PROPERTY INFORMATION PACK

WAITATI

800 Mount Cargill Road

PRESENTED BY

Kirsty Coulter

nidd.co.nz

WAITATI

800 Mount Cargill

3 1 OSP

FOR SALE BY TENDER
Tender Closing 6pm, Wed 18th March 2020.

LAND AREA
2.5635 ha more or less

BUILDING AREA
Approximately 171 m^2

OUTGOINGS
Council Rates $1,796.23 pa

C.V.
$600,000

LEGAL DESCRIPTION
567373 - Lot 1 Deposited Plan 448497

Kirsty Coulter
Property Consultant

MOBILE 027 311 4445
DIRECT 425 9943
EMAIL kirsty.coulter@nidd.co.nz
WEB nidd.co.nz

This Property Information has been supplied by the DCC. Nidd Realty cannot warrant the content or completeness of this document. We have used our best endeavours to provide complete documentation and correct information.

Potential purchasers should not be confined to the material herein and should always undertake their own due diligence on all aspects of the property.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **567373**
Land Registration District **Otago**
Date Issued 19 December 2011

Prior References
OT16B/429

Estate	Fee Simple
Area	2.5635 hectares more or less
Legal Description	Lot 1 Deposited Plan 448497

Registered Owners
Craig Wilson, Julian Temple Wilson and GCA Legal Trustee 2015 Limited

Interests

Subject to a right to convey electricity easement (in gross) over part marked B on DP 448497 in favour of OtagoNet Limited created by Easement Instrument 7477495.1 - 26.7.2007 at 9:00 am

Subject to a right of way over part marked A on DP 448497 created by Easement Instrument 8914614.2 - 19.12.2011 at 9:02 am

Appurtenant hereto is a right to convey telecommunications and computer media created by Easement Instrument 8914614.2 - 19.12.2011 at 9:02 am

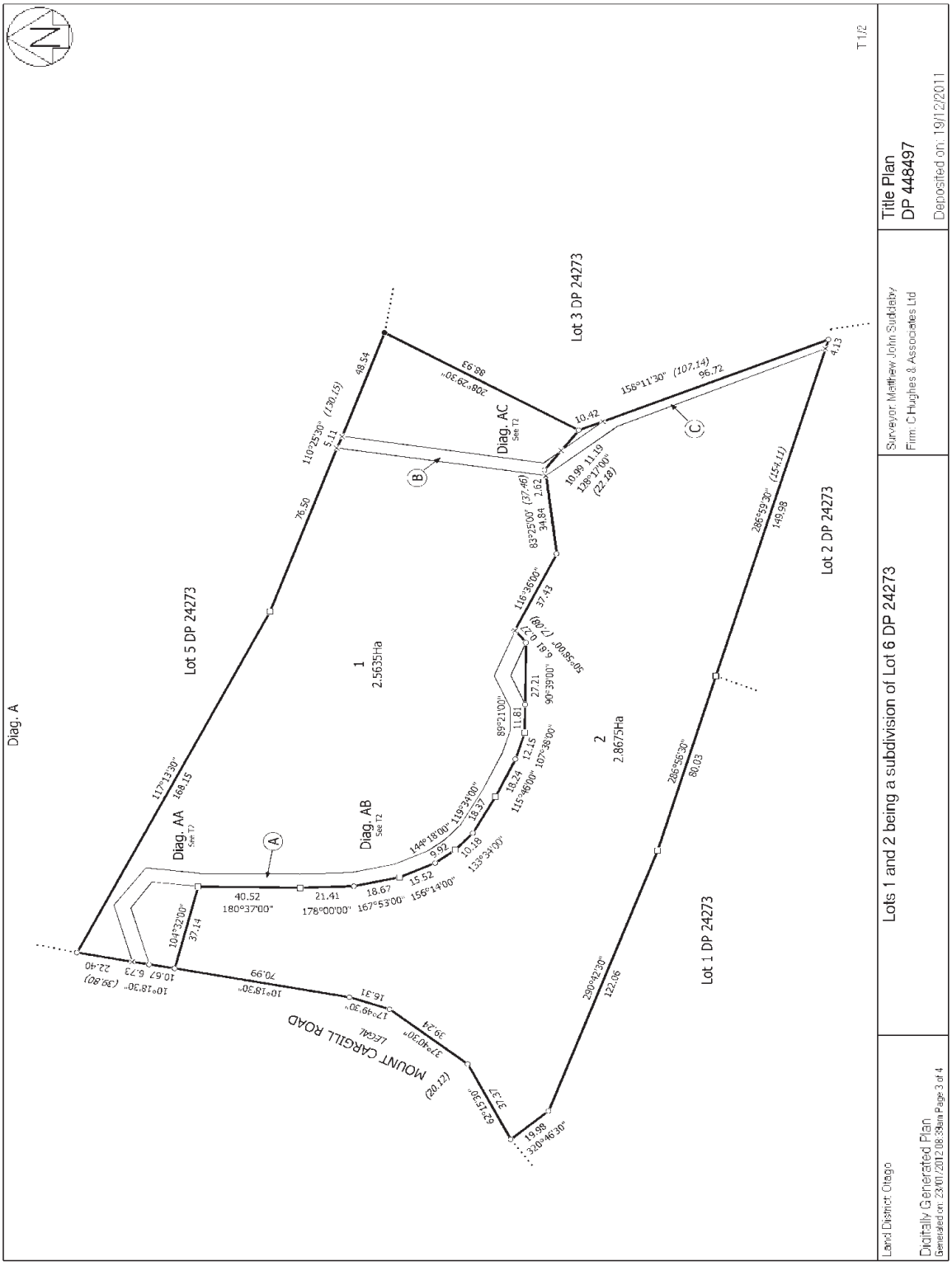
The easements created by Easement Instrument 8914614.2 are subject to Section 243 (a) Resource Management Act 1991

Fencing Covenant in Transfer 8955578.2 - 24.1.2012 at 11:00 am

8955578.3 Mortgage to ASB Bank Limited - 24.1.2012 at 11:00 am

11108907.3 Surrender of the right of way created by Easement Instrument 8914614.2 as appurtenant to part Lot 2 DP 502402 formerly Lot 2 DP 448497 - 10.5.2018 at 12:33 pm

Identifier **567373**



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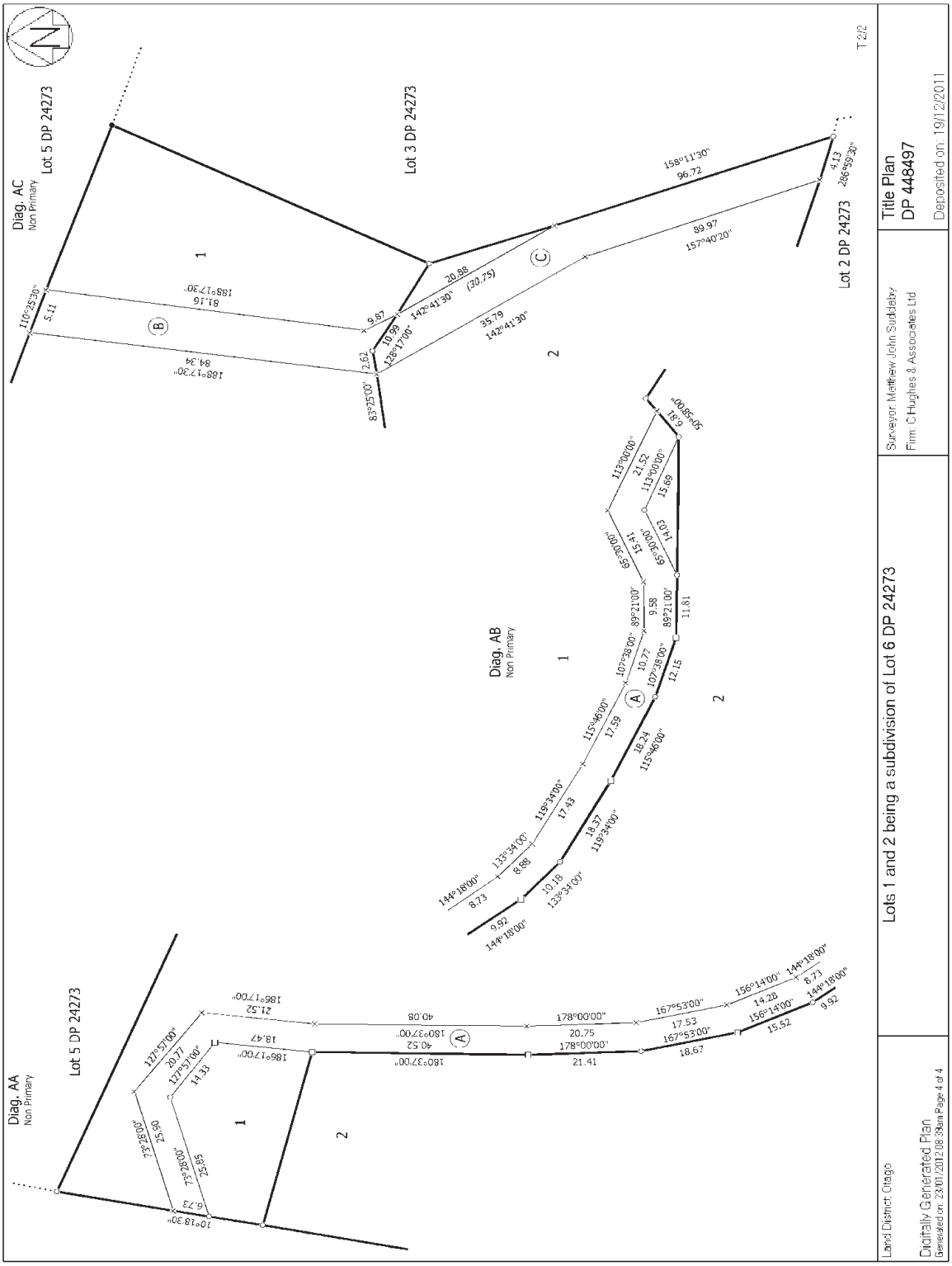


Photographic Map

Scale at A4:

1:3,000

27/02/2020
4:22:13 PM

N

PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

Dunedin City Council Property Report

PROPERTY DETAILS

Property Key	5117783
Print Date	27/02/2020 04:20 PM
Address	800 Mount Cargill Road Waitati
Property Type	Rapid
Property Name	
Legal Description	LOT 1 DP 448497

BUILDING PERMITS/CONSENTS

Building Consent

Details			
Erect Lean-To Barn on Property			
Number		**Status**	**Started**
ABA-2012-217		CCC Issued	20/02/2012
PIM	**BC**	**ICC**	**CCC**
	14/03/2012		24/06/2014

Details			
Erect Farm Implement Shed			
Number		**Status**	**Started**
ABA-1999-348219 (ABA992906)		Archived	22/10/1999
PIM	**BC**	**ICC**	**CCC**
05/11/1999	05/11/1999		

Details			
Erect Dwelling			
Number		**Status**	**Started**
ABA-2002-296962 (ABA21476)		CCC Issued	10/06/2002
PIM	**BC**	**ICC**	**CCC**
27/06/2002	27/06/2002		16/01/2012

BUILDING ACT - OTHER

PIM

Details
Erect Lean-To Barn on Property

Number	Status	Started
PIM-2012-107	PIM Issued	20/02/2012

PIM
14/03/2012

PROPERTY ANALYSIS

NOTE: The Property Analysis section is additional information recorded in the computer system for your property. Full details of items can be obtained by requesting a Land Information Memorandum or Land Information Report from the Council Information Management Unit.

DISCLAIMER

The information in this report is provided in accordance with Sections 216 and 217 of the Building Act 2004.

No person should rely on this information without seeking appropriate, independent and professional advice.

Every care has been taken to ensure that the information supplied is accurate however Council does not give any guarantees, undertakings or warranties concerning the accuracy, completeness or up-to-date nature of the information provided and disclaims all liability whatsoever for any error, inaccuracy, irrelevance or incompleteness of the information.

The information provided does not constitute a Land Information Memorandum (LIM).

DEFINITION OF "STATUS" OF BUILDING CONSENTS

CCC REFUSED/ARCHIVED CONSENTS: In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.

LAPSED CONSENTS: Section 52 of the Building Act 2004 requires that a building consent shall lapse and be of no further effect if work has not commenced within 12 months after the date of issue, or any further period allowed by the Building Consent Authority.

The application will be given a status of LAPSED if no extension of time to this period is applied for. This means that a new consent will be required if the work were to take place in the future.
NOTE: This is NOT a comprehensive list of all building consent statuses.

DEFINITION OF "ABBREVIATIONS"

Pim = Project Information Memorandum
BC = Building Consent
ICC = Interim Code Compliance Certificate
CCC = Code Compliance Certificate
CER = Certifier
COA = Certificate of Acceptance
NTF = Notice to Fix
AMD = Amendment to a Building Consent


S45°46'26.4"
800 Mt Cargill Rd, Mt Cargill, New Zealand
10 M house
lean-to shed
existing garage
12 M boundry
water tank
DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS
ABA: 20 - 217
Image © 2012 GeoEye
© 2012 Whereis® Sensis Pty Ltd
63 m
Google earth
Imagery Date: 9/6/2011
2004
45°46'28.97" S 170°34'34.02" E elev 220 m
Eye alt 447 m

DCC COPY

As Built Plan
Received by: [illegible]
Date: 29/1/2014
ABA No: 2012-217

Schematic of Hot Water System (AS BUILT)

Duffill Watts Consulting Group

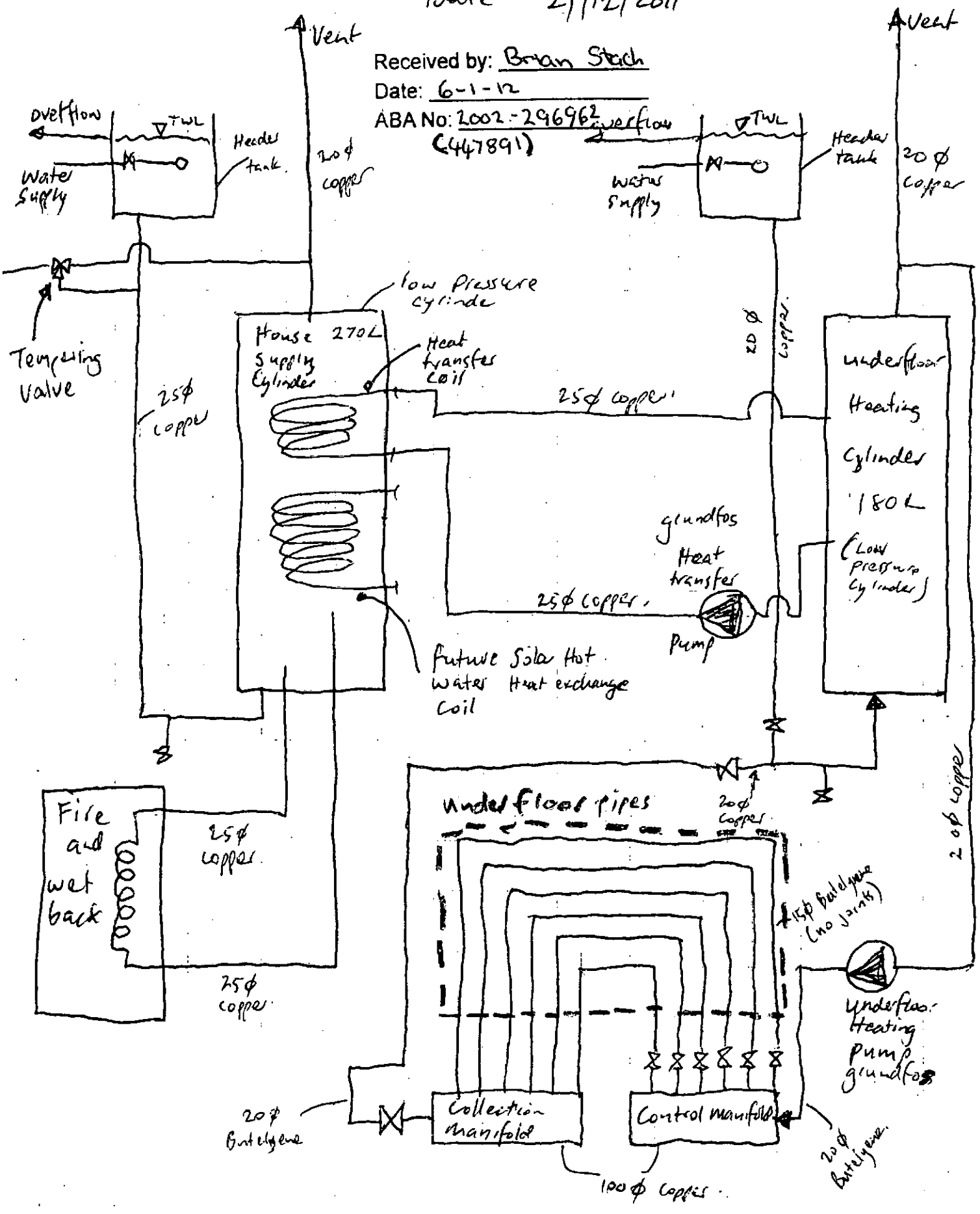
800 MT CARGILL Rd

Drawn : HNC

Not to Scale.

Date 29/12/2011

Received by: Brian Stach
Date: 6-1-12
ABA No: 2002-296962 (447891)



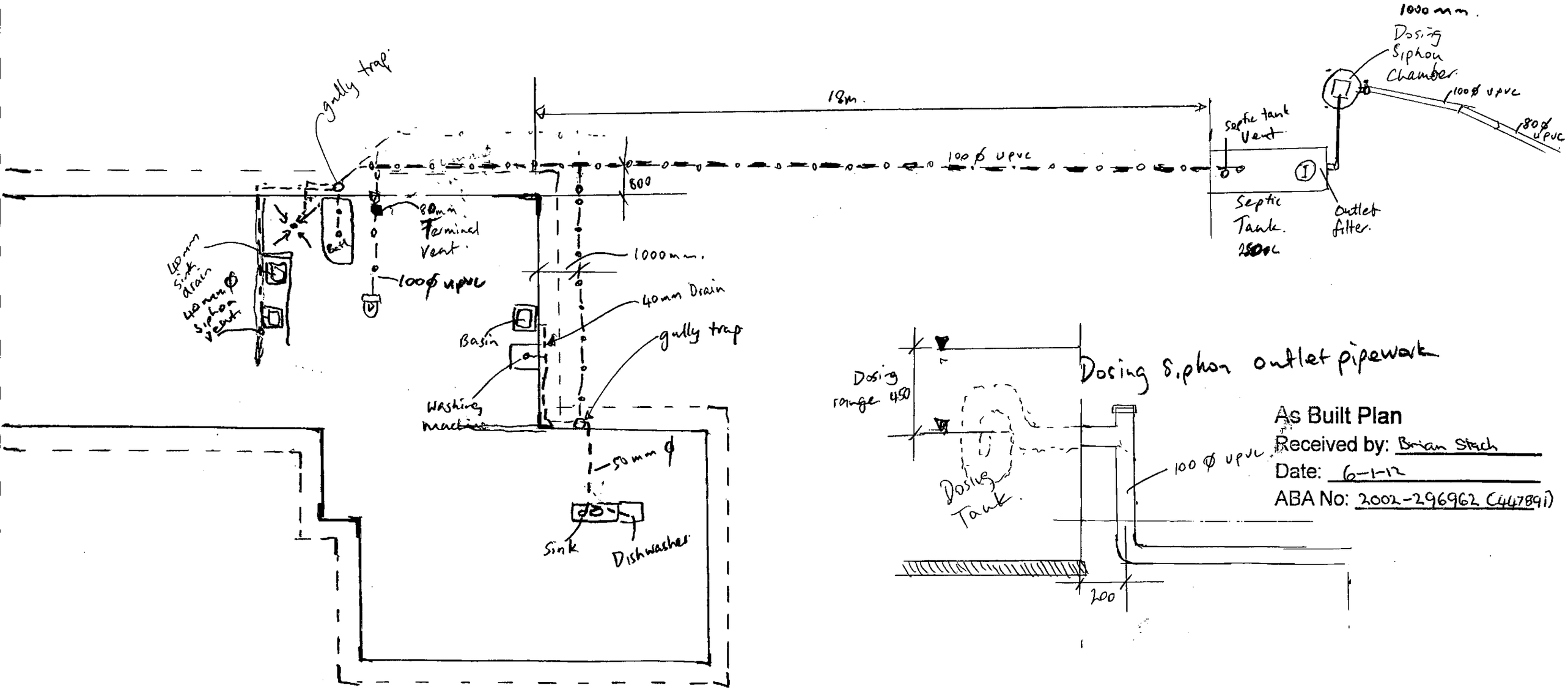
Sewerage As Built Plan.

Scale 1:100

Drawn : HNC

Date Jan 2012.

ABA - 2002-296962 (447891)



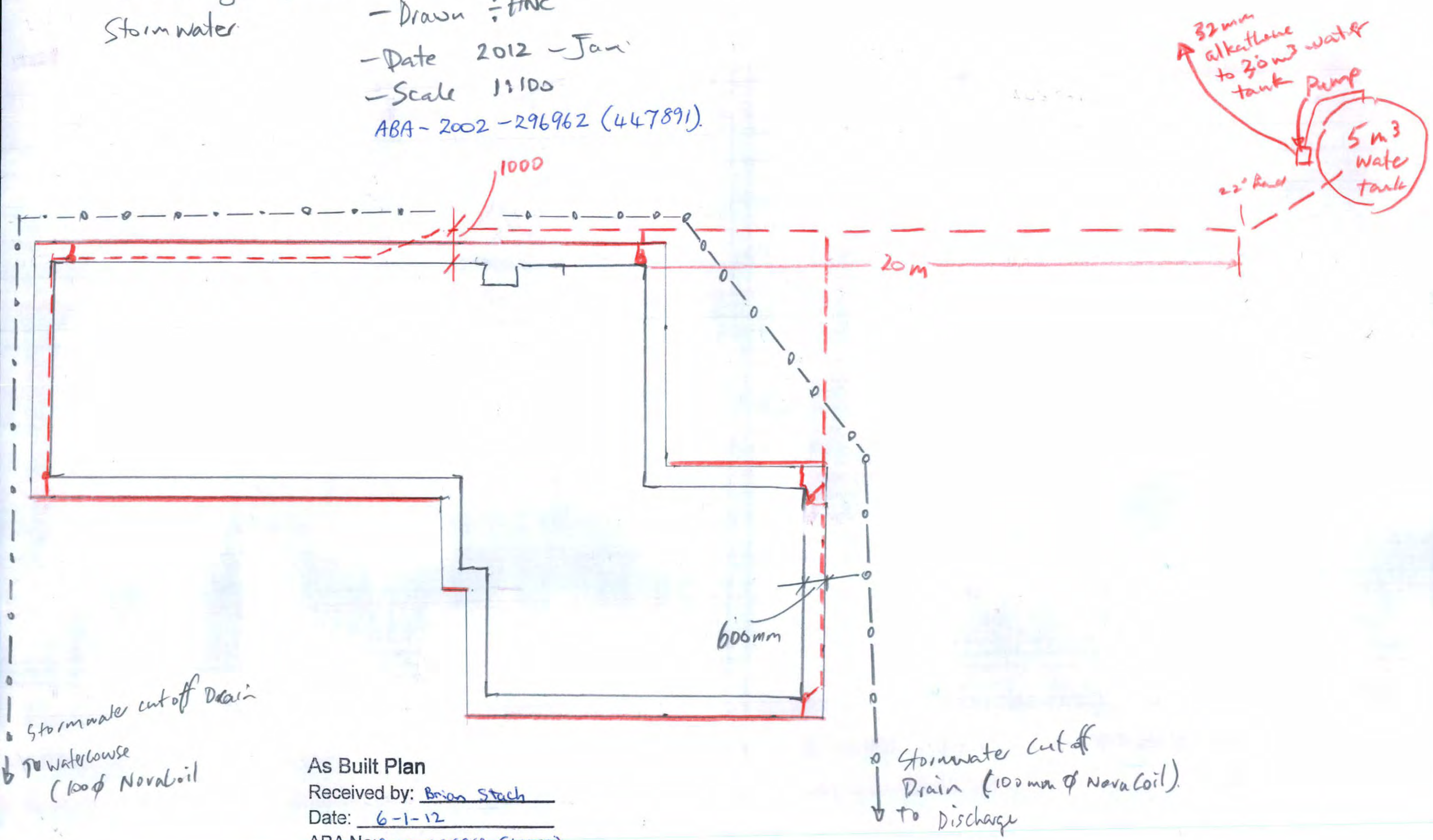
As Built Plan
Received by: Brian Stach
Date: 6-1-12
ABA No: 2002-296962 (447891)

Drainage Plan – As Built

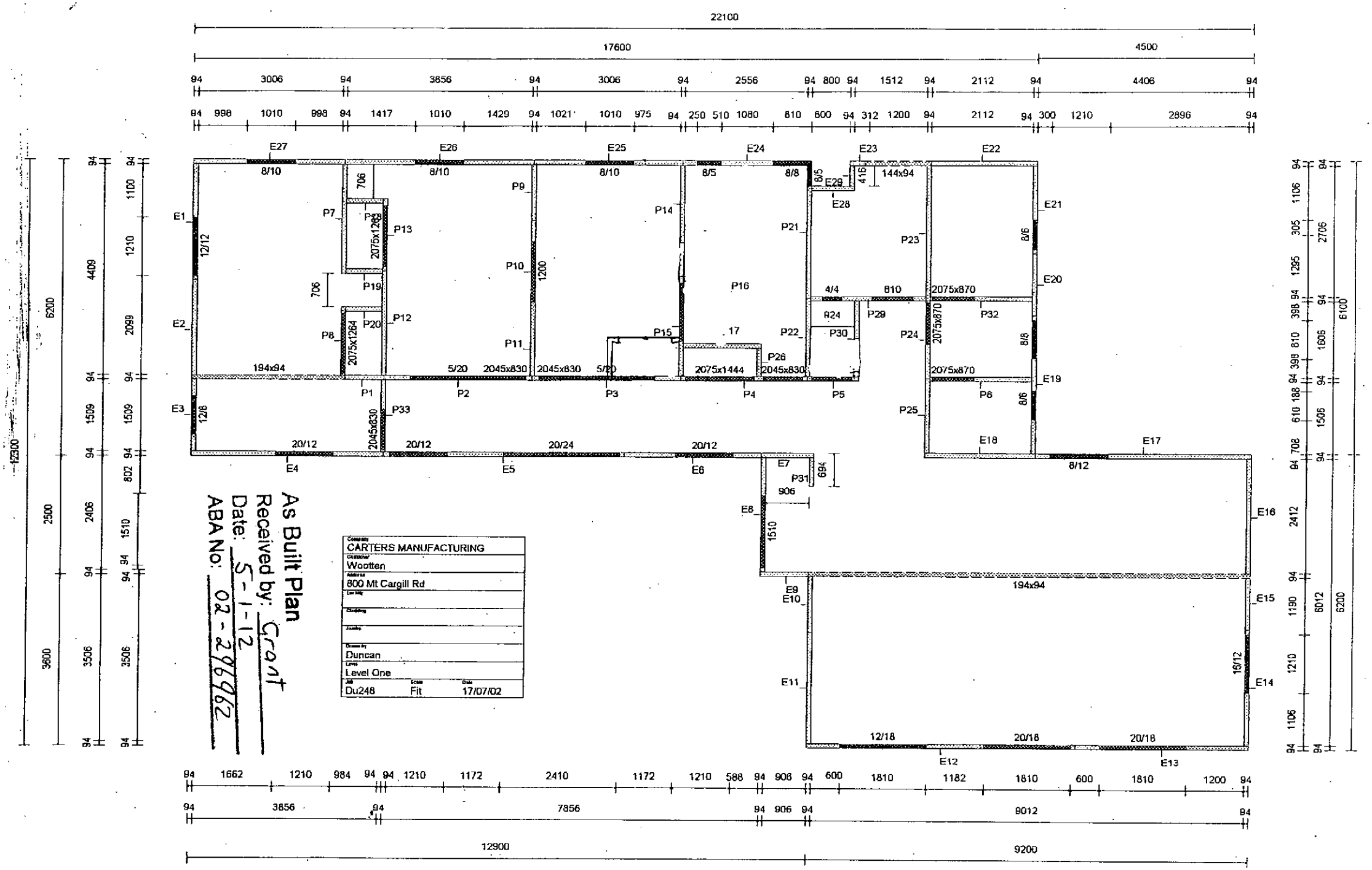
Stormwater

- Drawn ÷ HNC
- Date 2012 – Jan
- Scale 1:100

ABA – 2002 – 296962 (447891)



As Built Plan
Received by: Brian Stach
Date: 6-1-12
ABA No: 2002-296962 (447891)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17600
4500
E27 E26 E25 E24 E23 E22
E1 E2 E3
P1 P2 P3 P4 P5 P6 P7 P8 P9 P10 P11 P12 P13 P14 P15 P16 P17 P19 P20 P21 P22 P23 P24 P25 P26 P29 P30 P31 P32 P33
E4 E5 E6 E7 E8 E9 E10 E11 E12 E13 E14 E15 E16 E17 E18 E19 E20 E21
CARTERS MANUFACTURING
Wootten
800 Mt Cargill Rd
Duncan
Level One
Du248
Fit
17/07/02
As Built Plan
Received by: Grant
Date: 5-1-12
ABA No: 02-29992
AS BUILT FRAME DETAILS
Drawn : HNC
5 Jan 2012.

