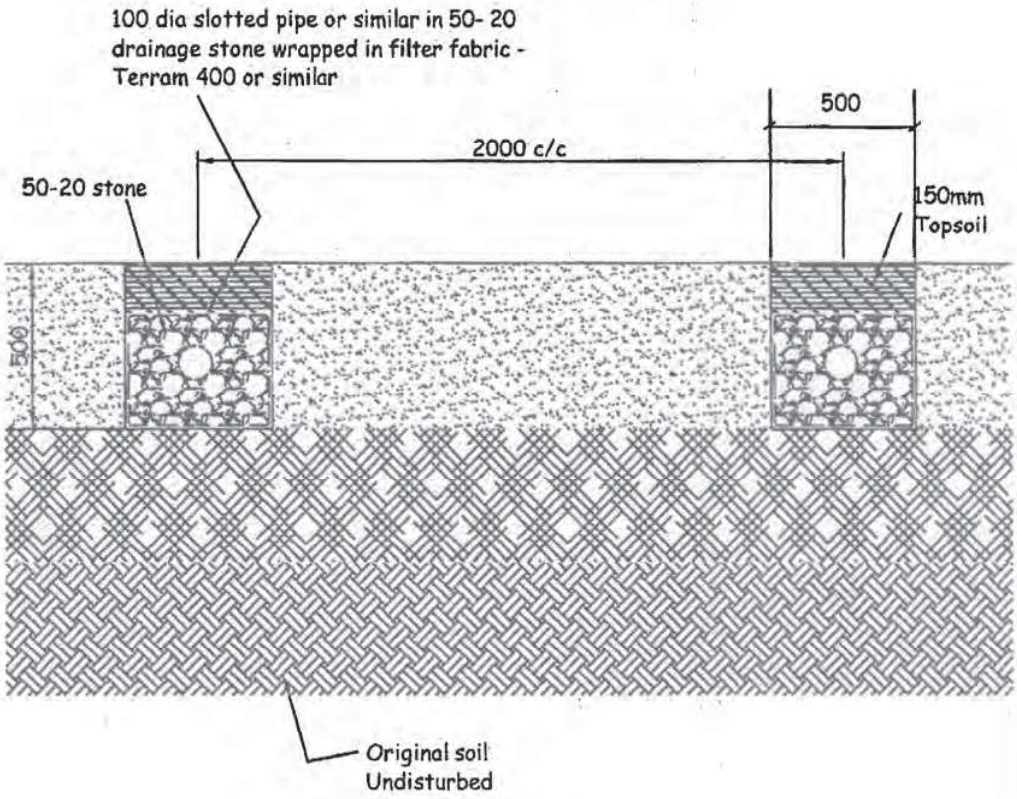
| Project | | | Job ref |
|---|---|---|---|
| 195 Osbourne Road | | | 10198 |
| Drawing ref | calculations by | revision | sheet no |
| | jmd | | 1 |
| Element | | | Date |
| Test Location 1 | | | Sep-10 |

| Depth | Scala (blows/100mm) | Soil Description | Percolation Test Time (min) | Drop (mm) |
|---|---|---|---|---|
| 100 | 0 | | | |
| 200 | | Topsoil | 5 | 150 |
| 300 | | | 10 | 50 |
| 400 | | Silt - Creamy / Light Brown | 15 | 55 |
| 500 | | | 20 | 45 |
| 600 | | | 25 | 25 |
| 700 | | | 30 | 20 |
| 800 | | | 35 | 35 |
| 900 | | | 40 | 10 |
| 1000 | | | 45 | 15 |
| 1100 | | | 50 | 20 |
| 1200 | | Silty Clay - Light Grey, with light brown streaks | 55 | 10 |
| 1300 | | End of borehole | 60 | 10 |
| 1400 | | | | |
| 1500 | | | | |
| 1600 | | | | |
| 1700 | | | | |
| 1800 | | | | |
| 1900 | | | | |
| 2000 | | | | |
| 2100 | | | | |
| 2200 | | | | |
| 2300 | | | | |
| 2400 | | | | |
| 2500 | | | | |
| 2600 | | | | |
| 2700 | | | | |
| 2800 | | | | |
| 2900 | | | | |
| 3000 | | | | |
| 3100 | | | | |
| 3200 | | | | |
| 3300 | | | | |
| 3400 | | | | |
| 3500 | | | | |

Notes:
1 Weather was overcast but warm
2 No Ground water was detected
3
4
5

Document Set ID: 7223256
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council




Typical Soakage Trench Detail 1:20

| | | | | | |
|---|---|---|---|---|---|
| engineering planning surveying<br>dbcon beyond engineering<br>Cnr Spa Road and Rotokawa Street<br>PO Box 1123 Taupo 3351 New Zealand<br>Phone : 07 378 5067 Fax : 07 378 2800 | Job Title<br>JEFF TORRENS | Scale<br>1:20 @ A4 | Design by<br>SMB | Drawn by<br>SMB | Date<br>DEC 10 |
| | Org. Title<br>Soakage Trench Detail | Job No.<br>10198.02 | Org. No.<br>01 | | |

Document Set ID: 7223356
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

IPENZ ENGINEERS NEW ZEALAND | NEW ZEALAND INSTITUTE OF ARCHITECTS INCORPORATED | ACENZ

Building Code Clause(s) B1/VM1, B2VM1

# PRODUCER STATEMENT – PS1 – DESIGN

*(Guidance notes on the use of this form are printed on the reverse side*)*

**ISSUED BY:** Derek Booth Consultancy Limited t/a DBCON
*(Design Firm)*

**TO:** Jeff Torrens
*(Owner/Developer)*

**TO BE SUPPLIED TO:** Waikato District Council
*(Building Consent Authority)*

**IN RESPECT OF:** Engineering For New Dwelling
*(Description of Building Work)*

**AT:** 195 Osbourne Road, Hamilton
*(Address)*

..... **LOT** 2 ..... **DP** 414006 ..... **SO** .....

We have been engaged by the owner/developer referred to above to provide Structural Engineering for new dwelling.....
.....services in respect of the requirements of
*(Extent of Engagement)*
Clause(s) B1/VM1, B2VM1 ..... of the Building Code for
○ All or ○ Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:
☑ Compliance Documents issued by Department of Building & Housing B1/VM1, B2VM1
*(verification method / acceptable solution)*
..... or
☐ Alternative solution as per the attached schedule .....

The proposed building work covered by this producer statement is described on the .....
documents prepared by DBCON ..... and numbered 10198 .....;
together with the specification, and other documents set out in the schedule attached to this statement.

**On behalf of the Design Firm,** and subject to:

(i) Site verification of the following design assumptions 300kPa Ultimate bearing pressure.....

(ii) All proprietary products meeting their performance specification requirements;

I **believe on reasonable grounds** the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I, Derek John Booth .....am: ☑ CPEng 15472 .....#
*(Name of Design Professional)*
☐ Reg Arch .....#

I am a Member of : ☑ IPENZ ☐ NZIA and hold the following qualifications: .....

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.
The Design Firm is a member of ACENZ ○ YES ○ NO

SIGNED BY Derek J Booth ..... ON BEHALF OF DBCON .....
*(Design Firm)*

Date 18 Oct 2012 ..... (*signature*) .....

WAIKATO DISTRICT COUNCIL Building Consent Number BLD APPROVED

*Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000*.*

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.



THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA

Document Set ID: 7223256
Version: 11, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

This information is provided by the Waikato District Council

# STRUCTURAL SPECIFICATION

1. The Floor Beam 1 shall be a 250UB25 steel beam, the maximum designed clear span is 5.0 metres with an expected deflection of 10mm. The maximum designed cantilever span is 1.9 meters with an expected deflection of 3mm.
2. The Floor Beam 2 shall be a 250UB37 steel beam, the maximum designed clear span is 7.0 metres with an expected deflection of 14mm.
3. The Garage Door lintel 3 shall be a 250PFC steel beam, the maximum designed clear span is 5.2 metres with an expected deflection of 7mm.
4. The steel beams shall be supported by 89 x 89 x 4.0 SHS steel post each end.
5. The steel posts shall be a on a 600 x 600 x 300mm deep concrete foundation with 3D12 bars each way top and bottom.
6. The beam to post connection shall be as per the attached drawing numbered 10198/01.
7. All steel work is used it should be protected by hot dip galvanising or zinc metal arc spraying or equivalent, Timber should be H3 tanalized.

*Note:*

- *This statement applies to the members specified and no other part of the structure.*
- *If any problems arise during the construction of these members, we should be consulted.*
- *This report has been prepared solely for the benefit of our client with respect to the brief. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.*

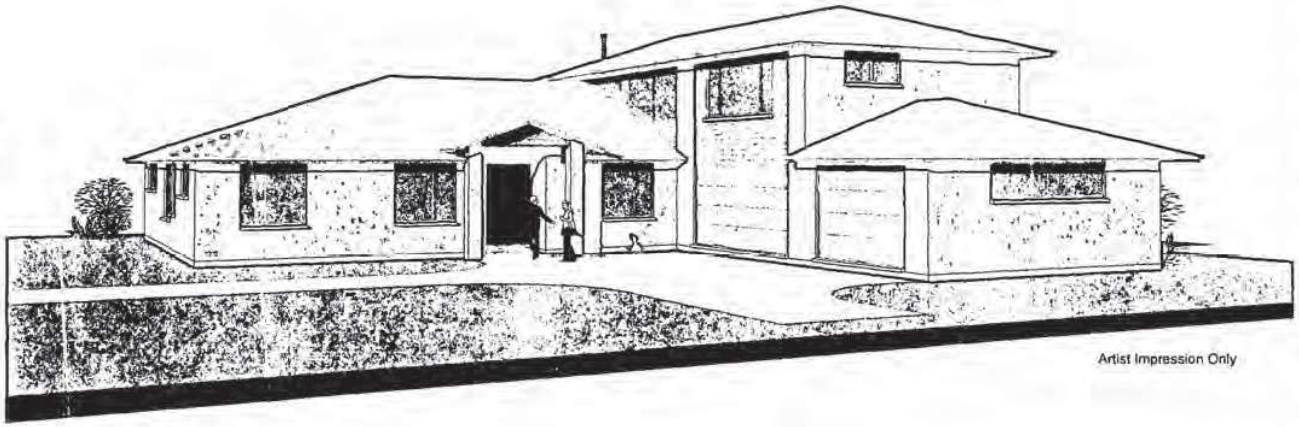
Document Set ID: 7223156
Version: 1, Version Date: 14/06/2023
Print Date: 14 October 2026, 2:23 pm

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

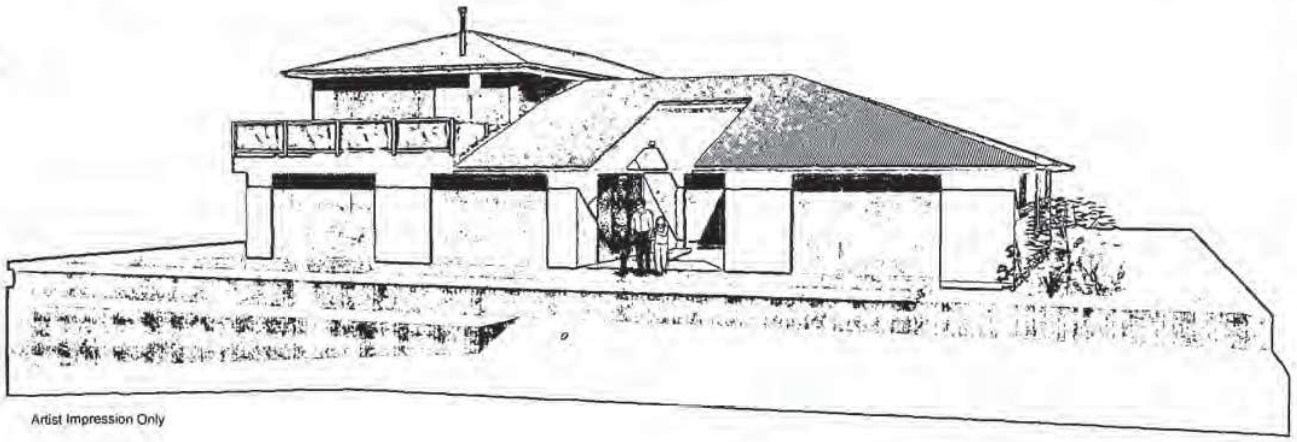
This information is provided by the Waikato District Council

NOTE: ALL CONSTRUCTION WORK COMPLIES WITH THE NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS. WORKING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER'S DESIGNS (IF REQUIRED) AND TECHNICAL INFORMATION PREPARED (SPECIFICATION, BRACING CALCULATIONS, RISK MATRIX, H1 COMPLIANCE REPORT AND CLADDING DETAILS)

# JEFF TORRENS - 195 OSBORNE ROAD, HORSHAM DOWNS, HAMILTON.



Artist Impression Only



Artist Impression Only

CONTENT:


| | |
|---|---|
| Page 1. | Site Plan |
| Page 2. | Ground Floor Plan |
| Page 3. | First Floor Plan |
| Page 4. | Ground Floor Plan Dimensioned |
| Page 5. | First Floor Plan Dimensioned |
| Page 6. | Elevations |
| Page 7. | Elevations |
| Page 8. | Cross Sections 1 and 2 |
| Page 9. | Cross Sections 3 and 4 |
| Page 10. | Cross Section 5 |
| Page 11. | Cross Section 6 |
| Page 12. | Cross Section 7 |
| Page 13. | Cross Section 8 |
| Page 14. | Cross Section 9 |
| Page 15. | Cross Section 10 |
| Page 16. | Foundation Plan |
| Page 17. | Foundation Details and G.F. Deck Details |
| Page 18. | Floor Joist Layout |
| Page 19. | Ground Floor Bracing and Electrical Plan |
| Page 20. | First Floor Bracing and Electrical Plan |
| Page 21. | Drainage Plan |
| Page 22. | Drainage Isometric |
| Page 23. | Deck Enlargement Details |
| Page D1. | Brickwork Details |
| Page D2. | Brickwork Details |
| Page D3. | Junction And Weatherboard Details |
| Page D4. | Weatherboard Details |
| Page D5. | Weatherboard Details |
| Page D6. | Roofing Details |
| Page D7. | Roofing Details |


WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

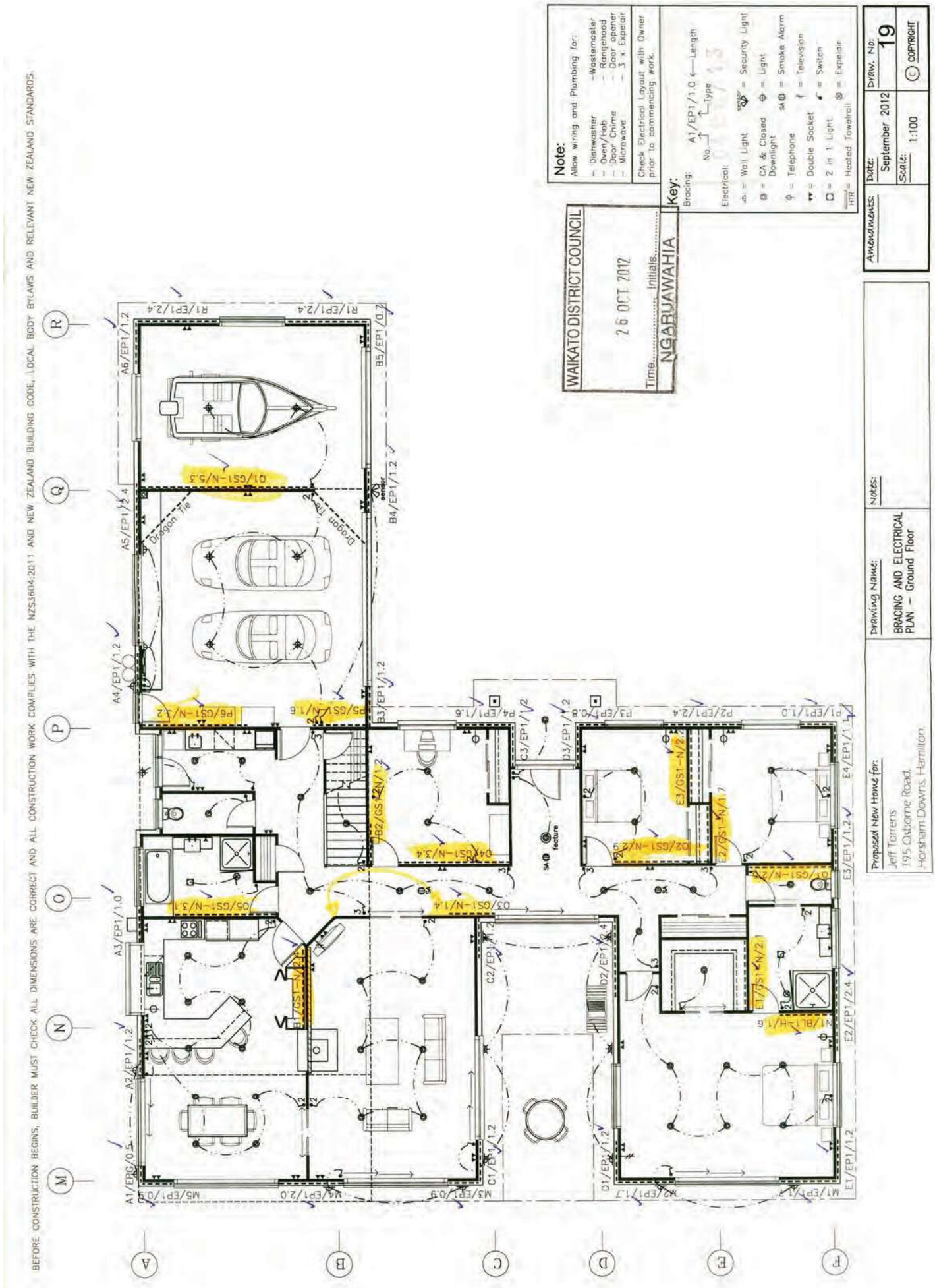
WAIKATO DISTRICT COUNCIL
Building Consent Number
BLD
0426/13
APPROVED

| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | | |

| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | |
| | Scale: | © COPYRIGHT |

Print Date: 14 October 2026, 2:23:
Document Set ID: 6275866
Version: 1, Version Date: 04/06/2013

This information is provided by the Waikato District Council

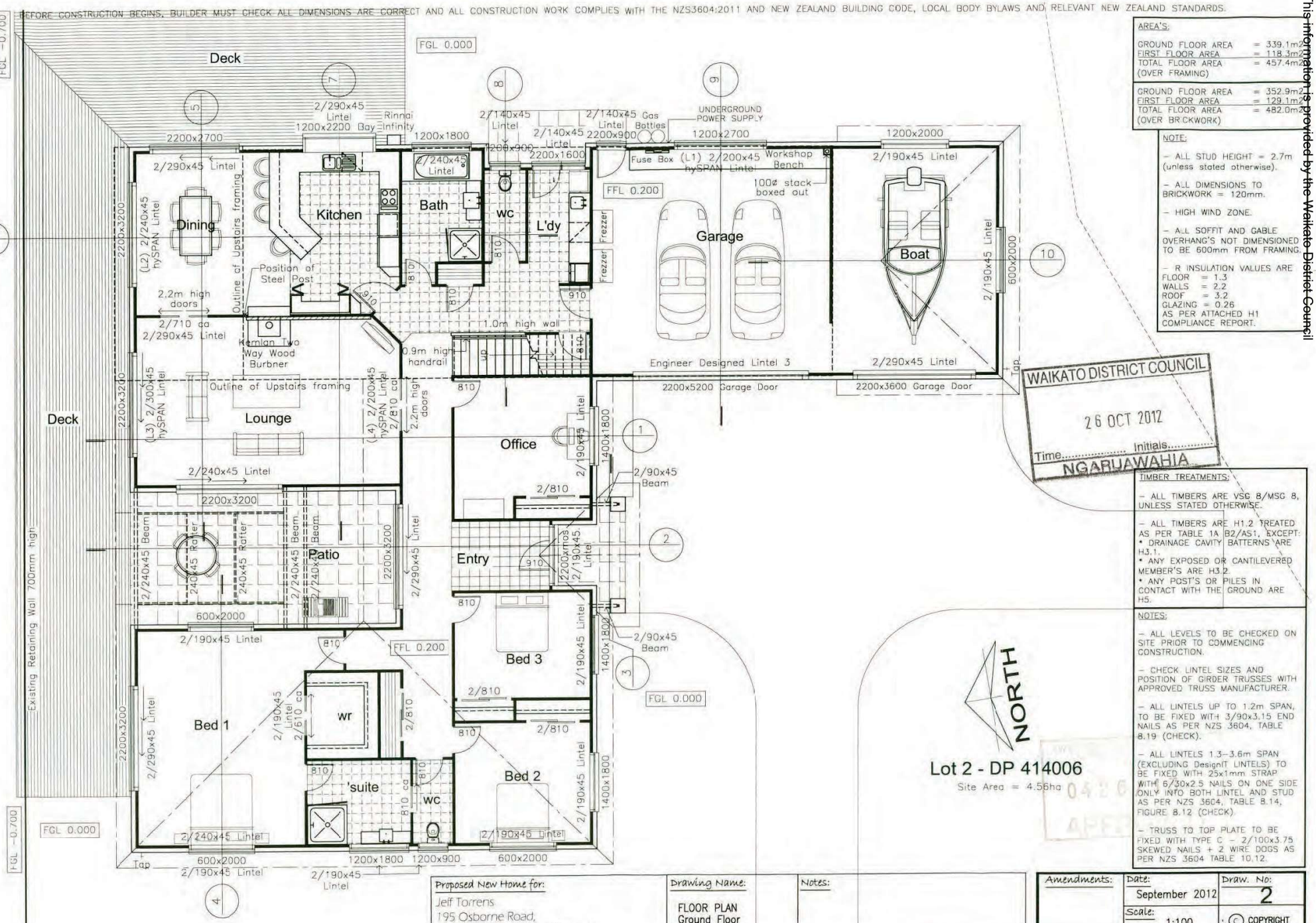



Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm
Document Set ID: 4345866
Version: 1, Version Date: 03/08/2023

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

This information is provided by the Waikato District Council

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.




| AREA'S: | |
|---|---|
| GROUND FLOOR AREA | = 339.1m2 |
| FIRST FLOOR AREA | = 118.3m2 |
| TOTAL FLOOR AREA (OVER FRAMING) | = 457.4m2 |
| GROUND FLOOR AREA | = 352.9m2 |
| FIRST FLOOR AREA | = 129.1m2 |
| TOTAL FLOOR AREA (OVER BRICKWORK) | = 482.0m2 |

NOTE:

- ALL STUD HEIGHT = 2.7m (unless stated otherwise).
- ALL DIMENSIONS TO BRICKWORK = 120mm.
- HIGH WIND ZONE.
- ALL SOFFIT AND GABLE OVERHANG'S NOT DIMENSIONED TO BE 600mm FROM FRAMING.
- R INSULATION VALUES ARE
  FLOOR = 1.3
  WALLS = 2.2
  ROOF = 3.2
  GLAZING = 0.26
  AS PER ATTACHED H1 COMPLIANCE REPORT.

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

TIMBER TREATMENTS:

- ALL TIMBERS ARE VSG 8/MSG 8, UNLESS STATED OTHERWISE.
- ALL TIMBERS ARE H1.2 TREATED AS PER TABLE 1A B2/AS1, EXCEPT:
  * DRAINAGE CAVITY BATTERNS ARE H3.1.
  * ANY EXPOSED OR CANTILEVERED MEMBER'S ARE H3.2.
  * ANY POST'S OR PILES IN CONTACT WITH THE GROUND ARE H5.

NOTES:

- ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- CHECK LINTEL SIZES AND POSITION OF GIRDER TRUSSES WITH APPROVED TRUSS MANUFACTURER.
- ALL LINTELS UP TO 1.2m SPAN, TO BE FIXED WITH 3/90x3.15 END NAILS AS PER NZS 3604, TABLE 8.19 (CHECK).
- ALL LINTELS 1.3–3.6m SPAN (EXCLUDING DesignIT LINTELS) TO BE FIXED WITH 25x1mm STRAP WITH 6/30x2.5 NAILS ON ONE SIDE ONLY INTO BOTH LINTEL AND STUD AS PER NZS 3604, TABLE 8.14, FIGURE 8.12 (CHECK).
- TRUSS TO TOP PLATE TO BE FIXED WITH TYPE C – 2/100x3.75 SKEWED NAILS + 2 WIRE DOGS AS PER NZS 3604 TABLE 10.12.

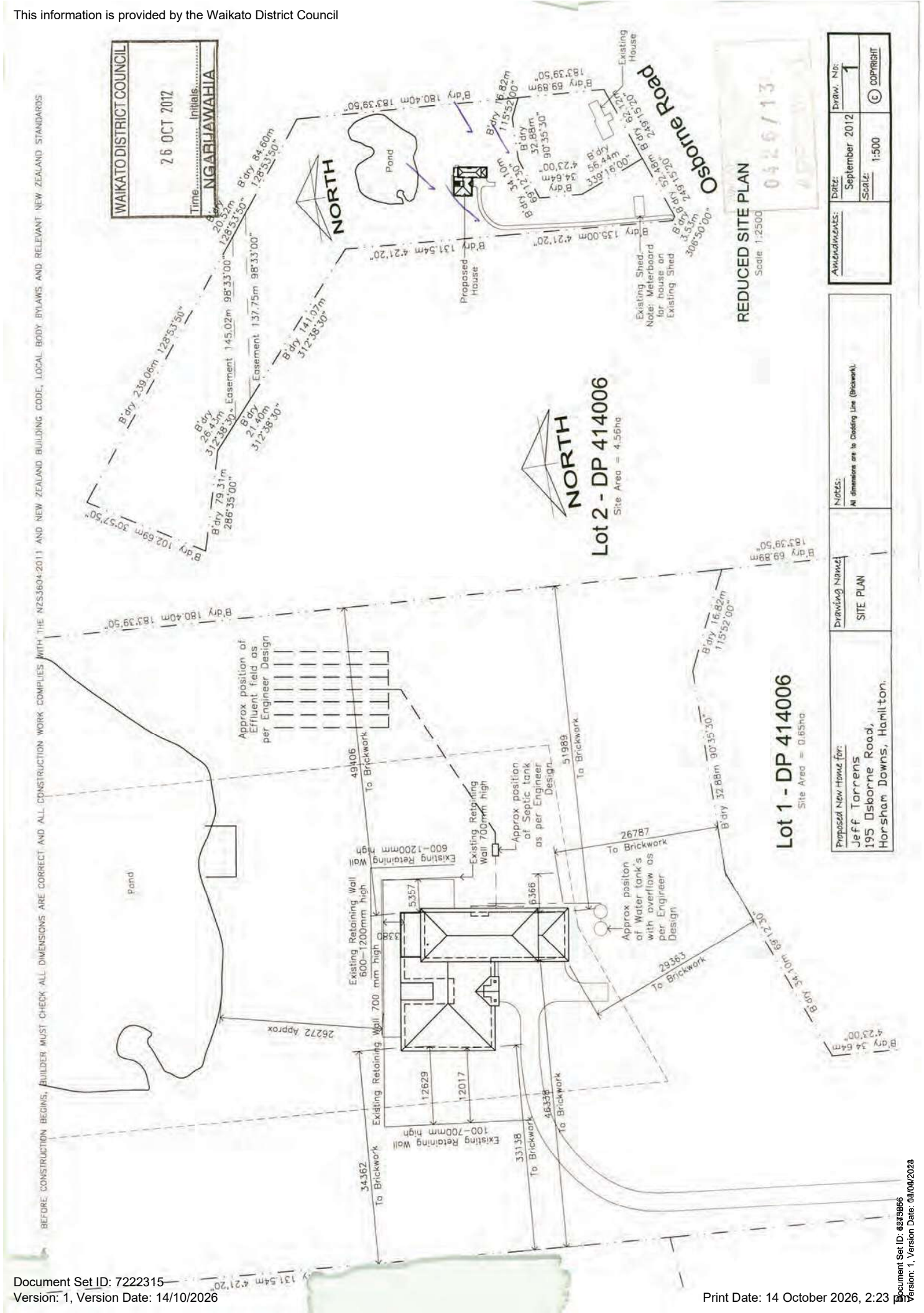
Lot 2 - DP 414006
Site Area = 4.56ha

| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | FLOOR PLAN<br>Ground Floor | |

| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | 2 |
| | Scale: 1:100 | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 PM
Document Set ID: 6373866
Version: 1, Version Date: 03/08/2023

This information is provided by the Waikato District Council

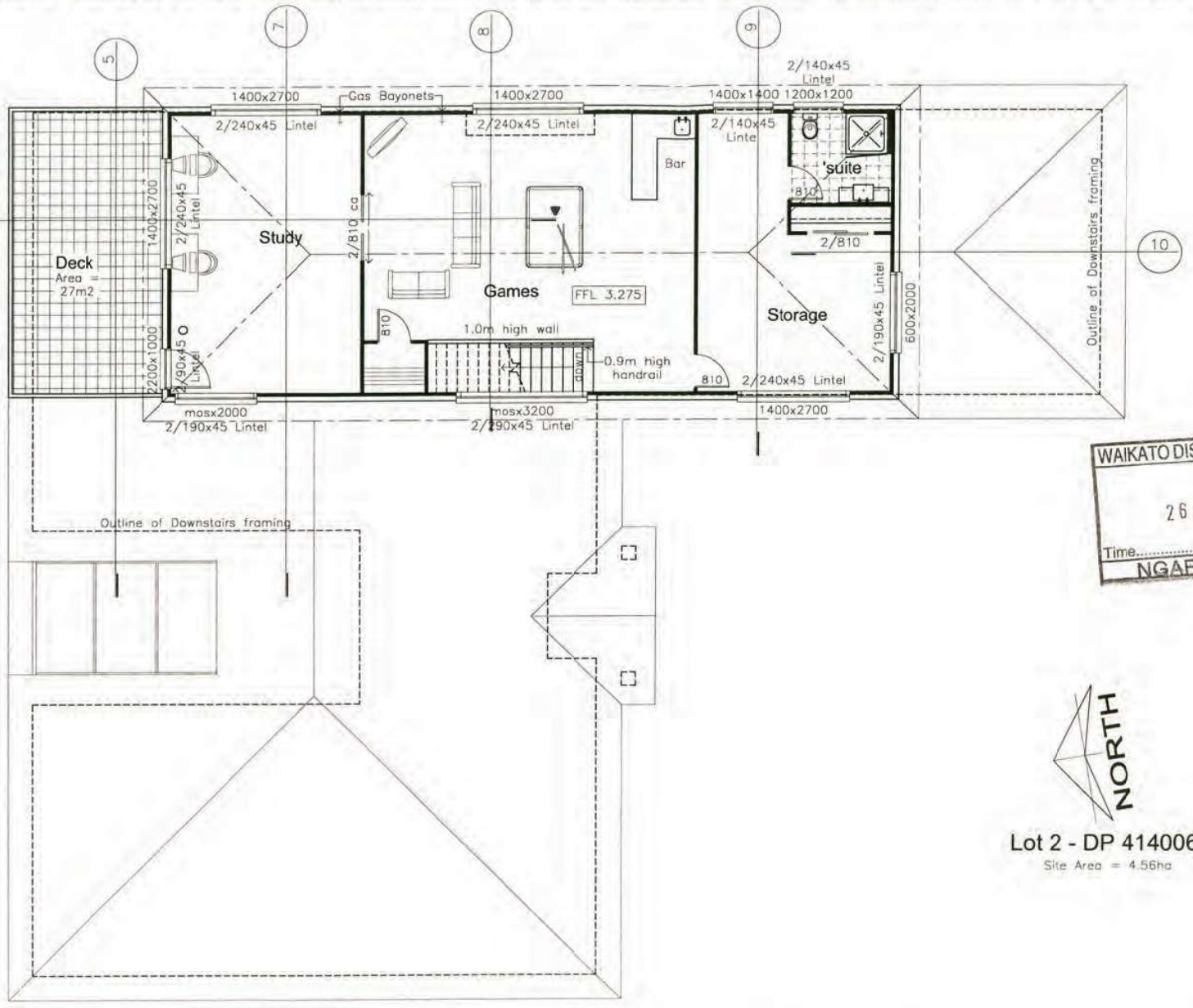



Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm
Document Set ID: 6245866
Version: 1, Version Date: 03/04/2013

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

This information is provided by the Waikato District Council

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.




