In reply, please quote
LIM1635/26

Postal Address
Private Bag 544, Ngaruawahia 3742
New Zealand

0800 492 452
www.waikatodistrict.govt.nz

08 June 2026

S G Hickton, G E M Hickton
2010 State Highway 23
RD 12
Hamilton 3293

Kia Ora,

LAND INFORMATION MEMORANDUM

Please find enclosed your Land Information Memorandum for 2010 State Highway 23 WAITETUNA

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.

Ngaa mihi

Carletta Bongard
Land Information Officer

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:	06371/115.01
Legal Description:	Part Lot 1 DPS 39836
Area:	1.3751 hectares more or less
Property Location:	2010 State Highway 23 WAITETUNA
Owners:	Simon George Hickton, Gillian Erika Mary Hickton

▶ 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 2025/2026	$3,208.70 Balance Owing: $169.87
Value of Improvements	$ 610,000.00
Land Value	$ 530,000.00
Capital Value	$1,140,000.00
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.

New Rating Year (not yet calculated)
Please note that the rates in the table above and the attached rates assessment are for the previous rating year 2025/2026.

The annual rates for the 2026/2027 rating year have not been calculated to date and the rates assessments are yet to be generated. For further information regarding rates for the current rating year, please contact the Rates Team at the Waikato District Council.

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: 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: **State highway noise control boundary**, **Waikato River Catchment.**

The provisions relevant to this property may be subject to appeal and any that are subject to appeal are not yet operative.

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.

Designations
This property is within close proximity (500m) to land that is designated for a particular purpose:
Operative District Plan:
- *Q8- Transmission line corridor for an electricity line*

Waikato District Plan - Operative in Part:
- *WEL-7- Transmission line corridor for an electricity line*

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

Fronting a State Highway
The property fronts a State Highway. Restrictions may be enforced on access to sites, particularly from state highways.
For information on the implications of this, please contact Waka Kotahi NZ.

■ 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

The Development Contributions Estimator Tool provides an estimate only. A full development contributions assessment will be provided once a consent application has been lodged.
Development contributions estimator tool

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
LUC0365/15	**LAND USE CONSENT** - Dependant persons dwelling	**GRANTED** 10 July 2015

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
D039356	Transport new Dwelling	10 December 1985	19 September 1986
E039944	Heating Appliance	23 February 1987	03 March 1987
E056044	Erect a Garage	14 August 1989	08 October 1991
BLD1185/15	Dependant persons dwelling & garage/carport	08 July 2015	04 December 2015

Requisitions: No known building requisitions to date.

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.

■ 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 (Us & Slope)
New Zealand Land Resource Inventory Maps indicate that the soils in this area may have poor bearing capacity for building foundations due to **Unconsolidated Sediments and 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
Hail report attached - HAIL0064/15 by the Waikato District Council, dated 18 May 2015

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

Te Mata Refuse
The property is not served by a roadside refuse collection. The nearest refuse drop off is on the corner of SH23 and Te Mata Road. Blue refuse bags for this service can be purchased at raglan retailers. The collection is made on a Monday. The nearest recycling drop-off station is at the Te Mata School.

For further information regarding refuse and recycling services in the Raglan area, please contact Xtreme Waste on (07)825-6509 or visit their website http://xtremezerowaste.org.nz

■ 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

Carletta Bongard
Land Information Officer

Land Information Memorandum

- 2010 State Highway 23 WAITETUNA
- PT LOT 1 DPS 39836 PT LOT 174A KARAMU PSH

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

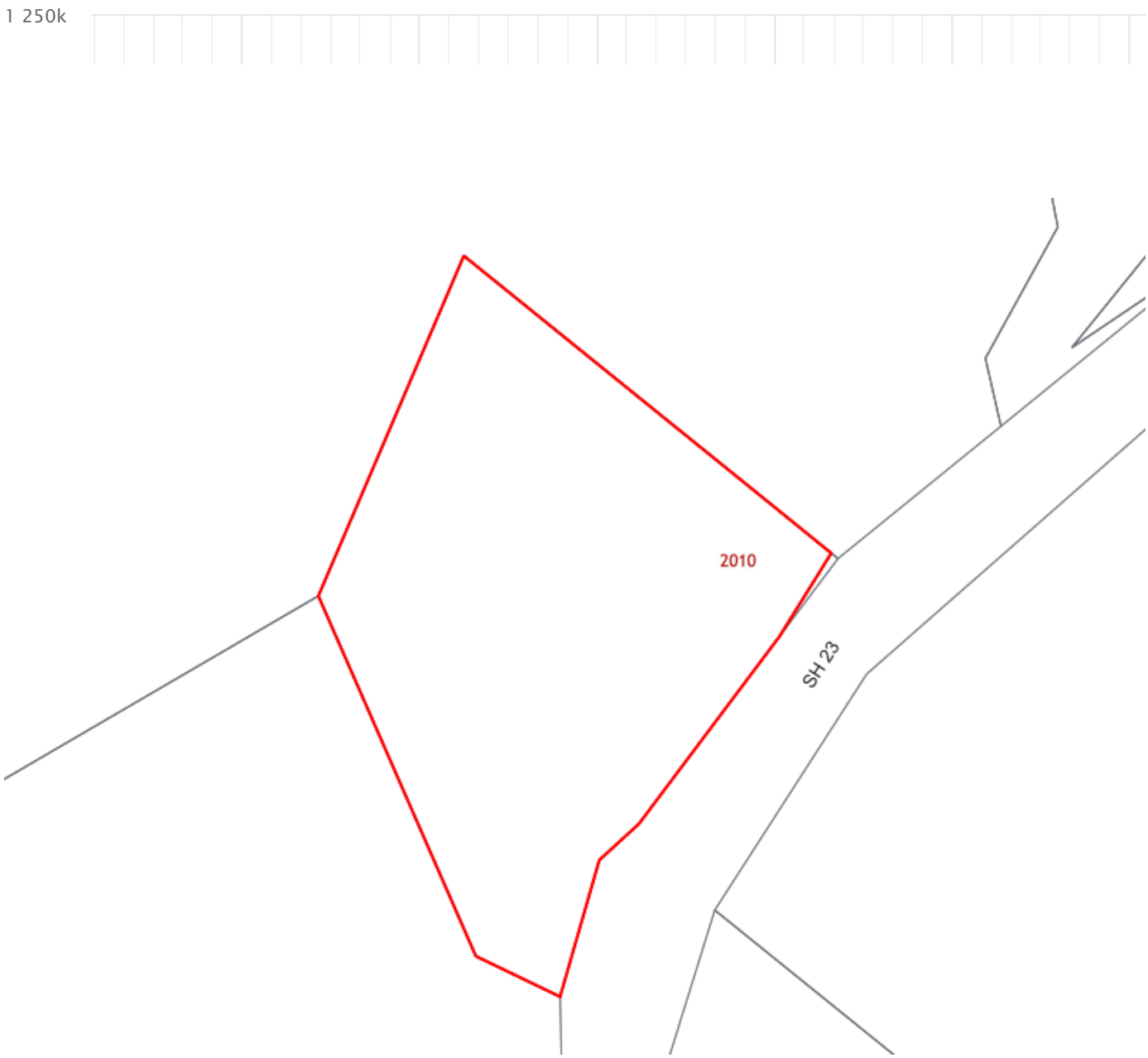
Property location	2010 State Highway 23 WAITETUNA
Valuation number	06371/115.01
Legal description	PT LOT 1 DPS 39836 PT LOT 174A KARAMU PSH

Property charges (2025/2026)

	Targeted rate factor	Factor applicable	Amount
Te Mata & Te Uku Recycling Self-Service	per dwelling	2.00	$147.70
Central District Rubbish and Recycling Collection	per dwelling	2.00	$0.00
General Rate	0.0022040c/$	1140000.00	$2,512.51
Uniform Annual General Charge (UAGC)	Fixed Charge	1.00	$548.49

Total rates payable $3,208.70 incl. GST

Property valuation history



⚠ If your property connects to any additional council services between now and the 30 June 2025, 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 2024/25 rates, please complete our online request form for a staff member to contact you directly.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General
of Land

Identifier	**SA41B/870**
Land Registration District	**South Auckland**
Date Issued	29 April 1988

Prior References

GN H792304 SA35A/184

Estate	Fee Simple
Area	1.3751 hectares more or less
Legal Description	Part Lot 1 Deposited Plan South Auckland 39836 and Section 5 Survey Office Plan 56314

Registered Owners

Gillian Erika Mary Hickton as to a 7/10 share

Simon George Hickton as to a 3/10 share

Interests

Subject to Section 59 Land Act 1948 (affects part Lot 1 DPS 39836)

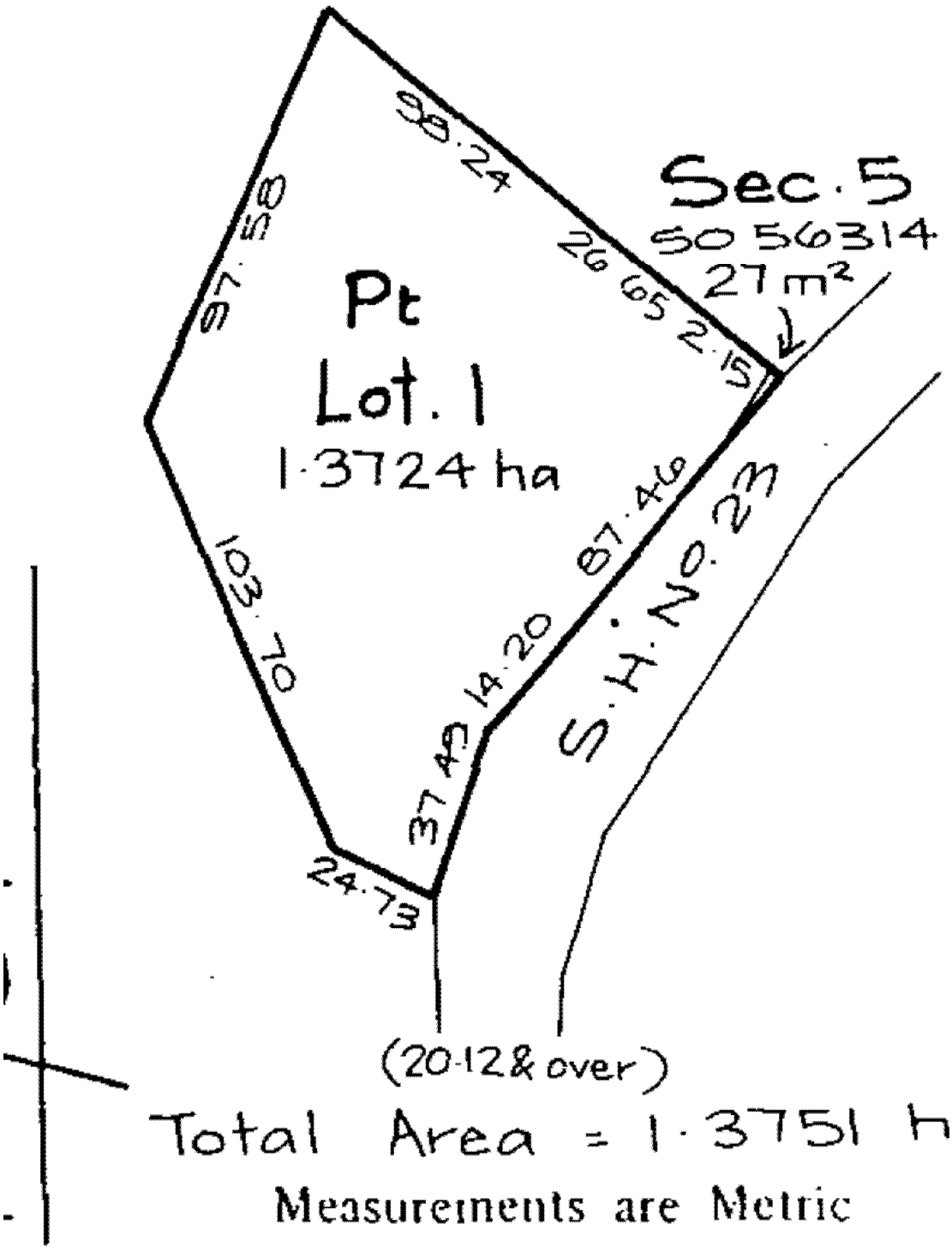
H731487 Compensation Certificate by The Minister of Works and Development - 11.6.1987 at 9.30 am

B367157 Gazette Notice declaring State Highway No 23 fronting the within land to be a limited access road - 12.9.1996 at 11.55 am

B467085.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 24.2.1998 at 3.23 pm

8935212.3 Mortgage to ASB Bank Limited - 9.12.2011 at 5:12 pm

Blk II Alexandra S.D



Total Area = 1.3751 ha

Measurements are Metric

Resource Consent

(Resource Management Act 1991)

Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

www.waikatodistrict.govt.nz

DECISION ON APPLICATION: LUC0365/15

Pursuant to Sections 34A(1), Section 104, 104B, 104D, and 108 of the Resource Management Act 1991, the Waikato District Council, under delegated authority, grants Land Use Consent for a non-complying activity to:

Activity: Construct a Dependant Persons Dwelling (DPD) that does not share an outdoor living court with the main dwelling.

Applicant: S G Hickton and G M Hickton

Location Address: 2010 State Highway 23 WAITETUNA

Legal Description: PT LOT 1 DPS 39836 comprised in Computer Freehold Register SA41B/870.

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.

Acting
CONSENTS TEAM LEADER

Dated: 09/07/15

Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

Schedule 1

Conditions of Consent

Resource Consent No: LUC0365/15

General Conditions

1 The proposal shall proceed in general accordance with the information and plans submitted by the consent holder in support of application number LUC0365/15 and officially received by Council on 1 May 2015 and 13 May 2015. Copies of the approved plans are attached.

2 Pursuant to Section 36 of the Resource Management Act 1991 the consent holder shall pay the actual and reasonable costs incurred by the Waikato District Council when monitoring the conditions of this consent.

3 The dependent persons dwelling shall be occupied by a dependent person associated with the occupants of the principal dwelling and shall not be rented out independently from the principal dwelling.

4 The dependent person's dwelling shall be located within 20m of the main dwelling on the site.

Prior to Construction

5 The consent holder shall notify the Waikato District Council Monitoring Department in writing two weeks prior to the construction of the Dependent Persons Dwelling.

Advice Notes

1. Pursuant to Section 106(2) of the Local Government Act 2002 Development Contributions for the following services (GST inclusive) shall be paid to Waikato District Council for the additional dwelling:

Infrastructure	Number of additional HEU	Indicative Fee per HEU	Indicative Total Amount
Community Facilities	0.5 (HEU)	$3,061	$1,530.50
District Wide Roading	0.5 (HEU)	$535	$267.5
Indicative Total Development Contributions (GST included)			**$1,797.50**

Development contributions are payable within 180 days of the granting of the land use consent.

2. The Consent Holder is advised that erosion and sediment control measures should be put in place in accordance with the Waikato Regional Council's Erosion and Sediment Control Guidelines for Soil Disturbing Activities: January 2009, prior to undertaking the consented activity.

3. The Transport Agency has identified that the access requires upgrading to ensure aggregate from the driveway does not migrate onto State Highway 23. The Transport Agency will issue an authorisation for the access which will be conditional upon this work being undertaken and maintained.

Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

Schedule 2

Reasons for Decision

Resource Consent No: LUC0365/15

1 Dispensation has been given for construction of a Dependant Persons Dwelling (DPD) which does not share an outdoor living area with the principal dwelling.

2 The DPD is a 70m^2 two bedroom unit that is for the applicant's daughter and her two children who rely on the applicant for both childcare for a school aged and pre-school aged child (due to shift work by the applicants daughter) and for emotional support. Further details can be found in the covering letter of the application.

3 The actual and potential effects created by the proposal are acceptable for the following reasons:

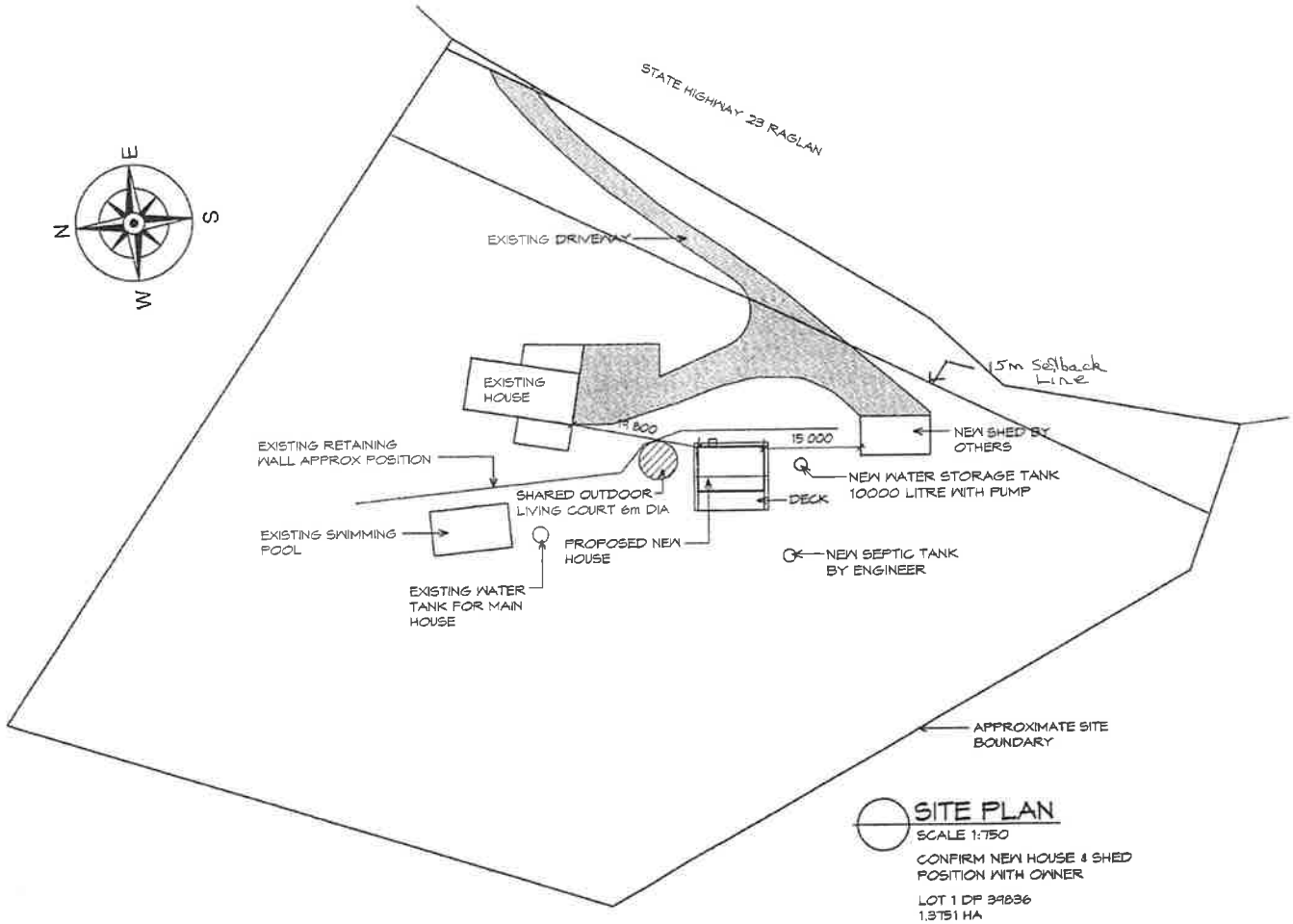
a. Dispensation has been granted for the DPD not sharing an outdoor living court with the principal dwelling as the orientation of the DPD will enable the occupant to efficiently utilise the suns energy and warmth.
b. The dependent persons dwelling is able to achieve the intent of the rule i.e. it is for dependent family member, situated 19.80 metres from the main dwelling and shares the same driveway.
c. Effects on the character and amenity of the surrounding area are minimal.

4 The new shed to be located on-site is considered to be associated with the existing dwelling on-site and not the Dependent Persons Dwelling.

5 The proposal is consistent with the objectives and policies of both the operative District Plan.

6 The proposal is consistent with the operative and proposed Waikato Regional Policy Statement, and all other relevant matters.

7 Overall the proposal meets the purpose (section 5) and principles (sections 6-8) of the Resource Management Act 1991



SITE PLAN

SCALE 1:750

CONFIRM NEW HOUSE & SHED POSITION WITH OWNER

LOT 1 DP 39836
1.3751 HA

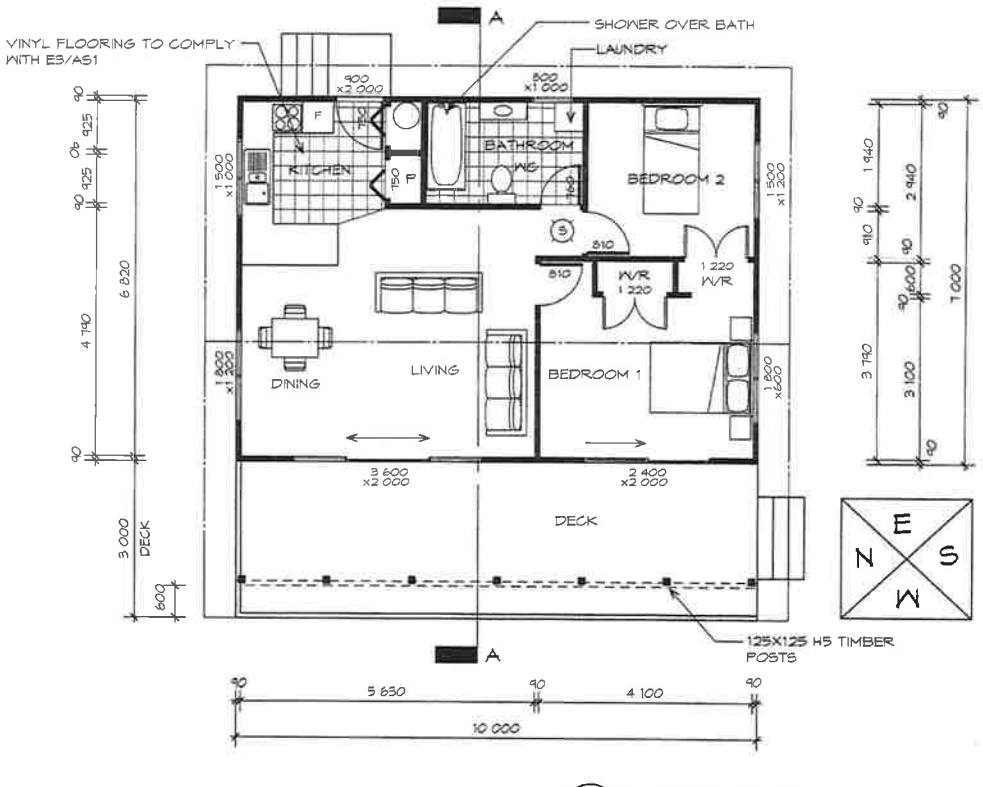
CONTRACTOR TO CHECK AND VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE OFF DRAWINGS. ALL WORK TO BE READ IN CONJUNCTION WITH SPECIFICATION AND TO BE CARRIED OUT IN ACCORDANCE WITH NZS 3604 2011 NZ BUILDING CODE AND LOCAL COUNCIL BYLAWS

PROJECT: PROPOSED NEW HOUSE FOR S & G HICKTON AT 2010 STATE HIGHWAY 23 WHATAWHATA

SHEET TITLE: SITE PLAN

DATE: 04.05.15
PAPER SIZE: A3
DRAWN: MATT
SCALE: AS SHOWN
JOB NO
SHEET NO: 1

PROFESSIONAL CAD SYSTEMS LTD



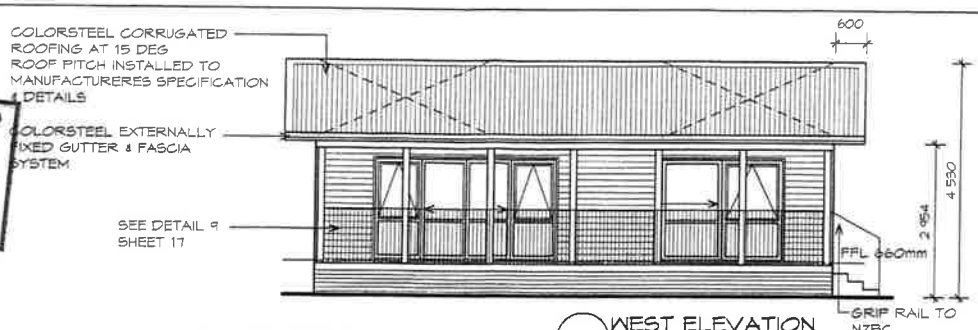
FLOOR PLAN

SCALE 1:100

AREA = 70.00m²

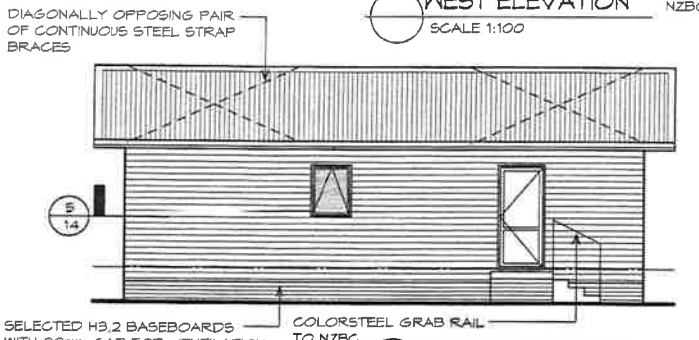
(S) SMOKE DETECTOR

STUD HEIGHT 2455



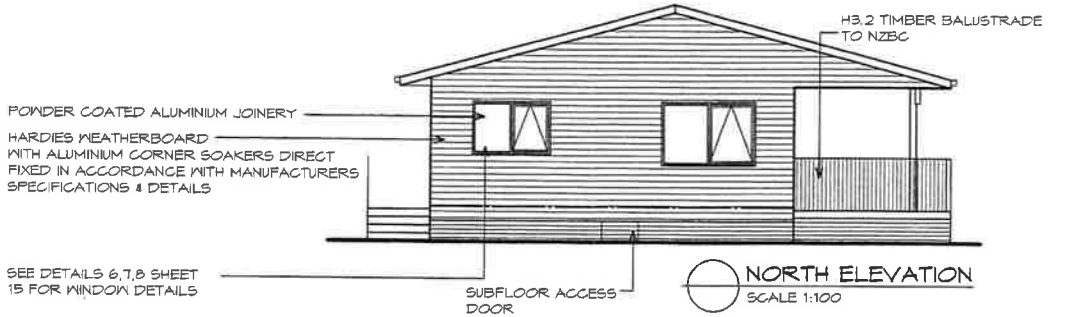
WEST ELEVATION

SCALE 1:100



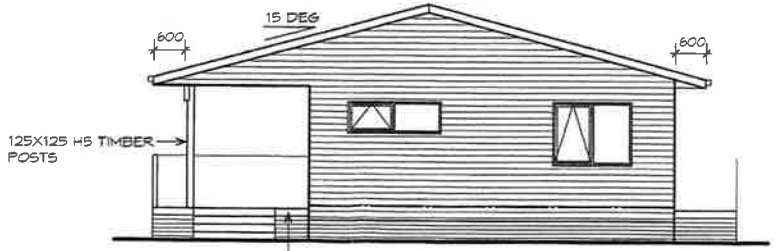
EAST ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100

LUC0365/15

APPROVED

08 JUL 2015

CONTRACTOR TO CHECK AND VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE OFF DRAWINGS. ALL WORK TO BE READ IN CONJUNCTION WITH SPECIFICATION AND TO BE CARRIED OUT IN ACCORDANCE WITH NZS 3604 2011 NZ BUILDING CODE AND LOCAL COUNCIL BYLAWS

PROJECT: PROPOSED NEW HOUSE FOR S & G HICKTON AT 2010 STATE HIGHWAY 23 WHATAWHATA

SHEET TITLE: FLOOR PLAN & ELEVATIONS

DATE: 11.03.15

PAPER SIZE: A3

DRAWN: MATT

SCALE: AS SHOWN

JOB NO

SHEET NO: 2

PROFESSIONAL CAD SYSTEMS LTD

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. D 039356 384

Raglan County Council No.

Inspector: M

File No.

Receipt No.

Date Permit Issued 19/9/86

OWNER

Name: Mr & Mrs Bennett

Mailing Address: P O Box 5105 Hamilton

BUILDER

Name: Spaceline Homes Ltd

Mailing Address: P O Box 10089 Hamilton

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.

Street Name: S/Hway 23 Raglan Whatawhata Rd.

Town/District

Riding: Karamu.

LEGAL DESCRIPTION

Valuation Roll No. 637/58PT

Lot 1 D.P. 19277

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Transport New Dwelling

FLOOR AREA — Whole Sq. Metres: 108 16

DWELLING UNITS — Number Erected: 1

ESTIMATED VALUES $

Building	46,604 -
Plumbing	1 500 -
Drainage	
TOTAL	48,104

NATURE OF PERMIT (TICK BOX)

- [x] NEW BUILDING – exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [x] ALTERED, REPAIRED, EXTENDED – include conversions and resited buildings
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- [ ] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	$ 280 -	Water Connection	$
Street Damage Deposit	$ 500 -	Vehicle Crossing Levy	$ 140 -
Building Research Levy	$ 49 -	M.S. Plumbing	$
Plumbing	$ 60 -		$
Drainage	$		$
Sewer Connection	$	TOTAL:	$ 1029 -

Receipt No. 9378

Date of Payment 24/9/86

Authorised Officer

Special Conditions:

Date Inspected	REMARKS (e.g. stage reached with work)

RAGLAN COUNTY COUNCIL

№ 2629

PERMIT FOR LICENSED DRAINLAYER OR PLUMBER TO CARRY OUT DRAINAGE OR PLUMBING WORK

Mr K. Shaw, a Licensed Drainlayer (or Licensed Plumber), is hereby authorised to carry out the work described hereon and set forth in plans deposited with me, on the following premises:—

Owner Mr & Mrs Bennett

Situation S/H Way 23 Road / Street

DESCRIPTION:

Lot 1 DP 19277

Section Valuation Roll No. 637/58 PT.

Description of Work: P&D

to be carried out in strict accordance with the Drainage and Plumbing Regulations and the Council By-laws.

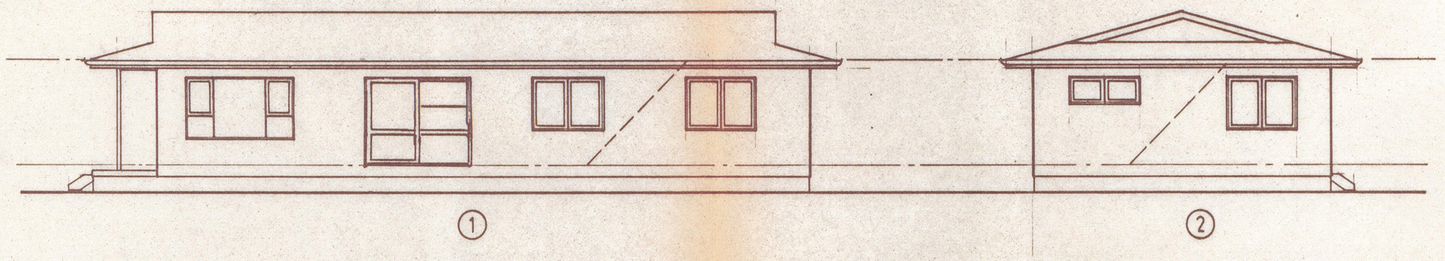
Total cost of work: $1500—

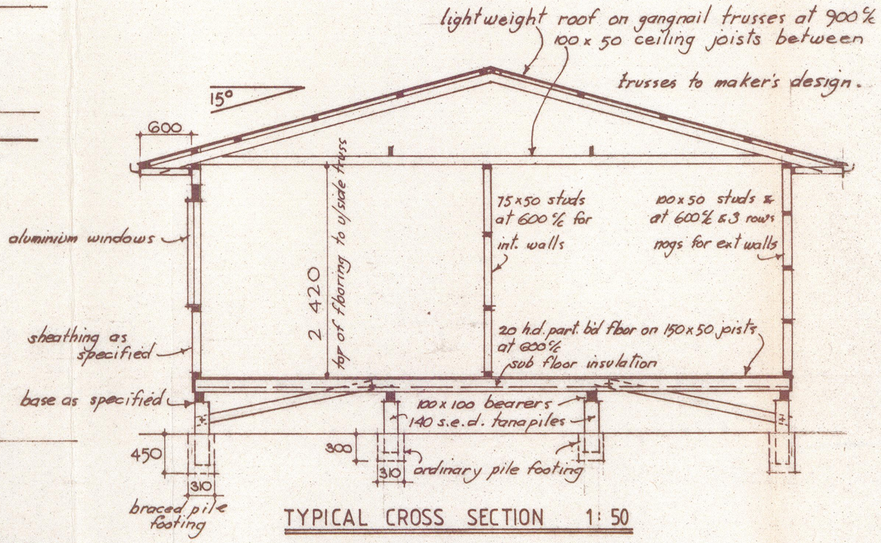
Fee Paid: $60.00 Rec. No. 9378

Sewer Connection Fee: $

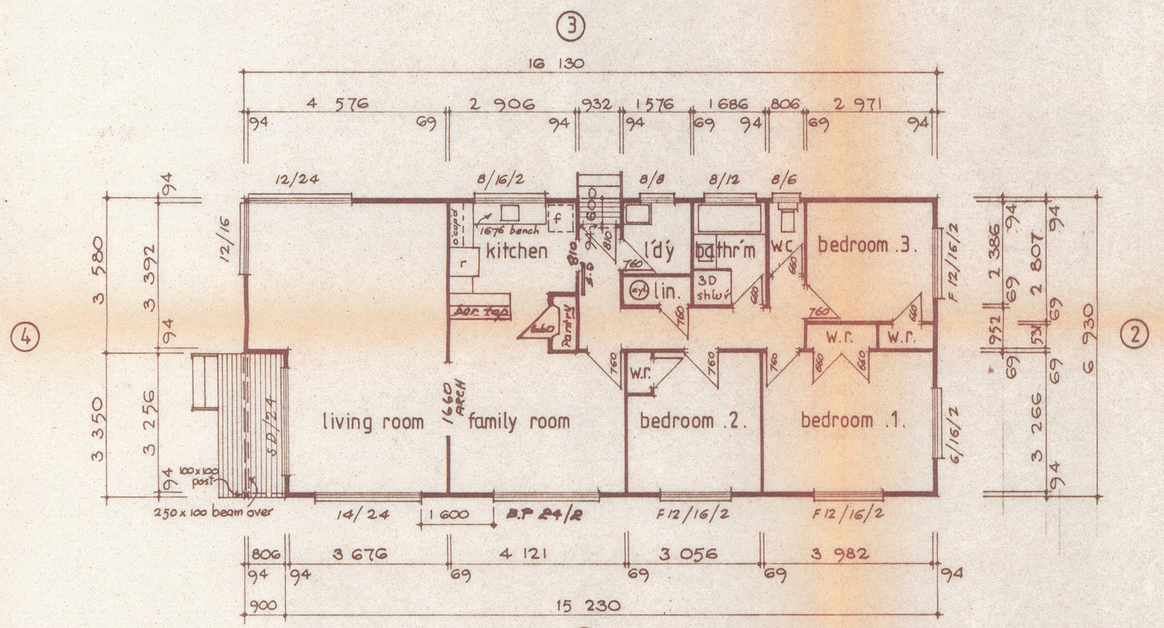
Date 19/9/86

RH. for Inspector

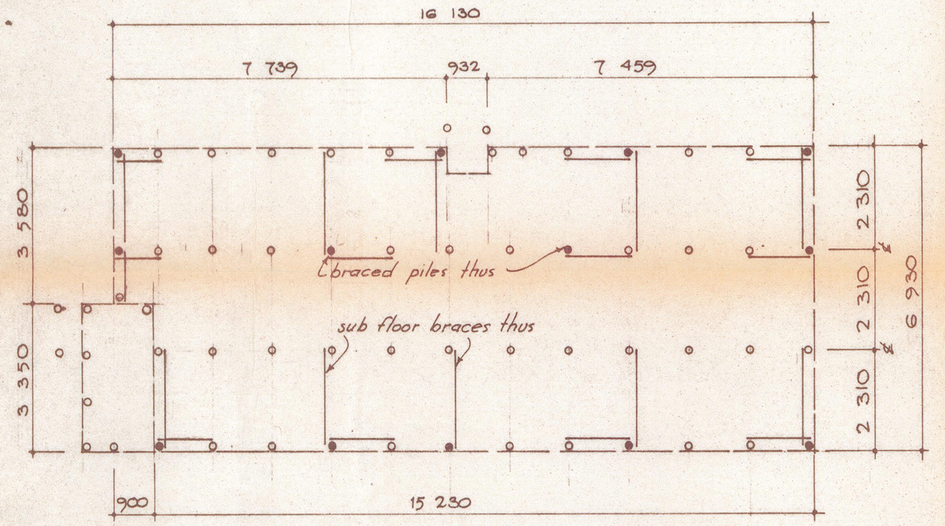




TYPICAL CROSS SECTION 1: 50



FLOOR PLAN



FOUNDATION PLAN

CONTRACT NO 14/2478

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB

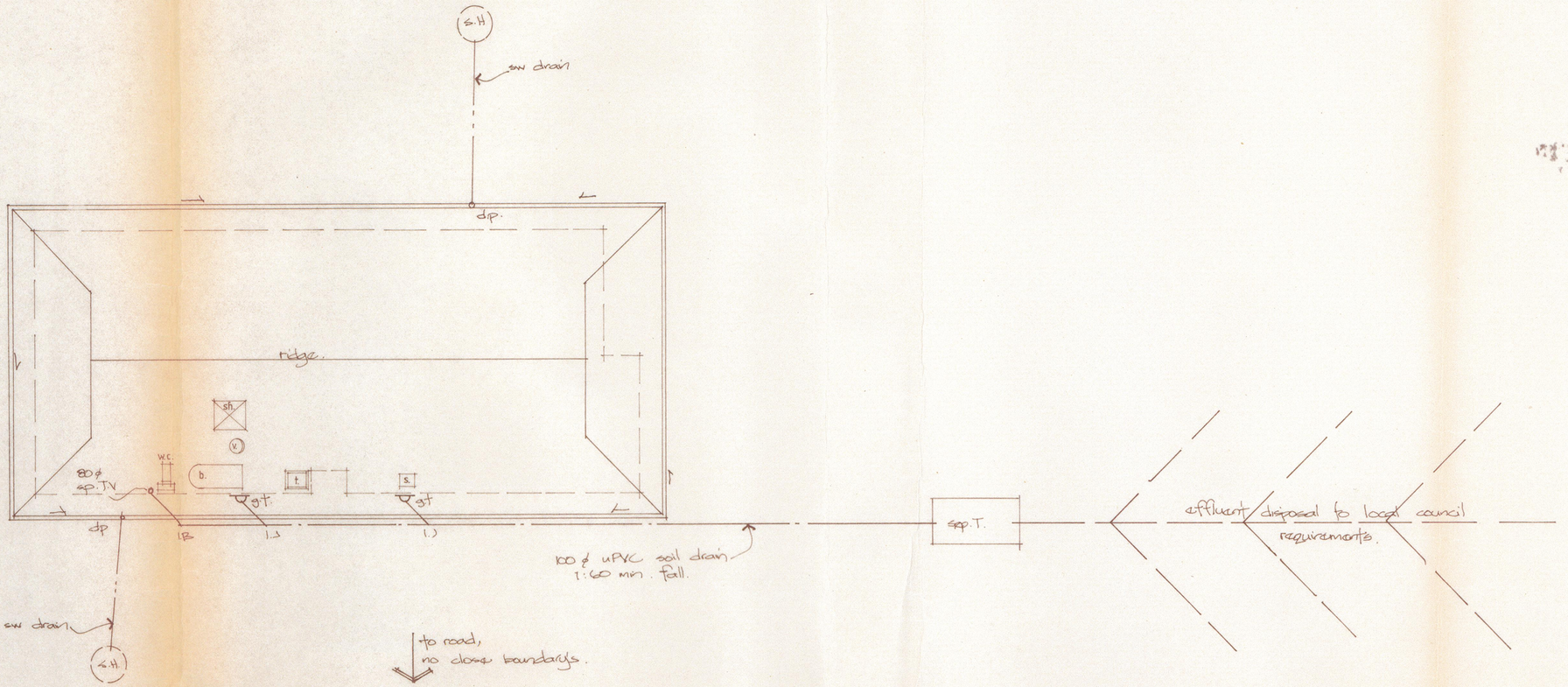
Spaceline Homes

PROPOSED RESIDENCE AT

REVISIONS	CH'K'D	DATE

DRG. No.	AREA	SCALE	DATE
1/2 85/69	108 · 76	1:100 1:50	17. 9. 84

All boundaries exceed 5 metres — per phone call 10/9/86



SITE PLAN. 1:100

Plumbing & Drainage.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB

Spaceline Homes

Proposed Residence for
MR & MRS BENNETT
at Lot 1
Whatawhata - Raglan Road.

REVISIONS	CH'K'D	DATE

DRG. No.	AREA m^2	SCALE	DATE
2/2 85/69	108.76	1:100	07/86

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. E 039944

RAGLAN COUNTY No. 666

Inspector: M

File No.

Receipt No. 171

Date Permit Issued 3 / 3 / 87

OWNER

Name A K BENNETT

Mailing Address P O Box 88

WHATAWHATA

BUILDER

Name FRANKTON HEATING CENTRE

Mailing Address P O Box 5290

FRANKTON

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.

Street Name STATE HIGHWAY 23

Town/District WHATAWHATA

Riding WHAINGAROA

LEGAL DESCRIPTION

Valuation Roll No. 6371 / 115 / 1

Lot 1 D.P. S. 39836

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

HTG APPL.