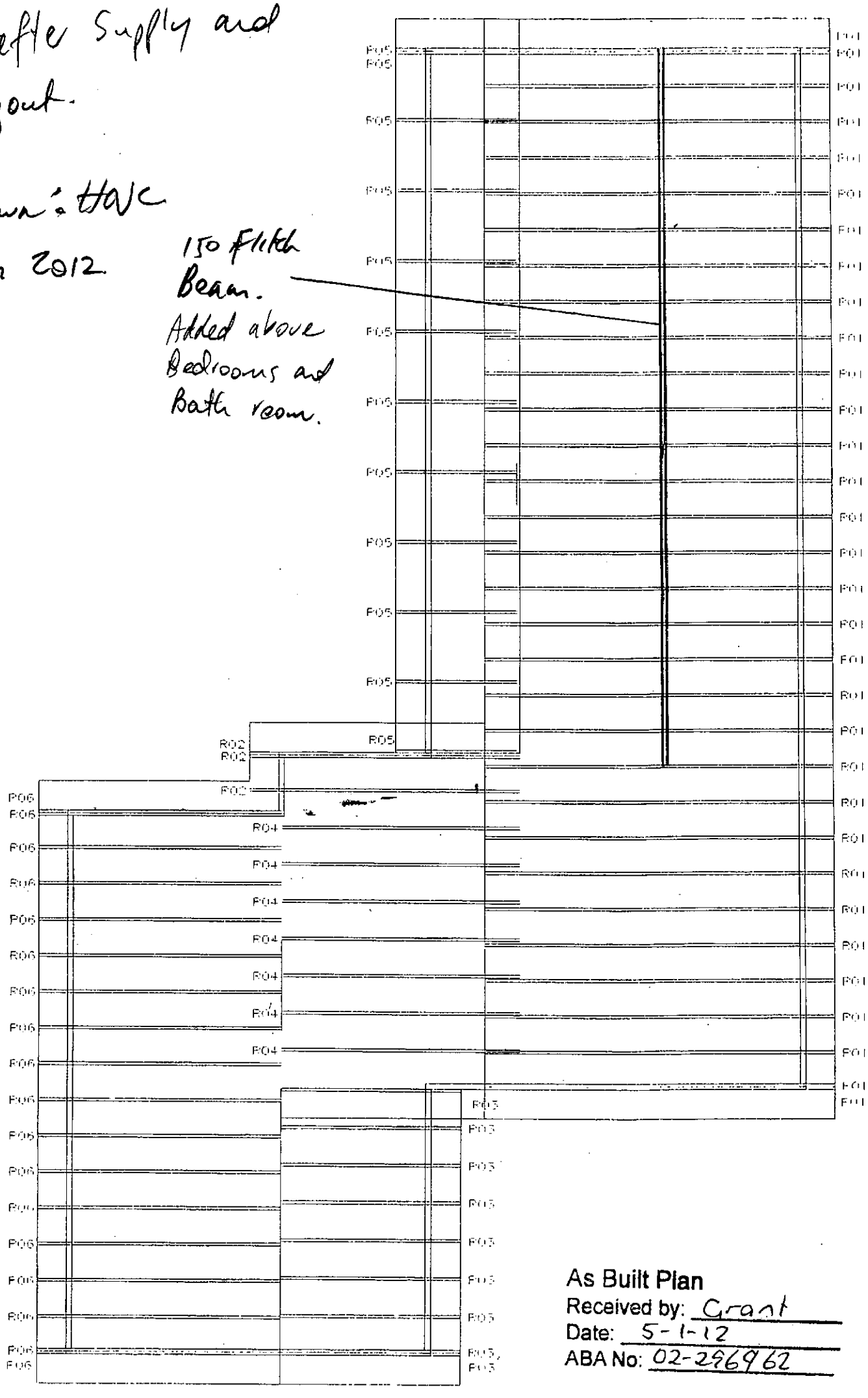
Roffe Supply and Layout.

Drawn: HVC

Jan 2012

NTS

150 Flitch Beam. Added above Bedrooms and Bath room.



As Built Plan
Received by: Grant
Date: 5-1-12
ABA No: 02-296962

TECHNICAL DATA SHEET
HB FULLER AUSTRALIA
18/3/2010

Fuller
GETS THE JOB DONE

WPM 300 WATERPROOF MEMBRANE

Description
WPM 300 Waterproof membrane™ is a water clean up, synthetic rubber based water proofing membrane designed principally for wet areas.
WPM 300 Waterproof membrane contains reinforcing micro fibers to provide greater resistance to cracking or tearing under the stress of normal structural movement.

Pack Sizes
- 20 liter pail, product code 6004951500
- 4 liter tin, product code 6004 954 020
- 1 liter tin, product code 6004 954 106

Benefits
- Single-pack product – no mixing required
- Waterproof – withstands constantly wet conditions
- Low odor – desirable in confined spaces or low airflow situations
- Permanently flexible – resists cracking
- Non-staining – suitable for use under grout, tiles, paint or cement render
- Micro fiber reinforced – extra strong
- Non-hazardous – doe not contain isocyanates, coal tar, or toxic solvents
- Easy to apply
- UV resistant – will resist deterioration if exposed to external conditions

Uses
- Shower recesses
- Laundries
- Decks
- Balconies
- Planter boxes
- Podium slabs
- Plant room floors

Compatible substrates

Concrete	Fiber cement
Cement Render	Plasterboard
Aluminum	Wood
Brick	Galvanized iron

Received by: Grant
Date: 5-1-12
ABA No: 02-296962

Performance summary

Storage Life	12 months in original sealed package when stored between 5°C and 30°C.
Colors	Grey
Solvent	Water
Drying Time	6 hours between coats and 48 hours full cure, 25°C/50% RH
Specific Gravity	1.25 g/ml
Solids	65%
Hardness	Shore D 45 - 50 before heating, Shore D 50 - 55 after heating
Tensile Strength	2.55 MPa AS 1145
Tensile Elongation	400% AS 1145
Service Temperature	-10°C to 80°C
Water Immersion	Suitable

Limitations:
- WPM 300 Waterproof membrane is waterproof only when cured. Do not allow water contact until fully cured
- Do not use single-pack acrylic tile adhesives on WPM 300 Waterproof membrane. Only use cement or cement plus polymer based systems.
- Only after full cure has been achieved should tiling, laying of mortar bed or flood testing be attempted.

Standard Compliance:
WPM 300 meets the requirements of AS 3740 - 1994 (Amdt 1 - Sept 1995) "Waterproofing of wet areas within residential buildings".
WPM has been appraised by ABSAC and was found suitable for use as a waterproofing system of shower recess bases and associated floors which are to be tiled when conditions listed in Technical Opinion No 162 (amended) are fulfilled.

Surface Preparation:
Ensure that surface to be coated is clean, sound and free from grease, oil, dust etc. Cracks, depressions, joints, holes etc. must be filled prior to application of membrane.
Cement sheet or wallboard should be rated for wet areas and securely fastened to framing

TECHNICAL DATA SHEET
HB FULLER AUSTRALIA
18/3/2010

Fuller
GETS THE JOB DONE

WPM 300 WATERPROOF MEMBRANE

members. All joints should be taped using Boral Wet Area taping cement.
In all cases consideration should be given to the detailed preparation outlined in section headed "Shower Recesses" with respect to floor joints, flooring, wastes, hobs etc.

Priming
Prime, using WPM 300 Waterproof membrane diluted 1:1 with water. Work the primer into the surface to ensure that pores, hairline cracks or pinholes are filled. The primer will be touch dry in about 20 minutes (25°C, 50% RH, though may be longer in cooler or more humid conditions).

Application
WPM 300 Waterproof membrane is waterproof once fully dried. If the membrane is not fully dry, it can be dissolved by contact with water.

WPM 300 Waterproof membrane can be applied using brush, broom, roller or flood coated. A minimum of two coats should be applied in all circumstances.

Allow each coat to fully dry before applying the next coat, (about 6 hours depending on conditions. Allow a longer period in damp or cold conditions).

Shower Recesses
In addition to the surface preparation and application provisions, special attention shall be made in the matter of:

1. All work shall take full account of the requirements of AS 3740 - 1994.
2. Particleboard (Timber) Flooring: Holes for penetrations shall only be made by use of a hole saw or similar approved cutting device. The diameter should be oversize to pipe penetration. Installation of an approved particle board floor shall be made in accordance with AS 1859/1860. Flanged type wastes shall only be used.
3. Joints in Sheet Flooring: After application of primer coat, 40 mm wide masking tape shall be applied, centered to equally span all floor joints, as a bond-breaker. The WPM 300 Waterproof membrane system is then installed as per Application instructions.
4. Floor Wastes:
(a) Flanged Type - Generally approved flanged type wastes shall be used for suspended thin section flooring. WPM 300 Waterproof membrane shall be detailed as previously discussed.
(b) Non-Flanged Type - These shall be used in concrete slab construction. The pipe should be flush with the surface and the WPM 300 Waterproof membrane turned carefully into the pipe. The floor waste shall be inserted into the sealed pipe.
5. Hobs:
(a) Showers with hobs shall have the WPM 300 Waterproof membrane applied over the hob and extended to a minimum of 20 mm onto the adjacent floor and returned up the wall within the shower compartment to a height 25 mm above the maximum height of the water retention by the hob, (the height of the hob plus the height of the shower screen door track).
(b) Showers without hobs shall as a minimum have WPM 300 Waterproof membrane applied to the floor area within the horizontal plane of 1.5 m of the shower rose and, within this area, up the walls a minimum of 75 mm.
6. Vertical Corners (Walls): Vertical corners or walls are to be flashed to 1.8 m high and 75 mm wide.
7. Butt Wall Joints: Joints in wall sheeting shall be filled flush with a suitable water resistant patching compound or joint sealant (such as Fuller's Joint Seal Polyurethane Sealant), in accordance with the manufacturer's instructions.
8. Curing: The completed WPM 300 Waterproof membrane must be allowed to fully cure before flood testing and prior to the application of concrete, mortar topping and ceramic tile finishes. Generally, curing time is 48 hours.
NOTE: Cure time will be longer in cooler weather conditions, or in confined areas where limited airflow will retard the effective drying of WPM 300 Waterproof membrane

Flood Testing:
Wet areas, such as shower recesses, should be flood tested for 12 hours before laying mortar bed or tiles.

Tiling:
Most two pack and cement based tile adhesives can be used with WPM 300 Waterproof membrane. Single pack, acrylic based tile adhesives should not be used over WPM 300.

Received by: Grant
Date: 5-1-12
ABA No: 02-296962

Received by: _____
Date: _____
ABA No: _____

TECHNICAL DATA SHEET
HB FULLER AUSTRALIA
18/3/2010

Fuller
GETS THE JOB DONE

WPM 300 WATERPROOF MEMBRANE

Coverage
One liter will cover approximately 0.8 m^2 including 2 coats of product and priming

Clean Up
Wipe splashes off immediately water and a little detergent. Brushes, brooms etc. should be cleaned in a solution of detergent in water as soon as application of each coat is finished. Rinse thoroughly with a strong jet of water. The WPM 300 Waterproof membrane, which has been allowed to dry, can be cleaned off tools using mineral turpentine or white spirits.

Safety Information
The WPM 300 Waterproof membrane is not classified as hazardous according to criteria of Worksafe Australia.
A Material Safety Data Sheet is available from the H.B. Fuller representative your state, HB Fuller Australia customer service, or downloadable from the HB Fuller web site, www.hbfuller.com.au.

Disclaimer
This technical data sheet summarises at the date of issue to the best technical knowledge of HB Fuller Australia. Since HB Fuller Australia cannot anticipate or control the conditions under which the product may be used, each user must, prior to usage, review this technical data sheet in the context of how the user intends to handle and use the product in the workplace. If clarification or further information is needed to ensure that an appropriate assessment can be made, the user should contact this company. Our responsibility for the products sold is subject to our standard terms and conditions, a copy of which is sent to our customers and is also available on request

Received by: Grant
Date: 5-1-12
ABA No: 02-296962

Duffill Watts
Consulting Group

Private

29/12/2011

Drawn: HNC

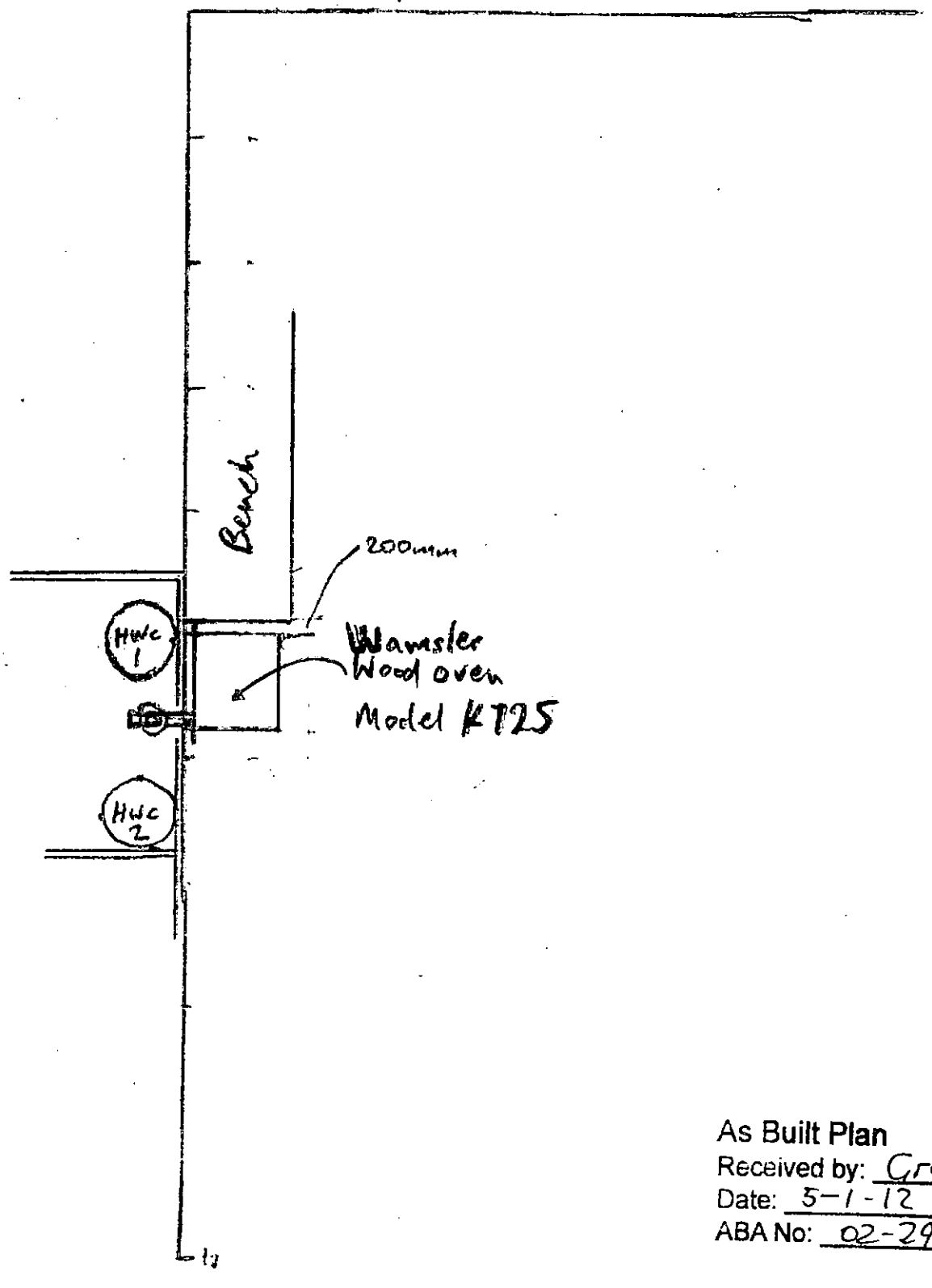
800 MT CARGILL Rd

1/3

SCALE 1:50

Fire place As built Details

Room Floor plan



As Built Plan
Received by: Grant
Date: 5-1-12
ABA No: 02-296962

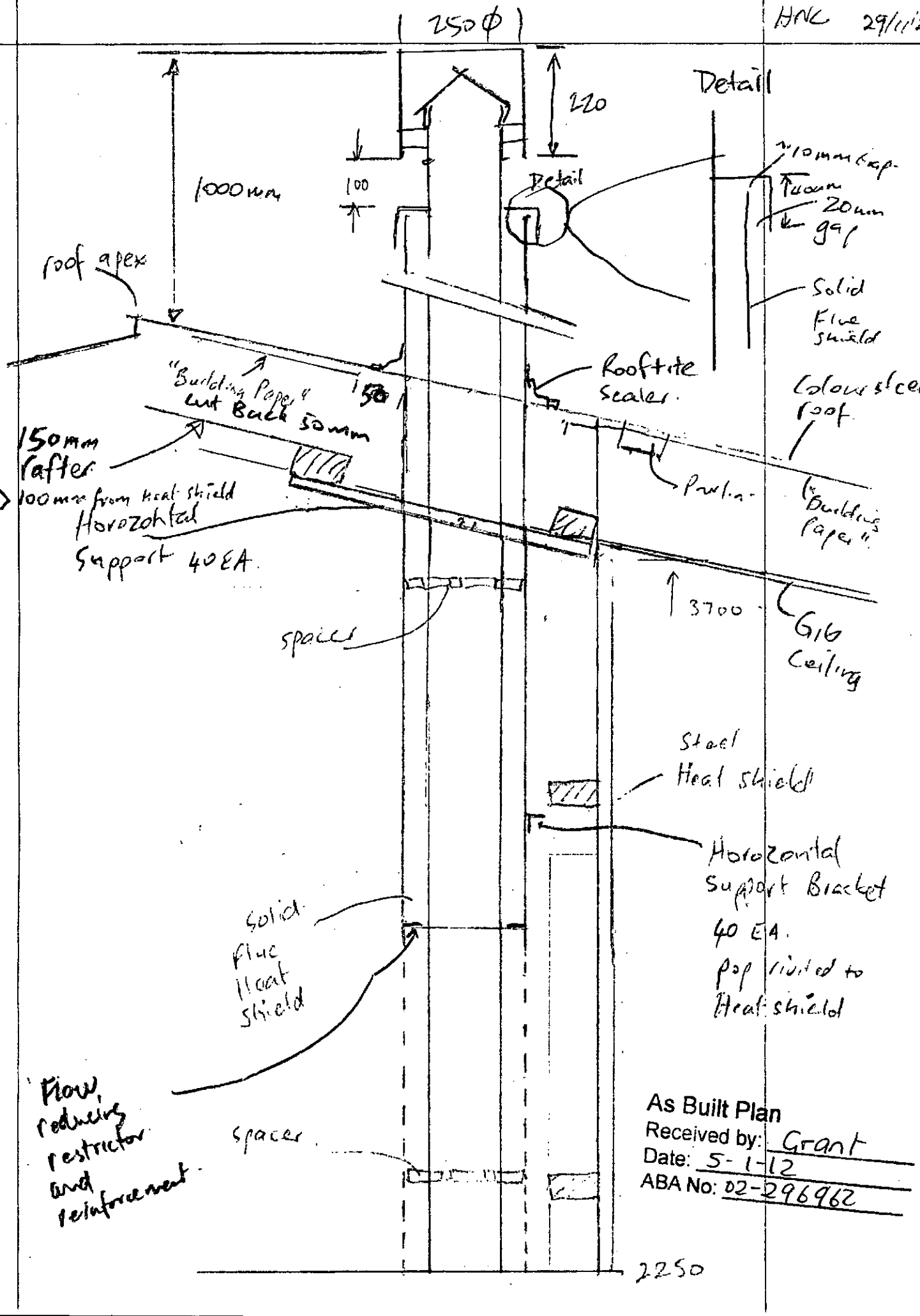
Private

Duff Watts
Consulting Group

Job No. Flue

Page No. 3/3

Made by: HNC Date: 29/11/2011



As Built Plan
Received by: Grant
Date: 5-1-12
ABA No: 02-296962

FORM OF PRODUCER STATEMENT PS3 – CONSTRUCTION
At project completion, this form shall be completed by the building contractor and supplied to the Engineer.

ISSUED BY: Nathan Clarke
(Building Contractor)

TO: Nathan Clarke
(Owner/Principal)

IN RESPECT OF: E3 Water Proof membrane enstallation
(Description of Contract Works)

AT: 800 MT CARGILL Rd, WAITATI
(Address)

T/A: Dunedin City Council **BUILDING CONSENT No:** 21476.
(Territorial Authority / Building Consent Authority)

The above Building Contractor has contracted to the above Owner/Principal to carry out and complete certain building works in accordance with the contract, titled

..... ("the contract")
(Title of building contract)

I Nathan Clarke a duly authorised representative of the
(Builder's Authorised Agent)

above building contractor, believe on reasonable grounds that the above building contractor has carried out and completed the enstallation to the Manufacturers instructions.

☐ All ☑ Part only as specified in the attached particulars above.

of the building works in accordance with the contract.

.....
(Signature of Authorised Agent on behalf of the Building Contractor)

5 Jan 2012
(Date)

800 MT CARGILL Rd
RD2 WAITATI
(Address)

This producer statement is confirmation by the builder(s) that they have carried out the building work in accordance with the drawings, specifications (and site amendments) that are part of the contract / building consent documents.

Work covered by this statement should have been supervised and checked by suitably qualified trades-persons.

The Engineer requires this producer statement and a copy of the T/A's building consent conditions, to confirm that items of the contract that he has not personally examined, have in fact been built according to the documents, so that the Engineer may issue appropriate documents to the T/A for it to release the Code Compliance Certificate.

20393-1

Received by: Grant
Date: 5-1-12
ABA No: 02-296962

~~Private~~

AS BUILT

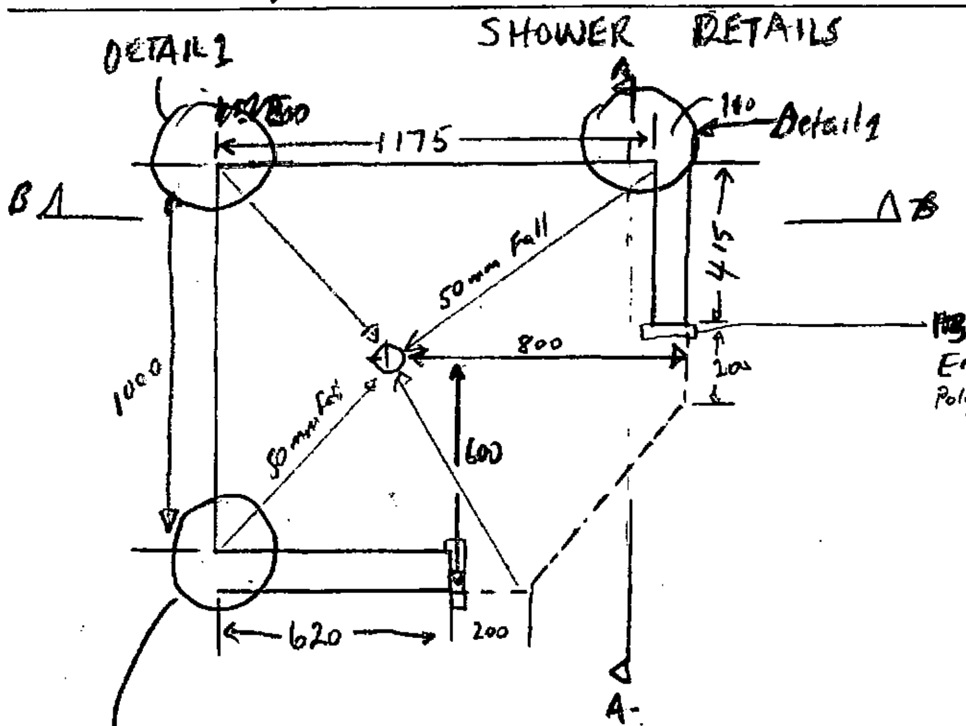
~~Duffill Watts Consulting Group~~

Drawn HNC 29/12/2011

800 MT CARGILL ROAD

1/6

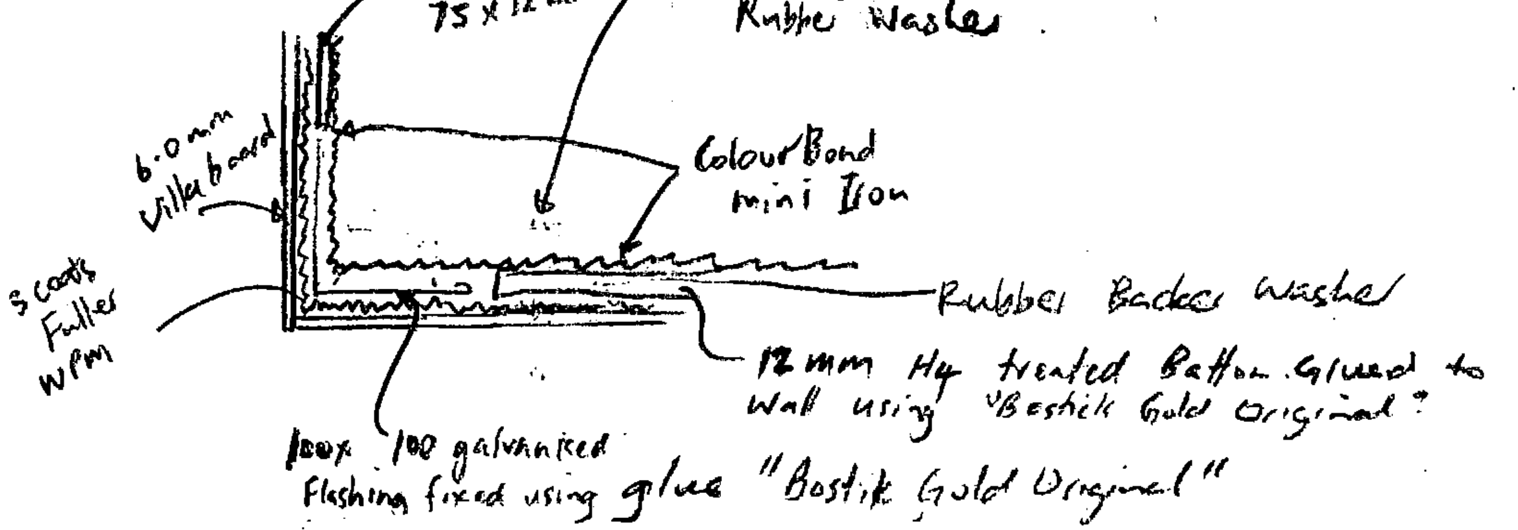
SHOWER DETAILS



Plan 1:20

As Built Plan
Received by: Grant
Date: 5-1-12
ABA No: 02-296962

DETAIL A1
1:10



Notes 1
① Villaboard Attached with glue ~~316 SS~~ self taping Screws
② Attach Flashing with ~~316 SS self taping Screws~~ (coat with roof sealant) at top and Bottom
③ Attach Mini Iron Using Galvanised Neoprene