NORTH

Lot 2 - DP 414006
Site Area = 4.56ha

| AREA'S: | |
|---|---|
| GROUND FLOOR AREA | = 339.1m2 |
| FIRST FLOOR AREA | = 118.3m2 |
| TOTAL FLOOR AREA (OVER FRAMING) | = 457.4m2 |
| GROUND FLOOR AREA | = 352.9m2 |
| FIRST FLOOR AREA | = 129.1m2 |
| TOTAL FLOOR AREA (OVER BRICKWORK) | = 482.0m2 |

NOTE:

- ALL STUD HEIGHT = 2.7m (unless stated otherwise).
- ALL DIMENSIONS TO BRICKWORK = 120mm.
- HIGH WIND ZONE.
- ALL SOFFIT AND GABLE OVERHANG'S NOT DIMENSIONED TO BE 600mm FROM FRAMING.
- R INSULATION VALUES ARE
FLOOR = 1.3
WALLS = 2.2
ROOF = 3.2
GLAZING = 0.26
AS PER ATTACHED H1 COMPLIANCE REPORT.

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

0426/13
APPROVED

TIMBER TREATMENTS:

- ALL TIMBERS ARE VSG 8/MSG 8, UNLESS STATED OTHERWISE.
- ALL TIMBERS ARE H1.2 TREATED AS PER TABLE 1A B2/AS1, EXCEPT:
* DRAINAGE CAVITY BATTERNS ARE H3.1.
* ANY EXPOSED OR CANTILEVERED MEMBER'S ARE H3.2.
* ANY POST'S OR PILES IN CONTACT WITH THE GROUND ARE H5.

NOTES:

- ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- CHECK LINTEL SIZES AND POSITION OF GIRDER TRUSSES WITH APPROVED TRUSS MANUFACTURER.
- ALL LINTELS UP TO 1.2m SPAN, TO BE FIXED WITH 3/90x3.15 END NAILS AS PER NZS 3604, TABLE 8.19 (CHECK).
- ALL LINTELS 1.3-3.6m SPAN (EXCLUDING DesigniT LINTELS) TO BE FIXED WITH 25x1mm STRAP WITH 6/30x2.5 NAILS ON ONE SIDE ONLY INTO BOTH LINTEL AND STUD AS PER NZS 3604, TABLE 8.14, FIGURE 8.12 (CHECK).
- TRUSS TO TOP PLATE TO BE FIXED WITH TYPE C - 2/100x3.75 SKEWED NAILS + 2 WIRE DOGS AS PER NZS 3604 TABLE 10.12.

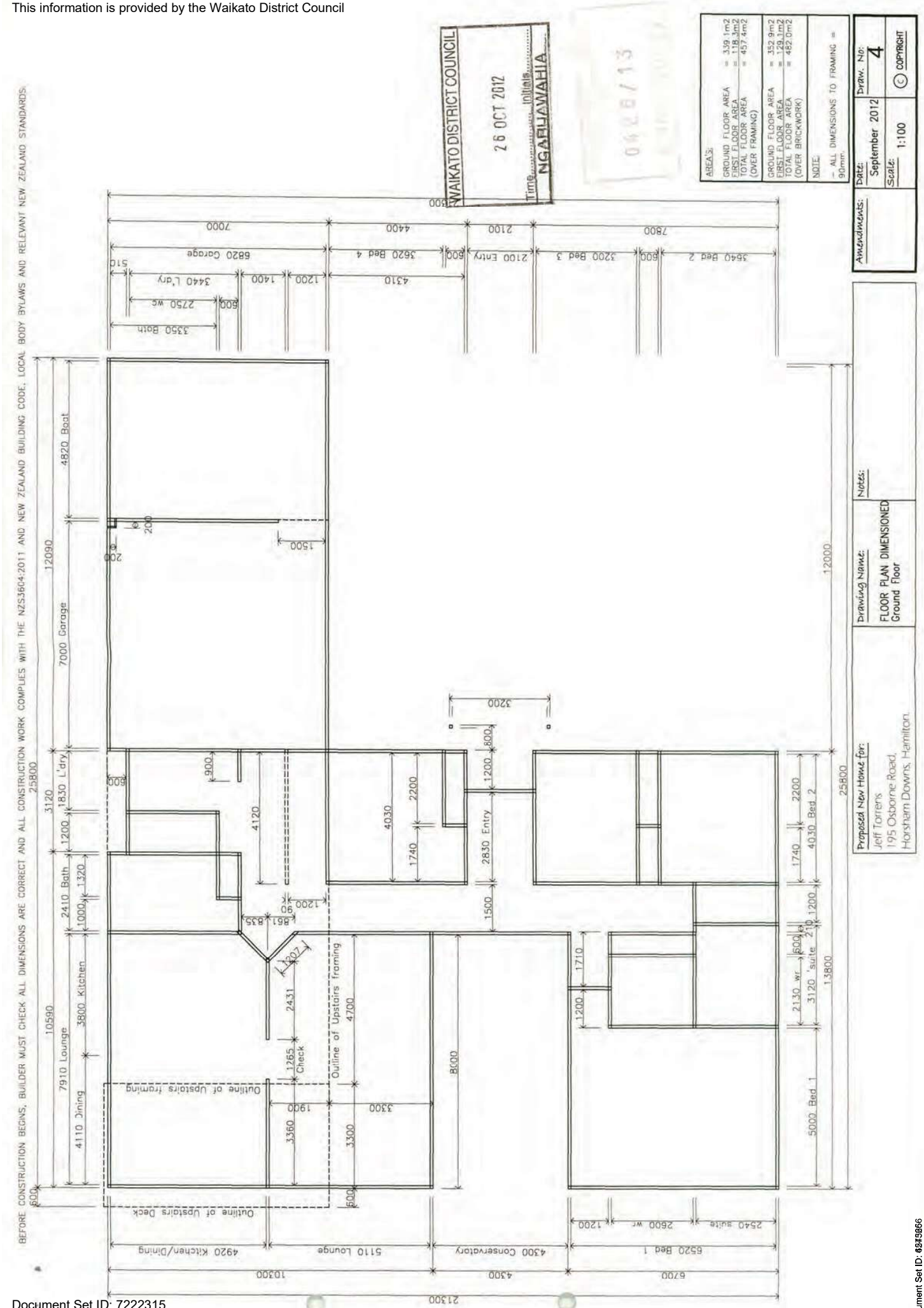
| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton | FLOOR PLAN<br>First Floor | |

| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | 3 |
| | Scale: 1:100 | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 pm

Document Set ID: 6275866
Version: 1, Version Date: 14/08/2014

This information is provided by the Waikato District Council

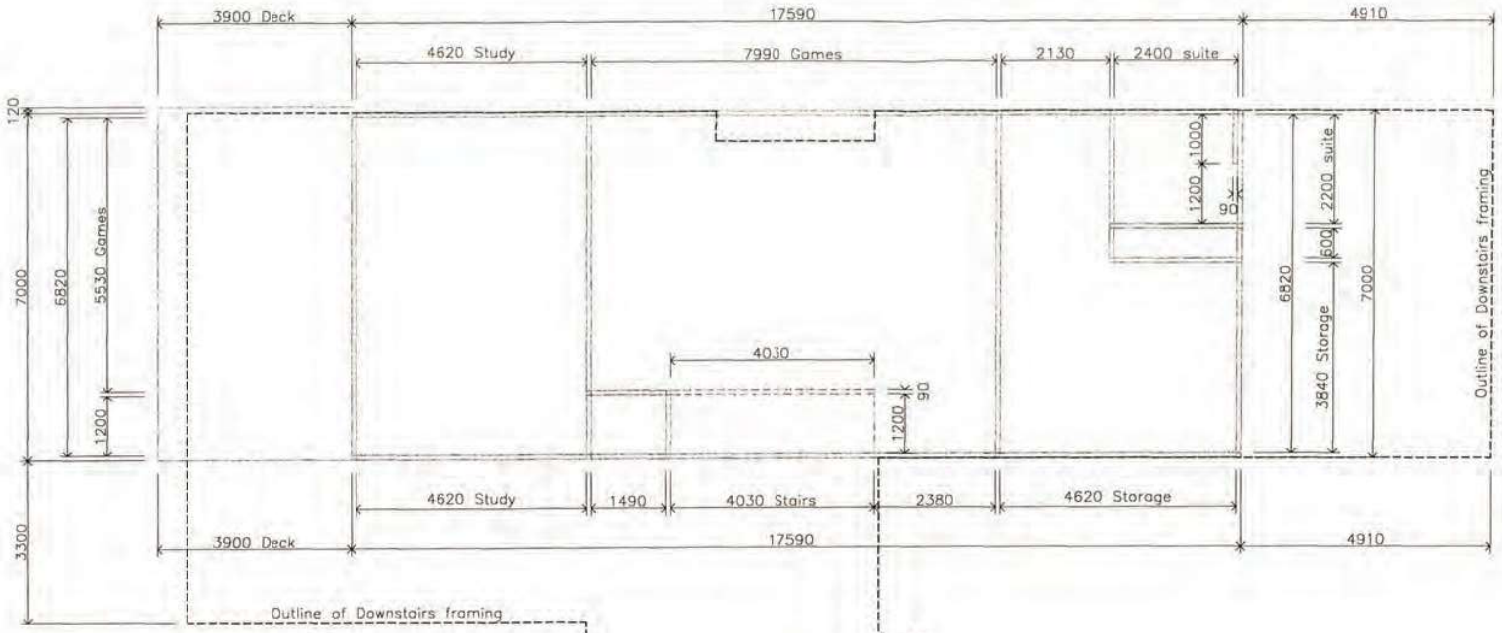



Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm
Document Set ID: 6243866
Version: 1, Version Date: 03/08/2023

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

This information is provided by the Waikato District Council

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.




WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time ..... Initials .....
NGARUAWAHIA
0426/13

| AREA'S: | |
|---|---|
| GROUND FLOOR AREA | = 339.1m2 |
| FIRST FLOOR AREA | = 118.3m2 |
| TOTAL FLOOR AREA (OVER FRAMING) | = 457.4m2 |
| GROUND FLOOR AREA | = 352.9m2 |
| FIRST FLOOR AREA | = 129.1m2 |
| TOTAL FLOOR AREA (OVER BRICKWORK) | = 482.0m2 |

NOTE:
- ALL DIMENSIONS TO FRAMING = 90mm.

| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton | FLOOR PLAN DIMENSIONED<br>First Floor | |

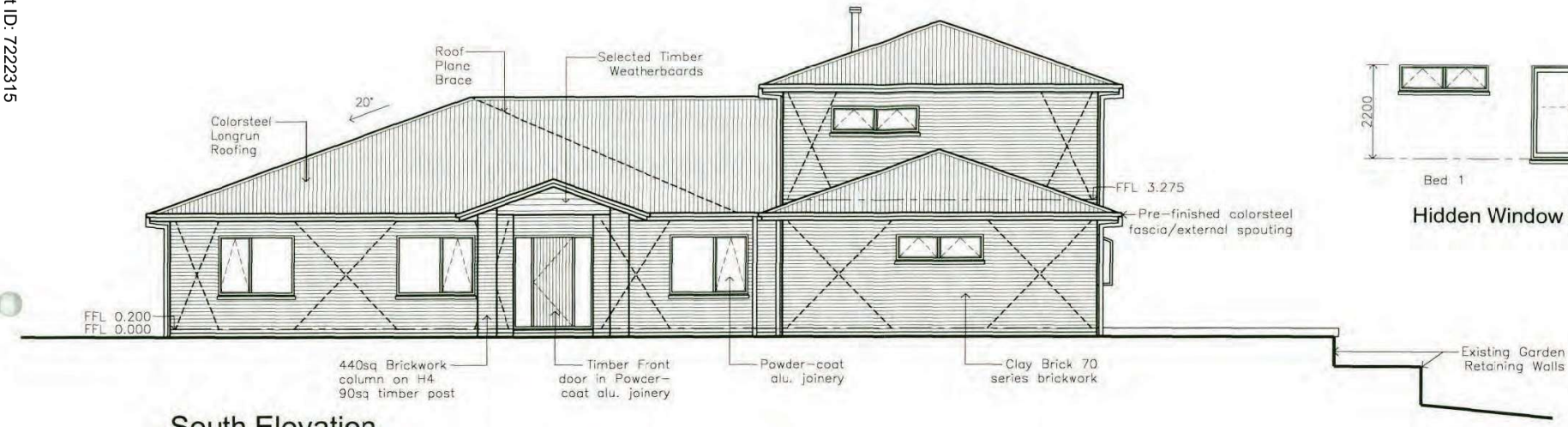
| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | 5 |
| | Scale: 1:100 | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 pm
Document Set ID: 6375866
Version: 1, Version Date: 03/08/2023

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

This information is provided by the Waikato District Council

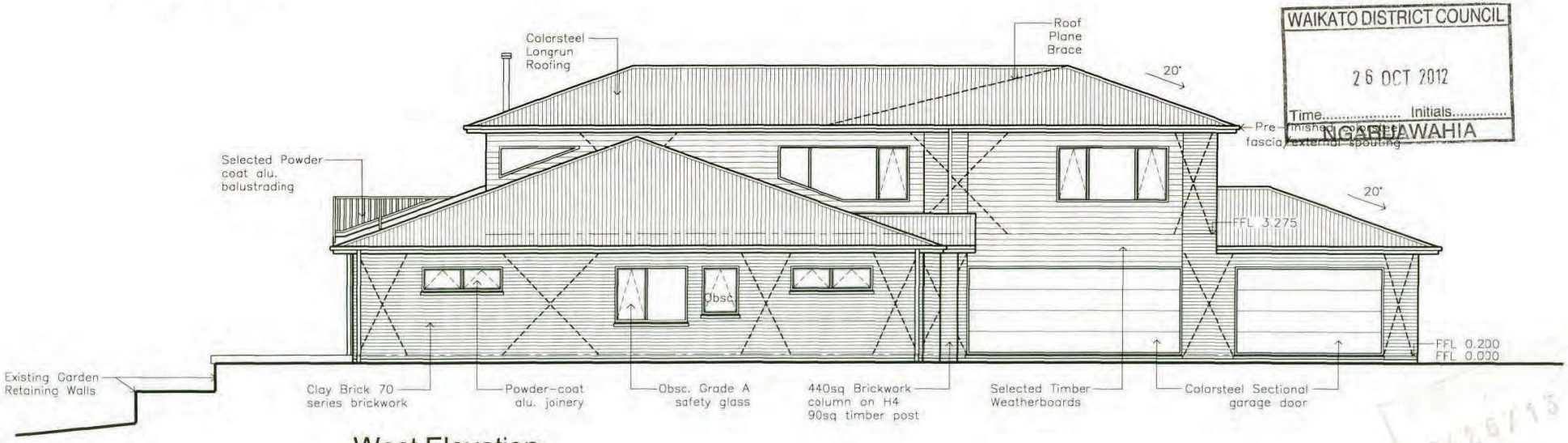
BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.




South Elevation




Hidden Window and Door




West Elevation

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
ISABELLA WAHIA

| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton | ELEVATIONS | |

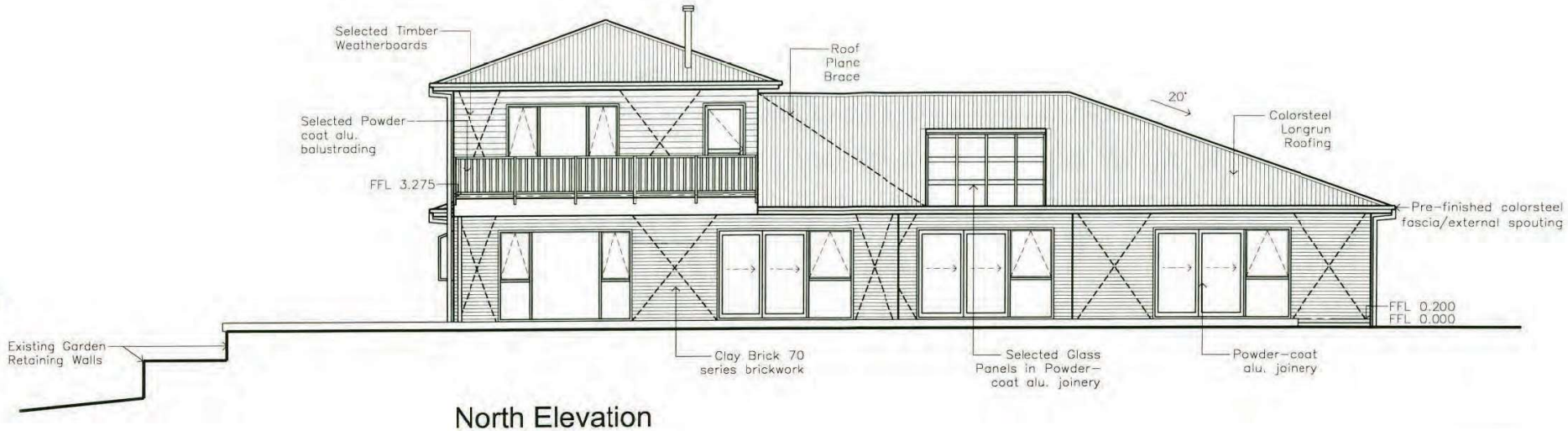
| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | 6 |
| | Scale: 1:100 | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 pm
Document Set ID: 6275866
Version: 1, Version Date: 03/08/2023

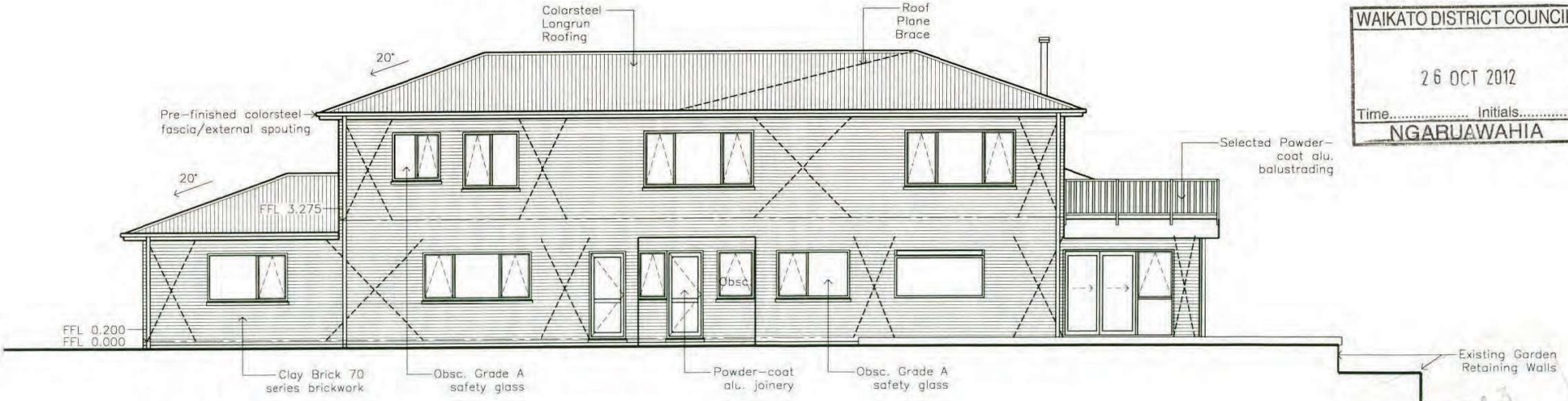
Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

This information is provided by the Waikato District Council

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.




## North Elevation




## East Elevation

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

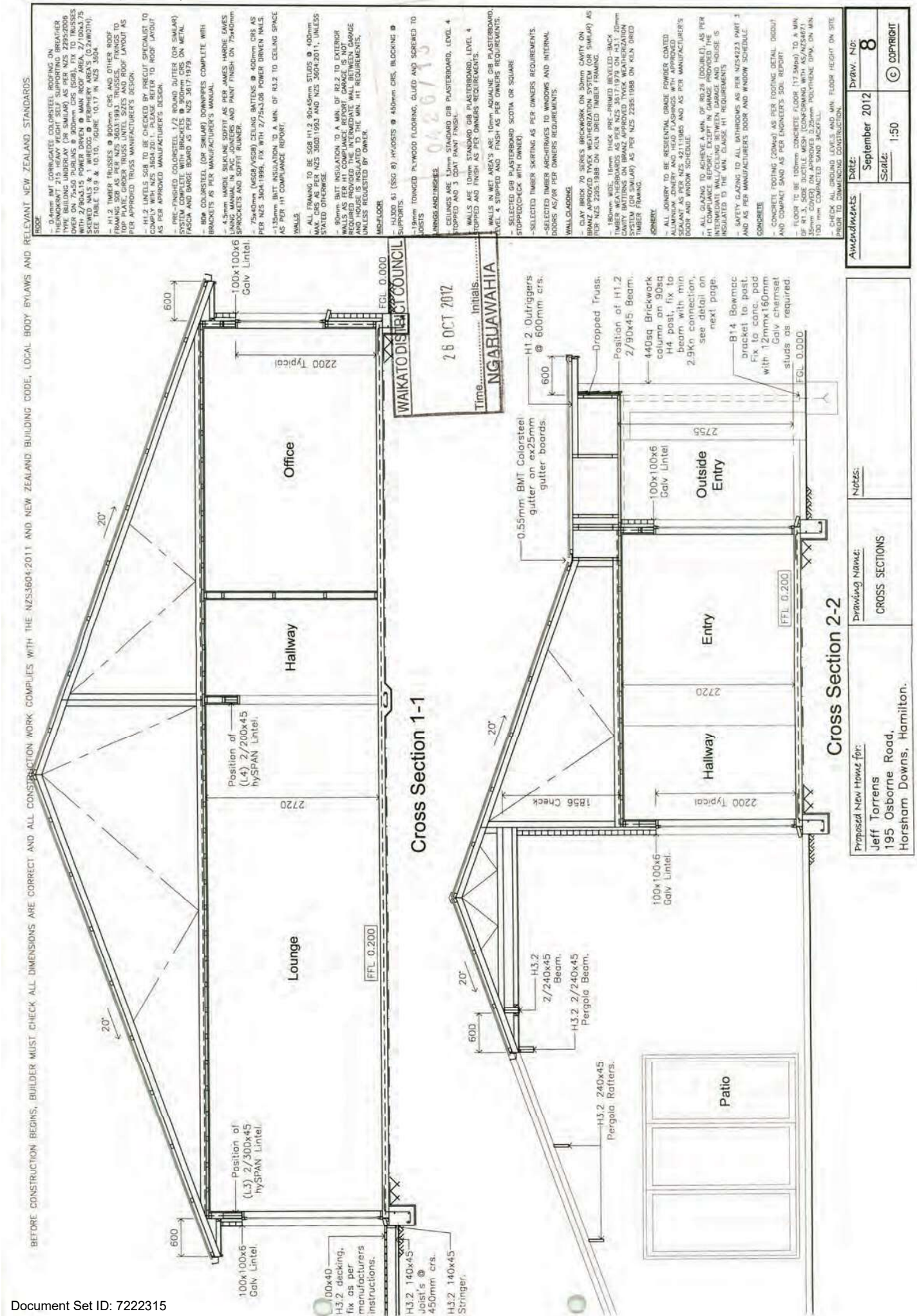
| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsnam Downs, Hamilton | ELEVATIONS | |

| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | 7 |
| | Scale: 1:100 | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 pm

Document Set ID: 6275866
Version: 1, Version Date: 03/08/2023

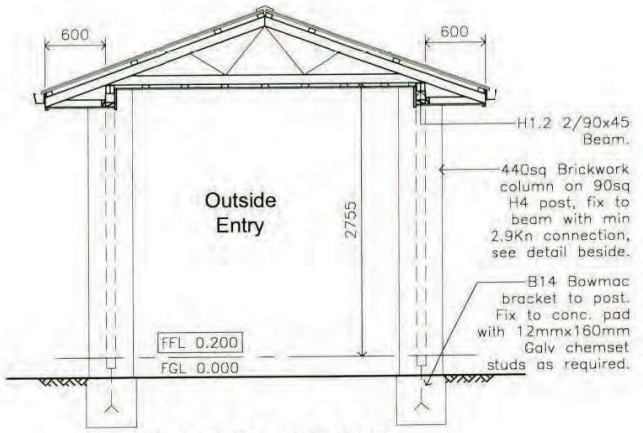
This information is provided by the Waikato District Council



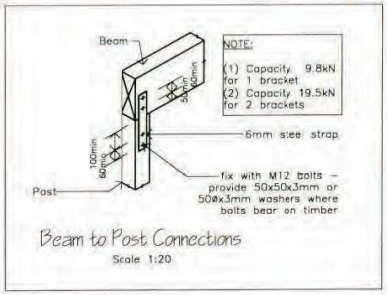

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm
Document Set ID: 4245866
Version: 1, Version Date: 03/08/2023

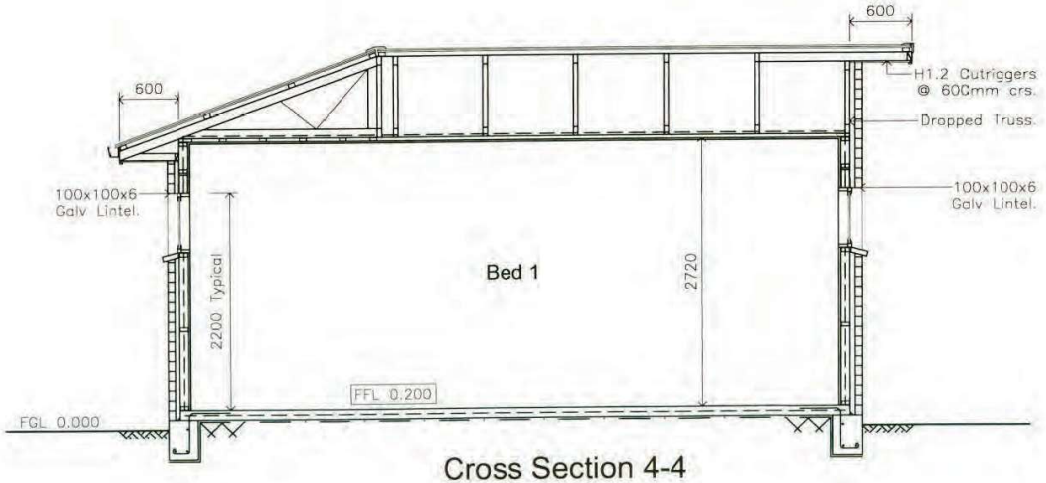
Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.




Cross Section 3-3




Cross Section 4-4

ROOF

– 0.4mm BMT CORRUGATED COLORSTEEL ROOFING ON THERMOKRAFT 215 HEAVY WEIGHT SELF SUPPORTING BREATHER TYPE BUILDING UNDERLAY (OR SIMILAR) AS PER NZS 2295:2006 OVER ON 75x50 PURLINS @ 900mm CRS (SG8), FIX TO TRUSSES WITH 2/90x3.15 POWER DRIVEN @ MAIN ROOF AREA, 2/100x3.75 SKEWED NAILS & 1 WIREDOG @ PERIPHERY AREA'S (0.2xWIDTH). SEE TABLE 10.9 & 10.10, FIGURE 10.17 IN NZS 3604.

– H1.2 TIMBER TRUSSES @ 900mm CRS AND OTHER ROOF FRAMING SG8 AS PER NZS 3603:1993. TRUSSES, FIXINGS TO TOP PLATE, GIRDER TRUSS LINTEL SIZES AND ROOF LAYOUT AS PER APPROVED TRUSS MANUFACTURER'S DESIGN.

– H1.2 LINTELS SG8 TO BE CHECKED BY PRECUT SPECIALIST TO COMPLY WITH NZS 3604:2011. PLEASE REFER TO ROOF LAYOUT AS PER APPROVED MANUFACTURER'S DESIGN.

– PRE-FINISHED COLORSTEEL 1/2 ROUND GUTTER (OR SIMILAR) SYSTEM COMPLETE WITH BRACKETS @ 900mm CRS ON METAL FASCIA AND BARGE BOARD AS PER NZS 3617:1979.

– 80ø COLORSTEEL (OR SIMILAR) DOWNPIPES COMPLETE WITH BRACKETS AS PER MANUFACTURER'S MANUAL.

– 4.5mm HARDIE SILKLINE SOFFIT AS PER JAMES HARDIE EAVES LINING MANUAL IN PVC JOINTERS AND PAINT FINISH ON 75x40mm SPROCKETS AND SOFFIT RUNNER.