FLOOR AREA

Whole Sq. Metres

DWELLING UNITS

Number Erected

ESTIMATED VALUES $

Building	1540 -
Plumbing	
Drainage	
TOTAL	1540 -

NATURE OF PERMIT (TICK BOX)

- [ ] NEW BUILDING – exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [x] ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED – include installation of heating appliances
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- [ ] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	$ 30 -	Water Connection	$
Street Damage Deposit	$	Vehicle Crossing Levy	$
Building Research Levy	$	M.S. Plumbing	$
Plumbing	$	GST	$ 3 -
Drainage	$		$
Sewer Connection	$	TOTAL:	$ 33 -

171

Receipt No. 16/3/87

Date of Payment / /

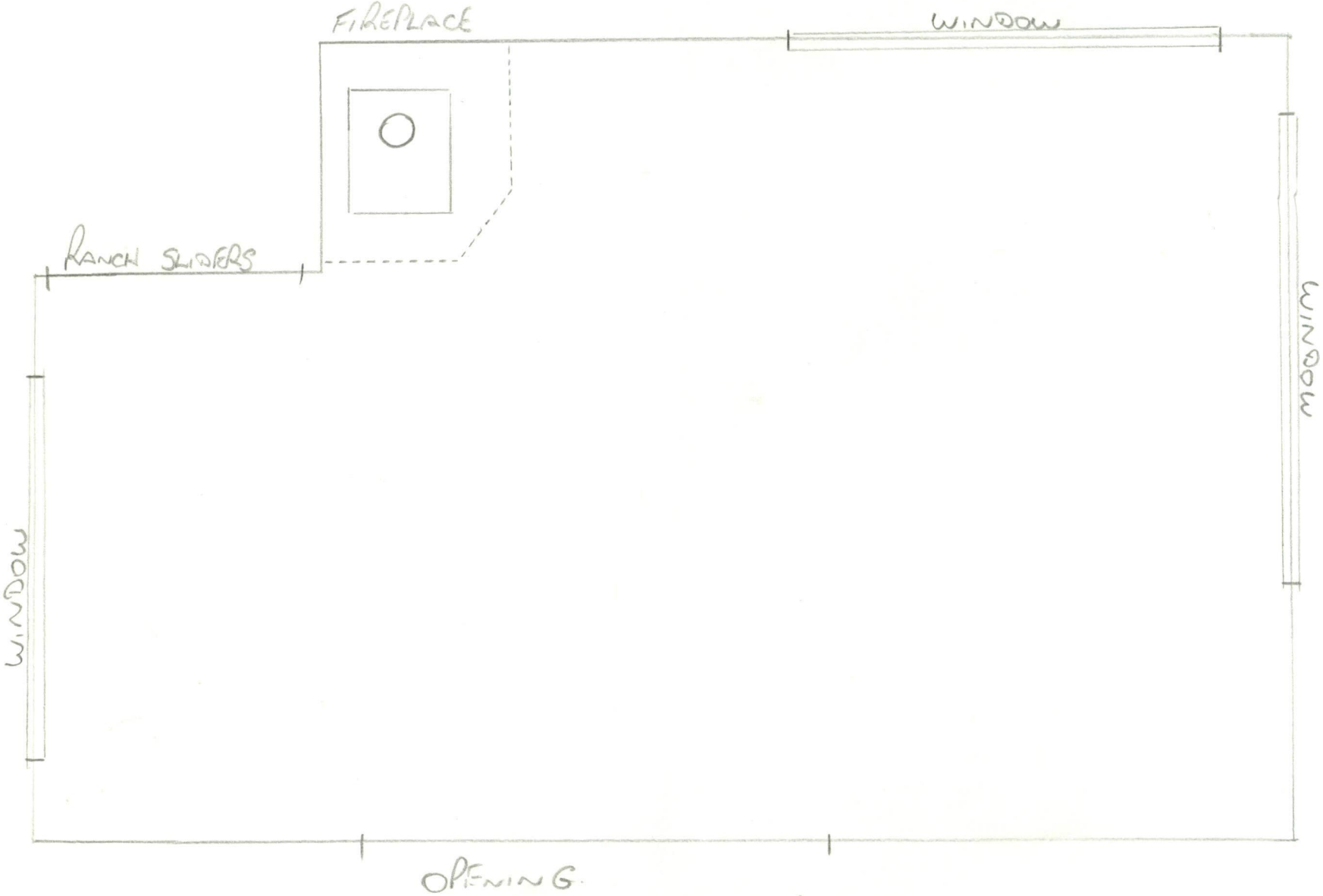
16 3 87

Authorised Officer

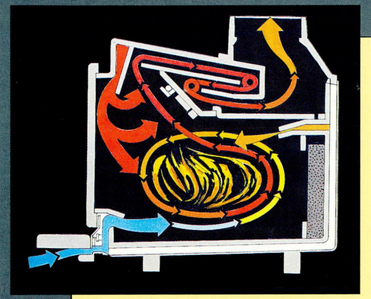
Special Conditions:

171

Date Inspected	REMARKS (e.g. stage reached with work)



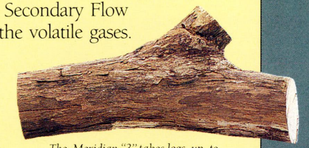
THE MERIDIAN "3" WOOD BURNER THREE TIMES MORE EFFICIENT!



Inside the Meridian '3' Woodburner, this brochure would burn three times.

The Meridian '3' has a unique three phase induction system that introduces air to the three crucial stages of burning.

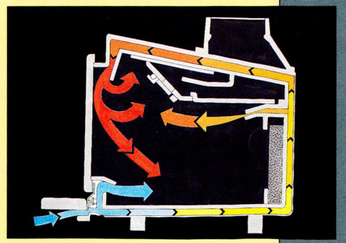
1. The Primary Flow establishes the fire.
2. The Secondary Flow burns the volatile gases.



The Meridian "3" takes logs up to 480mm long (19 inches!). The Meridian "3" will burn this log three times!!!

3. Part of the tertiary superheated air passes down the glass to keep it clean and the rest mixes with unburnt particles and very hot gases to complete the combustion process in the triple burning upper chamber. This upper chamber is three times as long as those in conventional heaters.

This is what makes Meridian '3' so unique and so very efficient. Because it burns three times, it gives out more heat, uses less fuel, creates less ash and virtually no smoke.



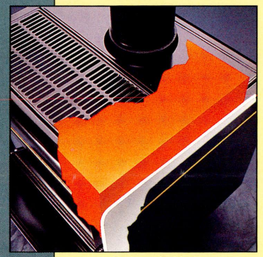
The automatic smoke diversion system (unique to Meridian '3', and patented), ensures easy lighting and problem free re-loading.

The cost efficiency of the Swiss designed, 6mm tapered fire box (some areas of 10mm and 12mm),enables an aerodynamically correct flow of air around the heater. It introduces the air at the appropriate temperature to the three different stages of combustion.

The firebox is protected by fire bricks in the rear. These ensure even pre-heating of the secondary and tertiary air and help to throw back the heat into the room.

A large 'clean glass' window (larger than most others), provides a big 'open fire' impression.
The firebox is capable of taking logs up to 480mm (19") long.

Fire bricks in the rear for extra protection.



Double heat shields for maximum, confident safety. This means the Meridian "3" can be placed as close to 45mm (1¾ inches) from a combustible wall.

The Meridian '3' is also a very, very safe wood burner! Safe enough to pass the tests of the Underwriters Laboratories of the U.S.A., the worlds most stringent safety requirements.

The Meridian '3' Wood Burner does not get as hot externally as most other heaters. Double Heat Shields mean the wood burner can be installed as close as 45mm (1¾") from combustible materials. This ensures no extra costs for expensive wall cladding.

For those with children, a removable handle stops the door being opened when you're out of the room.

The Meridian '3' also has an attractive finish. The handsome vitreous enamel and leather grained powder coating, gives it a long life and an 'easy-clean' finish.

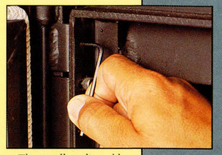
A removeable door handle for the safety of children.

A large 'clean glass' window (larger than most others) provides a big 'open fire' impression.

A so simple 'One Touch Air Control' for the automatic setting of heat.

Other features include; a 'One Touch Air Control' that automatically sets all three air inlets depending on how much heat is required.

A totally adjustable hinge and door lock. A removable, replaceable, one piece upper baffle making flue cleaning easy.



The totally adjustable hinge and door lock.

And it all sits on a standard size hearth.

To top it all off, Meridian '3' offers a ten year warranty, twice the length of time most other wood burners offer.

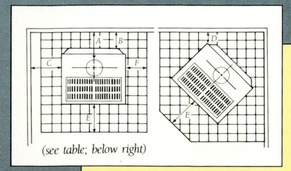
The unique Meridian '3' Wood Burner.

It burns not once. Not twice. But three times!!!

You can choose the inbuilt or the free standing model.

The versatile good looks of the Meridian "3" will complement any room setting and style.

INSTALLATION

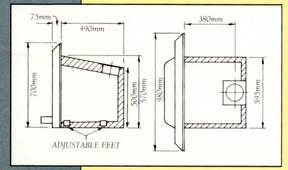


(see table; below right)

FREESTANDING MODEL

Meridian freestanding heater is 725mm high, 555mm deep, and 645mm wide.

INBUILT MODEL



Unit (Cost) $
Flue Kit Cost $
Hot Water Booster Cost $
Installation & Plumbing Cost $
Other Costs $
Total Cost $

MINIMUM CLEARANCES TO COMBUSTIBLE WALLS

Tested to: SAA, DR 83290, (AUST). DZ 7421 – 1985 (NZ).

		AUSTRALIA		NEW ZEALAND	
	Heater Body/Flue to adjacent wall	Without Flue Shield	With Flue Shield	Without Flue Shield	With Flue Shield
A.	Flue at base	300mm	150mm	350mm	150mm
B.	Backwall (rear of heater to parallel wall)	195mm	45mm	245mm	45mm
C.	Sidewall (side of heater to parallel sidewall)	250mm	250mm	300mm	300mm
D.	Corner installation (rear edge of heater)	50mm	50mm	50mm	50mm
A.	Flue, 800mm above top of the heater	150mm	150mm	150mm	150mm

MINIMUM HEARTH PROJECTION

E.	Front	300mm	400mm
F.	Sides	125mm	125mm
MINIMUM HEARTH SIZE		900mm wide x 900mm deep	900mm wide x 1000mm deep

OPTIONAL EXTRAS AVAILABLE

- Meridian Wetback (P.W.B.E.)
- Meridian Flue Kit (150mm Diam)
- Meridian Flue Shield (800mm High)
- Meridian 10° Lobster Bend
- Meridian Mantle Shield

10 Year Fire Box Guarantee

Meridians firebox is guaranteed for ten years. All other parts (except for the glass) are guaranteed for 12 months.

Your Local Meridian Stockist is:

Meridian "3."

Manufactured and Distributed in New Zealand by Helvetia Industries Limited,
PO Box 12679. Auckland Ph (09) 276-2332.
Distributed in Australia through Helvetia Industries (Australia) PTY Ltd, C/O Peter Johnson Pty Ltd.
PO Box 420 Castle Hill NSW 2154. Phone (02) 680-1022. TX AA 126720.

Patent Application Numbers 209650, 209918

Specifications subject to change without notice.

Printed in N.Z.

BURN THIS BROCHURE THREE TIMES!

Meridian "3."
It burns 3 times

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. E 056044

Paglan County Council No. 187

Inspector: M_____ File No._____

Receipt No._____ Date Permit Issued 21/8/89

OWNER

Name K.P.J.A.K. Bennett

Mailing Address P.O. Box 48

Whatawhata

BUILDER

Name Skyline Garages

Mailing Address P.O. Box 15107

Hamilton

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. _____

Street Name State Highway 23

Town/District Paglan

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 6371/115/1

Lot 1 D.P. 39836

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Garage

FLOOR AREA

Whole Sq. Metres _____

DWELLING UNITS

Number Erected _____

ESTIMATED VALUES $

Building	4786
Plumbing	
Drainage	
TOTAL	4786

NATURE OF PERMIT (TICK BOX)

- ☐ NEW BUILDING – exclude domestic garages and domestic outbuildings
- ☐ FOUNDATIONS ONLY
- ☐ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED – include installation of heating appliances
- ☐ NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- ☑ DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	140	Water Connection	
Street Damage Deposit		Vehicle Crossing Levy	
Building Research Levy		M.S. Plumbing	
Plumbing			
Drainage			
Sewer Connection		TOTAL:	140

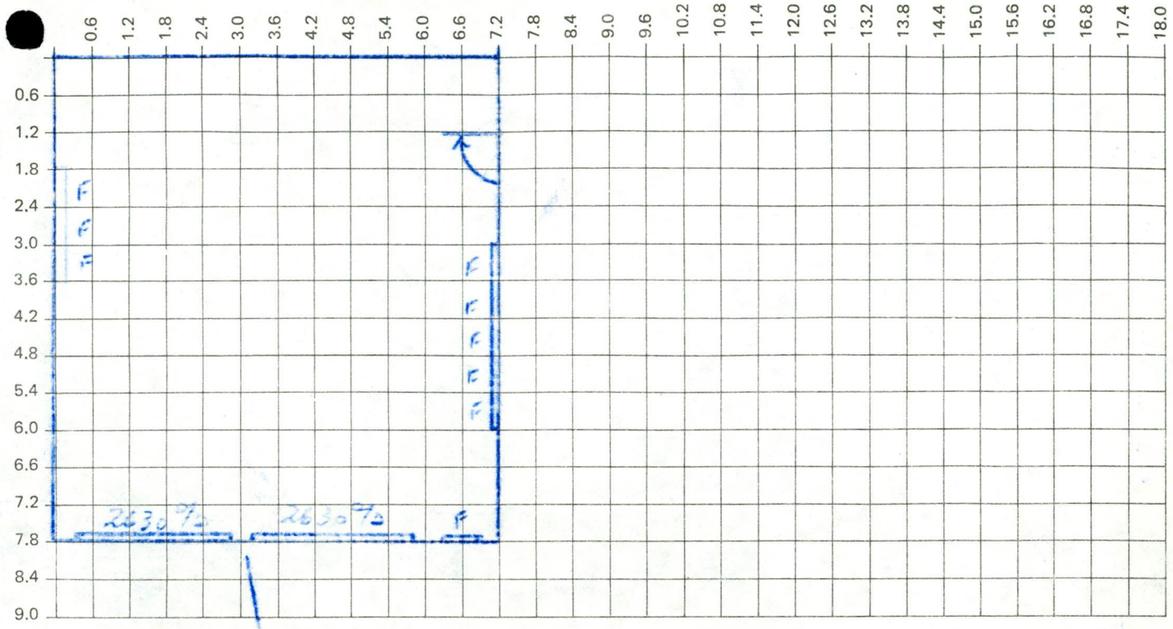
Receipt No. 1255

Date of Payment 14/8/89

Authorised Officer _____

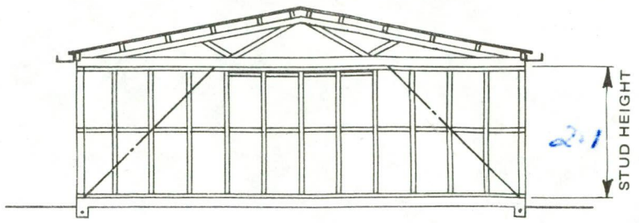
Special Conditions: _____

Date Inspected	REMARKS (e.g. stage reached with work)
8-10-91.	Nov Comp.

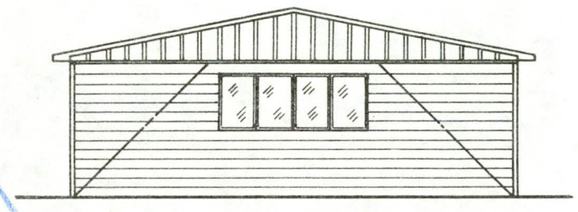


FLOORPLAN

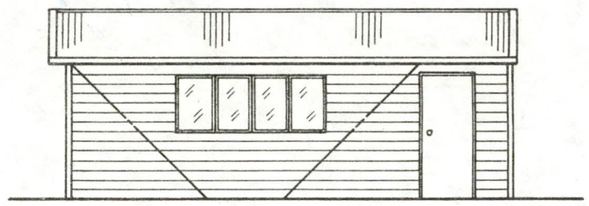
NOTE:
CONTRACTORS MUST VERIFY
ALL DIMENSIONS BEFORE
COMMENCING ANY WORK



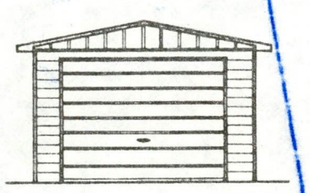
TYPICAL SECTION



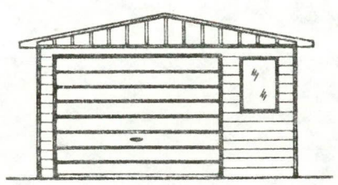
TYPICAL REAR VIEW



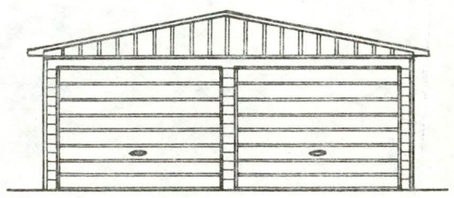
TYPICAL SIDE VIEW



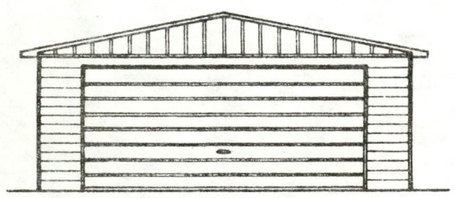
SINGLE



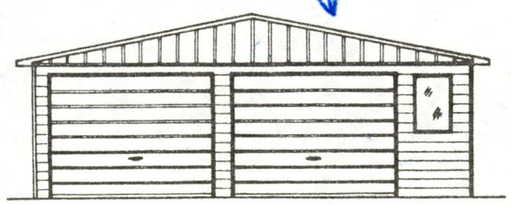
SINGLE WORKSHOP



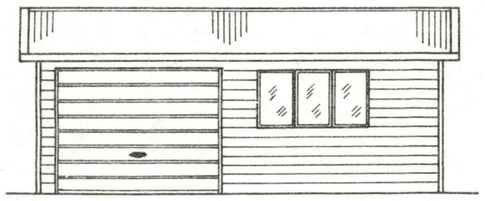
DOUBLE



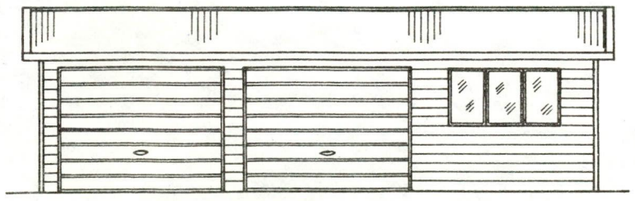
DOUBLE (4.5m DOOR)



DOUBLE WORKSHOP



ONE DOOR SIDE ENTRY



TWO DOOR SIDE ENTRY

DESIGN MARK

FOR: K. BENNETT.

AT: WHATAWHATA.

SKYLINE

DISTRIBUTOR: Skyline Garages (Akld)
P.O. Box 10107
Ph. 494-962

ELEVATIONS

DATE: 8/6/26

SCALE: 1 : 100

SHEET 1

GALVANIZED-GARAGE (SKYWAY)

FOUNDATIONS: 75mm thick concrete slab with reinforced footing, or continuous ring wall, or 200 x 200 concrete piles @ 1200 max. centres under studs.

DAMPCOURSE: 2 ply d.p.c. under all plates.

FRAMING: All timber is boric treated machine gauged Pinus Radiata. All framing is housed, i.e. studs checked into plates and nogs checked into studs.
100 x 50 studs @ 600 centres, top and bottom plates and nogs are all 100 x 50.

WALL BRACES: Galvanised steel angle braces.

ROOF TRUSSES: Design series: Gang nail - 12032, Pryda – Ak 2237, 15° pitch
Trusses up to 6m long spaced @ 2400 centres (Max.)
Trusses over 6m long spaced @ 1800 centres (Max.)

PURLINS: 100 x 50 on edge @ 750 centres.

TRUSS STIFFENERS: 100 x 50 on edge, up to 6m Garage width – 1 Row, over 6m Garage width – 2 rows

SIDE ENTRY DOOR BEAM: 2 x 150 x 50 spiked together.

DRAGON TIES: 75 x 50 on flat @ 45° angle over top – plates at each corner up to 7.2m garage length, over 7.2m length additional dragon ties at either side of centre truss.

SPOUTING: .55 (24 GA) Galv. gutters fixed to two sides of building.

DOWNPIPES: .40 (26 GA) 65 x 50 galv. steel, 1 off per gutter.

RIDGING: .40 (26 GA) Galv. steel.

ROOFING: .40 (26 GA) Galv. steel long run roofing 'SKYRIB' profile.

DOORS: Side Door – Timber frame, galv. steel clad each side.
Main Doors – .40 (26 GA) Galv. steel overdoors or Galv. steel roller doors.

EXTERIOR SHEATHING: .40 (26 GA) Galv. steel weatherboards, 113mm profile.

COLOUR-GARAGE (SKYLINE)

NOTE: **Galv. Steel components referred to below in spouting to ext. sheathing are made of Galv. Steel with baked on silicone polyester paint, known as 'COLOR STEEL' or 'COLOR COTE' (Trade Terms)**

FOUNDATIONS: 75mm thick concrete slab with reinforced footings, or continuous ring wall, or 200 x 200 concrete piles @ 1200 max. centres under studs.

DAMPCOURSE: 2 ply d.p.c. under all plates.

FRAMING: All timber is boric treated machine gauged Pinus Radiata.
All framing is housed, i.e. studs checked into plates and nogs checked into studs.
100 x 50 studs @ 600 centres, top & bottom plates and nogs are all 100 x 50.

WALL BRACES: Galvanised steel angle braces.

ROOF TRUSSES: Design series: Gang nail – 8499, Pryda – A1186, 11° pitch.
Trusses up to 6m long spaced @ 2400 centres (Max.)
Trusses over 6m long spaced @ 1800 centres (Max.)

PURLINS: 100 x 50 on edge @ 750 centres.

TRUSS STIFFENERS: 100 x 50 on edge up to 6m garage width – 1 row over 6m garage width – 2 rows.

SIDE ENTRY DOOR BEAM: 2 x 150 x 50 spiked together.

DRAGON TIES: 75 x 50 on flat @ 45° angle over topplates at each corner up to 7.2, garage length, over 7.2m length additional dragon ties at either side of centre truss.

SPOUTING: .55 (24 GA) Galv. gutters fixed to two sides of building .

DOWNPIPES: .40 (26 GA) 65 x 50 Galv. steel, 1 off per gutter.

RIDGING: .40 (26 GA) Galv. steel, **LEAD EDGED.**

ROOFING: .40 (26 GA) Galv. steel long run roofing 'SKYRIB' profile.

DOORS: Side Door – Timber frame, Galv. steel clad each side.
Main Doors – .40 (26 GA) Galv. steel overdoors or Galv. steel roller doors.

EXTERIOR SHEATHING: .40 (26 GA) Galv. steel weatherboards, 155mm profile.

HARDIPLANK-GARAGE

FOUNDATIONS: 75mm thick concrete slab with reinforced footings, or continuous ring wall, or 200 x 200 concrete piles @ 1200 max. centres under studs.

DAMPCOURSE: 2 ply d.p.c. under all plates.

FRAMING: All timber is boric treated machine gauged Pinus Radiata.
All framing is housed, i.e. studs checked into plates and nogs checked into studs.
100 x 50 studs @ 600 centres, top and bottom plates and nogs are all 100 x 50.

WALL BRACES: Galvanised steel angle braces.

ROOF TRUSSES: Design series: Gang nail – **12463, 15°** pitch.
Trusses up to 6m long spaced @ 2400 centres (Max.)
Trusses over 6m long spaced @ 1800 centres (Max.)

PURLINS: 100 x 50 on edge @ 750 centres.

TRUSS STIFFENERS: 100 x 50 on edge,up to 6m garage width – 1 row over 6m garage width – 2 rows.

SIDE ENTRY DOOR BEAM: 2 x 150 x 50 spiked together.

DRAGON TIES: 100 x 50 on flat @ 45° angle over topplates at each corner up to 7.2m garage length, over 7.2m length additional dragon ties at either side of centre truss.

SPOUTING: .55 (24 GA) Galv. gutters fixed to two sides of building.

DOWNPIPES: .40 (26 GA) 65 x 50 Galv. steel, 1 off per gutter.

RIDGING: .40 (26 GA) Galv. steel, **LEAD EDGED.**

ROOFING: .40 (26 GA) Galv. steel long run roofing 'SKYRIB' profile.

DOORS: Side Door – Timber frame, Galv. steel clad each side.
Main Doors – .40 (26 GA) Galv. steel doors or Galv. steel roller doors.

EXTERIOR SHEATHING: **HARDIPLANK' 235mm Smooth finish weatherboard (effective cover – 205mm)**

BUILDING PAPER: **Breather type paper on all walls behind weatherboards and under roofing.**

FOR: K. BENNETT

AT: WHATAWHATA.

SKYLINE

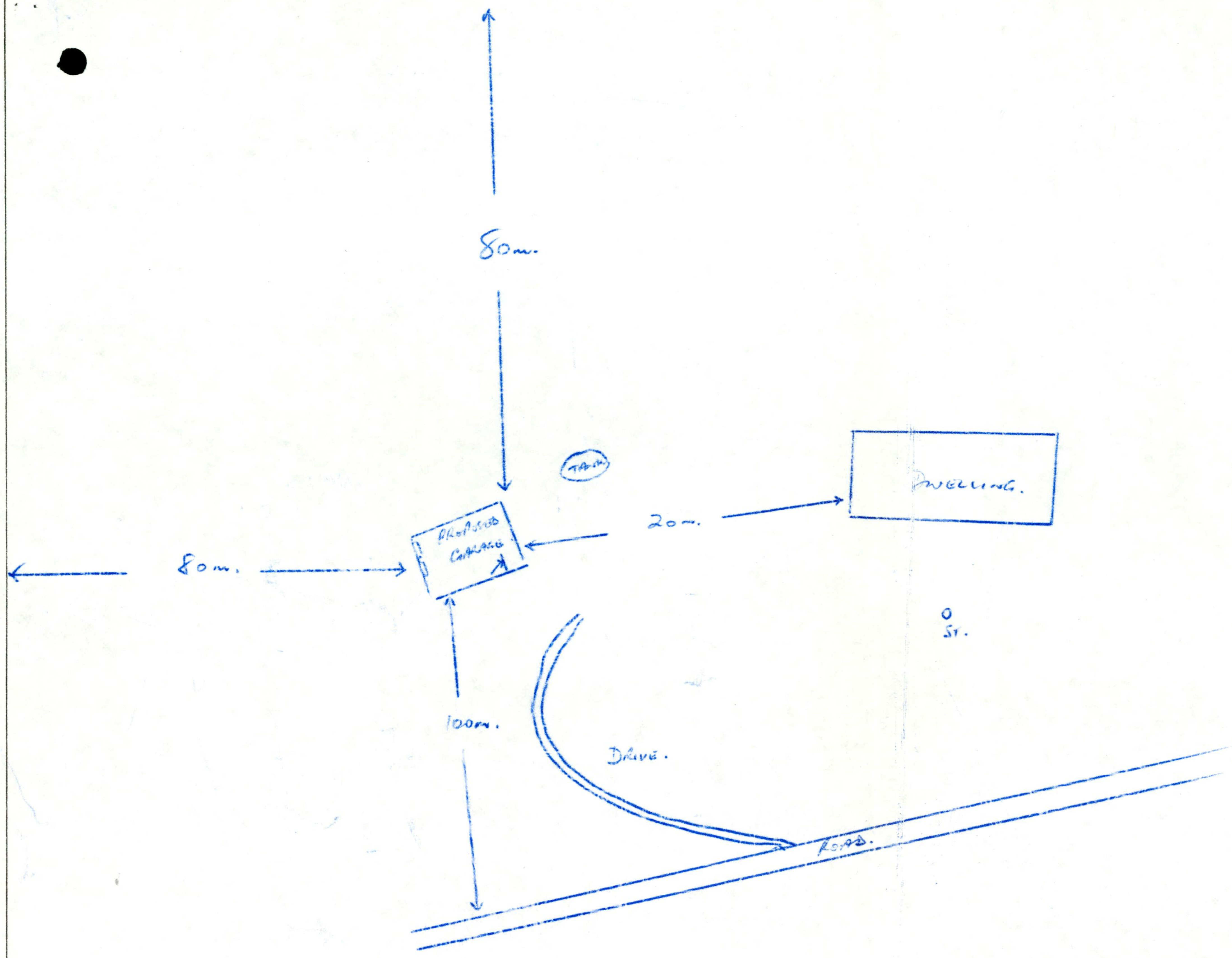
DISTRIBUTOR: Skyline Garages (Ham)
P.O. Box 10107
Ph. 494-962

SPECIFICATIONS

DATE: 5/5/09

SCALE:

SHEET **2**



FOR: K. BENNETT.

AT: WHATAWHATA.

SKYLINE

DISTRIBUTOR: Skyline Garages (Ham)
P.O. Box 10107
Ph. 494-962

SITE PLAN

DATE: 8/8/89.

SHEET 3

SCALE: 1 : 200

FILE

Waikato DISTRICT COUNCIL
Te Kaunihera ao Takiwaa o Waikato

Form 7
CODE COMPLIANCE CERTIFICATE
Section 95 Building Act 2004

The Building

Street address of building:	2010 State Highway 23 WAITETUNA
Legal description of land where building is located:	PT LOT 1 DPS 39836
Valuation number:	06371/115.01
Property number:	1013077
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A
Current, lawfully established, use:	Detached Dwellings
Number of occupants per level and per use if more than 1:	N/A
Year first constructed:	2015

The Owner

Name of owner: S G Hickton, G E M Hickton
Mailing address: 2010 State Highway 23, RD 12, Hamilton 3293

Street address/registered office: 2010 State Highway 23 WAITETUNA

Phone numbers:

Landline:	078298932	Mobile:	(021)02571840
Daytime:	02102571840	After hours:	N/A
Facsimile number:	N/A	Email address:	barcuttan@vodafone.co.nz
Website:	N/A		

First point of contact for communications with the building consent authority

Name: Kiwi Designer Homes
Mailing address: PO Box 10562, Te Rapa, Hamilton 3241

Phone numbers:

Landline:	N/A	Mobile:	029-7731758
Facsimile number:	N/A	Email address:	blair@kdh.co.nz irene@kdh.co.nz

Building Work:

Project:	**Dependant person dwelling and a garage/carport**
Building consent number:	**BLD1185/15**
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: **Nicholas Koning**
Position: Building Inspector
On behalf of: Waikato District Council **Date: 04 December 2015**

Waikato DISTRICT COUNCIL
Te Kaunihera oo Takiwaa o Waikato

Form 5
BUILDING CONSENT NO: BLD1185/15
Section 51, Building Act 2004
ISSUED BY: WAIKATO DISTRICT COUNCIL

The Building

Street address of building:	2010 State Highway 23 WAITETUNA
Legal description of land where building is located:	PT LOT 1 DPS 39836
Valuation Number: 06371/115.01	Property Number: 1013077
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A

The Owner

Name of owner:	S G Hickton, G E M Hickton
Mailing Address:	2010 State Highway 23, RD 12, Hamilton 3293

Street address/registered office: N/A

Phone numbers:

Landline:	078298932	Mobile:	N/A
Daytime:	N/A	After hours:	N/A
Facsimile number:	N/A	Email address:	sghickton@yahoo.co.nz
Website:	N/A		

First point of contact for communications with the Building Consent Authority

Name:	Kiwi Designer Homes
Mailing Address:	PO Box 10562, Te Rapa, Hamilton 3241

Phone numbers:

Landline:	N/A	Mobile:	027-5558453
Daytime:	07-8473440	Fax number:	N/A
Email address:	blair@kdh.co.nz	irene@kdh.co.nz	

Building Work

The following building work is authorised by this building consent:

Proposed work: **Dependant person dwelling and a garage/carport**

Project type:	Dwelling	$175,500
	Garage	$29,500
Total Value of work:		$205,000

Specified intended Life, not less than 50 years

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.

Waikato District Council
Building Consent No: BLD1185/15

This Building Consent is subject to the following conditions:

1. Inspections:
When booking your inspections please phone (07) 824 8633 or (0800) 492 452 and quote your building consent number. Whilst we will endeavour to provide inspections in a timely manner, please provide **at least 48 hours notice** prior to any of the following mandatory inspections.

- 2 x Siting, foundation (prior to pouring concrete) - *Owner/builder to locate boundary pegs prior to council carrying out a foundation/siting inspection.*
- Structural framing (pre-wrap)
- Exterior cladding systems
- Pre-line plumbing and Pre-line building
- Post-line building
- Sanitary sewer and stormwater
- Final inspection (Code Compliance Certificate) to be called for - *Some final inspections require Council to have access into the building. If no-one is onsite to allow access to the interior of the building it is likely the inspection will fail.*

---

2. The following documents will be required in order for Council to issue a CCC:

Producer Statements:

•Wastewater disposal system (PS 3 / PS 4)(if applicable)
•Stormwater disposal system (PS 3 / PS 4)(if applicable)

Certificates / Memorandums / Statements / Letters:

•Waterproofing systems (internal)
•Electrical Compliance Certificate (if applicable)
•Plumbing pressure test
•As laid drainage plan

---

3. Compliance Schedule:

A compliance schedule is not required for the building.

Building Consent Advisory Notes:

- Pile footings shall comply with Table 6.1 NZS 3604, 2011.
- Trusses or rafters shall be fixed at tails to top plate with wire dogs at each end.
- The roof shall be braced to comply with NZS 3604, 2011.
- The moisture barrier beneath the floor shall comply with the New Zealand Building Code 1992.
- Provide breather type building paper on outside of frame, to extend to top plate level.
- Provide insulation to underside of timber floors.
- Fixing of anchor and braced piles shall be in accordance with NZS 3604, 2011.
- **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 or
  b) Any further period that the building consent authority may allow.

- Stairs, stair handrails and barriers shall comply with the requirements of the NZ Building Code D1/AS1, B1/AS2 and F4/AS1.
- All drainage and plumbing shall comply with the New Zealand Building Code 1992.
- At least 48 hours' notice shall be required for plumbing and drainage inspections. Plumbing preline inspection shall be required.
- An as built drainage plan and an electrical certificate of compliance is required on completion.
- Wastewater disposal system shall comply with AS/NZS 1547:2012. Registered, suitably qualified person to provide a PS 4 to Council on completion.
- Stormwater shall be disposed of in accordance with the design prepared by John Blake Consulting dated 30 March 2015, reference A2459.
- All roof trusses shall be designed and fabricated by a certified manufacturer.

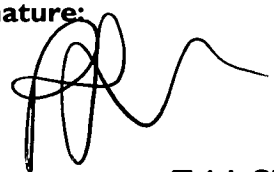
- All timber treatment shall comply with NZS 3602:2003.
- Wall and roof framing shall comply with NZS 3604: 2011.
- Domestic smoke alarms must be installed before a final inspection is requested. The number of alarms required and their location in the dwelling is to be in accordance with the New Zealand Building Code.

Code Compliance Certificate will be issued after your final inspection has been carried out and passed, you have applied for your Code Compliance Certificate and all documentation has been received and approved.

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:



Name: **Trish Simon**
Position: **BUILDING ADMINISTRATOR**

On Behalf of: **Waikato District Council**

Date: **08 July 2015**

BUILDING UNIT

AS LAID DRAINAGE PLAN

STREET: S·H 23 No: 2010

OWNER: Hickton

INSPECTOR: Nick Koning

DATE OF INSPECTION: 2·11·15

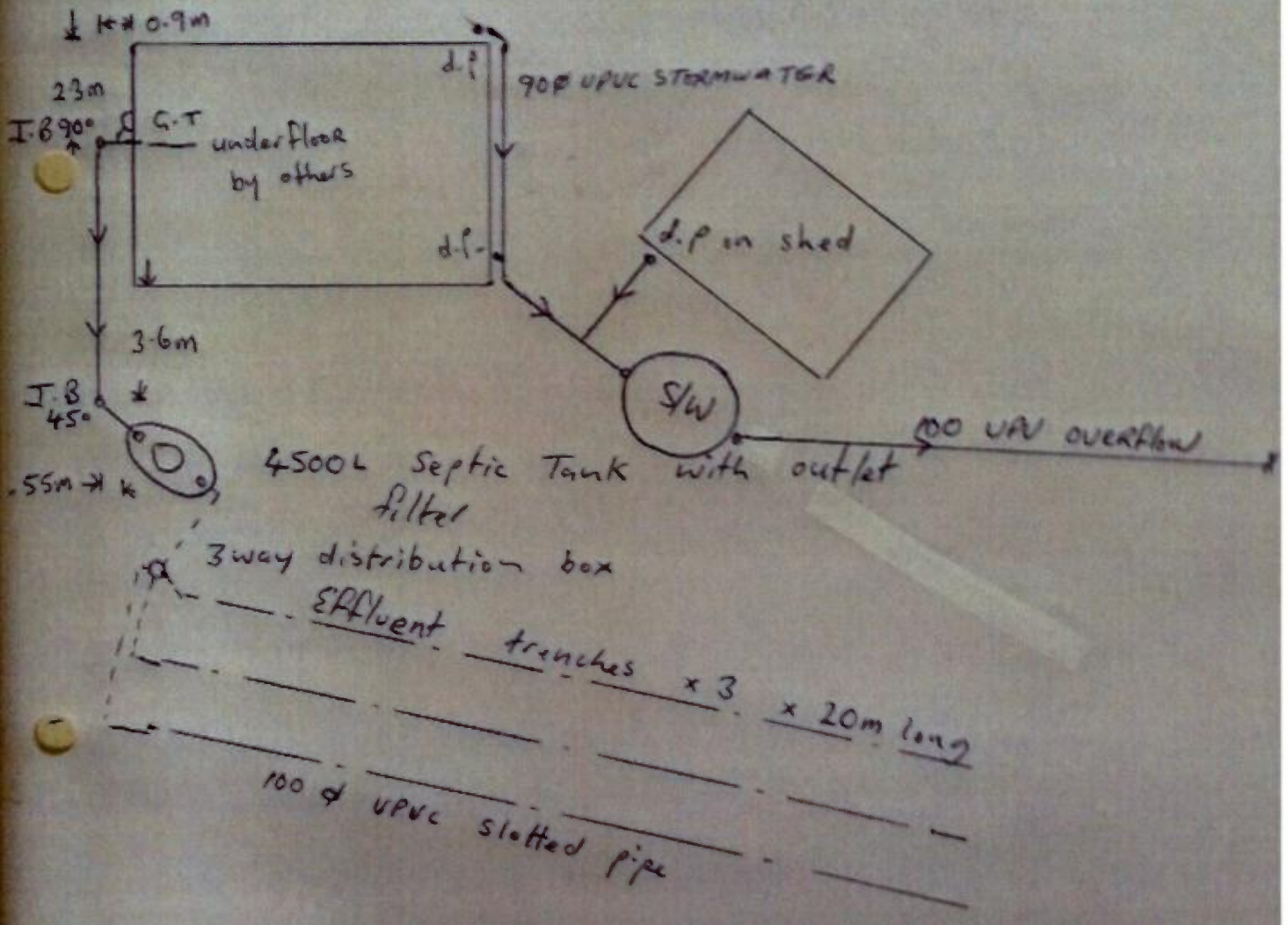
LOT: 1 DPS 39836

DRAINLAYER: B.Underwood - Sub zero wor

REG No: 15346

CONSENT No: BLD 1185/15

DRAINLAYER PLEASE FILL IN ALL DETAILS



ELECTRICAL CERTIFICATE OF COMPLIANCE AND ELECTRICAL SAFETY CERTIFICATE

ELECTRICAL WORKERS REGISTRATION BOARD

Reference/Certificate ID No: 13101555-2

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details: 2010 State Highway 23, Whatawhata

Contact Details: (Name and address) Hicklon - Kiwi Designer Homes

Name of Electrical worker: Simon Johnston

Registration/Practising licence number: E253685

Organisation/company: Laser Electrical

Phone and email: 0274212772

Name of person(s) supervised:

CoC

Type of work: ☑ Additions ☑ Alterations ☑ New work

The prescribed electrical work is: ☐ Low risk ☐ General ☑ High risk (Specify):

Reference Standards: ☐ Part 1 of AS/NZS 3000 ☑ Part 2 of AS/NZS 3000

☐ Additional Standards:

Description of Work: (including date/s of work and type of supply system)

Convert existing meter box to MEN supply point. Install fuses for existing and new house + run new main Earth. 400V MEN supply.

I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation, or part of the installation:

Select those that apply:

- ☑ Has been installed in accordance with the specified certified design[1]
- ☑ Has an earthing system that is correctly rated (where applicable)
- ☑ Contains fittings that are safe to connect to a power supply
- ☑ Relies on a supplier Declaration of Conformity[1]
- ☑ Relies on a manufacturer's instructions[1]
- ☑ Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- ☑ Is safe to connect

Test Results	
Polarity (Independent earth):	✓
Insulation resistance:	299+ MΩ
Earth Continuity:	✓
Bonding:	✓
Fault Loop impedance	
Other (specify):	

Electronic/Other reference: www.parnassels.co.nz

Certifier's signature: S Johnston

Date: 13/10/15

1 Attach or reference. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

ESC

I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name: Simon Johnston

Registration/Practising licence number: E253685

Certifier's signature: S Johnston

Certificate Issue Date: 13/10/15

Connection Date: 13/10/15

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

VER 04/06/14

COMPLIANCE CERTIFICATE

GLP
GAVIN LOYE PLUMBING LTD

Reference No:

Gas Safety Certificate and Certificate of Compliance made pursuant to Regulations 46 and 52B of the Gas (Safety and Measurement) Regulations 2010 (as amended), and Energy Work Certificate made pursuant to Regulation 19 of the Building Act 2004.

CLIENT	MR Simon HICKTON	INSTALLATION	-
ADDRESS	2010 STATE HWY 23 RD 12 HAMILTON 3293	ADDRESS	SAME AS

DESCRIPTION AND LOCATION OF THE GASFITTING:
Describe the whole gas installation or part of the gas installation, and the gasfitting work done and, if different gasfitting work was done by different people, who did what, and which parts of the gas installation, if any, are safe to connect to a gas supply.

Install Auto reg run from this underground in K1 @ P under house joining to 20 cu up outside wall connecting to Rheem 24 HWS fitted between Backdoor & Bathroom window

GAS TYPE	Natural Gas / LPG / Biogas	GAS SUPPLY PRESSURE	kPa 3
DATE(S) GASFITTING PERFORMED	Enter The Specific Date(S) Or Span Of Dates 2/11/15	DATE OF GAS CONNECTION	Date connected or date work completed if not disconnected 2/11/15

STANDARD RISK CLASSIFICATION (tick one): [ ] Low [ ] General [✓] High

NAME, REGISTRATION NUMBER (IF ANY) OF PERSONS WHO CARRIED OUT GASFITTING UNDER SUPERVISION:
Enter names and registration numbers / none

Peter Schwamm

CERTIFICATE ATTACHMENTS (tick as applicable)
[✓] Manufacturers Instructions: Enter details of any attachments — Rinnai Infinity Unit 26i
[ ] Certified Designs: Enter details of any designs

"I believe on reasonable grounds that:
(a) the gasfitting work described above has been done lawfully and safely; and
(b) the work has been done in accordance with (tick one):
[ ] sections 3 to 6 of AS/NZS 5601.1; or
[✓] sections 3 to 9 of AS/NZS 5601.2; and
(c) the work [ ] has [✓] has not (tick one) been done in accordance with a certified design; and
(d) the work done [✓] has [ ] has not (tick one) relied on any manufacturers instructions; and
(e) this certificate relates to the [✓] whole [ ] part (tick one) installation described above; and
(f) the gas installation is connected to a gas supply and is safe to use; and
(g) the information contained in this certificate is correct."

CERTIFIER NAME	Gavin Loye
REGISTRATION TYPE & NUMBER	11074
SIGNATURE	
DATE	02/11/15

Gavin Loye Plumbing Ltd
61 Killarney Road
Frankton
Hamilton
Phone: 07 846 0481 Fax: 07 846 0482
Email: glpltd@xtra.co.nz www.glp.co.nz

Plumbing Pressure Test Memorandum

Issued by: *(Plumber)* Gavin Laye Plumbing

Registration Number: 11074

Company Name: G.L.P

Company Address: 61 Killarney Road

Company Contact Details: Ph: 07 8460481 Mb: 027610567 7 Fx:

To:
- ☐ Hauraki District Council
- ☐ Otorohanga District Council
- ☐ Matamata Piako District Council
- ☑ Waikato District Council
- ☐ Waipa District Council
- ☐ Waitomo District Council
- ☐ Hamilton City Council

Building Consent Number: BC 1185-15

Building Owner: Hickton

Project Address: 2010 State Highway 23 Whatawhata

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)*

Date: 03 | 10 | 15

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 6677. For information on the Waikato Building Consent Group visit www.buildwaikato.co.nz.