Duffill Watts
Consulting Group

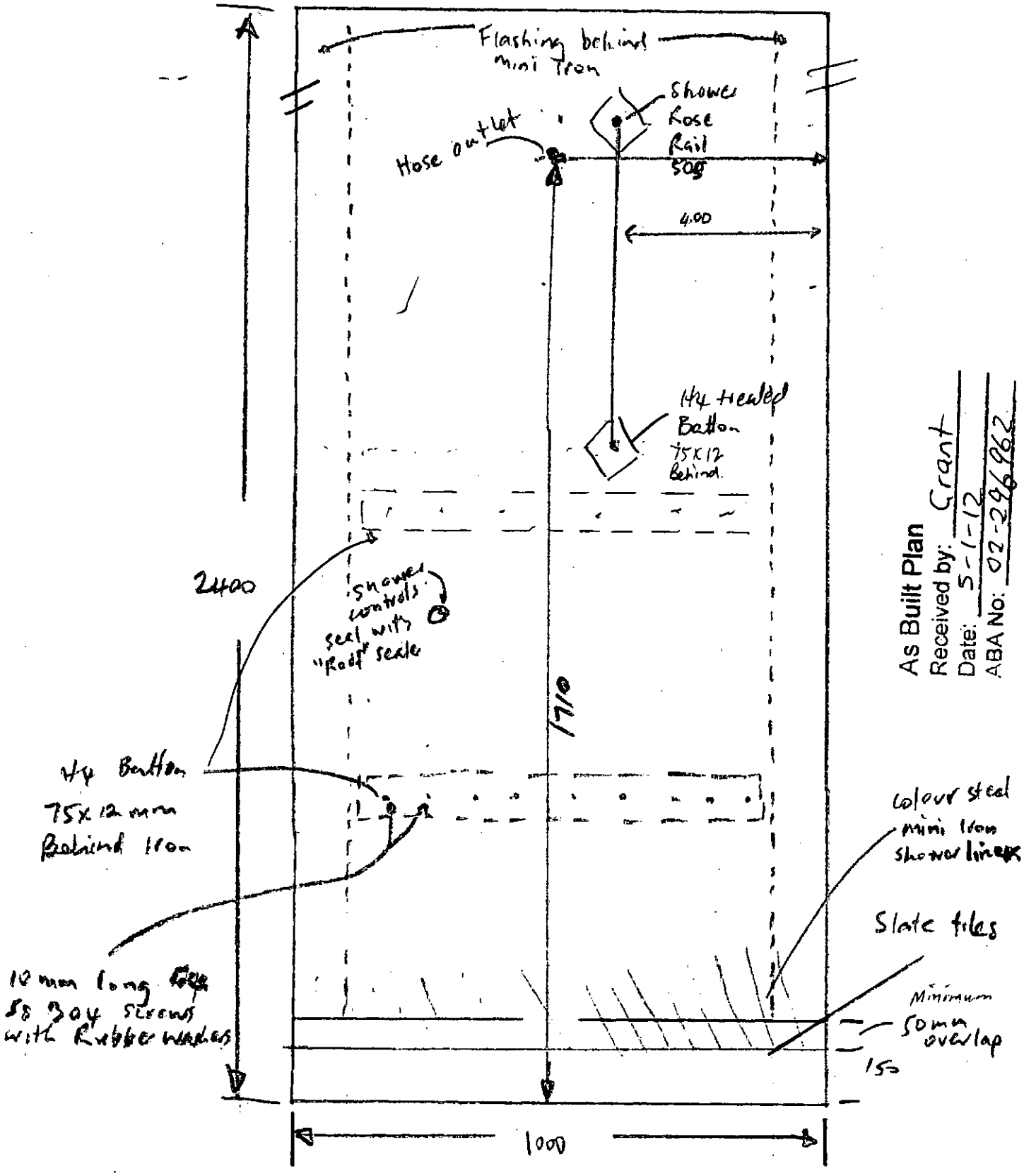
Private

Drawn : HNC
29/12/2011

2/6

Scale 1:10

Elevation A-A



As Built Plan
Received by: Grant
Date: 5-1-12
ABA No: 02-296962

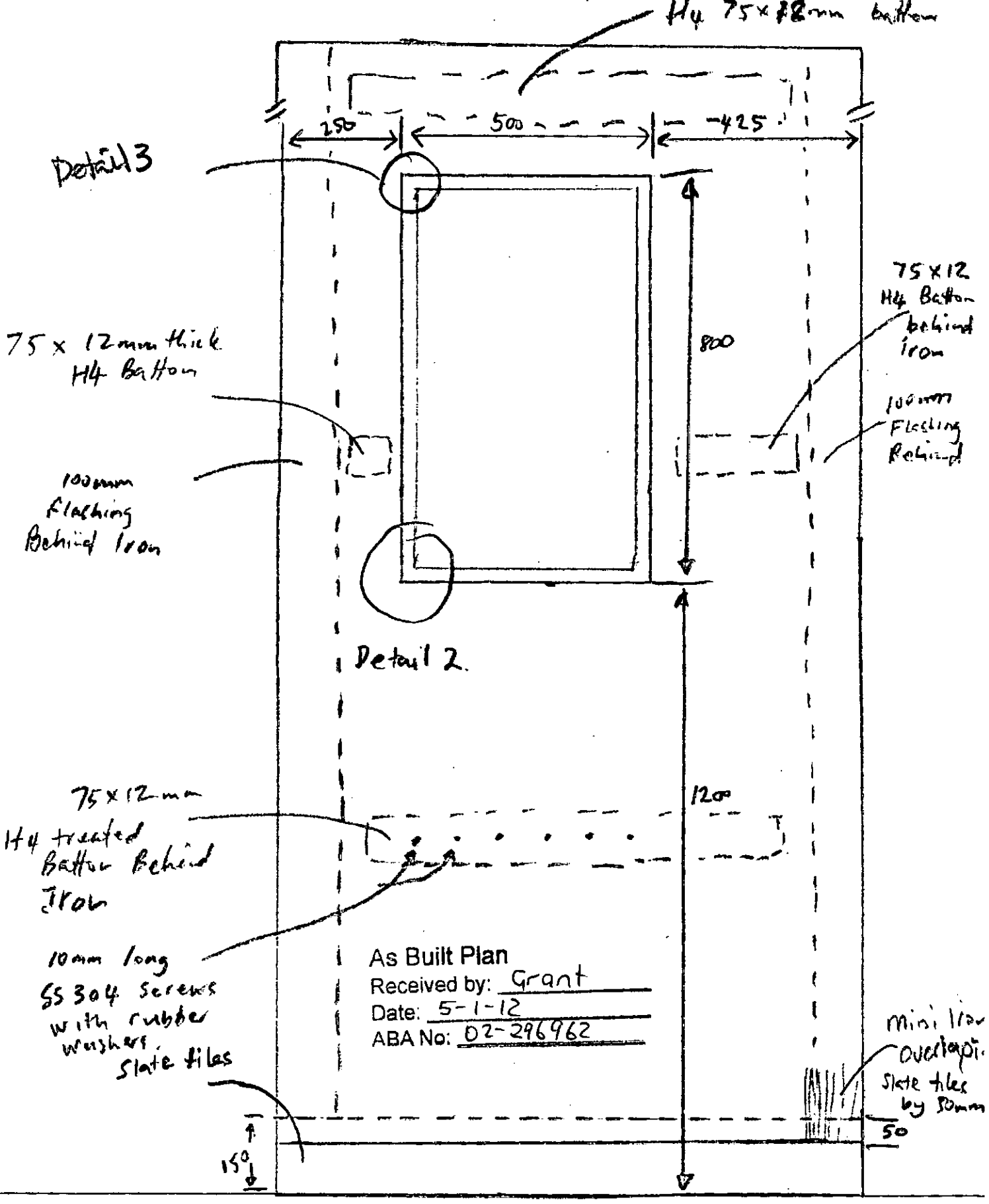
Private

Duffill Watts
Consulting Group

29/12/2011
Drawn : HNC

3/6

SECTION B-B 1:10



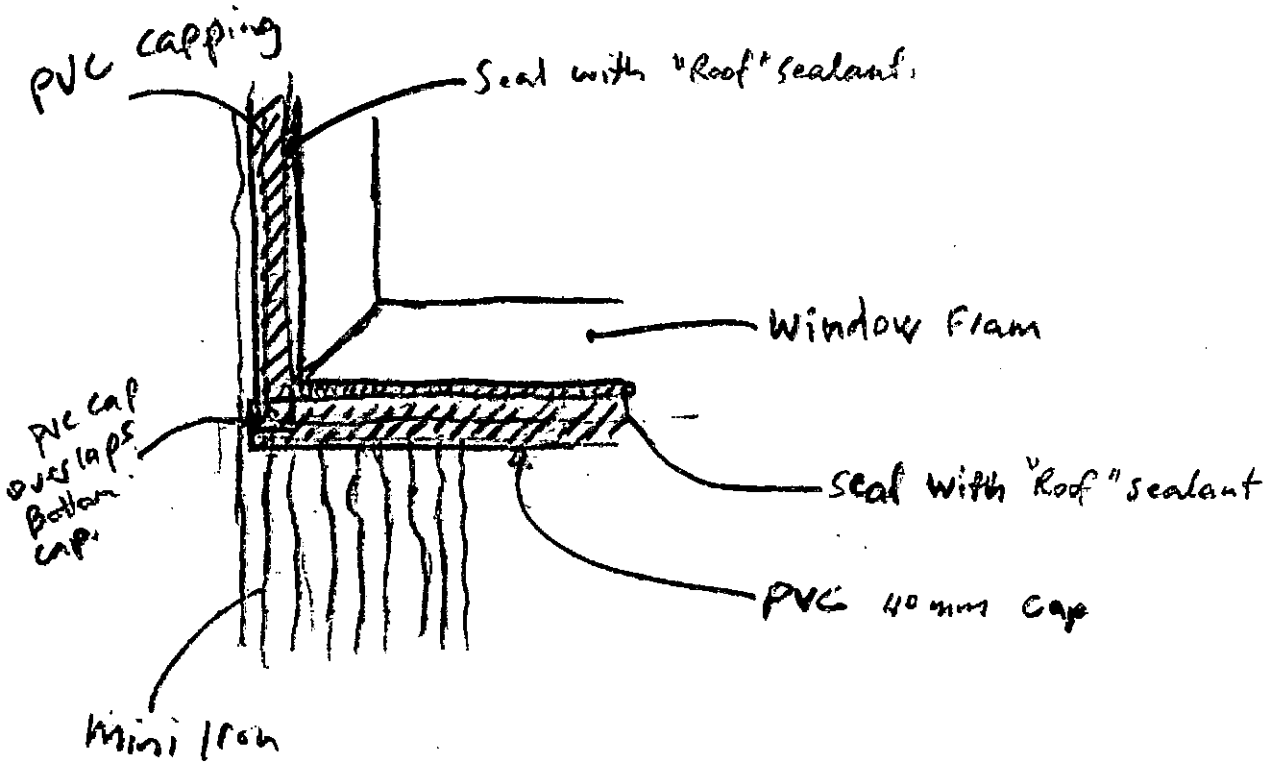
Duffill Watts
Consulting Group

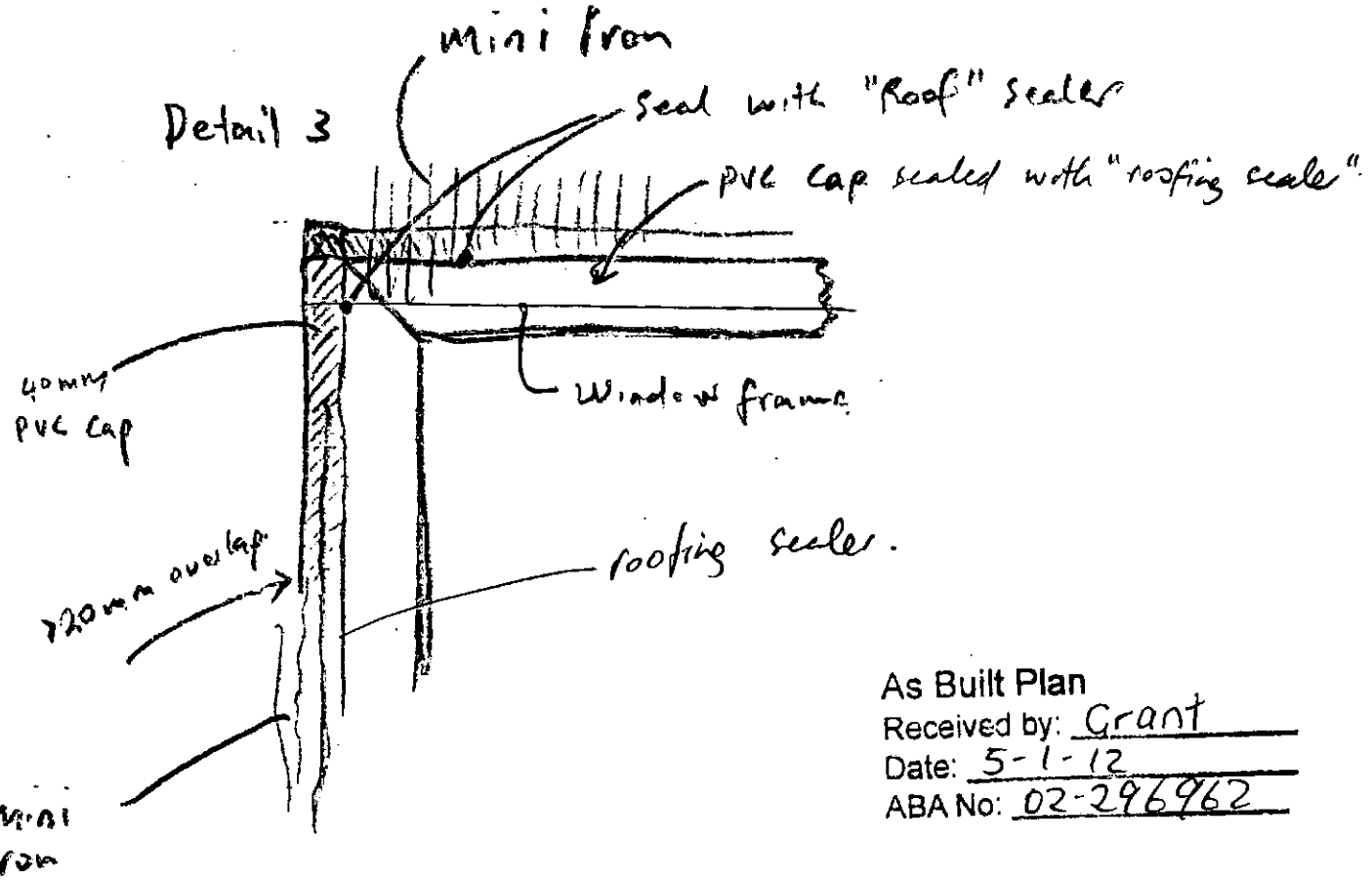
Private

29/12/2011

Drawn : HNC

DETAIL 2





As Built Plan
Received by: Grant
Date: 5-1-12
ABA No: 02-296962

Duffill Watts
Consulting Group

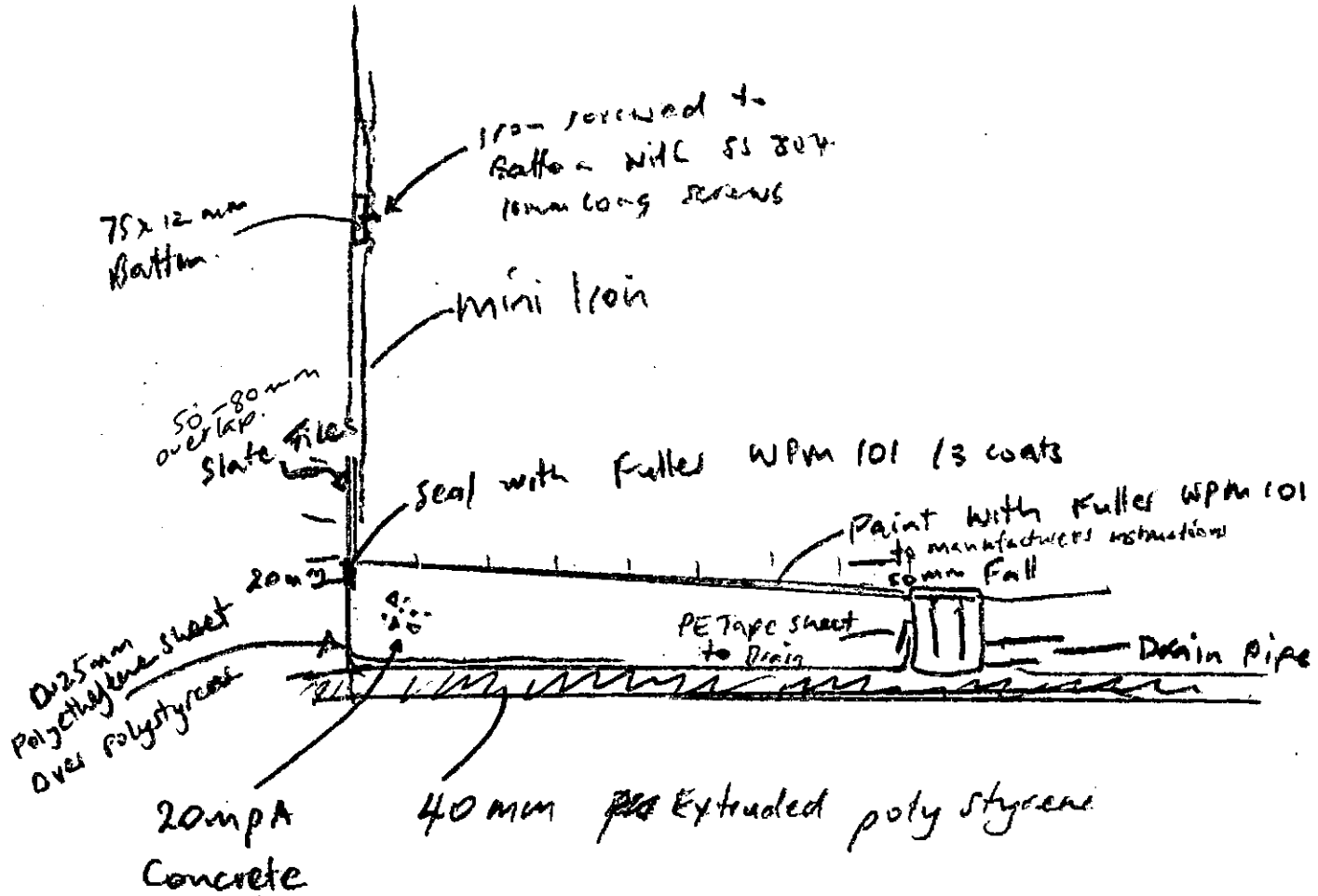
~~Private~~

29/12/2011

Drawn : HNC

5/6

Shower floor Detail



Notes / Description

1. 50 mm Fall to Drain
2. Polystyrene with polyethylene moisture barrier above
3. 20 mpA concrete steel floated to shape
4. Fuller WPM 101 over concrete to manufacturers instructions
5. Slate tiles installed with water resistant grout
6. Seal with Slate tile Sealer.

As Built Plan
Received by: Grant
Date: 5-1-12
ABA No: 02-296962

Private

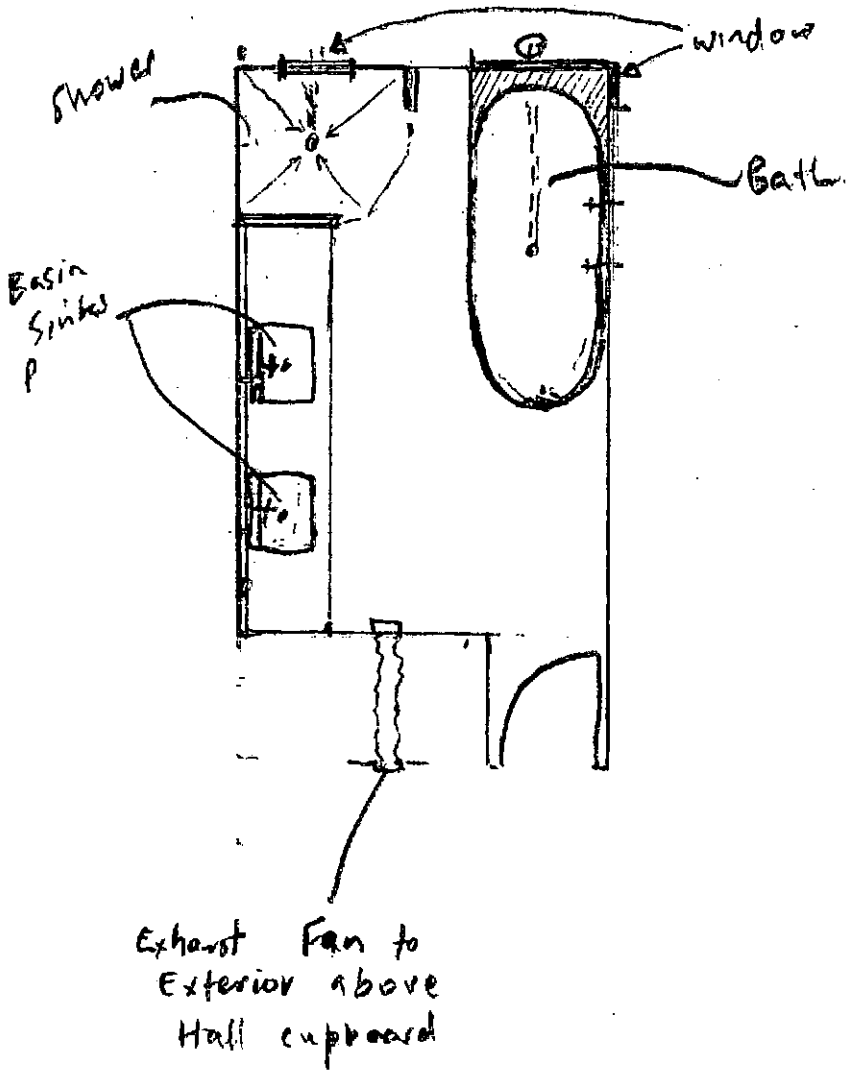
Duffill Watts
Consulting Group

29/12/2011

Drawn : HNC

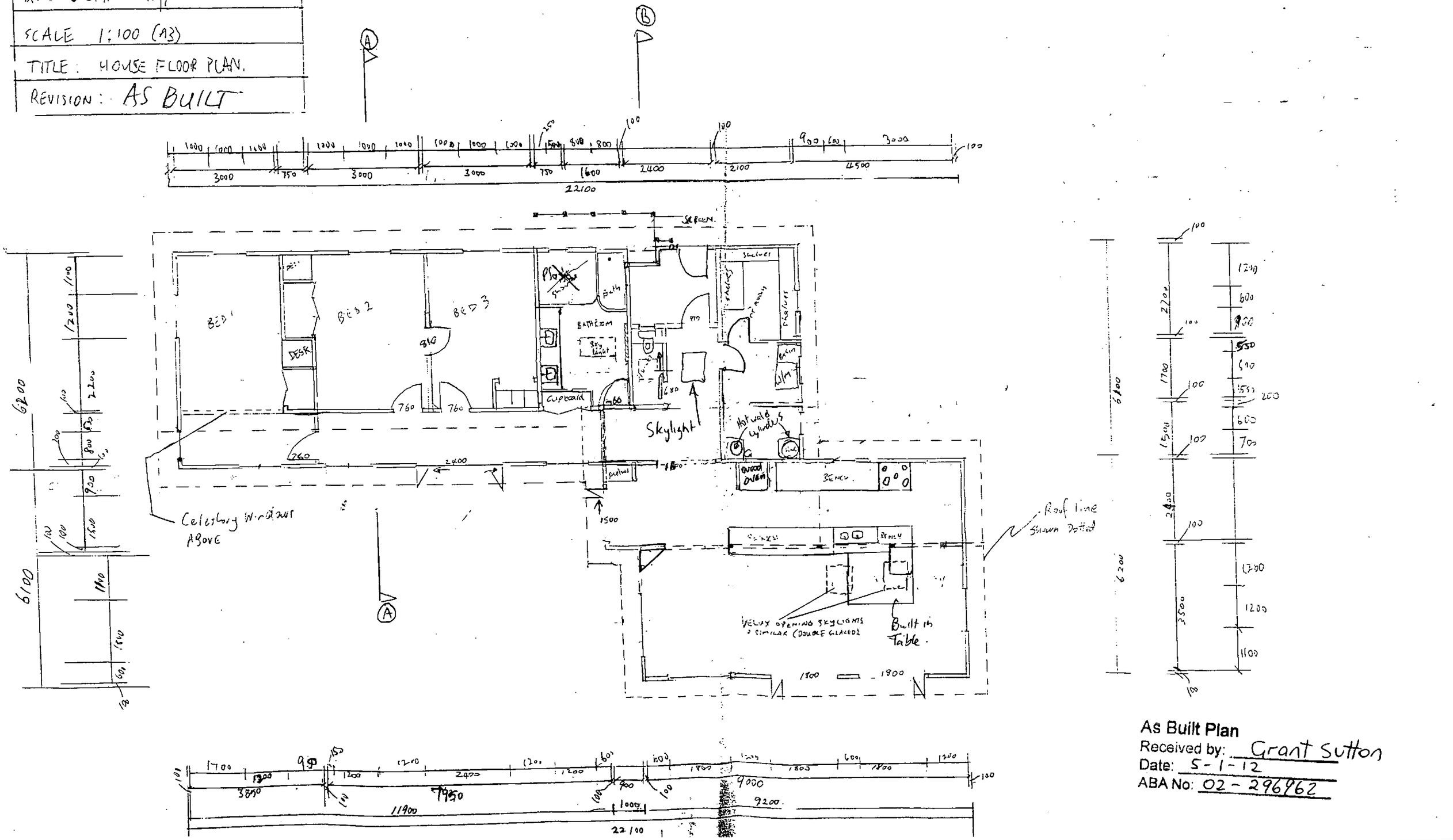
6/6

Bathroom Plan

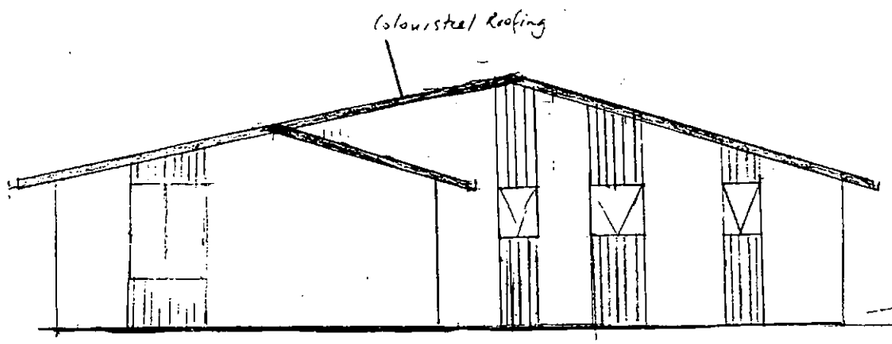


As Built Plan
Received by: Grant
Date: 5-1-12
ABA No: 02-296962

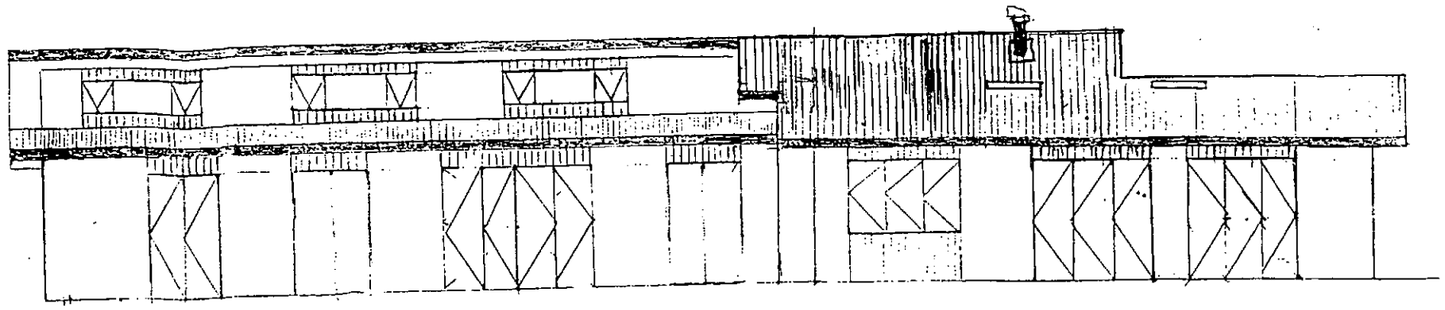
SITE: 800 MT CARGILL Rd	
DATE 5 JAN 2012	sheet N°:3
SCALE 1:100 (A3)	
TITLE: HOUSE FLOOR PLAN.	
REVISION: AS BUILT	



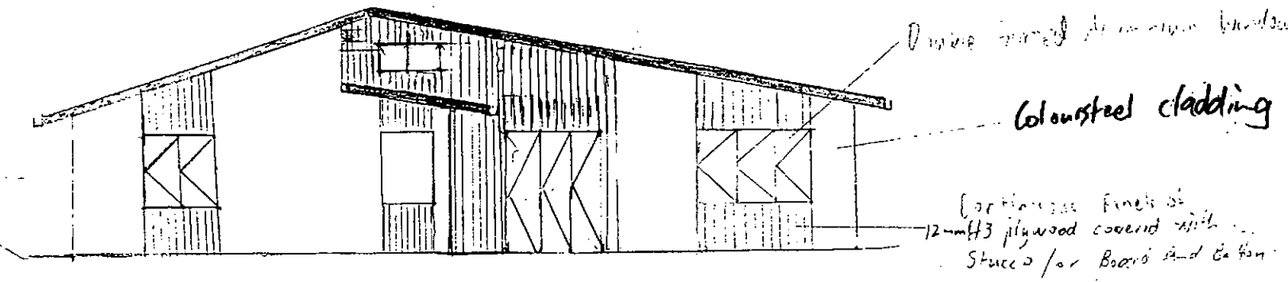
As Built Plan
Received by: Grant Sutton
Date: 5-1-12
ABA No: 02-296962



WESTERN ELEVATION – 1:100



NORTHERN ELEVATION - 1:100

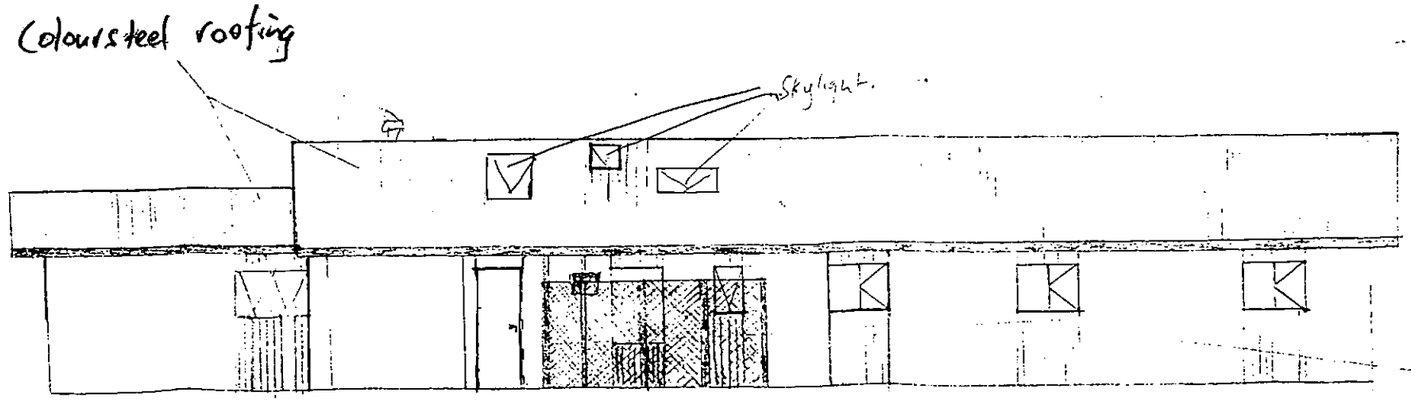


EASTERN ELEVATION - 1:100

SITE:	200 MT CARGILL ROAD
DATE	5 Jan 2012 / SHEET No 2.
SCALE	1:100 (A3)
DRAWN BY	HMC
TITLE:	ELEVATION OF PROPOSED PLAN
REVISION:	AS BUILT

FLOOR LEVEL
The height of the finished floor level above adjacent ground shall be no less than:-
For masonry veneer wall claddings - 100mm if ground permanently paved or 150mm if ground unpaved.
For cladding other than masonry veneer - 150mm if ground permanently paved or 225 if unpaved.