– 75x40mm (MSG8/VSG8) CEILING BATTENS @ 400mm CRS AS PER NZS 3604:1999, FIX WITH 2/75x3.06 POWER DRIVEN NAILS.

–135mm BATT INSULATION TO A MIN. OF R3.2 TO CEILING SPACE AS PER H1 COMPLIANCE REPORT.

WALLS

– ALL FRAMING TO BE SG8 H1.2 90x45mm STUDS @ 400mm MAX. CRS AS PER NZS 3603:1993 AND NZS 3604:2011, UNLESS STATED OTHERWISE.

– 90mm BATT INSULATION TO A MIN. OF R2.2 TO EXTERIOR WALLS AS PER H1 COMPLIANCE REPORT. GARAGE IS NOT REQUIRED PROVIDED THE INTERMEDIATE WALL BETWEEN GARAGE AND HOUSE IS INSULATED TO THE MIN. H1 REQUIREMENTS, UNLESS REQUESTED BY OWNER.

MID-FLOOR

– HJ300 63 (SSG 8) HYJOISTS @ 450mm CRS, BLOCKING @ SUPPORTS.

–19mm TOUNGED PLYWOOD FLOORING, GLUED AND SCREWED TO JOISTS

LININGS AND FINISHES

– CEILINGS ARE 13mm STANDARD GIB PLASTERBOARD, LEVEL 4 STOPPED AND 3 COAT PAINT FINISH.

– WALLS ARE 10mm STANDARD GI3 PLASTERBOARD, LEVEL 4 STOPPED AND FINISH AS PER OWNERS REQUIREMENTS.

– WALLS IN WET AREA'S ARE 10mm AQUALINE GIB PLASTERBOARD, LEVEL 4 STOPPED AND FINISH AS PER OWNERS REQUIREMENTS.

– SELECTED GIB PLASTERBOARD SCOTIA OR SQUARE STOPPED(CHECK WITH OWNER).

–SELECTED TMBER SKIRTING AS PER OWNERS REQUIREMENTS.

–SELECTED TMBER ARCHITRAVES TO WINDOWS AND INTERNAL DOORS AS/OR PER OWNERS REQUIREMENTS.

WALL CLADDING

– CLAY BRICK 70 SERIES BRICKWORK ON 50mm CAVITY ON BRANZ APPROVED TYVEK WEATHERIZATION SYSTEM (OR SIMILAR) AS PER NZS 2295:1988 ON KILN DRIED TIMBER FRAMING.

– 180mm WIDE, 16mm THICK PRE-PRIMED BEVELED-BACK TIMBER WEATHERBOARDS AS PER NZS 3617:1979 ON H3.1 20mm CAVITY BATTERNS ON BRANZ APPROVED TYVEK WEATHERIZATION SYSTEM (OR SIMILAR) AS PER NZS 2295:1988 ON KILN DRIED TIMBER FRAMING.

JOINERY

– ALL JOINERY TO BE RESIDENTIAL GRADE POWDER COATED ALUMINIUM JOINERY AND HEAD FLASHINGS WITH APPROVED SCALANT AS PER NZS 4211:1985 AND AS PER MANUFACTURER'S DOOR AND WINDOW SCHEDULE.

– ALL GLAZING TO ACHIEVE A MIN. OF R0.26 (DOUBLE), AS PER H1 COMPLIANCE REPORT, EXCEPT IN GARAGE PROVIDED THE INTERMEDIATE WALL/CEILING BETWEEN GARAGE AND HOUSE IS INSULATED TO THE MIN. CLAUSE H1 REQUIREMENTS

– SAFETY GLAZING TO ALL BATHROOMS AS PER NZS4223 PART 3 AND AS PER MANUFACTURER'S DOOR AND WINDOW SCHEDULE.

CONCRETE

– CONCRETE FOOTING (20Mpa) AS PER FOOTING DETAIL. DIGOUT AND COMPACT SAND AS PER ENGINEER'S SOIL REPORT

– FLOOR TO BE 100mm CONCRETE FLOOR (17.5Mpa) TO A MIN. OF R1.3, 500E DUCTILE MESH (CONFORMING WITH AS/NZS4671 35mm COVER) ON APPROVED 0.25mm POLYTHENE DPM, ON MIN. 100 mm COMPACTED SAND BACKFILL.

– CHECK ALL GROUND LEVELS AND MIN. FLOOR HEIGHT ON SITE PRIOR TO COMMENCING CONSTRUCTION.

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

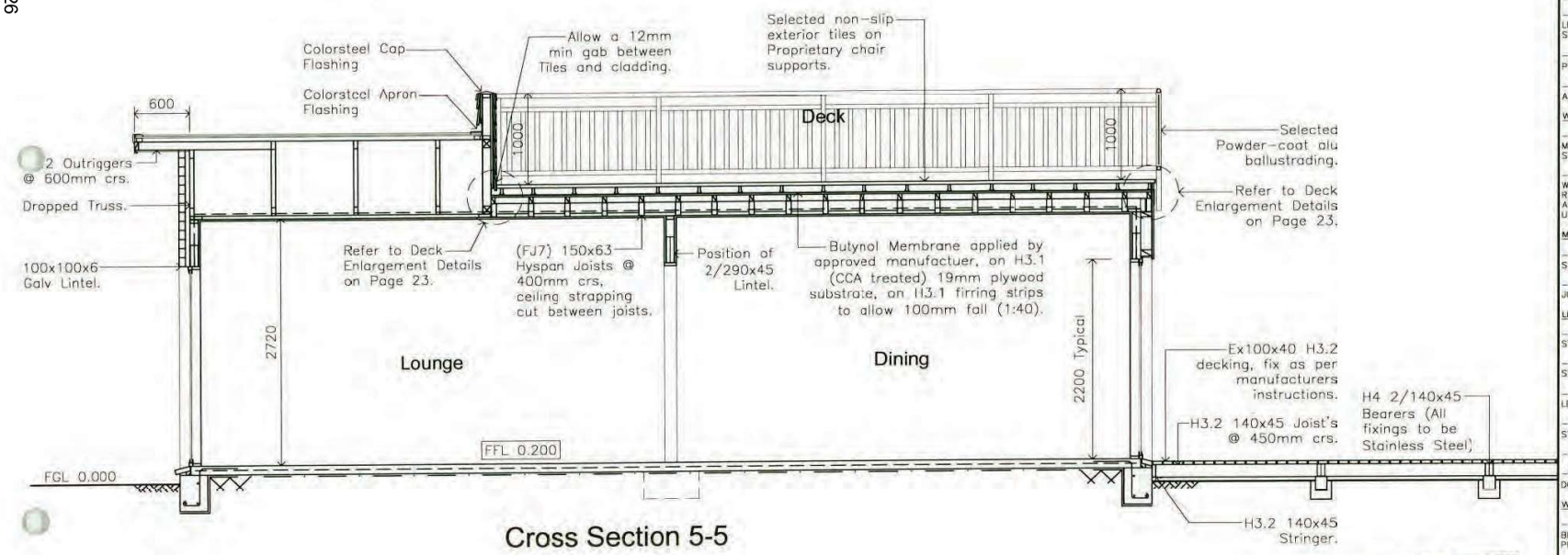
| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Tarrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | CROSS SECTIONS | |

| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | 9 |
| | Scale: 1:50 | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 PM
Document Set ID: 6275866
Version: 1, Version Date: 03/08/2023
This information is provided by the Waikato District Council

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.




## Cross Section 5-5

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

**ROOF**

- 0.4mm BMT CORRUGATED COLORSTEEL ROOFING ON THERMOKRAFT 215 HEAVY WEIGHT SELF SUPPORTING BREATHER TYPE BUILDING UNDERLAY (OR SIMILAR) AS PER NZS 2295:2006 OVER ON 75x50 PURLINS @ 900mm CRS (SG8), FIX TO TRUSSES WITH 2/90x3.15 POWER DRIVEN @ MAIN ROOF AREA, 2/100x3.75 SKEWED NAILS & 1 WIREDOG @ PERIPHERY AREA'S (0.2xWIDTH). SEE TABLE 10.9 & 10.10, FIGURE 10.17 IN NZS 3604.
- H1.2 TIMBER TRUSSES @ 900mm CRS AND OTHER ROOF FRAMING SG8 AS PER NZS 3603:1993. TRUSSES, FIXINGS TO TOP PLATE, GIRDER TRUSS LINTEL SIZES AND ROOF LAYOUT AS PER APPROVED TRUSS MANUFACTURER'S DESIGN.
- H1.2 LINTELS SG8 TO BE CHECKED BY PRECUT SPECIALIST TO COMPLY WITH NZS 3604:2011. PLEASE REFER TO ROOF LAYOUT AS PER APPROVED MANUFACTURER'S DESIGN.
- PRE-FINISHED COLORSTEEL 1/2 ROUND GUTTER (OR SIMILAR) SYSTEM COMPLETE WITH BRACKETS @ 900mm CRS ON METAL FASCIA AND BARGE BOARD AS PER NZS 3617:1979.
- 80# COLORSTEEL (OR SIMILAR) DOWNPIPES COMPLETE WITH BRACKETS AS PER MANUFACTURER'S MANUAL.
- 4.5mm HARDIE SILKLINE SOFFIT AS PER JAMES HARDIE EAVES LINING MANUAL IN PVC JOINTERS AND PAINT FINISH ON 75x40mm SPROCKETS AND SOFFIT RUNNER.
- 75x40mm (MSG8/VSG8) CEILING BATTENS @ 400mm CRS AS PER NZS 3604:1999, FIX WITH 2/75x3.06 POWER DRIVEN NAILS.
- 135mm BATT INSULATION TO A MIN. OF R3.2 TO CEILING SPACE AS PER H1 COMPLIANCE REPORT.

**WALLS**

- ALL FRAMING TO BE SG8 H1.2 90x45mm STUDS @ 400mm MAX. CRS AS PER NZS 3603:1993 AND NZS 3604:2011, UNLESS STATED OTHERWISE.
- 90mm BATT INSULATION TO A MIN. OF R2.2 TO EXTERIOR WALLS AS PER H1 COMPLIANCE REPORT. GARAGE IS NOT REQUIRED PROVIDED THE INTERMEDIATE WALL BETWEEN GARAGE AND HOUSE IS INSULATED TO THE MIN. H1 REQUIREMENTS, UNLESS REQUESTED BY OWNER.

**MID-FLOOR**

- HJ300 63 (SSG 8) HYJOISTS @ 450mm CRS, BLOCKING @ SUPPORTS.
- 19mm TOUNGED PLYWOOD FLOORING, GLUED AND SCREWED TO JOISTS

**LININGS AND FNISHES**

- CEILINGS ARE 13mm STANDARD GIB PLASTERBOARD, LEVEL 4 STOPPED AND 3 COAT PAINT FINISH.
- WALLS ARE 10mm STANDARD GIB PLASTERBOARD, LEVEL 4 STOPPED AND FINISH AS PER OWNERS REQUIREMENTS.
- WALLS IN WET AREA'S ARE 10mm AQUALINE GIB PLASTERBOARD, LEVEL 4 STOPPED AND FINISH AS PER OWNERS REQUIREMENTS.
- SELECTED GIB PLASTERBOARD SCOTIA OR SQUARE STOPPED(CHECK WITH OWNER).
- SELECTED TIMBER SKIRTING AS PER OWNERS REQUIREMENTS.
- SELECTED TIMBER ARCHITRAVES TO WINDOWS AND INTERNAL DOORS AS/OR PER OWNERS REQUIREMENTS.

**WALL CLADDING**

- CLAY BRICK 70 SERIES BRICKWORK ON 50mm CAVITY ON BRANZ APPROVED TYVEK WEATHERIZATION SYSTEM (OR SIMILAR) AS PER NZS 2295:1988 ON KILN DRIED TIMBER FRAMING.
- 180mm WIDE, 16mm THICK PRE-PRIMED BEVELED-BACK TIMBER WEATHERBOARDS AS PER NZS 3617:1979 ON H3.1 20mm CAVITY BATTERNS ON BRANZ APPROVED TYVEK WEATHERIZATION SYSTEM (OR SIMILAR) AS PER NZS 2295:1988 ON KILN DRIED TIMBER FRAMING.

**JOINERY**

- ALL JOINERY TO BE RESIDENTIAL GRADE POWDER COATED ALUMINIUM JOINERY AND HEAD FLASHINGS WITH APPROVED SEALANT AS PER NZS 4211:1985 AND AS PER MANUFACTURER'S DOOR AND WINDOW SCHEDULE.
- ALL GLAZING TO ACHIEVE A MIN. OF R0.26 (DOUBLE), AS PER H1 COMPLIANCE REPORT, EXCEPT IN GARAGE PROVIDED THE INTERMEDIATE WALL/CEILING BETWEEN GARAGE AND HOUSE IS INSULATED TO THE MIN. CLAUSE H1 REQUIREMENTS
- SAFETY GLAZING TO ALL BATHROOMS AS PER NZS4223 PART 3 AND AS PER MANUFACTURER'S DOOR AND WINDOW SCHEDULE.

**CONCRETE**

- CONCRETE FOOTING (20Mpa) AS PER FOOTING DETAIL. DIGOUT AND COMPACT SAND AS PER ENGINEER'S SOIL REPORT.
- FLOOR TO BE 100mm CONCRETE FLOOR (17.5Mpa) TO A MIN. OF R1.3, 500E DUCTILE MESH (CONFORMING WITH AS/NZS4671 35mm COVER) ON APPROVED 0.25mm POLYTHENE DPM, ON MIN. 100 mm COMPACTED SAND BACKFILL.
- CHECK ALL GROUND LEVELS AND MIN. FLOOR HEIGHT ON SITE PRIOR TO COMMENCING CONSTRUCTION.

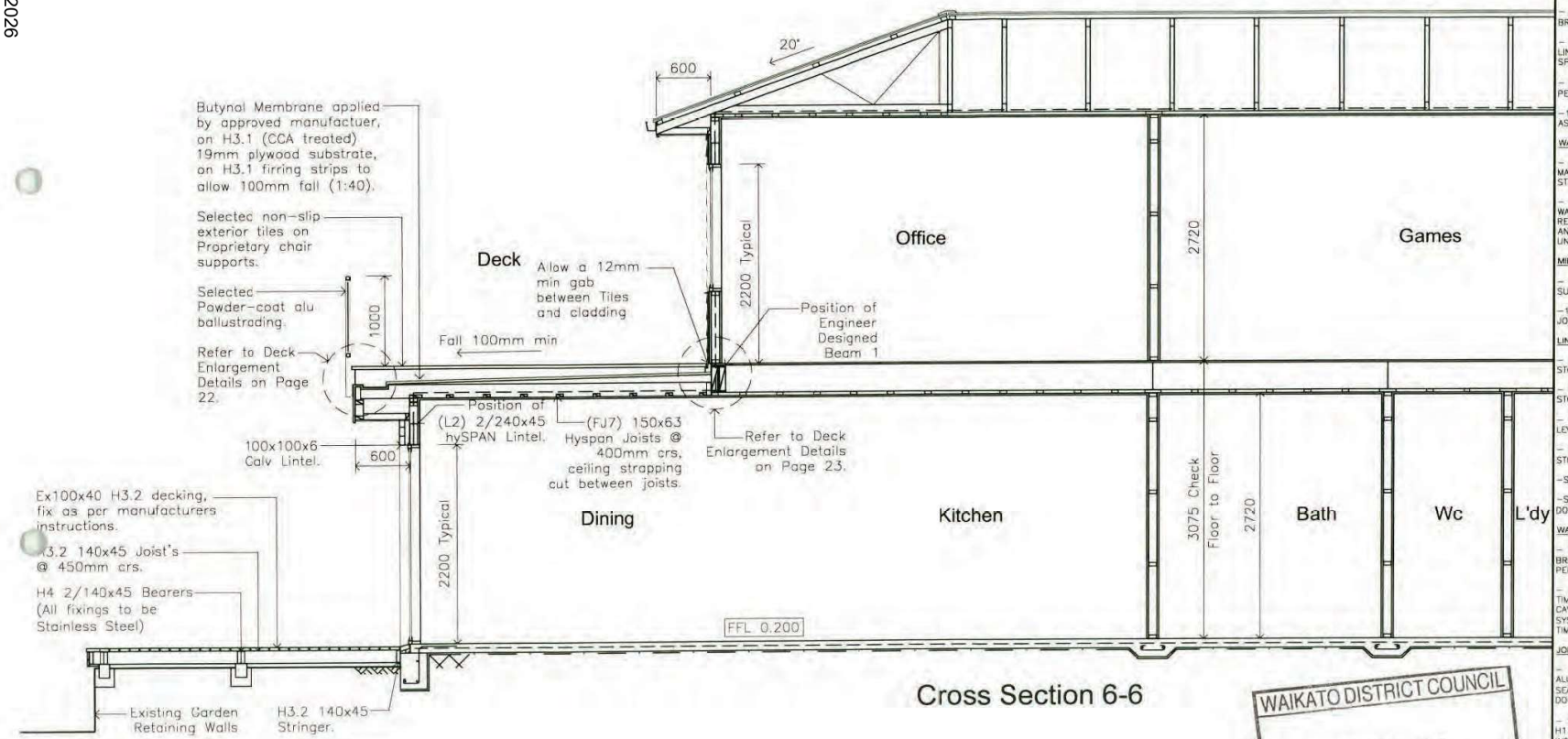
| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | CROSS SECTIONS | |

| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | 10 |
| | Scale: 1:50 | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 PM
Document Set ID: 6275866
Version: 1, Version Date: 04/08/2023
This information is provided by the Waikato District Council

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.




## Cross Section 6-6

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

**ROOF**

- 0.4mm BMT CORRUGATED COLORSTEEL ROOFING ON THERMOKRAFT 215 HEAVY WEIGHT SELF SUPPORTING BREATHER TYPE BUILDING UNDERLAY (OR SIMILAR) AS PER NZS 2295:2006 OVER ON 75x50 PURLINS @ 900mm CRS (SG8), FIX TO TRUSSES WITH 2/90x3.15 POWER DRIVEN @ MAIN ROOF AREA, 2/100x3.75 SKEWED NAILS & 1 WIREDOG @ PERIPHERY AREA'S (0.2xWIDTH). SEE TABLE 10.9 & 10.10, FIGURE 10.17 IN NZS 3604.
- H1.2 TIMBER TRUSSES @ 900mm CRS AND OTHER ROOF FRAMING SG8 AS PER NZS 3603:1993. TRUSSES, FIXINGS TO TOP PLATE, GIRDER TRUSS LINTEL SIZES AND ROOF LAYOUT AS PER APPROVED TRUSS MANUFACTURER'S DESIGN.
- H1.2 LINTELS SG8 TO BE CHECKED BY PRECUT SPECIALIST TO COMPLY WITH NZS 3604:2011. PLEASE REFER TO ROOF LAYOUT AS PER APPROVED MANUFACTURER'S DESIGN.
- PRE-FINISHED COLORSTEEL 1/2 ROUND GUTTER (OR SIMILAR) SYSTEM COMPLETE WITH BRACKETS @ 900mm CRS ON METAL FASCIA AND BARGE BOARD AS PER NZS 3617:1979.
- 80ø COLORSTEEL (OR SIMILAR) DOWNPIPES COMPLETE WITH BRACKETS AS PER MANUFACTURER'S MANUAL.
- 4.5mm HARDIE SILKLINE SOFFIT AS PER JAMES HARDIE EAVES LINING MANUAL IN PVC JOINTERS AND PAINT FINISH ON 75x40mm SPROCKETS AND SOFFIT RUNNER.
- 75x40mm (MSG8/VSG8) CEILING BATTENS @ 400mm CRS AS PER NZS 3604:1999, FIX WITH 2/75x3.06 POWER DRIVEN NAILS.
- 135mm BATT INSULATION TO A MIN. OF R3.2 TO CEILING SPACE AS PER H1 COMPLIANCE REPORT.

**WALLS**

- ALL FRAMING TO BE SG8 H1.2 90x45mm STUDS @ 400mm MAX. CRS AS PER NZS 3603:1993 AND NZS 3604:2011, UNLESS STATED OTHERWISE.
- 90mm BATT INSULATION TO A MIN. OF R2.2 TO EXTERIOR WALLS AS PER H1 COMPLIANCE REPORT. GARAGE IS NOT REQUIRED PROVIDED THE INTERMEDIATE WALL BETWEEN GARAGE AND HOUSE IS INSULATED TO THE MIN. H1 REQUIREMENTS, UNLESS REQUESTED BY OWNER.

**MID-FLOOR**

- HJ300 63 (SSG 8) HYJOISTS @ 450mm CRS, BLOCKING @ SUPPORTS.
- 19mm TOUNGED PLYWOOD FLOORING, GLUED AND SCREWED TO JOISTS

**LININGS AND FINISHES**

- CEILINGS ARE 13mm STANDARD GIB PLASTERBOARD, LEVEL 4 STOPPED AND 3 COAT PAINT FINISH.
- WALLS ARE 10mm STANDARD GIB PLASTERBOARD, LEVEL 4 STOPPED AND FINISH AS PER OWNERS REQUIREMENTS.
- WALLS IN WET AREA'S ARE 10mm AQUALINE GIB PLASTERBOARD, LEVEL 4 STOPPED AND FINISH AS PER OWNERS REQUIREMENTS.
- SELECTED GIB PLASTERBOARD SCOTIA OR SQUARE STOPPED(CHECK WITH OWNER).
- SELECTED TIMBER SKIRTING AS PER OWNERS REQUIREMENTS.
- SELECTED TIMBER ARCHITRAVES TO WINDOWS AND INTERNAL DOORS AS/OR PER OWNERS REQUIREMENTS.

**WALL CLADDING**

- CLAY BRICK 70 SERIES BRICKWORK ON 50mm CAVITY ON BRANZ APPROVED TYVEK WEATHERIZATION SYSTEM (OR SIMILAR) AS PER NZS 2295:1988 ON KILN DRIED TIMBER FRAMING.
- 180mm WIDE, 16mm THICK PRE-PRIMED BEVELED-BACK TIMBER WEATHERBOARDS AS PER NZS 3617:1979 ON H3.1 20mm CAVITY BATTERNS ON BRANZ APPROVED TYVEK WEATHERIZATION SYSTEM (OR SIMILAR) AS PER NZS 2295:1988 ON KILN DRIED TIMBER FRAMING.

**JOINERY**

- ALL JOINERY TO BE RESIDENTIAL GRADE POWDER COATED ALUMINIUM JOINERY AND HEAD FLASHINGS WITH APPROVED SEALANT AS PER NZS 4211:1985 AND AS PER MANUFACTURER'S DOOR AND WINDOW SCHEDULE.
- ALL GLAZING TO ACHIEVE A MIN. OF R0.26 (DOUBLE), AS PER H1 COMPLIANCE REPORT, EXCEPT IN GARAGE PROVIDED THE INTERMEDIATE WALL/CEILING BETWEEN GARAGE AND HOUSE IS INSULATED TO THE MIN. CLAUSE H1 REQUIREMENTS
- SAFETY GLAZING TO ALL BATHROOMS AS PER NZS4223 PART 3 AND AS PER MANUFACTURER'S DOOR AND WINDOW SCHEDULE

**CONCRETE**

- CONCRETE FOOTING (20Mpa) AS PER FOOTING DETAIL. DIGOUT AND COMPACT SAND AS PER ENGINEER'S SOIL REPORT.
- FLOOR TO BE 100mm CONCRETE FLOOR (17.5Mpa) TO A MIN. OF R1.3, 500E DUCTILE MESH (CONFORMING WITH AS/NZS4671 35mm COVER) ON APPROVED 0.25mm POLYTHENE DPM, ON MIN. 100 mm COMPACTED SAND BACKFILL.
- CHECK ALL GROUND LEVELS AND MIN. FLOOR HEIGHT ON SITE PRIOR TO COMMENCING CONSTRUCTION.

| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | CROSS SECTIONS | |

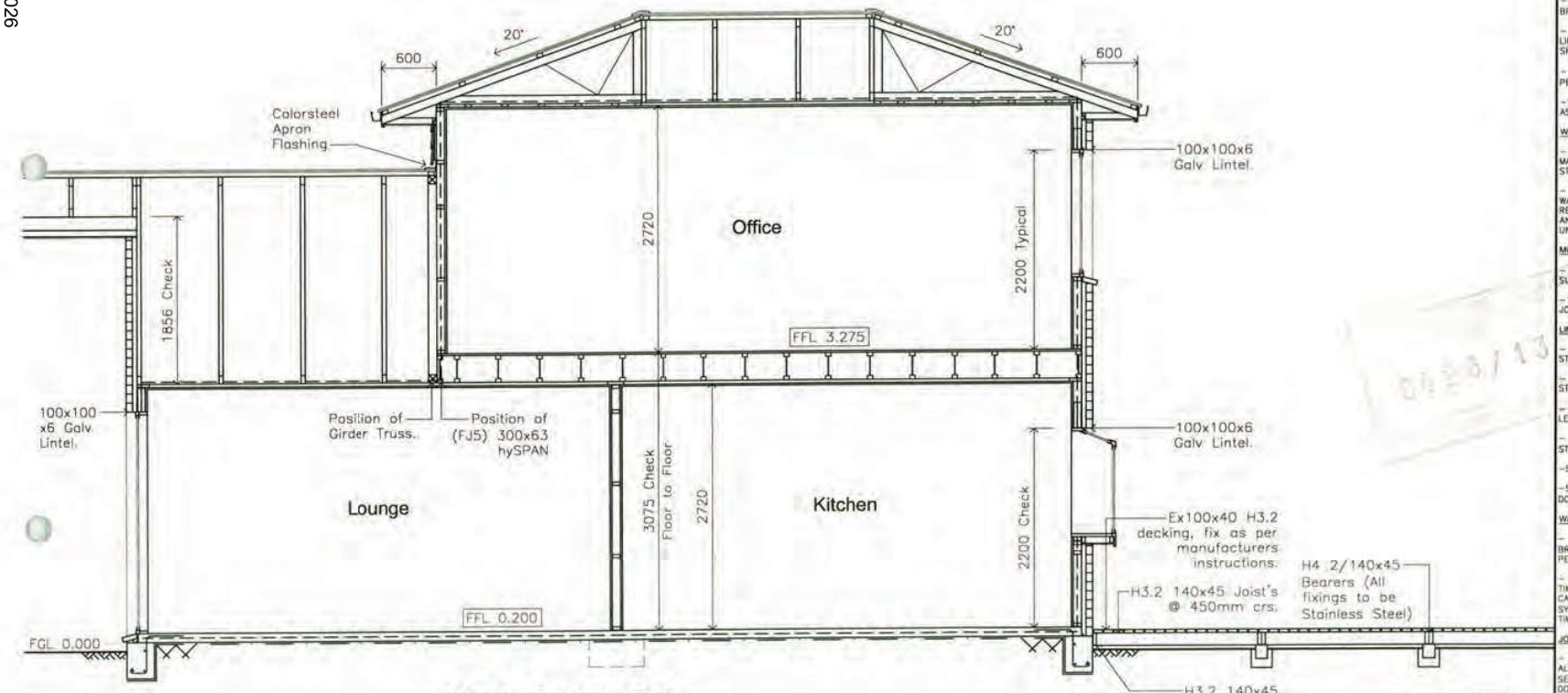
| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | 11 |
| | Scale: 1:50 | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 PM
Document Set ID: 6275866
Version: 1, Version Date: 03/08/2023
This information is provided by the Waikato District Council

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

This information is provided by the Waikato District Council

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS




## Cross Section 7-7

ROOF

- 0.4mm BMT CORRUGATED COLORSTEEL ROOFING ON THERMOKRAFT 215 HEAVY WEIGHT SELF SUPPORTING BREATHER TYPE BUILDING UNDERLAY (OR SIMILAR) AS PER NZS 2295:2006 OVER ON 75x50 PURLINS @ 900mm CRS (SG8), FIX TO TRUSSES WITH 2/90x3.15 POWER DRIVEN @ MAIN ROOF AREA, 2/100x3.75 SKEWED NAILS & 1 WIREDOG @ PERIPHERY AREA'S (0.2xWIDTH). SEE TABLE 10.9 & 10.10, FIGURE 10.17 IN NZS 3604.
- H1.2 TIMBER TRUSSES @ 900mm CRS AND OTHER ROOF FRAMING SG8 AS PER NZS 3603:1993. TRUSSES, FIXINGS TO TOP PLATE, GIRDER TRUSS LINTEL SIZES AND ROOF LAYOUT AS PER APPROVED TRUSS MANUFACTURER'S DESIGN.
- H1.2 LINTELS SG8 TO BE CHECKED BY PRECUT SPECIALIST TO COMPLY WITH NZS 3604:2011. PLEASE REFER TO ROOF LAYOUT AS PER APPROVED MANUFACTURER'S DESIGN.
- PRE-FINISHED COLORSTEEL 1/2 ROUND GUTTER (OR SIMILAR) SYSTEM COMPLETE WITH BRACKETS @ 900mm CRS ON METAL FASCIA AND BARGE BOARD AS PER NZS 3617:1979.
- 80ø COLORSTEEL (OR SIMILAR) DOWNPIPES COMPLETE WITH BRACKETS AS PER MANUFACTURER'S MANUAL.
- 4.5mm HARDIE SILKLINE SOFFIT AS PER JAMES HARDIE EAVES LINING MANUAL IN PVC JOINTERS AND PAINT FINISH ON 75x40mm SPROCKETS AND SOFFIT RUNNER.
- 75x40mm (MSG8/VSG8) CEILING BATTENS @ 400mm CRS AS PER NZS 3604:1999. FIX WITH 2/75x3.06 POWER DRIVEN NAILS.
- 135mm BATT INSULATION TO A MIN. OF R3.2 TO CEILING SPACE AS PER H1 COMPLIANCE REPORT.

WALLS

- ALL FRAMING TO BE SG8 H1.2 90x45mm STUDS @ 400mm MAX. CRS AS PER NZS 3603:1993 AND NZS 3604:2011, UNLESS STATED OTHERWISE.
- 90mm BATT INSULATION TO A MIN. OF R2.2 TO EXTERIOR WALLS AS PER H1 COMPLIANCE REPORT. GARAGE IS NOT REQUIRED PROVIDED THE INTERMEDIATE WALL BETWEEN GARAGE AND HOUSE IS INSULATED TO THE MIN. H1 REQUIREMENTS, UNLESS REQUESTED BY OWNER.