PS-Plumbing Pressure Test Template Version 2013-08-01

Goldstar heat pumps

Compliance and Electrical Safety Certificate

2808

ELECTRICAL WORKERS REGISTRATION BOARD
Safety • Competency

This form has been designed to be used by licensed electrical workers to certify low voltage installations or part installations that comply with Part 2 of AS/NZS 3000 and are safe to be connected to a 230/400 volt multiple earth neutral (MEN) system of electrical supply.

(1) Location of installation

Address: 2010 State Highway 23, Whatawhata

(2) Customer Information

Name: Kiwi Designer Homes

Postal Address: PO Box 10562, Te Rapa

Phone and Email: 847 3440

(3) Electrical Worker Information

Name: **Evan Chatfield** Registration/Practising Licence Number: **E248711**

Organisations: **Goldstar Heat Pumps** Telephone Number: **07 824 9060**

Email: **info@goldstarheatpumps.co.nz**

Name of person(s) being supervised: —

(4) Work Details

The work is (circle): **additions** I **alterations** I **new work**

The prescribed electrical work is: ○ High Risk ☑ General ○ Low Risk ○ The homeowner has undertaken part of the electrical installation work.
(Please tick (✓) as appropriate)

Number of heat pumps installed: 1

Mitsubishi - MSZ-GE42VAD-A1 -S0037397

Tick (✓) if work includes:

○ Mains
○ MEN switchboard closest to point of supply
○ Main Earthing System
○ Electric Lines

(5) Certification of Work

I certify that the completed prescribed electrical work to which this certificate applies, has been done lawfully and safely and the information in the certificate is correct in that the installation, or part of the installation:

☑ has been installed in accordance with a certified design
☑ has an earthing system that is correctly rated
☑ contains fittings which are safe to connect to a power supply
☑ relies on supplier's Declaration of Conformity (attach or reference[1])
☑ relies on manufacturer's instructions (attach or reference[1])
☑ has been satisfactorily tested in accordance with Electricity (Safety) Regulations 2010
☑ is safe to connect

Test Results:

	Electrical Worker	Inspector
Polarity (independent earth):	✓	
Insulation resistance:	✓	
Earth continuity:	✓	
Bonding:	—	
Other (specify):	—	

Electrical Worker's Signature: E Chatfield Date: 13-10-15

1. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declarations of conformity, provide a reference to where the documents can be found, in a readily accessible format, through electronic means.

(6) Electrical Safety Certificate

I certify that the installation, or part of the installation, to which the Electrical Safety Certificate applies is connected to a power supply and is safe to use

Name: **Evan Chatfield** Registration/Practising Licence Number: **E248711**

Signature: E Chatfield Date 13-10-15
(if certifier is different from electrical worker)

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

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

Building Code Clause(s) B1

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

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

ISSUED BY: GA Hughes & Associates Ltd
(Construction Review Firm)

TO: Simon & Gillian Hickton
(Owner/Developer)

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

IN RESPECT OF: Foundation for house extension
(Description of Building Work)

AT: 2010 State Highway 23
(Address)

Whatawhata **LOT** 1 **DP** 39836 **SO** .....

GA Hughes & Associates Ltd *(Construction Review Firm)* has been engaged by Owner/Contractor

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

observation ◉ or other Ref: 62454/1-3 (soils), 63875 (observe subgrade only) & 63876 (PS4) *(Extent of Engagement)* services

in respect of clause(s) B1 of the Building Code for the building work described in documents relating to Building Consent No. BLD 1185/15 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 of the Building Regulations.

I, Gordon Athol Hughes *(Name of Construction Review Professional)* am: ☑ CPEng No. 13402

☐ Reg Arch No. .....

I am a Member of : ☑ IPENZ ☐ NZIA and hold the following qualifications: BE, MIPENZ, CPEng

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 Gordon Athol Hughes ON BEHALF OF GA Hughes & Associates Ltd

Date : 24/07/15 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.

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised as at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

PS1 Design	Intended for the use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;
PS2 Design Review	Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;
PS3 Construction	Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2003[1] ; or Schedules E1/E2 of NZIA's SCC 2007 [2]
PS 4 Construction Review	Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate. This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACENZ, IPENZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence-based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as the Institution of Professional Engineers New Zealand (IPENZ)or the New Zealand Institute of Architects (NZIA) provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

*** Professional Indemnity Insurance**

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to $500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-5)[3] (OL1-OL4)[2]. The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design Firm's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

1 *Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2003*

2 *NZIA Standard Conditions of Contract SCC 2007 (1st edition)*

3 *Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)*

www.acenz.org.nz
www.ipenz.org.nz
www.nzia.co.nz

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

John Blake *Consulting*
PO Box 31
Otorohanga

07 9747539 Mob: 021 621 790 john@septic-solutions.com

PRODUCER STATEMENT PS4 (CONSTRUCTION REVIEW)

This is to certify that I have observed the construction and installation of the elements or the whole structure as described below:

OWNER: Hickton Family
in respect of ON-SITE WASTEWATER & STORMWATER SYSTEM

AT 2010 State Highway 27, Whatawhata

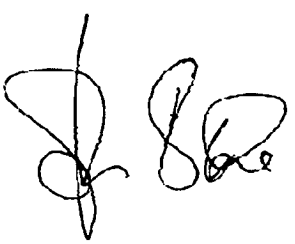
LEGALLY DESCRIBED AS Lot 1 DP39836 Area: 1.375 ha

The works carried out pursuant to a Building Consent No: BC 21997

issued by the Waikato District Council
have been carried out in accordance with the requirements of the New Zealand Building Code and the design described on the drawing titled:

Onsite Wastewater & Stormwater A2459
and for which a Building Consent was issued.

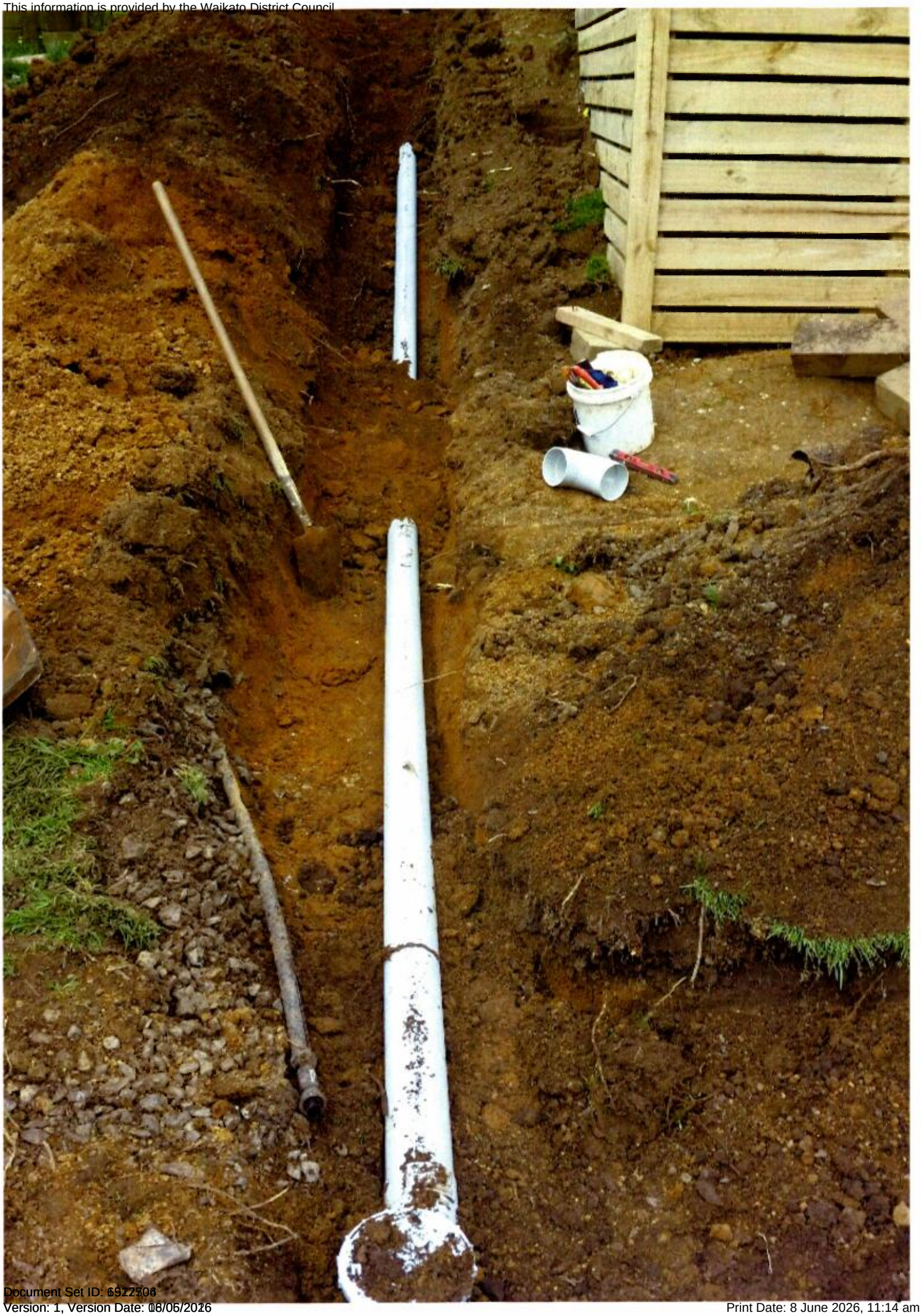
As an independent design professional covered by a current policy of professional indemnity insurance, to a minimum value of $1,000,000.00, I BELIEVE ON REASONABLE GROUNDS, that subject to: all proprietary products meeting the performance specification requirements, the drawing, and other documents according to which the building work is proposed to be carried out, comply with the relevant provisions of the New Zealand Building Code.

Signed: 

John Blake	03 Nov 2015	2459
	Date	Job No

Waikato Building Consents Group: Reg No: 038

Member: NZWWA; Building Officials Institute NZ Royal Society of Health;



G.A. Hughes & Associates (2005) Ltd.

Consulting Civil & Structural Engineers
Cnr. Graham & Newall Streets, P.O. Box 4306, Hamilton East 3247.
Ph. (07) 856-9097. Fax (07) 856-2722. Email: steve @gahughes.co.nz

23rd September 2013

Mr. and Mrs. S. Hickton,
2010 State Highway 23,
R.D. 12,
HAMILTON 3293.

Dear Sir and Madam,

Geotechnical Investigations #2010 State Highway 23, Whatawhata.
Ref: 62454 Drawing # 62454 / 1 - 3

As requested we have carried out soils investigations for the purpose of determining suitable foundations for an extension to an existing residence to be constructed on the site.

Investigation:

Test bores were carried out on 18th September 2013 using an onsite digger for BH1 and a truck mounted auger drilling rig provided by King Drilling Limited for BH2 supplemented with scala penetrometer probes and with shear vane testing.
The location of the bore holes and the bore hole logs are shown on our drawings numbered 62454 sheets 1 to 3.

Soil Conditions:

Bore hole 1: shows 600 mm fill: mottled silt, clay and topsoils, 400 mm buried topsoil, 300 mm loamy silt: organic, firm, crumbly and brown, turning stiff,
1200 mm clay: stiff, moldable, moderately plastic and orangey brown,
1700 mm silt: gritty with volcanic ash, is stiff, moldable, pinks and creams, becoming wet and sensitive then 800 mm clay: contains traces of compressed silts and greywacke, is stiff, plastacene, cream and pinkish, becoming very stiff to end of bore at 5000 mm depth.
Shear vane testing revealed vane shear strength (kPa) readings of 151 kPa soils at 1100 mm, 181 kPa soils at 1500 mm and greater then 211 kPa soils at 1900 mm depth.

Bore hole 2: shows 500 mm fill, 300 mm buried topsoil then 700 mm loamy clay to end of bore at 1500 mm depth.
Shear vane testing revealed vane shear strength (kPa) readings of 151 kPa soils at 1000 mm and 181 kPa soils at 1300 mm depth.

Foundation Recommendations:

Due to the nature of the soils over the proposed building site, for a timber floor construction we recommend an ordinary timber pile foundation in accordance with NZS 3604 with the ordinary piles founded a minimum of 1000 mm below existing ground level.

Note: Possible areas of deeper fill or soft soils may exist on site along with drainage pipes, tree root systems and associated organic soils. If any of these are encountered, the piles will need to be founded deeper than 1000 mm. Specific engineer designed foundations will be required for founding depths greater than 1200 mm.

Disclaimer:

Geotechnical recommendations and opinions in this report are based on data from the bore holes. The nature and continuity of subsoil conditions away from the bore holes are inferred and it must be appreciated that actual conditions could vary considerably from the assumed model.

During excavation and construction the site should be examined by an Engineer or Engineering Geologist competent to judge whether the exposed subsoils are compatible with the inferred conditions on which the report has been based. It is possible that the nature of the exposed subsoils may require further investigation and the modification of the design based upon this report.

G.A. Hughes & Associates Ltd. would be pleased to provide this service to Mr. and Mrs. S. Hickton and believe that the project would benefit from such continuity. In any event it is essential G.A. Hughes & Associates Ltd. are contacted if there is any variation in subsoil conditions from those described in the report as it may affect the design parameters recommended in the report.

This report has been prepared solely for the benefit of Mr. and Mrs. S. Hickton as 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.

Note: No investigation into soil contamination has been carried out during our investigations.

Yours faithfully,

G.A.Hughes,
Director,
G.A. Hughes & Associates Ltd.

FORM OF PRODUCER STATEMENT – CONSTRUCTION (PS3)

Lot #.....Building Consent .....

DPS # ..... Council Authority .....

Issued by.....
(The Contractor)

To.....
(The Principal/Client)

In Respect of.....
(Work carried out)

At.....
(Physical Address)

The Contractor has been contracted to the Principal to carry out and complete certain building works in accordance with a contract titled

.....

I, ...

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.....

Name of Firm.....

Address.....

.....

Phone .....

Soils Description

Bore Hole Log No 1

Soils Description	Depth in Metres		Vane Shear Strength (kpa)	Scala Penetrometer (blows per 100mm drop) 0 2 4 6 8 10
FILL: mottled silt, clay & topsoils				
Buried TOPSOIL	1		151	
Loamy SILT: organic, firm, crumbly & brown turning stiff			181	
CLAY: stiff, moldable, moderately plastic & orangey brown	2		211+	
SILT: gritty with volcanic ash, is stiff, moldable, pinks & creams becoming wet & sensitive	3			
CLAY: contoins troces of compressed silts & greywacke, is stiff, plastacene, cream & pinkish becoming very stiff	4, 5, 6			
EOB	7, 8			

Note: The stratification lines represent the approximate boundary between soil types and the transition may be gradual

G.A.HUGHES & ASSOCIATES Ltd.
CONSULTING CIVIL & STRUCTURAL ENGINEERS
Cnr. Graham & Newall Streets, Hamilton East. P.O. BOX 4306

#2010 State Highway 23, Whatawhata,
Far Mr. & Mrs. S. Hickton.
Bore Hole 1

Drowing No 62454/1 | Ref 62454

Soils Description

Bore Hole Log No 2

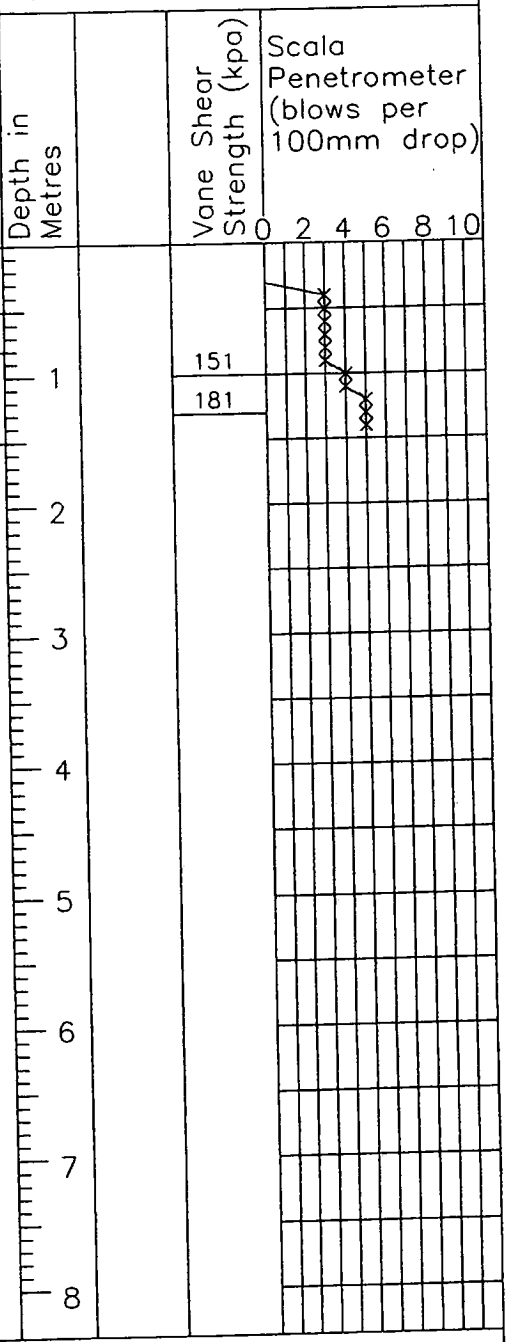
FILL

Buried TOPSOIL

Loamy CLAY

EOB

Field Test Data



Note: The stratification lines represent the approximate boundary between soil types and the transition may be gradual

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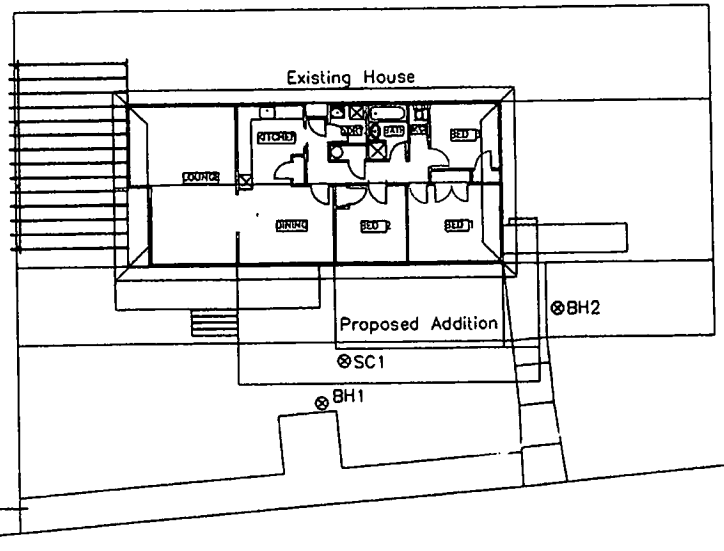
Cnr. Graham & Newall Streets, Hamilton East. P.O. BOX 4306

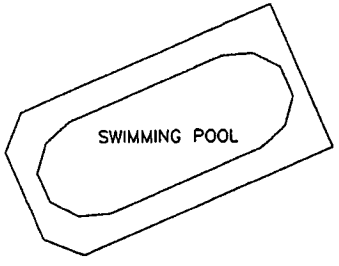
#2010 State Highway 23,
Whatawhata,
For Mr. & Mrs. S. Hickton.
Bore Hole 2

Drawing No 62454/2 | Ref 62454

Note: Our staff member surveyed back from the toe of the retaining walls and assessed the Building Line Restriction has no impact on the foundations of the proposed addition.



Anecdotal location of new retaining wall – Check on site



WAIKATO DISTRICT COUNCIL
Building Consent Number
BLD
1185/15
APPROVED

The adequacy of the design incorporated on the plans is subject to the requirements included in the specification for the works and the design assumption incorporated into the calculations and reports for the project

Contractor to check all dimensions on site and with Architectural drawings.

Site Plan	Proposed Addition to an Existing Residence 2010 SH23 Whatawhata, For Mr. and Mrs. S. Hicktan.	G.A.HUGHES & ASSOCIATES Ltd. CONSULTING CIVIL & STRUCTURAL ENGINEERS Cnr. Graham & Newall Streets, Hamilton East. P.O. BOX 4306			SHEET 62454/3
		DRAWN J.LANG	CHECKED	SCALES NTS	NO 3
		TRACED	DATE 23/09/2013		REF 62454

John Blake *Consulting*
PO Box 31
Otorohanga

07 873 7698 Mob: 021 621 790 john@septic-solutions.com

OBSERVATION STATEMENT (CONSTRUCTION)

This is to CONFIRM that I will observe the construction and installation of the elements or the whole structure as described below:

OWNER: Hickton Family
in respect of ON-SITE DOMESTIC WASTEWATER & STORMWATER SYSTEMS

AT 2010 State Highway 27, Whatawhata

LEGALLY DESCRIBED AS Lot 1 DP39836 Area: 1.375 ha

to certify that the installation is in accordance with the design described on the drawing titled:

On-site Wastewater & Stormwater A2459

and out in accordance with the requirements of the New Zealand Building Code .

Signed:

WAIKATO DISTRICT COUNCIL
Building Consent Number
BLD
1185/15
APPROVED

John Blake Date 07 April 2015 Job No A2459

Member: NZ Water & Waste Assn;
Building Officials Institute NZ
NZ Institute of Environmental Health;

John Blake *Consulting*
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Otorohanga

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PRODUCER STATEMENT (DESIGN)

This is to certify the design of the elements or the whole structure as described below:

OWNER: Hickton Family
in respect of ON-SITE DOMESTIC WASTEWATER & STORMWATER SYSTEMS

AT 2010 State Highway 27, Whatawhata

LEGALLY DESCRIBED AS Lot 1 DP39836 Area: 1.375 ha

DESIGN:
This Producer Statement has been prepared after carrying out a design in general accordance with the appropriate Verification Methods and Acceptable Solutions listed as approved by the Building Industry Authority and the Department of Building and Housing, but more particularly as follows:

1 – AS/NZS 1547:2012 On-site Domestic Wastewater Management Standard
2- Auckland Regional Council Technical Publication, No58 On-site Wastewater Systems: Design and Management Manual , where appropriate.
3- NZ Building Code Cl E1 / VM1

The work is described on the drawing titled... On-Site Waste-water & Stormwater
and numbered ....A 2459...., and the specifications, reports and other documents according to which the building work is to be carried out.

As an independent design professional covered by a current policy of professional indemnity insurance, to a minimum value of $1,000,000.00, I BELIEVE ON REASONABLE GROUNDS ,that subject to : all proprietary products meeting the performance specification requirements, the drawing, and other documents according to which the building work is proposed to be carried out, comply with the relevant provisions of the New Zealand Building Code.

Signed:

WAIKATO DISTRICT COUNCIL
Building Consent Number
BLD
1185/15
APPROVED

John Blake Date 07 April 2015 Job No A2459

Member: NZ Water & Waste Assn;
Building Officials Institute NZ
NZ Institute of Environmental Health;

John Blake *Consulting*
PO Box 31
Otorohanga

Mob: 021 621 790

john@septic-solutions.com

SITE AND SOIL ASSESSMENT
ONSITE WASTEWATER and STORMWATER MANAGEMENT

Premises: Hickton Report No: A2459 Date: 30 March 2015 Assessor: .....

EXECUTIVE SUMMARY

A Site and Soil Assessment has been carried out at an established property, pursuant to the AS/NZS 1547:2012 Onsite Wastewater Management Standard, to enable a wastewater design to be carried out for a new dependent persons dwelling.

The topography of the site of the dwelling is elevated, a platform will be cut into a south-west facing slope, below which there are waxing divergent slopes suitable for conventional effluent trenches. The area of the property and site and soil conditions meets the requirements of Waikato Regional Councils Permitted Activity Rule 3.5.7.5 allowing the discharge of primary-treated effluent.

There are limiting factors, in respect of soil characteristics and available area, which are addressed in the design. The required effluent application area should be established before development of the property, as earthworks may reduce or eliminate the available area for gravity-dosing of effluent. Pressure dosing or secondary treatment would then be required to an area remote from the dwelling, avoiding steeper slopes.

Wastewater and Stormwater Design is attached providing for the application of primary treated effluent without adverse effects, and the management of stormwater. Waikato Regional Council's Permitted Activity Rules are met, and satisfaction of the requirements of the NZ Building Code G13 are verified by G13 / VM4(Foul Water) by compliance with AS/NZS 1547 Domestic Wastewater Management Standard , in a cost-effective and sustainable manner.

1.0 SITE INFORMATION

1.1 Location Details

Premises Address/ location	2010 State Highway 27, Whatawhata
Owner:	Hickton Family
Contact:	Hickton Family / Kiwi Designer Homes
Legal description:	Lot 1 DP39836 Area: 1.375 ha
Topographic map No:	Val No:
Regional Authority:	Waikato Regional Council
Local Authority:	Waikato District Council

WAIKATO DISTRICT COUNCIL
Building Consent Number
BLD
1185/15
APPROVED

1.2 Climate

Annual rainfall:	1500 mm
Annual evaporation:	843mm

1.3 Intended Water Source

Dwelling will be served by roof water supply only.

1.4 Local Experience

Number systems in vicinity: Performance: 5 . However typical of the area.
Problems evident: Nil

In this area, more elevated sites tend to have moderately free draining, highly weathered tephra soils at shallow depth, if they can be accessed. However, surrounding flats are often alluvial soils with a range of characteristics and constraints. Lower lying land may also be subject to constraints presented by shallow or perched water table.

2.0 SITE EVALUATION

2.1 Work Undertaken:

Details: Site walk-over. Confirm boundaries, physical characteristics, assess position regarding bores and water bodies. Identify appropriate location for onsite sewage disposal. Identify soil horizons and characteristics, groundwater depth etc using 2 hand-augured holes,
Date: 27 March 2015 Weather: Showers. Previous 4 days – Fine and dry

2.2 Topography

Slope: Site is elevated, with building platform cut and battered from south-west facing slope. Site slopes from ridge running to north. An area of original ground to the south-west, currently within goat paddock, at a lower level than the building platform, will be un-modified and is of good topography with no constraints. There is no risk of run-on from adjacent land.

Geology Confirm:	Organic clay loams over clay. 1.00m depth, below topsoil.
Soil Landscape Confirm:	
Drainage Patterns:	To south west, west
Waterways:	>50m distance
Stands trees:	No effects LAA
Well / Bores:	Nil evident
Embankments:	Nil. Steeper slope to west, beyond LAA
Buildings:	Present building to be removed. Main dwelling approx. 30 m distant. Small farm utility building – no effects LAA.

2.3 Site Exposure

Aspect:	Some shelter from southerly + westerly
Prevailing wind:	Westerly
Shelterbelts:	No
Topographical features:	Slopes either side of ridge running to north
Site drainage:	To south- west /west

2.4 Site Stability

Nil

Expert Assistance necessary No

2.5 Drainage Control

Depth seasonal water table:	>1000 mm
Required cut-off drains	No
Required surface water cut-off / swales	Above effluent application area – see design drawing.

2.6 Reserve area available

Yes

100% required. Available

2.7 Environmental Constraints

Location of the site does not present concerns in respect of the following:-

Groundwater - No risk of adverse effects on ground water quality due to its depth, and limiting horizon at approx 1.00m depth.

Groundwater - No risk of cumulative effects is presented by virtue of the area of adjacent lots, all being >2500sqm

Surface Water - No risk to surface water quality - adequate separation from watercourses >10metres

Potable Water Supply - No risk of contamination of water supplies. Bores >30m

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3.0 SOIL ASSESSMENT

3.1 Soil Profile determination

Method: 2 hand augured holes. On site soil assessment per AS/NZS 1547:2012

3.2 Reporting Attached Borehole logs

3.3 Estimated Soil Category

Site	1	2				
Soil Category	4	4				

Remarks: Clay Loam, moderately structured Indicative Permeability: K= 0.5 - 1.5 m/day Underlying clays are much less permeable. A critical factor is depth of the effluent application trenches or beds and consequently the characteristics of the soils accessed.

Recommended DLR : 10-15 mm / day. A maximum loading rate of 10 mm/day should be used in the design of conventional application trenches or beds.

Soil Profile – Land Application Areas

Borehole Log 2		*Hickton, 2010 SH 27 Date: 27/03/15*	
	A_P	- TOPSOIL grass on dark brown friable topsoil. Plenty earthworm activity	
	B_W	100 - CLAY LOAM – orange-brown, friable, well structured. becoming more clayey, malleable and sticky 300 *Indistinct horizon*	Category4
	B_T	- CLAYS - light orange- brown, silty, malleable Becoming stiffer with depth. 700 – red/orange peds. Colour variations 1000 - Borehole completed *No evidence groundwater*	Category5

3.4 Constraints

1- To access the most suitable soils, the application trench bottom must be within 300 mm of ground level, into original ground. Care must be exercised to avoid unnecessary depth of drainage system however, adequate height is available.

2- The underlying soils are Category 5, and are limiting factors, which must be addressed, especially on slopes, by the use of trench spacing which is more than the minimum provided in AS/NZS 1547 Appendix 4.5A 2.2.

3- The area which is available for effluent application is limited. Trenches must be located on the gently sloping area ground immediately to the front of goat shelter /chicken shed.

4- The area available for a 100% reserve application area required by AS/NZ 1547:2012 Means of compliance 4.2.3.4, must be maintained.

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4.0 SYSTEM DESIGN

Based on: AS/NZS 1547:2012 On-site Wastewater Management

4.1 Design Parameters

Loading	2 bedroom = 4 PE
Wastewater Flow Rate	180L/person/day = 720 L/day
With standard WRF (water reduction fittings)	145 L/person/day = 580 L/day - recommended
Design Daily Flow:	580 – *say* 600 L/day
Soil Type / Category:	Clay Loam - Cat 4
Design Loading Rate:	10 mm/day
Site Drainage:	Moderately well drained
Groundwater table:	1200+mm

4.2 Available system choices

1- Primary treatment and effluent land application via conventional trenches in the reasonable subsoils to south/ south-west. Septic tank and outlet filter sited near dwelling. Effluent gravity-dosing to lower level on original ground to south-west. Trenches within top 300 mm of original ground level, then mounded over with additional topsoil to depth of 200- 300 mm.

2- Secondary treatment - Application after treatment to BOD:SS 20:30 standard, via subsoil drippers on the developed garden to rear of proposed dwelling or adjacent south facing slope.

3- Water Reduction Fittings – can reduce water used and effluent created and consequently the method and size of effluent application area. 6/3 WC, aerator taps, low flow shower, low water use wash machine etc can reduce daily flow from 180L/p/d to 145L/p/d (standard WRF). **Recommended.**

4.3 Recommended land application system

IMPORTANT: The area available for gravity-dosing of effluent is limited by topography and soil landscape. The application area and reserve area must be set out before excavation takes place.

Septic tank –4500L tank with effluent outlet filter. Riser may be required to bring access lids to ground level. Effluent delivery to effluent application area via distribution chamber. Conventional beds set along contour – max depth 300mm. Location shown on attached drawing.

DLR = Design Loading rate
FOS = Factor of Safety

Daily Flow = 720L/day (FOS included in prescribed flow rate and DLR)
Design Daily flow = 600 L/d
Land Application Area = 600 L/d at DLR 10 mm = 60 m^2

Land Application Area = 60 m^2
Plus- Reserve area - 100% = 60 m^2

Bed layout – 3 beds gravity-dosed
Beds- **20 m x 1m**(see drawing A2459)
Spacing – min 1000mm wall-to-wall

*Note: In order to access soil with better characteristics, trench bottom depth, must be **max** 300mm. There is adequate gradient to enable this by gravity-dosing. Trenches may then be mounded over with 200-300 mm additional topsoil.*

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5.0 STORMWATER MANAGEMENT

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

5.1 Introduction

The proposed building and new garage/shed are to be served by a roof water tank which will provide stormwater storage for use onsite, and also will be used to attenuate stormwater runoff to the existing 'greenfield' runoff flow rates for the equivalent area, as part of a retention system.

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

- All roof water is to be directed into the rainwater tank
- A 10 year ARI, 10 min duration storm was used to establish the allowable attenuated flow rate from the tanks
- Rainfall intensity for this 10 year , 10min event 78.6 mm/hour (taken from HIRDS data)
- A 10 year ARI, 1hr duration storm was used to determine the storage volume required in the retention tanks
- Rainfall intensity for this 10 year, 1 hour event = 30.5mm/hour (taken from HIRDS data)
- Only runoff from the roof will be conveyed to the rainwater tank, ie any rainfall on the existing grassed areas and unsealed driveway will be catered for by direct natural soakage – as is reasonable in this rural residential property.
- For the roof area on the lot, corrected coefficient C = 0.95
- A roof area of house 115 + garage/shed 80 = 195m^2 has been adopted .

The Rational Formula was used to determine the design runoff from the lot

5.2 Stormwater Device Design

It is proposed that flow control and quality control be achieved by the use of dual purpose rainwater tanks for both long term storage for re-use, and extended detention to attenuate peak flow.

The calculations (a copy of which is attached) establish that, as all roof water is directed to the rainwater tanks, the retention tank section must have a minimum capacity of 1818 litres for runoff attenuation, with a 27mm orifice located at a depth of 0.48m below overflow pipe (based on 1 x 10,000L tank). When the water tanks are full, then excess stormwater will be discharged via the 110mm overflow pipe from the roof water tanks.

The orifice outflow pipe and the overflow pipe will be connected to outfall towards farm watercourse, dispersed via spreader bar, (shown on design drawing A2459), without adverse effect.
A cleaning eye must be provided to facilitate inspection and cleaning

NOTE: The tank is installed so that the height of the orifice enables discharge to the watercourse to the south-west of the proposed dwelling.

5.3 Design Criteria:

- Design of the retention system to be carried out based upon the following parameters:
- Attenuate flows from the 10yr, 10minute storm to 'Greenfields' flows
- Only runoff from the roof will be directed to the retention system before being conveyed to the discharge point, at the green-fields runoff rate.

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5.4.1 Peak Flow - Greenfields Site

Runoff co-efficient (C)	**I = Rainfall depth 10yr, 10min event**	
C = 0.4 (grassed area, heavy clay soils,	**13.1**	
slope correction + 0.1)	**I = Rainfall depth 10yr, 10min event**	**A =Roof area (m3)**
0.5	**78.6**	**195**
PEAK GREENFIELDS FLOW	**2.12875**	
L/S 1 hr , 10yr ARI rainfall intensity		

5.4.2 Peak Flow - Developed Site

Runoff Coefficient, C	From NZBC E1, Table 1 total roof area)	C = 0.95 (
0.95		
PEAK DEVELOPED FLOW	**4.044625**	L/S 1 hr , 10yr ARI rainfall intensity (ten mins)
Intensity, *i* (mm/hr)		
30.5		
TOTAL RUNOFF VOLUME (1 HR)	**5.650125**	m3

5.4.3 Required Storage Volume

Average Flow through orifice (L/s)	1.064375	
Flow released during 1 hr storm	**3.83175**	m3

RETENTION VOLUME REQUIRED (m3)

1.818375 *to maintain flow at greenfields run-off rate*

Long-term reuse storage + Attenuation retention storage = 10,000L

TOTAL TANK VOLUME (L)

10,000	8181.625	Available for re-use/storage

5.4.4 Required Control Orifice Diameter

Required Peak Flow through orifice	2.12875	
Average flow	1.064375	
Assumed Peak Storage depth in tank		1 x 10,000L tank

$Q = 3.47 . Cd . d^2 . h^{0.5}$

ORIFICE DIAMETER REQUIRED	DN27	
ORIFICE POSITION	0.48m	(mm) below overflow pipe at tank top
OVERFLOW PIPE DIAMETER REQUIRED	DN100	(mm) for peak developed flow (10min event)

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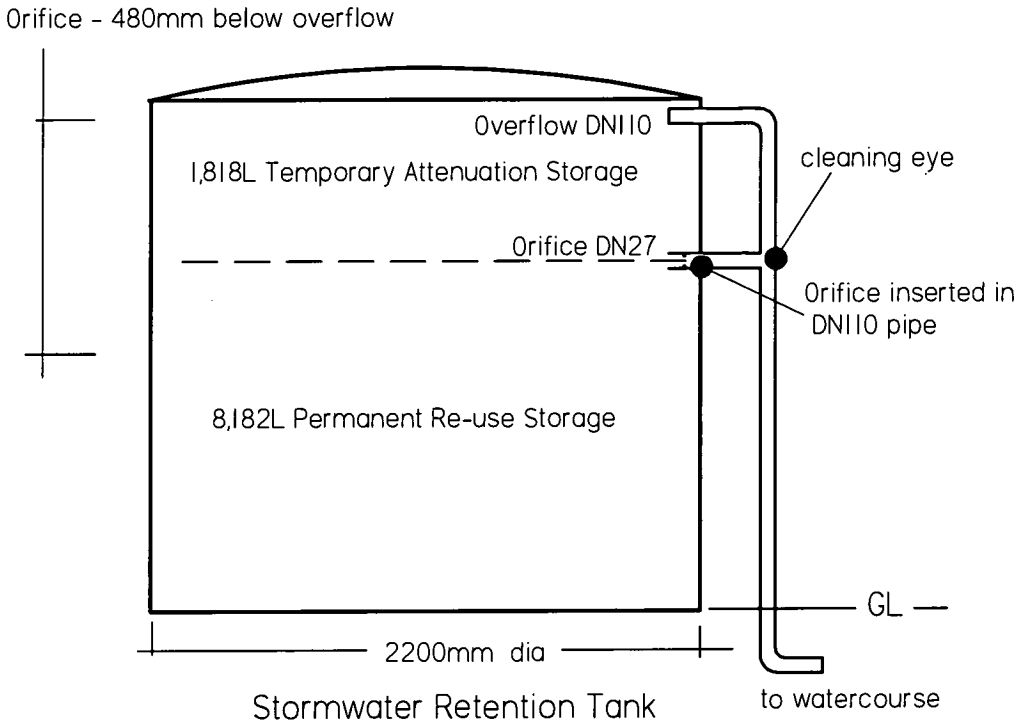
Rainwater Storage Tank Design

Total Storage Volume 1 x 10,000L tank Storm Attenuation Volume 1,818 L, Reuse Storage 8,182 L
Flow Control Orifice Size- 27mm dia,
Flow Control Orifice Location- 0.48m below overflow pipe .
Overflow- 110mm dia min



Rainfall Intensity Analysis

Source: HIRDS V2 High Intensity Rainfall Design System
Location: Whatawhata, Waikato DC

HIRDSV2 - High Intensity Rainfall Design System

Whatawhata: Latitude 37° 47' S, Longitude 175° 9' E

	Duration									
ARI	10m	20m	30m	60m	2h	6h	12h	24h	48h	72h
2	9.0	12.7	15.5	21.8	27.7	40.3	51.2	64.9	78.6	87.9
10	13.1	18.1	21.9	30.5	38.7	56.6	71.9	91.3	109.6	121.9
20	15.3	21.1	25.5	35.1	44.7	65.4	83.1	105.7	126.3	140.2
30	16.9	23.1	27.9	38.3	48.7	71.3	90.7	115.4	137.6	152.5
40	18.1	24.7	29.7	40.7	51.8	76.0	96.7	123.0	146.4	162.1
50	19.1	26.1	31.3	42.8	54.5	79.9	101.6	129.4	153.8	170.1
60	20.0	27.2	32.7	44.6	56.8	83.2	106.0	134.9	160.2	177.1
70	20.8	28.3	33.9	46.2	58.8	86.3	109.8	139.8	165.9	183.3
80	21.5	29.2	35.0	47.6	60.7	89.0	113.3	144.3	171.0	188.9
100	22.8	30.9	37.0	50.2	63.9	93.8	119.5	152.2	180.1	198.8
125	24.2	32.7	39.1	52.9	67.4	99.0	126.1	160.7	189.9	209.4
150	25.4	34.3	40.9	55.3	70.5	103.5	131.9	168.1	198.4	218.6

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6.0 Design Rationale

- Design allows most cost-effective sustainable wastewater treatment and land application system
- Most appropriate location of effluent application area and reserve area
- Stormwater design accepts discharge under design storm conditions.
- Adequate factors of safety incorporated including WRF, conservative DLR and trench spacing.

7.0 EXCLUSIONS

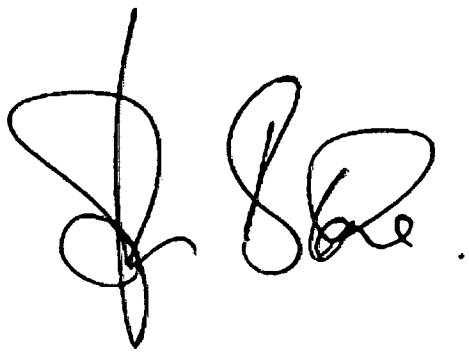
The recommendations and opinions contained in this report (and specified design) are based upon data obtained from bore holes and observations made during the site visit. Inferences about the nature and continuity of the subsoil away from these bore holes are made on sound geological principles and engineering judgement. However, it is possible that ground conditions not apparent at the time of investigation due to seasonal variation, or continuity of soil horizons over the site away from investigation locations may vary and therefore it is not possible to guarantee the continuity of ground conditions upon which this report is based.

Where installers encounter soils that are different from those described, it is likely that our recommendations will need to be modified to suit the soil conditions encountered.

This report has been prepared using information supplied by the client to infer the amount of wastewater which will be produced on the site. If this information differs (though modification of the building design, variance in water use on site, change of water source or supply vehicle, or installation of unspecified plumbing fittings) then it is likely this design may need to be revised.

Cleaning and maintenance is an integral part of this wastewater design and no responsibility can be accepted for this system should specified filters be removed or not cleaned regularly as per the manufacturers recommendations, to ensure solids do not enter the wastewater application beds. We recommend these filters be inspected, cleaned and serviced on a weekly basis or as per manufacturer's recommendations.

This report has been prepared for the particular project described in the clients brief to us and no responsibility is accepted for the use of any part of this report in other contexts or for other purposes.