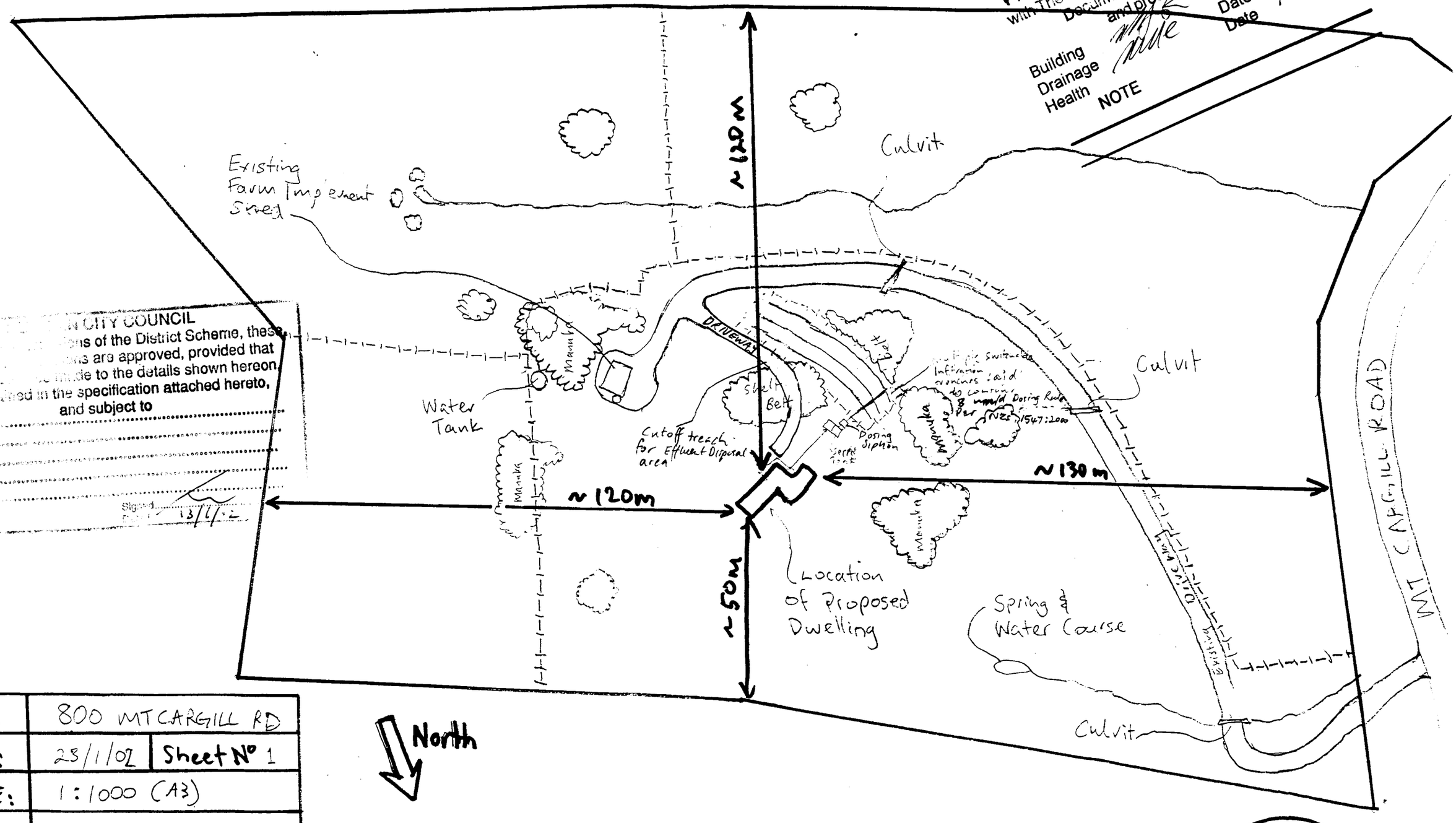
As Built Plan
Received by: Grant
Date: 5-1-12
ABA No: 02-296962



SOUTHERN ELEVATION - 1:100

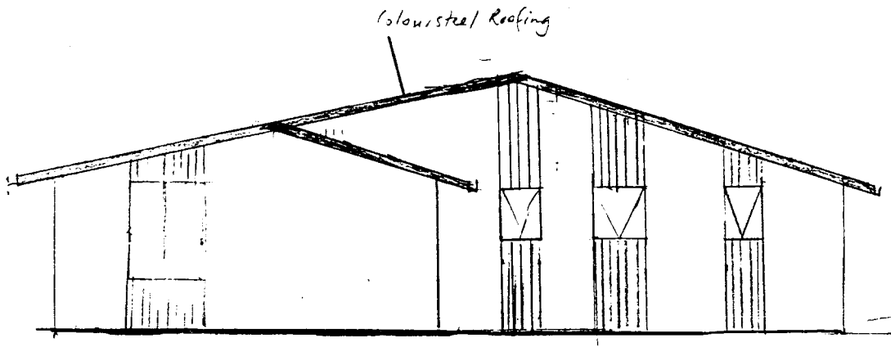
DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request
Date 19/6/02.
Date 26/6/02.
Date
Building
Drainage
Health
NOTE

DUNEDIN CITY COUNCIL
...ns of the District Scheme, these ...ns are approved, provided that ...de to the details shown hereon, ...ned in the specification attached hereto, and subject to
Signed ... 13/6/02

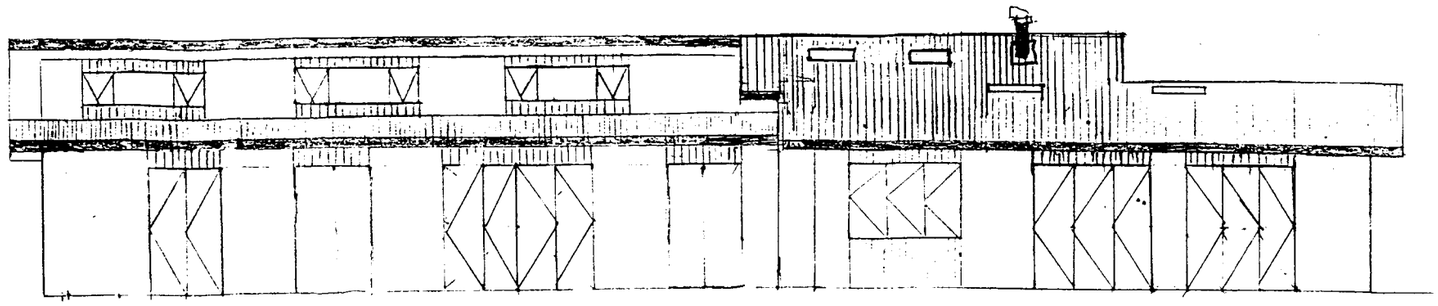


Site:	800 MT CARGILL RD	
Date:	23/1/02	Sheet N° 1
SCALE:	1:1000 (A3)	
Drawn by:	HNC	
TITLE:	SITE PLAN.	

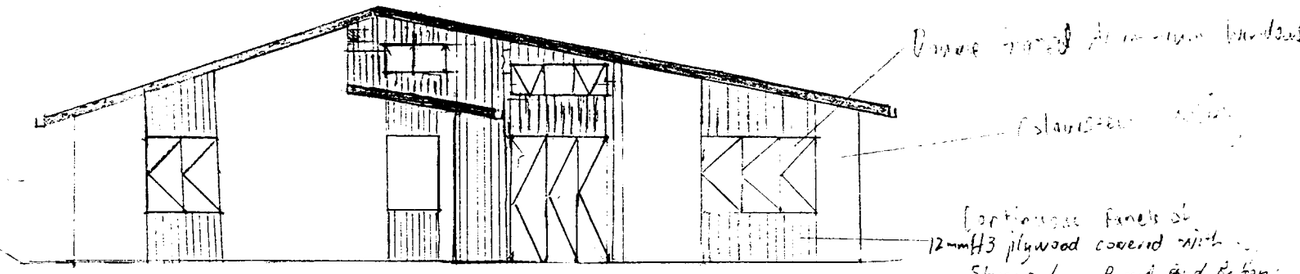
21476



WESTERN ELEVATION - 1:100



NORTHERN ELEVATION - 1:100

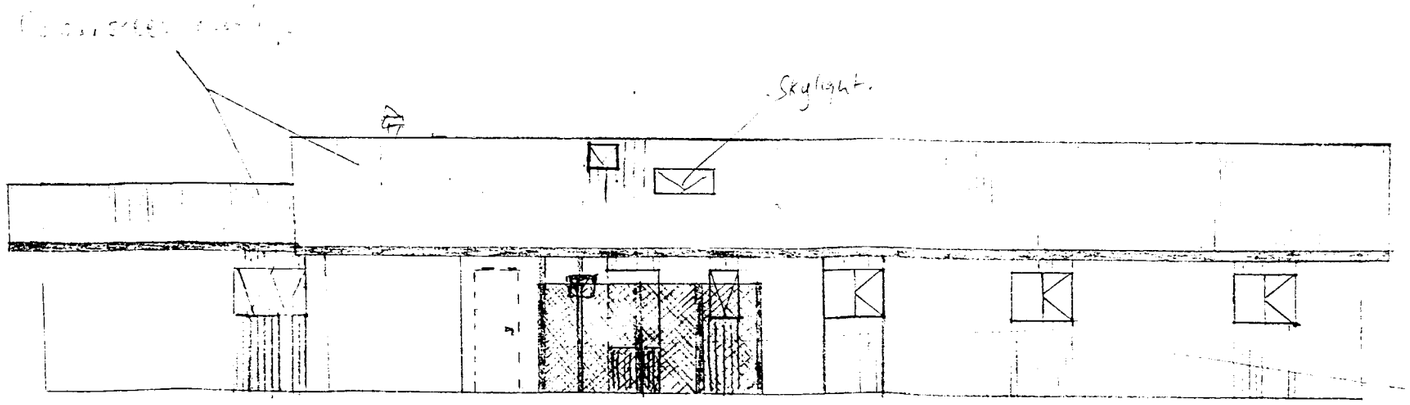


EASTERN ELEVATION - 1:100

SITE: 300 MT CARGILL ROAD
DATE JAN 2002 / SHEET No 2.
SCALE 1:100 (A3)
DRAWN BY : HMC
TITLE : ELEVATION OF PROPOSED HOUSE
REVISION: FOR PERMIT

FLOOR LEVEL

The height of the finished floor level above adjacent ground shall be no less than:-
For masonry veneer wall claddings - 100mm if ground permanently paved or 150mm if ground unpaved.
For cladding other than masonry -150mm if ground permanently paved or 225 if unpaved.



SOUTHERN ELEVATION - 1:100

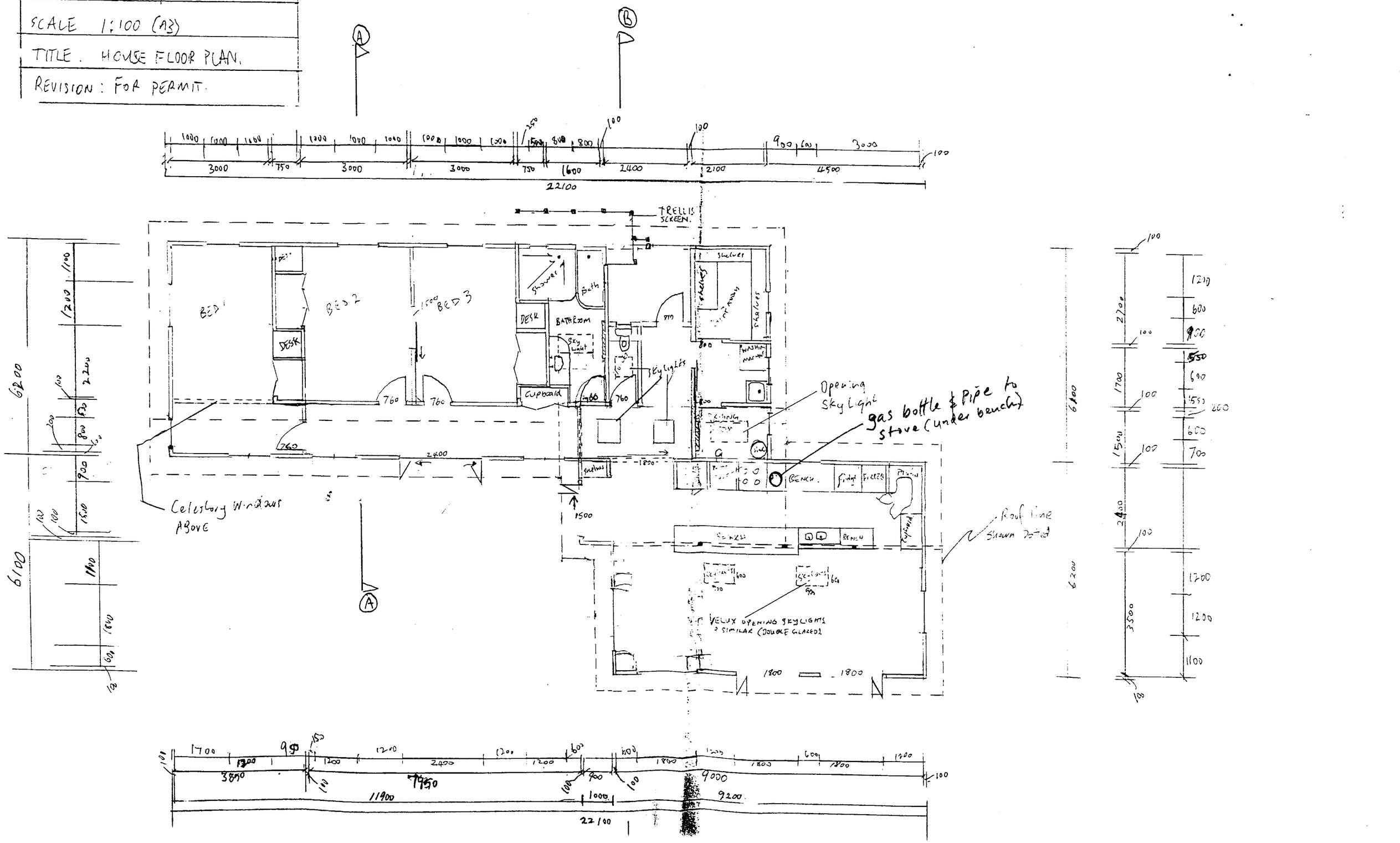
SITE: 800 MT CARGILL Rd

DATE 13 JAN 2002 | sheet N°:3

SCALE 1:100 (A3)

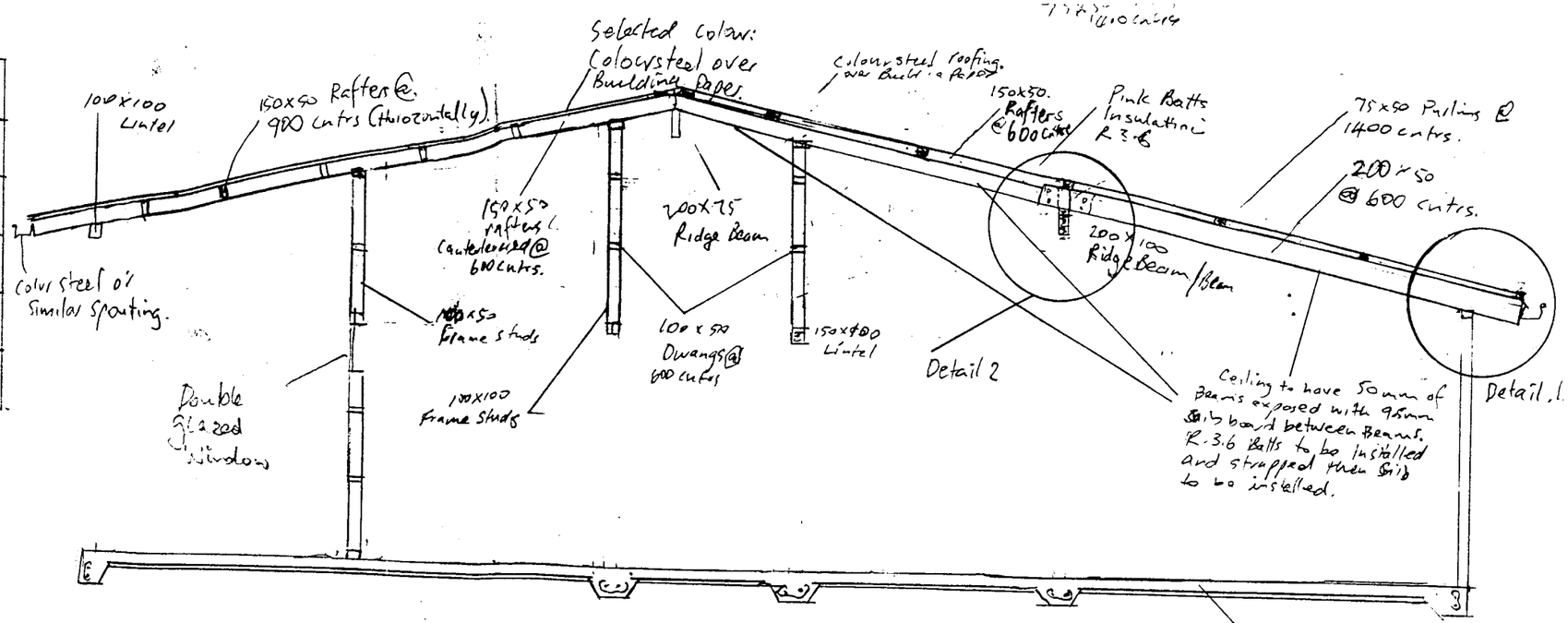
TITLE. HOUSE FLOOR PLAN.

REVISION: FOR PERMIT.



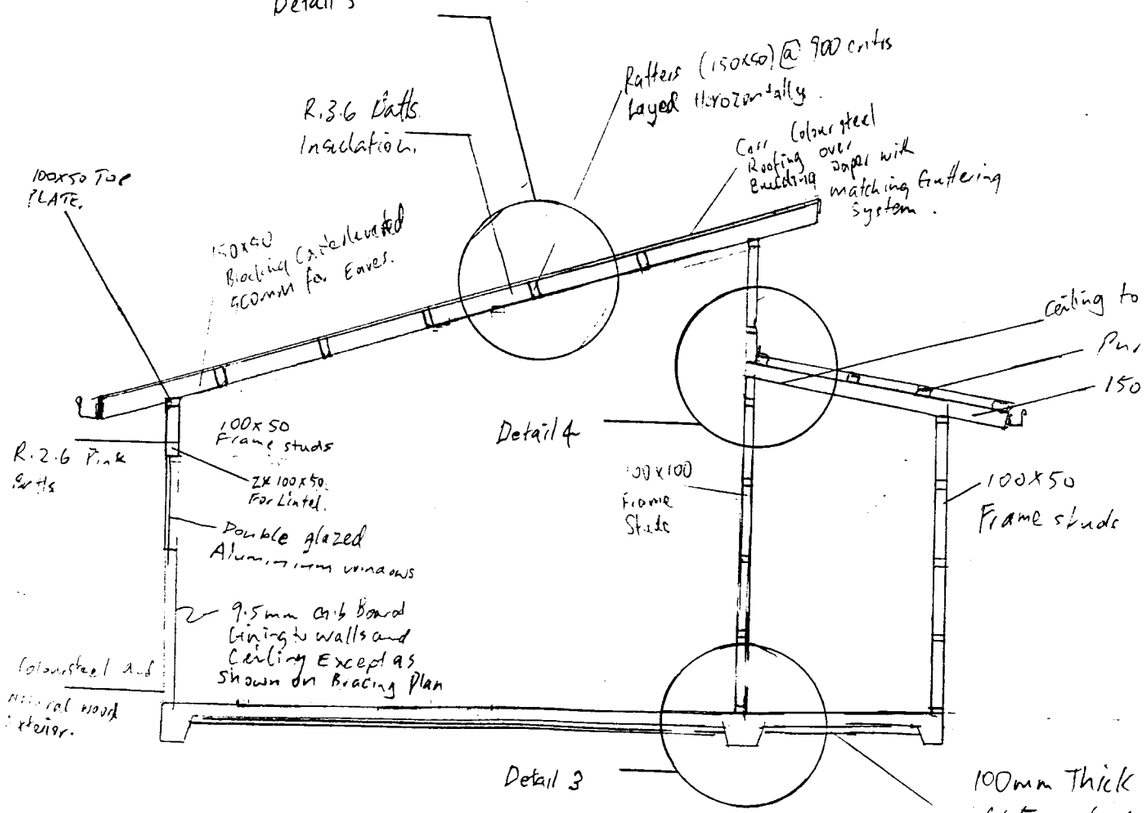
SITE: 800 MT CARGILL ROAD
DATE: FEB 2002 // SHEET N° 4
SCALE: 1:100 (A3) or As specified
DRAWN BY: HNL
TITLE: CONSTRUCTION DETAILS.
REVISION: FOR APPROVAL.

Notes: All construction to meet NZS 3604: 1999.
All



Section B-B Scale 1:50

Detail 5



Section A-A Scale 1:50

Ceiling to be 9.5mm Gib Board Lined with R3.6 batts between Rafters.
Purlins 75x50 @ 700 centres
150x50 rafters @ 1.2m centres

100mm Thick concrete slab with 665 mesh Reinforcement on moistop on 50mm EPS Polystyrene insulation sheet on compacted hardfill (to Level). (Concrete to contain Polybutylene Heating pipes).

FLOOR LEVEL
The height of the finished floor level above adjacent ground shall be no less than:-
For masonry veneer wall claddings - 100mm if ground permanently paved or 150mm if ground unpaved.
For cladding other than masonry -150mm if ground permanently paved or 225 if unpaved.

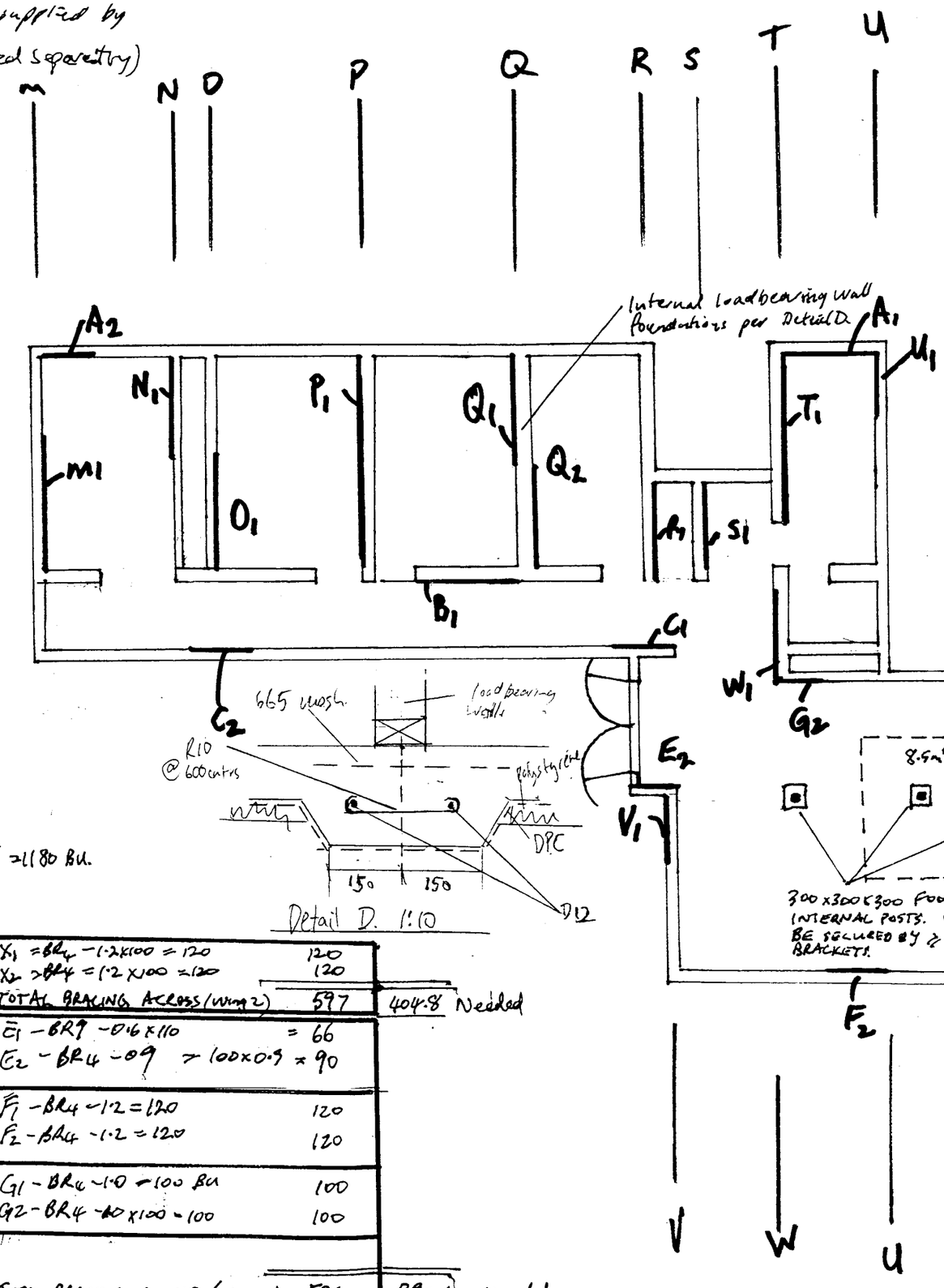
Wind Cone Determination on attached Calculation Sheet.

- Calculation sheet give High wind zone, (Design Based on Very high Wind zone).
- Bracing shown does not include Bracing supplied by corrugated iron cladding (on Exterior of Building).

BRACING LAYOUT DETAILS (Wing treated separately)

M	$M_1 - G1B1 - 2.2 \times 75 \times \frac{2.4}{3.4} =$	116.5
N	$N_1 - G1B1 - 2.0m \times 75 \times \frac{2.4}{2.6} =$	138
O	$O_1 = G1B1 - 2.5 \times 75 \times \frac{2.4}{3.1} =$	145
P	$P_1 = G1B_2 - 4.5 \times 80 \times \frac{2.4}{3.0} =$	145
Q	$Q1 = G1B1 - 2.0_m \times 75 \times \frac{2.4}{2.8} =$	128
	$Q_2 = G1B1 - 2.0 \times 75 \times \frac{2.4}{3.4} =$	105
R	$R_1 - G1B1 - 2.0 \times 75 \times \frac{2.4}{3.4} =$	105
S	$S1 - G1B1 - 2.0 \times 75 \times \frac{2.4}{3.4} =$	105
T	$T_1 - G1B1 - 2.8m \times 75 \times \frac{2.4}{2.8} =$	180
U	$U_1 = BR4 - 1.2 \times 100 =$	120
	TOTAL BRACING ACROSS (Wing 1)	1297.5 Needed 1180 Bu.
A	$A_1 - G1B1 - 2.0 \times 75 \times 2.4 = 150$	
	$A_2 - BR4 - 1.0 \times 100 \times \frac{2.4}{2.4} = \frac{100}{250} \rightarrow$	250
B	$B_1 - G1B_1 - 2.5 \times 75 = 187.5$	250 / 1875
C	$C_1 - BR4 - 1.0 = 100$ Bu.	100
D	$D_1 = G1B1 - 1.2 \times 75 = 90$	90 Needed (502)
	TOTAL BRACING ALONG (Wing 2)	550
U	$U_1 - BR4 - 1.2 = 120$ Bu	120
V	$V_2 = G1B1 - 1.8 \times 75 \times \frac{2.4}{2.7} =$	135
	$W_1 - G1B1 - 1.8 \times 75 \times \frac{2.4}{2.4} =$	135

X	$X_1 = BR4 - 1.2 \times 100 = 120$	120
	$X_2 = BR4 = 1.2 \times 100 = 120$	120
	TOTAL BRACING ACROSS (Wing 2)	597 404.8 Needed
E	$E_1 - BR9 - 0.6 \times 110 =$	66
	$E_2 - BR4 - 0.9 = 100 \times 0.9 =$	90
F	$F_1 - BR4 - 1.2 = 120$	120
	$F_2 - BR4 - 1.2 = 120$	120
G	$G1 - BR4 - 1.0 = 100$ Bu	100
	$G2 - BR4 - 1.0 \times 100 = 100$	100
	TOTAL BRACING ALONG (Wing 2)	596 390.6 Needed



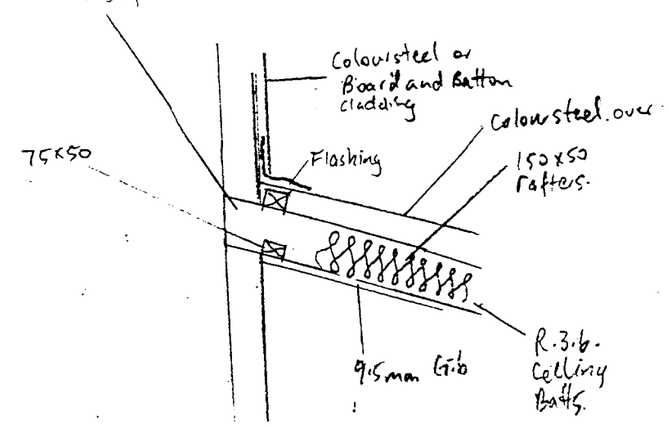
Detail D. 1:10

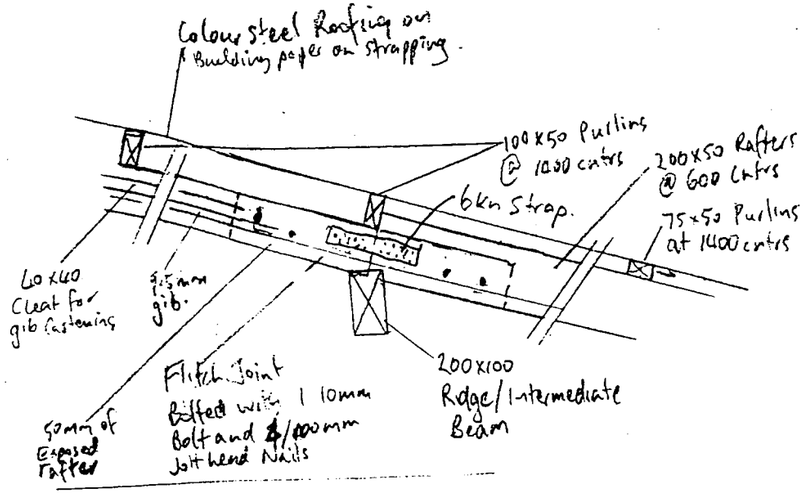
Detail C. 1:10

SITE:	800 MT CARGILL ROAD
DATE:	Jan 2002 // SHEET No: 5
SCALE:	1:100 (A3) or as specified
DRAWN BY:	HNC.
TITLE:	FOUNDATION & BRACING PLAN.
REVISION:	FOR APPROVAL.