MID-FLOOR

- HJ300 63 (SSG 8) HY.JOISTS @ 450mm CRS, BLOCKING @ SUPPORTS.
- 19mm TOUNGED PLYWOOD FLOORING, GLUED AND SCREWED TO JOISTS

LININGS AND FINISHES

- CEILINGS ARE 13mm STANDARD GIB PLASTERBOARD, LEVEL 4 STOPPED AND 3 COAT PAINT FINISH.
- WALLS ARE 10mm STANDARD GIB PLASTERBOARD, LEVEL 4 STOPPED AND FINISH AS PER OWNERS REQUIREMENTS.
- WALLS IN WET AREA'S ARE 10mm AQUALINE GIB PLASTERBOARD, LEVEL 4 STOPPED AND FINISH AS PER OWNERS REQUIREMENTS.
- SELECTED GIB PLASTERBOARD SCOTIA OR SQUARE STOPPED(CHECK WITH OWNER).
- SELECTED TIMBER SKIRTING AS PER OWNERS REQUIREMENTS.
- SELECTED TIMBER ARCHITRAVES TO WINDOWS AND INTERNAL DOORS AS/OR PER OWNERS REQUIREMENTS.

WALL CLADDING

- CLAY BRICK 70 SERIES BRICKWORK ON 50mm CAVITY ON BRANZ APPROVED TYVEK WEATHERIZATION SYSTEM (OR SIMILAR) AS PER NZS 2295:1988 ON KILN DRIED TIMBER FRAMING.
- 180mm WIDE, 18mm THICK PRE-PRIMED BEVELED-BACK TIMBER WEATHERBOARDS AS PER NZS 3617:1979 ON H3.1 20mm CAVITY BATTENS ON BRANZ APPROVED TYVEK WEATHERIZATION SYSTEM (OR SIMILAR) AS PER NZS 2295:1988 ON KILN DRIED TIMBER FRAMING.

JOINERY

- ALL JOINERY TO BE RESIDENTIAL GRADE POWDER COATED ALUMINIUM JOINERY AND HEAD FLASHINGS WITH APPROVED SEALANT AS PER NZS 4211:1985 AND AS PER MANUFACTURER'S DOOR AND WINDOW SCHEDULE.
- ALL GLAZING TO ACHIEVE A MIN. OF R0.26 (DOUBLE), AS PER H1 COMPLIANCE REPORT, EXCEPT IN GARAGE PROVIDED THE INTERMEDIATE WALL/CEILING BETWEEN GARAGE AND HOUSE IS INSULATED TO THE MIN. CLAUSE H1 REQUIREMENTS.
- SAFETY GLAZING TO ALL BATHROOMS AS PER NZS4223.3 PART 3 AND AS PER MANUFACTURER'S DOOR AND WINDOW SCHEDULE.

CONCRETE

- CONCRETE FOOTING (20Mpa) AS PER FOOTING DETAIL. DIGOUT AND COMPACT SAND AS PER ENGINEER'S SOIL REPORT.
- FLOOR TO BE 100mm CONCRETE FLOOR (17.5Mpa) TO A MIN. OF R1.3, 500E DUCTILE MESH (CONFORMING WITH AS/NZS4671 35mm COVER) ON APPROVED 0.25mm POLYTHENE DPM, ON MIN 100 mm COMPACTED SAND BACKFILL.
- CHECK ALL GROUND LEVELS AND MIN. FLOOR HEIGHT ON SITE PRIOR TO COMMENCING CONSTRUCTION.

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | CROSS SECTIONS | |

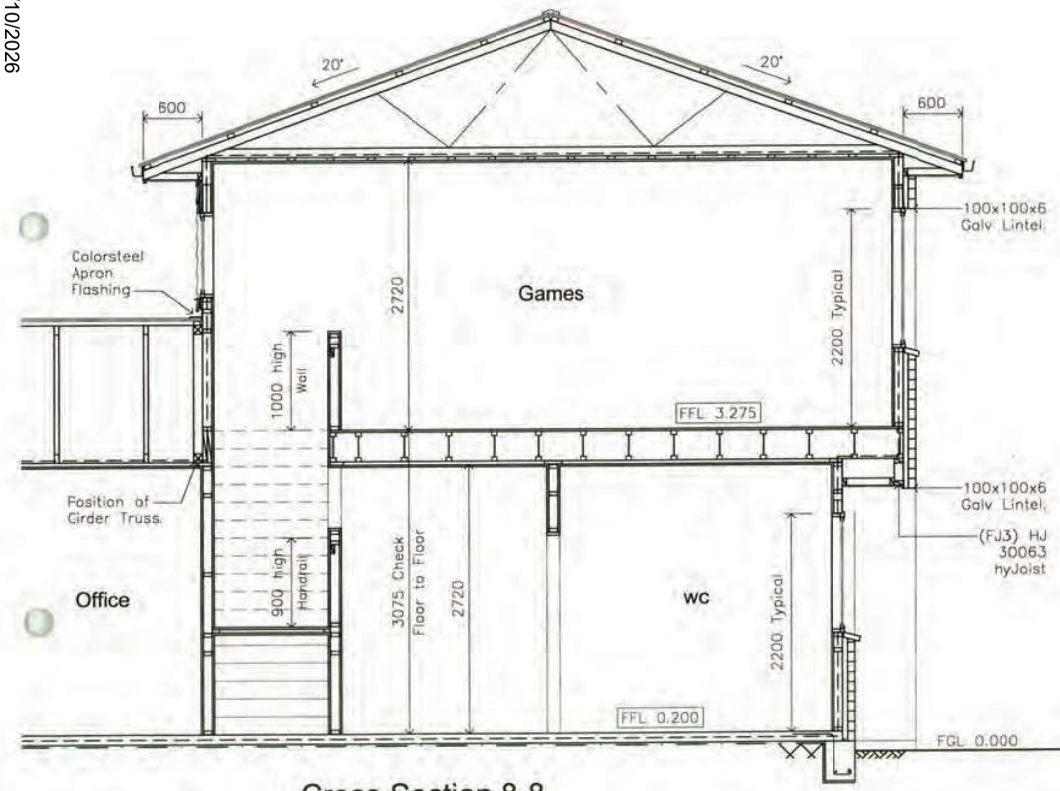
| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | 12 |
| | Scale: 1:50 | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 PM
Document Set ID: 6275866
Version: 1, Version Date: 03/08/2023

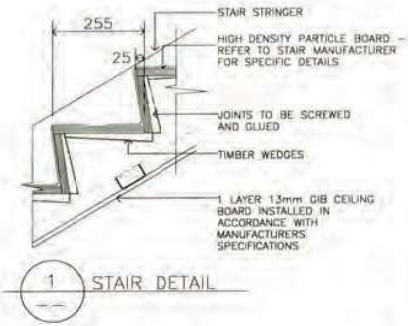
Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

This information is provided by the Waikato District Council

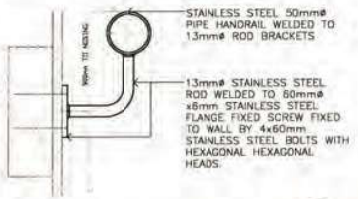
BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.




## Cross Section 8-8




1 STAIR DETAIL




1 HANDRAIL DETAIL

Existing Retaining Walls

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

**ROOF**

- 0.4mm BMT CORRUGATED COLORSTEEL ROOFING ON THERMOKRAFT 215 HEAVY WEIGHT SELF SUPPORTING BREATHER TYPE BUILDING UNDERLAY (OR SIMILAR) AS PER NZS 2295:2006 OVER ON 75x50 PURLINS @ 900mm CRS (SG8). FIX TO TRUSSES WITH 2/90x3.15 POWER DRIVEN @ MAIN ROOF AREA, 2/100x3.75 SKEWED NAILS & 1 WIREDOG @ PERIPHERY AREA'S (0.2xWIDTH). SEE TABLE 10.9 & 10.10, FIGURE 10.17 IN NZS 3604.
- H1.2 TIMBER TRUSSES @ 900mm CRS AND OTHER ROOF FRAMING SG8 AS PER NZS 3603:1993. TRUSSES, FIXINGS TO TOP PLATE, GIRDER TRUSS LINTEL SIZES AND ROOF LAYOUT AS PER APPROVED TRUSS MANUFACTURER'S DESIGN.
- H1.2 LINTELS SG8 TO BE CHECKED BY PRECUT SPECIALIST TO COMPLY WITH NZS 3604:2011. PLEASE REFER TO ROOF LAYOUT AS PER APPROVED MANUFACTURER'S DESIGN.
- PRE-FINISHED COLORSTEEL 1/2 ROUND GUTTER (OR SIMILAR) SYSTEM COMPLETE WITH BRACKETS @ 900mm CRS ON METAL FASCIA AND BARGE BOARD AS PER NZS 3617:1979.
- 80ø COLORSTEEL (OR SIMILAR) DOWNPIPES COMPLETE WITH BRACKETS AS PER MANUFACTURER'S MANUA..
- 4.5mm HARDIE SILKLINE SOFFIT AS PER JAMES HARDIE EAVES LINING MANUAL IN PVC JOINTERS AND PAINT FINISH ON 75x40mm SPROCKETS AND SOFFIT RUNNER.
- 75x40mm (MSG8/VSG8) CEILING BATTENS @ 400mm CRS AS PER NZS 3604:1999, FIX WITH 2/75x3.05 POWER DRIVEN NAILS.
- 135mm BATT INSULATION TO A MIN. OF R3.2 TO CEILING SPACE AS PER H1 COMPLIANCE REPORT.

**WALLS**

- ALL FRAMING TO BE SG8 H1.2 90x45mm STUDS @ 400mm MAX. CRS AS PER NZS 3603:1993 AND NZS 3604:2011, UNLESS STATED OTHERWISE.
- 90mm BATT INSULATION TO A MIN. OF R2.2 TO EXTERIOR WALLS AS PER H1 COMPLIANCE REPORT. GARAGE IS NOT REQUIRED PROVIDED THE INTERMEDIATE WALL BETWEEN GARAGE AND HOUSE IS INSULATED TO THE MIN. H1 REQUIREMENTS, UNLESS REQUESTED BY OWNER.

**MID-FLOOR**

- HJ300 63 (SSG 8) HYJOISTS @ 450mm CRS. BLOCKING @ SUPPORTS.
- 19mm TOUNGED PLYWOOD FLOORING, GLUED AND SCREWED TO JOISTS

**LININGS AND FINISHES**

- CEILINGS ARE 13mm STANDARD GIB PLASTERBOARD, LEVEL 4 STOPPED AND 3 COAT PAINT FINISH.
- WALLS ARE 10mm STANDARD GIB PLASTERBOARD, LEVEL 4 STOPPED AND FINISH AS PER OWNERS REQUIREMENTS.
- WALLS IN WET AREA'S ARE 10mm AQUALINE GIB PLASTERBOARD, LEVEL 4 STOPPED AND FINISH AS PER OWNERS REQUIREMENTS.
- SELECTED GIB PLASTERBOARD SCOTIA OR SQUARE STOPPED(CHECK WITH OWNER).
- SELECTED TIMBER SKIRTING AS PER OWNERS REQUIREMENTS.
- SELECTED TIMBER ARCHITRAVES TO WINDOWS AND INTERNAL DOORS AS/OR PER OWNERS REQUIREMENTS.

**WALL CLADDING**

- CLAY BRICK 70 SERIES BRICKWORK ON 50mm CAVITY ON BRANZ APPROVED TYVEK WEATHERIZATION SYSTEM (OR SIMILAR) AS PER NZS 2295:1988 ON KILN DRIED TIMBER FRAMING.
- 180mm WIDE, 16mm THICK PRE-PRIMED BEVELED-BACK TIMBER WEATHERBOARDS AS PER NZS 3617:1979 ON H3.1 20mm CAVITY BATTERNS ON BRANZ APPROVED TYVEK WEATHERIZATION SYSTEM (OR SIMILAR) AS PER NZS 2295:1988 ON KILN DRIED TIMBER FRAMING.

**JOINERY**

- ALL JOINERY TO BE RESIDENTIAL GRADE POWDER COATED ALUMINIUM JOINERY AND HEAD FLASHINGS WITH APPROVED SEALANT AS PER NZS 4211:1985 AND AS PER MANUFACTURER'S DOOR AND WINDOW SCHEDULE.
- ALL GLAZING TO ACHIEVE A MIN. OF R0.28 (DOUBLE), AS PER H1 COMPLIANCE REPORT, EXCEPT IN GARAGE PROVIDED THE INTERMEDIATE WALL/CEILING BETWEEN GARAGE AND HOUSE IS INSULATED TO THE MIN. CLAUSE H1 REQUIREMENTS
- SAFETY GLAZING TO ALL BATHROOMS AS PER NZS4223 PART 3 AND AS PER MANUFACTURER'S DOOR AND WINDOW SCHEDULE.

**CONCRETE**

- CONCRETE FOOTING (20Mpa) AS PER FOOTING DETAIL. DIGOUT AND COMPACT SAND AS PER ENGINEER'S SOIL REPORT.
- FLOOR TO BE 100mm CONCRETE FLOOR (17.5Mpa) TO A MIN. OF R1.3, SODE DUCTILE MESH (CONFORMING WITH AS/NZS4671 35mm COVER) ON APPROVED 0.25mm POLYTHENE DPM, ON MIN. 100 mm COMPACTED SAND BACKFILL.
- CHECK ALL GROUND LEVELS AND MIN. FLOOR HEIGHT ON SITE PRIOR TO COMMENCING CONSTRUCTION.

| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | CROSS SECTIONS | |

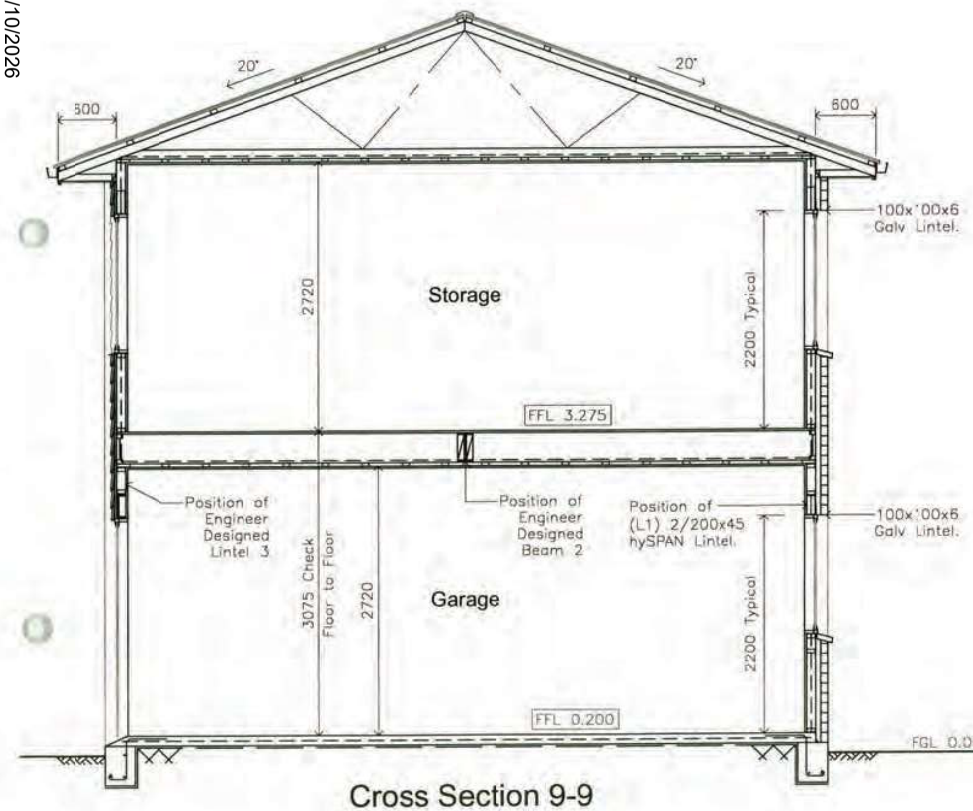
| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | 13 |
| | Scale: 1:50 | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 PM

Document Set ID: 6275866
Version: 1, Version Date: 03/08/2016

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.




Cross Section 9-9

Existing Garden Retaining Walls

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

**ROOF**

- 0.4mm BMT CORRUGATED COLORSTEEL ROOFING ON THERMOKRAFT 215 HEAVY WEIGHT SELF SUPPORTING BREATHER TYPE BUILDING UNDERLAY (OR SIMILAR) AS PER NZS 2295:2006 OVER ON 75x50 PURLINS @ 900mm CRS (SG8), FIX TO TRUSSES WITH 2/90x3.15 POWER DRIVEN @ MAIN ROOF AREA, 2/100x3.75 SKEWED NAILS & 1 WIREDOG @ PERIPHERY AREA'S (0.2xWIDTH). SEE TABLE 10.9 & 10.10, FIGURE 10.17 IN NZS 3604.
- H1.2 TIMBER TRUSSES @ 900mm CRS AND OTHER ROOF FRAMING SG8 AS PER NZS 3603:1993. TRUSSES, FIXINGS TO TOP PLATE, GIRDER TRUSS LINTEL SIZES AND ROOF LAYOUT AS PER APPROVED TRUSS MANUFACTURER'S DESIGN.
- H1.2 LINTELS SG8 TO BE CHECKED BY PRECUT SPECIALIST TO COMPLY WITH NZS 3604:2011. PLEASE REFER TO ROOF LAYOUT AS PER APPROVED MANUFACTURER'S DESIGN.
- PRE-FINISHED COLORSTEEL 1/2 ROUND GUTTER (OR SIMILAR) SYSTEM COMPLETE WITH BRACKETS @ 900mm CRS ON METAL FASCIA AND BARGE BOARD AS PER NZS 3617:1979.
- 80ø COLORSTEEL (OR SIMILAR) DOWNPIPES COMPLETE WITH BRACKETS AS PER MANUFACTURER'S MANUAL.
- 4.5mm HARDIE SILKLINE SOFFIT AS PER JAMES HARDIE EAVES LINING MANUAL IN PVC JOINTERS AND PAINT FINISH ON 75x40mm SPROCKETS AND SOFFIT RUNNER.
- 75x40mm (MSG8/VSG8) CEILING BATTENS @ 400mm CRS AS PER NZS 3604:1999, FIX WITH 2/75x3.06 POWER DRIVEN NAILS.
- 135mm BATT INSULATION TO A MIN. OF R3.2 TO CEILING SPACE AS PER H1 COMPLIANCE REPORT.

**WALLS**

- ALL FRAMING TO BE SG8 H1.2 90x45mm STUDS @ 400mm MAX. CRS AS PER NZS 3603:1993 AND NZS 3604:2011, UNLESS STATED OTHERWISE.
- 90mm BATT INSULATION TO A MIN. OF R2.2 TO EXTERIOR WALLS AS PER H1 COMPLIANCE REPORT. GARAGE IS NOT REQUIRED PROVIDED THE INTERMEDIATE WALL BETWEEN GARAGE AND HOUSE IS INSULATED TO THE MIN. H1 REQUIREMENTS, UNLESS REQUESTED BY OWNER.

**MID-FLOOR**

- HJ300 8J (SSG 8) HYJOISTS @ 450mm CRS, BLOCKING @ SUPPORTS.
- 19mm TOUNGED PLYWOOD FLOORING, GLUED AND SCREWED TO JOISTS.

**LININGS AND FINISHES**

- CEILINGS ARE 13mm STANDARD GIB PLASTERBOARD, LEVEL 4 STOPPED AND 3 COAT PAINT FINISH.
- WALLS ARE 10mm STANDARD GIB PLASTERBOARD, LEVEL 4 STOPPED AND FINISH AS PER OWNER'S REQUIREMENTS.
- WALLS IN WET AREA'S ARE 10mm AQUALINE GIB PLASTERBOARD, LEVEL 4 STOPPED AND FINISH AS PER OWNERS REQUIREMENTS.
- SELECTED GIB PLASTERBOARD SCOTIA OR SQUARE STOPPED(CHECK WITH OWNER).
- SELECTED TIMBER SKIRTING AS PER OWNERS REQUIREMENTS.
- SELECTED TIMBER ARCHITRAVES TO WINDOWS AND INTERNAL DOORS AS/OR PER OWNERS REQUIREMENTS.

**WALL CLADDING**

- CLAY BRICK 70 SERIES BRICKWORK ON 50mm CAVITY ON BRANZ APPROVED TYVEK WEATHERIZATION SYSTEM (OR SIMILAR) AS PER NZS 2295:1988 ON KILN DRIED TIMBER FRAMING.
- 180mm WIDE, 16mm THICK PRE-PRIMED BEVELED-BACK TIMBER WEATHERBOARDS AS PER NZS 3617:1979 ON H3.1 20mm CAVITY BATTERNS ON BRANZ APPROVED TYVEK WEATHERIZATION SYSTEM (OR SIMILAR) AS PER NZS 2295:1988 ON KILN DRIED TIMBER FRAMING.

**JOINERY**

- ALL JOINERY TO BE RESIDENTIAL GRADE POWDER COATED ALUMINIUM JOINERY AND HEAD FLASHINGS WITH APPROVED SEALANT AS PER NZS 4211:1985 AND AS PER MANUFACTURER'S DOOR AND WINDOW SCHEDULE.
- ALL GLAZING TO ACHIEVE A MIN. OF R0.26 (DOUBLE), AS PER H1 COMPLIANCE REPORT, EXCEPT IN GARAGE PROVIDED THE INTERMEDIATE WALL/CEILING BETWEEN GARAGE AND HOUSE IS INSULATED TO THE MIN. CLAUSE H1 REQUIREMENTS.
- SAFETY GLAZING TO ALL BATHROOMS AS PER NZS4223 PART 3 AND AS PER MANUFACTURER'S DOOR AND WINDOW SCHEDULE.

**CONCRETE**

- CONCRETE FOOTING (20Mpa) AS PER FOOTING DETAIL. DIGOUT AND COMPACT SAND AS PER ENGINEER'S SOIL REPORT.
- FLOOR TO BE 100mm CONCRETE FLOOR (17.5Mpa) TO A MIN. OF R1.3, 500E DUCTILE MESH (CONFORMING WITH AS/NZS4671 35mm COVER) ON APPROVED 0.25mm POLYTHENE DPM, ON MIN 100 mm COMPACTED SAND BACKFILL.
- CHECK ALL GROUND LEVELS AND MIN. FLOOR HEIGHT ON SITE PRIOR TO COMMENCING CONSTRUCTION.

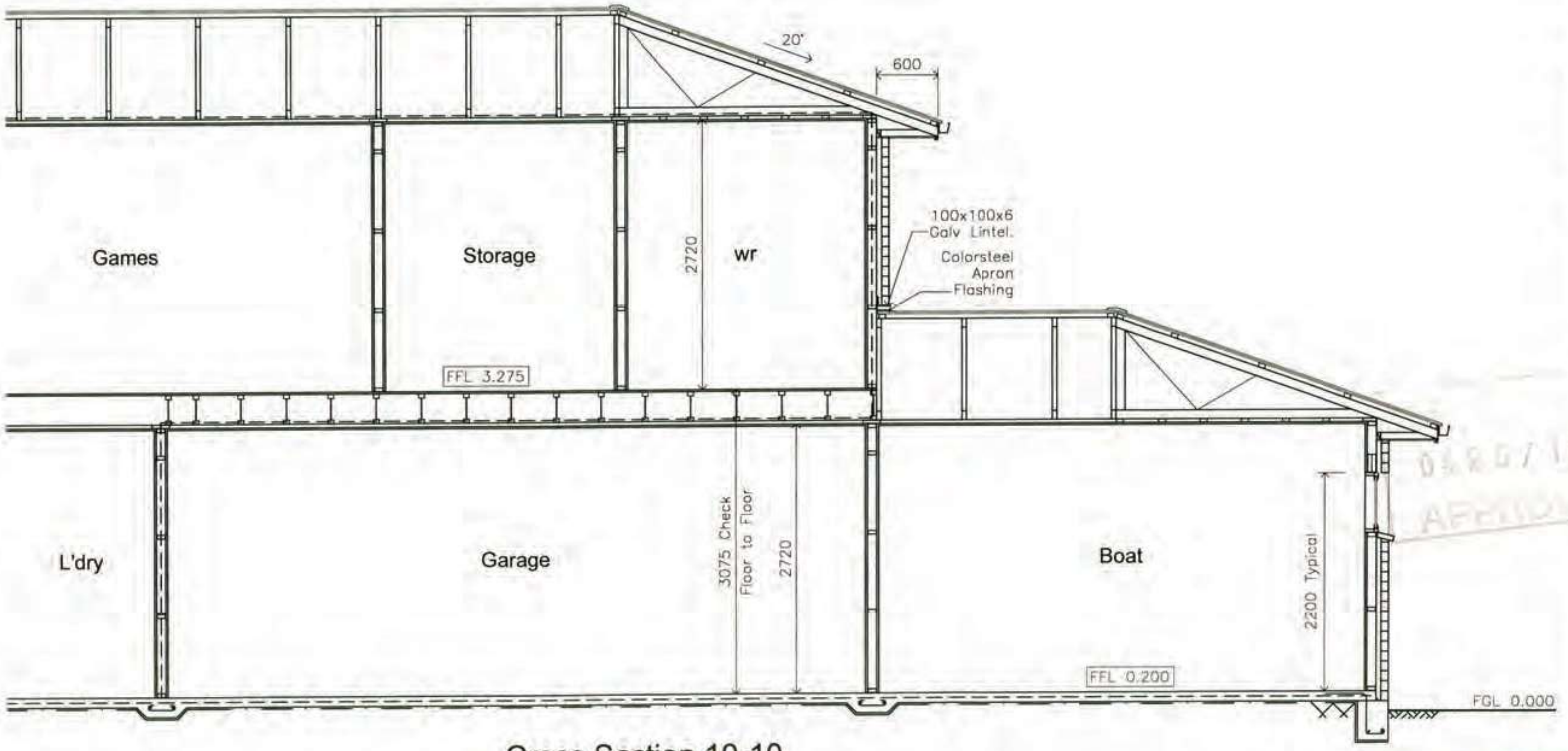
| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | CROSS SECTIONS | |

| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | 14 |
| | Scale: 1:50 | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 pm
Document Set ID: 6275866
Version: 1, Version Date: 13/08/2013
This information is provided by the Waikato District Council

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.




Cross Section 10-10

ROOF

- 0.4mm BMT CORRUGATED COLORSTEEL ROOFING ON THERMOKRAFT 215 HEAVY WEIGHT SELF SUPPORTING BREATHER TYPE BUILDING UNDERLAY (OR SIMILAR) AS PER NZS 2295:2006 OVER ON 75x50 PURLINS @ 900mm CRS (SG8), FIX TO TRUSSES WITH 2/90x3.15 POWER DRIVEN @ MAIN ROOF AREA, 2/100x3.75 SKEWED NAILS & 1 WIREDOG @ PERIPHERY AREA'S (0.2xWIDTH). SEE TABLE 10.9 & 10.10, FIGURE 10.17 IN NZS 3604.
- H1.2 TIMBER TRUSSES @ 900mm CRS AND OTHER ROOF FRAMING SG8 AS PER NZS 3603:1993. TRUSSES, FIXINGS TO TOP PLATE, GIRDER TRUSS LINTEL SIZES AND ROOF LAYOUT AS PER APPROVED TRUSS MANUFACTURER'S DESIGN.
- H1.2 LINTELS SG8 TO BE CHECKED BY PRECUT SPECIALIST TO COMPLY WITH NZS 3604:2011. PLEASE REFER TO ROOF LAYOUT AS PER APPROVED MANUFACTURER'S DESIGN.
- PRE-FINISHED COLORSTEEL 1/2 ROUND GUTTER (OR SIMILAR) SYSTEM COMPLETE WITH BRACKETS @ 900mm CRS ON METAL FASCIA AND BARGE BOARD AS PER NZS 3617:1979.
- 80ø COLORSTEEL (OR SIMILAR) DOWNPIPES COMPLETE WITH BRACKETS AS PER MANUFACTURER'S MANUAL.
- 4.5mm HARDIE SILKLINE SOFFIT AS PER JAMES HARDIE EAVES LINING MANUAL IN PVC JOINTERS AND PAINT FINISH ON 75x40mm SPROCKETS AND SOFFIT RUNNER.
- 75x40mm (MSG8/VSG8) CEILING BATTENS @ 400mm CRS AS PER NZS 3604:1999, FIX WITH 2/75x3.06 POWER DRIVEN NAILS.
- 135mm BATT INSULATION TO A MIN. OF R3.2 TO CEILING SPACE AS PER H1 COMPLIANCE REPORT.

WALLS

- ALL FRAMING TO BE SG8 H1.2 90x45mm STUDS @ 400mm MAX. CRS AS PER NZS 3603:1993 AND NZS 3604:2011, UNLESS STATED OTHERWISE.
- 90mm BATT INSULATION TO A MIN. OF R2.2 TO EXTERIOR WALLS AS PER H1 COMPLIANCE REPORT. GARAGE IS NOT REQUIRED PROVIDED THE INTERMEDIATE WALL BETWEEN GARAGE AND HOUSE IS INSULATED TO THE MIN. H1 REQUIREMENTS, UNLESS REQUESTED BY OWNER.

MID-FLOOR

- HJ300 63 (SSG 8) HYJOISTS @ 450mm CRS. BLOCKING @ SUPPORTS.
- 19mm TOUNGED PLYWOOD FLOORING, GLUED AND SCREWED TO JOISTS

LININGS AND FINISHES

- CEILINGS ARE 13mm STANDARD GIB PLASTERBOARD, LEVEL 4 STOPPED AND 3 COAT PAINT FINISH.
- WALLS ARE 10mm STANDARD GIB PLASTERBOARD, LEVEL 4 STOPPED AND FINISH AS PER OWNERS REQUIREMENTS.
- WALLS IN WET AREA'S ARE 10mm AQUALINE GIB PLASTERBOARD, LEVEL 4 STOPPED AND FINISH AS PER OWNERS REQUIREMENTS.
- SELECTED GIB PLASTERBOARD SCOTIA OR SQUARE STOPPED(CHECK WITH OWNER).
- SELECTED TIMBER SKIRTING AS PER OWNERS REQUIREMENTS
- SELECTED TIMBER ARCHITRAVES TO WINDOWS AND INTERNAL DOORS AS/OR PER OWNERS REQUIREMENTS.