John Blake End of Report No: A2430 Date: 10 Feb 2015

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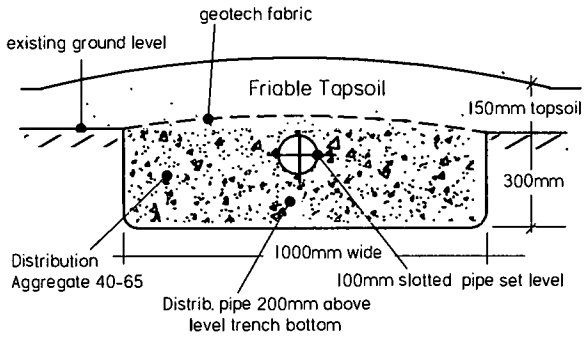
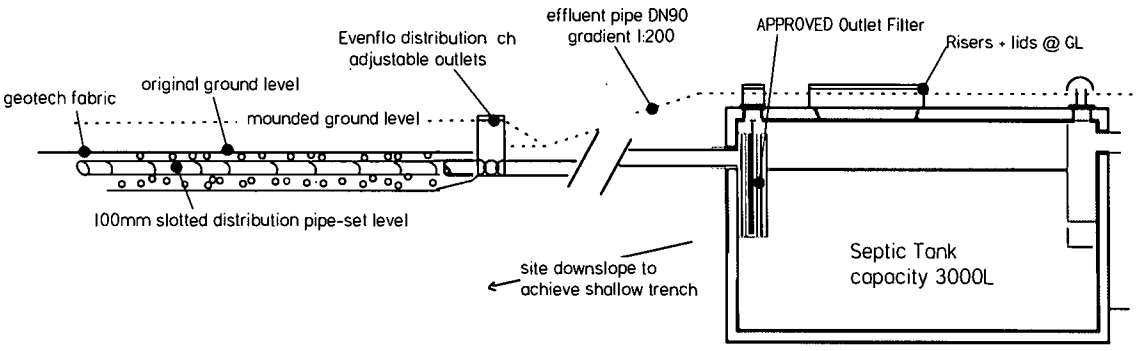
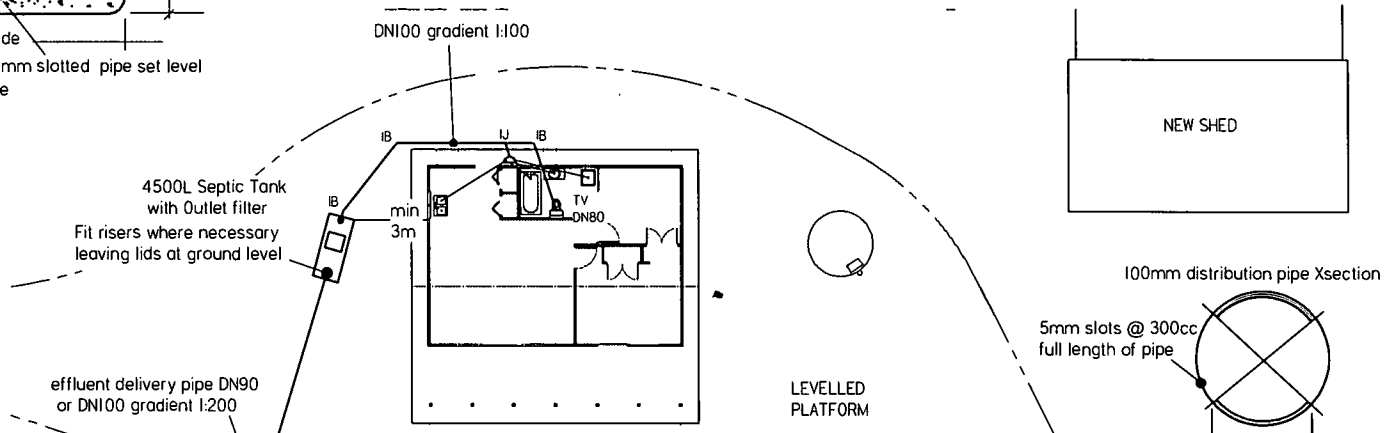
NOTE: Trench Depth
Trench depth is specified to address topographical conditions, soil characteristics and water table depth etc.
If the design trench depth cannot be achieved using gravity dosing, then a pressure-dosed system must be installed to deliver effluent at the specified depth.
Contact John Blake, Septic Solutions Ltd 021621790



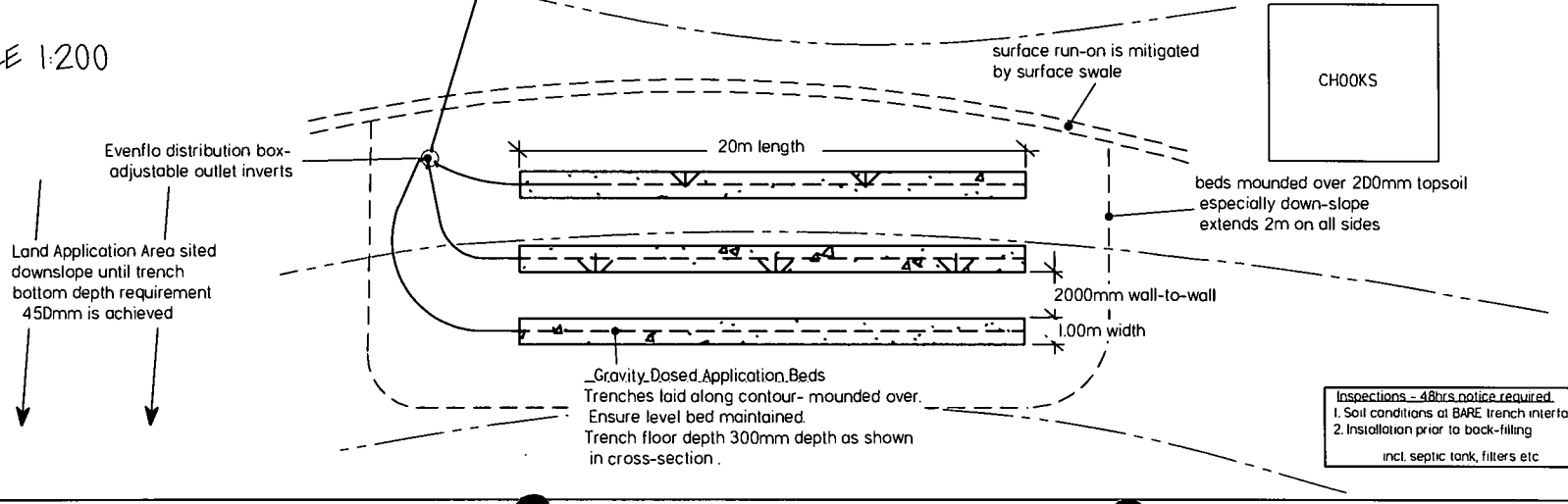




Land Application Area
Daily Flow - 4 PE @ 180L/p/d - 720L/d
Install standard Water Reduction Fittings
New Water Allowance = 145L/p/d
Design Daily Flow - 580 say 600L/d
Basal DLR - 10mm/d. Uniform loading
LAA - 60sqm - 3 trenches 20m x 1m wide
Min 2000mm wall to wall spacing.

See Site & Soil Assessment 2459

SCALE 1:200



Inspections - 48hrs notice required
1. Soil conditions at BARE trench interface
2. Installation prior to back-filling
incl. septic tank, filters etc

Septic Solutions
SEPTIC-SOLUTIONS
WASTEWATER SYSTEM DESIGN
PO BOX 31 OROMAHOE 3900
021 621 790 JOHN@SEPTIC-SOLUTIONS.COM

ON-SITE WASTEWATER & STORMWATER
HICKTON - NEW DWELLING
LOT 1 DP 39836 AREA: 1.375HA
2010 STATE HIGHWAY 27 WHATAWHATA

SHEET TITLE
ON-SITE
WASTEWATER
& STORMWATER

A - 2459

Notes:
Stormwater design - using NZ Building Code E1 / VM1 Sec9 and WERF Onsite Stormwater Management Guide , Auckland Regional Council TP10 Design Manual Stormwater Treatment Devices
Infiltration trench - must be located in a readily accessible position
Infiltration trench - minimum clearances as shown on plan
Pipe sizes - DN100 pipe servicing up to 200sqm, DN150 servicing up to 500sqm
All drainage work must be in accordance with NZBuilding Code G13 & E1
All gutters must be fitted with leaf guards

Retention / Storage tank
1 x 10,000L plastic
above-ground tank

SHED ROOF AREA
80sqm

DWELLING ROOF AREA
115sqm

Discharge control orifice DN30
0.27m below overflow pipe

LEVELLED
PLATFORM

stormwaterDN100
gradient 1:120

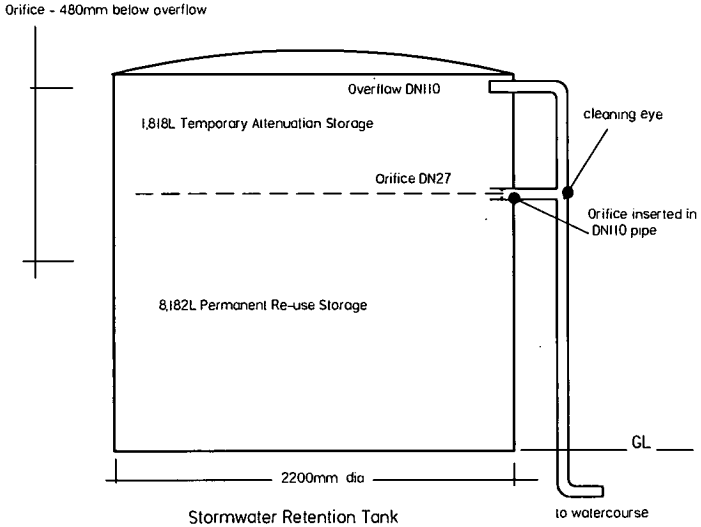
Stormwater Management - Retention
2 x Concrete tanks 25,000L Partly in-ground
Overflow pipe - at tank top - 110mm dia
Orifice - 30mm dia, 0.27m below overflow
Cleaning eye on junction with overflow
Gravity discharge - 200mm depth

Stormwater Management - Outfall
Discharge at greenfield runoff rate to watercourse on the property
No change to pre-development flow rate or volume

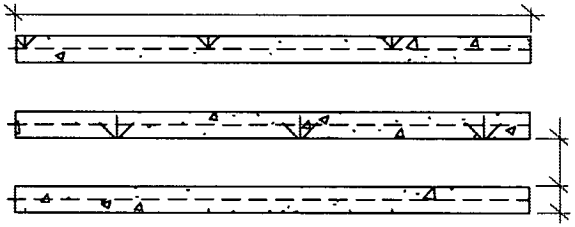
See Site & Soil Assessment 2459

WAIKATO DISTRICT COUNCIL
Building Consent Number
BLD
1185/15
APPROVED

SCALE 1:200



Stormwater Retention Tank



S/W discharge pipe DN110 - invert 200mm depth conveys SW downslope of effluent system to watercourse at greenfield run-off rate

Septic Solutions
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021 621 790 JOHN@SEPTIC-SOLUTIONS.COM

ON-SITE WASTEWATER & STORMWATER
HICKTON - NEW DWELLING
LOT 1 DP 39836 AREA 1.375HA
2010 STATE HIGHWAY 27 WHATAWHATA

SHEET TITLE
ON-SITE
WASTEWATER
& STORMWATER

A - 2459

MiTek New Zealand Ltd.

Correspondence from: CHRISTCHURCH
14 Pilkington Way, Wigram
PO Box 8387, Riccarton
Phone: (03) 348 8691
Fax: (03) 348 0314

AUCKLAND
40 Neales Road, East Tamaki
PO Box 58-014, Greenmount
Phone: (09) 274 7109
Fax: (09) 274 7100

www.miteknz.co.nz

HOME OF GANG-NAIL® BUILDING SYSTEMS

Document Transfer

To: Kiwi Timber Supplies Ltd Buildlink

Date: 7 / 04 / 15

WAIKATO DISTRICT COUNCIL
Building Consent Number
BLD
1185/15
APPROVED

Attention: Drew Ridley

The following documents are attached:

Job Name: Three Bay Shed Hamilton

Job Address: Whatawhata, Hamilton

Drawing Number	Sheet Numbers	Revision	No. of copies
LT32954	1 - 6		1

Producer Statement attached: (•) Yes ( ) No

Your plans returned: ( ) Yes (•) No

Delivery Instructions:
☐ Mail ☐ Fastpost ☐ Courier
☐ Sub60 ☐ Facsimile ☑ Email
☐ Our Messenger ☐ Your Messenger

Price: $ 250+GST

Your order number: 2303150944

Please find attached drawings for the above Lean-To farm building design. These drawings are a result of the information entered into the Lean-to Design Sheet which resides in the Farm Building Menu on the MiTek New Zealand website.
If you have any questions about these designs, please use the links provided in the emails relating to this MiTek Job Number.

From: MiTek New Zealand Ltd Lean-To Farm Building Designs

MiTek New Zealand Ltd.

Correspondence from: CHRISTCHURCH
14 Pilkington Way, Wigram
PO Box 8387, Riccarton
Phone: (03) 348 8691
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40 Neales Road, East Tamaki
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HOME OF GANG-NAIL® BUILDING SYSTEMS

Producer Statement - PS1- Design

ISSUED BY: MiTek New Zealand Ltd

TO BE SUPPLIED TO: Building Consent Authorities in New Zealand

IN RESPECT OF: PROPOSED LEAN-TO FARM BUILDING -LT32954

AT: Whatawhata, Hamilton

MiTek New Zealand Ltd has been engaged to provide engineering design services in respect of the requirements of Clause(s) B1 of the Building Regulations 1992

☒ Part only as specified: Purlins, Rafters, Girts, Poles, Columns, Trusses if applicable (including fixings as specified) and building stability (including foundations) of the proposed building work.

The design has been prepared in accordance with AS/NZS 1170, NZS 3603, NZS 3604, approved documents of the NZ Building Code and the work is described on MiTek New Zealand Ltd drawings titled Three Bay Shed Hamilton and the specification and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of $500,000, I BELIEVE ON REASONABLE GROUNDS that subject to:

1.the verification of the following design assumptions:
- i) Importance Level 1, Design working Life 50 years
- ii) Light roof and no ceiling
- iii) Modified High Wind Zone
- iv) Snow Load sg = Nil
- v) The structure is supporting on good ground- NZS 3604 Section 3, with a soil ultimate bearing capacity 300 kPa, øb =0.5

2. All proprietary products meeting the performance specification requirements, the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code, including B2 - Durability

I believe on reasonable grounds t hat the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant building code.

On behalf of MiTek New Zealand Ltd

WAIKATO DISTRICT COUNCIL
Building Consent Number
BLD
1185/15
APPROVED

Date: 7 / 04 / 15

.....
In Ling Ng
Technical Services Manager
BE (Hons), CPEng, IntPE
MIPENZ (ID: 146585)

GANG-NAIL® LUMBERLOK® BOWMAC®

MiTek New Zealand Ltd.

Correspondence from: CHRISTCHURCH
14 Pilkington Way, Wigram
PO Box 8387, Riccarton
Phone: (03) 348 8691
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HOME OF GANG-NAIL® BUILDING SYSTEMS

DESIGN INFORMATION - FARM BUILDING

LT32954

LOADS and TIMBER

- Poles, Outer Zone Density Normal 350 kg/m3 fb= 38MPa, Pole taper 6mm per 1.0m length.
- Purlins and girts - Radiata Pine or Douglas Fir - Rough Sawn VSG8 / MSG8
- Rafters - Radiata Pine or Douglas Fir - Rough Sawn VSG8 / MSG8
- Moisture content can be green. Our recommendation is 20% or less at time of installation.

DESIGN LOADS

- Dead loads for Light Roof - 0.25kPa (includes weight of purlins, associated framing and galvanized iron roof).
- Live loads - 1.1kN concentrated load, 0.25kPa uniform load.
- The enclosed charts have been designed for a Building Importance level 1, with 50 years working life. Refer to AS/NZS 1170.0:2002.
- Wind loads - building designed for a modified High Wind
- Snow Loads - building designed for sg= Nil
- E/Quake Zone - 1 (Annual Probability of Exceedance - 1/100)
- (The Snow Load has been calculated specifically for the job site shown on our documentation)
- Soil conditions - ALL foundations to be into natural ground with a minimum bearing capacity of 300 kPa, Øb=0.5

DESIGN LOAD REFERENCES

Compliance Document for the New Zealand Building Code Clause B1 Structure Amendment 8

NZS3603:1993 Amendment 4	Cited Verification Method - B1 / VM1 - Timber Structures Standard
NZS 3604 Amendment 2	Cited Acceptable Solution - B1 / AS1 - Timber Framed Buildings
AS/NZS 1170 Part 0: 2002	Cited Verification Method - B1 / VM1 - Structural Design Actions
AS/NZS 1170 Part 1: 2002	Cited Verification Method - B1 / VM1 - Structural Design Actions
AS/NZS 1170 Part 2: 2002	Cited Verification Method - B1 / VM1 - Structural Design Actions
AS/NZS 1170 Part 3: 2003	Cited Verification Method - B1 / VM1 - Structural Design Actions
ANSI/TPI1 - 2002	Alternative Solution - Metal Plate for Wood Connections
Rutledge Method	Alternative Solution - Footing Design for Cantilever Poles

BUILDING ERECTION

Proper bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixings must be installed before applying any loads.

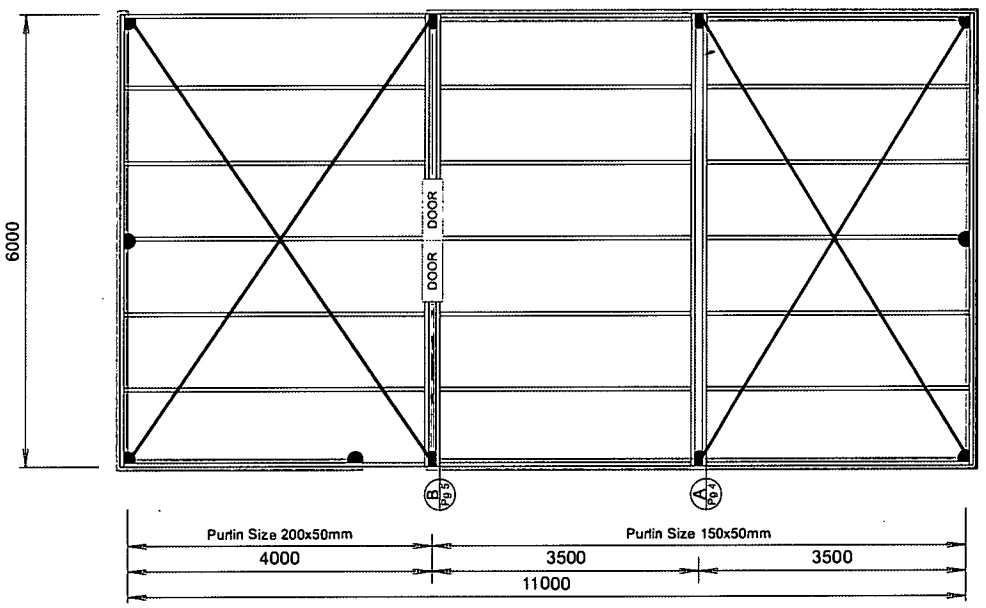
LOAD DETAILS

These drawings have been prepared using the above design loads.
It is the responsibility of the user to ensure that the design data and loads are still correct at the time of construction.

PRODUCT SPECIFICATION

These details have been designed using specific GANG-NAIL®, LUMBERLOK® and BOWMAC® products and the performance of the building and validity of the Producer Statement is reliant on the correct choice of product.

GANG-NAIL® **LUMBERLOK®** **BOWMAC®**



Pitch = 2.86 deg. by others.

Regarding any future alterations to this shed:
If at any time the cladding (internal or external) needs to be removed from a wall along a rafter, rafter props must be added.
If this is the case please contact MiTek Farm Buildings for further information.

= CLAD WALLS

Single row of tensioned Multibrace laid over purlins. Fix at each end with 11x30x3.15 nails and 3 at each purlin crossing.

POLE COLUMN

Wind Load: High	Girt Size: 150 x 50mm	Pole Size: 150mm SED	Max. Pole Height: 2700mm
Sg = Nil	Girt Centres: 1010mm	Pole Embedment Depth: 1000mm	Lower Pole Height: 2400mm
Earthquake Zone: 1	Purlin Size: AS ABOVE	Column Type: Round Pole	Floor Type: Earth
Rafter Span: 6000mm	Purlin Centres: 1000mm	Int. Pole Size: 150mm	Rough Sawn VSG8 / MSG8
Pole/Bay Spacing: AS ABOVE	Rafter Size: 300 x 50mm		

MiTek New Zealand Ltd.
AUCKLAND
CHRISTCHURCH
MiTek
HOME OF GANG-NAIL BUILDING SYSTEMS

Job Name: Three Bay Shed Hamilton
Job Site: Whatawhata, Hamilton

Client Name: Kiwi Timber Supplies Ltd Buildlink
Client Reference Number: 2303150944

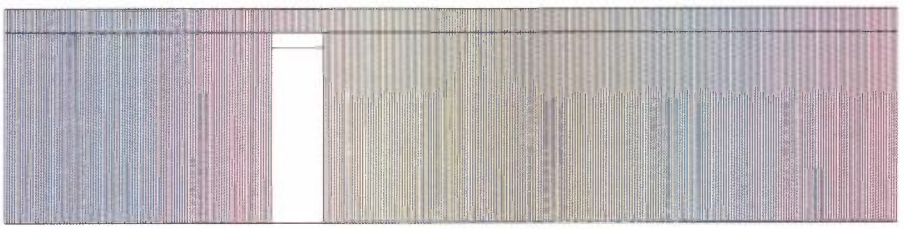
PLAN

Detailed by: C Taylor-Chong
Date: 7 / 04 / 15
Checked by:
Scale: Drawings to scale

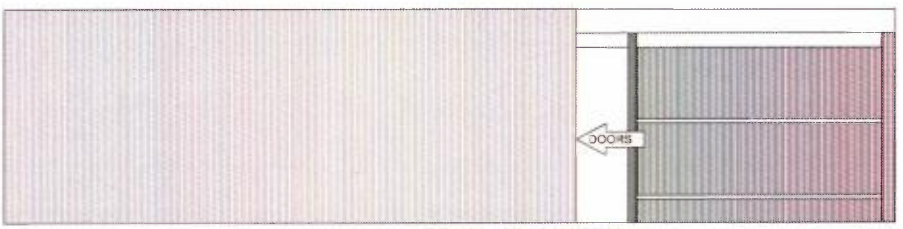
Job Number: LT32954
Sheet Number: 1

NOTES:

N.B. This design does not include any design or detail of flashing requirements.

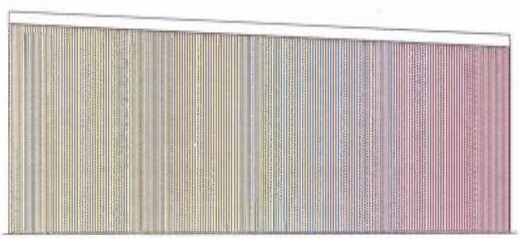


REAR ELEVATION



FRON ELEVATION

LEFT END ELEVATION



RIGHT END ELEVATION

MiTek New Zealand Ltd.
AUCKLAND
CHRISTCHURCH
MiTek
HOME OF GANG-NAIL BUILDING SYSTEMS

Job Name: Three Bay Shed Hamilton
Job Site: Whatawhata, Hamilton

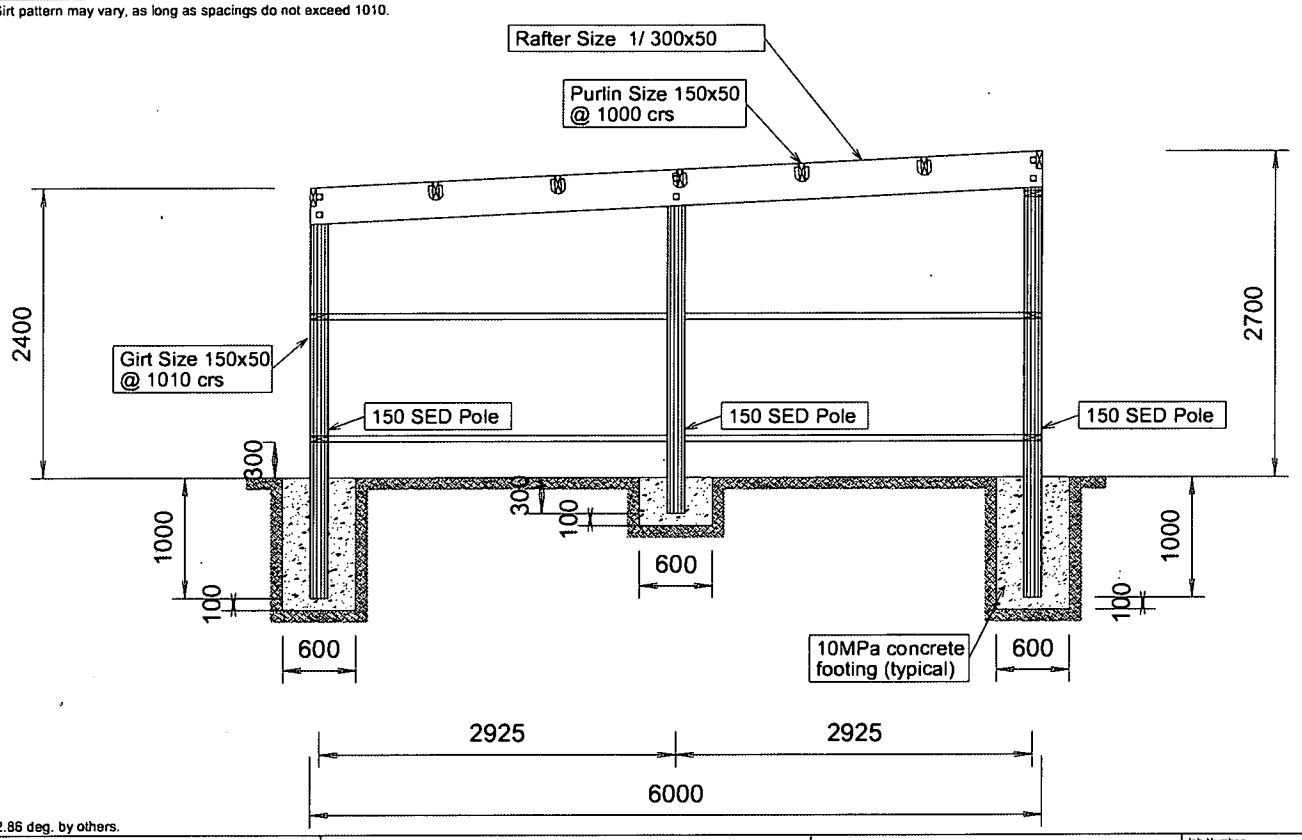
Client Name: Kiwi Timber Supplies Ltd Buildlink
Client Reference Number: 2303150944

ELEVATIONS

Job Number: LT32954

Detailed by: C Taylor-Chong
Date: 7 / 04 / 15
Checked by:
Scale: Drawings to scale
Sheet Number: 2

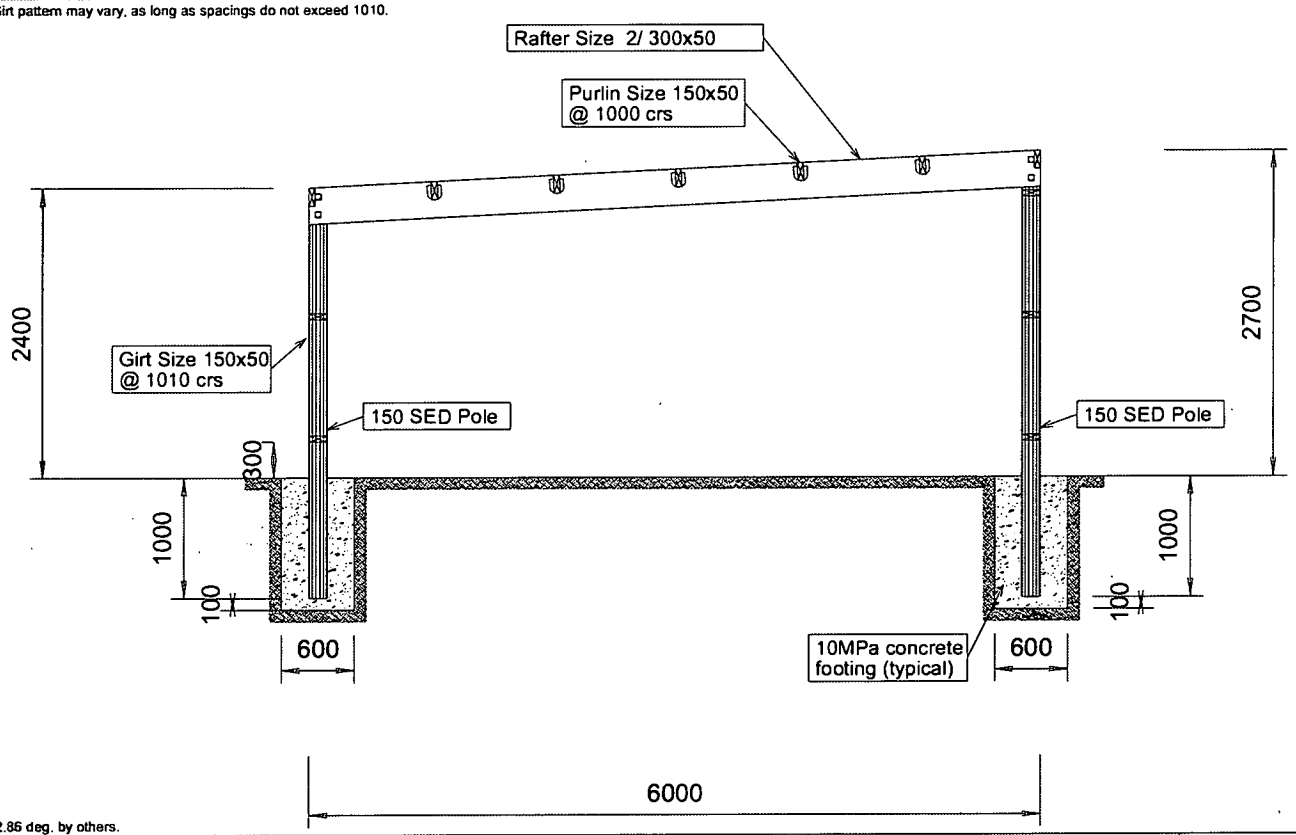
Note: Girt pattern may vary, as long as spacings do not exceed 1010.



Pitch = 2.86 deg. by others.

MiTek New Zealand Ltd. HOME OF GANG-NAIL BUILDING SYSTEMS	Job Name: Three Bay Shed Hamilton Job Site: Whatawhata, Hamilton	LEFT END ELEVATION	Job Number: LT32954
		Detailed by: C Taylor-Chong; Date: 7 / 04 / 15	Sheet Number: 3
	Client Name: Kiwi Timber Supplies Ltd Buildlink; Client Reference Number: 2303150944	Checked by:	Scale: Drawings to scale

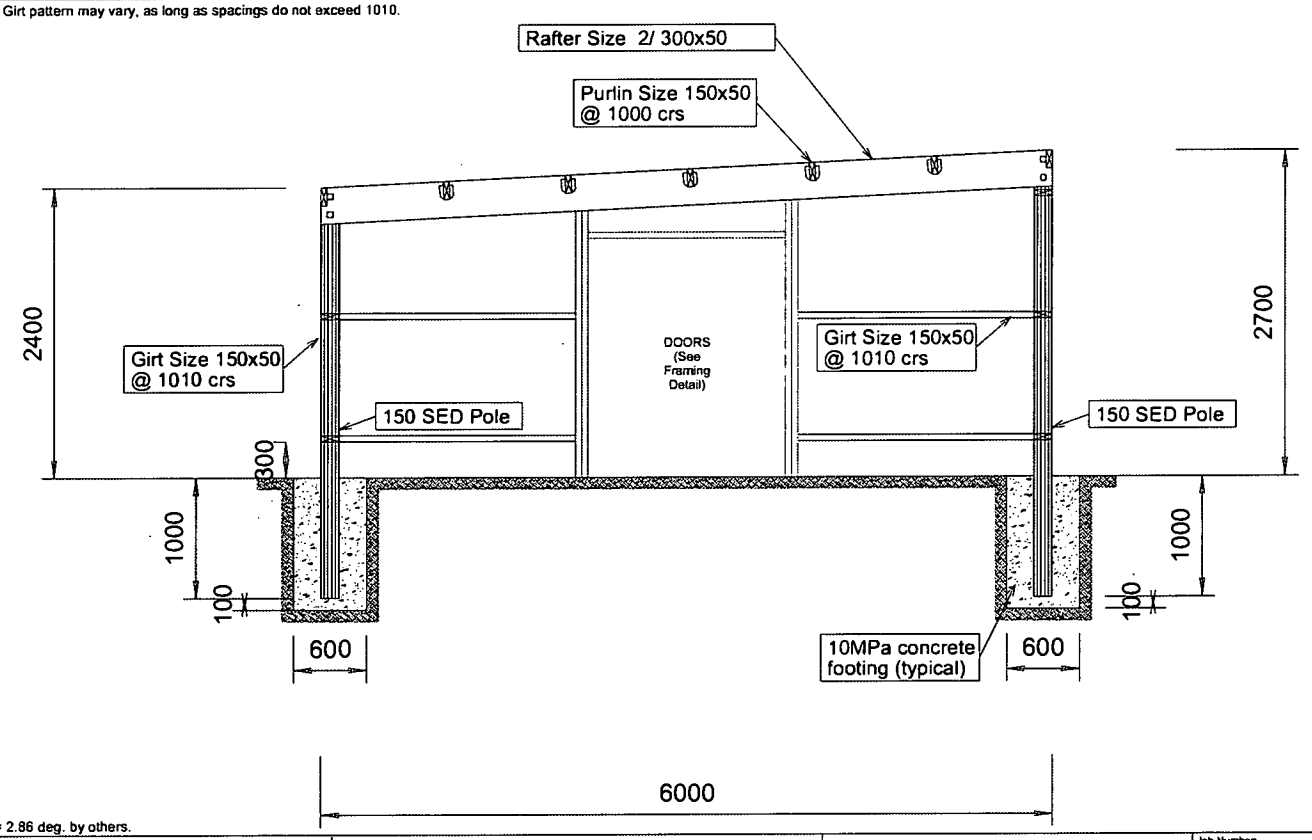
Note: Girt pattern may vary, as long as spacings do not exceed 1010.



Pitch = 2.86 deg. by others.

MiTek New Zealand Ltd. HOME OF GANG-NAIL BUILDING SYSTEMS	Job Name: Three Bay Shed Hamilton Job Site: Whatawhata, Hamilton		CENTRE SECTION A	Job Number: LT32954
			Detailed by: C Taylor-Chong	Date: 7 / 04 / 15
	Client Name: Kiwi Timber Supplies Ltd Buildlink	Client Reference Number: 2303150944	Checked by:	Scale: Drawings to scale
				Sheet Number: 4

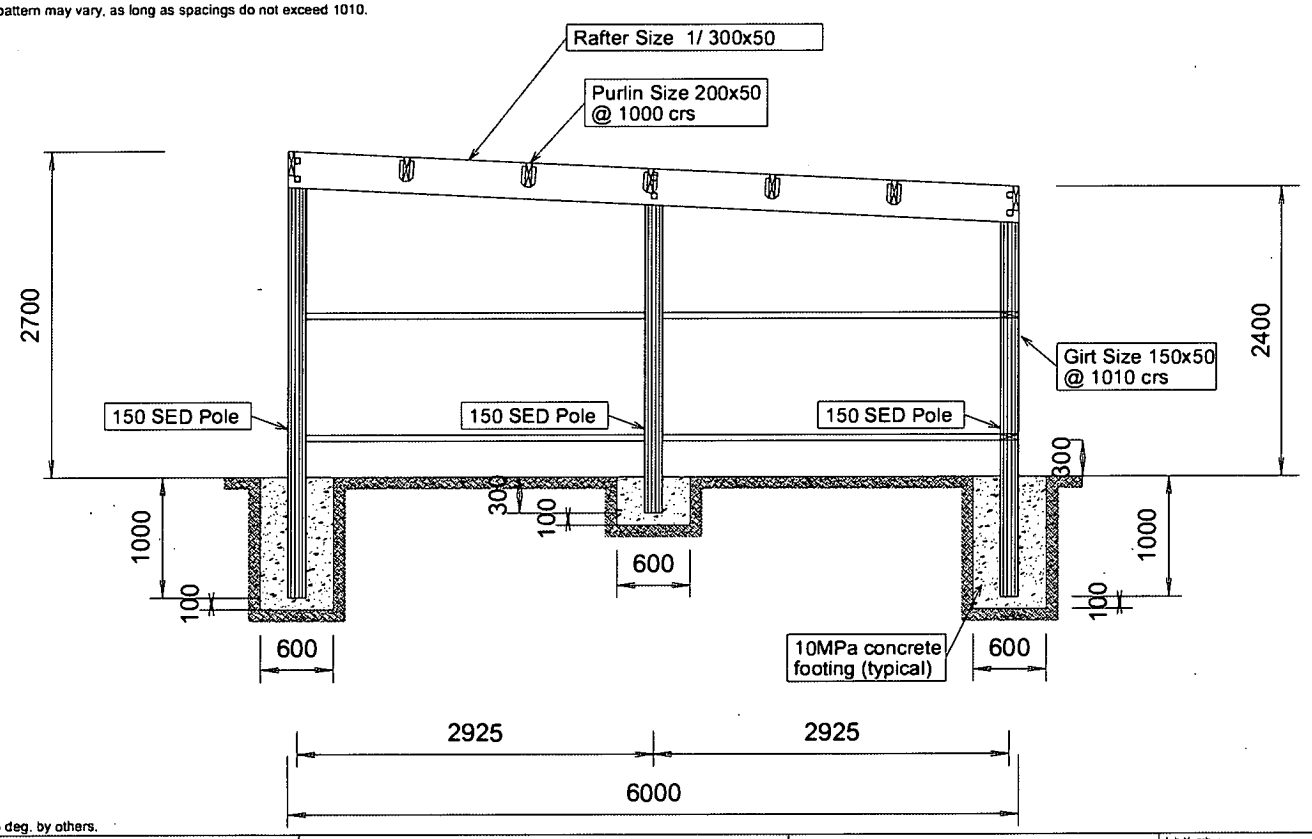
Note: Girt pattern may vary, as long as spacings do not exceed 1010.



Pitch = 2.86 deg. by others.

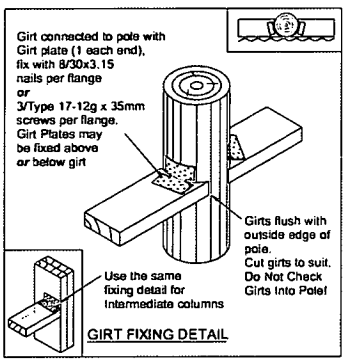
MiTek New Zealand Ltd. AUCKLAND CHRISTCHURCH MiTek™ HOME OF GANG-NAIL™ BUILDING SYSTEMS	Job Name: Three Bay Shed Hamilton Job Site: Whatawhata, Hamilton	CENTRE SECTION B		Job Number: LT32954
		Detailed by: C Taylor-Chong	Date: 7 / 04 / 15	Sheet Number: 5
	Client Name: Kiwi Timber Supplies Ltd Buildlink Client Reference Number: 2303150944	Checked by:	Scale: Drawings to scale	

Note: Girt pattern may vary, as long as spacings do not exceed 1010.

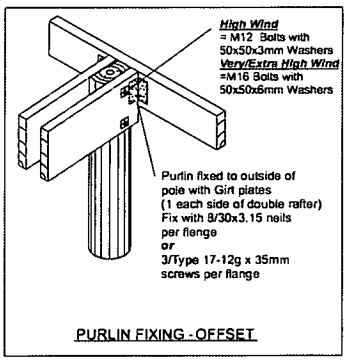


Pitch = 2.86 deg. by others.

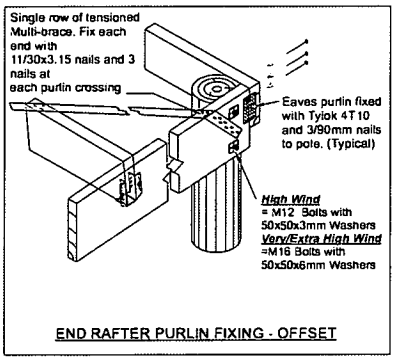
MiTek New Zealand Ltd. AUCKLAND CHRISTCHURCH MiTek HOME OF GANG-NAIL BUILDING SYSTEMS	Job Name: Three Bay Shed Hamilton Job Site: Whatawhata, Hamilton		RIGHT END ELEVATION	Job Number: LT32954
			Detailed by: C Taylor-Chong	Date: 7 / 04 / 15
			Checked by:	Scale: Drawings to scale
	Client Name: Kiwi Timber Supplies Ltd Buildlink	Client Reference Number: 2303150944		Sheet Number: 6



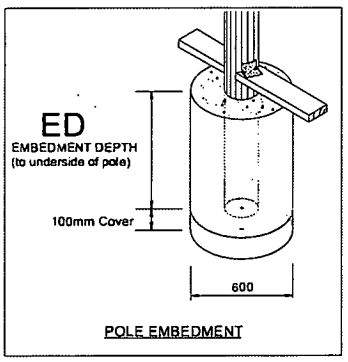
GIRT FIXING DETAIL



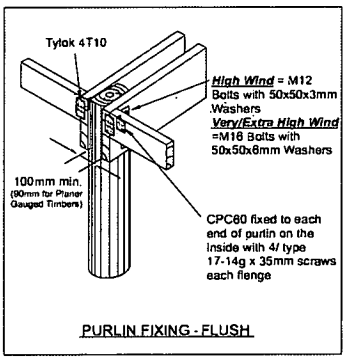
PURLIN FIXING - OFFSET



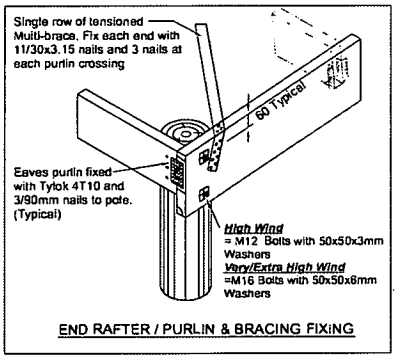
END RAFTER PURLIN FIXING - OFFSET



POLE EMBEDMENT

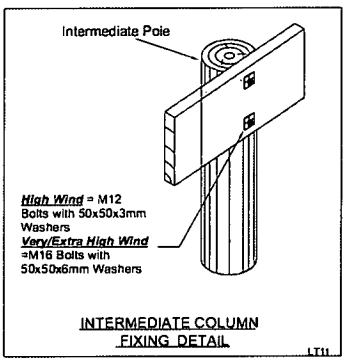


PURLIN FIXING - FLUSH



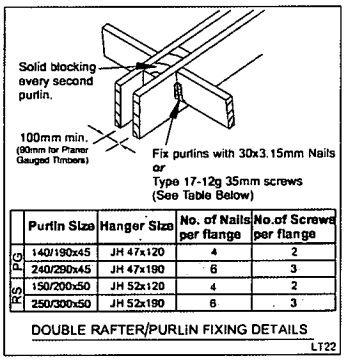
END RAFTER / PURLIN & BRACING FIXING

MiTek New Zealand Ltd. HOME OF GANG-NAIL BUILDING SYSTEMS	Job Name: Three Bay Shed Hamilton Job Site: Whatawhata, Hamilton	DETAILS PAGE 1		Job Number: LT32954
		Detailed by: C Taylor-Chong	Date: 7 / 04 / 15	Sheet Number: 7
	Client Name: Kiwi Timber Supplies Ltd Buildlink	Client Reference Number: 2303150944	Checked by:	Scale: NTS



INTERMEDIATE COLUMN FIXING DETAIL

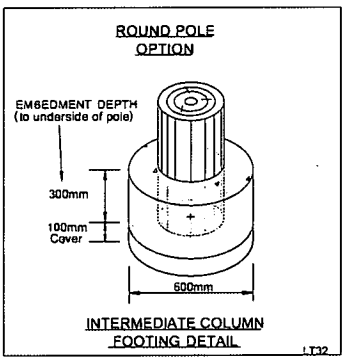
LT11



	Purlin Size	Hanger Size	No. of Nails per flange	No.of Screws per flange
PG	140/190x45	JH 47x120	4	2
PG	240/290x45	JH 47x190	6	3
RS	150/200x50	JH 52x120	4	2
RS	250/300x50	JH 52x190	6	3

DOUBLE RAFTER/PURLIN FIXING DETAILS

LT22



INTERMEDIATE COLUMN FOOTING DETAIL

LT32

MiTek New Zealand Ltd.