SITE:-	800 MT CARGILL RD
DATE: FEB 2002.	Sheet N°: 6
SCALE:- 1:20 (A3) or as specified	
Drawn By: Nathan Clarke.	
TITLE: CONSTRUCTION DETAILS	
REVISION: FOR APPROVAL	

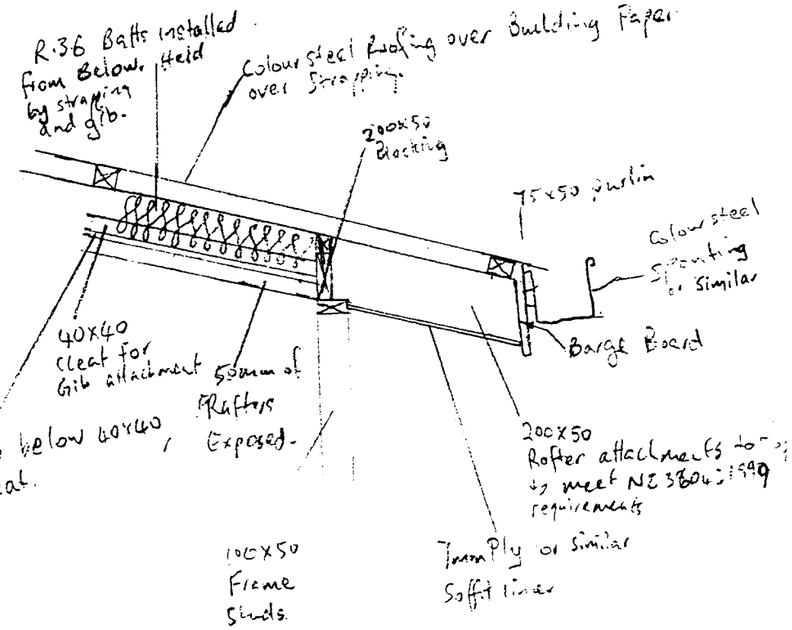
Attachment to meet NZS 3604:1999





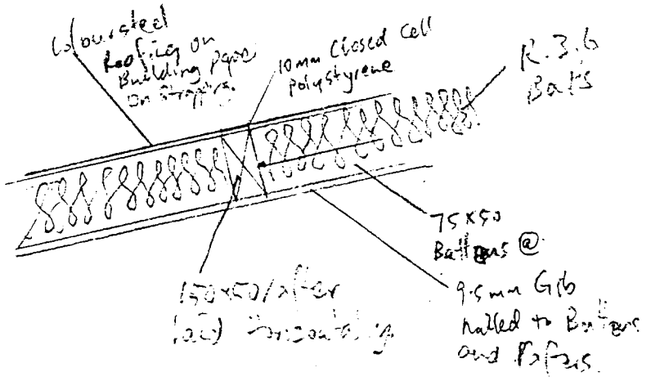
Detail 2. 1:20

Rafter "Joint Detail"

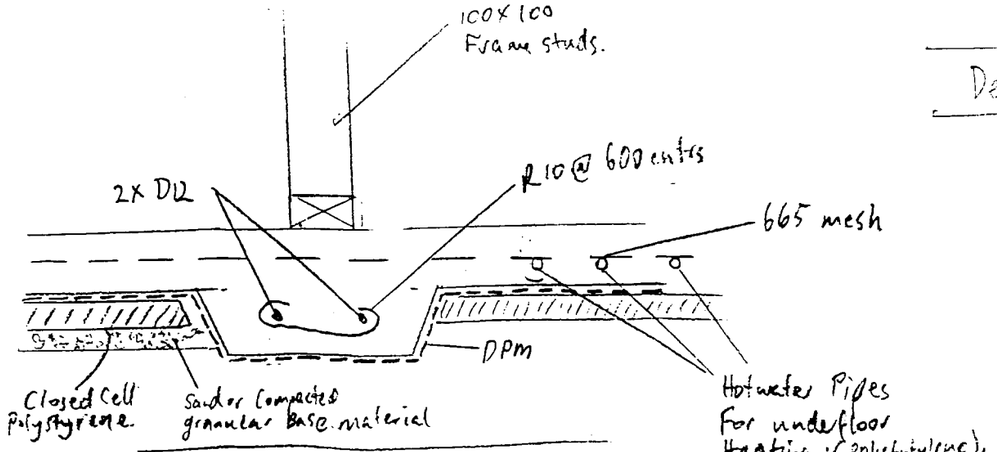


Detail 1. 1:20

DETAIL 4 : 1:20

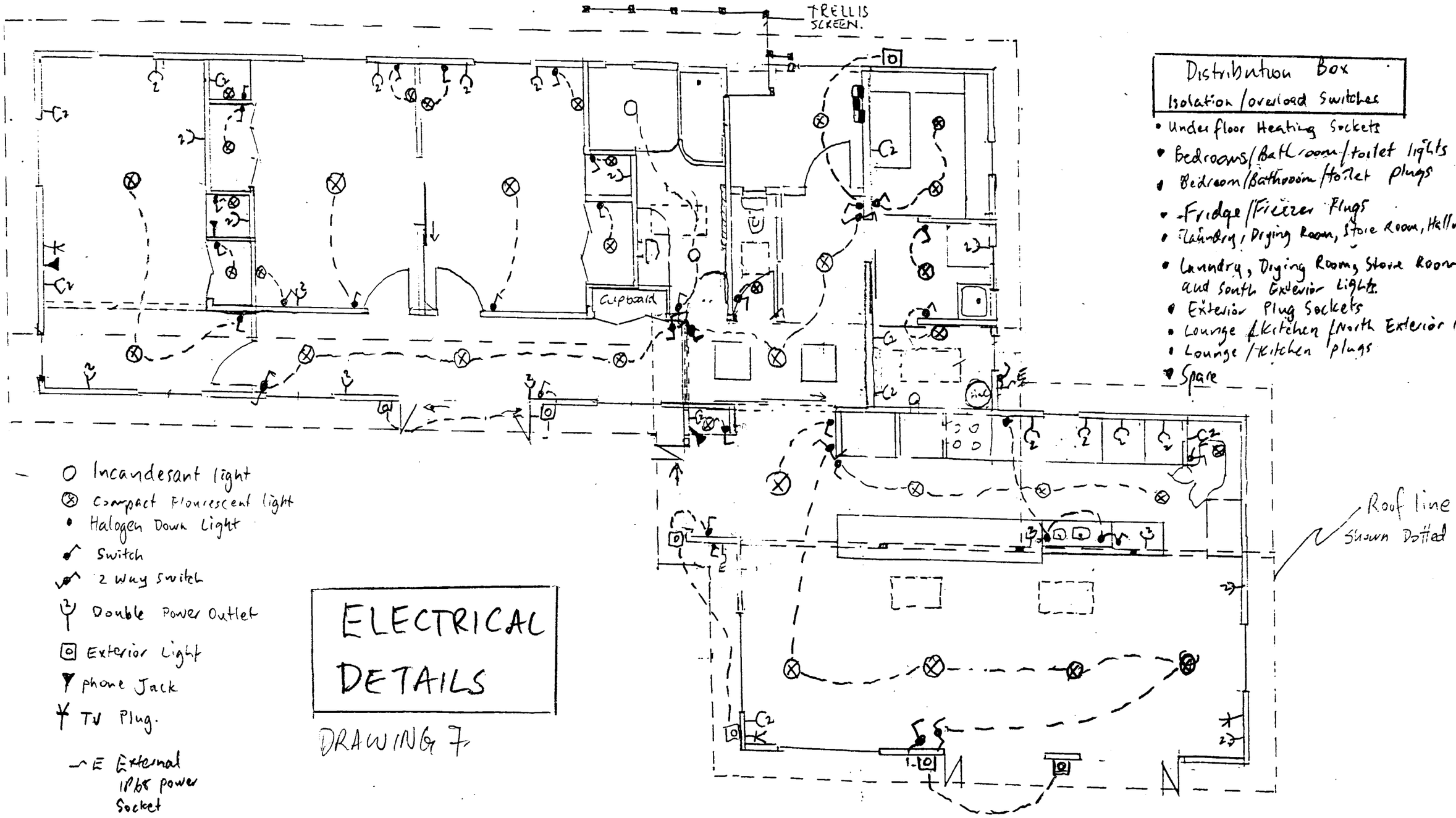


Detail 5 1:10



Detail 3. 1:10

21476



Distribution Box
Isolation / overload Switches

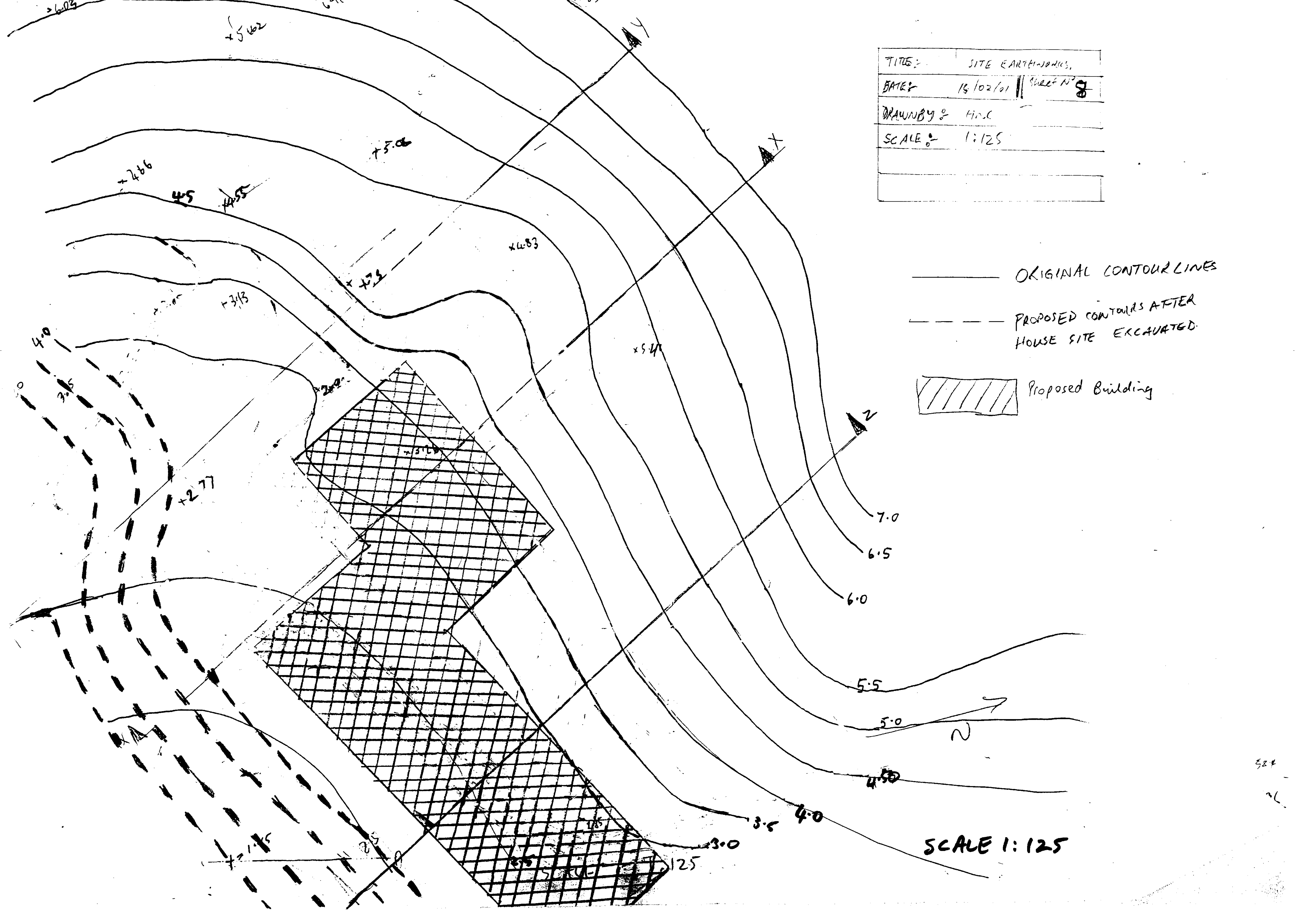
- Underfloor Heating Sockets
- Bedrooms / Bathroom / toilet lights
- Bedroom / Bathroom / toilet plugs
- Fridge / Freezer Plugs
- Laundry, Drying Room, Store Room, Hallway Plugs
- Laundry, Drying Room, Store Room, Hallway, and South Exterior Lights.
- Exterior Plug Sockets
- Lounge / Kitchen / North Exterior lights
- Lounge / Kitchen plugs
- Spare

O Incandesant light
⊗ Compact Flourescent light
• Halogen Down Light
Switch
2 way switch
Double Power Outlet
Exterior Light
phone Jack
TV Plug.
E External IP66 power Socket

ELECTRICAL DETAILS

DRAWING 7

Not to SCALE



TITLE: SITE EARTHWORKS.
DATE: 18/02/01
SHEET N° 8
DRAWN BY: H.C
SCALE: 1:125
ORIGINAL CONTOUR LINES
PROPOSED CONTOURS AFTER HOUSE SITE EXCAVATED
Proposed Building
7.0
6.5
6.0
5.5
5.0
4.50
4.0
3.5
3.0
4.0
+5.62
+5.06
+4.66
4.5
+4.55
+4.83
+2.77
+1.45
N
Y
X
Z
SCALE 1:125

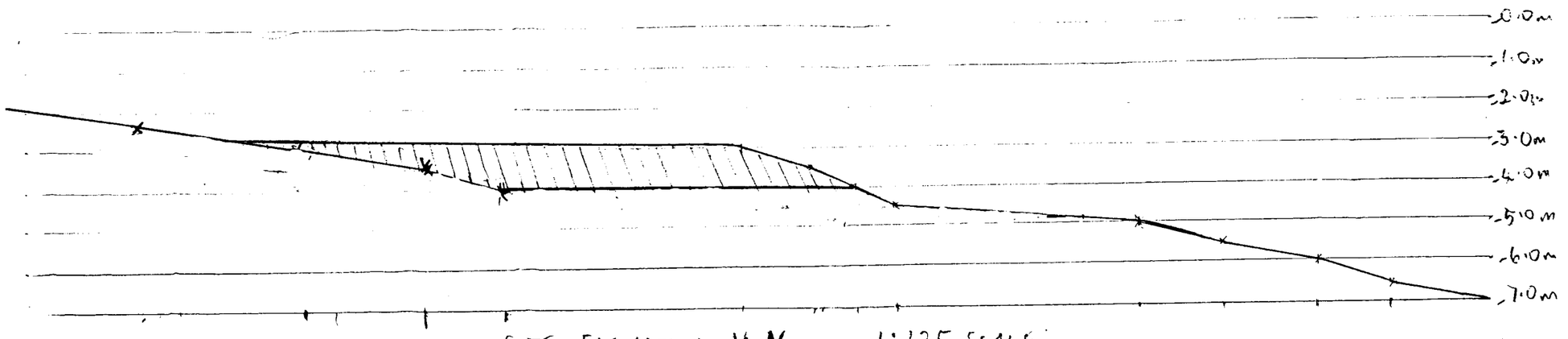
Excavation Requirements For Site. (Elevations)

DRAWING 9.

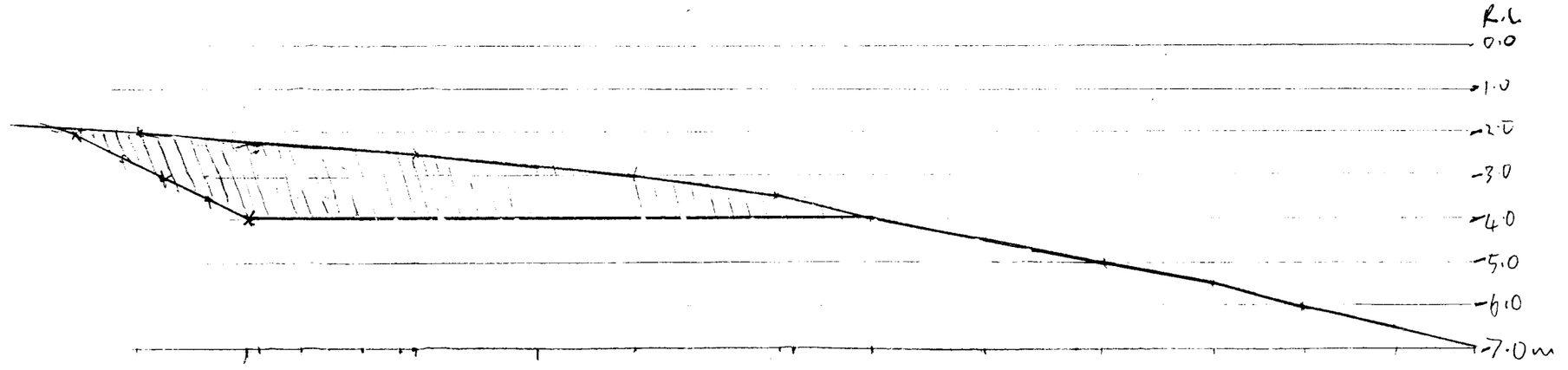
Note (Datum is Existing 7.0m Contour).
(From Right to left).

——— Existing Ground level

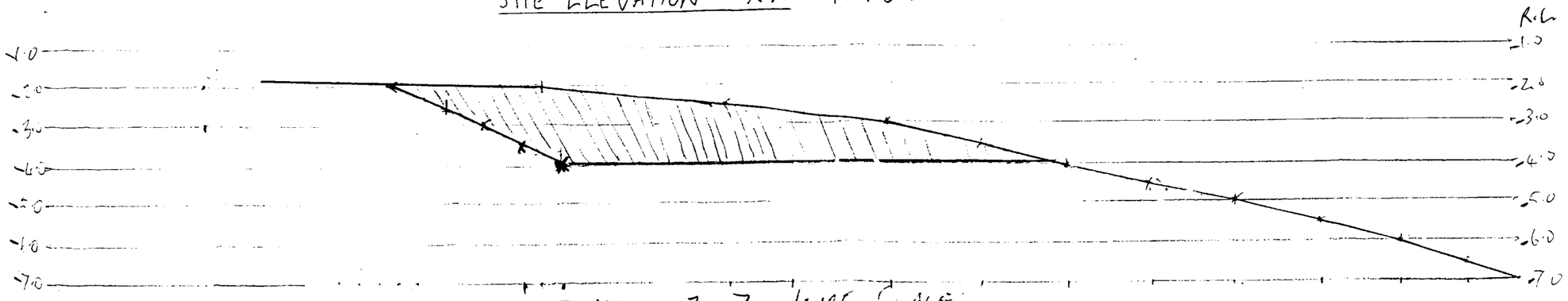
- - - - - Proposed house site ground levels.



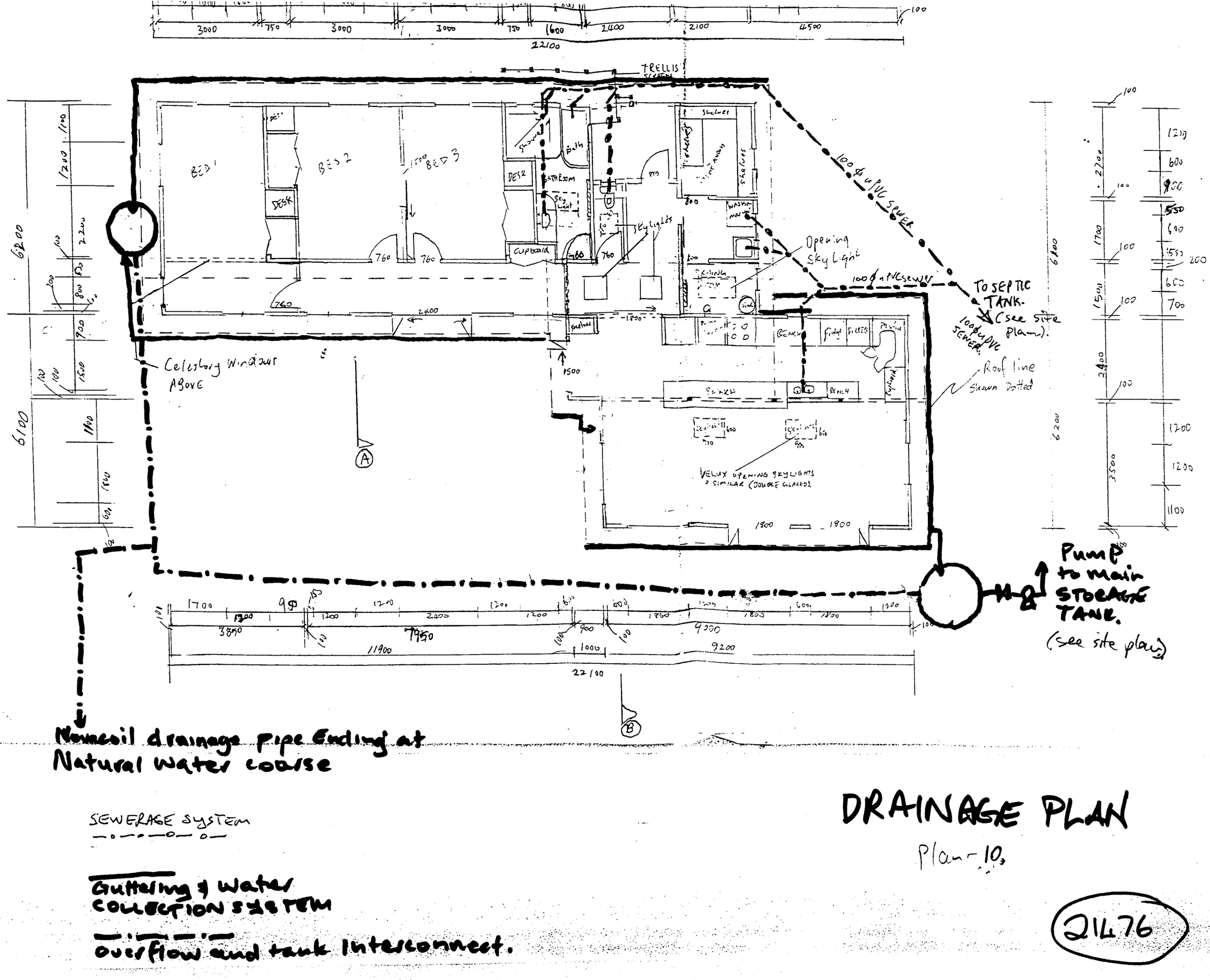
SITE ELEVATION Y-Y 1:125 SCALE



SITE ELEVATION ~~X~~X 1:125 SCALE



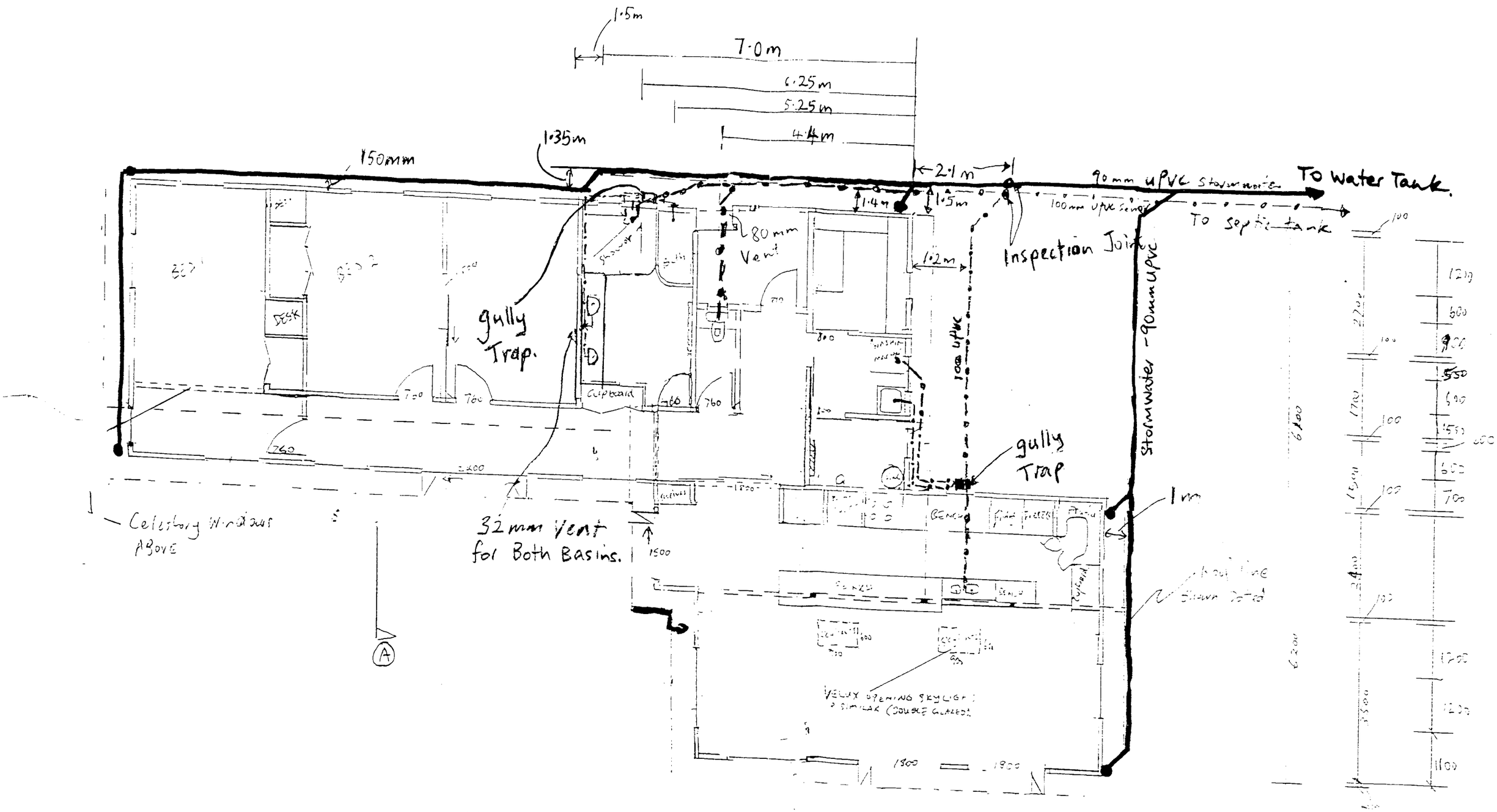
SITE ELEVATION Z-Z 1:125 SCALE



DRAINAGE PLAN

Plan - 10

21476



Downpipe connections.

SEWERAGE SYSTEM

Guttering & Water COLLECTION SYSTEM

Amended Plan and/or Specification Received

By M Larsen

Date 11-10-02.

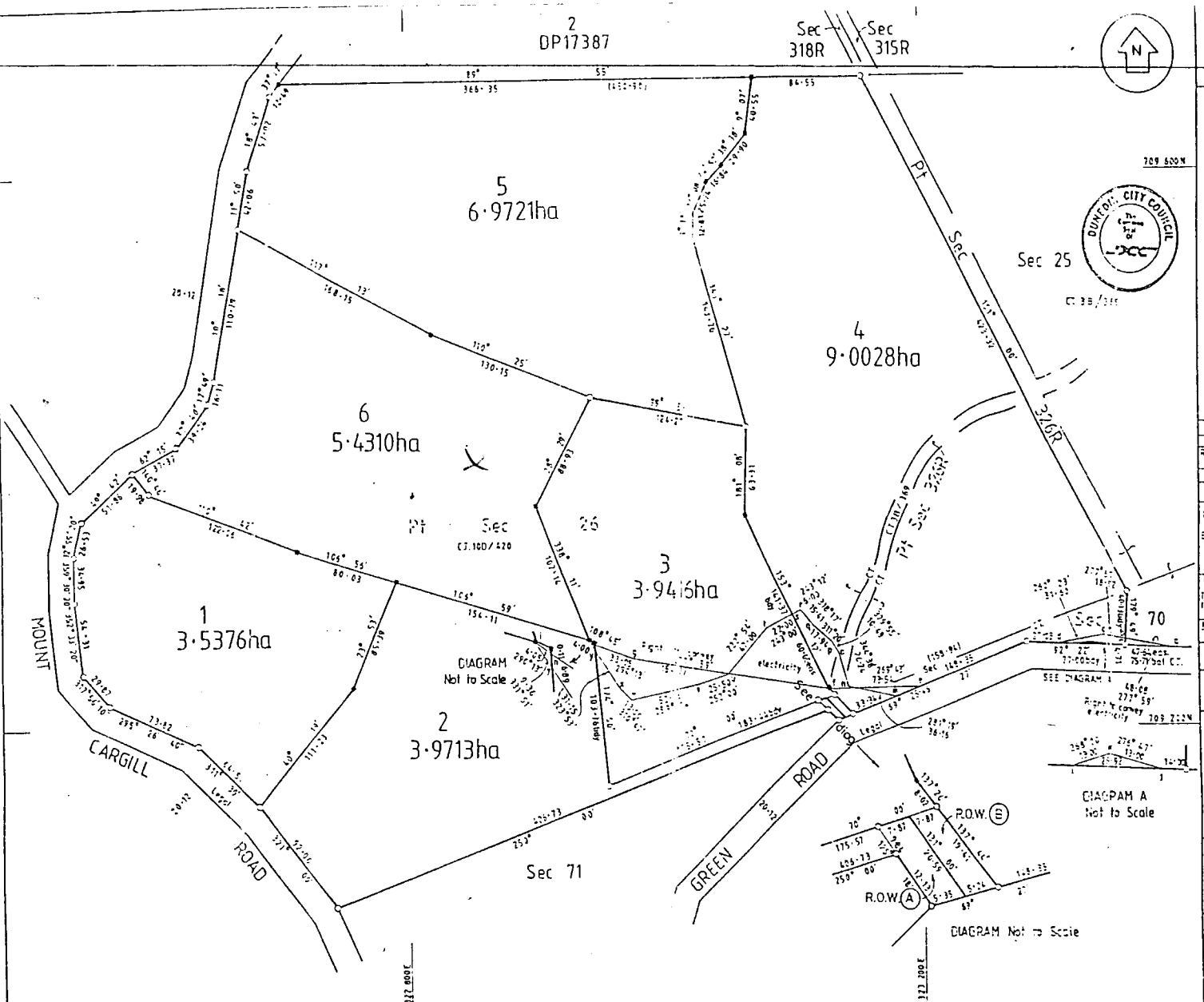
AS BUILT

DRAINAGE PLAN

ATTN: Mike Larsen

Building Consent N° ABA 21476

CERTIFICATE OF TITLE No. _____



Approved

Registered Owners

Resource Management Act 1991 on the 2nd day of September 1994. Subject to the granting or reserving of the easement(s) set out in the Memorandum hereon.