WALL CLADDING

- CLAY BRICK 70 SERIES BRICKWORK ON 50mm CAVITY ON BRANZ APPROVED TYVEK WEATHERIZATION SYSTEM (OR SIMILAR) AS PER NZS 2295:1988 ON KILN DRIED TIMBER FRAMING.
- 180mm WIDE, 16mm THICK PRE-PRIMED BEVELED-BACK TIMBER WEATHERBOARDS AS PER NZS 3617:1979 ON H3.1 20mm CAVITY BATTERNS ON BRANZ APPROVED TYVEK WEATHERIZATION SYSTEM (OR SIMILAR) AS PER NZS 2295:1988 ON KILN DRIED TIMBER FRAMING.

JOINERY

- ALL JOINERY TO BE RESIDENTIAL GRADE POWDER COATED ALUMINIUM JOINERY AND HEAD FLASHINGS WITH APPROVED SEALANT AS PER NZS 4211:1985 AND AS PER MANUFACTURER'S DOOR AND WINDOW SCHEDULE.
- ALL GLAZING TO ACHIEVE A MIN. OF R0.26 (DOUBLE), AS PER H1 COMPLIANCE REPORT, EXCEPT IN GARAGE PROVIDED THE INTERMEDIATE WALL/CEILING BETWEEN GARAGE AND HOUSE IS INSULATED TO THE MIN. CLAUSE H1 REQUIREMENTS
- SAFETY GLAZING TO ALL BATHROOMS AS PER NZS4223 PART 3 AND AS PER MANUFACTURER'S DOOR AND WINDOW SCHEDULE.

CONCRETE

- CONCRETE FOOTING (20Mpa) AS PER FOOTING DETAIL. DIGOUT AND COMPACT SAND AS PER ENGINEER'S SOIL REPORT.
- FLOOR TO BE 100mm CONCRETE FLOOR (17.5Mpa). TO A MIN OF R1.3, SODE DUCTILE MESH (CONFORMING WITH AS/NZS4671 35mm COVER) ON APPROVED 0.25mm POLYTHENE DPM, ON MIN 100 mm COMPACTED SAND BACKFILL.
- CHECK ALL GROUND LEVELS AND MIN. FLOOR HEIGHT ON SITE PRIOR TO COMMENCING CONSTRUCTION.

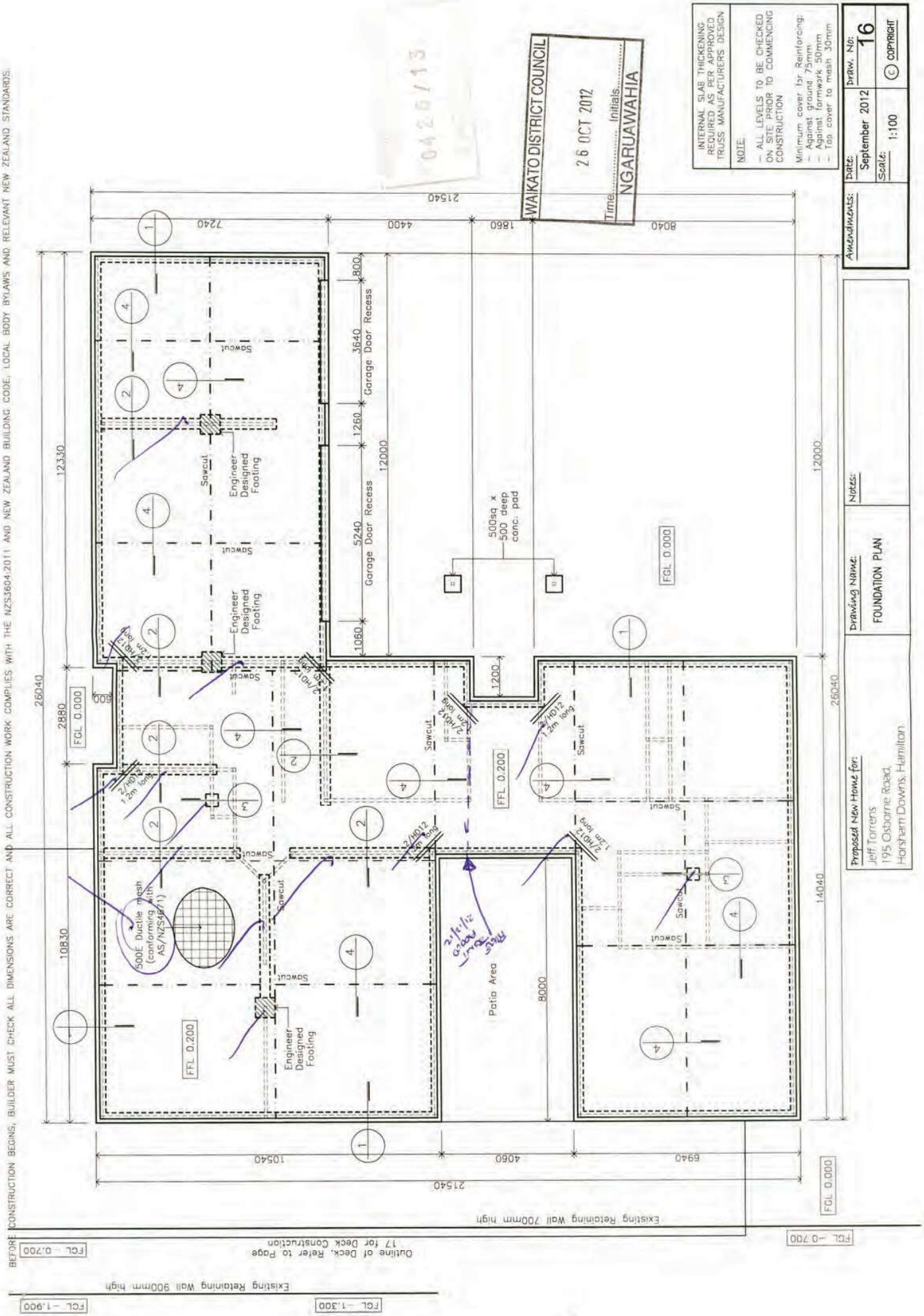
WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | CROSS SECTIONS | |

| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | 15 |
| | Scale: 1:50 | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 pm
Document Set ID: 6375866
Version: 1, Version Date: 03/08/2021
This information is provided by the Waikato District Council

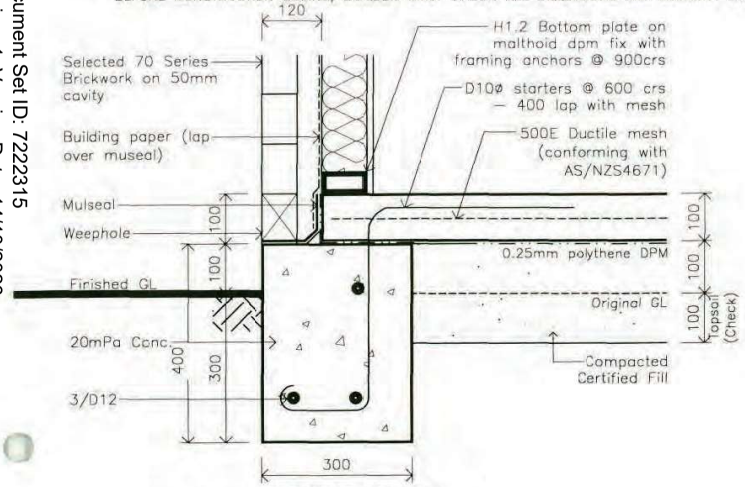
This information is provided by the Waikato District Council



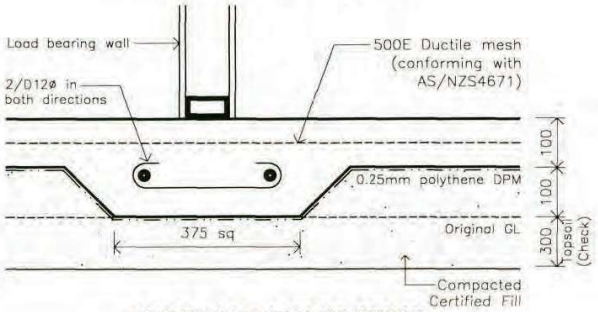

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm
Document Set ID: 6245866
Version: 1, Version Date: 03/08/2023

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

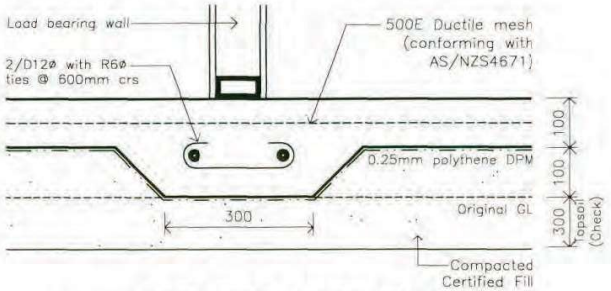
BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.




1 SECTION THRU PERIMETER FOOTING




3 SECTION THRU FOOTING AT LOAD BEARING PAD (POINT LOAD)




2 SECTION THRU FOOTING AT LOAD BEARING WALL (STRIP FOOTING)

DECK FLOOR JOIST LAYOUT:

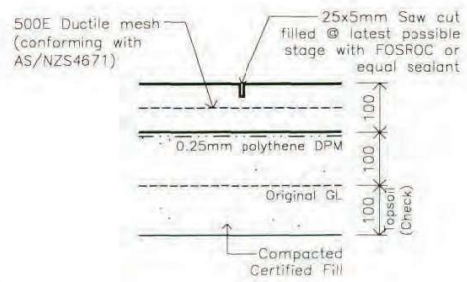
- ■ = H5 ORDINARY PILES IN 200sq x 200 DEEP (non load bearing), 300sq x 200 DEEP (load bearing) STANDARD NZS 3604 FOOTINGS.
- = H4 140x90 BEARERS, FIX TO ORDINARY PILE WITH 1 WIRE DOG EACH SIDE AND 2/100 x3.75mm SKEWED NAILS (MAX SPAN 1.65m).
- = H3.2 140x45 JOISTS @ 450mm CRS (MAX SPAN 2.35m).
- = H3.2 140x45 STRINGER, M12 BOLTS @ 1.6m CRS.

INTERNAL SLAB THICKENING REQUIRED AS PER APPROVED TRUSS MANUFACTURERS DESIGN

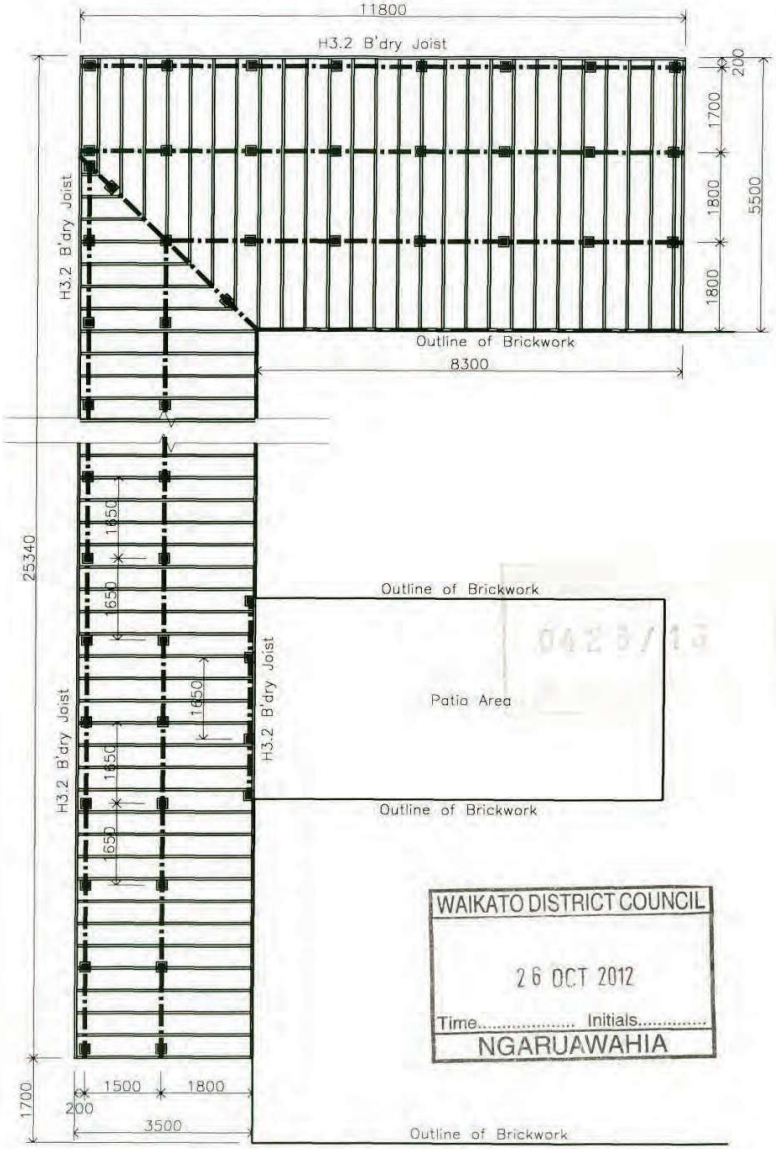
NOTE:

- ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION

Minimum cover for Reinforcing:
- Against ground 75mm
- Against formwork 50mm
- Top cover to mesh 30mm




4 SAWCUT DETAIL




GROUND FLOOR DECK LAYOUT
SCALE 1:100

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | FOUNDATION DETAILS AND G. F. DECK LAYOUT | |

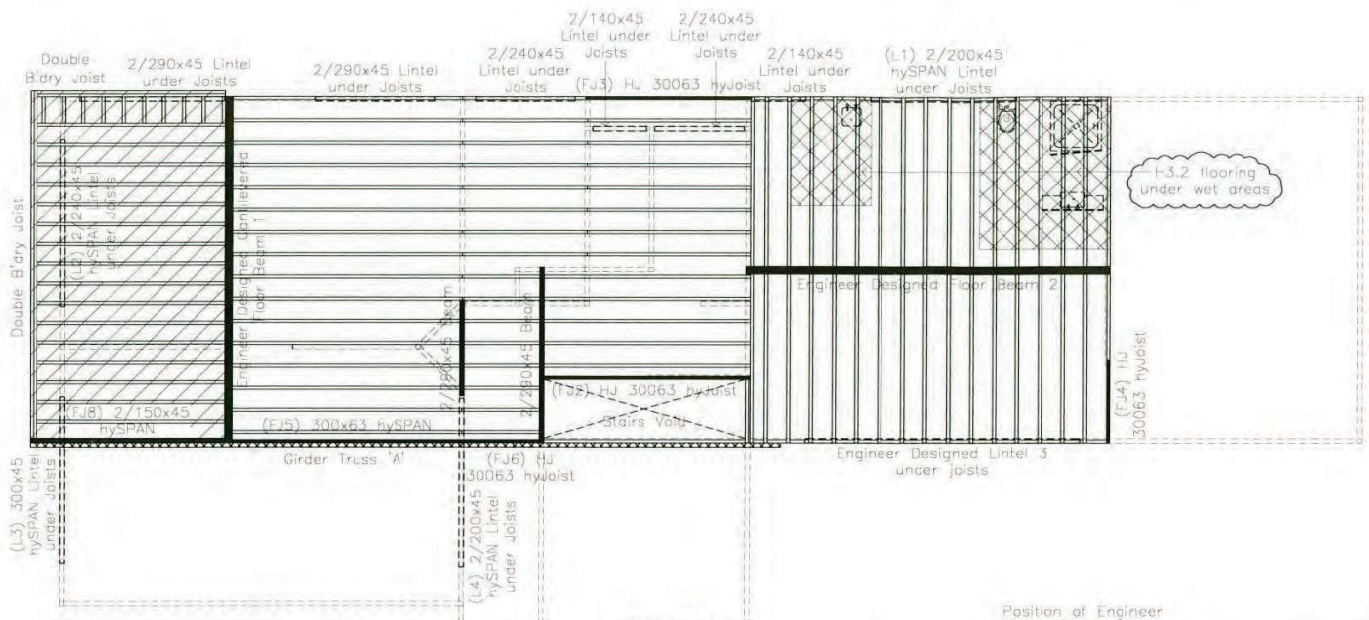
| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | 17 |
| | Scale: 1:10 | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 PM
Document Set ID: 6275866
Version: 1, Version Date: 03/08/2023
This information is provided by the Waikato District Council

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

This information is provided by the Waikato District Council

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.



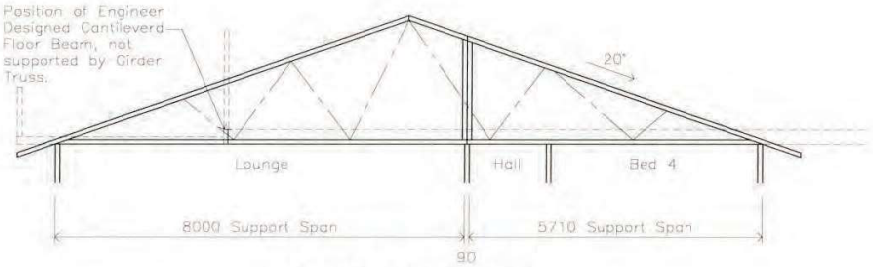

**Joist Sizes:**

House Joists = (FJ1) HJ 300 63 hyJoists @ 450mm crs.

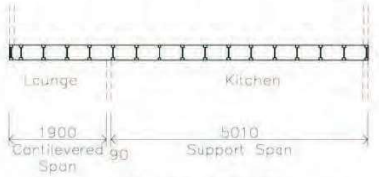
Deck Joists = (FJ7) 150x63 hySPAN @ 400mm crs (hatched area).

**Key:**

==== = Walls Under
⊏⊐ = Lintel/Beams under
▬ = Floor Beams
═ = Joists




Girder Truss 'A' Elevation




Engineer Designed Cantilevered Floor Beam 1 Elevation

0426/13

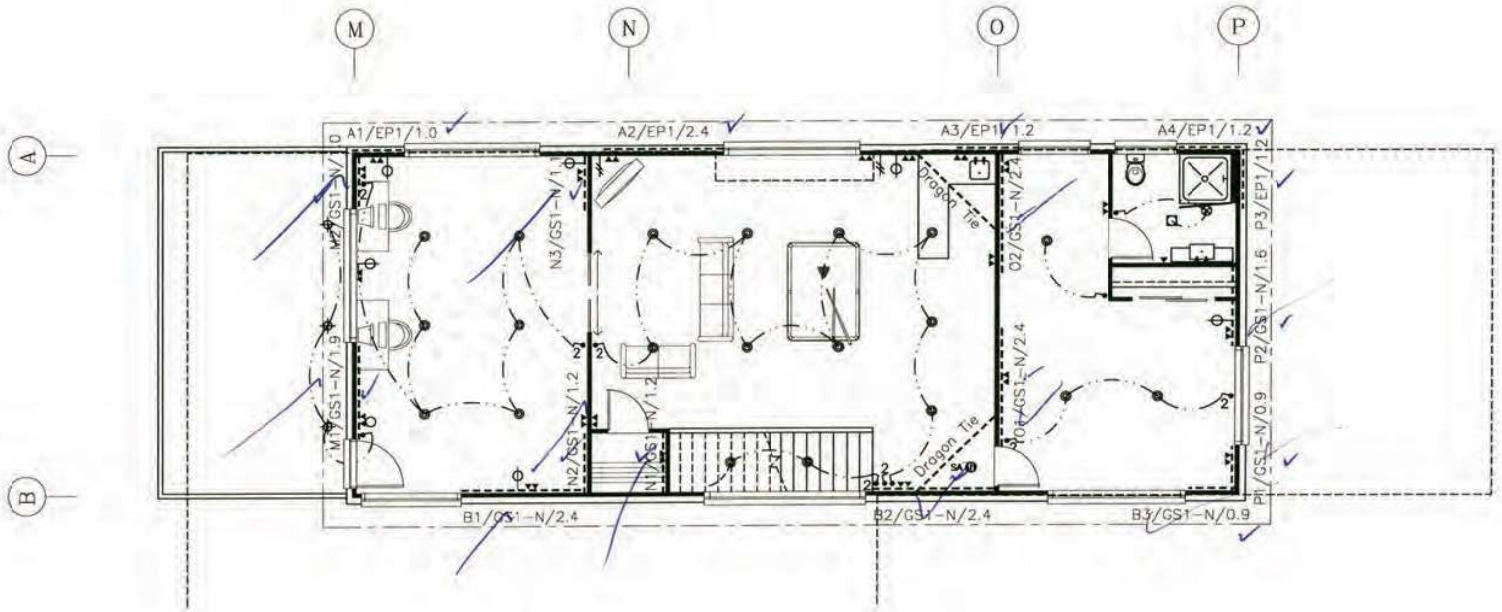
| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | FLOOR JOIST LAYOUT | |

| Amendments: | Date: | Draw. No: |
|---|---|---|
| 24/11/12 - Clouded Area. | November 2012 | 18/A |
| | Scale: 1:100 | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 pm
Document Set ID: 6375866
Version: 1, Version Date: 03/08/2013

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.




0426/13

**Note:**
Allow wiring and Plumbing for:

- Dishwasher
- Oven/Hob
- Door Chime
- Microwave
- Wastemaster
- Rangehood
- Door opener
- 3 x Expelair

Check Electrical Layout with Owner prior to commencing work.

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

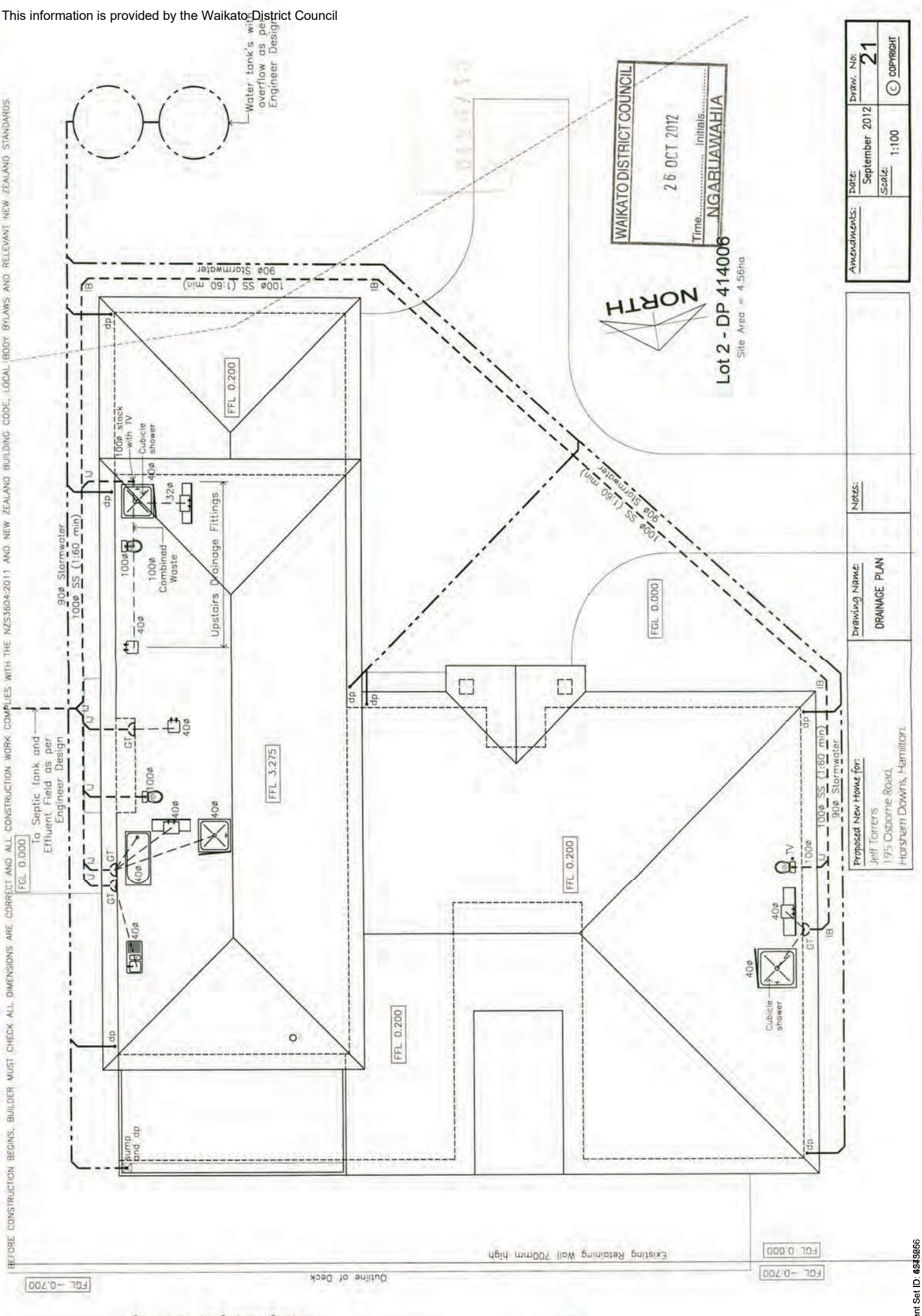
**Key:**
Bracing: A1/EP1/1.0 ← Length; No. ↑ ↑ Type
Electrical:
- = Wall Light
- = Security Light
- = CA & Closed Downlight
- = Light
- = Telephone
- = Smoke Alarm
- = Double Socket
- = Television
- = 2 in 1 Light
- = Switch
- = Expelair
- HTR = Heated Towelrail

| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton | BRACING AND ELECTRICAL PLAN – First Floor | |

| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | 20 |
| | Scale: 1:100 | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 pm
Document Set ID: 6275056
Version: 1, Version Date: 03/08/2023
This information is provided by the Waikato District Council

This information is provided by the Waikato District Council

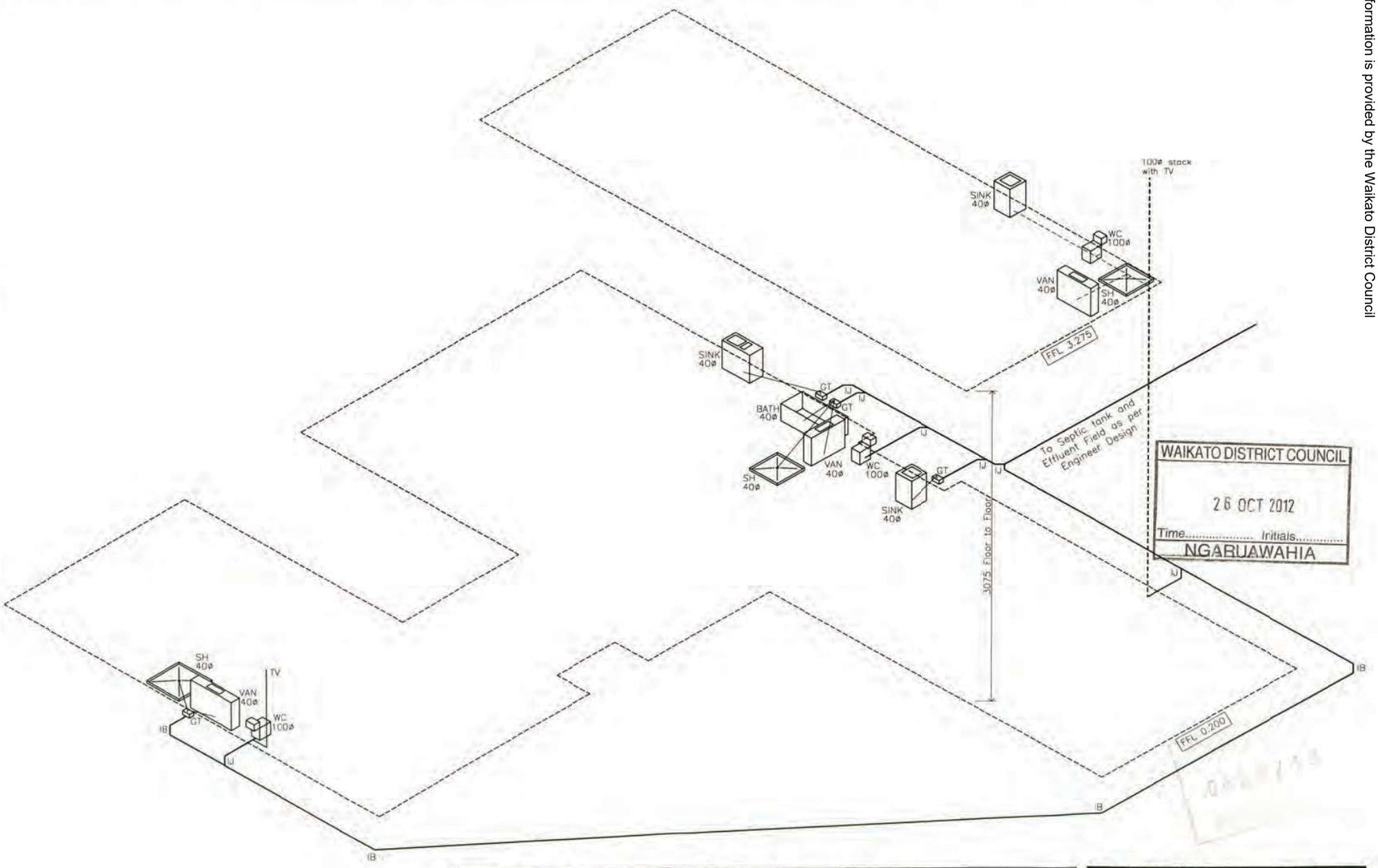



Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm
Document Set ID: 6345866
Version: 1, Version Date: 03/08/2023

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

This information is provided by the Waikato District Council

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS




WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | DRAINAGE ISOMETRIC | |

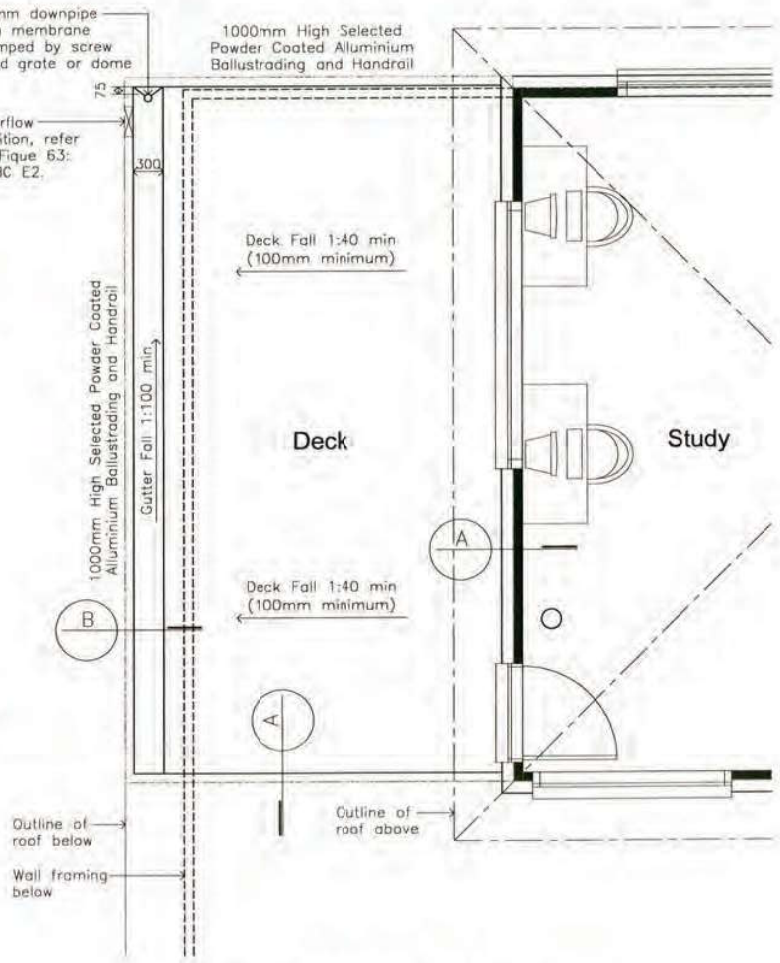
| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | 22 |
| | Scale: N.T.S. | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 pm

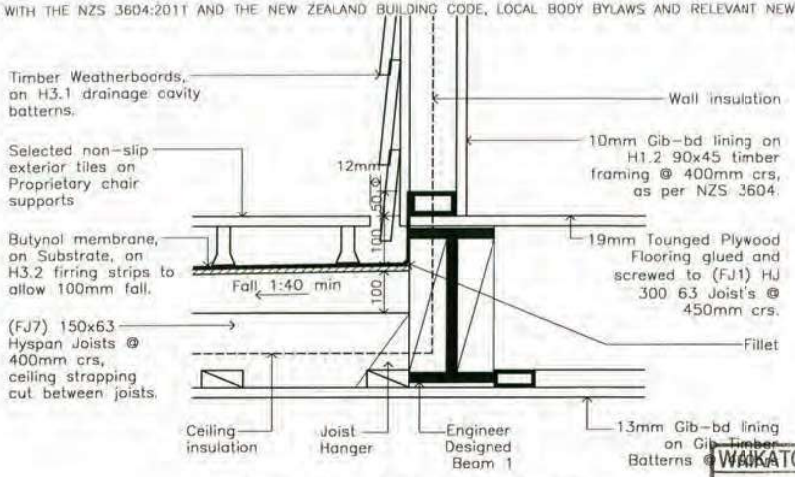
Document Set ID: 6275866
Version: 1, Version Date: 13/08/2013

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.