AUCKLAND

CHRISTCHURCH

HOME OF GANG-NAIL BUILDING SYSTEMS

Job Name: Three Bay Shed Hamilton

Job Site: Whatawhata, Hamilton

Client Name: Kiwi Timber Supplies Ltd Buildlink

Client Reference Number: 2303150944

DETAILS PAGE 2

Detailed by: C Taylor-Chong

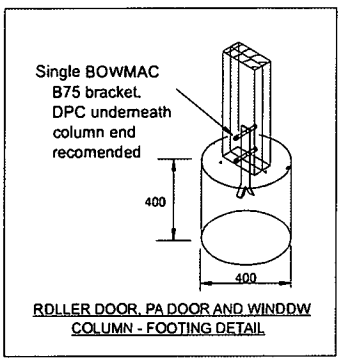
Date: 7 / 04 / 15

Checked by:

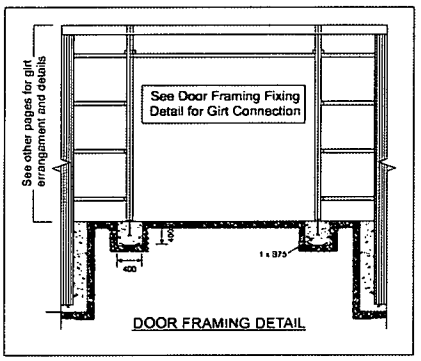
Scale: NTS

Job Number: LT32954

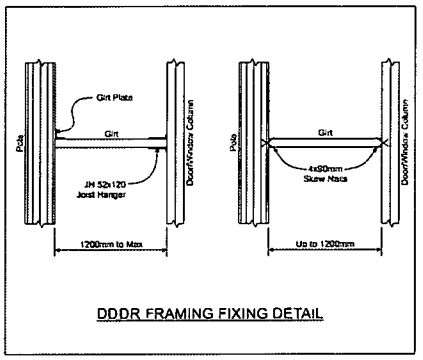
Sheet Number: 8



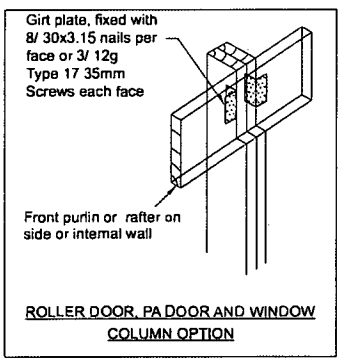
ROLLER DOOR, PA DOOR AND WINDDW
COLUMN - FOOTING DETAIL



DOOR FRAMING DETAIL



DDDR FRAMING FIXING DETAIL



ROLLER DOOR, PA DOOR AND WINDOW
COLUMN OPTION

MiTek New Zealand Ltd. AUCKLAND CHRISTCHURCH HOME OF GANG-NAIL® BUILDING SYSTEMS	Job Name: Three Bay Shed Hamilton Job Site: Whatawhata, Hamilton		DETAILS PAGE 3	Job Number: LT32954
			Detailed by: C Taylor-Chong	Date: 7 / 04 / 15
	Client Name: Kiwi Timber Supplies Ltd Buildlink	Client Reference Number: 2303150944	Checked by:	Scale: NTS
				Sheet Number: 9

WAIKATO DISTRICT COUNCIL
Building Consent Number
BLD
1185/15
APPROVED

WAIHI MITRE 10 HOME & TRADE
Seddon St WAIHI Ph (07) 863-8087 Fax 863-8536

Date: 12-03-2015
Ver 4.2.1

MITRE 10 MEGA

Producer Statement - PS1 - Design

Job Ref: **KK2073**

This producer statement applies to the structural engineering design software "Pryda Build" supplied by Pryda NZ to

WAIHI MITRE 10 HOME & TRADE

who is licensed to use the software to produce nailplated timber roof truss, floor truss, lintel and beam designs. These truss designs are in accordance with sound and widely accepted engineering principles and comply with the Compliance Document for the New Zealand Building Code, Clause B1, and New Zealand Building Code Verification Method B1/VM1. The durability shall comply with the New Zealand Building Code, Clause B2, for importance level 2 and a design working life of 50 years.

In addition to the above, this software also complies in part with:

ANSI / TPI 1 - 2002 National Design Standard for metal plate connected wood truss construction.

AS 1649 - 2001 Timber - Methods of test for mechanical fasteners and connectors - Basic working loads and characteristic strengths.

The truss designs require that the supporting structure is stable in its own right, and that the trusses will be braced in accordance with the New Zealand Building Code Standard NZS 3604:2011, and any supplementary details provided, such as the Pryda Installation Guides.

Pryda NZ holds a current policy of Professional Indemnity Insurance with cover no less than NZ$2 million. The policy includes the engineering design processes used in the software.

On behalf of Pryda NZ (a division of ITW New Zealand)

A C van Blerk BSc (Eng) MIPENZ (214689) CPEng IntPE
Engineering Services Manager

WAIKATO DISTRICT COUNCIL
Building Consent Number
BLD
1185/15
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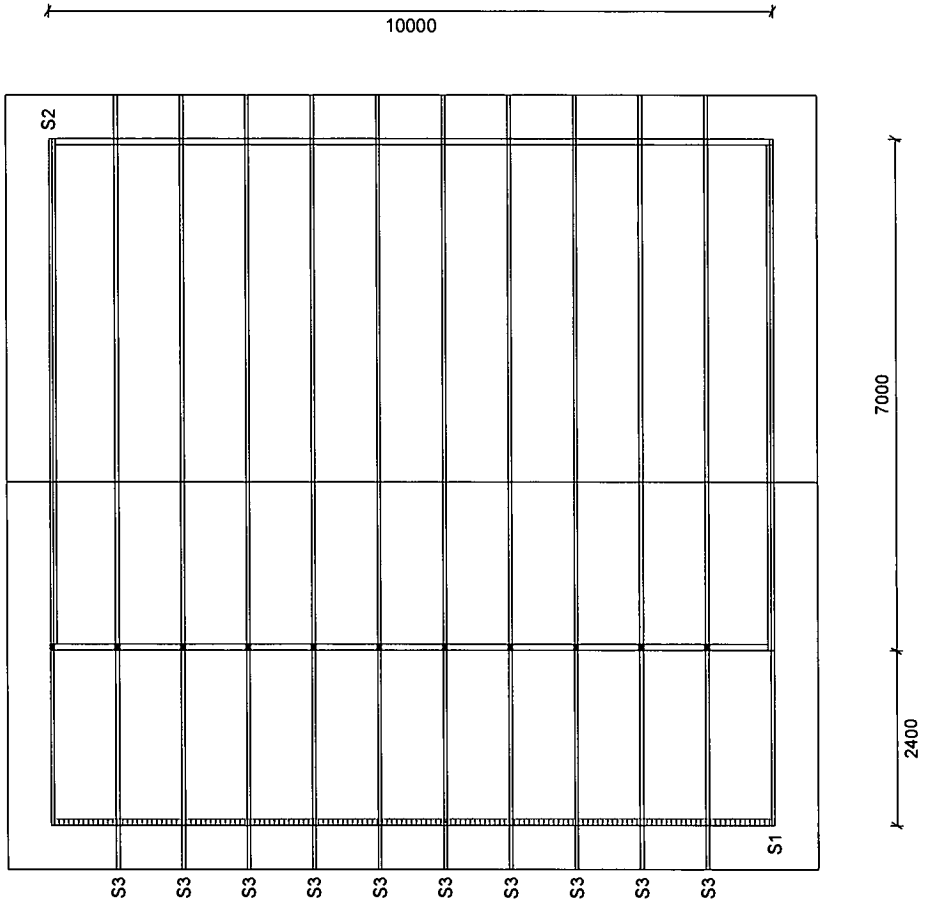

Truss Layout and associated documents are to be regarded as a Buildable Layout only, to be used for Building Consents Application purposes.
An As Built Truss Layout indicating truss fixings details and Producer Statement for truss design will be provided at time or manufacture.

Standard - AS/NZ 1170:2002
Species - Radiata Pine
Minimum Grade - MSG8
Treatment - H1.2

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Scale 1:100

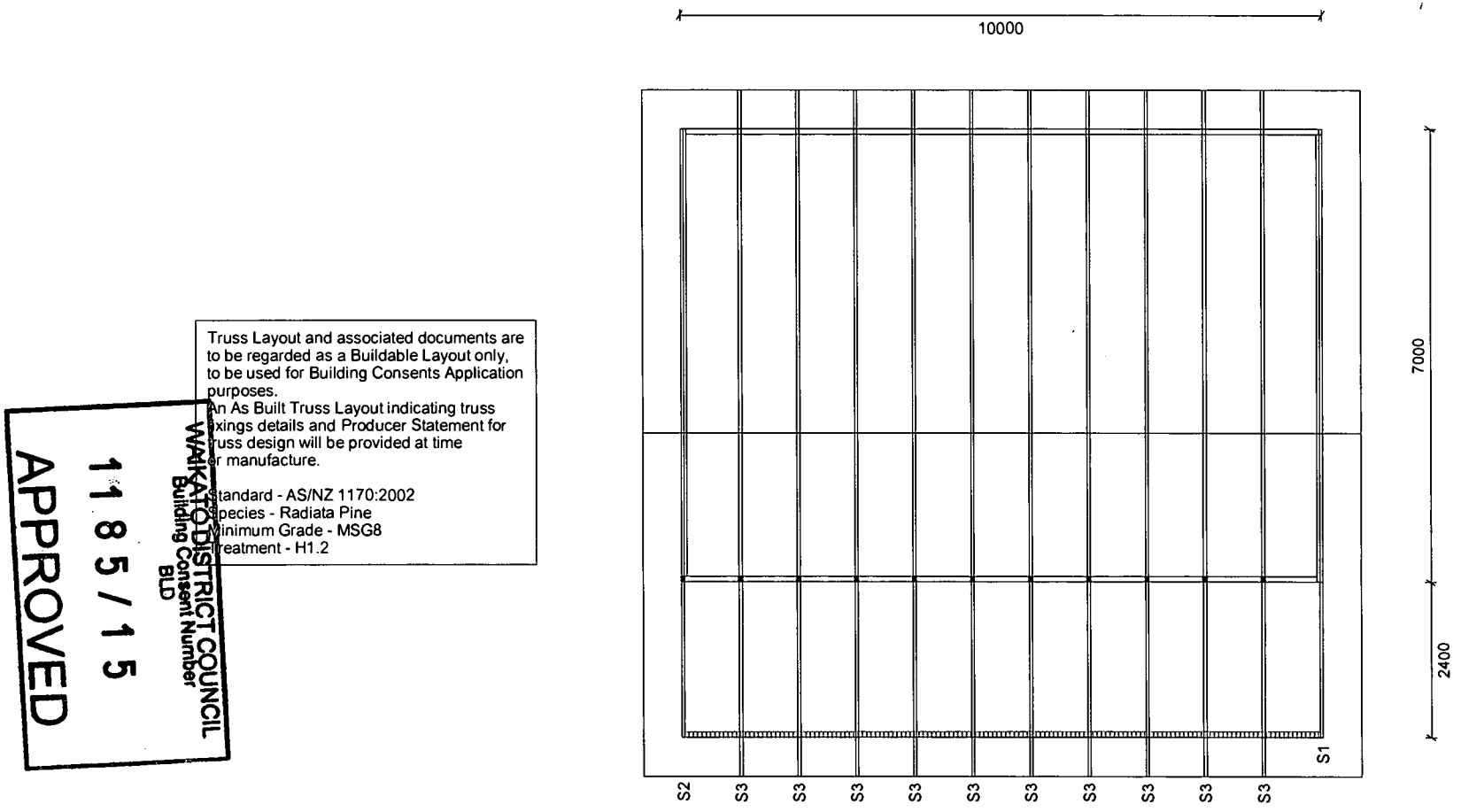
pryda

Customer : KIWI HICKTON
Site Address : STATE HIGHWAY
: WHATAWHATA

MITRE 10 MEGA | FTMA NEW ZEALAND

Roofing : Longrun
Pitch : 15.00 Deg.
Spacing : 900
Design Wind Velocity : 50.00 m/s (Ult.)

Job Ref KK2073
Detailer : Kevin Kneebone
Level 1



Truss Layout and associated documents are to be regarded as a Buildable Layout only, to be used for Building Consents Application purposes.
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Standard - AS/NZ 1170:2002
Species - Radiata Pine
Minimum Grade - MSG8
Treatment - H1.2

Scale 1:100

pryda

Customer : KIWI HICKTON
Site Address : STATE HIGHWAY
: WHATAWHATA

MITRE 10 | MITRE 10 MEGA | FTMA NEW ZEALAND

Roofing	: Longrun
Pitch	: 15.00 Deg.
Spacing	: 900
Design Wind Velocity	: 50.00 m/s (Ult.)

Job Ref	KK2073
Detailer	: Kevin Kneebone
Level	1

WAIHI MITRE 10 HOME & TRADE
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MITRE 10 MEGA

Producer Statement - PS1 - Design

Job Ref: **KK2073**

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WAIHI MITRE 10 HOME & TRADE

who is licensed to use the software to produce nailplated timber roof truss, floor truss, lintel and beam designs. These truss designs are in accordance with sound and widely accepted engineering principles and comply with the Compliance Document for the New Zealand Building Code, Clause B1, and New Zealand Building Code Verification Method B1/VM1. The durability shall comply with the New Zealand Building Code, Clause B2, for importance level 2 and a design working life of 50 years.

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WAIHI MITRE 10 HOME & TRADE
Seddon St WAIHI Ph (07) 863-8087 Fax 863-8536

Date: 20-03-2015
Ver 4.2.1

MITRE 10 MEGA

Fabricator / Designer Statement

Job Ref: **KK2073**

This statement may be used by the Building Consent Authority for compliance purposes and is issued by a licensed truss fabricator using the Pryda Build software.

CLIENT Name: *KIWI HICKTON*

SITE Details:

Address : *STATE HIGHWAY*
WHATAWHATA

City:

Post Code:

Nominal Design Criteria:

Design working life: 50 years
Building importance: Residential
Roofing: Longrun (6.0 kg/sq.m)
Ceiling: 10mm Gib-board (6.8 kg/sq.m)
Top chord purlins: 900 mm

Design roof snow load: 0 Pa
(incl. probability factor)
Ground snow load: 0 Pa
Location: Region N1 - lower Nth Island
Altitude above sea level: 100 m

BC restraints: Battens at 450 mm
Standard truss spacing: 900 mm
Standard roof pitch: 15.00 deg.
Ult. design wind speed: 50 m/s (wind classification = Very high)

Max. eaves height: 3 m
Max. ridge height: 8 m

Int pressure coeff. up: 0.2
Overhang Condition: Metal fascia

The correctness of the Design Criteria used by the Pryda Build truss design software is the responsibility of the fabricator.
Note : Where relevant, a structural fascia beam is required at all hip and dutch hip corners to support the short creeper/rafter overhangs, as shown in AS4440-2004
Note: The external wind pressure coefficients for the standard trusses in this job have allowed for proximity to a gable end.

All truss designs and their connections have been designed using Pryda design software. Additional items such as roof/ceiling plane bracing, special notes, supplementary timber, etc., which may be shown on the plan drawings are the responsibility of others.

All trusses shall be manufactured in accordance with the fabrication specifications provided by Pryda, and installed, connected and braced in accordance with the recommendations given in - : AS4440:2004 "Installation of nailplated timber roof trusses" and any other supplementary details that may be provided, such as the Pryda Installation Guides.

Timber verification and grading values are in accordance with clause B1 and timber treatment in accordance with clause B2 of the New Zealand Building Code.

I/we confirm that the trusses for this project have been manufactured in accordance with the fabrication specifications provided by Pryda New Zealand

Name: Kevin Kneebone Position: Detailer / Estimator

Signed: Kevin Kneebone Date: 20-03-2015

MITRE 10 MEGA

Fabricator / Designer Statement

Job Ref: **KK2073**

Note 1: All timber framing nails are machine-driven, glue coated, or annular/helical deformed shank. Use specified fixings with Pryda connectors as noted.

Tie-downs to walls/beams:

All trusses need to be fixed at each timber support with 2 / 14G Screws

S1	1	-	2/Z	JD5	90	JD5	-0.21
	10	4700	2/Z	JD5	70	JD5	-0.37
	11	5300	2/Z	JD5	70	JD5	-1.18
	12	5900	2/Z	JD5	70	JD5	-1.20
	13	6500	2/Z	JD5	70	JD5	-1.17
	14	7100	2/Z	JD5	70	JD5	-1.17
	15	7700	2/Z	JD5	70	JD5	-1.03
	16	8300	2/Z	JD5	70	JD5	-1.76
	19	9400	2/Z	JD5	90	JD5	-0.24
	4	1100	2/Z	JD5	70	JD5	-1.71
	5	1700	2/Z	JD5	70	JD5	-1.16
	6	2300	2/Z	JD5	70	JD5	-1.16
	7	2900	2/Z	JD5	70	JD5	-1.10
	8	3500	2/Z	JD5	70	JD5	-1.19
	9	4100	2/Z	JD5	70	JD5	-1.19
S2	1	-	2/Z	JD5	90	JD5	-0.21
	10	4700	2/Z	JD5	70	JD5	-0.37
	11	5300	2/Z	JD5	70	JD5	-1.18
	12	5900	2/Z	JD5	70	JD5	-1.20
	13	6500	2/Z	JD5	70	JD5	-1.17
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	16	8300	2/Z	JD5	70	JD5	-1.76
	19	9400	2/Z	JD5	90	JD5	-0.24
	4	1100	2/Z	JD5	70	JD5	-1.71
	5	1700	2/Z	JD5	70	JD5	-1.16
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	7	2900	2/Z	JD5	70	JD5	-1.10
	8	3500	2/Z	JD5	70	JD5	-1.19
	9	4100	2/Z	JD5	70	JD5	-1.19
S3	1	-	2/Z	JD5	90	JD5	-1.35
	4	2445	1/WS6E	JD5	90	JD5	-6.88
	9	9400	2/CPH190	JD5	90	JD5	-3.93

Secondary fixings (hip & gable ends, valleys):

All trusses are to be fixed at each support with the following:

Hip truss to truncated girder	3 face nails, bottom chords
Jack truss to truncated girder	3 skew nails or back face nails, bottom chords
Creeper truss to hip truss	3 face nails, top and bottom chords
Top chord extensions	2 skew nails
Valley trusses	1 skew nail
Outriggers	2 skew nails

All additional connections are as follows:

Supporting Truss	*Supported Truss*	*Top Chord*	*Bottom Chord*

Fixing Summary:

Connector	*Description*	*Total*	*Fixing Method (per connector)*

WAIHI MITRE 10 HOME & TRADE
Seddon St WAIHI Ph (07) 863-8087 Fax 863-8536

Date: 20-03-2015
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MITRE 10 MEGA

Fabricator / Designer Statement

Job Ref: **KK2073**

Tiedown			*Support*	*Truss*
CPH190	Ceiling-Purlin Hanger	20	4/30x3.15d nails	4/30x3.15d nails
WS6E	Wind strap	10	10/30x3.15d nails	1/30x3.15d nails
Z	Z nail	80		

WAIKATO DISTRICT COUNCIL
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WAIHI MITRE 10 HOME & TRADE
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MITRE 10 MEGA

Fabricator / Designer Statement

Job Ref: **KK2073**

This statement may be used by the Building Consent Authority for compliance purposes and is issued by a licensed truss fabricator using the Pryda Build software.

CLIENT Name: *KIWI HICKTON*

SITE Details:

Address : *STATE HIGHWAY*
WHATAWHATA

City:

Post Code:

Nominal Design Criteria:

Design working life: 50 years
Building importance: Residential
Roofing: Longrun (6.0 kg/sq.m)
Ceiling: 10mm Gib-board (6.8 kg/sq.m)
Top chord purlins: 900 mm

Design roof snow load: 0 Pa
(incl. probability factor)
Ground snow load: 0 Pa
Location: Region N1 - lower Nth Island
Altitude above sea level: 100 m

BC restraints: Battens at 450 mm
Standard truss spacing: 900 mm
Standard roof pitch: 15.00 deg.
Ult. design wind speed: 50 m/s (wind classification = Very high)

Max. eaves height: 3 m
Max. ridge height: 8 m

Int pressure coeff. up: 0.2
Overhang Condition: Metal fascia

The correctness of the Design Criteria used by the Pryda Build truss design software is the responsibility of the fabricator.
Note : Where relevant, a structural fascia beam is required at all hip and dutch hip corners to support the short creeper/rafter overhangs, as shown in AS4440-2004
Note: The external wind pressure coefficients for the standard trusses in this job have allowed for proximity to a gable end.

All truss designs and their connections have been designed using Pryda design software. Additional items such as roof/ceiling plane bracing, special notes, supplementary timber, etc., which may be shown on the plan drawings are the responsibility of others.

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Timber verification and grading values are in accordance with clause B1 and timber treatment in accordance with clause B2 of the New Zealand Building Code.

I/we confirm that the trusses for this project have been manufactured in accordance with the fabrication specifications provided by Pryda New Zealand

Name: Kevin Kneebone Position: Detailer / Estimator

Signed: Kevin Kneebone Date: 12-03-2015

WAIKATO DISTRICT COUNCIL
Building Consent Number
BLD
1185/15
APPROVED

MITRE 10 MEGA

Fabricator / Designer Statement

Job Ref: **KK2073**

Note 1: All timber framing nails are machine-driven, glue coated, or annular/helical deformed shank. Use specified fixings with Pryda connectors as noted.

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Valley trusses	1 skew nail
Outriggers	2 skew nails

WAIKATO DISTRICT COUNCIL
Building Consent Number
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All additional connections are as follows:

Supporting Truss	*Supported Truss*	*Top Chord*	*Bottom Chord*

Fixing Summary:

Connector	*Description*	*Total*	*Fixing Method (per connector)*

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Seddon St WAIHI Ph (07) 863-8087 Fax 863-8536

Date: 12-03-2015
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MITRE 10 MEGA

Fabricator / Designer Statement

Job Ref: **KK2073**

Tiedown			*Support*	*Truss*
CPH190	Ceiling-Purlin Hanger	20	4/30x3.15d nails	4/30x3.15d nails
WS6E	Wind strap	10	10/30x3.15d nails	1/30x3.15d nails
Z	Z nail	80		

DRAWING LIST

SHEET NO.	TITLE
1	SITE PLAN
2	FLOOR PLAN & ELEVATIONS
3	FOUNDATION PLAN
4	SECTION A:A
5	BRACE PLAN
6	ROOF PLAN
7	DRAINAGE PLAN
8	WINDOW SCHEDULE
9	H1 CALCULATION & RISK MATRIX
10	BRACING CLACULATIONS
11	SUBFLOOR BRACING CALCULATIONS
12	DETAILS
13	DETAILS
14	DETAILS
15	DETAILS
16	DETAILS
17	DETAILS

Kith Designer Homes
20 Wickham Street
Frankton, Hamilton
www.kith.co.nz
Call 0800 4 Kiwi HM

CONTRACTOR TO CHECK AND VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE OFF DRAWINGS. ALL WORK TO BE READ IN CONJUNCTION WITH SPECIFICATION AND TO BE CARRIED OUT IN ACCORDANCE WITH NZS 3604 2011, NZ BUILDING CODE AND LOCAL COUNCIL BYLAWS

PROJECT: PROPOSED NEW HOUSE FOR S & G HICKTON AT 2010 STATE HIGHWAY 23 WHATAWHATA

SHEET TITLE: INDEX

DATE: 11.03.15
PAPER SIZE: A3
DRAWN: MATT
SCALE: AS SHOWN
JOB NO:
SHEET NO: 0

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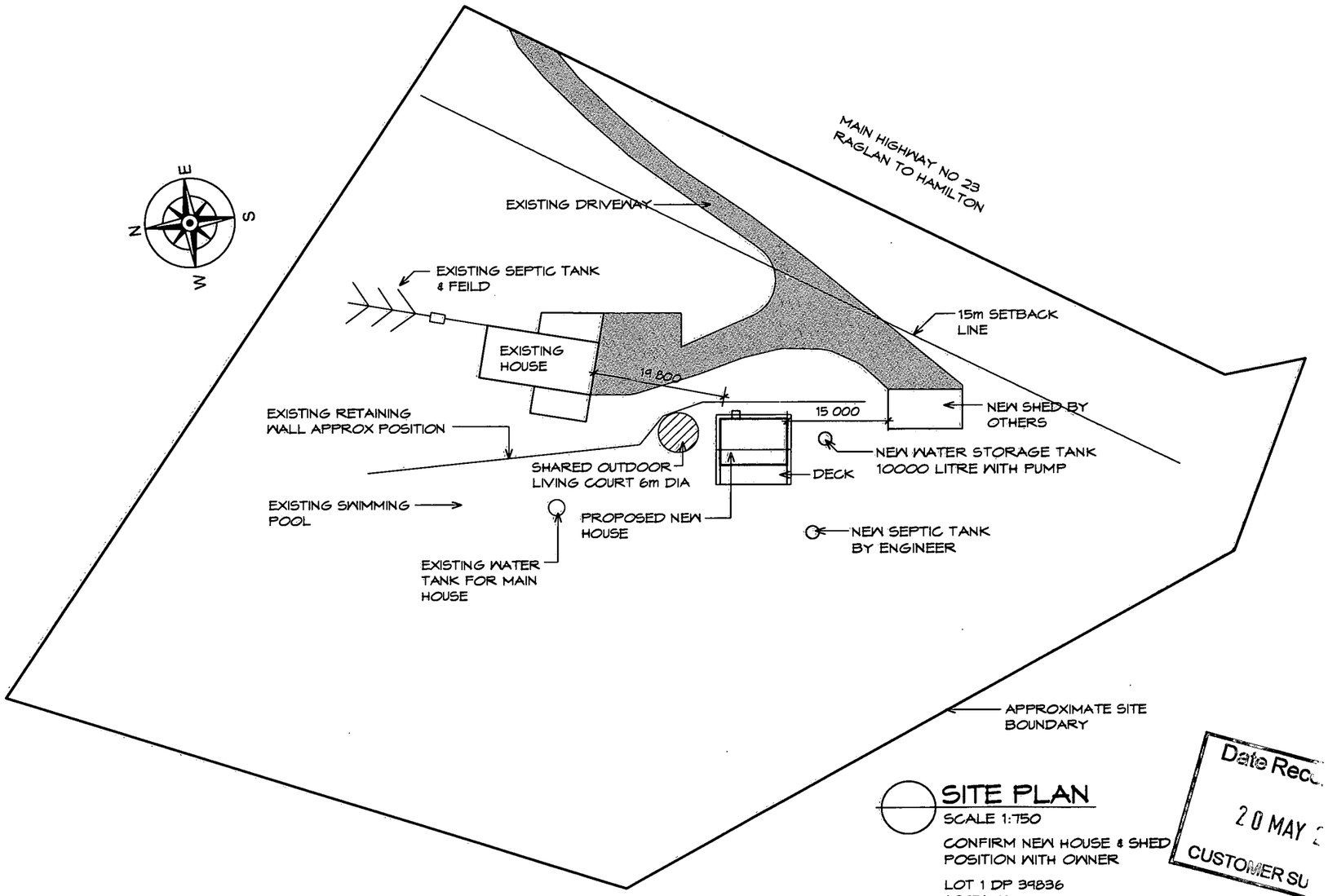
07 848 2005
www.procadsys.co.nz



SITE PLAN

SCALE 1:750

CONFIRM NEW HOUSE & SHED POSITION WITH OWNER

LOT 1 DP 39836
1.3751 HA

EXISTING HOUSE AREA = 135.02 M2
PROPOSED SHED AREA = 66 M2
PROPOSED HOUSE AREA = 70 M2
TOTAL = 271 M2

SITE COVERAGE = 1.97%

Date Rec... 20 MAY 2... CUSTOMER SU...

Date Re... By 20 MAY 2015 CUSTOMER SUPPORT

WAIKATO DISTRICT COUNCIL
Building Consent Number
BLD
1185/15
APPROVED

8/5/15 SITE BOUNDARY UPDATED BASED ON PROVIDED SURVEY PLAN

Kiwi Designer Homes
27 Wickham Street
Frankton Hamilton
www.kdh.co.nz
Call 0800 4 KDH HM

CONTRACTOR TO CHECK AND VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE OFF DRAWINGS. ALL WORK TO BE READ IN CONJUNCTION WITH SPECIFICATION AND TO BE CARRIED OUT IN ACCORDANCE WITH NZS 3604 2011, NZ BUILDING CODE AND LOCAL COUNCIL BYLAWS

LICENSED BUILDING PRACTITIONERS
www.lbp.govt.nz
BUILDING CONFIDENCE

PROJECT: PROPOSED NEW HOUSE FOR S & G HICKTON
AT 2010 STATE HIGHWAY 23 WHATAWHATA

SHEET TITLE: SITE PLAN

DATE: 18.05.15
PAPER SIZE: A3
DRAWN:
SCALE: AS SHOWN
JOB NO:
SHEET NO:

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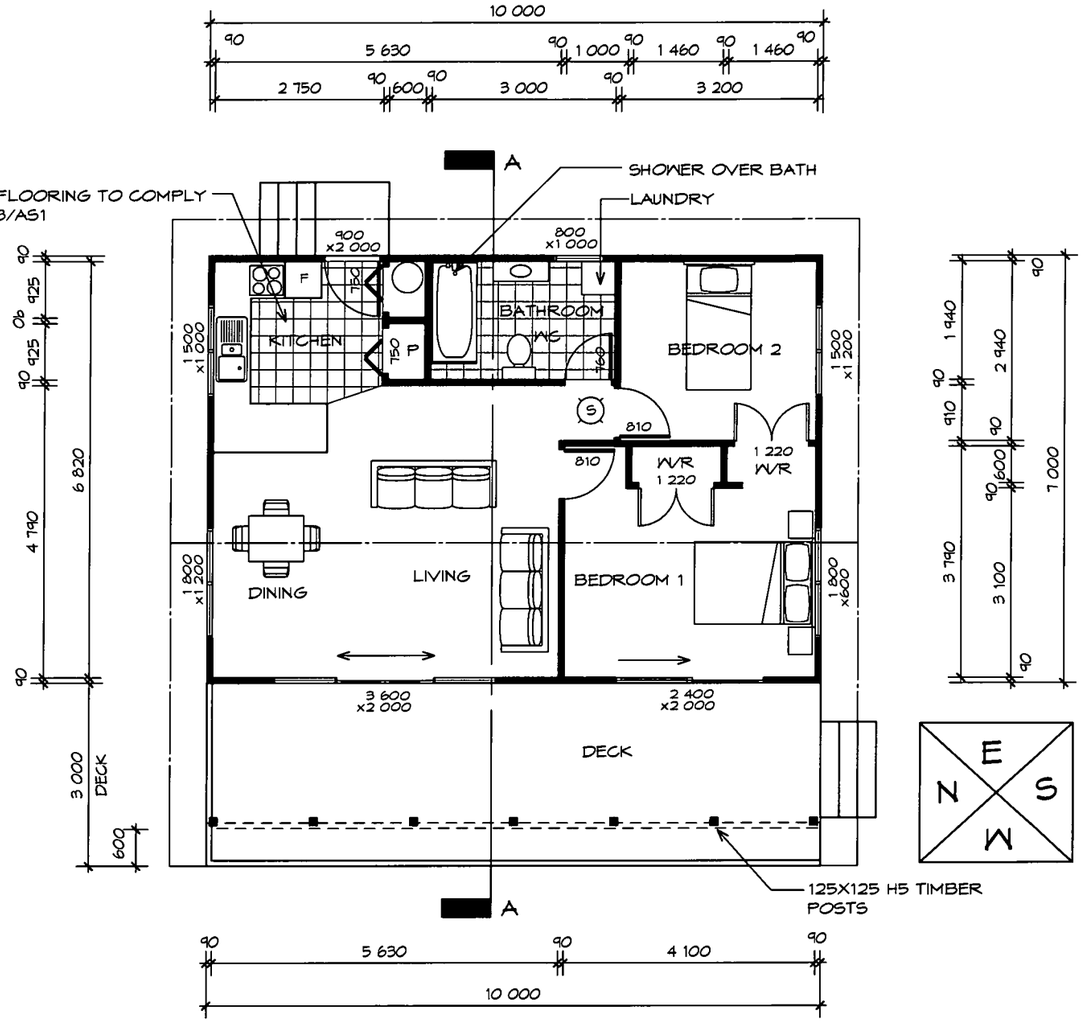
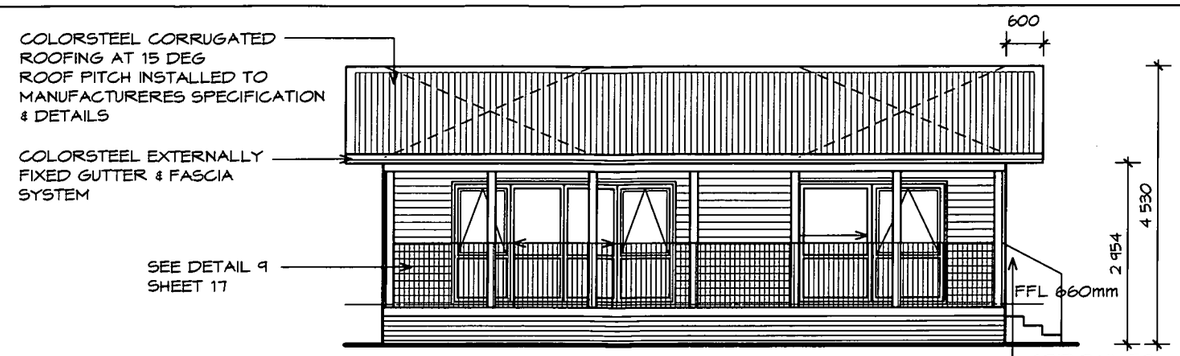


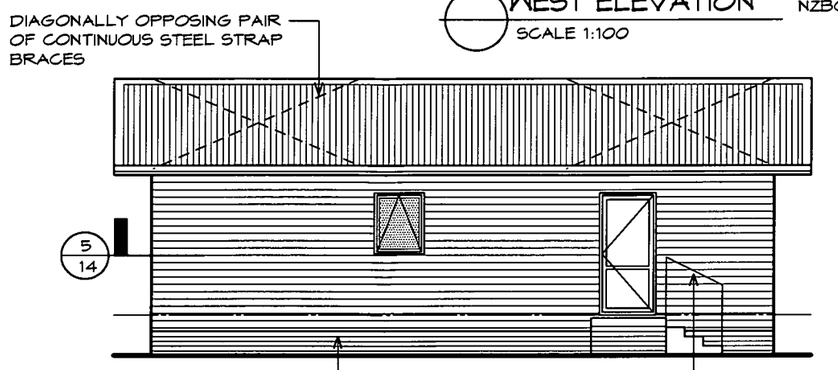
FLOOR PLAN
SCALE 1:100
AREA = 70.00m²

(S) SMOKE DETECTOR
STUD HEIGHT 2455

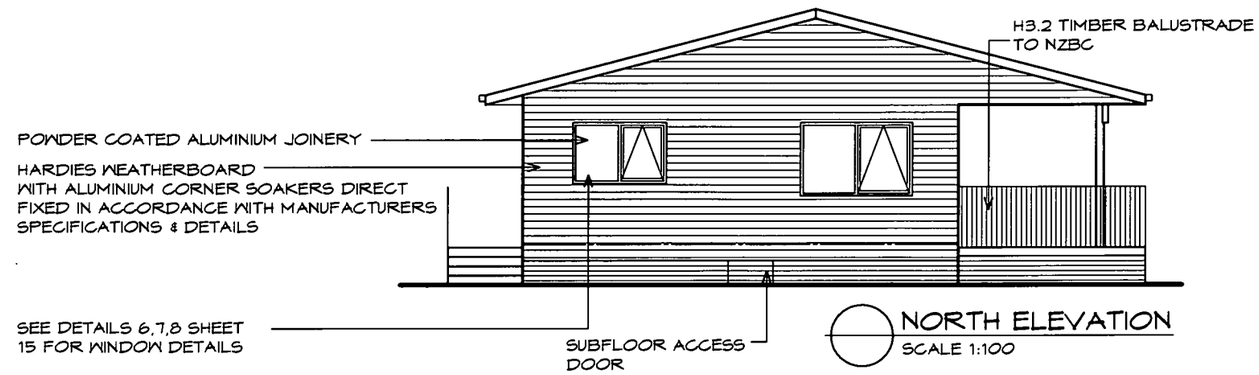
WAIKATO DISTRICT COUNCIL
Building Consent Number
BLD
1185/15
APPROVED



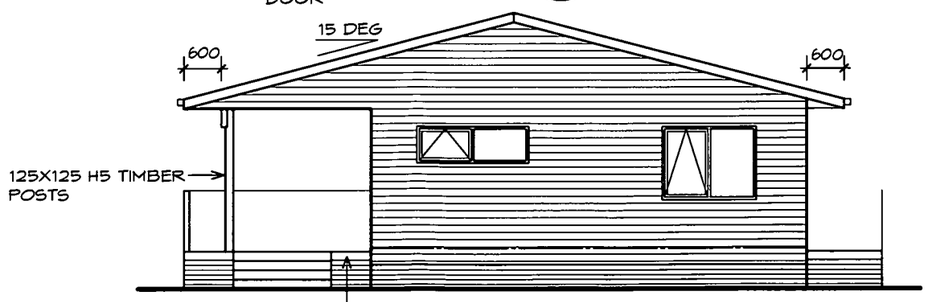
WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

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PROJECT: PROPOSED NEW HOUSE FOR S & G HICKTON AT 2010 STATE HIGHWAY 23 WHATAWHATA

SHEET TITLE: FLOOR PLAN & ELEVATIONS

DATE: 11.03.15
PAPER SIZE: A3
DRAWN: MATT
SCALE: AS SHOWN
JOB NO:
SHEET NO: 2

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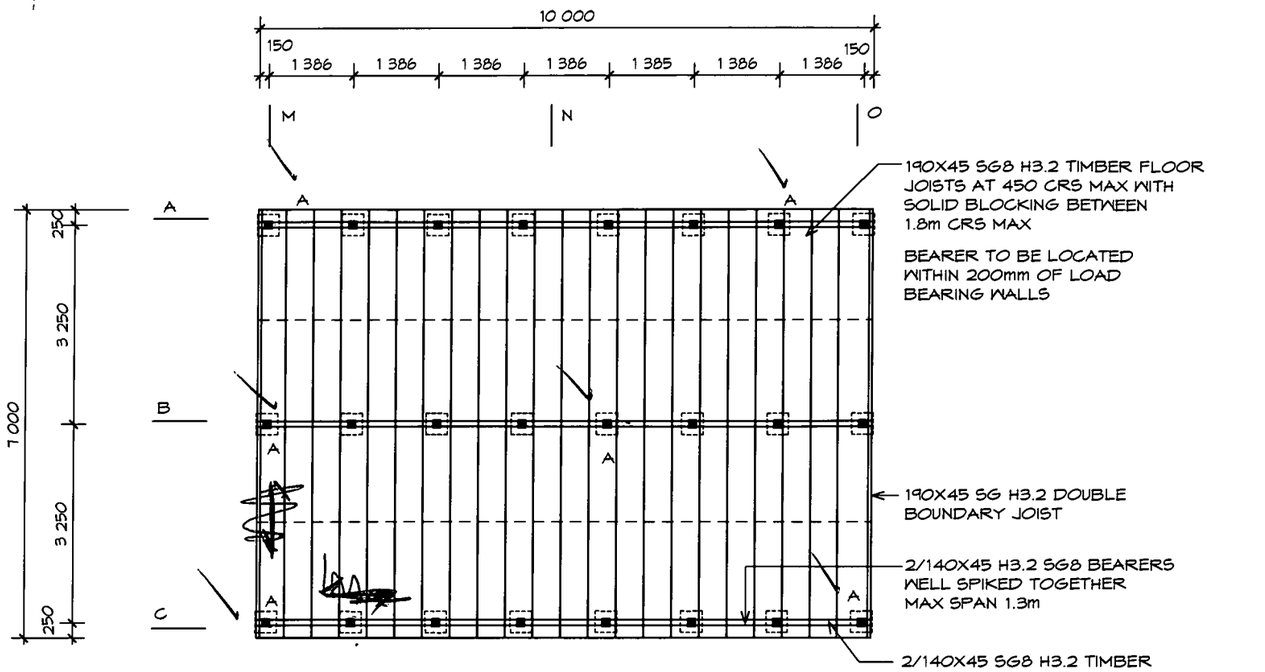


FOUNDATION PLAN

SCALE 1:100

A = ANCHOR PILE

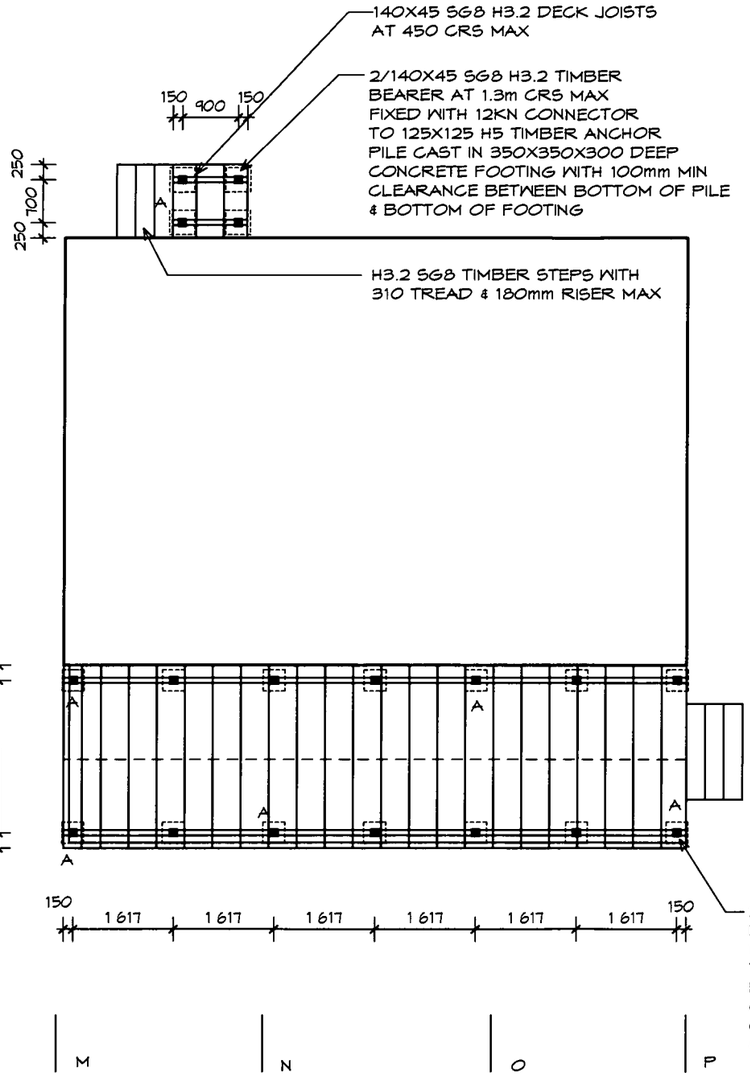
ZONE B FIXINGS NEED TO BE STAINLESS STEEL TO NZS3604 2011 UP TO 600 FROM GROUND LEVEL