The Common Seal of the Dunedin City Council is affixed hereto
in the presence of:

Authorised Officer

Pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Dunedin City Council and that a consent notice has been issued in respect of those conditions that have not been complied with.

Dated this 2nd day of September 1994

Authorised Officer

MEMORANDUM OF EASEMENTS

PURPOSE	SERV. TEN.	SHOWN	DOM. TEN.
RIGHT OF WAY	LOT 2	A	LOT 1
	LOT 3	B	LOT 1

OPTIONAL EASEMENTS IN GROSS

PURPOSE	SERVIENT TENEMENT	SHOWN	GRANTEE
RIGHT TO CONVEY ELECTRICITY	PT SEC 70 BLK I NTH HARB & BLUESKIN SD	a – b	DUNEDIN ELECTRICITY LTD
	LOT 4	b – c – d	
	LOT 3	d – e	
	LOT 2	e – f – g – h	
		h – i	
RIGHT TO CONVEY TELECOMMUNICATIONS	LOT 4	j – k – l – m	TELECOM NZ LTD
	LOT 3	n – o – p – q	
	LOT 2	r – s	

NOTE - LINE EASEMENTS MAY NOT DEPICT THE AS-BUILT POSITION OF THE SERVICES.

Total Area 32·8564ha

Comprised in All CT 100/420
Pt CT 38/395

I NIGEL BUCKLAND PITTS
Registered Surveyor and holder of an annual practising certificate for the time being as a registered surveyor pursuant to section 26 of the Survey Act 1986 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 and the regulations made in substitution thereof.

Dated at Dunedin this 13 day of September 1994 Signature

Field Book _____ p. _____ Traverse Book _____ p. _____
Reference Plans _____
Examined _____ Correct _____

Approved as to Survey
13/12/94 Acting Chief Surveyor

Deposited this 17th day of March 1995
District Land Registrar

File Reference 16/9/94 instructions

DP 24273

LAND DISTRICT OTAGO
Survey Blk. & Dist. I NTH HARB & BLUESKIN
NZMS 261 Sheet 144 Record Map No 144/7·2

Lots 1—6 being Subdn of Sects 70 & 326R and Pt Sec 26 and Easement over Sec 70

TERRITORIAL AUTHORITY DUNEDIN CITY
Surveyed by PATERSON PITTS PARTNERS LTD
Scale 1: 2000 Date AUGUST 1994

A R ROBERTSON DIRECTOR GENERAL SURVEYOR GENERAL DEPARTMENT OF SURVEY AND LAND INFORMATION NEW ZEALAND

A 92 647

99296

SLAB / FOOTINGS

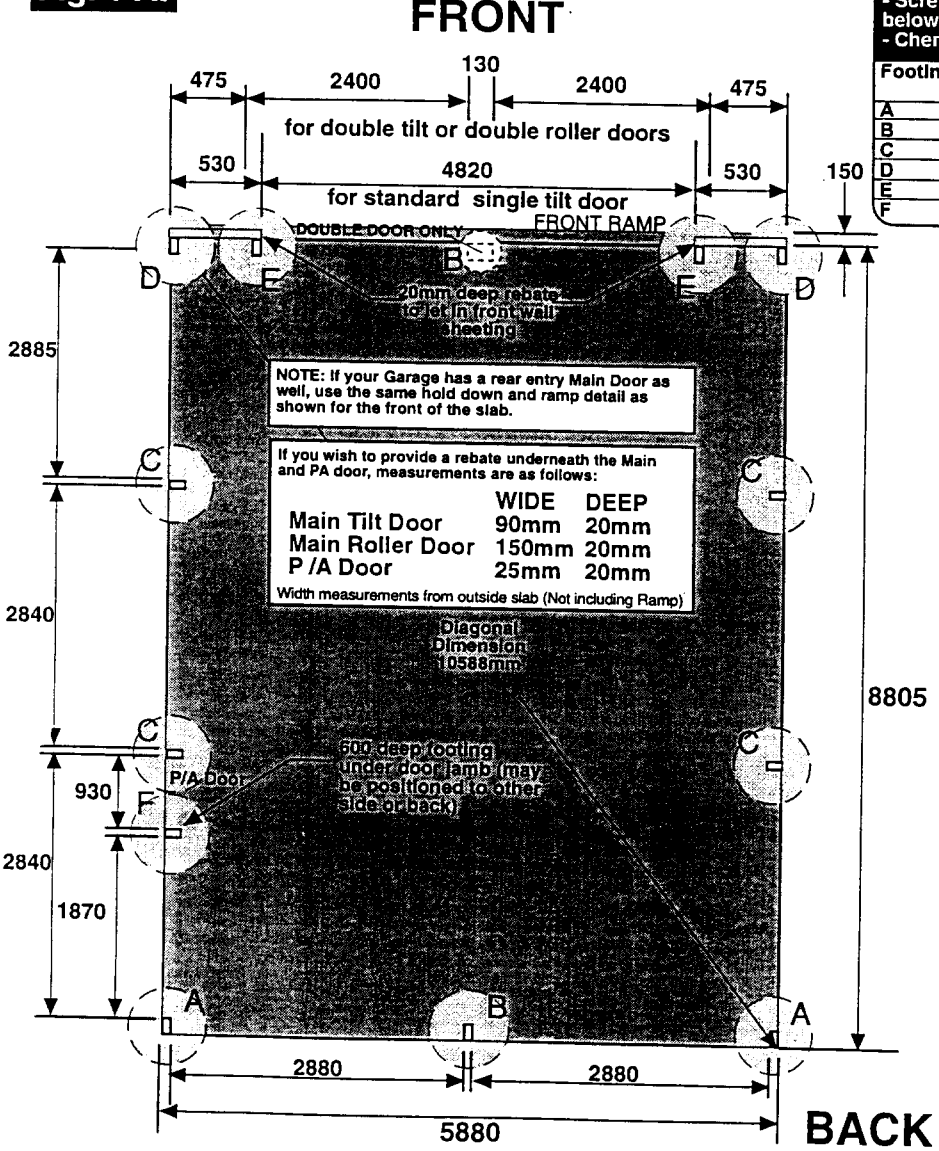
6 X 9M W35 FRONT DOOR FITMENT

Pour a perfectly level concrete slab to the dimensions shown in Figure 1A. This is to be 100mm thick, reinforced with F72 Mesh, laid 30mm from the top with edge thickening shown in Figure 1B and a ramp at the front (Figure 1C). Concrete strength is to be 20MPA at 28 days.

If you would rather erect your Garage on footings, the locations are shown as dotted lines( ) in Figure 1A, a side view of the footing and a size schedule are shown in Figure 1D.

The Garage has been designed so the slab size and the external frame size are the same. The wall sheeting then overlaps the top of the slab by 20mm to form a waterproof joint. If you plan to erect your Garage on a slab larger than the one specified, it will be necessary to trim 20m off each wall sheet, then seal the joint between the slab and wall sheet with Silicone.

Fig. 1 A:



No. of anchors to be used for each Leg:
- Screwbolts: M10x75mm all cases x qty shown below.
- Chemsets: as shown below.

Footing	2.4Wall H.	2.7Wall H.	3.0Wall H.
A	1 X M10	1 X M10	1 X M10
B	2 X M8	2 X M8	2 X M8
C	2 X M8	2 X M8	2 X M8
D	2 X M10	2 X M12	2 X M12
E	2 X M10	2 X M12	2 X M12
F	1 X M8	1 X M8	1 X M8

NEW ZEALAND ONLY

Fig 1b, c & d are **NOT** to be used in New Zealand conditions refer to **SLAB AND FOUNDATION SHEDULE** attached to plans, for detailed drawings.

FIG. 1 B:

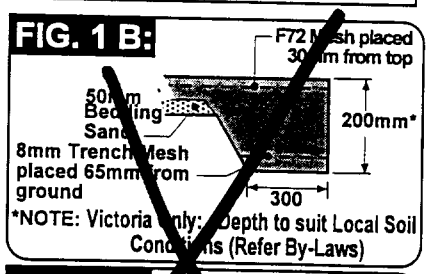
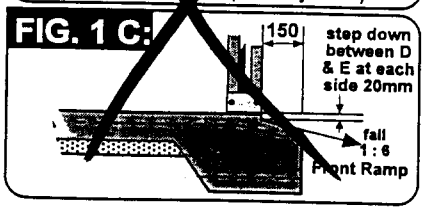
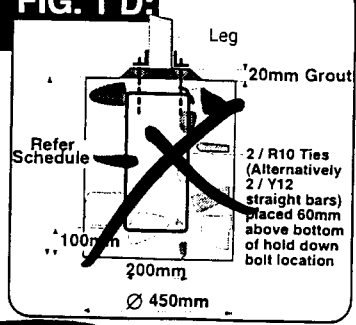


FIG. 1 C:



Refer to this Section ONLY if FOOTINGS are being used instead of concrete slab!

FIG. 1 D:



FOOTING DEPTH SCHEDULE (mm)

Wall Height	A		B		C		D		E		F	
	20 kpa	10kpa	20 kpa	10kpa	20 kpa	10kpa	20 kpa	10kpa	20 kpa	10kpa	20 kpa	10kpa
2.4H.	900	1150	950	1150	650	1050	1000	1700	900	1300	600	600
2.7H.	950	1150	1050	1250	850	1050	1450	2550	1300	2200	600	600
3.0H.	950	1150	1050	1250	850	1050	1450	2550	1300	2200	600	600

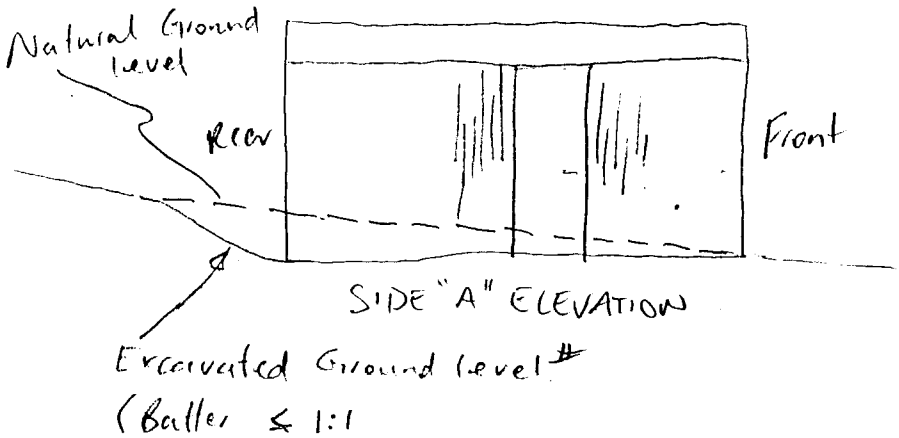
NOTE: Most soils meet 20kpa requirements.For soft soil use 10kpa value. For shaft adhesion value in your area consult your local soils engineer.

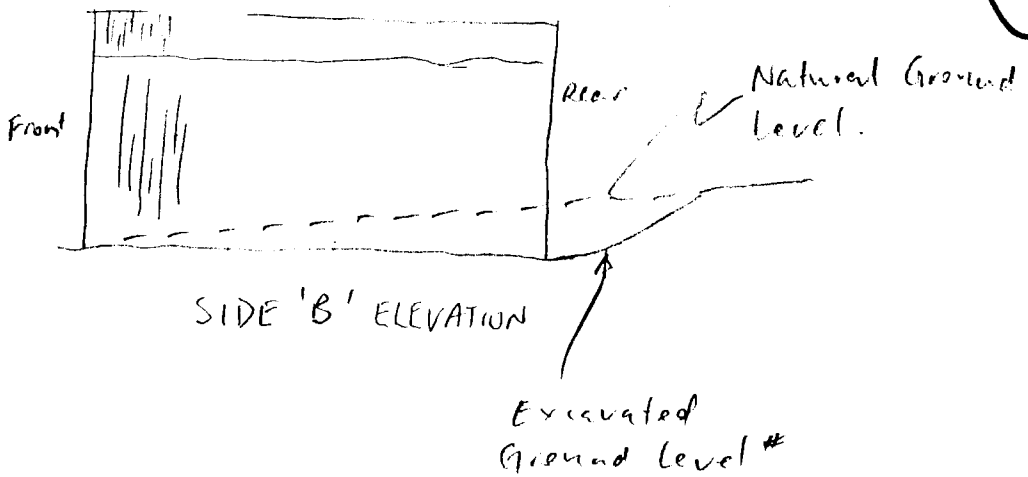
992906

99296

GROUND LEVELS AROUND PROPOSED IMPLEMENT SHED

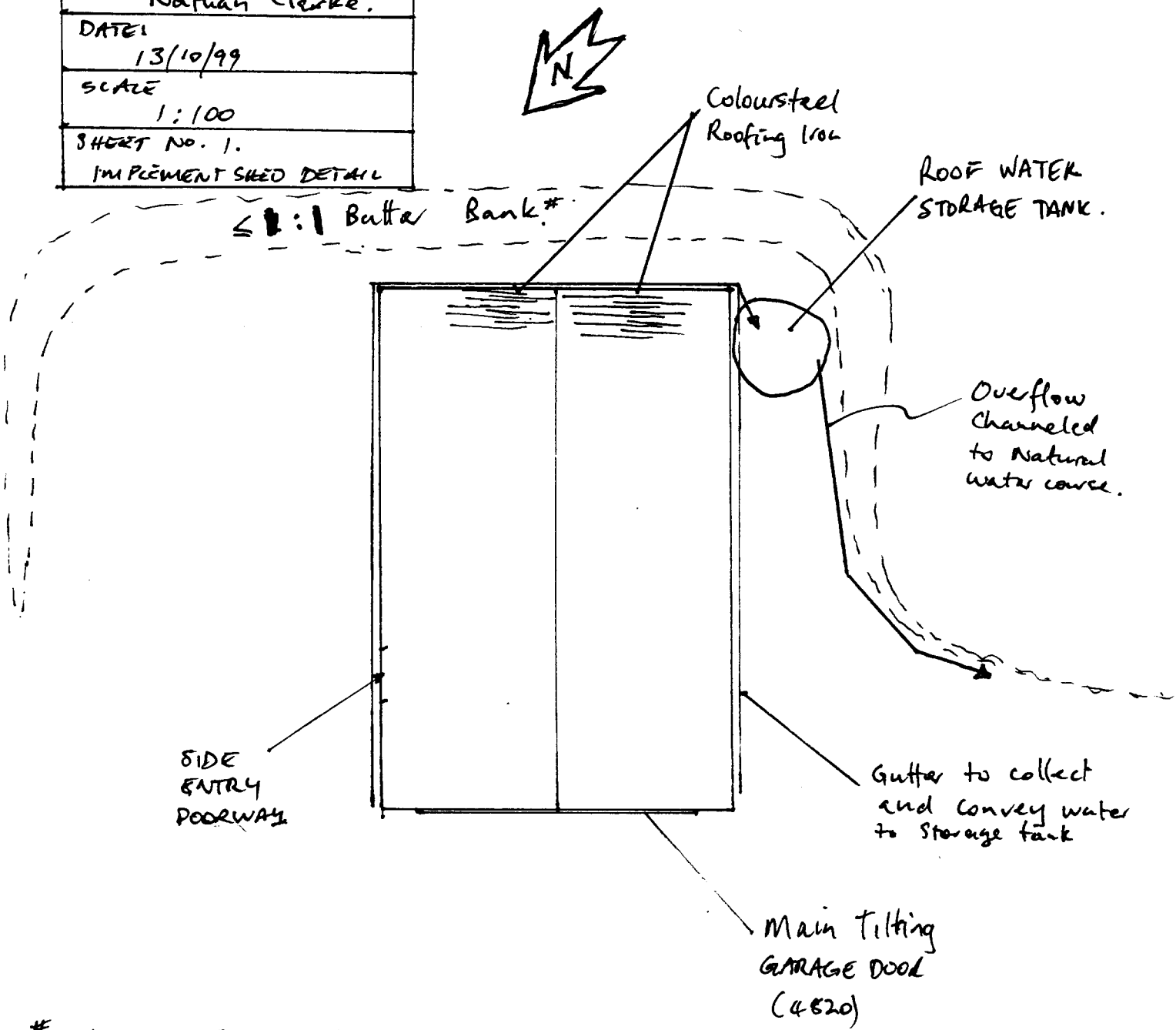
DRAWN BY : NATHAN CLARKE
SCALE : NTS
DATE: 13/10/99
SHEET N° 2.





#Note: Excavation to be less than 1.5 m depth and Battered ≤ 1:1.

DETAIL PLAN (SITE). OF PROPOSED IMPLEMENT SHED 800 MT CARGILL ROAD.
DRAWN BY: Nathan Clarke.
DATE: 13/10/99
SCALE 1:100
SHEET NO. 1. IMPLEMENT SHED DETAIL



*Note:- Batter on Bank to be ≤ 1:1 and depth of Excavation Less than 1.5m. Site is classified Rural and ~~P~~ District plan allows excavation to 1.5m Depth without Excavation/Earthworks consent.

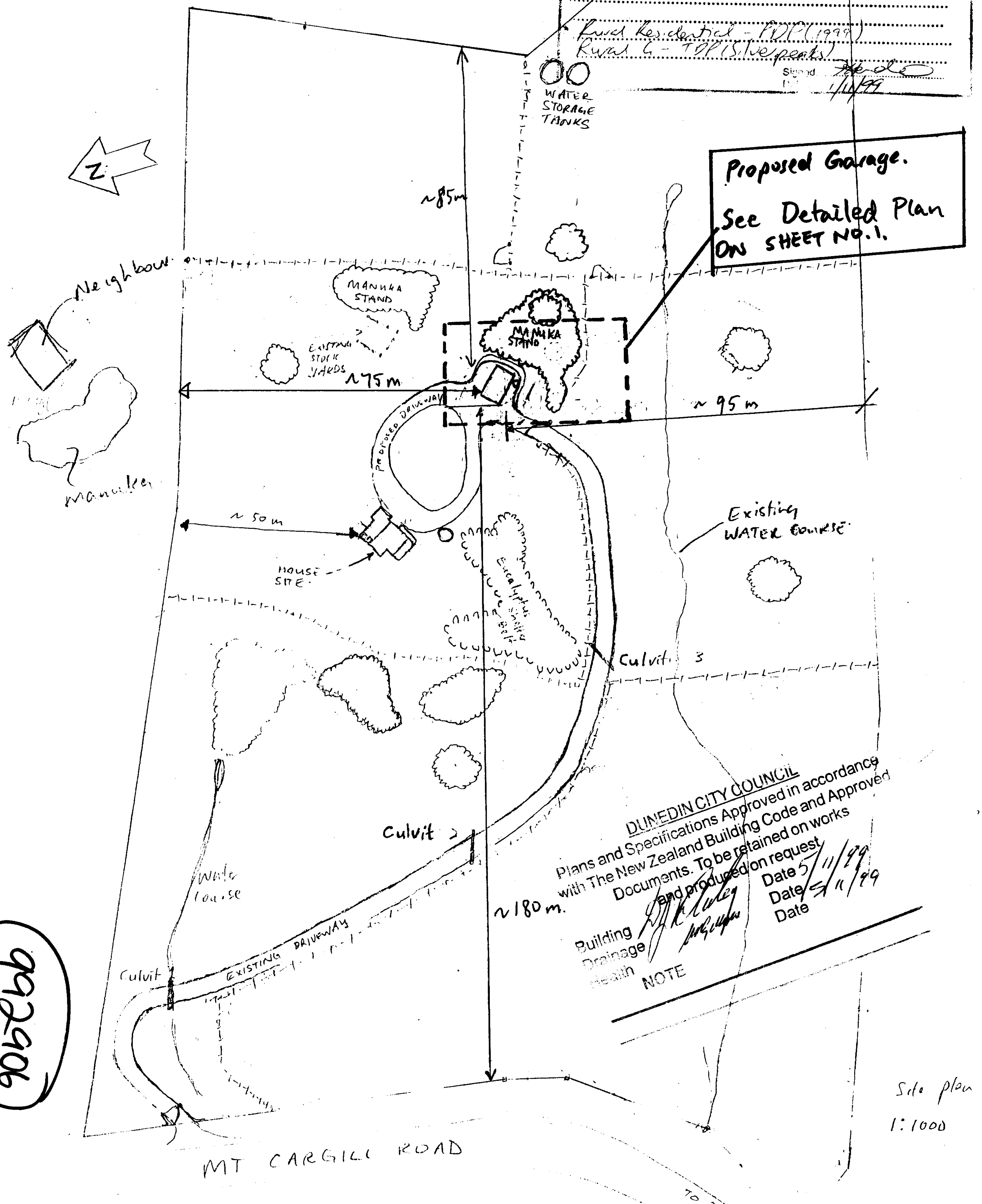
992906

SITE PLAN OF PROPOSED RESIDENCE, 800 MT CARGILL ROAD, DUNEDIN.

Scale 1:1000

CLARKE RESIDENCE SITE PLAN PROPOSED FOR 800 MT CARGILL ROAD.	
DRAWN BY:	NATHAN CLARKE
DATE:	13/10/99
SCALE:	1:1000
SHEET NO: O	SITE PLAN.

DUNEDIN CITY COUNCIL
Pursuant to the provisions of the District Scheme ... plans and specifications are approved, provided ... no change shall be made to the details shown ... and contained in the specification attached hereto, and subject to
Rural Residential - PDP (1999)
Rural C - TDP (S.Tve peaks)
Signed ... Date 1/11/99



DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request.
Building Date 5/11/99
Drainage Date 5/11/99
Health Date
NOTE

992906

Site plan 1:1000

FREDERICK R SMITH B E (civil), MIPENZ, MACENZ
Registered Consulting Structural and Civil Engineer

23 Glamorgan Drive, Torbay, Auckland *Telephone/Facsimlie* *64 9 473 1262*
P O Box 35 422, Browns Bay, Auckland *Mobile Telephone* *025 997 139*

STEEL FRAMED BUDGET GARAGES DWELLINGS FARMSHEDS & CARPORTS

STATEMENT OF DURABILITY

NEW ZEALAND BUILDING CODE

The DURABILITY requirement, of the Building Regulations 1992, requires the structure of the building, without reconstruction or major renovation, to have a life of at least 50 years (clause B2.3 (a)) whereas building elements which do have a moderate ease of access (clause B2.3 (c)) shall have a life of at least 15 years and components such as linings, doors and windows shall have a life of at least 5 years (clause B2.3 (d)), with only normal maintenance, unless the *building* is given a *specified intended life.*

NORMAL CONDITIONS

In areas of normal conditions (500m from breaking surf, in the immediate vicinity of calm salt water such as estuaries and harbour foreshores, more than 500 metres from industrial emissions and subject to little or no fallout from them and away from geothermal areas) provided the building is located, where possible, with the openings away from prevailing inclement weather and the building is given 'normal maintenance', as specified below, then the life of the building will be 50 years.

CORROSIVE CONDITIONS

In areas of corrosive conditions (within 500m of breaking surf, heavy salt deposits, constant smell of salt spray, the continuous presence of a smell of industrial chemicals, such as sulphur or acids, close to industrial emissions and/or geothermal areas and subject to light fallout from them) because all of the components of the building can be replaced 'with moderate ease' without 'reconstruction or major renovation' **the specified intended life of the building is nominated as 20 years.** After this period the local authority may request an inspection and assessment of the future life of the building.

For the life of the building to be at least 20 years - framing that is to be boxed or lapped with other framing members shall **prior to assembly** be degreased, etched with a primer suitable for galvanised iron and zincalume and given a heavy coat of anti-corrosive zinc-rich paint, or equivalent protective paint system, as supplied by a reputable paint supplier and the zinc plated Rawlplug screwbolts, securing the building to the foundations, shall be liberally coated with Selleys Roof and Gutter Sealant, as shall the angle fixing brackets.

NORMAL MAINTENANCE

'Normal maintenance', as required by the Building Code, shall consist of annual washing of areas, unwashed by rain, for buildings in moderate corrosion environments, twice annually washing down, in areas of severe corrosion and a complete protective painting system, for buildings in very severe atmospheres.

(amended : 02.07.97)

BUDGET GARAGES
5A Ryan Place, PO Box 76-318, Manukau City, Auckland
Free Phone 0800 103 545 Facsimile 09 262 2798

FREDERICK R SMITH B E (civil), MIPENZ, MACENZ
Registered Consulting Structural and Civil Engineer

23 Glamorgan Drive, Torbay, Auckland *Telephone/Facsimlie* *64 9 473 1262*
P O Box 35 422, Browns Bay, Auckland *Mobile Telephone* *025 997 139*

1614
2 July 1997

The Manager
Local Territorial Authority

Attention: Senior Building Controller

Dear Sir

STEEL FRAMED BUDGET BUILDINGS
DWELLINGS - GARAGES - FARMSHEDS - HAYBARNS - CARPORTS

As the New Zealand representative, of the Austalian designer of the above range of Spic-N-Span cold formed steel framed buildings, I have been requested, by some Local Authorities, to issue a blanket Producer Statement for these specific designed structures.

I consider the Producer Statement to be a legal document, that is unique to a particular building on one site, but I can issue the following statement:

1. The buildings are constructed from high tensile steel with high tensile steel cladding in which no timber is used except for dwellings when timber studding may be used to support interior wall linings.

2. The buildings are fabricated from zincalume protected steelwork, all members are fixed with zinc plated Tekscrews and any member, 'with moderate ease' can be removed and treated for corrosion at any time, 'without reconstruction or major renovation'.

3. The buildings are light and, even including the concrete floor slab, the required ground bearing pressure is less than 75kPa.

4. The maximum uplift, in any post, is 12.5 KN and the building will be stable provided the support system will resist these forces. Zincplated Rawlplug Excalibur screwbolts are used to fix the structure to the concrete floor slab or concrete footings and these fasteners can be removed for inspection and treatment or replacement, at any time.

5. The W37 and W42 buildings will withstand basic non-directional wind speeds (NZS 4203:1992 clause 5.4.2) of 45 and 50 metres per second respectively.

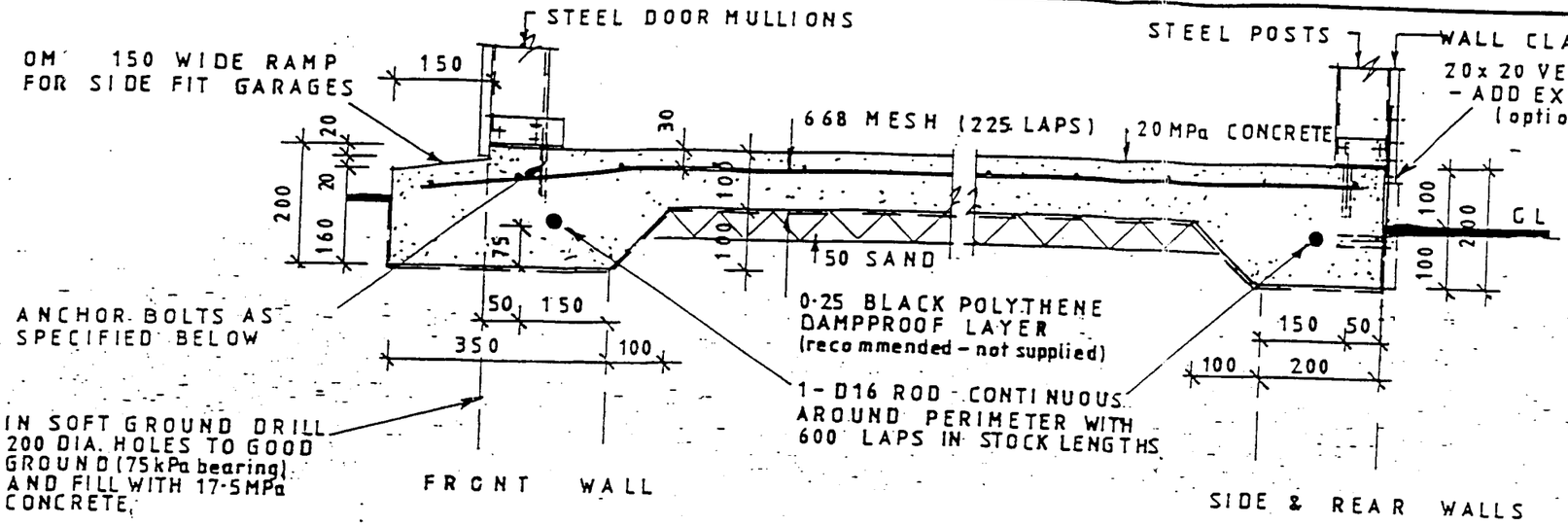
6. The buildings will withstand snow loads of 0.7Kpa and loadings of up to 1.2kPa can be resisted by strengthening the roof trusses and adding extra purlins.

Please contact me for further information.