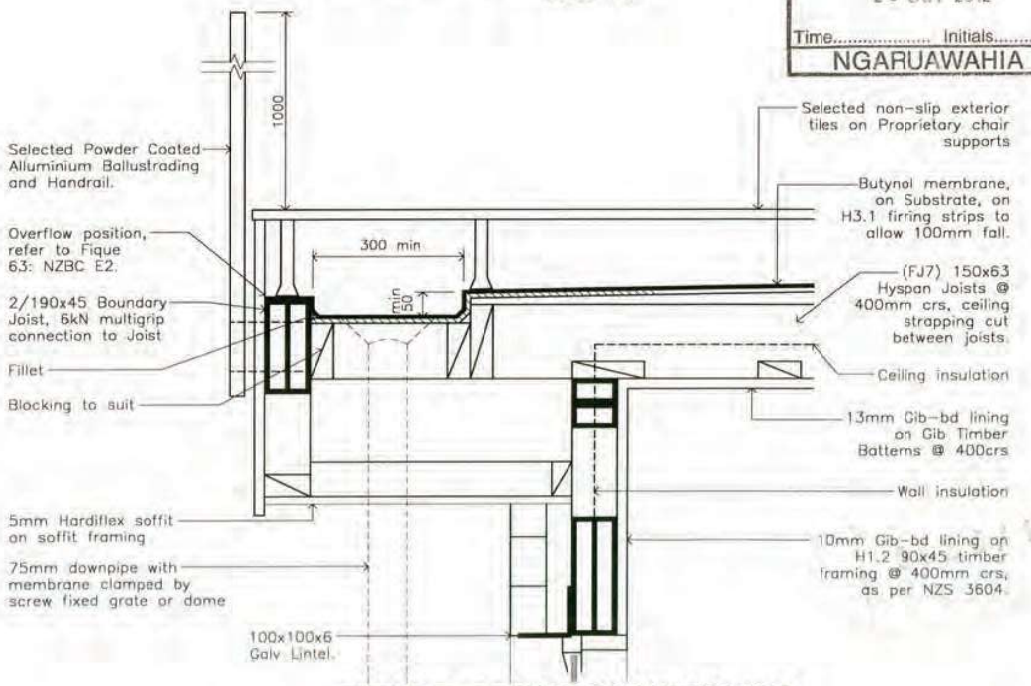



## ENLARGEMENT PLAN OF DECK
SCALE 1:50




## DETAIL A - DECK TO HOUSE
SCALE 1:10

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA




## DETAIL B - DECK TO BALLUSTRADING
SCALE 1:10

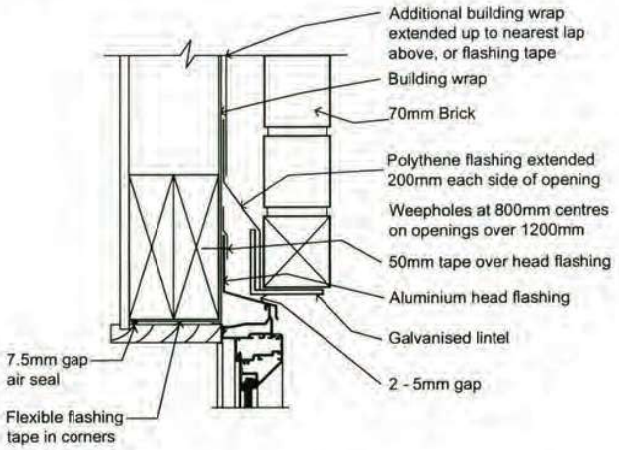
| Proposed New Home for: | Drawing Name: | Notes: | Amendments: | Date: | Draw. No: |
|---|---|---|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | DECK ENLARGMENT DETAILS | | | September 2012 | 23 |
| | | | | Scale: 1:50 | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 pm
Document Set ID: 6275866
Version: 1, Version Date: 03/08/2023
This information is provided by the Waikato District Council

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

This information is provided by the Waikato District Council

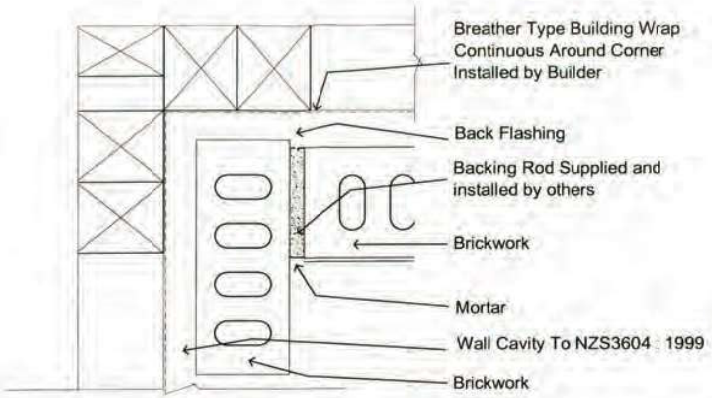
BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.




**Note:**
a. For openings greater than 2.0m, provide a landing for the lintel of 200mm for each side of the opening.
b. For openings less than 2.0m allow 100mm each side of opening.

**Important:**
a. All lintel bars must be propped until mortar is set (7 days).
b. It is important to allow the first 3 courses of the brickwork over an opening to set before laying any more bricks above.
c. Provide brick ties within the bottom two courses.

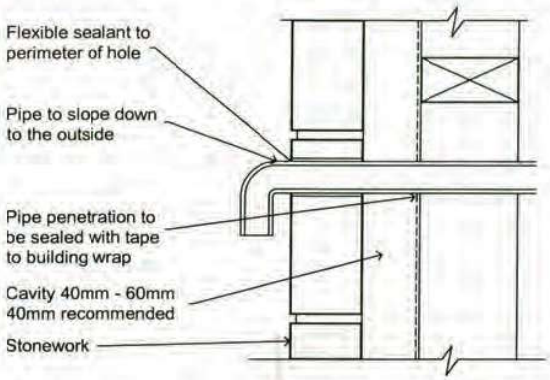
## Window Head - Brickwork Above



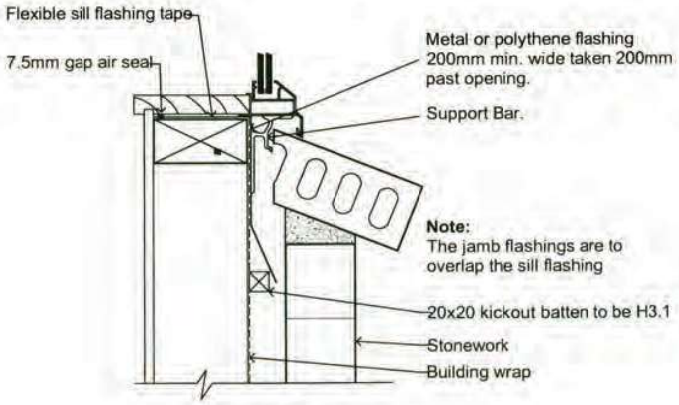

## Interior Corner Detail

5 screw fixed ties per sq.m 600mm horizontally, 350mm vertically, or alternatively. First brick tie within 3 courses of foundations

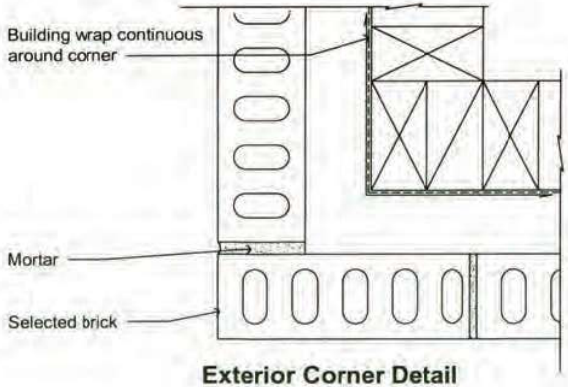
## Pipe Penetration



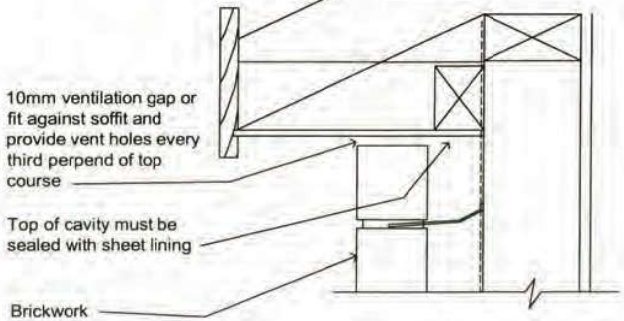

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA




## Window Sill - Aluminium




## Exterior Corner Detail




## Flat Soffit Detail

| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | BRICKWORK DETAILS | |

| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | D1 |
| | Scale: N.T.S. | © COPYRIGHT |

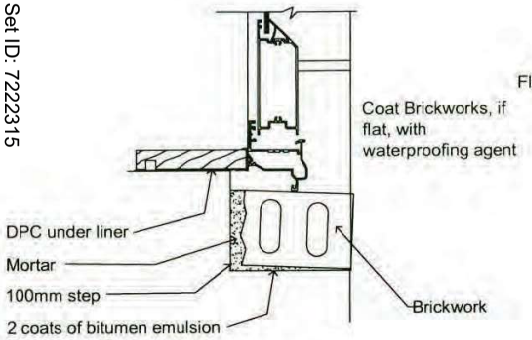
Print Date: 14 October 2026, 2:23 PM
Document Set ID: 6375866
Version: 1, Version Date: 14/08/2013

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

This information is provided by the Waikato District Council

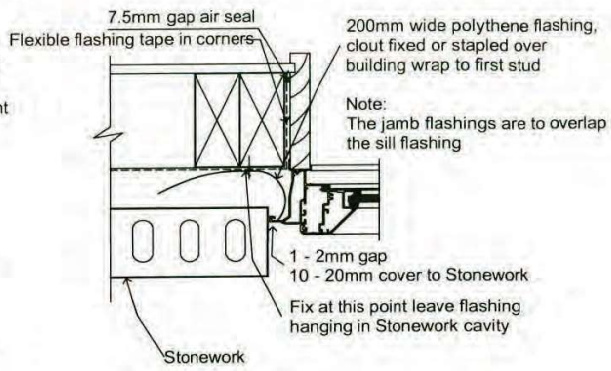
BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.

# Meter Box installation

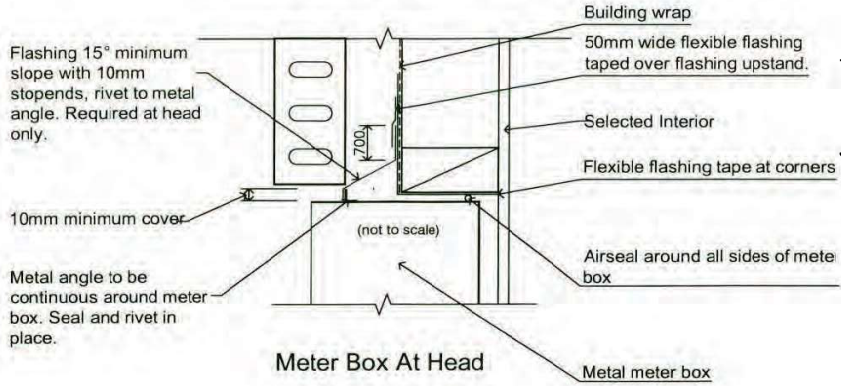



**Note:**
If Stonework is to be sloped further, either increase the depth of the step or reduce the thickness of the Stonework.

## Selected Brickwork Door Sill

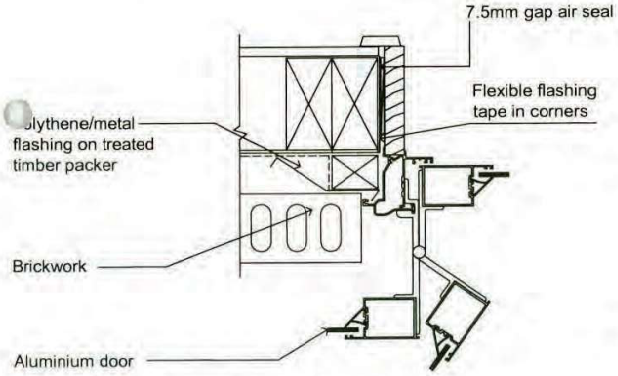



## Window Jamb - Aluminium

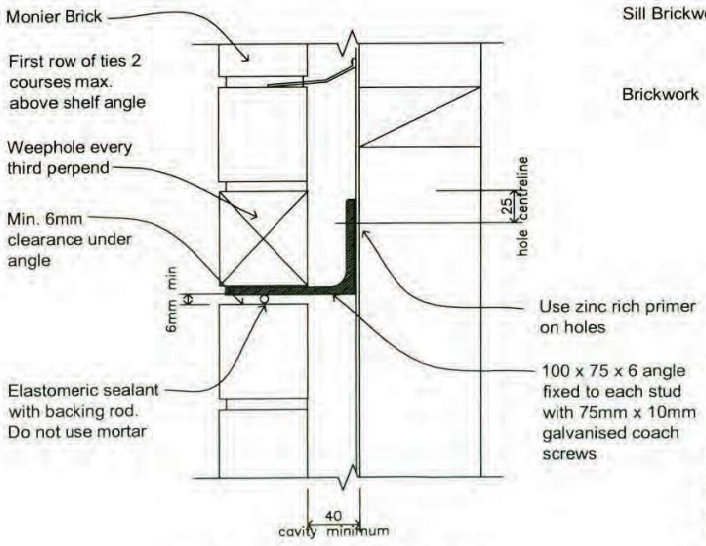



## Meter Box At Head

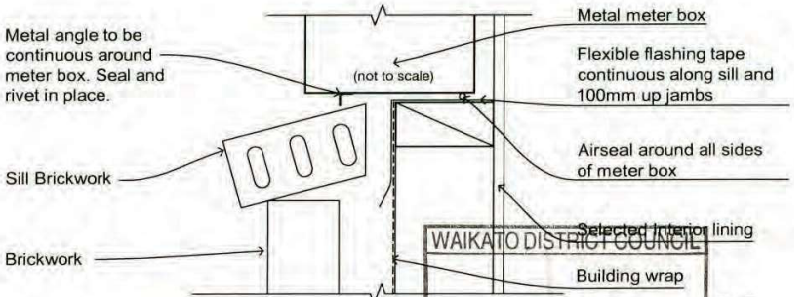
5 screw fixed ties per sq.m 600mm horizontally, 350mm vertically, or alternatively. First brick tie within 3 courses of foundations




## Door Jamb - Aluminium

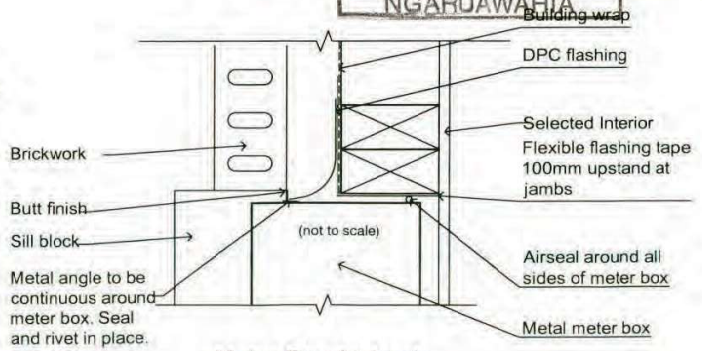



## Shelf Angle - Standard Detail




## Meter Box At Sill

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA




## Meter Box At Jamb

| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | BRICKWORK DETAILS | |

| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | D2 |
| | Scale: N.T.S. | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 pm

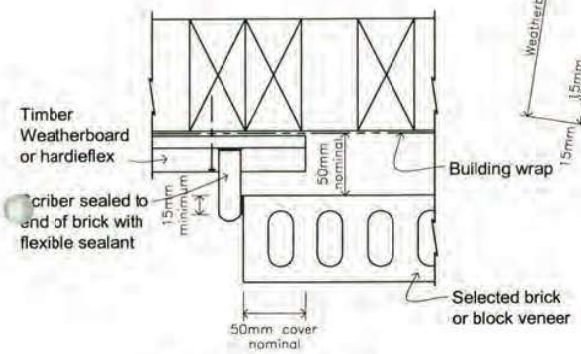
Document Set ID: 6275866
Version: 1, Version Date: 13/08/2014

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

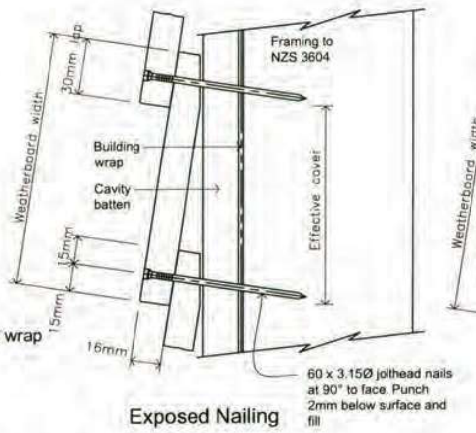
This information is provided by the Waikato District Council

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.

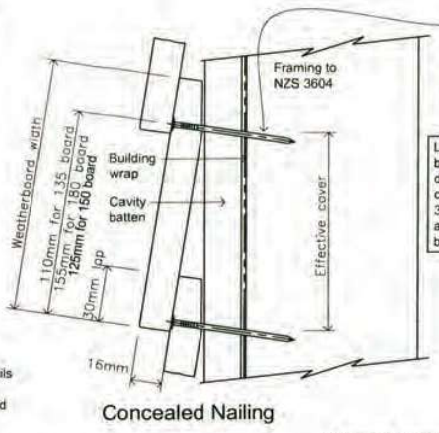
## PLAN JUNCTION BETWEEN TIMBER WEATHERBOARD OR AND BRICK VENEER




Note: Brick tie to be fixed 70mm minimum from the edge of brick to suit the cladding overlap

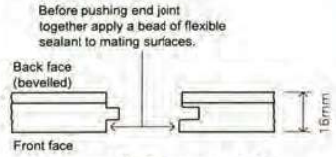



Exposed Nailing

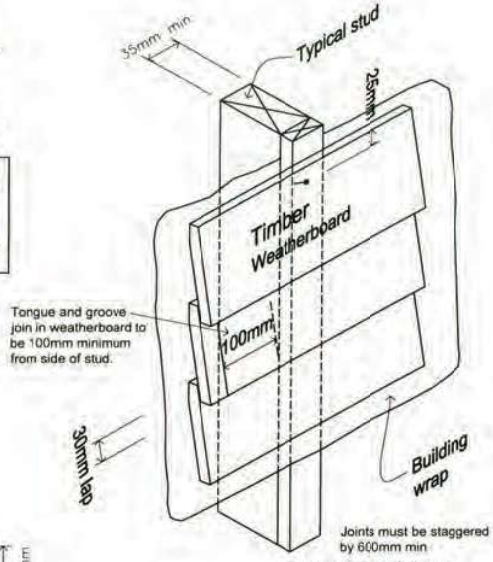



Concealed Nailing

## CAVITY WEATHERBOARD FIXING



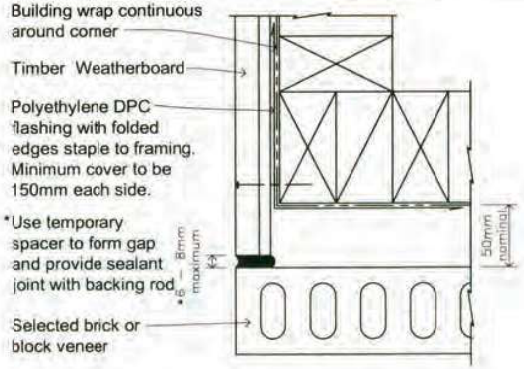

Tongue & Groove Joint

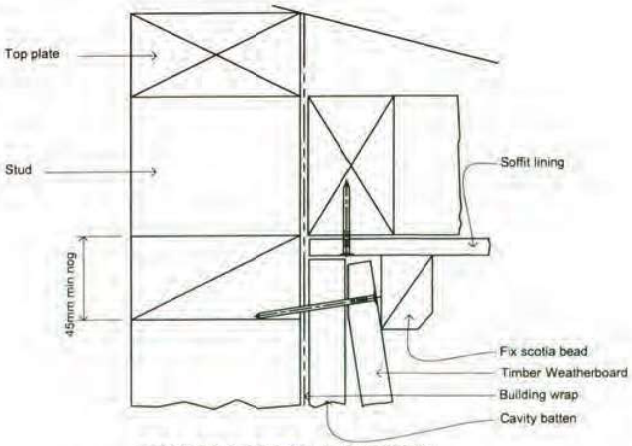



Jointing Off Stud

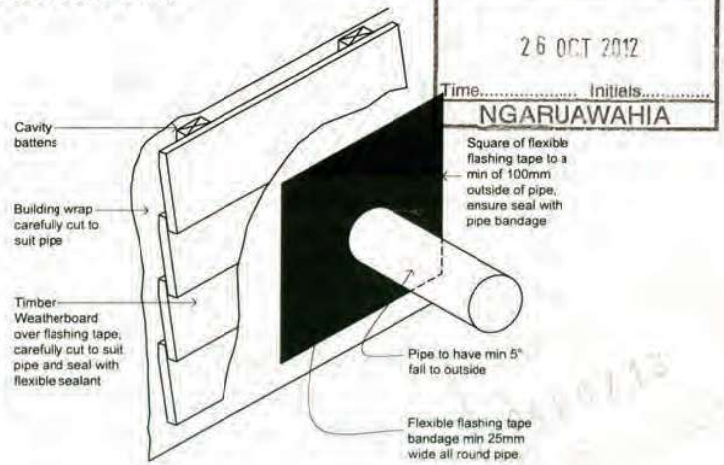
WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

## EXTERNAL CORNER JUNCTION BETWEEN TIMBER WEATHERBOARD AND BRICK VENEER




CAVITY SOFFIT JUNCTION




CAVITY PIPE PENETRATION

| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | JUNCTION AND TIMBER WEATHERBOARD DETAILS | |

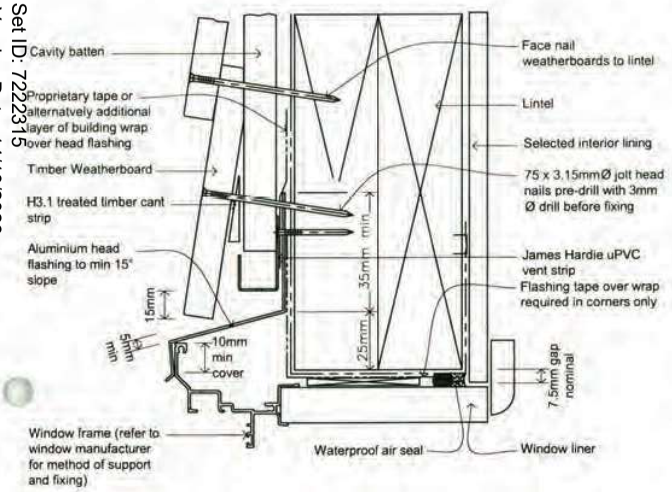
| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | D3 |
| | Scale: N.T.S. | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 PM
Document Set ID: 6275866
Version: 1, Version Date: 14/08/2013

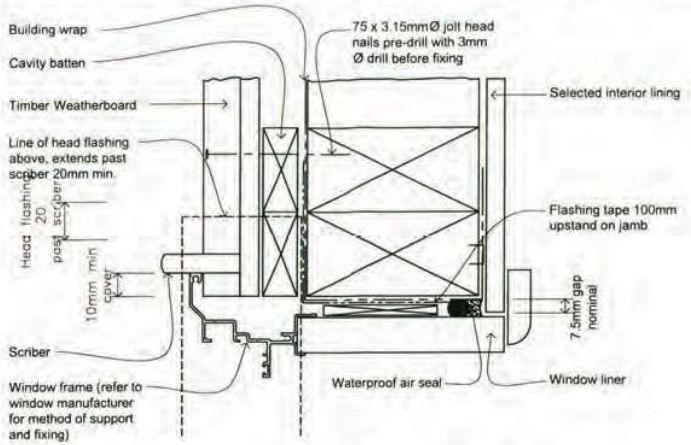
Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

This information is provided by the Waikato District Council

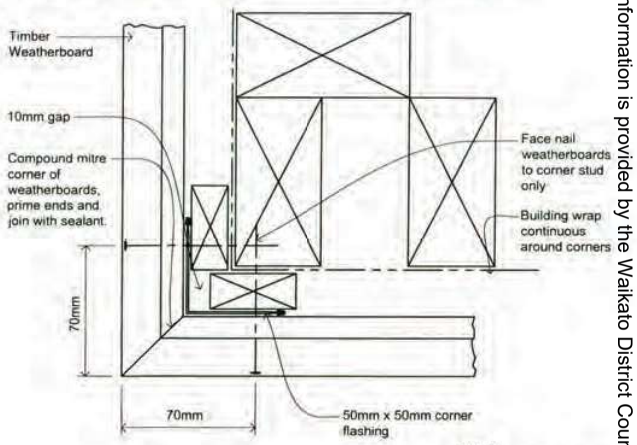
BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.




## CAVITY WINDOW HEAD WITHOUT FACINGS




## CAVITY WINDOW JAMB WITHOUT FACINGS

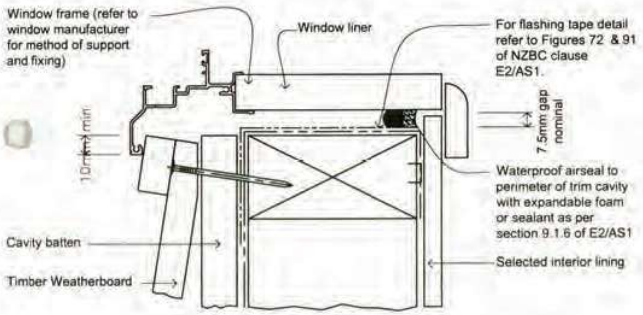



## CAVITY MITRE CORNER

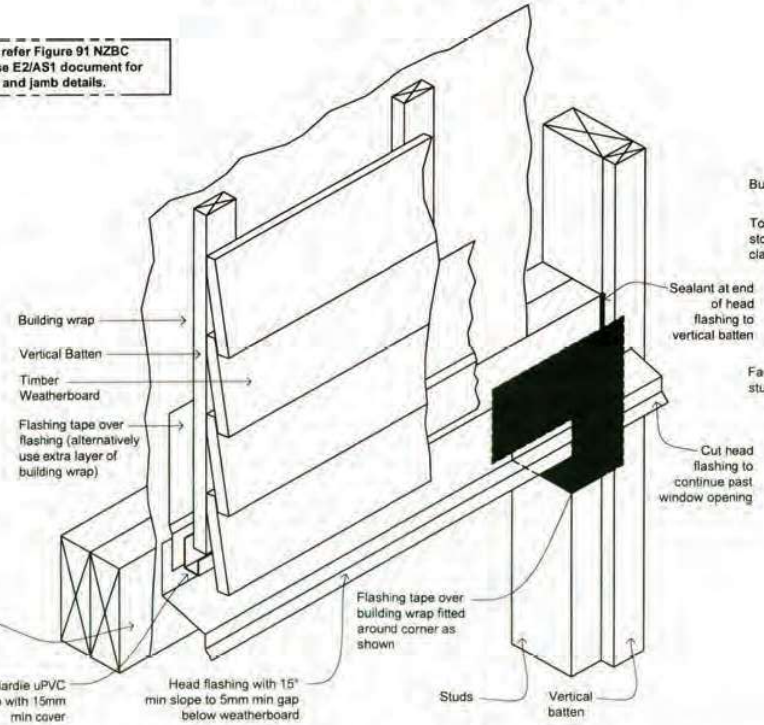
**Note!**
Sealant must be used on the mitred face of both weatherboards. Push tightly together.