REFER FOOTING DETAILS

REFER SOIL REPORT FOR ANY EXCAVATION & FILL REQUIREMENTS

NOTE:

1. ALL TIMBER TO BE USED IS TO BE SG8 MIN. UNLESS OTHERWISE SPECIFIED.
2. THESE FOOTINGS ARE DESIGNED TO MEET GOOD GROUND IN ACCORDANCE WITH NZS3 604. IF GOOD GROUND IS NOT ENCOUNTERED A REGISTERED ENGINEER MUST BE ENGAGED FOR FURTHER DIRECTION. IN THIS CASE THE ENGINEER'S DRAWINGS FOR FOOTINGS & FOUNDATIONS WOULD SUPERCEDE THESE DRAWINGS.
3. ALL FIXINGS & FASTENINGS MUST COMPLY WITH NZS3604:2011 SECTION 4 - DURABILITY TABLES 4.1, 4.2 & 4.3 FOR ZONE B EXPOSURE.
   - TREATED TIMBER PILE CONNECTIONS WITHIN 600mm OF CLEARED GROUND TO BE STAINLESS STEEL TYPE 304.
4. ORDINARY PILES = 350x350x300 DEEP
   LOADBEARING WALLS = 350x350x300 DEEP
   ANCHOR PILES 350x350x900 DEEP
5. USE DPC FOR ANY TOP OF PILE AT 150mm FROM GROUND
6. BEARER TO BE PROVIDED WITHIN 200mm CENTRE TO CENTRE OF LOAD BEARING WALLS & WHICH ARE AT RIGHT ANGLES TO JOISTS
7. WHERE A BEARER SUPPORTS A LOADBEARING WALL RUNNING PARALLEL TO THE FLOOR JOISTS IT SHALL INSELF BE SUPPORTED BY A PILE WITHIN 200mm CENTRE TO CENTRE OF THE LOADBEARING OR BRACING WALL ABOVE
8. ENSURE THAT A LOAD BEARING PILE IS WITHIN 300mm OF STUDS SUPPORTING LINTELS



DECK FOUNDATION PLAN

SCALE 1:100

A = ANCHOR PILE

DECK AREA 30 M2
15 BU PER M2 / 2 = 7.5BU M2
7.5X30 = 225 BU BRACING DEMAND
225/4 BRACING LINES = 57BU PER LINE
MINIMUM 100 BU PERIMETER

WAIKATO DISTRICT COUNCIL
Building Consent Number
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PROJECT: PROPOSED NEW HOUSE FOR S & G HICKTON AT 2010 STATE HIGHWAY 23 WHATAWHATA

SHEET TITLE: FOUNDATION PLAN

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SHEET NO: 3

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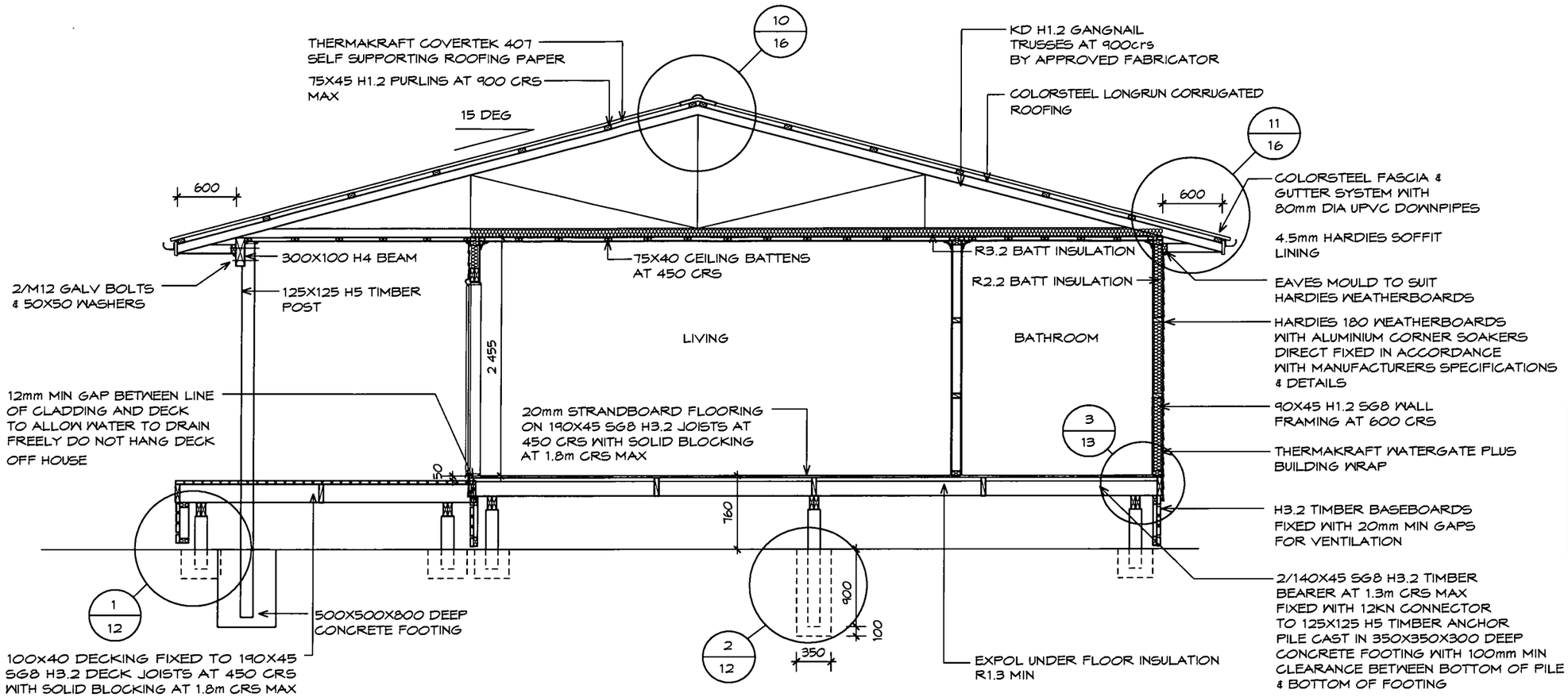
Building Component:	MIN Treatment:
WALLS:	
Timber: - within enclosed decks or balconies. - supporting enclosed decks or balconies, where failure could be life threatening eg, enclosed post and beam construction. - to which shelf angles and lintel angles for masonry veneers are fixed and their supporting members.	H3.2
- cavity battens behind cladding.	H3.2
- in exterior walls where monolithic claddings that do not comply with E2/AS1 are fixed directly to framing. - used as weatherboards. - for exterior joinery such as windows.	H3.2
Timber: - within or beneath a parapet. - supporting enclosed decks or balconies. - in exterior walls execpt where otherwise specified eg, where monolithic claddings that do comply with E2/AS1 are fixed directly to framing.	H3.2
Plywood exterior wall bracing	H3.2
Timber FRAMING: - in exterior walls clad with masonry veneer and complying with special conditions (Refer to NZS 3602).	H1.2
- in internal wall framing excluding those supporting decks and balconies. - midfloor framing excluding boundary joists.	H1.2
ROOFS:	
Sarking and framing not protected from solar driven moisture through absorbent cladding materials.	H3.2
Enclosed flat roof framing and associated roof supporting members valley boards and boards supporting flashings or box gutters, and flashings to roof penetrations and upstands to roof decks.	
Enclosed skillion roof framing and associated roof members. Note: any roof under 10□ is classified as a flat roof see above.	H1.2
EXTERNAL IN CONTACT WITH GROUND:	
Building piles , Crib walling, Sawn poles, Retaining walls - upright. Plywood and timber frame foundations, House poles	H5
Retaining walls - horizontal members	H4
EXTERNAL NOT CONTACT WITH GROUND:	
Posts, bearers, beams,floor joists, rafters, guardrails, stair stringer and decks	H3.2
Laminated beams and posts, Plywood cladding as wall bracing.	H3
SUBFLOOR:	
Jackstuds, subfloor braces, bearers, wall plates, floor joists to the subfloor, blocking etc, subfloor wall studs, wailings and battens, wall studs and nogs, diagonal boards.	H3.2
Plywood sheet bracing - interior walls	H1.2
FLOORS:	
Interior flooring - Note: Flooring in wet areas, require timber or plywood treated to H3.2 - refer to NZS3602:2003 for full requirements.	H1.2



SECTION A:A

SCALE 1:50

KD H1.2 90x45 SG8 TIMBER FRAMING AT 600crs WITH TWO ROWS OF NOGS INCLUDING TOP & BOTTOM PLATES 400 CRS TO LOAD BEARING WALLS

AQUALINE GIB TO WET AREAS

H3.2 FRAMING TO WET AREAS

REFER TO FULL HARDIES DETAILS IN SPECIFICATION

TRUSS TO TOP PLATE FIXING 2/90X3.15 SKEW NAILS & 2 WIRE DOGS
FIXING OF TOP PLATE OF WALL TO SUPPORTING MEMBERS AT 600mm CRS TO BE AS PER TABLE 8.18 NZS 3604- 2/90x3.15 SKEWED END NAILS +2 WIRE DOG WHERE LOADED DIMENSION OF WALL IS UNDER 6.0m
LINTEL FIXING - 25x1mm STRAP WITH 6/30x2.5mm NAILS INTO BOTH LINTEL AND STUD OR A 7.5kN (TENSION CONNECTION)
PURLIN TO TRUSS FIXING 1/14g SELF DRILLING SCREW 100mm LONG

BEARER TO BE LOCATED WITH 200mm MIN C/C OF LOAD BEARING WALL

WAIKATO DISTRICT COUNCIL
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1185/15
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Kiwi Designer Homes
22 Wickham Street, Frankton, Hamilton
www.kdh.co.nz
CONSENT 4 New Hm

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LICENSED BUILDING PRACTITIONERS www.lbp.govt.nz

PROJECT: PROPOSED NEW HOUSE FOR S & G HICKTON AT 2010 STATE HIGHWAY 23 WHATAWHATA

SHEET TITLE: SECTION A:A

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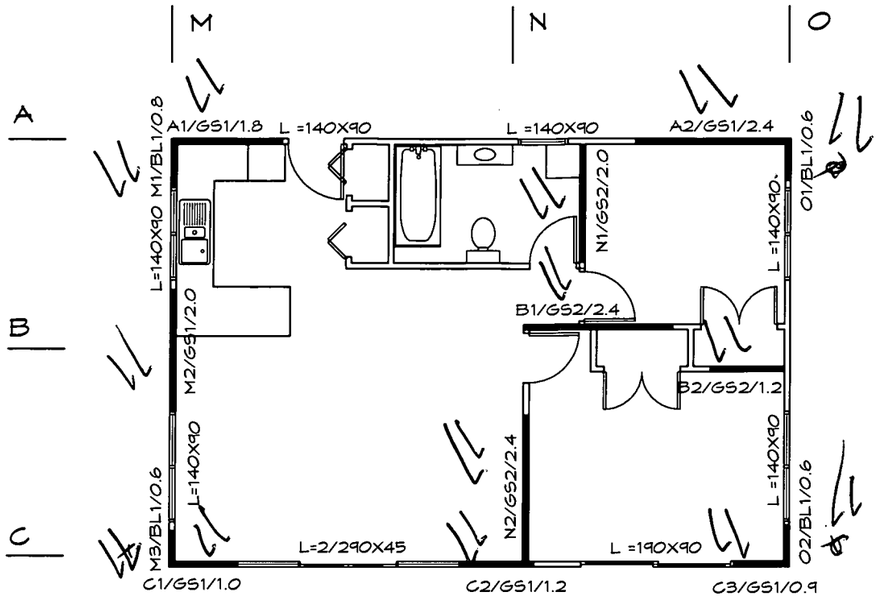
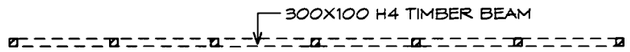




BRACING PLAN

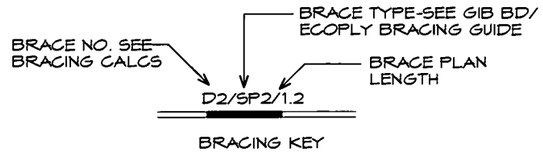
SCALE 1:100

DURABILITY ZONE B

INDICATES LINTEL SIZE L=140x90

NOTE: LINTEL SIZES ARE AS PER NZS3604 2011

TREATMENT FOR ALL TIMBER FRAMING TO WALLS H1.2 MIN



BRACING KEY

ALL FIXINGS & FASTENINGS TO COMPLY WITH NZS3604 2011 SECTION 4 DURABILITY TABLES 4.0, 4.2, 4.3 FOR ZONE EXPOSURE AND BUILDING LOCATION CHECK SITE PLAN & WITH KIWI TRANSPORTABLE HOMES

ZONE B: LOW = INLAND AREAS WITH LITTLE RISK FROM WIND BLOWN SEA SPRAY SALT DEPOSITS

ZONE C: MEDIUM: INLAND COATAL AREAS WITH MEDIUM RISK FROM WIND BLOWN SEA SPRAY DEPOSITS. THIS ZONE COVERS MAINLY COASTAL AREAS WITH RELATIVELY LOW SALINITY. THE EXTENT OF THE EFFECTED AREA VARIES SIGNIFICANTY WITH FACTORS SUCH AS WIND, TOPOGRAPHY AND VEGITATION

ZONE D: HIGH: COASTAL AREAS WITH HIGH RISK OF WIND BLOWN SEA SPRAY SALT DEPOSITS THIS IS DEFINED BY 500M OF THE SEA INCLUDING HARBOURS OR 100M FROM TIDAL ESTUARIES AND SHELTERED INLETS REFER FIG 4.2 NZS3604 2011 COASTAL AREAS ALSO INCLUDES ALL OFF SHORE ISLANDS.

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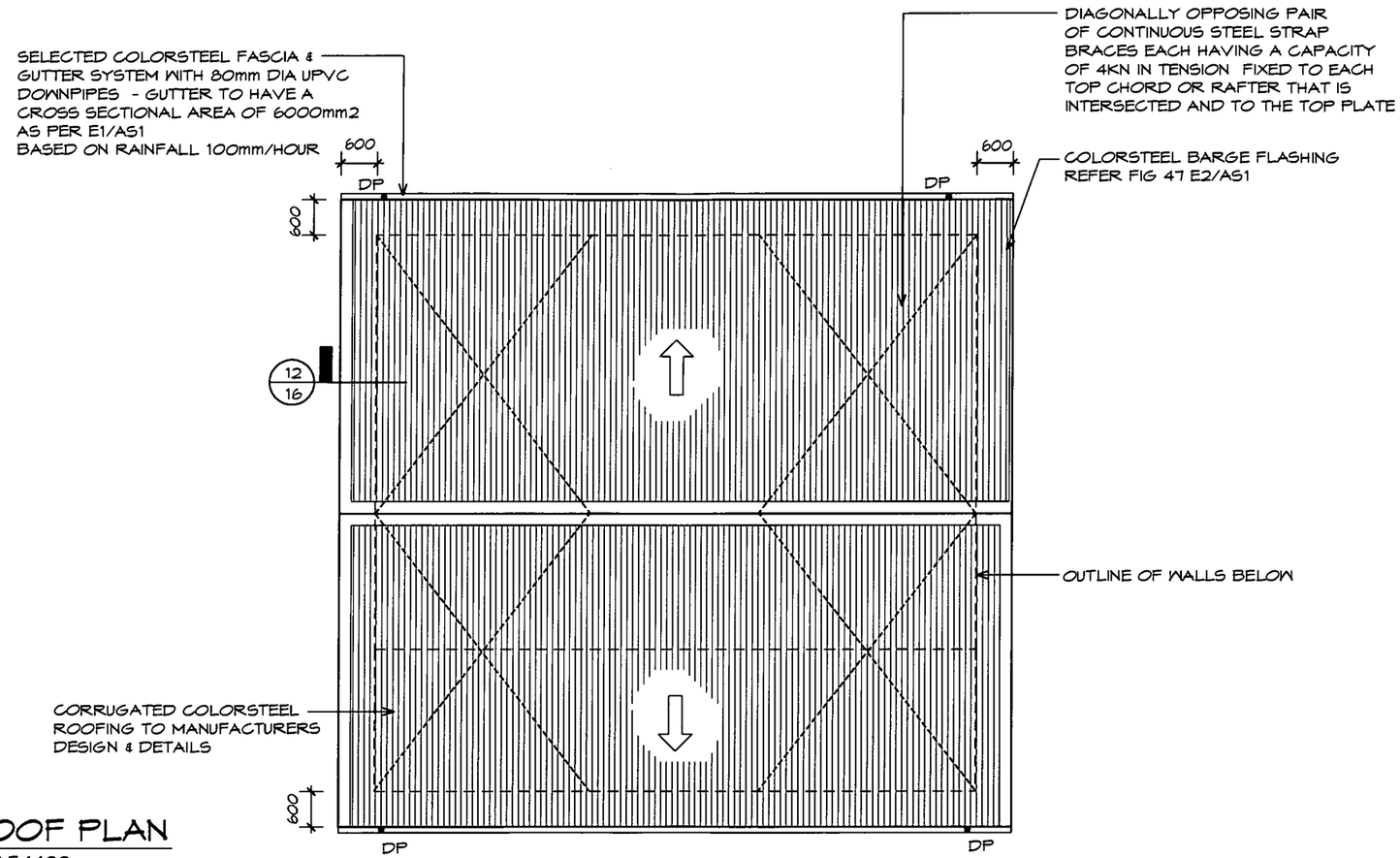

ROOF PLAN

SCALE 1:100

15 DEG ROOF PITCH
COLORSTEEL FASCIA & GUTTER SYSTEM
COLORSTEEL ROOFING

NOTE ALL EAVE AND VERGE OVERHANGS TO BE 600mm UNLESS STATED OTHERWISE

DP = DOWNPIPE

ROOF PLAN AREA 118.72 m2

WAIKATO DISTRICT COUNCIL
Building Consent Number
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SHEET TITLE: ROOF PLAN

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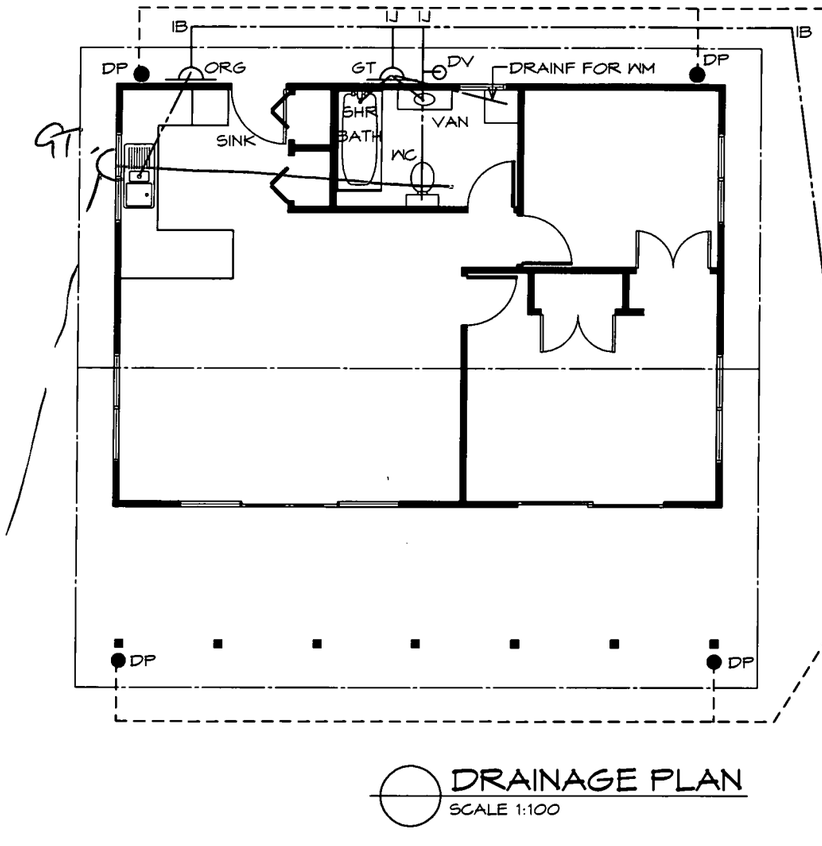

DRAINAGE PLAN
SCALE 1:100

NEW WATER STORAGE TANK
10000 LITRE WITH PUMP

NOTES

1 PLUMBING AND DRAINAGE IN ACCORDANCE WITH AS/NZS 3500 (2003) GRADIENTS TO COMPLY WITH TABLE 2
65 DIA 1:40 80 DIA + 100 DIA 1:60

2 GRADIENTS OF DISCHARGE PIPES TO COMPLY WITH TABLE 6.3 40 + 50 + 65 DIA 1:40
80 + 100 DIA 1:60

3 CONTRACTOR TO CHECK ON SITE BEFORE COMMENCING WORK TO ENSURE MIN. FALLS CAN BE ACHIEVED
MINIMUM FALL OF 100 DIA DRAIN TO BE 1 IN 60

5 ALL PIPEWORK TO BE CONCEALED IN WALL FRAMING

6 ALLOW FOR INSPECTION POINTS TO COMPLY WITH NOTE 1

KEY:

ORG	OVERFLOW RELIEF GULLY	TUB 40
DV	DRAIN VENT	VAN 40
GT	GULLY TRAP	SHR 40
		WC 100
		SINK 50
		BATH 40
DP	DOWNPIPE	
- - - - - - - -	100mm DIA UPVC SEALED STORMWATER LINE	
——··——	100mmDIA SEWER LINE	

NEW SEPTIC TANK
BY ENGINEER

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AT 2010 STATE HIGHWAY 23 WHATAWHATA

SHEET TITLE: DRAINAGE PLAN

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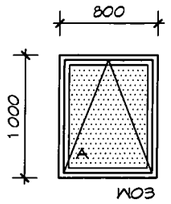

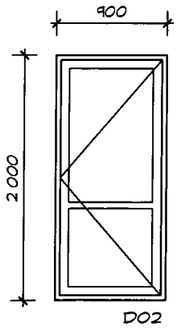

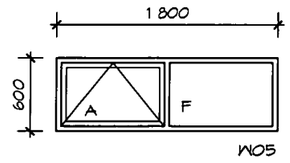

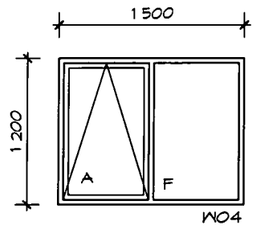

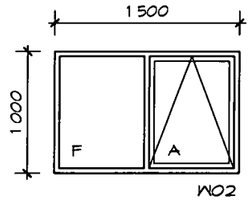

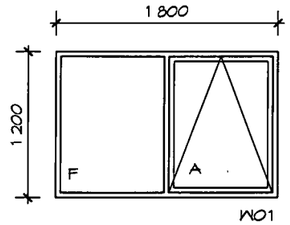

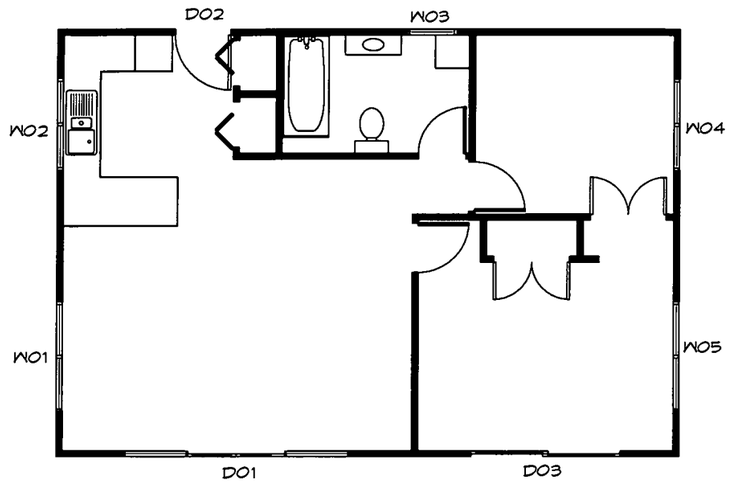

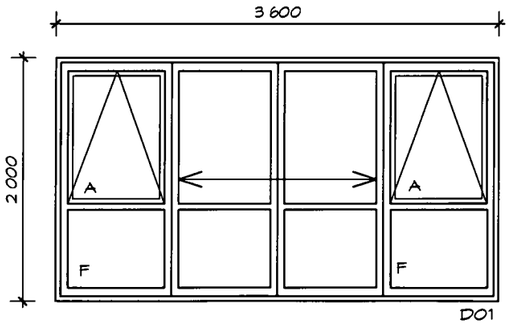

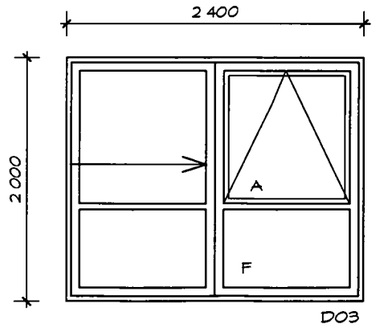

NOTES :

W03 FROSTED SAFETY GLASS

DIMENSIONS FOR THE ALUMINIUM DOORS & WINDOWS ARE JOINERY SIZES
WINDOW HEAD HEIGHT 2000mm

F FIXED GLAZING
A AWNING SASH

ALLOW FOR DOUBLE GLAZING TO ALL WINDOWS

WINDOW SCHEDULE

SCALE 1:50

WAIKATO DISTRICT COUNCIL
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BUILDING ENVELOPE RISK MATRIX- NORTH ELEVATION

RISK FACTOR	LOW	SCORE	MEDIUM	SCORE	HIGH	SCORE	VERY HIGH	SCORE	SUBTOTALS FOR EACH RISK FACTOR
WIND ZONE	0		0		1		2		2
NUMBER OF STOREYS	0		1		2		4		0
ROOF/WALL INTERSECTION DESIGN	0		1		3		5		0
EAVES WIDTH	0		1		2		5		1
ENVELOPE COMPLEXITY	0		1		3		6		0
DECK DESIGN	0		2		4		6		0
						TOTAL RISK SCORE			3

BUILDING ENVELOPE RISK MATRIX- EAST ELEVATION

RISK FACTOR	LOW	SCORE	MEDIUM	SCORE	HIGH	SCORE	VERY HIGH	SCORE	SUBTOTALS FOR EACH RISK FACTOR
WIND ZONE	0		0		1		2		2
NUMBER OF STOREYS	0		1		2		4		0
ROOF/WALL INTERSECTION DESIGN	0		1		3		5		0
EAVES WIDTH	0		1		2		5		1
ENVELOPE COMPLEXITY	0		1		3		6		0
DECK DESIGN	0		2		4		6		0
						TOTAL RISK SCORE			3

BUILDING ENVELOPE RISK MATRIX- WEST ELEVATION

RISK FACTOR	LOW	SCORE	MEDIUM	SCORE	HIGH	SCORE	VERY HIGH	SCORE	SUBTOTALS FOR EACH RISK FACTOR
WIND ZONE	0		0		1		2		2
NUMBER OF STOREYS	0		1		2		4		0
ROOF/WALL INTERSECTION DESIGN	0		1		3		5		0
EAVES WIDTH	0		1		2		5		1
ENVELOPE COMPLEXITY	0		1		3		6		0
DECK DESIGN	0		2		4		6		0
						TOTAL RISK SCORE			3

BUILDING ENVELOPE RISK MATRIX- SOUTH ELEVATION

RISK FACTOR	LOW	SCORE	MEDIUM	SCORE	HIGH	SCORE	VERY HIGH	SCORE	SUBTOTALS FOR EACH RISK FACTOR
WIND ZONE	0		0		1		2		2
NUMBER OF STOREYS	0		1		2		4		0
ROOF/WALL INTERSECTION DESIGN	0		1		3		5		0
EAVES WIDTH	0		1		2		5		1
ENVELOPE COMPLEXITY	0		1		3		6		0
DECK DESIGN	0		2		4		6		0
						TOTAL RISK SCORE			3

HARDIES WEATHERBOARD DIRECT FIX OK UP TO 6 THEREFORE OK

ENERGY EFFICIENCY CALCULATIONS	ZONE 2	
ORIENTATION	Window	Total Wall
NORTH	3.66	16.80
EAST	2.60	24.00
SOUTH	2.88	16.80
WEST	12.00	24.00
TOTAL	21.14	81.60
TOTAL E,S,W	21.14	81.60
SKYLIGHTS	0.00	
TOTAL GLAZING	21.14	
ALL UNITS m2		

FLOOR AREA (m2) =	70.00
FLOOR PERIMETER (m) =	34.00

SCHEDULE METHOD CHECKLIST

TOTAL GLAZING AREA LESS THAN 30%
OF TOTAL WALL AREA YES 25.91%

WINDOW AREA OF E,S & W WALLS LESS THAN 30%
OF TOTAL WALL AREA OF THESE WALLS YES 25.91%

R-VALUES OF ALL COMPONENTS MEET SCHEDULE MINIMUMS
YES - ZONE 2 - ROOF R2.9 (R3.2 CEILING INSULATION) OK
WALL R1.9 (R2.2 WALL INSULATION) OK
FLOOR R1.3
AREA/PERIM RATIO = 2.06

GLAZING VERT R 0.26 (DOUBLE GLAZING) OK
DOWNLIGHTS TO BE USED ARE TO BE CA RATED

WAIKATO DISTRICT COUNCIL
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AT 2010 STATE HIGHWAY 23 WHATAWHATA

SHEET TITLE: H1 CALCULATION & RISK MATRIX

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Name	Hickton
Street and Number	2010 St Highway 23
Lot and DP Number	Lot 1 DP 39836
City/Town/District	Whatawhata
Designer	Matt
Company Name	PCS
Date	3/03/2015

BRANZ Appraised
Appraisal No.294 [2011]

Select Lining Option: 10 or 13 mm GIB® Plasterboarc

Building Specification

Number of storeys	single
Floor Loading	2kPa
Foundation Type	subfloor
Cladding Weight (subfloor)	heavy

	Single Floor	Complete Single Floor Column only
Cladding Weight	light	
Roof Weight	light	
Room in Roof Space	no	
Roof Pitch (degrees)	15	25
Roof height above eaves (m)	1.6	1.0
Building height to apex (m)	4.6	
Ground to lower floor level (m)	0.6	
		3.0
Stud Height (m)	2.4	2.4
Building Length (m)	10.0	20.0
Building Width (m)	7.0	10.0
Building Plan Area (m2)	70	200

Building Location

Wind Zone	*High*
Select by Building Consent Authority Map	
or Preference	High
Wind Region	Preference selectec
Lee Zone	Preference selectec
Ground Roughness	Preference selectec
Site Exposure	Preference selectec
Topographic Class	Preference selectec

Earthquake Zone: 1
Soil Type: D&E (deep to very soft
Annual exceedance probability: 1/500 (NZS3604:2011 default)

Bracing Units required for Wind

Demand W (BU)	subfloor	Walls single
along	547	312
across	717	382

Bracing Units required for Earthquake

Demand along / across E (BU)

Walls subfloor	single
513	383

SINGLE OR UPPER STOREY WALLS ALONG V06/11

Lines: 1 Line Total Check	2 Line Label	Bracing Elements: 3 Bracing Element No.	4 Available Wall Length L	5 Angle to Bracing line	6 Element Height H (m)	7 Bracing Type	8 Supplier	9 Bracing Units Achieved W	10 E
252	**a**	1	1.8		2.4	GS1-N	GIB®	124	108
		2	2.4		2.4	GS1-N	GIB®	166	144
						none			
						none			
310	**b**	1	2.4		2.4	GS2-N	GIB®	235	206
		2	1.2		2.4	GS2-N	GIB®	118	103
						none			
						none			
185	**c**	1	1		2.4	GS1-N	GIB®	65	60
		2	1.2		2.4	GS1-N	GIB®	83	72
		3	0.9		2.4	GS1-N	GIB®	57	53
						none			
						none			
						none			
						none			
						none			
						none			
						none			
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						none			
						none			
						none			
						none			
						none			
						none			
								Wind	Earthq.
Totals Achieved				W	217%	EQ	195%	847	746
Timber Floor, design limit of 120 BU/m						*accepted*		OK	OK
Totals Required (from Demand)								390	383

SINGLE OR UPPER STOREY WALLS ACROSS V06/11

Lines: 1 Line Total Check	2 Line Label	Bracing Elements: 3 Bracing Element No.	4 Available Wall Length L	5 Angle to Bracing line	6 Element Height H (m)	7 Bracing Type	8 Supplier	9 Bracing Units Achieved W	10 E
262	**m**	1	0.8		2.4	BL1-H	GIB®	87	82
		2	2		2.4	GS1-N	GIB®	138	120
		3	0.6		2.4	BL1-H	GIB®	59	61
						none			
378	**n**	1	2		2.4	GS2-N	GIB®	196	172
		2	2.4		2.4	GS2-N	GIB®	235	206
						none			
						none			
119	**o**	1	0.6		2.4	BL1-H	GIB®	59	61
		2	0.6		2.4	BL1-H	GIB®	59	61
						none			
						none			
						none			
						none			
						none			
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						none			
						none			
						none			
						none			
								Wind	Earthq.
Totals Achieved				W	175%	EQ	199%	834	762
Timber Floor, design limit of 120 BU/m						*accepted*		OK	OK
Totals Required (from Demand)								477	383

WAIKATO DISTRICT COUNCIL
Building Consent Number
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Date Rec...
27 MAY 2015
CUSTOMER S...

Kiwi Designer Homes

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PROJECT: PROPOSED NEW HOUSE FOR S & G HICKTON AT 2010 STATE HIGHWAY 23 WHATAWHATA

SHEET TITLE: BRACING CLACULATIONS

DATE: 26.05.15		JOB NO:	
PAPER SIZE: A3		SHEET NO: 10	
DRAWN: MATT	SCALE: AS SHOWN		

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Subfloor Bracing Calculation Sheet — Subfloor Along — V06/11

Along							
Bracing Line		*Bracing Elements provided*				*Wind*	*Earthq.*
1	2	3	4	5	6	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Number or Length L (m)	BUs Achieved	BUs Achieved
a	*line totals*	1	NZS3604	anchor pile	2	320	240
W	320	2		none			
EQ	240	3		none			
b	*line totals*	1	NZS3604	anchor pile	2	320	240
W	320	2		none			
EQ	240	3		none			
c	*line totals*	1	NZS3604	anchor pile	2	320	240
W	320	2		none			
EQ	240	3		none			
d	*line totals*	1		none			
W		2		none			
EQ		3		none			
e	*line totals*	1		none			
W		2		none			
EQ		3		none			
f	*line totals*	1		none			
W		2		none			
EQ		3		none			
g	*line totals*	1		none			
W		2		none			
EQ		3		none			
h	*line totals*	1		none			
W		2		none			
EQ		3		none			
i	*line totals*	1		none			
W		2		none			
EQ		3		none			
j	*line totals*	1		none			
W		2		none			
EQ		3		none			
						Wind	Earthq.
Totals Achieved						960	720
						OK	OK
Totals Required (from Sheet A)						682	513

Subfloor Bracing Calculation Sheet — Subfloor Across — V06/11

Along							
Bracing Line		*Bracing Elements provided*				*Wind*	*Earthq.*
1	2	3	4	5	6	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Number or Length L (m)	BUs Achieved	BUs Achieved
m	*line totals*	1	NZS3604	anchor pile	3	480	360
W	480	2		none			
EQ	360	3		none			
n	*line totals*	1	NZS3604	anchor pile	1	160	120
W	160	2		none			
EQ	120	3		none			
o	*line totals*	1	NZS3604	anchor pile	2	320	240
W	320	2		none			
EQ	240	3		none			
p	*line totals*	1		none			
W		2		none			
EQ		3		none			
q	*line totals*	1		none			
W		2		none			
EQ		3		none			
r	*line totals*	1		none			
W		2		none			
EQ		3		none			
s	*line totals*	1		none			
W		2		none			
EQ		3		none			
t	*line totals*	1		none			
W		2		none			
EQ		3		none			
u	*line totals*	1		none			
W		2		none			
EQ		3		none			
v	*line totals*	1		none			
W		2		none			
EQ		3		none			
						Wind	Earthq.
Totals Achieved						960	720
						OK	OK
Totals Required (from Sheet A)						894	513

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www.kdh.co.nz
Call 0800 4 Kiwi Hts

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PROJECT: PROPOSED NEW HOUSE FOR S & G HICKTON AT 2010 STATE HIGHWAY 23 WHATAWHATA

SHEET TITLE: SUBFLOOR BRACING CALCULATIONS

DATE: 26.05.15 | JOB NO:
PAPER SIZE: A3 | SHEET NO: 11
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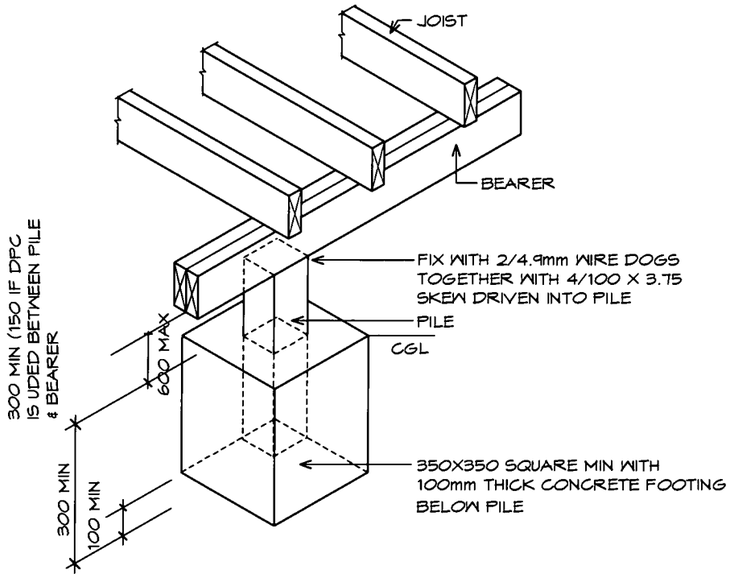
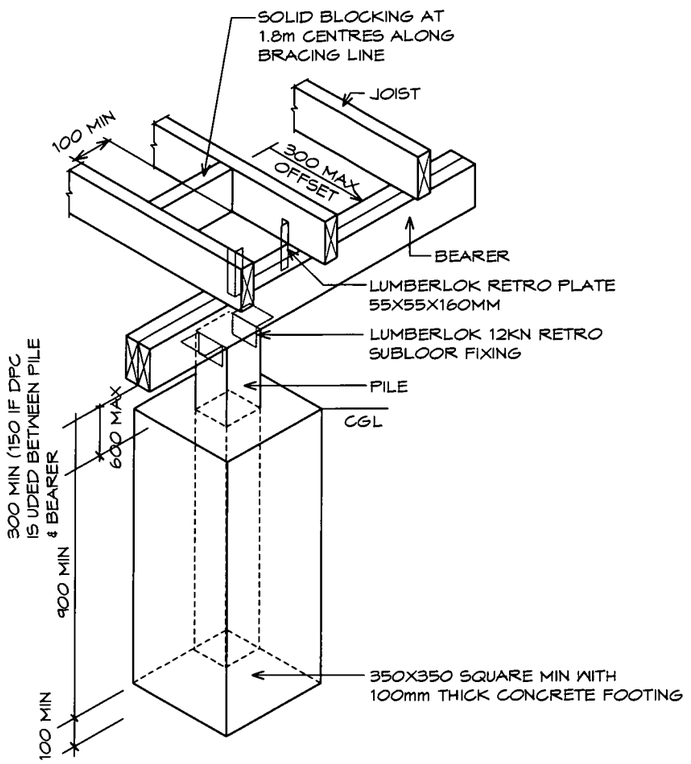


1/4 LOAD BEARING ORDIANRY PILE

SCALE 1:20

USE STAINLESS FIXINGS BELOW 600mm

CHECK NZS3604 2011 FOR EXPOSURE ZONES - DURABILITY SECTION 4 IF ALL FIXINGS NEED TO BE STAINLESS STEEL



2/4 ANCHOR PILE

SCALE 1:20

USE STAINLESS FIXINGS BELOW 600mm

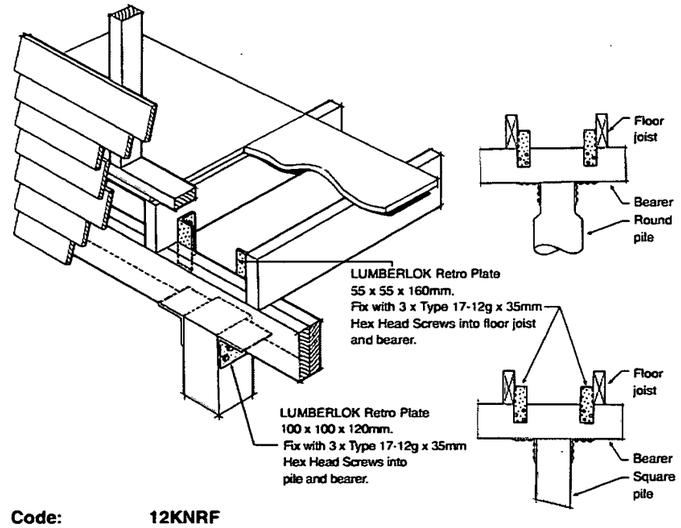
CHECK NZS3604 2011 FOR EXPOSURE ZONES - DURABILITY SECTION 4 IF ALL FIXINGS NEED TO BE STAINLESS STEEL

LUMBERLOK®

10/2011

12kN RETRO SUBFLOOR FIXING

- ★ Fixing to be used when the outside face of the bearer is not accessible e.g. fixing relocatable houses to piles.
- ★ Hot Dip Galvanised or Stainless Steel options available for required corrosive zone.