Yours faithfully

F R Smith

992906

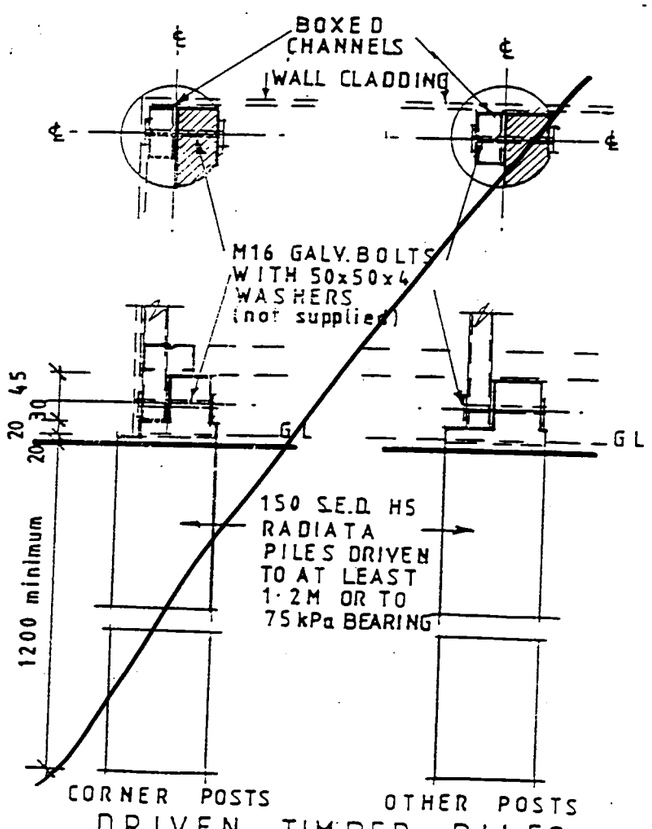


CONCRETE SLAB

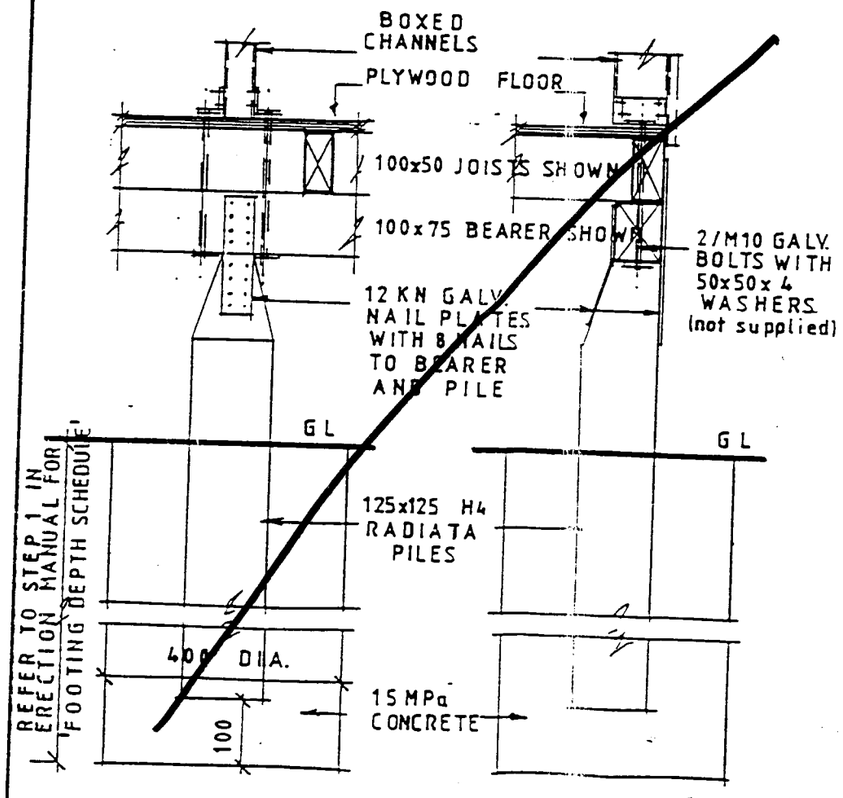
PROPOSED ✓

SLAB AND FOUNDATION SCHEDULE

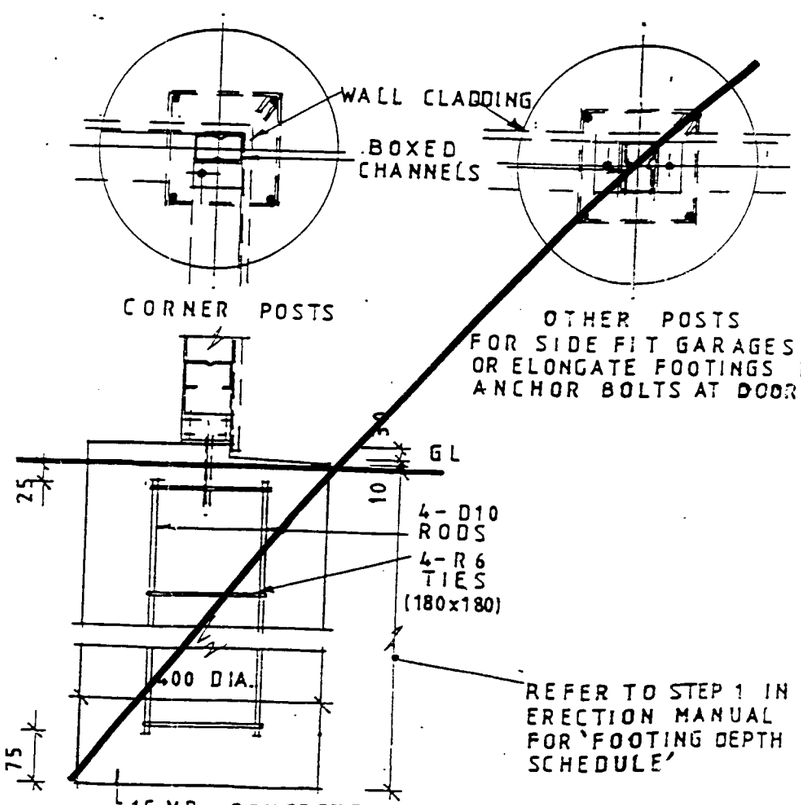
DELETE OPTIONS NOT APPLICABLE



DRIVEN TIMBER PILES



TIMBER PILES IN CONCRETE



CONCRETE FOOTINGS

ANCHOR BOLTS TO CONCRETE SHALL BE RAWLPLUG M10 x 75 ZINC PLATED HEX HEADED EXCALIBUR SCREWBOLTS

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW ZEALAND BUILDING CODE

Designer: Des Newport, Consulting Engineer, Brisbane, Australia

Regd. Engr: FREDERICK R SMITH
CONSULTING ENGINEER
23 Glamorgan Drive, Torbay
Auckland Ph/Fx 09 473 1262

25·7·96 amended
28·8·96 "

Manufacturer: Spic - N- Span, Brisbane, Australia

Distributors: BUDGET GARAGES LIMITED 5A Ryan Place, P O Box 76 318, Manukau City, Auckland, Phone 09 262 2803, Free Phone 0·00 103 545, Fax 09 262 2798

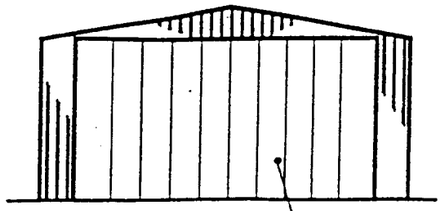
BUDGET GARAGES LTD

STEEL FRAMED GARAGES

CONCRETE FLOOR SLAB - FOOTINGS OR TIMBER PILES

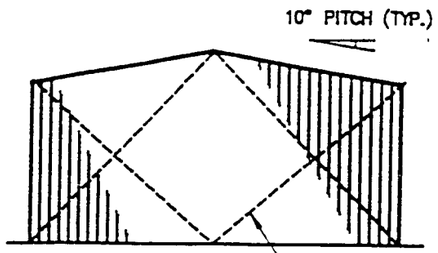
SHEET 4

992906



FRONT ELEVATION

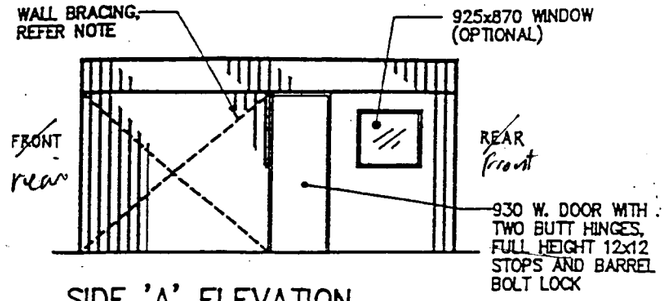
4820 W. APPROVED TILT-A-DOOR OR ROLLER DOOR



REAR ELEVATION

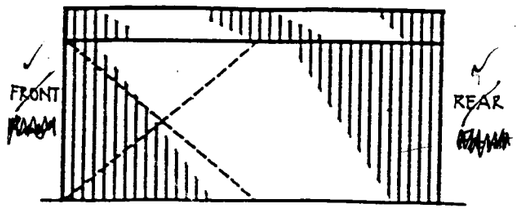
WALL BRACING, REFER NOTE

1 PERSONELL DOOR MAY BE INSTALLED IN THIS WALL PROVIDED THE NUMBER OF BRACING SETS IS MAINTAINED AS SCHEDULED
2 WALL BRACING (2 BAYS) EX. G550 STRAPS:-
S42 - 6-12m L. GARAGE - 21x0.8 STRAPS 3 SCREWS/CONN.
15m L. GARAGE - 50x0.8 STRAPS 4 SCREWS/CONN.
S50 - 6-9m L. GARAGE - 50x0.8 STRAPS 3 SCREWS/CONN.
12-15m L. GARAGE - 50x0.8 STRAPS 4 SCREWS/CONN.



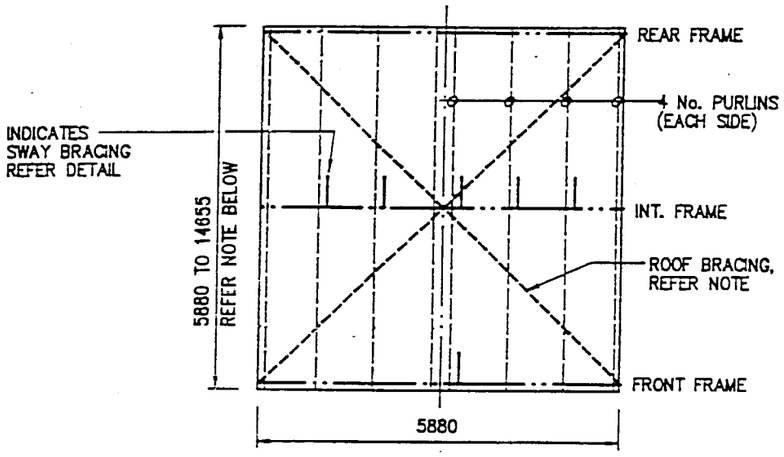
SIDE 'A' ELEVATION

WALL BRACING EX. G550 STRAPS:-
S42 - 6-9m L. GARAGE - 1 BAY OF 21x0.8 STRAPS 3 SCREWS/CONN.
12-15m L. GARAGE - 2 BAYS OF 21x0.8 STRAPS 2 SCREWS/CONN.
S50 - 6m L. GARAGE - 1 BAY OF 50x0.8 STRAPS 5 SCREWS/CONN.
9-12m L. GARAGE - 2 BAYS OF 21x0.8 STRAPS 3 SCREWS/CONN.
15m L. GARAGE - 3 BAYS OF 21x0.8 STRAPS 3 SCREWS/CONN.



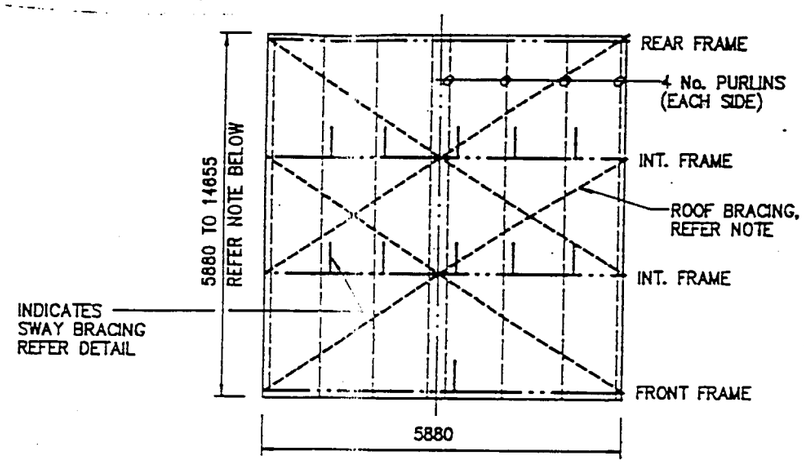
SIDE 'B' ELEVATION

WALL BRACING REFER SIDE 'A' ELEVATION



FRAMING PLAN - S42

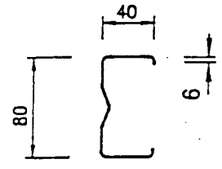
1 S42, 6m WIDE GARAGES MAY BE EXTENDED TO MAXIMUM 15m LONG BY INSERTING INTERNAL FRAMES AT 3000 CTS. MAXIMUM. BRACING LAYOUT SIMILAR.
2 ROOF BRACING EX. G550 STRAPS:-
6-12m L. GARAGE - 21x0.8 STRAPS (3 SCREWS/CONN.)
15m L. GARAGE - 50x0.8 STRAPS (3 SCREWS/CONN.)



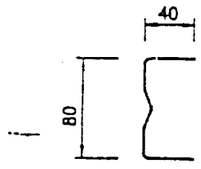
FRAMING PLAN - S50

1 S50, 6m WIDE GARAGE MAY BE EXTENDED TO MAXIMUM 15m LONG BY INSERTING INTERNAL FRAMES AT 2000 CTS. MAXIMUM. BRACING LAYOUT SIMILAR.
2 ROOF BRACING EX. G550 STRAPS:-
6-9m L. GARAGE - 50x0.8 STRAPS 4 SCREWS/CONN.
12-15m L. GARAGE - 50x0.8 STRAPS 5 SCREWS/CONN.

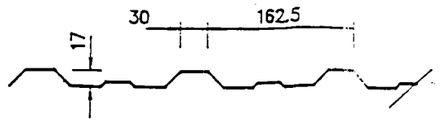
99290c



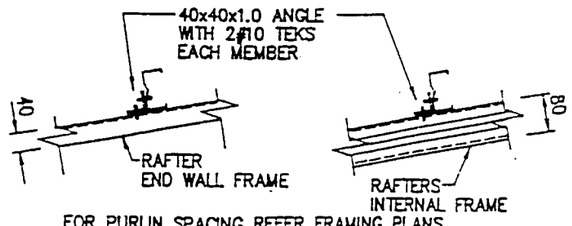
TYPICAL SECTION INT. & REAR FRAMES



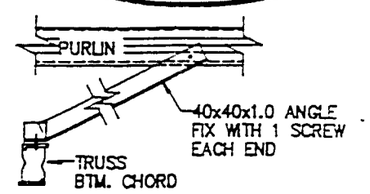
TYPICAL SECTION FRONT FRAME ONLY



SHEETING PROFILE 0.35 T.C.T.



FOR PURLIN SPACING REFER FRAMING PLANS
PURLIN FIXING



TYPICAL SWAY BRACING DETAIL

SUFF	REVISION	DATE
A	RELEASED FOR BUILDING APPROVAL	JULY 1996

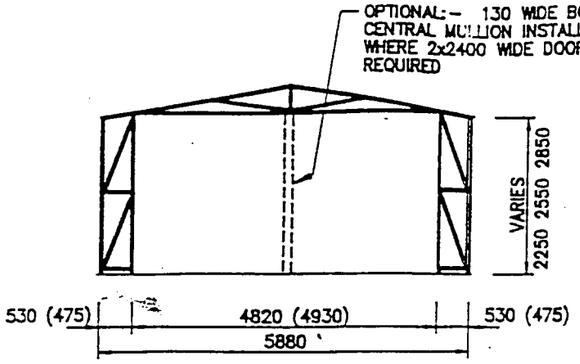
DES NEWPORT
CONSULTING ENGINEERS Pty. Ltd.
PO Box 76318, MANUKAU CITY, AUCKLAND
208 CONSTANCE STREET, FORTITUDE VALLEY
BRISBANE QLD. 4006 AUSTRALIA
Phone +61 7 3252 9822 Fax +61 7 3252 9844

CLIENT
BUDGET GARAGES Ltd.
5a RYAN PLACE, MANUKAU CITY, AUCKLAND
Phone (09) 262 2803 Fax (09) 262 2798
Freephone 0800 10 35 45

PROJECT
2.4m, [redacted]m Height
RANGE OF GARAGES
6m WIDE FRONT ENTRY
SITE WIND SPEED
42m/s AND [redacted]m/s

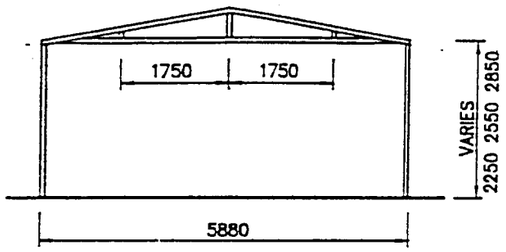
SUBJECT
ELEVATIONS, FRAMING PLANS, CONNECTION DETAILS

JOB No. 91099NZ
DWG No. 1
REVISION SUFFIX A



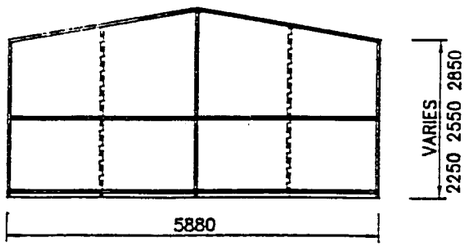
FRONT FRAME

1 ALL MEMBERS TO BE EX. 80x40 CHANNELS, 0.8 B.M.T.
2 DOOR HEAD AND DOOR MULLIONS TO BE BOXED CHANNELS



INTERNAL FRAME

1 ALL MEMBERS TO BE BOXED 80x40 CHANNELS (RAFTERS TO BE 2 / 80x40 CHANNELS)



REAR FRAME

1 REFER "REAR FRAME NOTES" FOR MEMBER SIZES AND SPACINGS

NOTE:- M10 "AVDEL TEXTRON SCREWBOLTS" MAY BE USED IN LIEU OF CHEMSETS FOR HOLD DOWN OF ALL FRAMES (SEE NOTES)

SIDE WALL GIRT NOTE

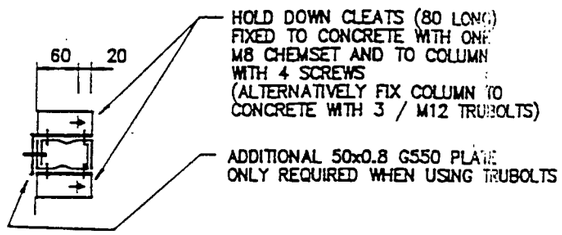
1 ALL SIDE WALL GIRTS TO BE SINGLE 80x40 CHANNELS, 0.8 B.M.T.
2 SPACING OF SIDE WALL GIRTS AS PER REAR WALL ELEAVTION.

FRONT FRAME – HOLD DOWN SCHEDULE

FIX EACH COLUMN OF FRONT FRAME WITH HOLD DOWN CLEAT/S FIXED TO CONCRETE WITH CHEMSETS AND TO COLUMN WITH SCREWS:-

2.4m HIGH GARAGE	2.7m AND 3.0m HIGH GARAGE
6m LONG; S42 – 2/CH8 (4 SCREWS) S50 – 2/CH10 (5 SCREWS)	6m LONG; S42 – 2/CH10 (6 SCREWS) S50 – 2/CH12 (8 SCREWS)
9m LONG; S42 – 2/CH10 (5 SCREWS) S50 – 2/CH12 (7 SCREWS)	9m LONG; S42 – 2/CH12 (8 SCREWS) S50 – 4/CH10 (10 SCREWS)
12m LONG; S42 – 2/CH10 (6 SCREWS) S50C – 2/CH12 (9 SCREWS)	12m LONG; S42 – 4/CH10 (10 SCREWS) S50 – 4/CH12 (14 SCREWS)
15m LONG; S42 – 2/CH12 (6 SCREWS) S50 – 4/CH10 (12 SCREWS)	15m LONG; S42 – 4/CH12 (14 SCREWS) S50 – 4/CH12 (16 SCREWS)

NOTE:- NUMBER OF SCREWS INDICATED IS THE TOTAL NUMBER PER COLUMN (DIVIDE EQUALLY BETWEEN THE NUMBER OF CLEATS REQUIRED)



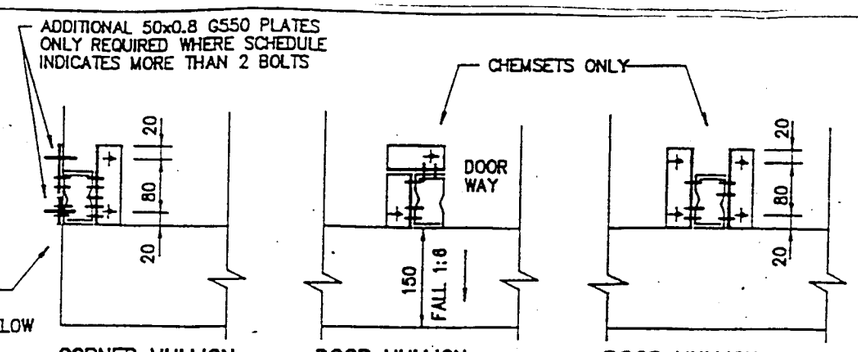
INTERNAL FRAME – HOLD DOWN

1 HOLD DOWN CLEATS TO BE EX. 40x40x2.0 ANGLE
2 BOLTS DESIGNATED CH8 TO CH12 REFERS TO M8 TO M12 CHEMSETS INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
3 M8 TO M12 CAST-IN BOLTS MAY BE USED IN LIEU OF CHEMSETS
4 M10 "AVDEL TEXTRON SCREWBOLTS", 75mm EMBEDMENT INTO CONCRETE, MAY BE USED IN LIEU OF CHEMSETS

REAR FRAME NOTES

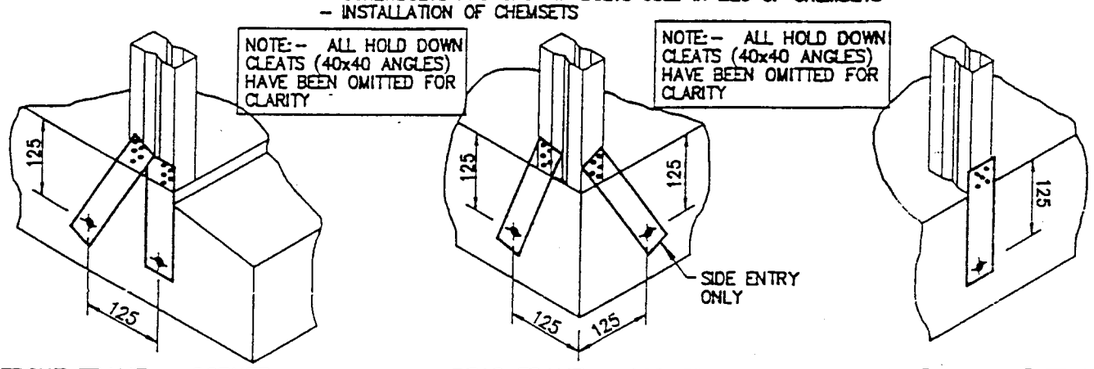
1 ALL MEMBERS EX. 80x40 CHANNELS, 0.8 B.M.T. (BOXED MULLIONS TO BE FLANGE CONNECTED WITH SCREWS AT 600 CTS.)
2 GIRT LAYOUT TO BE AS SHOWN. ALL GIRTS IN END WALL EX. SINGLE CHANNELS. (SIDE WALL GIRT LAYOUT SIMILAR).
3 CORNER MULLIONS TO BE TYPE A, ALL D.W.V., ALL HEIGHTS
4 NUMBER OF "INTERNAL" MULLIONS AS PER FOLLOWING:-

2400 H. GARAGE	1 TYPE B – S42 1 TYPE B – S50	TYPE A
2700 H. GARAGE	1 TYPE B – S42 3 TYPE B – S50	
3000 H. GARAGE	1 TYPE B – S42 3 TYPE B – S50	TYPE B



FRONT FRAME – HOLD DOWN

1 M12 TRUBOLTS MAY BE USED IN LIEU OF CHEMSETS FOR HOLD DOWN OF FRONT FRAME CORNER MULLION IN FOLLOWING CASES ONLY:-
– 2.4m HIGH GARAGE; S42, 6–15m L. GARAGE; USE 3 TRUBOLTS
S50, 6–9m L. GARAGE; USE 3 TRUBOLTS
12–15m L. GARAGE; USE 4 TRUBOLTS
– 2.7–3.0m H. GAGARE; S42, 6m L. GARAGE; USE 3 TRUBOLTS
9–12m L. GARAGE; USE 4 TRUBOLTS
S50, 6–9m L. GARAGE; USE 4 TRUBOLTS
2 REFER "INTERNAL FRAME – HOLD DOWN" FOR NOTES REGARDING;
– SCREWBOLTS AND CAST-IN BOLTS USED IN LIEU OF CHEMSETS
– INSTALLATION OF CHEMSETS



HOLD DOWN – WHERE ADDITIONAL 50x0.8 G550 PLATES ARE REQUIRED

REAR FRAME CORNER – HOLD DOWN SCHEDULE

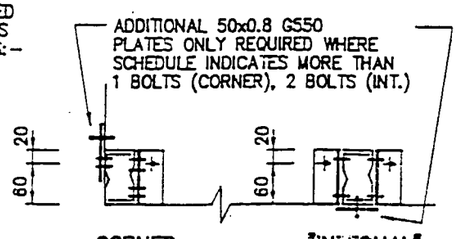
HOLD DOWN CLEAT/PLATE FIXED TO CONCRETE WITH CHEMSET/S AND TO COLUMN WITH SCREWS:-

6m LONG GARAGE:
S42 – 1/CH10 (2 SCREWS)
S50 – 1/CH10 (2 SCREWS)

9m LONG GARAGE:
S42 – 1/CH10 (3 SCREWS)
S50 – 2/CH8 (3 SCREWS)

12m LONG GARAGE:
S42 – 2/CH8 (3 SCREWS)
S50 – 2/CH10 (3 SCREWS)

15m LONG GARAGE:
S42 – 2/CH10 (4 SCREWS)
S50 – 2/CH10 (4 SCREWS)



REAR FRAME "INTERNAL" – HOLD DOWN SCHEDULE

TWO HOLD DOWN CLEATS, EACH FIXED TO CONCRETE WITH ONE CHEMSETS AND TO COLUMN WITH SCREWS:-

6–12m LONG GARAGE:
S42 – CH8 BOLT, 3 SCREWS
S50 – CH8 BOLT, 3 SCREWS

15m LONG GARAGE:
S42 – CH10 BOLT, 3 SCREWS
S50 – CH10 BOLT, 3 SCREWS

992906

REAR FRAME – HOLD DOWN

1 M12 TRUBOLTS MAY BE USED IN LIEU OF CHEMSETS FOR HOLD DOWN REFER FOLLOWING; –CORNER MULLIONS; USE 2 TRUBOLTS
–"INTERNAL MULLIONS"; USE 3 TRUBOLTS
2 REFER "INTERNAL FRAME – HOLD DOWN" FOR NOTES REGARDING;
– SCREWBOLTS AND CAST-IN BOLTS USED IN LIEU OF CHEMSETS
– INSTALLATION OF CHEMSETS

SUFF	REVISION	DATE
A	RELEASED FOR BUILDING APPROVAL	JULY 1995

DES NEWPORT
CONSULTING ENGINEERS Pty. Ltd.
PO Box 76318, MANUKAU CITY, AUCKLAND
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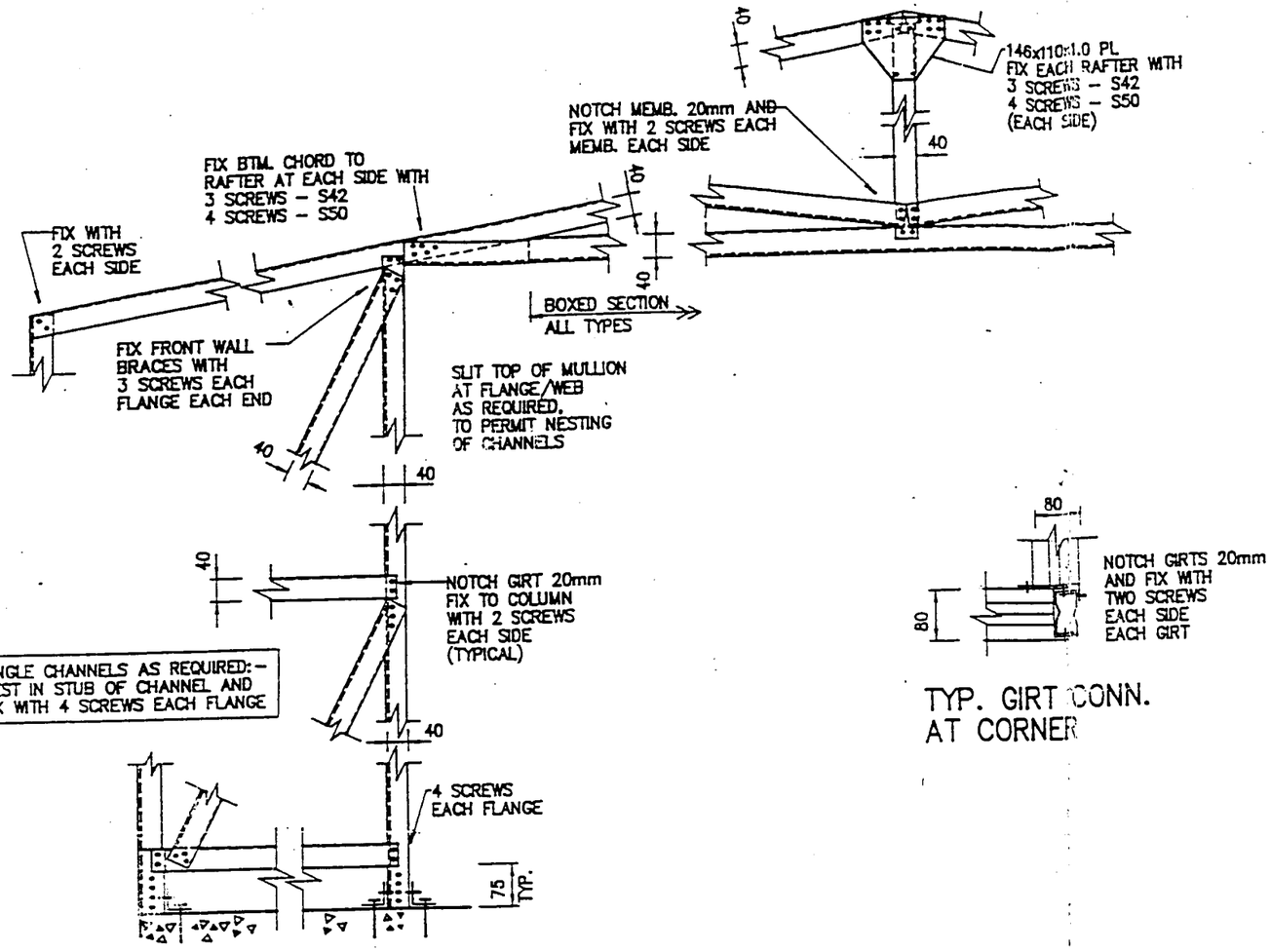
Phone +61 7 3252 9822 Fax +61 7 3252 9844

CLIENT
BUDGET GARAGES Ltd.
5a RYAN PLACE, MANUKAU CITY, AUCKLAND
Phone (09) 262 2803 Fax (09) 262 2798
Freephone 0800 10 35 45

PROJECT
2.4m, [redacted] Height
RANGE OF GARAGES
6m WIDE FRONT ENTRY
SITE WIND SPEED
42m/s AND [redacted]/s

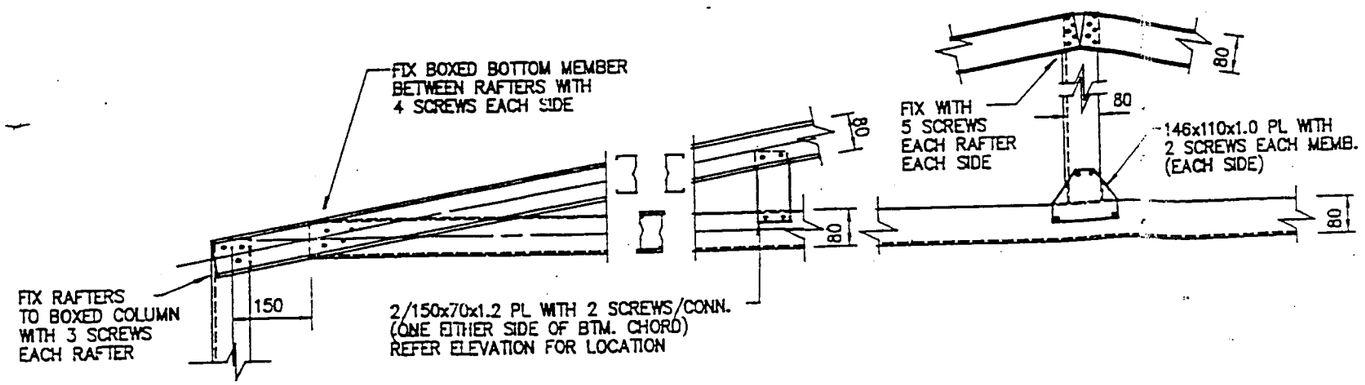
SUBJECT
DETAILS OF FRAMES, HOLD DOWN DETAILS

JOB No. 91099NZ
DWG No. 2
REVISION SUFFIX A



FRONT FRAME – CONNECTION DETAILS

TYP. GIRT CONN.
AT CORNER



INTERNAL FRAME – CONNECTION DETAILS

1 ALL WORK SHALL CONFORM TO THE NEW ZEALAND BUILDING CODE.
2 DRAWINGS SHALL NOT BE SCALED FOR ANY FABRICATION OR ERECTION DETAILS.
3 AT SET OUT, DIAGONALS MUST BE CAREFULLY CHECKED TO ENSURE BUILDING IS SQUARE.