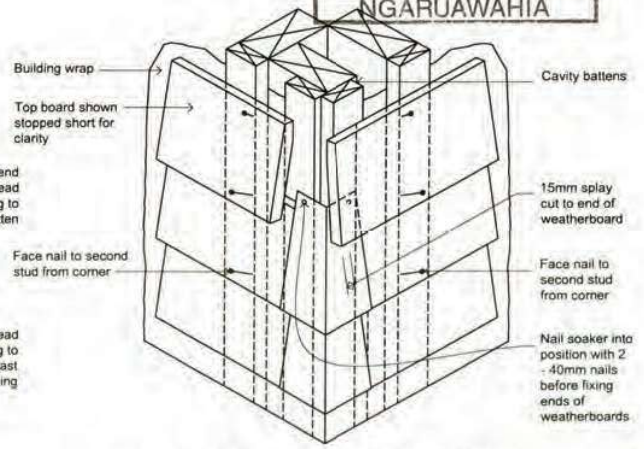
WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

**Also refer Figure 91 NZBC clause E2/AS1 document for head and jamb details.**




## CAVITY WINDOW SILL WITHOUT FACINGS




## CAVITY EXTERNAL CORNER SOAKER

| Soaker material | Nail material |
|---|---|
| Copper | Copper or phosphor bronze |
| Aluminium | Hot dip galvanised / Stainless steel |
| Stainless steel | Stainless steel |

**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 must comply with acceptable solution NZBC clause E2/AS1 and NZS 3604.
3. Flashing tape must have proven compatibility with the selected building wrap 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 these materials*

| Proposed New Home for | Drawing Title | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | HEAD FLASHING TERMINATION<br>TIMBER WEATHERBOARD DETAILS | |

| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | D4 |
| | Scale: N.T.S. | © COPYRIGHT |

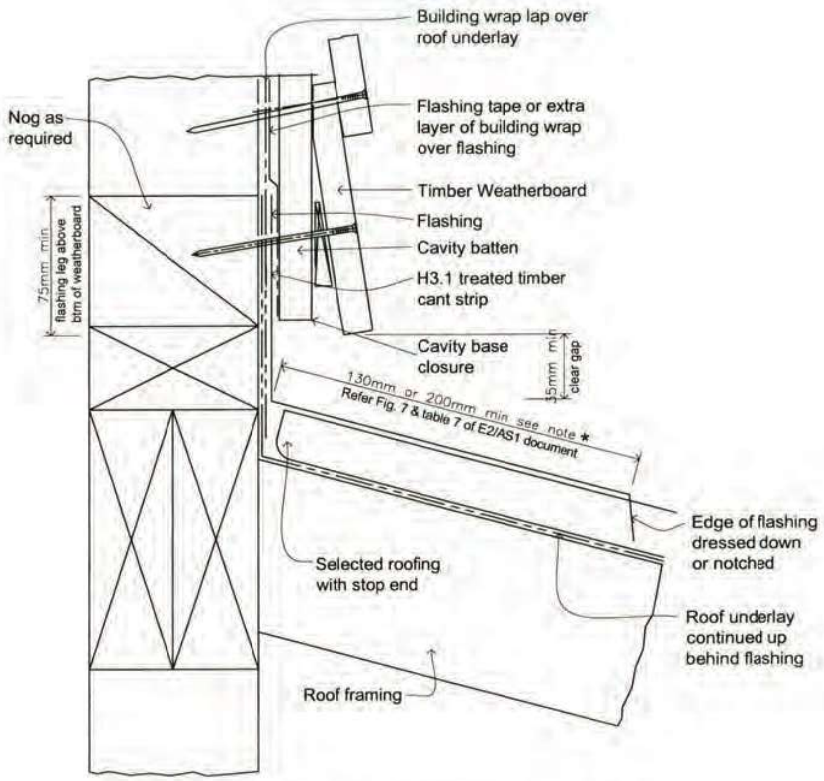
Print Date: 14 October 2026, 2:23 pm

Document Set ID: 6375866
Version: 1, Version Date: 03/08/2018

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

This information is provided by the Waikato District Council

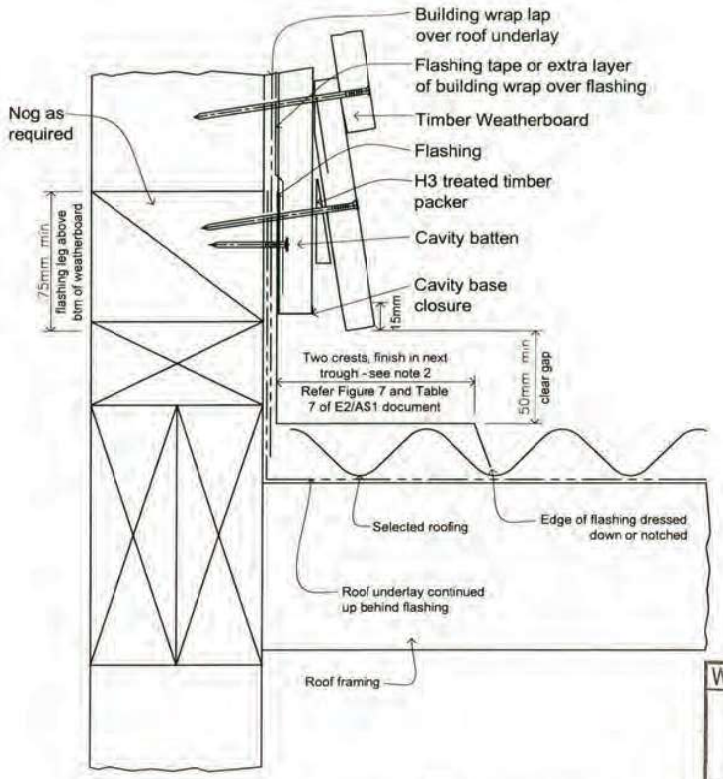
BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.




## APRON FLASHING ON RAKING ROOFING

* When 50 year durability for flashing is required refer table 20 NZBC E2/AS1 document.

Roofing leg to be 130mm min long for low or medium wind zones where roof pitch is 10° or greater **or** 200mm min long for high or very high wind zones & where roof pitch is less than 10° for all wind zones.




## APRON FLASHING ON FLAT ROOFING

* When 50 year durability for flashing is required refer table 20 NZBC E2/AS1 document.

Roofing leg to be 130mm min long for low or medium wind zones where roof pitch is 10° or greater **or** 200mm min long for high or very high wind zones & where roof pitch is less than 10° for all wind zones.

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA

| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | TIMBER WEATHERBOARD DETAILS | |

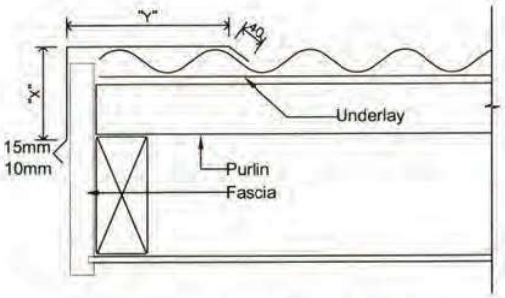
| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | D5 |
| | Scale: N.T.S. | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 pm
Document Set ID: 6375866
Version: 1, Version Date: 03/08/2023

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

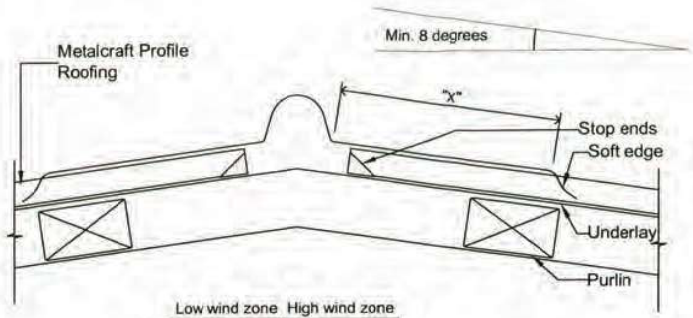
This information is provided by the Waikato District Council

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.



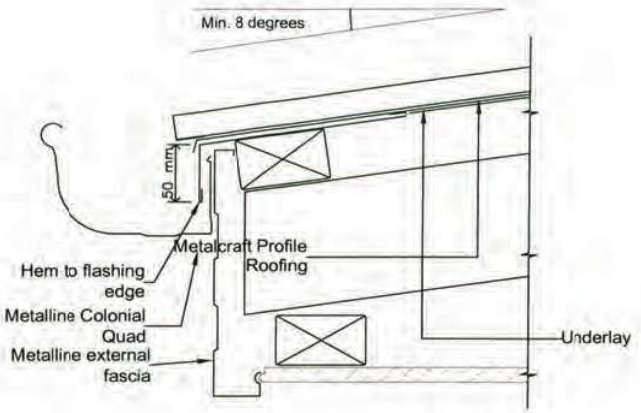

| | Low wind zone | High wind zone |
|---|---|---|
| X | 50mm | 75mm |
| Y | 2 corrugations | 3 corrugations |

This detail is used for: Corrugate
Side Barge Detail
Colorsteel Fascia

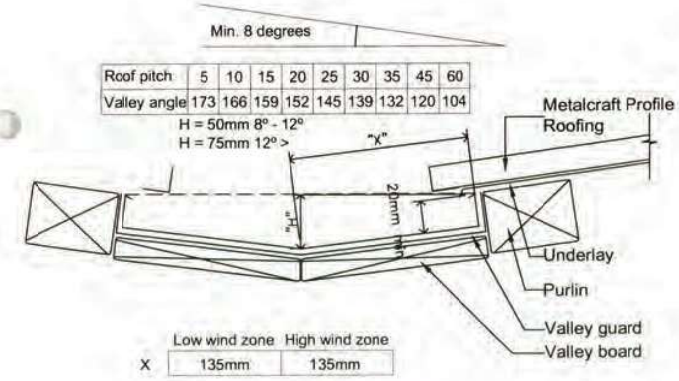



| | Low wind zone | High wind zone |
|---|---|---|
| X | 135mm | 200mm |

This detail is used for: Corrugate
Round Top Ridge Detail

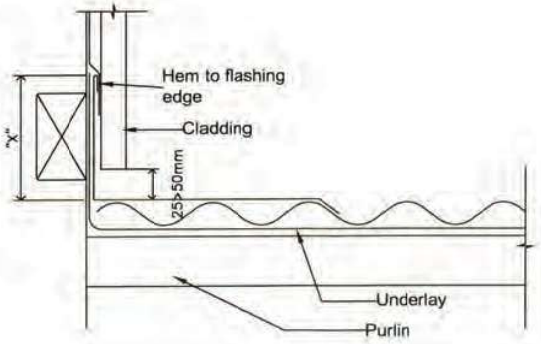



This detail is used for: Corrugate
Gutter Flashing Detail
Metalline Fascia with Spring Clip




| | Low wind zone | High wind zone |
|---|---|---|
| X | 135mm | 135mm |

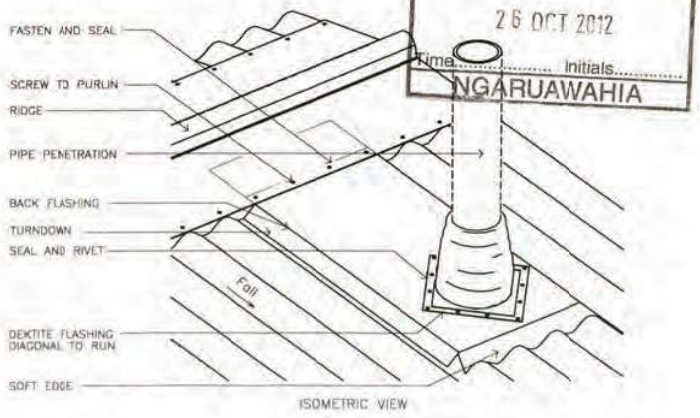
This detail is used for: Corrugate
Valley Flashing Detail




| | Low wind zone | High wind zone |
|---|---|---|
| X | 50mm | 75mm |
| Y | 2 corrugations | 3 corrugations |

This detail is used for: Corrugate
Side Apron Detail
Profiled or Smooth Cladding

WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time..... Initials.....
NGARUAWAHIA




THIS DETAIL IS USED FOR: CORRUGATE
PIPE PENETRATION DETAIL

| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | ROOFING DETAILS | |

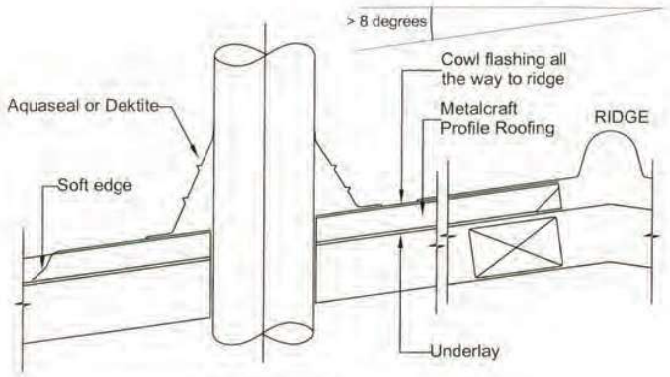
| Amendments: | Date: | Draw. No: |
|---|---|---|
| | September 2012 | D6 |
| | Scale: N.T.S. | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 pm
Document Set ID: 6375866
Version: 1, Version Date: 03/08/2023

Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026

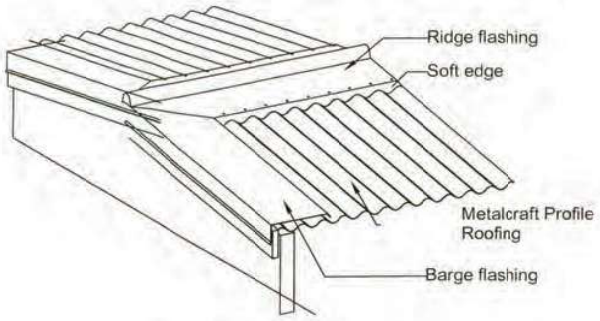
This information is provided by the Waikato District Council

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.



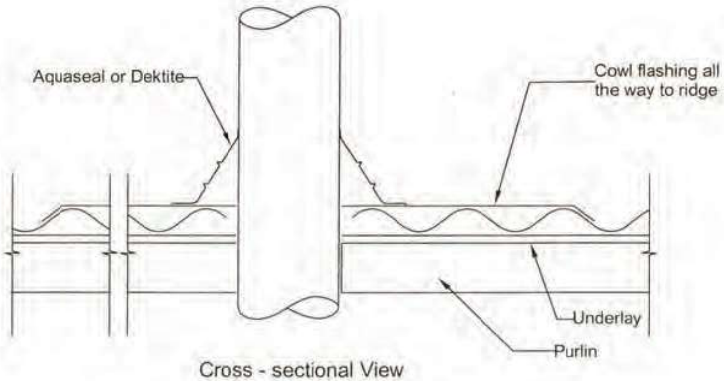

Side View

This detail is used for: Corrugate
Metalline Fascia with Spring Clip



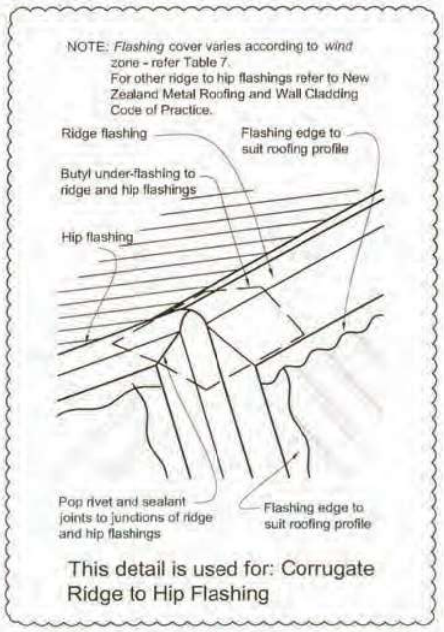

Isometric View

This detail is used for: Corrugate
Ridge to Barge Junction Detail




Cross - sectional View

This detail is used for: Corrugate
Pipe penetration Detail




This detail is used for: Corrugate
Ridge to Hip Flashing

| Proposed New Home for: | Drawing Name: | Notes: |
|---|---|---|
| Jeff Torrens<br>195 Osborne Road,<br>Horsham Downs, Hamilton. | ROOFING DETAILS | |

| Amendments: | Date: | Draw. No: |
|---|---|---|
| 24/11/12 – Clouded Area. | November 2012 | D7/A |
| | Scale: N.T.S. | © COPYRIGHT |

Print Date: 14 October 2026, 2:23 pm
Document Set ID: 6375866
Version: 1, Version Date: 03/08/2023

Document Set ID: 6275866
Version: 1, Version Date: 04/04/2013

Print Date: 14 October 2026, 2:23 pm

Document Set ID: 7223315
Version: 1, Version Date: 14/10/2026

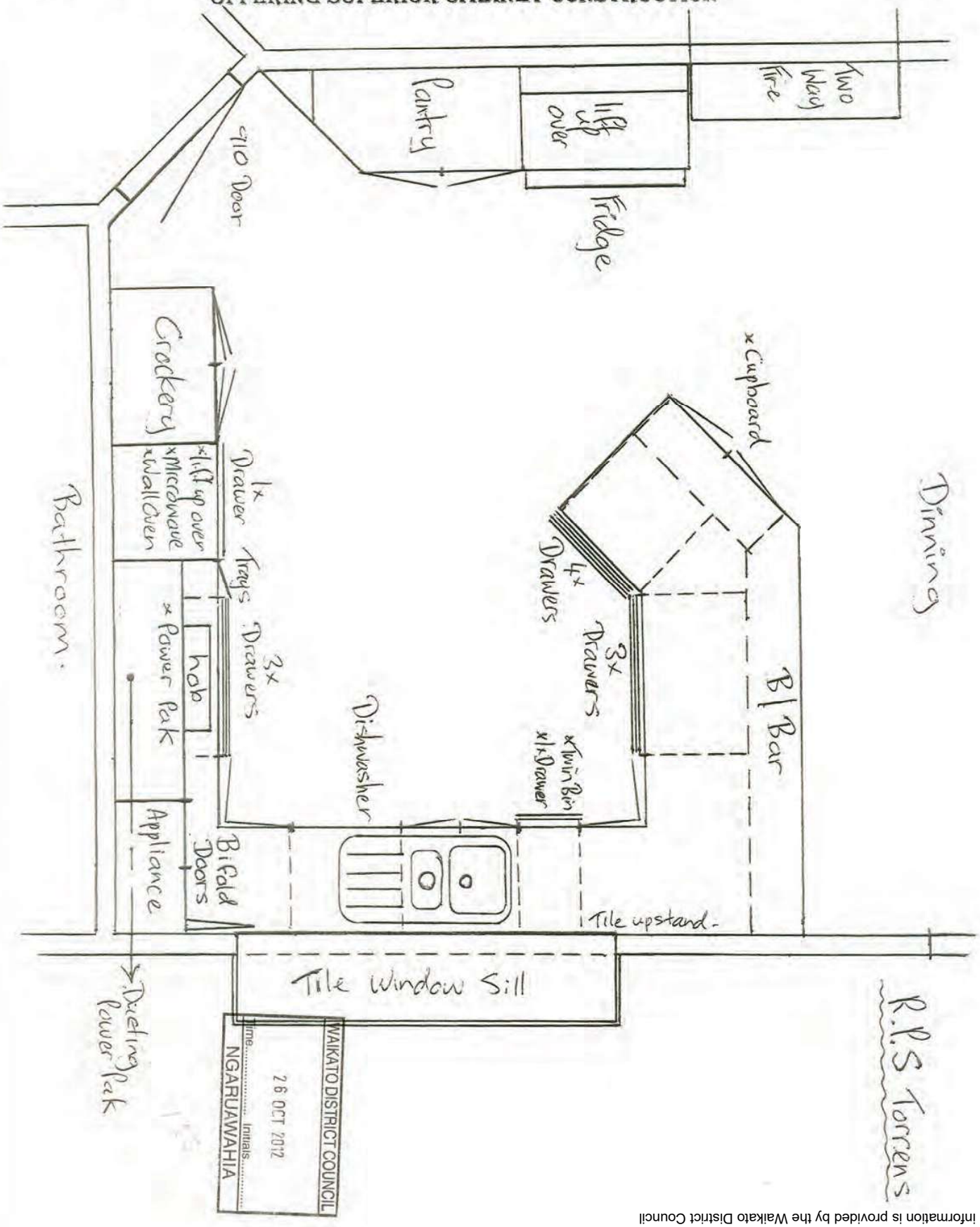
A division of Waikato Woodware Limited
Montage Kitchens + Joinery

REGISTERED MJ MASTER JOINER your choice

NKBA National Kitchen & Bathroom Association - NZ

123 Ellis Street, PO Box 5266, Frankton, Hamilton 3242 Website: www.montagekitchens.co.nz
Telephone 07 8479174 Facsimile 07 8467174 Email: info@montagekitchens.co.nz

OFFERING SUPERIOR CABINET CONSTRUCTION




WAIKATO DISTRICT COUNCIL
26 OCT 2012
Time.....
Initials.....
NGARUAWAHIA

This information is provided by the Waikato District Council

This information is provided by the Waikato District Council



# Relationships between spatial layers **[000047, 000055, 000078]**

The District Plan uses a range of spatial layers that are shown on planning maps including zones, overlays, site-specific controls, development areas and designations. The function of each spatial layer is set out in the National Planning Standards, November 2019, as follows:

*Zones*

A zone spatially identifies and manages an area with common environmental characteristics or where environmental outcomes are sought, by bundling compatible activities or effects together, and controlling those that are incompatible. The spatial area of each zone is shown on the planning maps. Every part of the district (except for roads) is in one zone and the zones do not overlap.

*Overlays*

As well as zones, there are various overlays (such as Outstanding Natural Landscapes and Significant Natural Areas) and sites/features (such as Historic Heritage buildings). An overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions.

*Site-specific controls*

Site-specific control spatially identifies where a site or area has provisions that are different from other spatial layers or district-wide provisions that apply to that site or area.

*Precincts*

A precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the outcomes anticipated in the underlying zone(s).

*Designations*

A designation is a provision in a district plan for a public work or project. Only a requiring authority can give notice of a requirement for a designation.

Appeals Version



Document Set ID: 7222315
Version: 1, Version Date: 14/10/2026
Print Date: 14 October 2026, 2:23 pm

Waikato District Council
Te Kaunihera aa Takiwaa o Waikato

**P** 07 824 8633 **F** 07 824 8091
**Call Free** 0800 492 45
Private Bag 544, Ngaruawahia
www.waikatodc.govt.nz

# Land Information Memorandum
# Property Maps

## 195 Osborne Road HORSHAM DOWNS

**Created**:
Wednesday 14 October 2026 10:56:15




**Issue Date: 14/10/2026** Copyright © Waikato District Council. Cadastral information is derived from LINZ CROWN COPYRIGHT RESERVED.
The information displayed is derived from various sources. Whilst due care has been taken, Waikato District Council gives no warranty on its accuracy.

## LAND INFORMATION

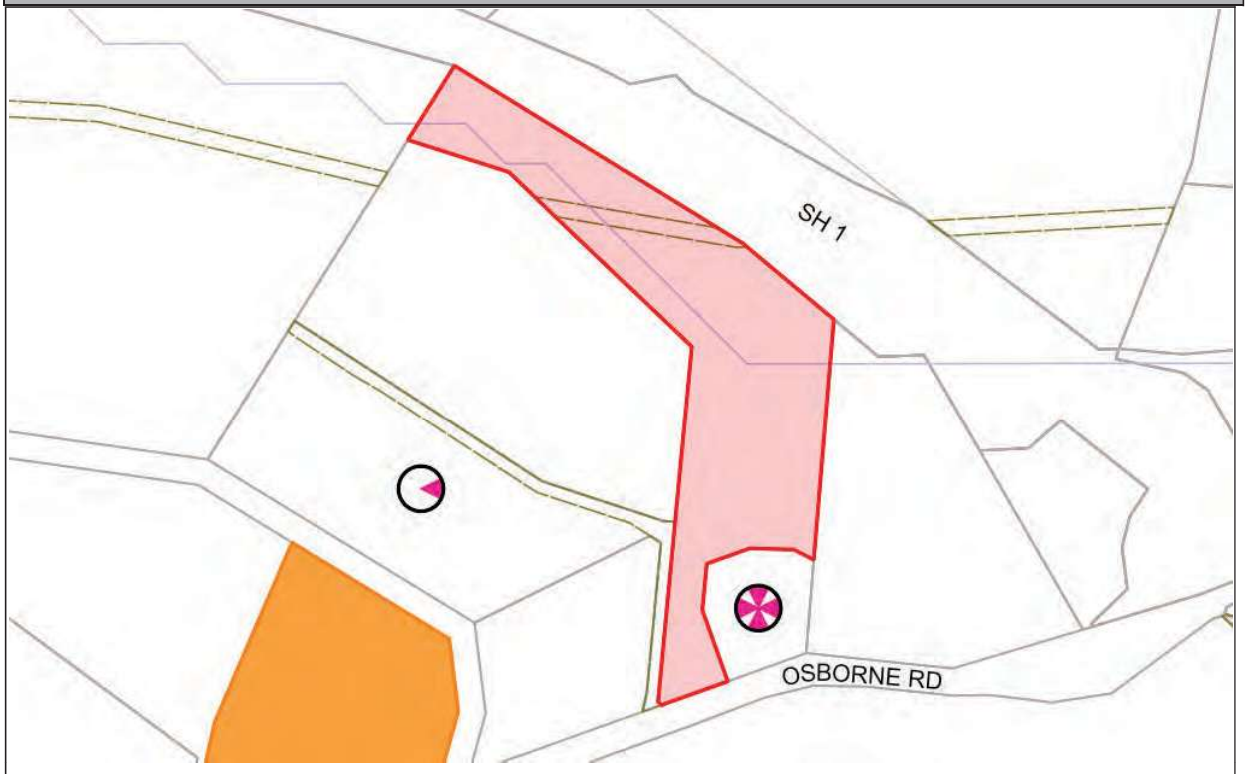
| Land Information | |
|---|---|
| Land No | 614962 |
| Linz No /Parcel ID | 7593640 |
| Legal Desc | Section 32 SO 484805 |
| Land Area | 4.0871 |

# LAND RESOURCE MAP

## LEGEND

- Subdivisions
- Subdivision Status
  - 1
  - 2 - Clearance
  - 3 - 223
  - 4 - 224
  - 5 - Declined
- River Environment
- Easement
- Natural Hazard Register
  - Alluvion
  - Erosion
  - Falling Debris
  - Fill
  - Inundation
  - Slippage
  - Subsidence
  - Waikato Coal Measures
- Land Hazards
  - Advisory HAIL
  - Advisory
  - Contamination

## MAP



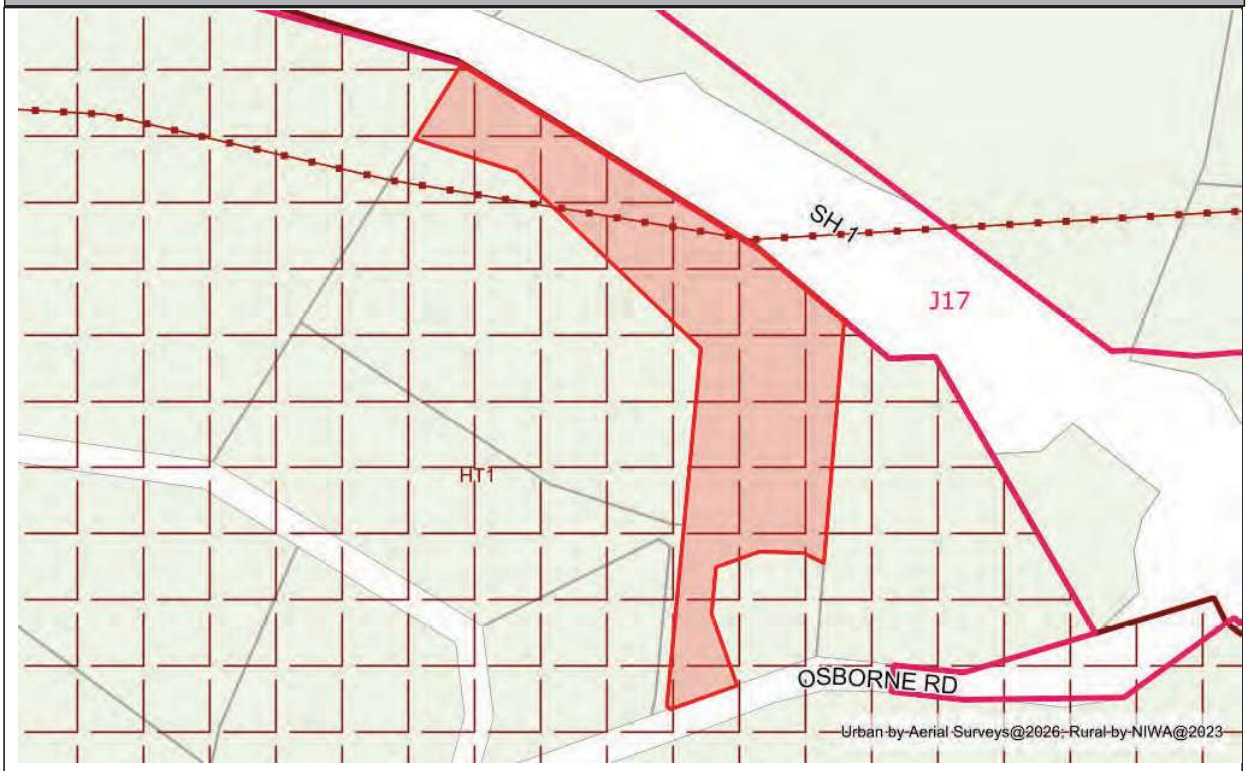

**Issue Date: 14/10/2026** Copyright © Waikato District Council. Cadastral information is derived from LINZ CROWN COPYRIGHT RESERVED.
The information displayed is derived from various sources. Whilst due care has been taken, Waikato District Council gives no warranty on its accuracy.

| Land Resource Information | | | |
|---|---|---|---|
| Property No | 2016634 | Assessment | 04421/144.17 |
| Property Address | 195 Osborne Road HORSHAM DOWNS | | |
| Land Hazard HAIL Register | | | |
| Hazard Type | | | |
| Description | | | |

No data available

| | |
|---|---|
| Land Cover – Slope | C |
| Land Cover - Rock | Mo |
| Land Cover – Slope | C +D |
| Land Cover - Rock | Mo |

## MAP




**Issue Date: 14/10/2026** Copyright © Waikato District Council. Cadastral information is derived from LINZ CROWN COPYRIGHT RESERVED. The information displayed is derived from various sources. Whilst due care has been taken, Waikato District Council gives no warranty on its accuracy.