Code: 12KNRF
Material: 0.91mm G300 Z275 (Hot Dip Galvanised Steel)
Code: 12KNRFH
Material: 0.9mm Stainless Steel 304-2B
Pack Includes: 8 x Retro Plate 55 x 55 x 160mm
8 x Retro Plate 100 x 100 x 120mm
100 x Type 17-12g x 35mm Hex Head Screws

MiTek New Zealand Limited
AUCKLAND PO Box 58-414, Botany 2163 Phone: 09-274 7100 Fax: 09-274 7100
CHRISTCHURCH PO Box 8367, Riccarton 8440 Phone: 03-348 8891 Fax: 03-348 8914
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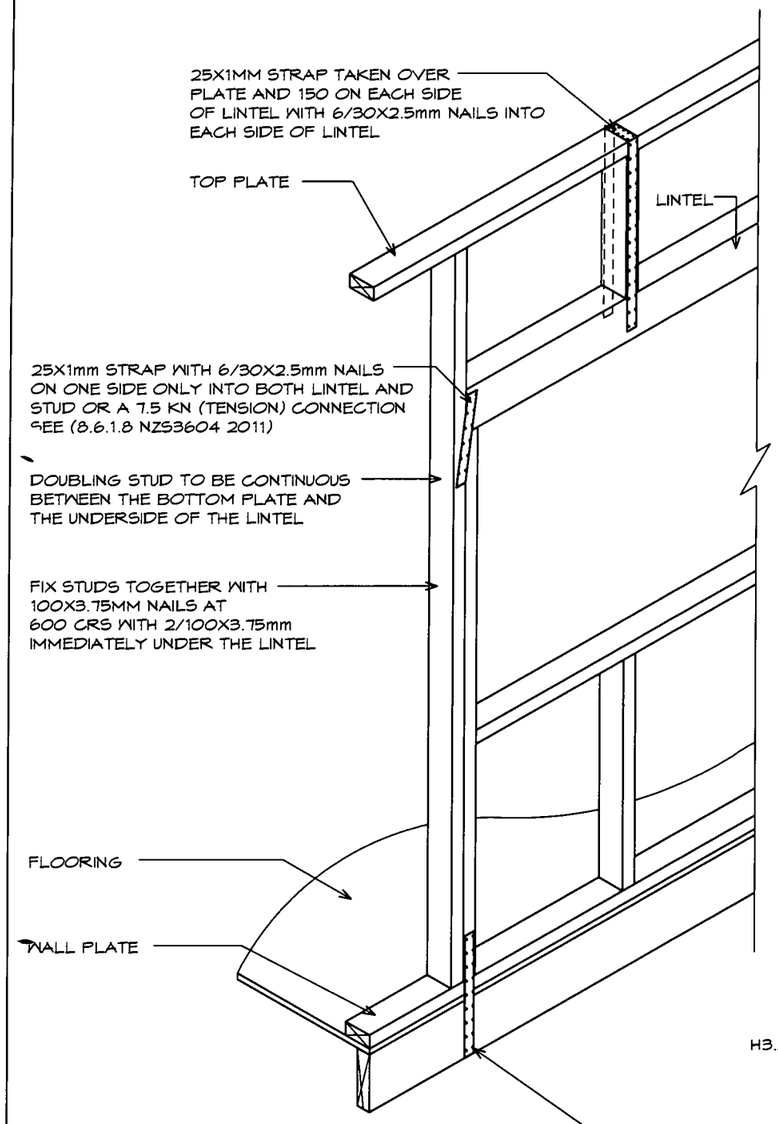
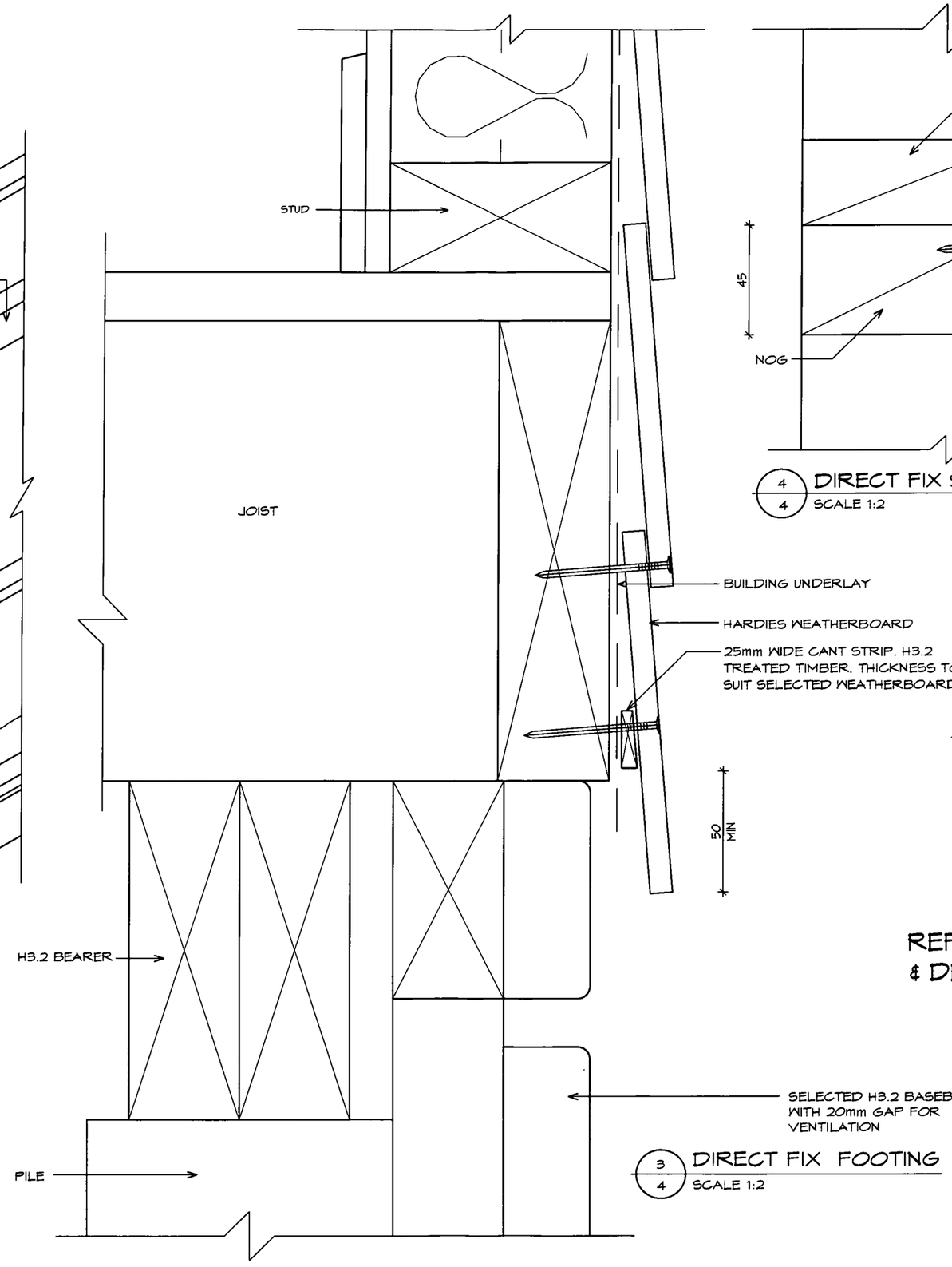
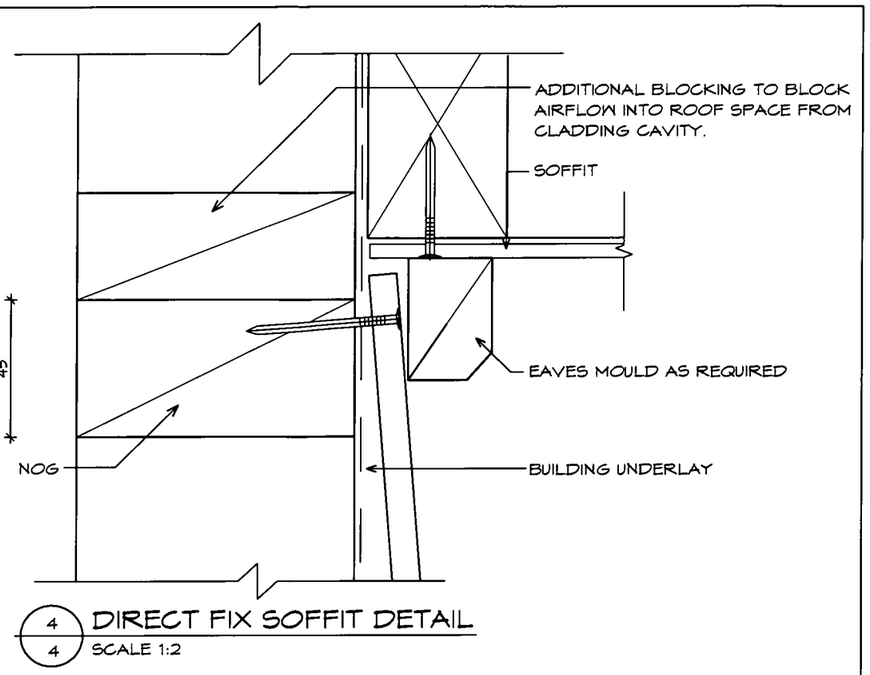


LINTEL FIXING DETAIL



3/4 DIRECT FIX FOOTING
SCALE 1:2



4/4 DIRECT FIX SOFFIT DETAIL
SCALE 1:2

REFER TO HARDIES SPECIFICTION & DETAILS

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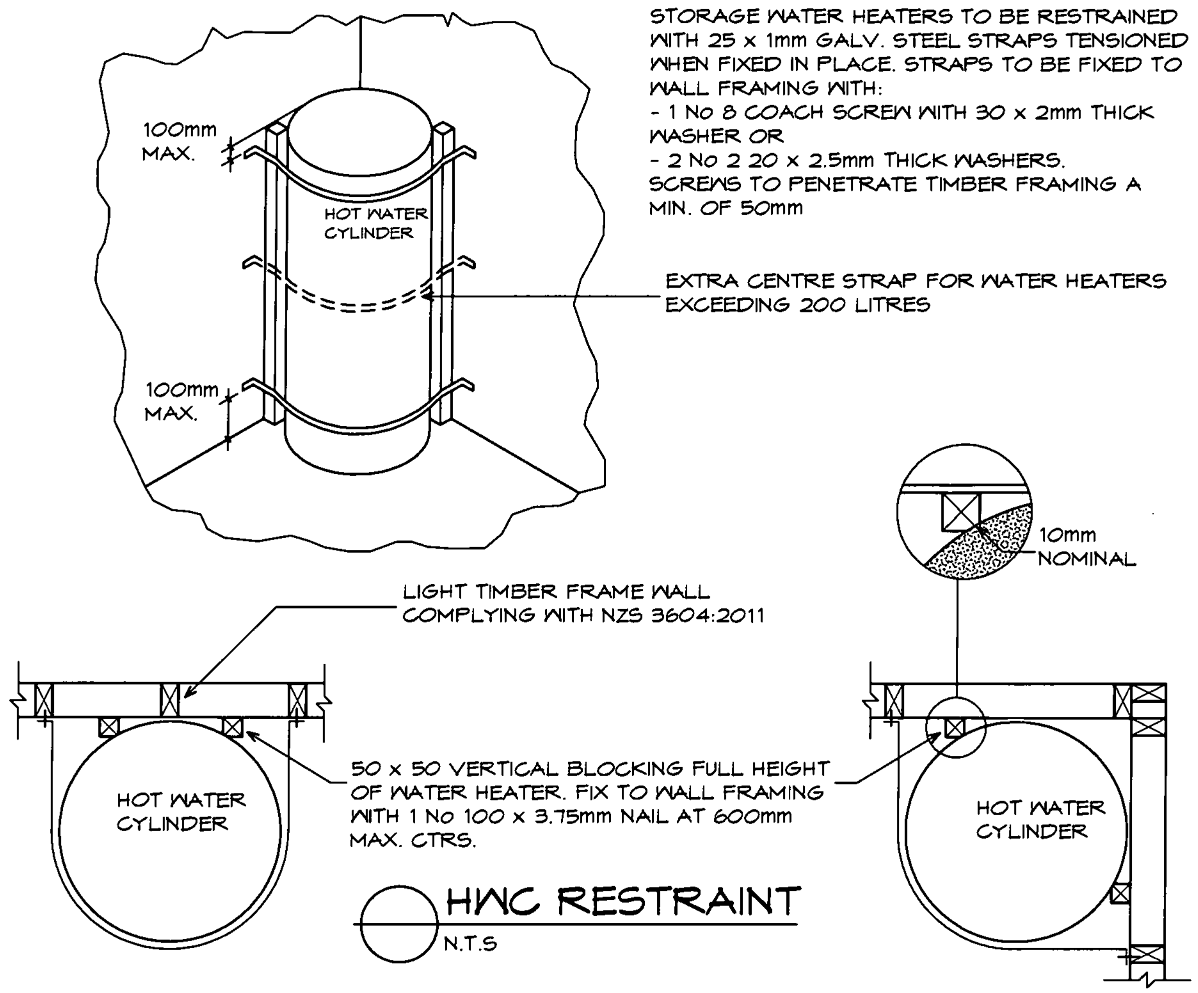
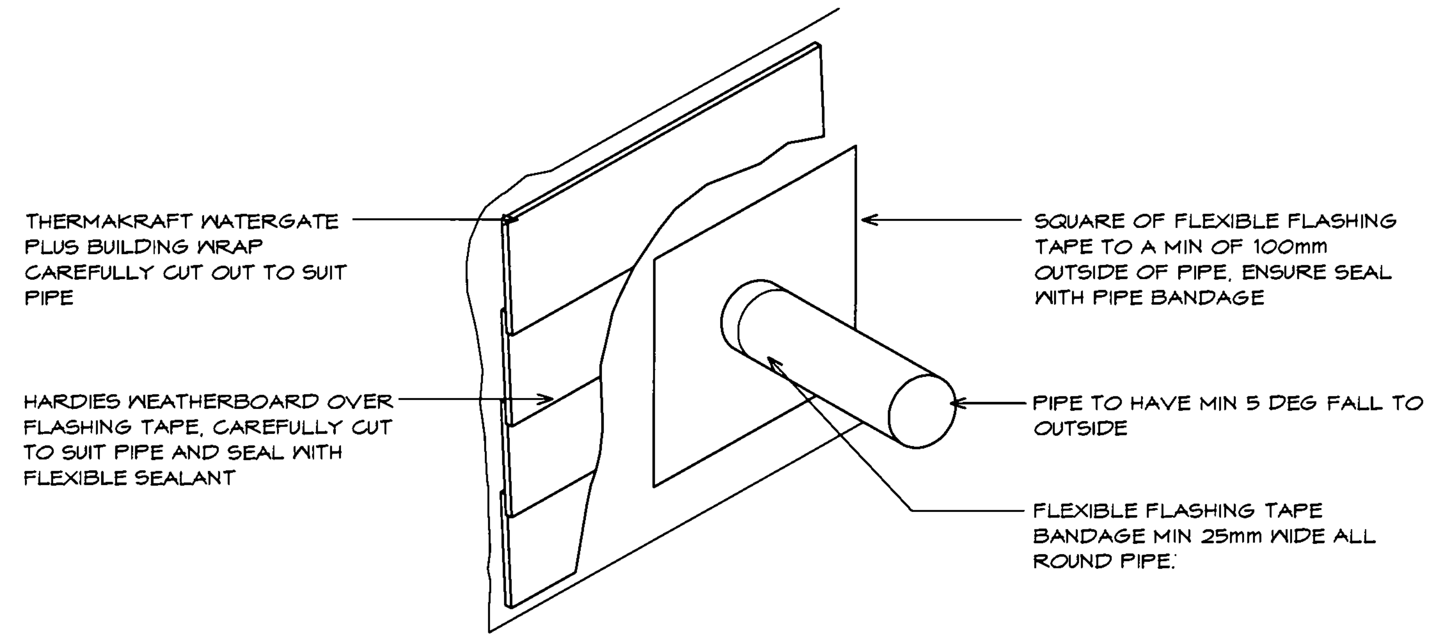

STORAGE WATER HEATERS TO BE RESTRAINED WITH 25 x 1mm GALV. STEEL STRAPS TENSIONED WHEN FIXED IN PLACE. STRAPS TO BE FIXED TO WALL FRAMING WITH:
- 1 No 8 COACH SCREW WITH 30 x 2mm THICK WASHER OR
- 2 No 2 20 x 2.5mm THICK WASHERS.
SCREWS TO PENETRATE TIMBER FRAMING A MIN. OF 50mm
100mm MAX.
HOT WATER CYLINDER
EXTRA CENTRE STRAP FOR WATER HEATERS EXCEEDING 200 LITRES
100mm MAX.
10mm NOMINAL
LIGHT TIMBER FRAME WALL COMPLYING WITH NZS 3604:2011
HOT WATER CYLINDER
50 x 50 VERTICAL BLOCKING FULL HEIGHT OF WATER HEATER. FIX TO WALL FRAMING WITH 1 No 100 x 3.75mm NAIL AT 600mm MAX. CTRS.
HOT WATER CYLINDER

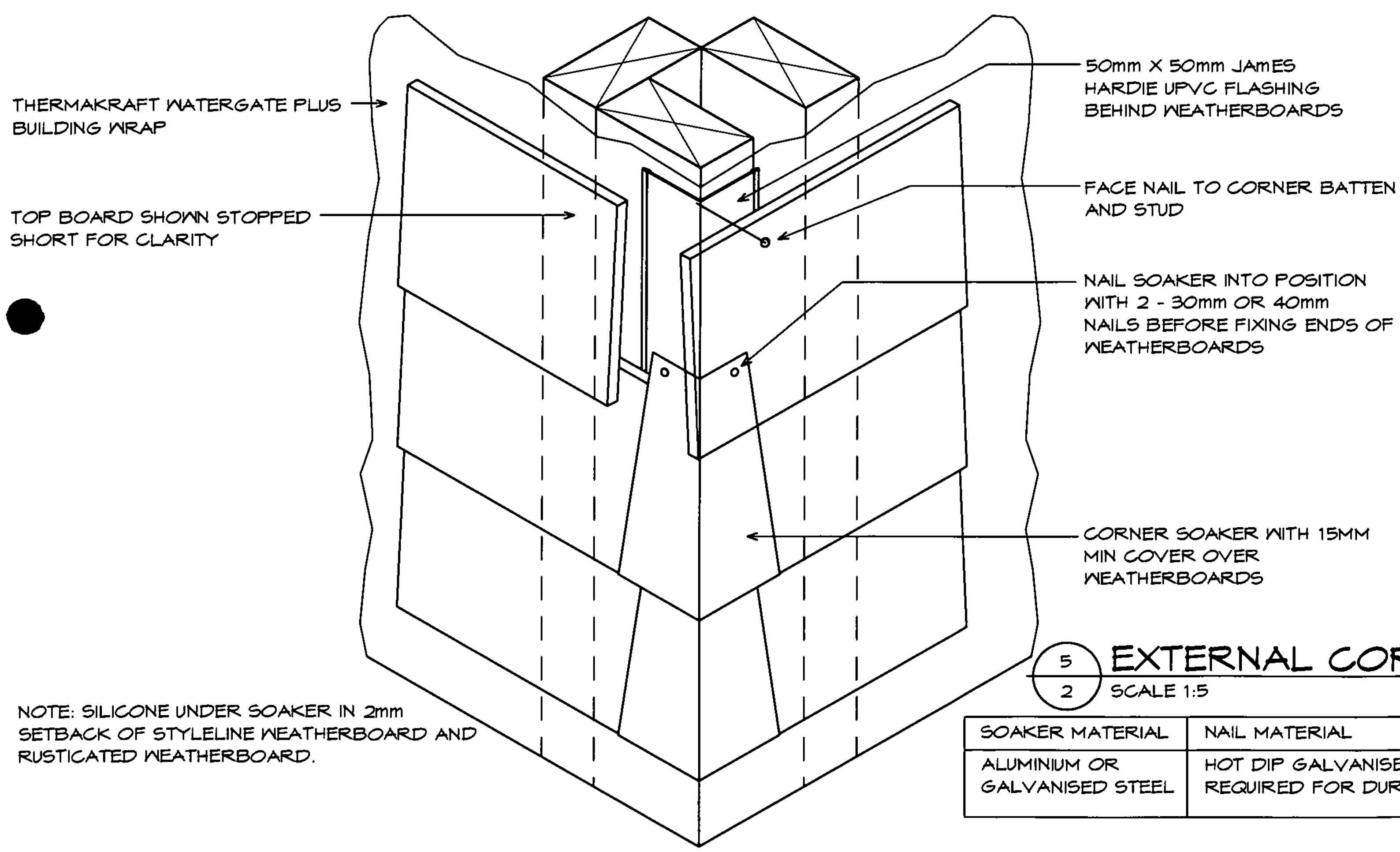
HWC RESTRAINT

N.T.S


THERMAKRAFT WATERGATE PLUS BUILDING WRAP CAREFULLY CUT OUT TO SUIT PIPE
HARDIES WEATHERBOARD OVER FLASHING TAPE, CAREFULLY CUT TO SUIT PIPE AND SEAL WITH FLEXIBLE SEALANT
SQUARE OF FLEXIBLE FLASHING TAPE TO A MIN OF 100mm OUTSIDE OF PIPE, ENSURE SEAL WITH PIPE BANDAGE
PIPE TO HAVE MIN 5 DEG FALL TO OUTSIDE
FLEXIBLE FLASHING TAPE BANDAGE MIN 25mm WIDE ALL ROUND PIPE.

PIPE PENETRATION

SCALE 1:10


THERMAKRAFT WATERGATE PLUS BUILDING WRAP
TOP BOARD SHOWN STOPPED SHORT FOR CLARITY
50mm X 50mm JAMES HARDIE UPVC FLASHING BEHIND WEATHERBOARDS
FACE NAIL TO CORNER BATTEN AND STUD
NAIL SOAKER INTO POSITION WITH 2 - 30mm OR 40mm NAILS BEFORE FIXING ENDS OF WEATHERBOARDS
CORNER SOAKER WITH 15MM MIN COVER OVER WEATHERBOARDS
NOTE: SILICONE UNDER SOAKER IN 2mm SETBACK OF STYLELINE WEATHERBOARD AND RUSTICATED WEATHERBOARD.

5/2 EXTERNAL CORNER SOAKER

SCALE 1:5

SOAKER MATERIAL	NAIL MATERIAL
ALUMINIUM OR GALVANISED STEEL	HOT DIP GALVANISED OR STAINLESS STEEL AS REQUIRED FOR DURABILITY

WAIKATO DISTRICT COUNCIL
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REFER TO HARDIES SPECIFICTION & DETAILS

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LICENSED BUILDING PRACTITIONER www.lbp.govt.nz

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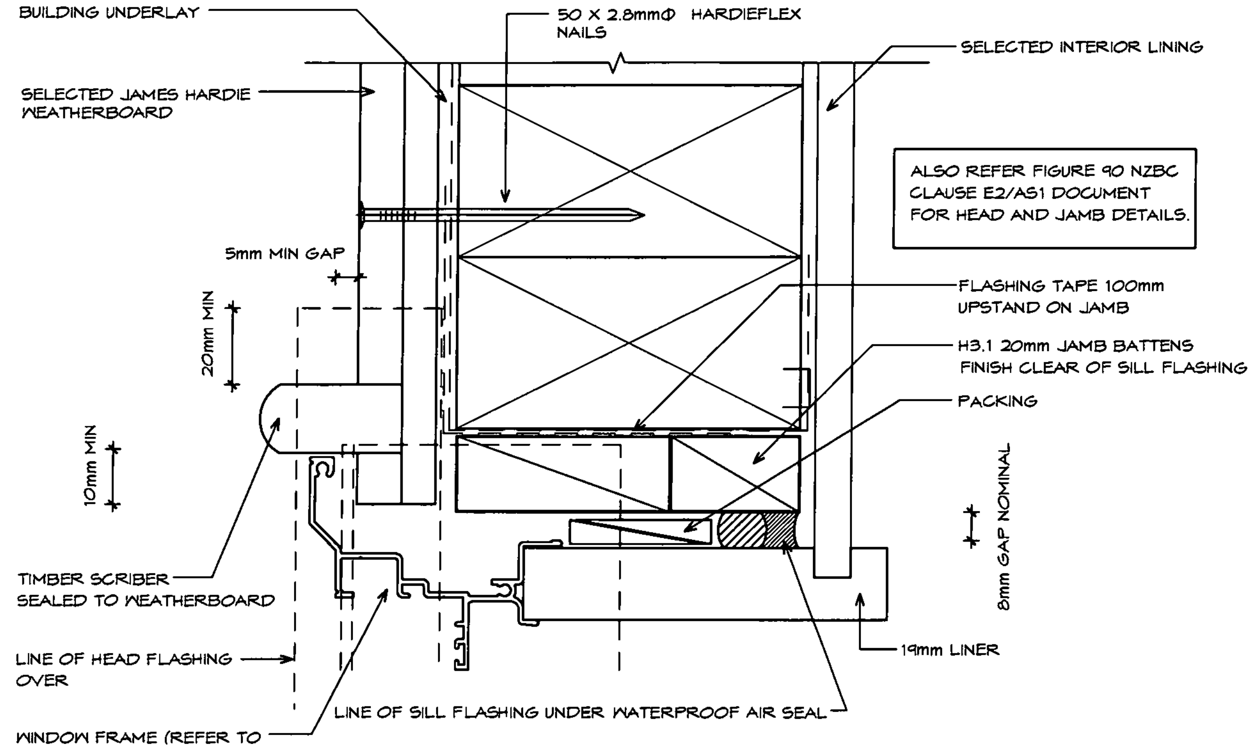
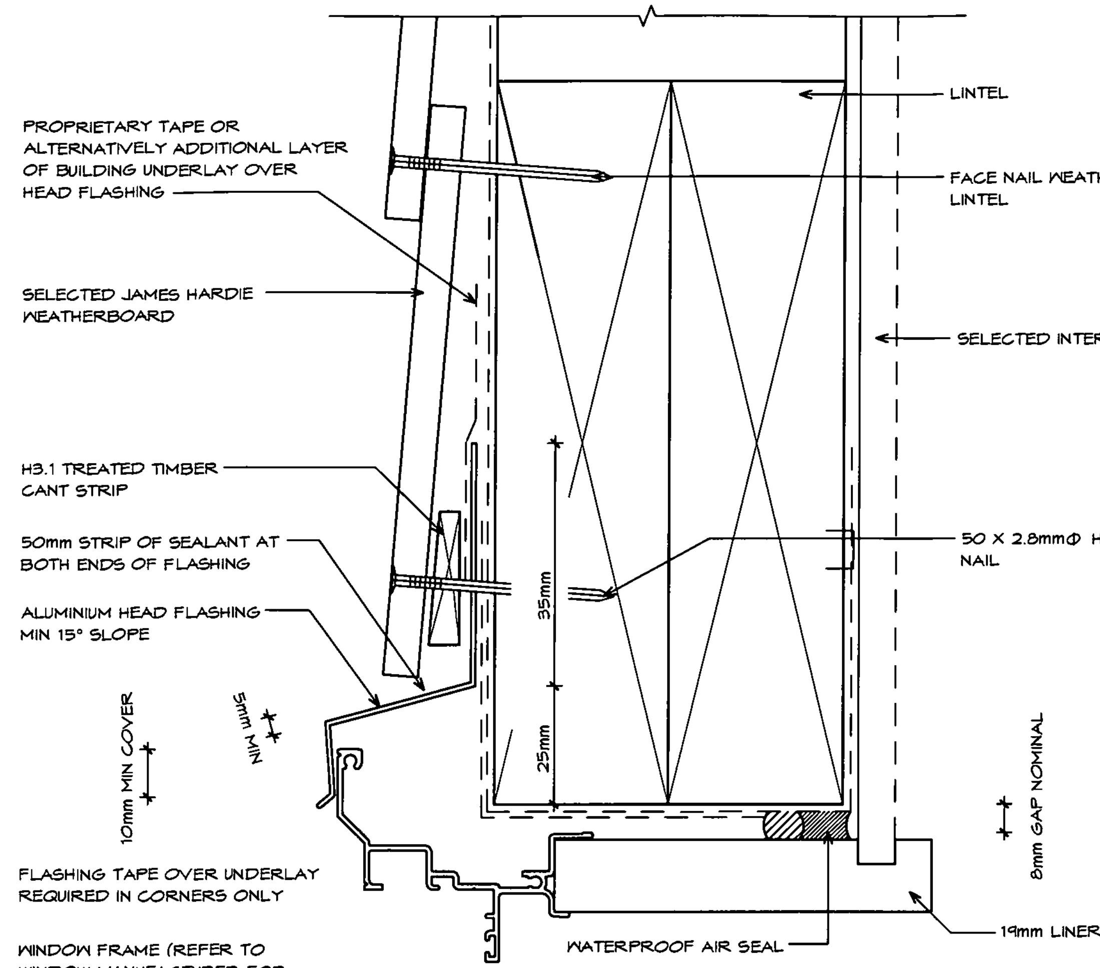


6/2 DIRECT FIXED JAMB DETAIL

SCALE 1:2

TO BE READ IN CONJUNCTION WITH JAMES HARDIE DETAILS

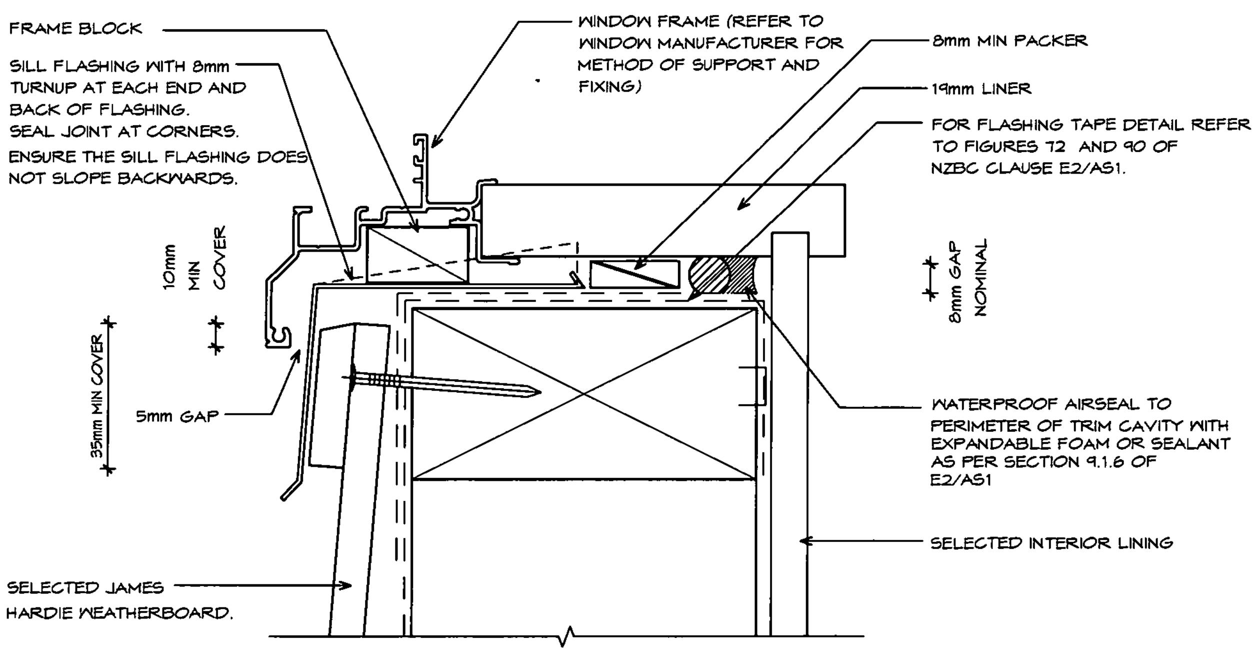


8/2 DIRECT FIXED HEAD DETAIL

SCALE 1:2

NOTE:
SEALANT BETWEEN HEAD FLASHING AND WINDOW FLANGE IN VH AND EH WIND ZONES AND SED PROJECTS. REFER FIGURE 71 OF E2/AS1
TO BE READ IN CONJUNCTION WITH JAMES HARDIE DETAILS

REFER TO HARDIES SPECIFICTION & DETAILS



7/2 DIRECT FIXED SILL DETAIL

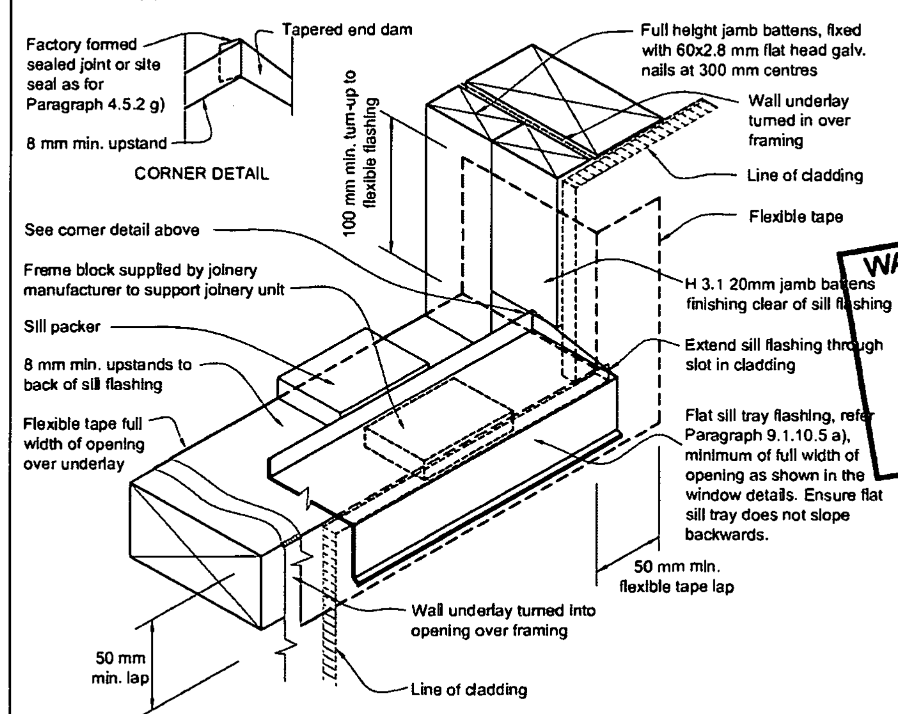
SCALE 1:2

GENERAL NOTES FOR MATERIALS SELECTION

1. FLASHING MATERIALS MUST BE SELECTED BASED ON ENVIRONMENTAL EXPOSURE, REFER TO NZS 3604 AND TABLE 20 OF NZBC 'E2/AS1'.
2. BUILDING UNDERLAY MUST COMPLY WITH ACCEPTABLE SOLUTION 'E2/AS1' AND NZS 3604.
3. FLASHING TAPE MUST HAVE PROVEN COMPATIBILITY WITH THE SELECTED BUILDING UNDERLAY AND OTHER MATERIALS WITH WHICH IT COMES INTO CONTACT AS PER TABLE 21 OF 'E2/AS1'.

REFER TO THE MANUFACTURER OR SUPPLIER FOR TECHNICAL INFORMATION FOR THESE MATERIALS
TO BE READ IN CONJUNCTION WITH JAMES HARDIE DETAILS

NOTE:
(1) Detailed *cladding* omitted for clarity, refer to specific *claddings*.
(2) Sill *flashing* shall extend back past the condensation channel of the window.
(3) Head to be treated similarly with continuous *building underlay* and *flexible tape* at corners.
(4) Refer individual *cladding* details for jamb *flashings* and sill tray return requirements



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HARDIES WINDOW DETAILS

SCALE 1:2

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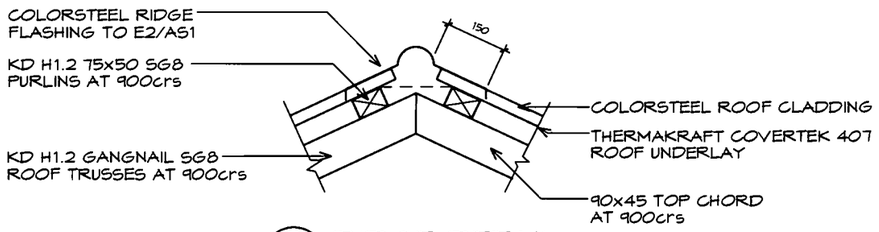
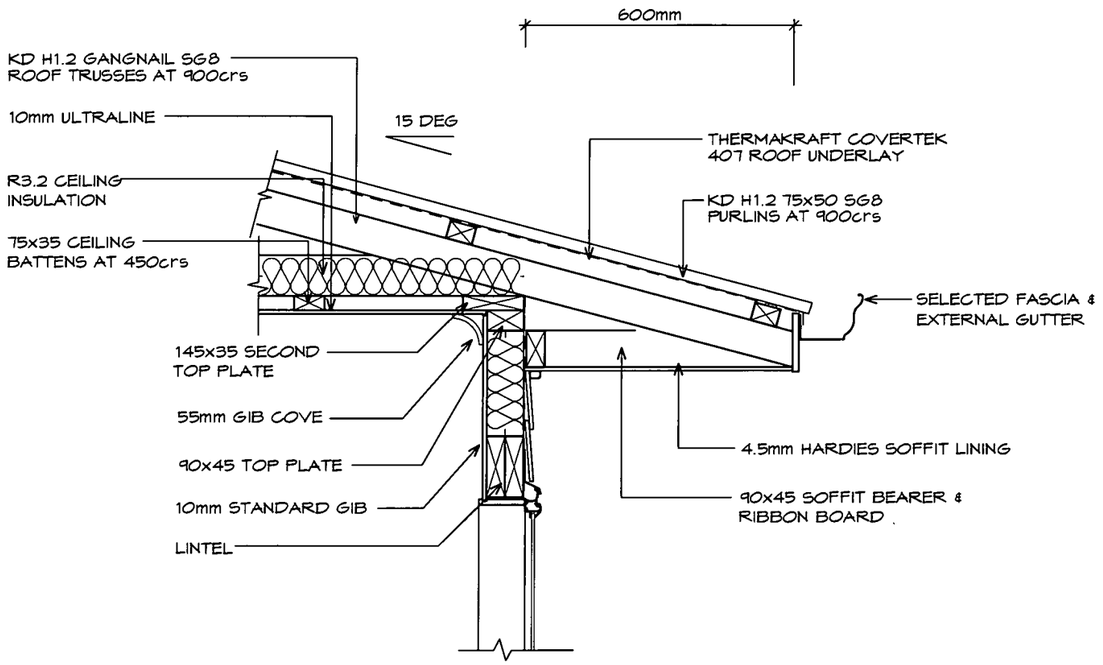
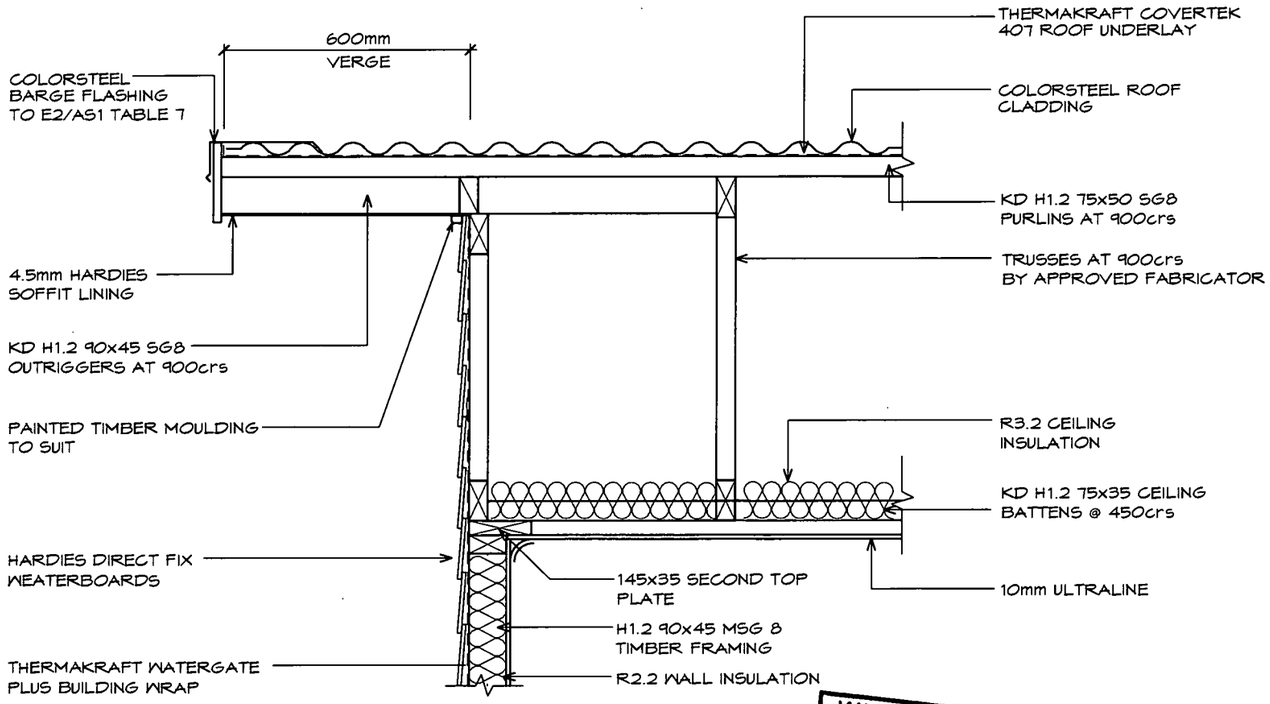
JOB NO:	SHEET NO: 15	PROFESSIONAL CAD SYSTEMS LTD Architectural design & 3D modelling CAD Software, Training, Support 07 848 2005 www.procadsys.co.nz



10/4 RIDGE DETAIL
SCALE 1:15



11/4 EAVES DETAIL



12/6 VERGE DETAIL
SCALE 1:15

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LICENSED BUILDING PRACTITIONERS

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AT 2010 STATE HIGHWAY 23 WHATAWHATA

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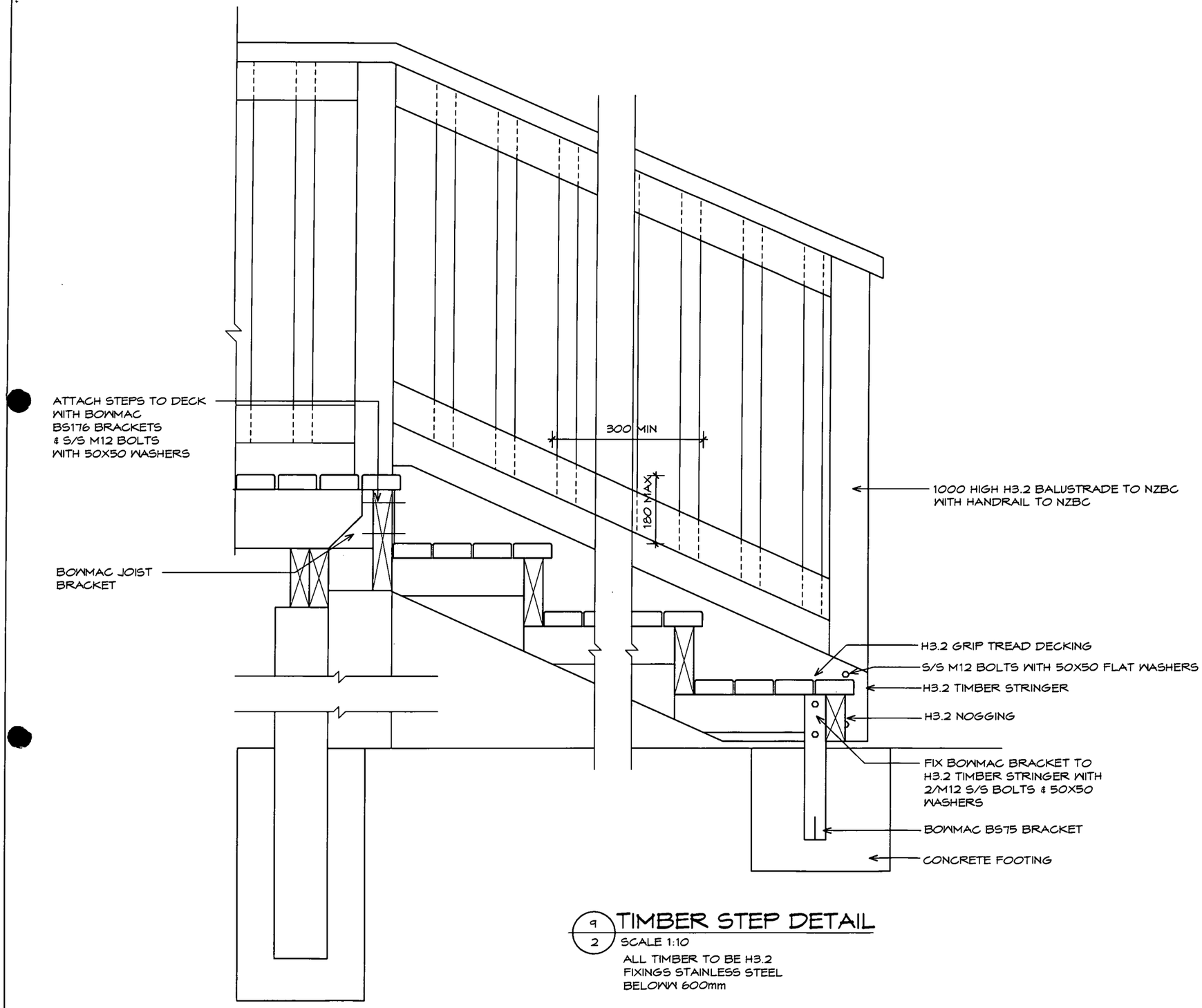
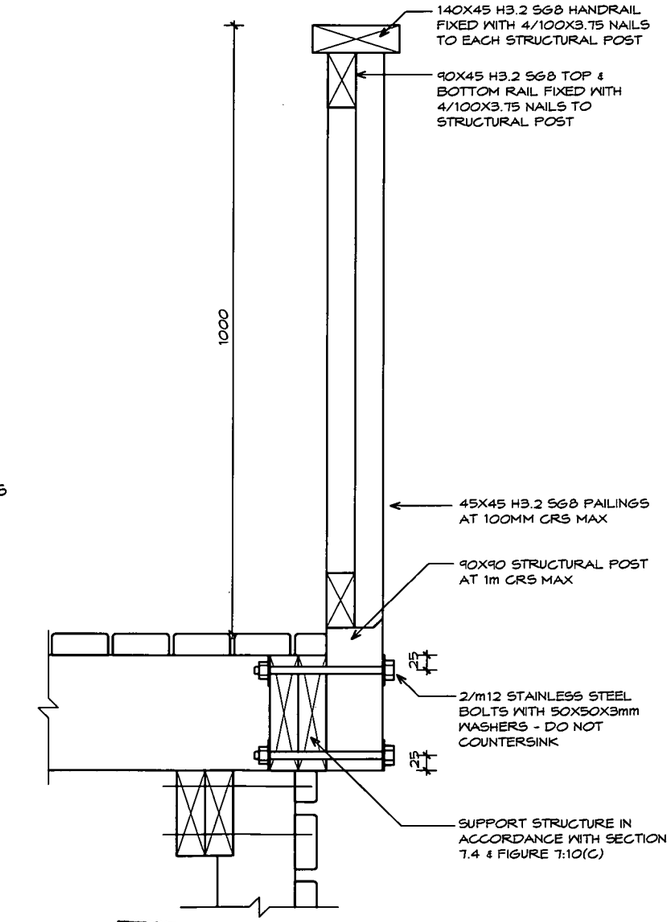


9/2 TIMBER STEP DETAIL

SCALE 1:10

ALL TIMBER TO BE H3.2
FIXINGS STAINLESS STEEL
BELOW 600mm



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	HAIL0064/15	Christine Cunningham

Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

18 May 2015

Postal Address
Private Bag 544
Ngaruawahia, 3742
New Zealand

0800 492 452
www.waikatodistrict.govt.nz

Kiwi Designer Homes
PO Box 10562
Te Rapa
HAMILTON 3241

Dear Sir/Madam

Property Enquiry - HAIL report

Further to your request for details of whether or not council records indicate that an activity or industry described in the Ministry for the Environment Hazardous Activities and Industries List (HAIL) is being, has been or is more likely than not to have been undertaken on a piece of land I can advise the following:

Property address: **2010 State Highway 23 WAITETUNA**
VNZ Property ID: **06371/115.01**
Legal description: **PT LOT 1 DPS 39836**

No record of a HAIL activity has been found on council records

The following records (where applicable) were reviewed in this assessment:

Property file including any parent property file from which the property was developed
Waikato District Council Land Use Register
Waikato Regional Council Selected Land Use Register
Subdivision Consent files
Land Use Consent files
Building Consent files
Aerial Photography – Note no historical aerial photography was reviewed for this site as none was available from the Waikato Regional Council

Disclaimer:

This information is based on records held by the Council and/or Waikato Regional Council and reflects the council's current understanding of the site. The council does not accept any liability for any inaccuracy of this information or liability for any loss or damage suffered by any person acting or refraining from acting on this information.