## Operative District Plan Information

| | | | |
|---|---|---|---|
| Property No | 2016634 | Assessment | 04421/144.17 |
| Property Address | 195 Osborne Road HORSHAM DOWNS | | |
| Zone | Rural, | | |
| Policy/Special Control | Designation, Gas Line, Urban Expansion Policy Area, Waikato River Catchment, | | |
| Setback Reference | Intensive farm Buffer | | |

# OPERATIVE DISTRICT PLAN MAP

## LEGEND

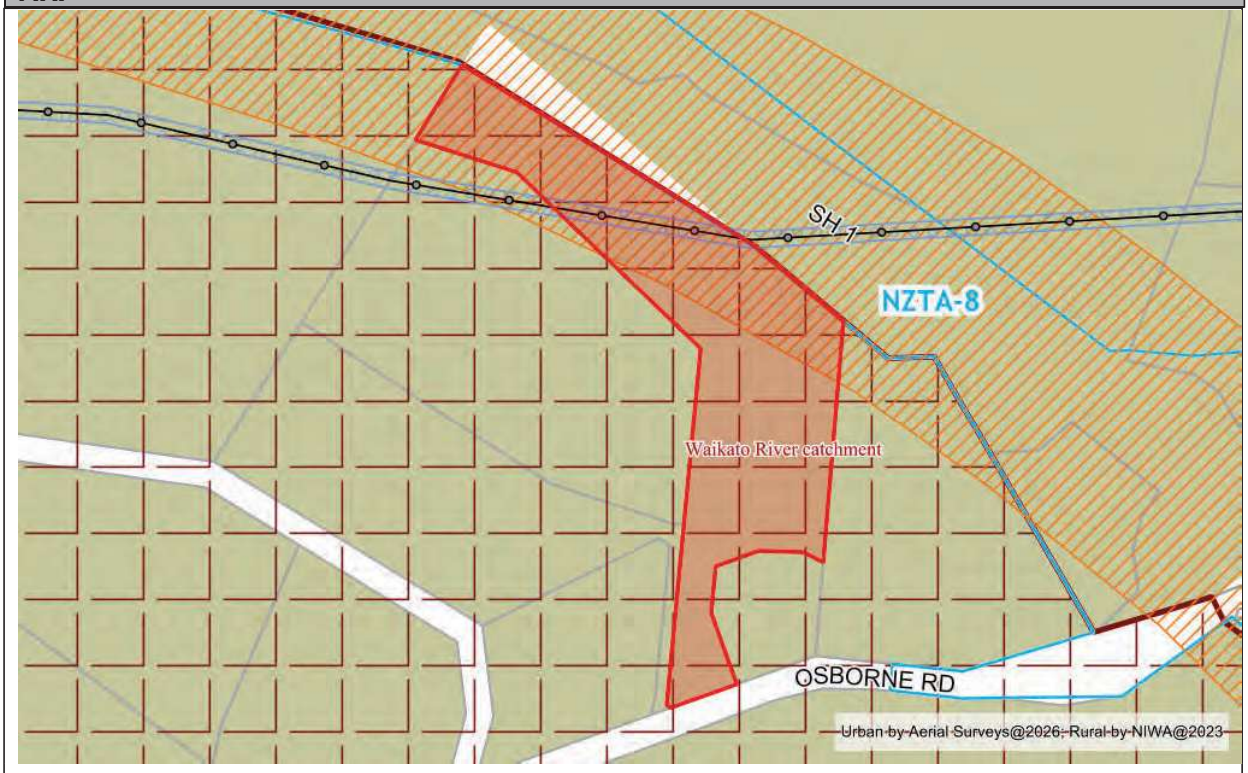


# WAIKATO DISTRICT PLAN – OPERATIVE IN PART MAP

**LEGEND**

Refer Separate Legend

**MAP**




**Issue Date: 14/10/2026** Copyright © Waikato District Council. Cadastral information is derived from LINZ CROWN COPYRIGHT RESERVED. The information displayed is derived from various sources. Whilst due care has been taken, Waikato District Council gives no warranty on its accuracy.

| Waikato District Plan – Operative in Part Information | | | |
|---|---|---|---|
| Property No | 2016634 | Assessment | 04421/144.17 |
| Property Address | 195 Osborne Road HORSHAM DOWNS | | |
| Zone | GRUZ - General rural zone, | | |
| Overlay | Designation - OPERATIVE, Designation, Gas network setback, Gas transmission line, State highway noise control boundary, Urban expansion area, Waikato River catchment, | | |

This information is provided by the Waikato District Council

# Waikato District Plan - Operative in Part

## Map Legend

### OPERATIVE

**ZONES**

**Zones**

- MRZ2 - Medium density residential zone 2
- GRZ - General residential zone
- OHI - Ohinewai zone

**OVERLAYS**

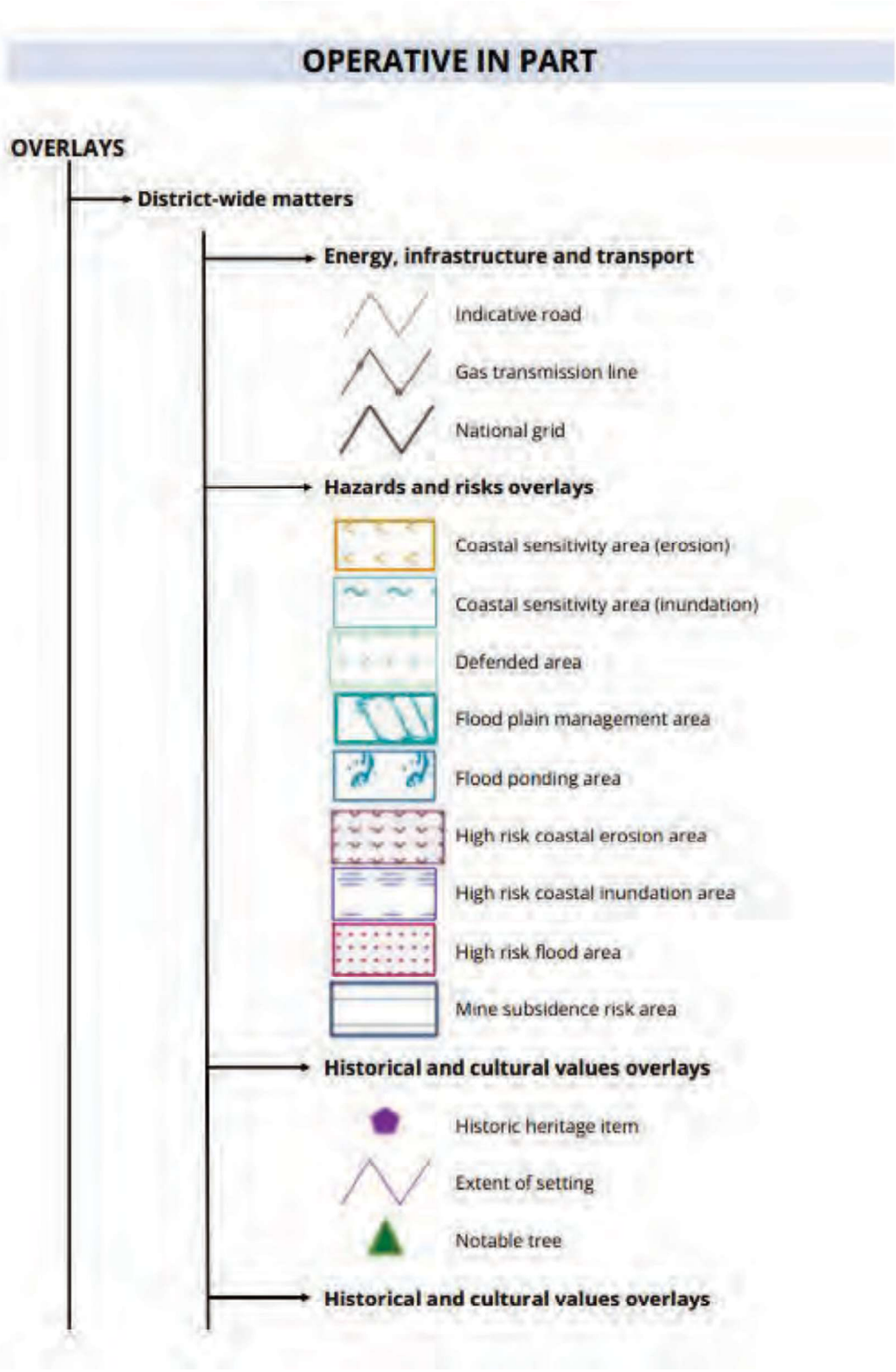
**Precincts**

- Precincts

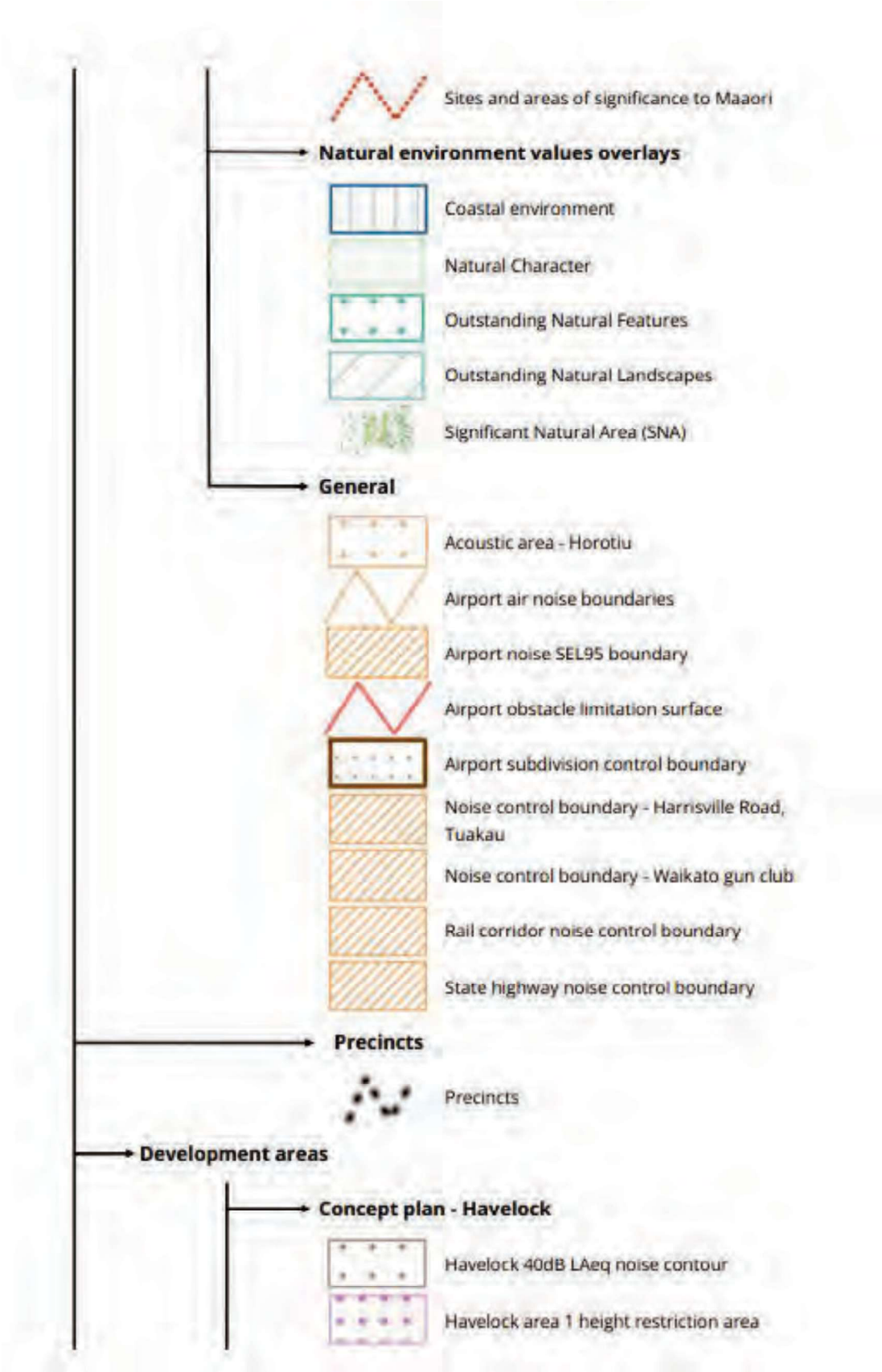
**Specific controls Residential zones**

- Geotechnical limitation area
- Tuurangawaewae Marae surrounds
- Tuurangawaewae Marae Outlook High Potential Effects Area
- Tuurangawaewae Marae building Height Assessment Overlay
- Outer intensification area

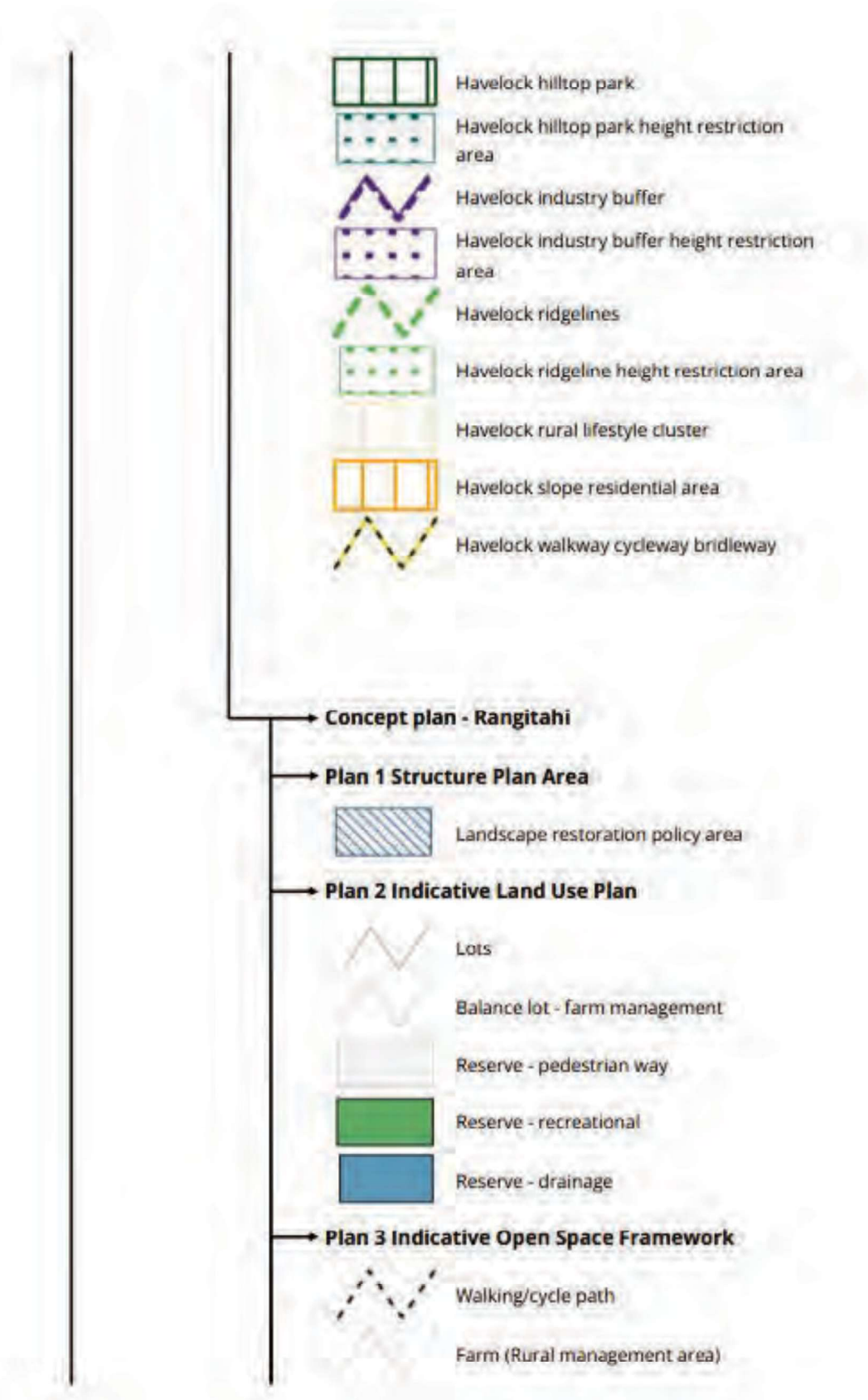
This information is provided by the Waikato District Council



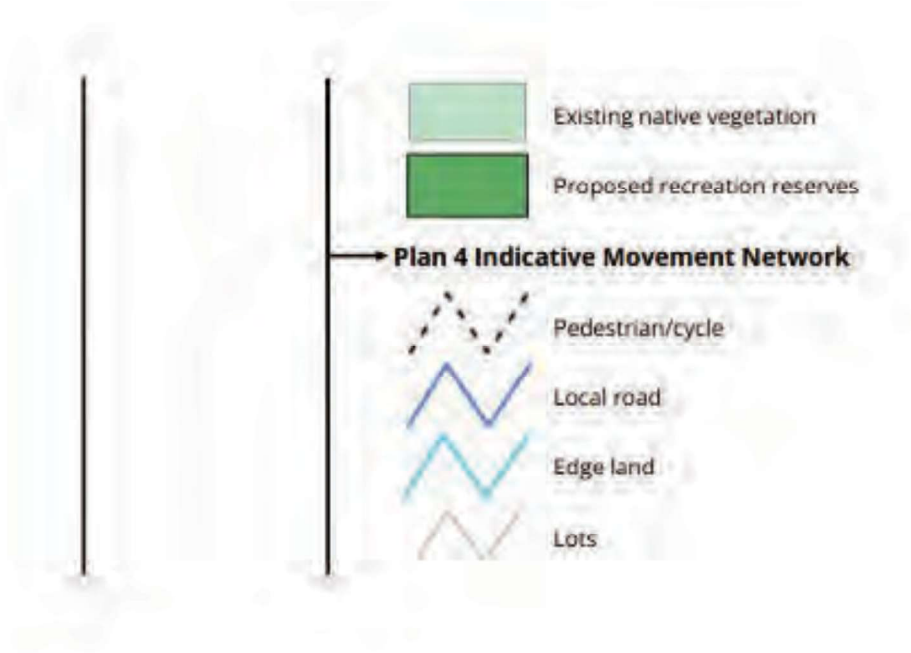
This information is provided by the Waikato District Council



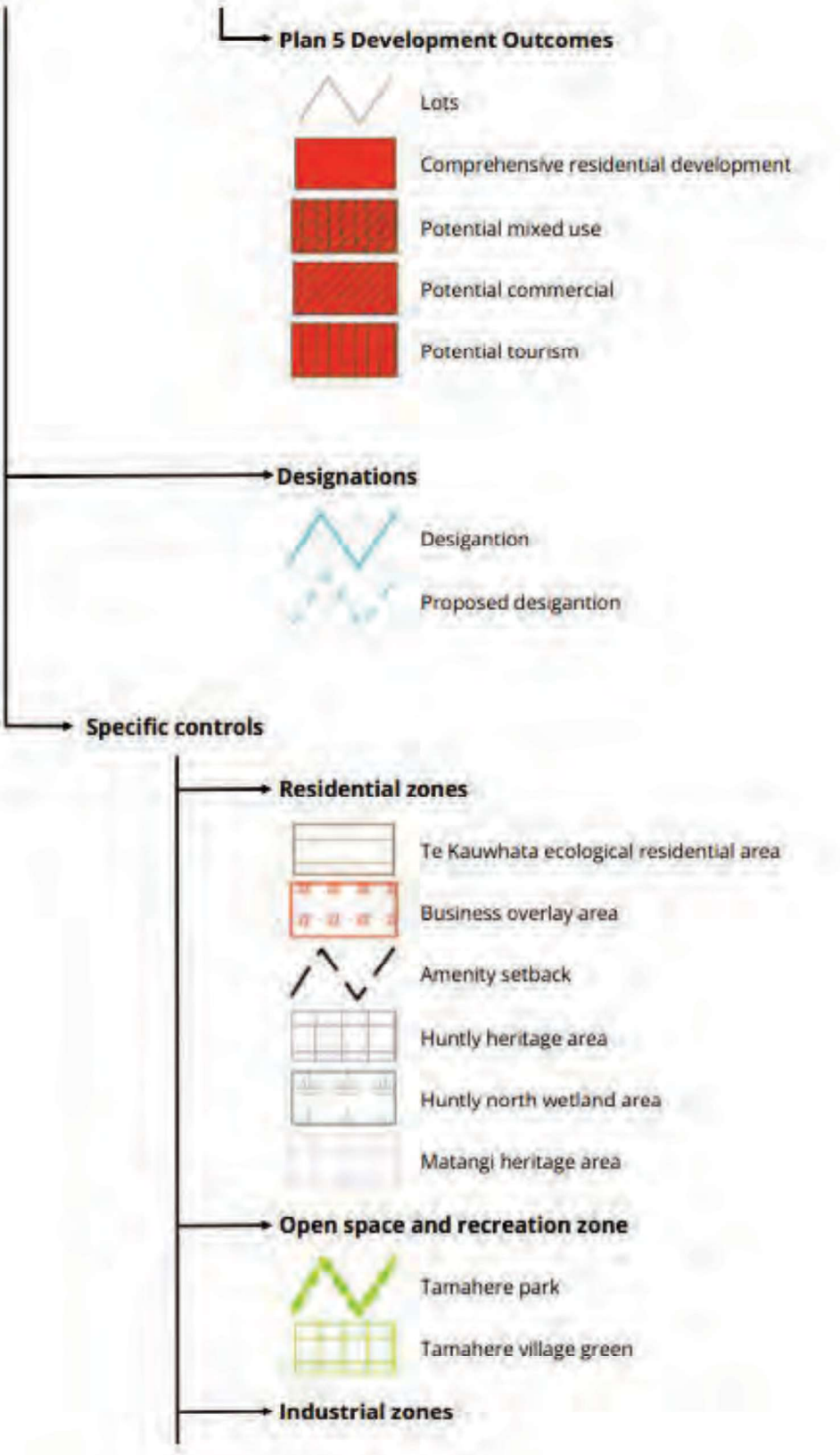
This information is provided by the Waikato District Council

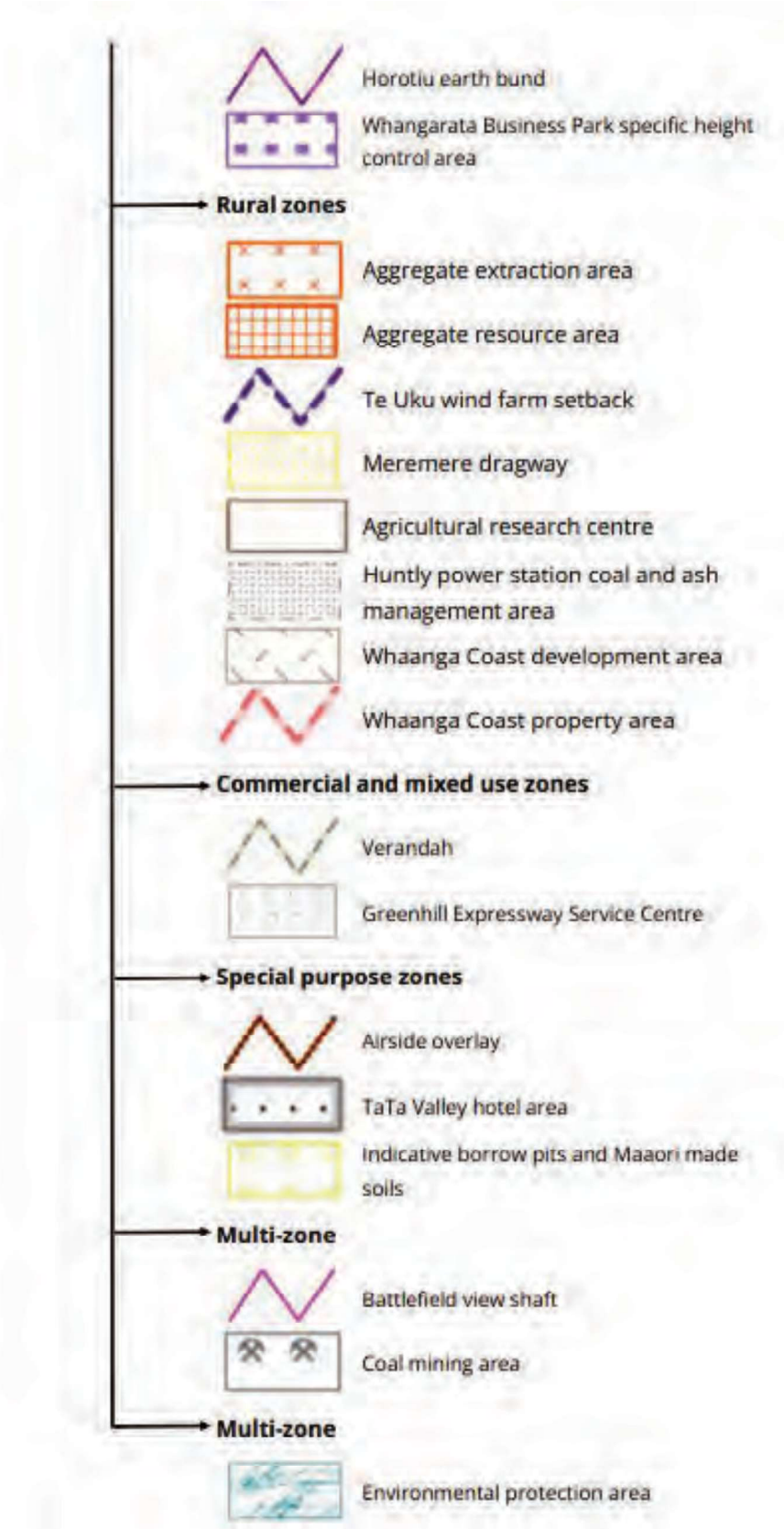


This information is provided by the Waikato District Council



This information is provided by the Waikato District Council




Horotiu earth bund
Whangarata Business Park specific height control area
Rural zones
Aggregate extraction area
Aggregate resource area
Te Uku wind farm setback
Meremere dragway
Agricultural research centre
Huntly power station coal and ash management area
Whaanga Coast development area
Whaanga Coast property area
Commercial and mixed use zones
Verandah
Greenhill Expressway Service Centre
Special purpose zones
Airside overlay
TaTa Valley hotel area
Indicative borrow pits and Maaori made soils
Multi-zone
Battlefield view shaft
Coal mining area
Multi-zone
Environmental protection area

This information is provided by the Waikato District Council



Lakeside high density area

Lakeside medium density area

Lakeside rural area

Raglan navigation beacon

Segregation strip

Tamahere commercial area

Urban expansion area

Waikato River catchment

## ZONES

**Zones**

COMZ - Commercial zone

TCZ - Town centre zone

LCZ - Local centre zone

GRUZ - General rural zone

RLZ - Rural lifestyle zone

LLRZ - Large lot residential zone

GRZ - General residential zone

MRZ1 - Medium density residential zone 1

SETZ - Settlement zone

**Zones**

OSZ - Open space zone

HIZ - Heavy industrial zone




## APPEALS

**Appeals**

Appeals

This information is provided by the Waikato District Council

# ADDITIONAL INFORMATION

**Additional Information**



Mystery Creek noise boundary

Fonterra noise control boundary

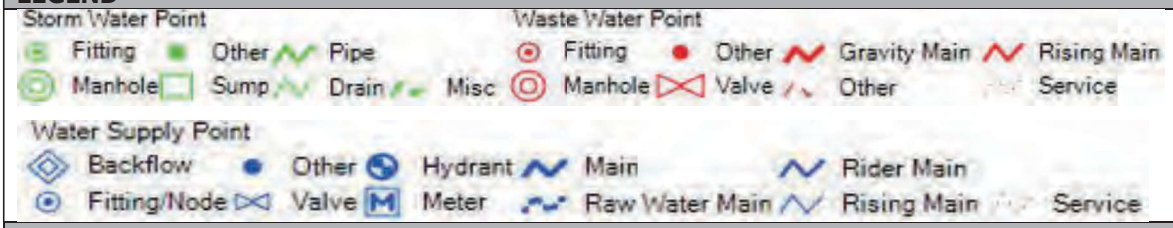
Rail corridor noise alert area

Rail corridor vibration alert area

**Copyright & Disclaimer** - Cadastre boundaries sourced from Land Information New Zealand under CC-By Graphical representations of the District Plan rules have been derived from various sources, the representations are to the best of knowledge. Exact boundaries may require further investigation, please direct enquires to the Planning and Policy team districtplan@waidc.govt.nz

# UTILITIES MAP

## LEGEND




## MAP




**Issue Date: 14/10/2026** Copyright © Waikato District Council. Cadastral information is derived from LINZ CROWN COPYRIGHT RESERVED. The information displayed is derived from various sources. Whilst due care has been taken, Waikato District Council gives no warranty on its accuracy.

## Water Meter Information

| | |
|---|---|
| Meter | |
| Route | |
| Sequence | |
| Tariff | |
| Status | |
| Location | |
| Meter Install | |
| DCL Type | |

No data available

# SOLID WASTE MAP

**LEGEND**

- Labels
  - Address Label
  - Road Label
- Territorial Authority
  - Waikato District
  - Other Districts
- Rail
- Property
- Parcel
- Solid Waste Charges
  - WstStdNor
  - WstRcyMU
  - WstStdTua
  - WstBusTua
  - WstRaglan
  - WstRcyGLM
  - WstStdCen

**MAP**




**Issue Date: 14/10/2026** Copyright © Waikato District Council. Cadastral information is derived from LINZ CROWN COPYRIGHT RESERVED. The information displayed is derived from various sources. Whilst due care has been taken, Waikato District Council gives no warranty on its accuracy.

| Solid Waste Information | | | |
|---|---|---|---|
| Property No | 2016634 | Assessment | 04421/144.17 |
| Property Address | 195 Osborne Road HORSHAM DOWNS | | |
| Contract Name | Green Gorilla | | |
| Day Name | Friday | | |