If this information indicates that no record of a HAIL activity has been identified on council records, this does not imply that no HAIL activity has been undertaken on the site. This simply means that the council holds no record of a HAIL activity being undertaken on the property at this point in time. However, council records may be incomplete.

Similarly, if one HAIL activity is identified, this does not preclude another HAIL activity having been undertaken of which no record is held. If an activity is proposed to be undertaken on the site that is covered by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES), council retains the right to seek further information on the site history of the subject property. Where pastoral farming activities have been identified, Council may seek information in respect of cadmium in soil resulting from application of superphosphate fertiliser if residential activities are proposed.

If you have any queries please feel free to call me.

Yours faithfully

Alan Parkes
Environmental Health Team Leader

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.

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

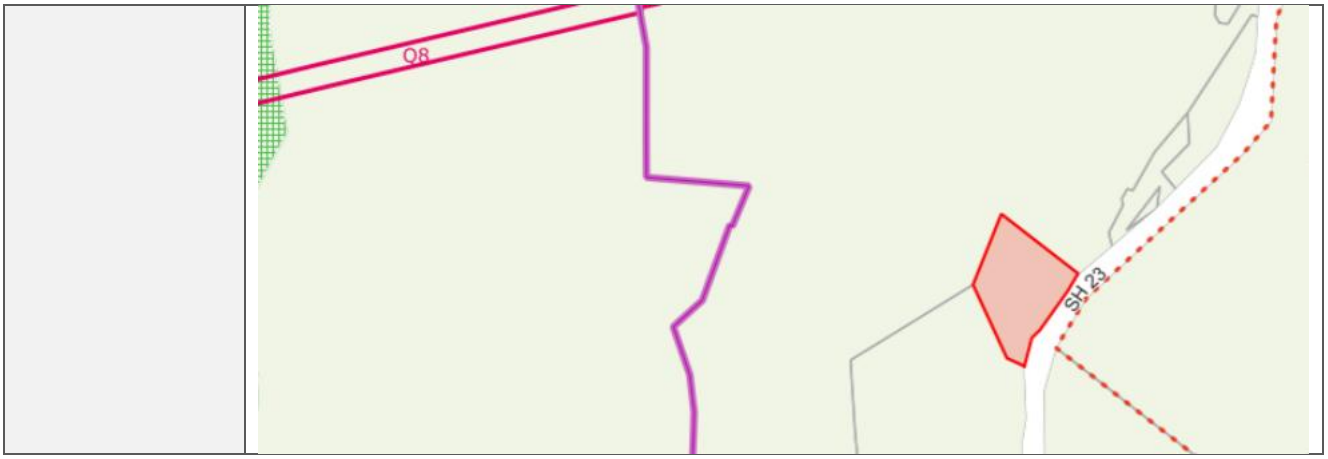
2010 State Highway 23 WAITETUNA

Created:
Monday 08 June 2026 08:05:54

Issue Date: 8/06/2026

LAND INFORMATION

Land Information	
Land No	514460
Linz No /Parcel ID	4459779
Legal Desc	PT LOT 1 DPS 39836 PT LOT 174A KARAMU PSH
Land Area	1.3751


Q8
SH 23

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

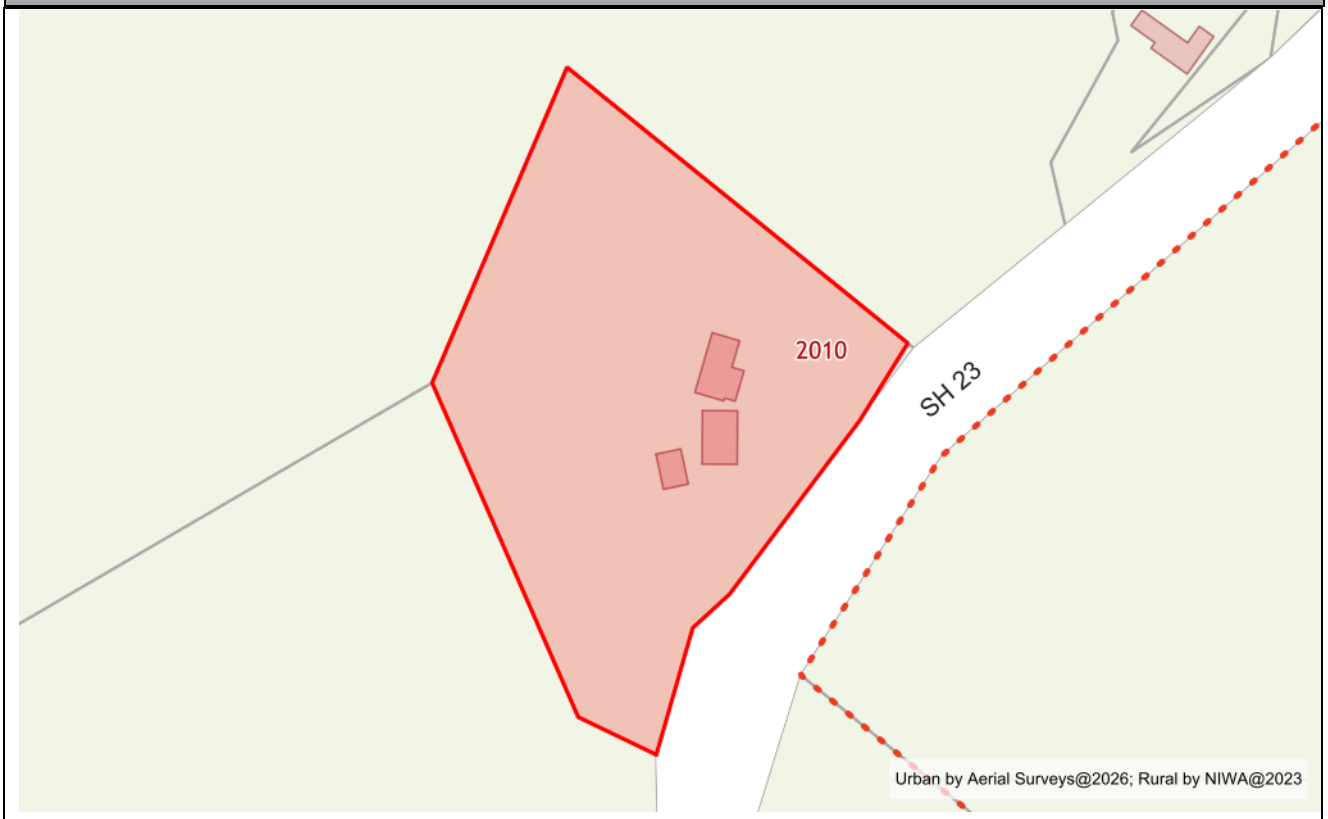
Issue Date: 8/06/2026

Land Resource Information			
Property No	1013077	Assessment	06371/115.01
Property Address	2010 State Highway 23 WAITETUNA		
Land Hazard HAIL Register			
Hazard Type			
Description			

No data available

Land Cover – Slope	E +D
Land Cover - Rock	(Mo)/Gw+Us

MAP



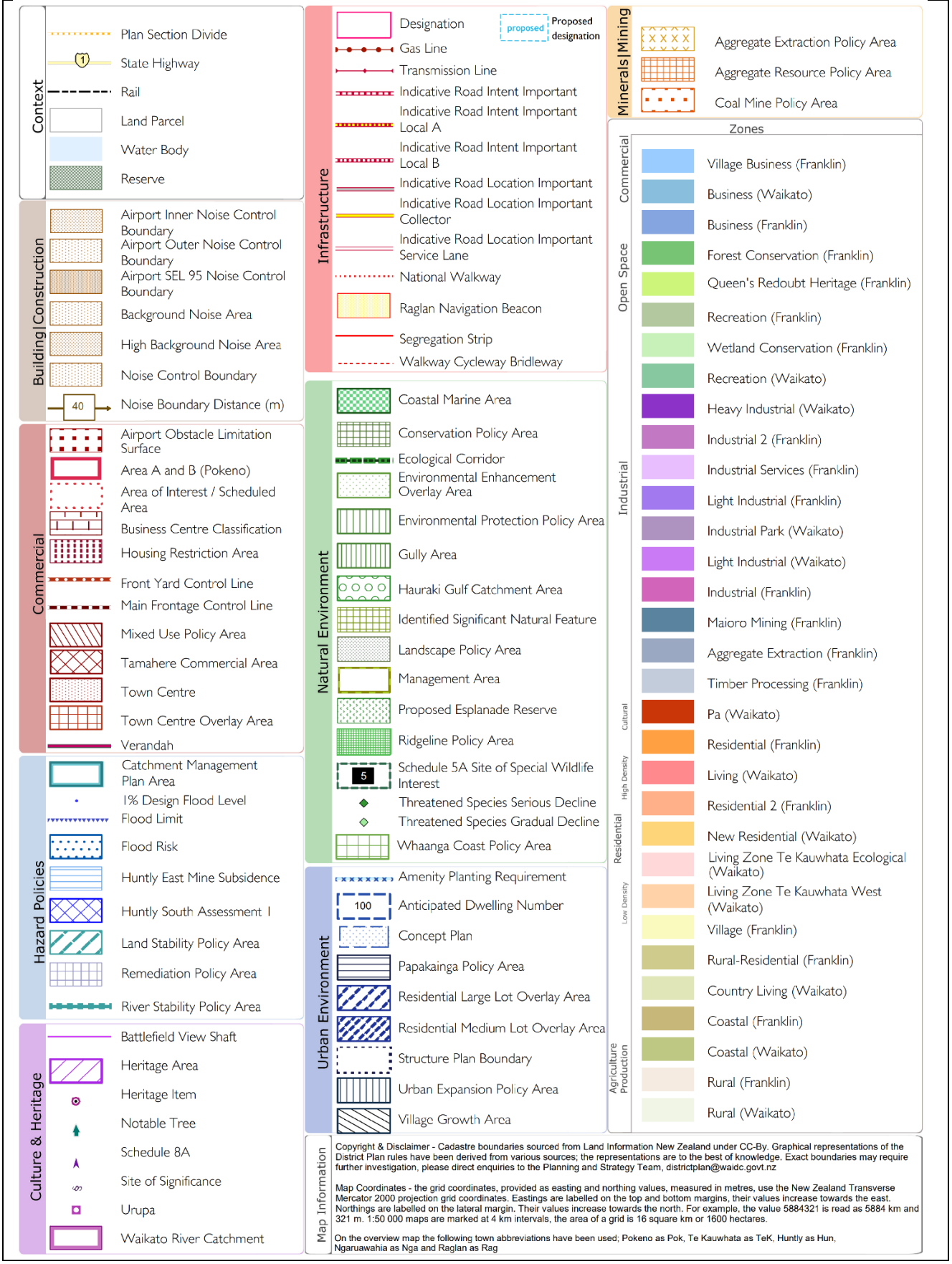
Issue Date: 8/06/2026

Operative District Plan Information

Property No	1013077	Assessment	06371/115.01
Property Address	2010 State Highway 23 WAITETUNA		
Zone	Rural,		
Policy/Special Control	Waikato River Catchment,		

OPERATIVE DISTRICT PLAN MAP

LEGEND

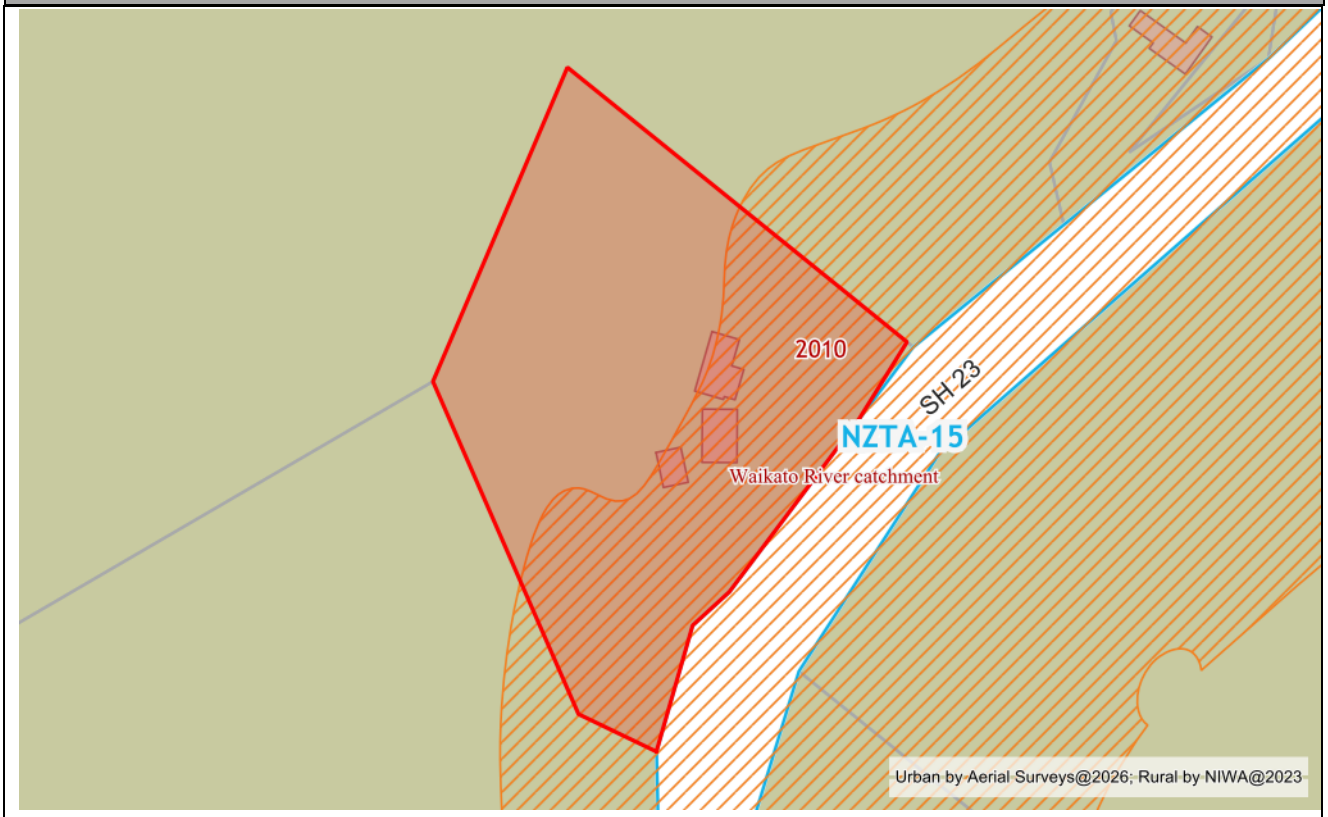


WAIKATO DISTRICT PLAN – OPERATIVE IN PART MAP

LEGEND

Refer Separate Legend

MAP



Issue Date: 8/06/2026

Waikato District Plan – Operative in Part Information			
Property No	1013077	Assessment	06371/115.01
Property Address	2010 State Highway 23 WAITETUNA		
Zone	GRUZ - General rural zone,		
Overlay	State highway noise control boundary, Waikato River catchment,		

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

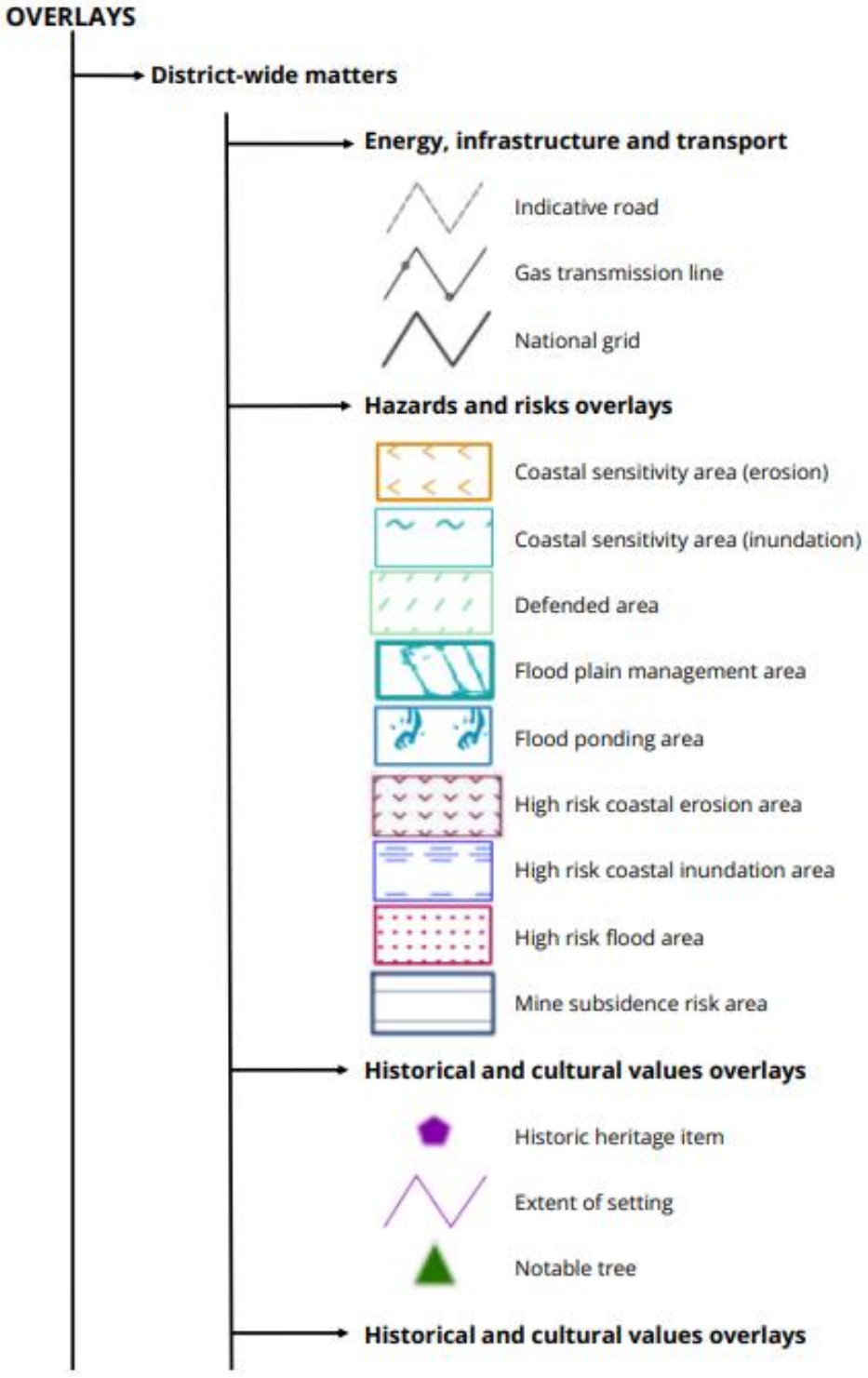
Precincts

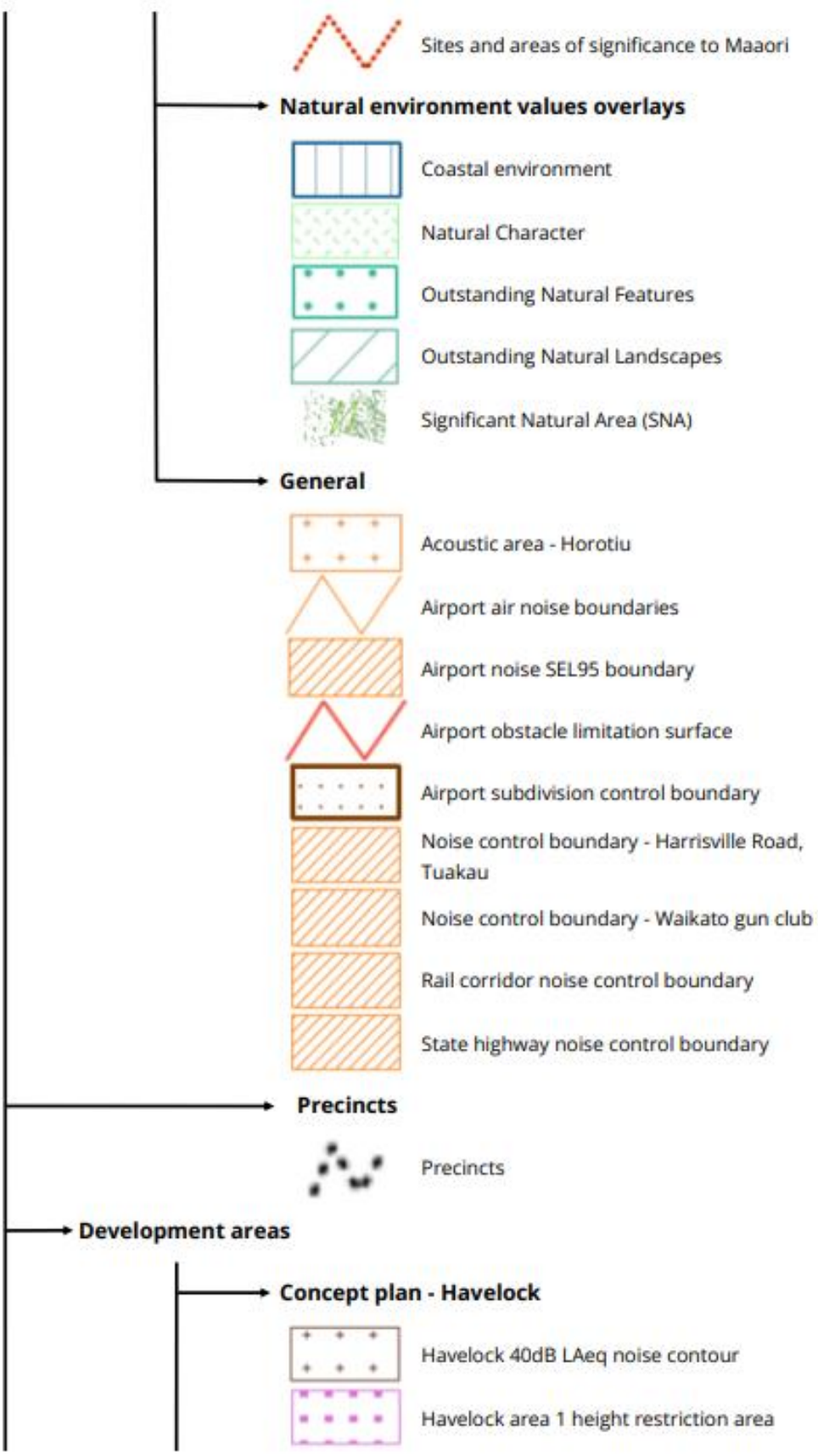
- Precincts

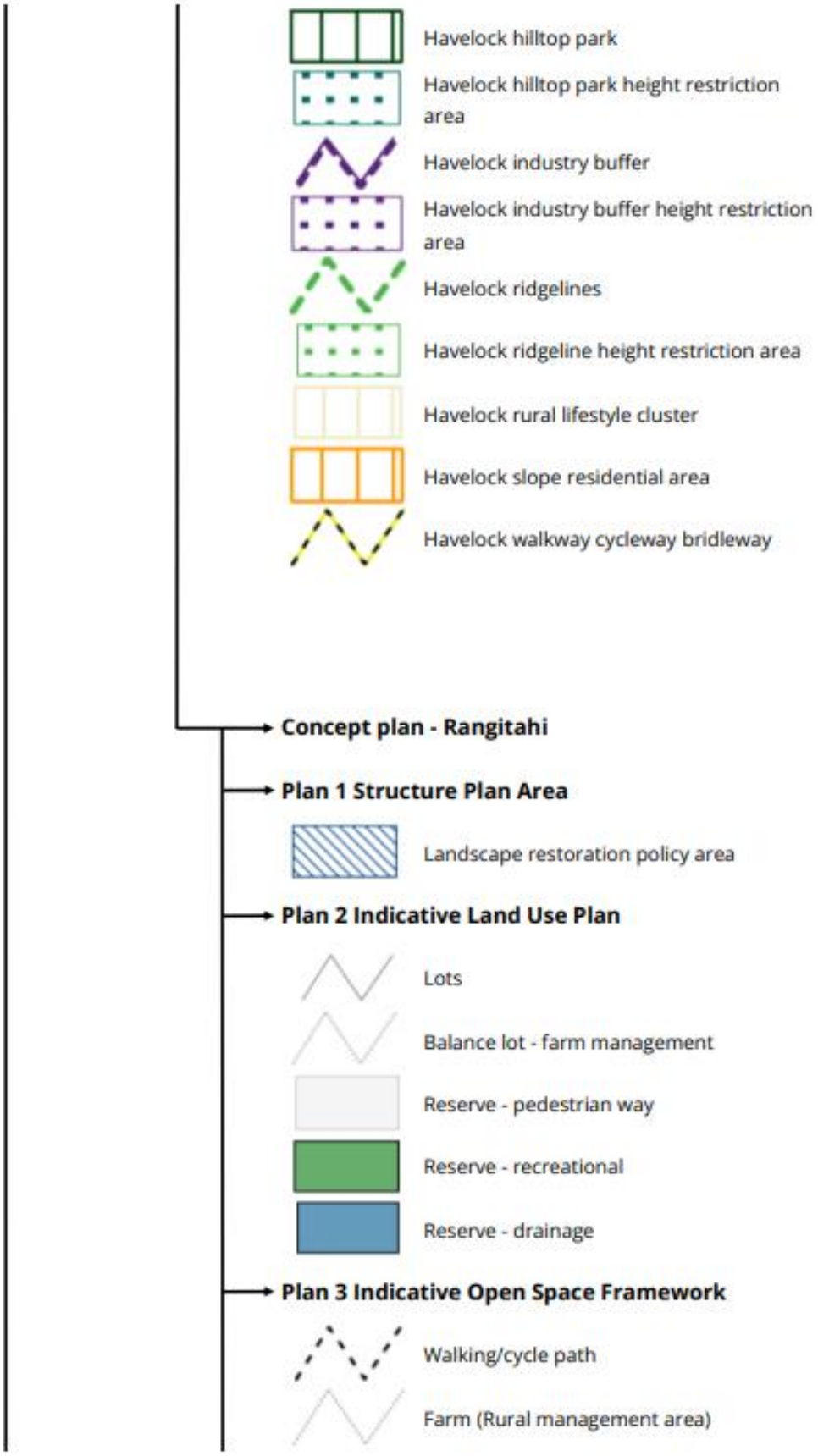
Specific controls Residential zones

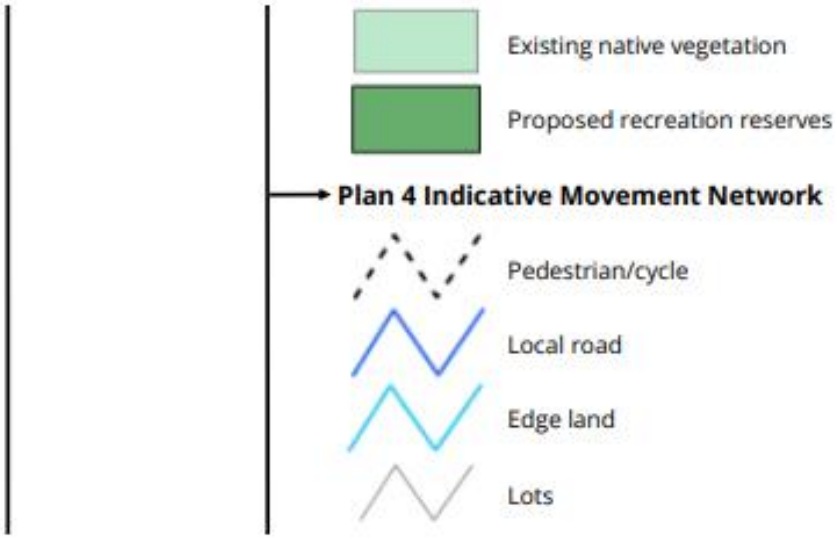
- Geotechnical limitation area
- Tuurangawaewae Marae surrounds
- Tuurangawaewae Marae Outlook High Potential Effects Area
- Tuurangawaewae Marae building Height Assessment Overlay
- Outer intensification area

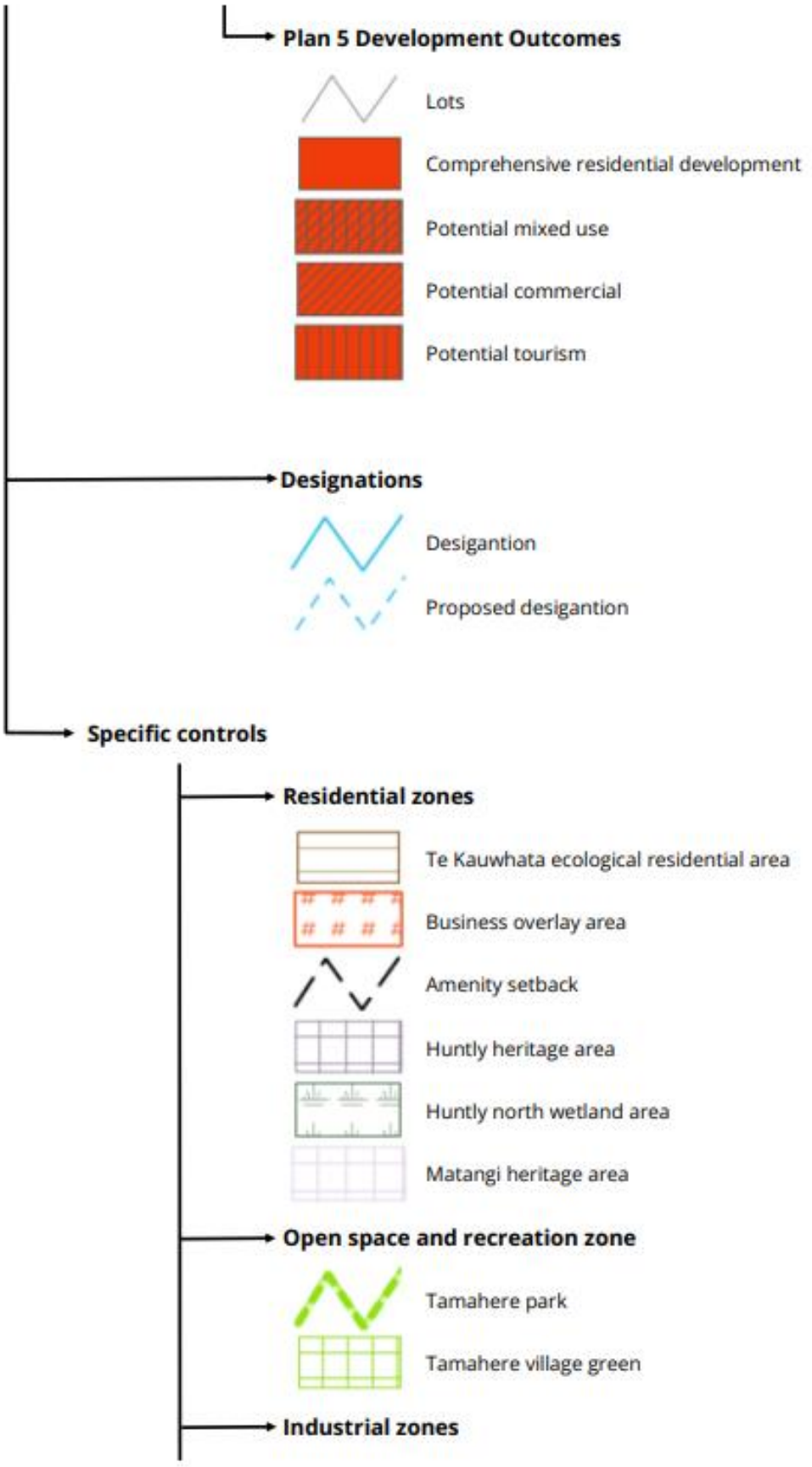
OPERATIVE IN PART

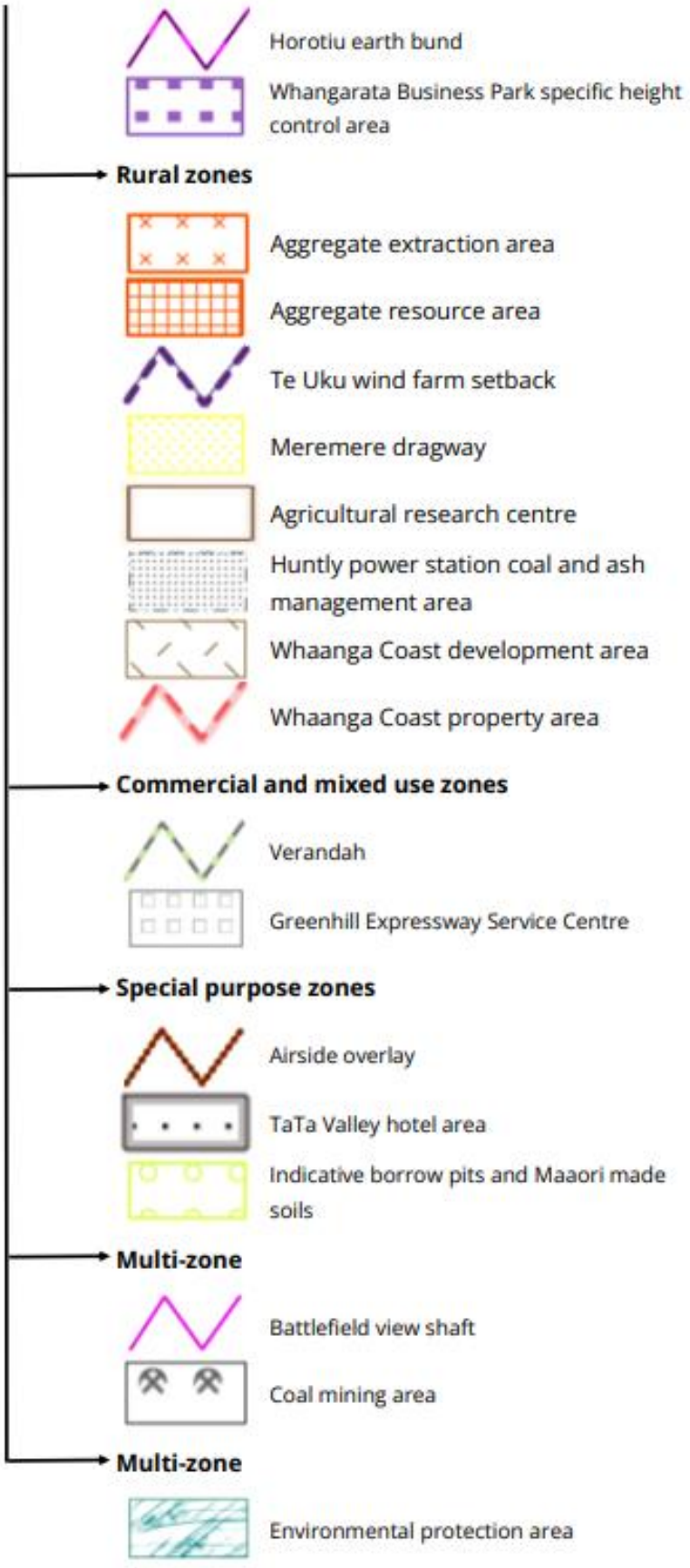



Sites and areas of significance to Maaori
Natural environment values overlays
Coastal environment
Natural Character
Outstanding Natural Features
Outstanding Natural Landscapes
Significant Natural Area (SNA)
General
Acoustic area - Horotiu
Airport air noise boundaries
Airport noise SEL95 boundary
Airport obstacle limitation surface
Airport subdivision control boundary
Noise control boundary - Harrisville Road, Tuakau
Noise control boundary - Waikato gun club
Rail corridor noise control boundary
State highway noise control boundary
Precincts
Precincts
Development areas
Concept plan - Havelock
Havelock 40dB LAeq noise contour
Havelock area 1 height restriction area


Havelock hilltop park
Havelock hilltop park height restriction area
Havelock industry buffer
Havelock industry buffer height restriction area
Havelock ridgelines
Havelock ridgeline height restriction area
Havelock rural lifestyle cluster
Havelock slope residential area
Havelock walkway cycleway bridleway
Concept plan - Rangitahi
Plan 1 Structure Plan Area
Landscape restoration policy area
Plan 2 Indicative Land Use Plan
Lots
Balance lot - farm management
Reserve - pedestrian way
Reserve - recreational
Reserve - drainage
Plan 3 Indicative Open Space Framework
Walking/cycle path
Farm (Rural management area)






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

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

GIZ - General industrial zone

Special purpose zones

MAZ - Mercer airport zone

MSRZ - Motorsport and recreation zone

CORZ - Corrections zone

BTZ - Business Tamahere zone

HOPZ - Hopuhopu zone

RPZ - Rangitahi Peninsula zone

TKAZ - Te Kowhai airpark zone

FUZ - Future urban zone

MTZ - Matangi zone

TTZ - TaTa Valley zone

KLZ - Kimihia lakes zone

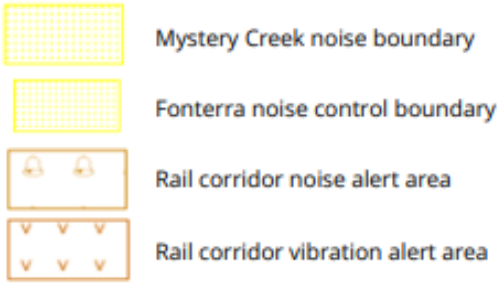
APPEALS

Appeals

Appeals

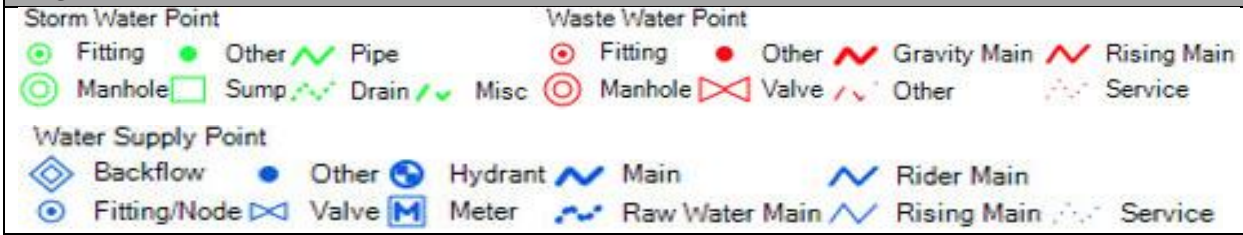
ADDITIONAL INFORMATION

Additional Information



UTILITIES MAP

LEGEND



MAP

Issue Date: 8/06/2026

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: 8/06/2026

Solid Waste Information			
Property No	1013077	Assessment	06371/115.01
Property Address	2010 State Highway 23 WAITETUNA		
Contract Name			
Day Name			