LOADINGS

1 STRUCTURE HAS NOT BEEN DESIGNED TO CARRY OCCASIONAL LOADING AS STIPULATED IN 3.8.3 OF AS 1170.1.
2 WIND LOAD IN ACCORDANCE WITH NZS 4203–1992
D.W.V's REFERRED TO ON DRAWINGS ARE:
–S42, ULTIMATE SITE WIND SPEED OF 42.5m/s
–S50, ULTIMATE SITE WIND SPEED OF 50.4m/s
3 ROOF LIVE LOAD:– 0.25 kPa
4 MAXIMUM SNOW LOAD SHALL BE 0.7 kPa. HEAVIER SNOW LOAD WILL NEED EXTRA PURLINS.
5 BUILDING SITES ABOVE 1000m ABOVE SEA LEVEL WILL NEED SPECIFIC DESIGN.

CONCRETE

1 SERVICES OF AN EXPERIENCED CONSULTING ENGINEER SHOULD BE ENGAGED TO ADVISE ON SUITABILITY OF SOIL CONDITIONS.
2 CONCRETE SHALL HAVE MAXIMUM AGGREGATE SIZE OF 20 mm. SLUMP OF 80±20 AND ULTIMATE COMPRESSION STRENGTH AT 28 DAYS OF 20 MPa.
3 CONCRETE SHALL BE PLACED IN ONE CONTINUOUS OPERATION AND BE COMPACTED BY EXTERNAL VIBRATION OR HAND TAMPING.
4 FOOTING EXCAVATIONS SHALL BE THOROUGHLY CLEANED OF ALL LOOSE MATERIAL BEFORE PLACING CONCRETE.
5 FOUNDING MATERIAL SHALL HAVE SAFE BEARING CAPACITY OF 75 kPa.
6 POUR SLAB ON 50 mm COMPACTED SAND AND 25um POLYTHENE WATERPROOF MEMBRANE (LAPPED 200 AND SEALED WITH APPROPRIATE TAPE).

STEELWORK

1 ALL STRUCTURAL FRAMING MEMBERS SHALL BE G550 GRADE STEEL AND ALL CLEATS SHALL BE G450 GRADE STEEL GALVANIZED TO MIN Z200.
2 ROOF AND WALL SHEETING SHALL BE G550 GRADE STEEL PROTECTED WITH ZINCALUME AZ150.
3 EVERY CLADDING SHEET IS TO BE FIXED AT RIDGE PURLINS AND EAVES WITH ONE SCREW AT EVERY PAN. AT OTHER PURLINS, GIRTS ETC. FIX WITH ONE ONE SCREW AT EVERY SECOND PAN. ALL SCREWS INTO ROOF SHEETING TO HAVE NEOPRENE WASHERS.
4 PURLINS AND GIRTS EX. 80x40 LIPPED, CRIMPED CHANNELS
5 AT FRONT, INTERNAL AND REAR FRAMES CONNECT GIRTS WITH 2#10 SCREWS PER FLANGE PER MEMBER U.N.O. SCREWS TO HAVE MINIMUM EDGE DISTANCE OF 8mm AND A MINIMUM PITCH OF 12mm.
6 SCREWS TO BE WAFERTEKS No. 10 U.N.O.MANUFACTURED BY DEUTSCHER (OR EQUIVALENT).
7 FRAME AROUND PERSONNEL DOOR EX. 80x40x0.8 UNLIPPED CHANNELS. FIX MULLIONS TO FLOOR WITH 40x40x0.8 CLEAT AND 1/#10 DYNABOLT. –FLANGE CONNECT MEMBERS WITH 2 SCREWS EACH FLANGE. (FRAME AROUND WINDOW OPENING SIMILARLY)
8 PERSONNEL DOOR FRAMED EX. 40x40 CHANNEL AND CLAD WITH STANDARD SHEETING PROFILE.
9 RIDGES, BARGES AND ALL PENETRATIONS TO BE FLASHED WITH 0.4mm ZINCALUME FINISHED STEEL.
10 GUTTER AND DOWNPIPES TO BE FITTED AND DISCHARGED TO EXISTING STORMWATER SYSTEM. SPLICE GUTTER AT CENTRE OF BUILDING. PROVIDE TWO SCREWS INTO EACH WEB AND SEAL WITH SILICONE.
11 BOXED MEMBERS TO BE FLANGE CONNECTED WITH #10 TEKSCREWS AT 600 CTS.
12 STEELWORK SHALL ALL COMPLY WITH THE REQUIREMENTS OF:–
NZS 4203 WIND LOADING CODE.
AS 1170 PARTS 1 & 2 LOADING CODES
NZS 3404 STEEL STRUCTURE STANDARD
AS 1538 COLD FORMED STEEL STRUCTURE CODE
AS 1562 DESIGN AND INSTALLATION OF METAL ROOFING
AS 1111/1112 METRIC HEXAGON COMMERCIAL BOLTS AND SCREWS
AS 2313 GUIDE TO THE PROTECTION OF IRON AND STEEL
AS 3566 SELF DRILLING SCREWS FOR BUILDING & CONSTRUCTION INDS

I certify that if constructed in accordance with these drawings the project will be structurally adequate complying with all relevant Australian and New Zealand Standards and Codes of Practice.

D.B. NEWPORT
M.I.E. (Aust.)
R.P.E.Q. (1155)
N.E.E.P. 3080 (N.T.)
EC-1779 (VIC.)

A	RELEASED FOR BUILDING APPROVAL	JULY 1996
SUFF	REVISION	DATE

DES NEWPORT
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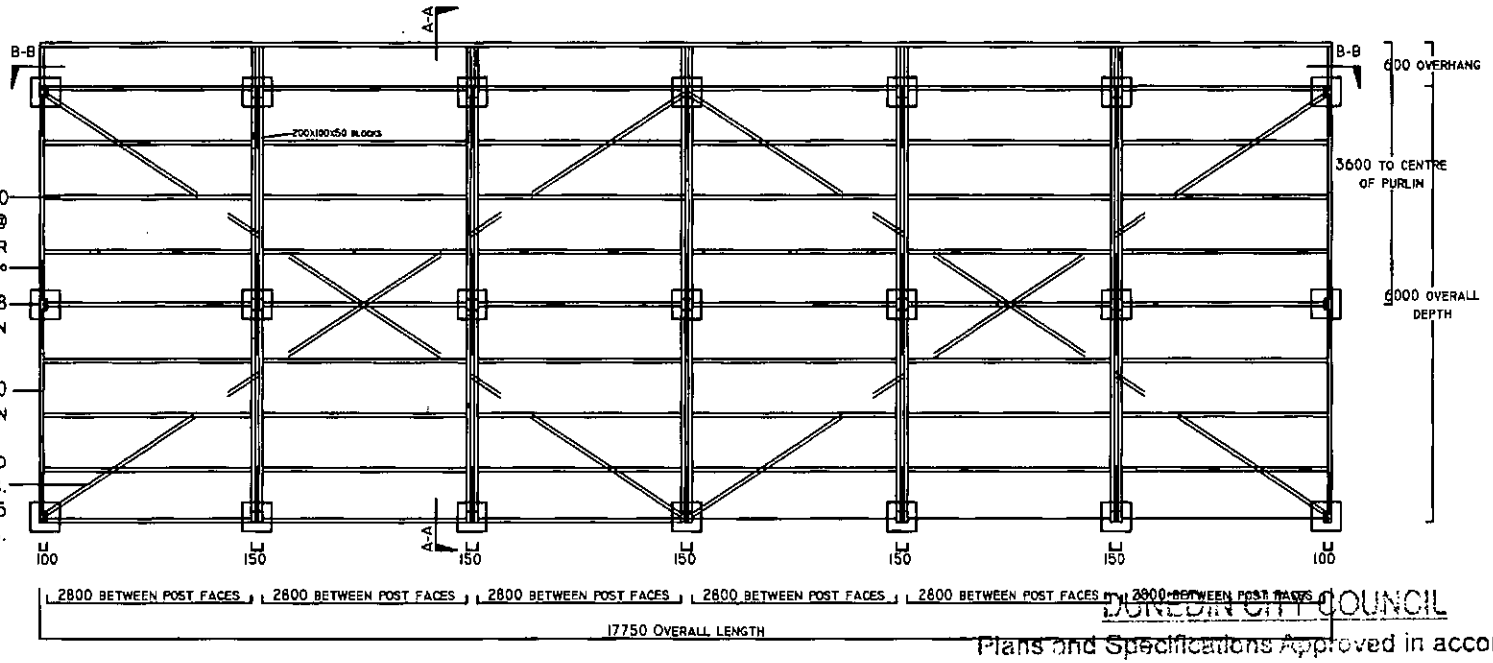
PROJECT
RANGE OF GARAGES
6m WIDE
SITE WIND SPEED
42m/s AND [illegible]m/s
2.4m, [illegible]m Height

SUBJECT
CONNECTION DETAILS
AND NOTES

JOB No. 91099NZ
DWG No. 3
REVISION SUFFIX A

992906

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING ● ALL DIMENSIONS IN MM UNLESS STATED



DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS
2012-217

DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request.

Building Clarke J Date 13-3-2012
Plumbing Date 13-3-2012
Health Date

NOTE

DCC COPY

LOAD CONDITIONS:

- WIND: V/HIGH
- SNOW: 0.9KPA

VERSATILE® BUILDINGS

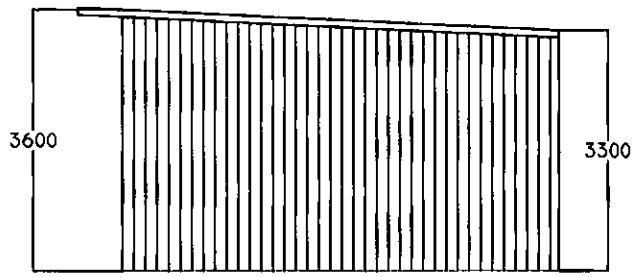
PROJECT TITLE: Stand-Fast Farm Building

DRAWING TITLE: 6m Deep - 3 Bay - 3.6m High Below Ground Model

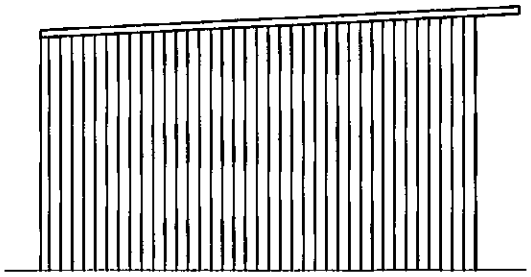
SCALE: 1:100 DATE: Feb 11
REVISION: Ver 1.0 FILE: SFB - 8000

SHEET: 1 OF: 5

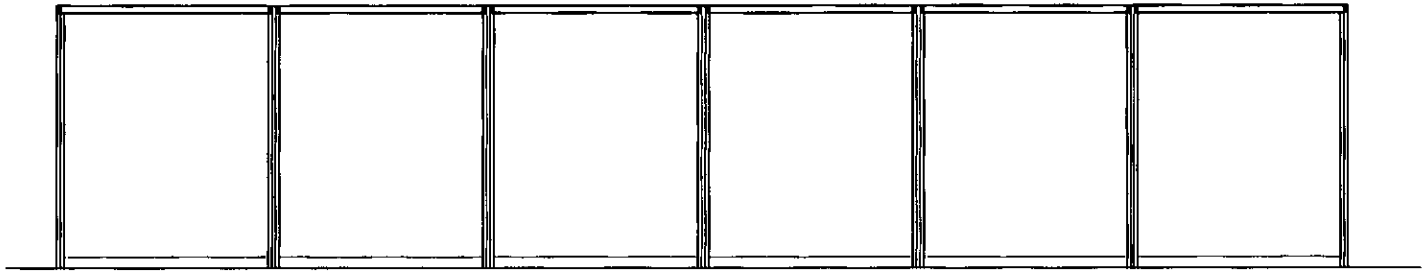
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING ● ALL DIMENSIONS IN MM UNLESS STATED



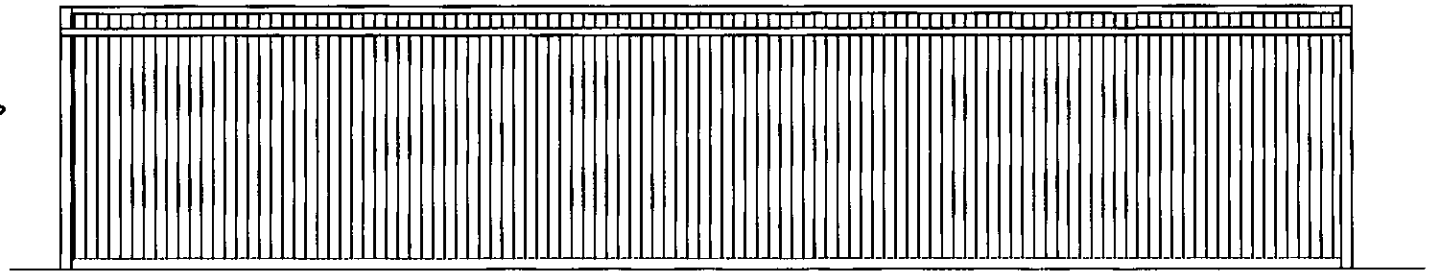
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



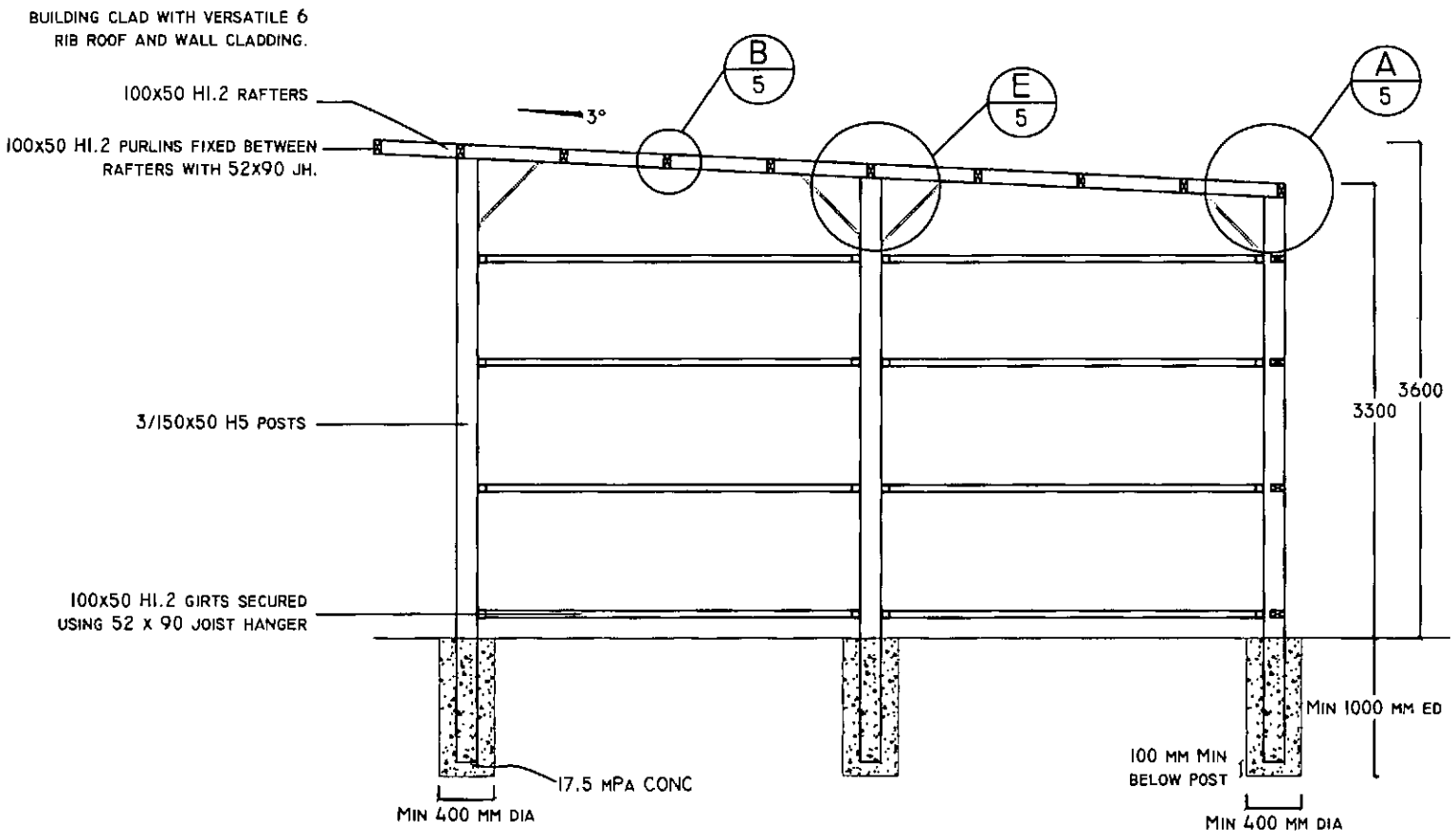
REAR ELEVATION

SPOUTING AND DOWN PIPE DISCHARGE CLEAR OF BUILDING.

VERSATILE® BUILDINGS

PROJECT TITLE: Stand-Fast Farm Building	DRAWING TITLE: 6m Deep - 3 Bay - 3.6m High Below Ground Model	SCALE: As Shown DATE: Feb 12 REVISION: Ver 1.0 FILE: SFB - 8000	SHEET: 2 OF: 5	

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING ● ALL DIMENSIONS IN MM UNLESS STATED



SECTION A-A

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DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS
2012-217

VERSATILE® BUILDINGS

PROJECT TITLE: Stand-Fast Farm Building	DRAWING TITLE: 6m Deep - 3 Bay - 3.6m High Below Ground Model	SCALE: 1:50 DATE: Feb 12 REVISION: Ver 1.0 FILE: SFB - 8000	SHEET: 3 OF: 5	

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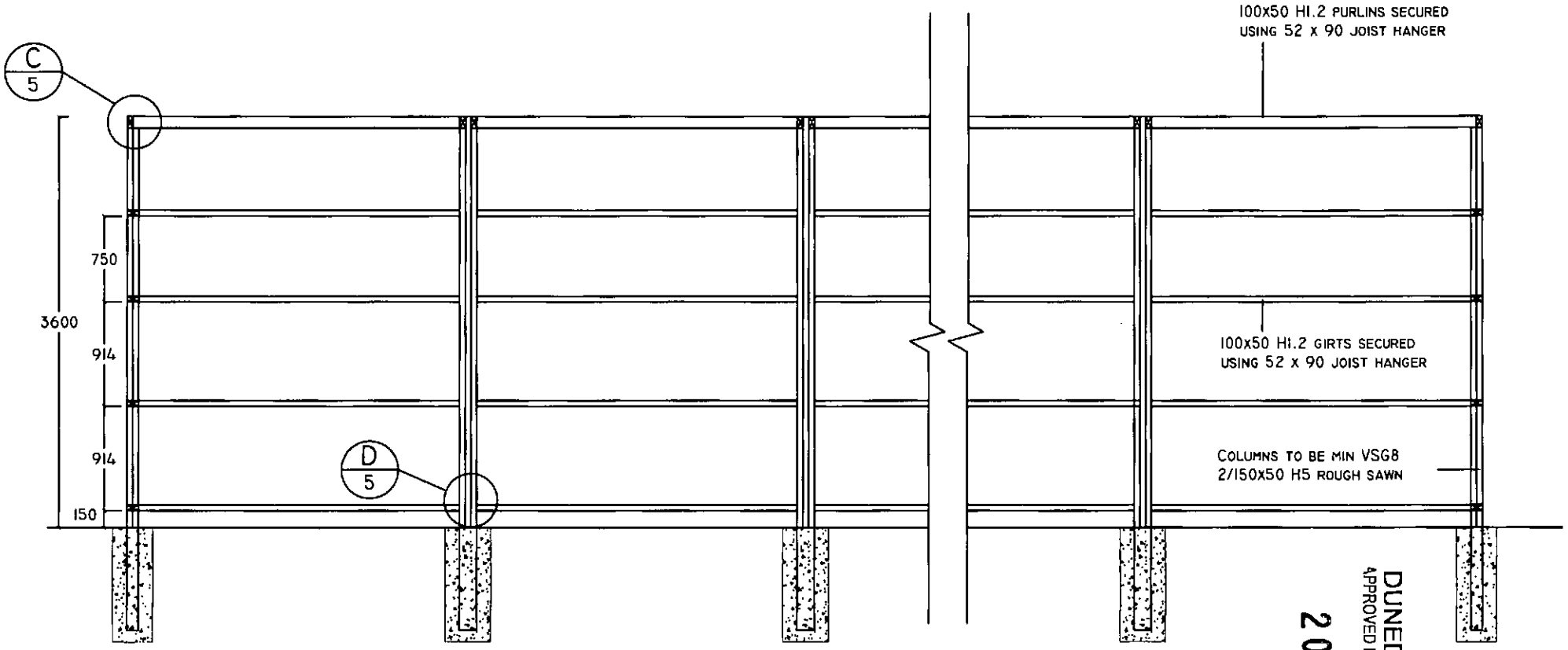

SECTION B-B

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS
2012-217

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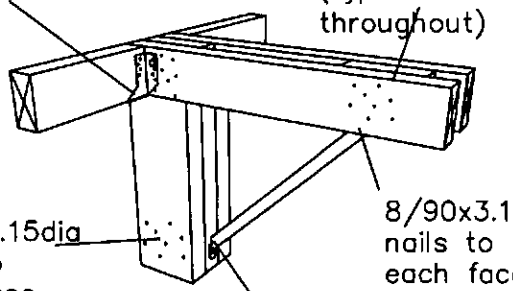
VERSATILE® BUILDINGS

PROJECT TITLE: Stand-Fast Farm Building	DRAWING TITLE: 6m Deep - 3 Bay - 3.6m High Below Ground Model	SCALE: 1:50 DATE: Feb 12 REVISION: Ver 1.0 FILE: SFB - 8000	SHEET: 4 OF: 5	

JH52x90 Joist Hanger. Fix with 4x 12g type 17 screws (1 per flange). Fold outside tab against rafter.

100x50 Block, (typical throughout)



8/90x3.15dia nails to each face

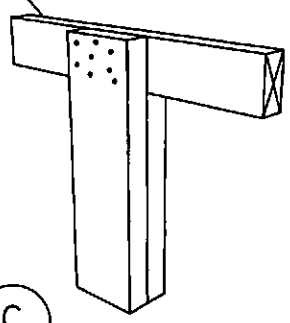
8/90x3.15dia nails to each face

900 Flexibrace fixed at 45° with type 17 14g x 35 mm screw.

DETAIL A
SCALE NTS

RAFTER FIXING DETAIL

Rafter secured to post using 8/100 x 3.15mm nails



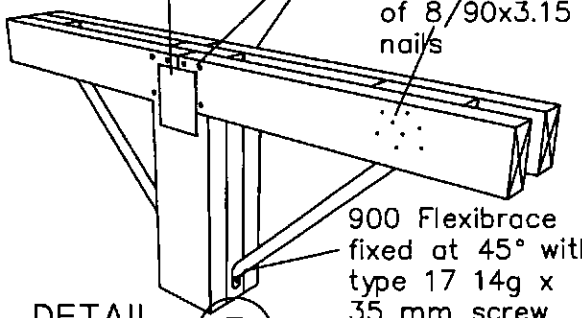
DETAIL C
SCALE NTS

RAFTER FIXING DETAIL 2

Tylok 4T10 each face

16/90x3.15 nails

Ensure grouping of 8/90x3.15 dia nails

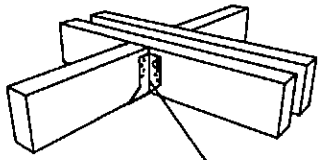


900 Flexibrace fixed at 45° with type 17 14g x 35 mm screw.

DETAIL E
SCALE NTS

FLEXIBRACE FIXING DETAIL

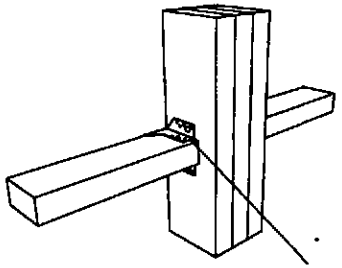
DETAIL B
SCALE NTS



Purlins secured using JH52 x 90 joist hanger with 4x 12g type 17 screws (1 per flange).

PURLIN FIXING DETAIL

DETAIL D
SCALE NTS



Girts secured to posts using JH52 x 90 joist hanger with 4x 12g type 17 screws (1 per flange).

GIRT FIXING DETAIL

VERSATILE® BUILDINGS

PROJECT TITLE	DRAWING TITLE	SCALE	DATE	SHEET
Stand-Fast Farm Building	Farm Building Details Below Ground Model	As Shown	Feb 12	5 OF 5
		REVISION: Ver 1.0	FILE: SFB-8000	

DCC COPY

MiTek New Zealand Ltd.

HOME OF **GANG-NAIL®** BUILDING

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Producer Statement - Design

ISSUED BY: Claude Antony Carter Cook (MiTek NZ Ltd)

TO: VERSATILE BUILDINGS

2012-217

IN RESPECT OF: STAND-FAST LEAN-TO BUILDING

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

☒ Part only as specified – PURLINS, GIRTS, SAWN COLUMNS (including footing), and RAFTERS .

of the 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 Versatile Buildings drawings titled STAND-FAST LEAN-TO 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-refer to AS/NZS 1170.0:2002
   - ii) Light Roof
   - iii) Modified VERY HIGH Wind Zone
   - iv) Sg=1.35 kPa Snow Load
   - v) The structure is supporting on good ground– NZS 3604 Section 3, with a soil ultimate bearing capacity 300 kPa, ϕ_b =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.

Signature

Date: 1 February 2012

Claude Antony Carter Cook
BE (Hons), MIPENZ (ID: 240891)
CPEng, IntPE

MiTek New Zealand Ltd.

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FARM BUILDING DESIGN INFORMATION – STAND-FAST LEAN-TO

LOADS and TIMBER

- Radiata Pine or Douglas Fir VSG8 f_b = 14 MPa, E = 8 GPa, VSG10 f_b = 20 MPa, E = 10 GPa
- The determination of characteristic stresses, joint design, and dimensions has been based on the dry in service conditions

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 VERY HIGH
- Snow Loads - building designed for s_g = 1.35kPa
- Soil conditions – ALL foundations to be into natural ground with a minimum bearing capacity of 300 kPa, $\emptyset_b$=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
NZS 3604 Amendment 2	Cited Acceptable Solution
AS/NZS 1170 Part 0: 2002	Cited Verification Method
AS/NZS 1170 Part 1: 2002	Cited Verification Method
AS/NZS 1170 Part 2: 2002	Cited Verification Method
AS/NZS 1170 Part 3: 2003	Cited Verification Method
ANSI/TPI1 – 2002	Alternative Solution

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.

TIMBER TREATMENT SCHEDULE (To be completed by Building Consent Applicant):
The timber treatment specification is to be in accordance with NZS 3602:2003 and NZS 3640:2003.

Wood-based building component	Tick if Applicable	Species or Type	Level of Treatment to NZS 3640 or AS/NZS 1604[3]
Poles (rounded –typically embedded into ground)		Radiata Pine	H5
Posts (rectangular –embedded into ground)		Radiata Pine	H5
Posts (rectangular –fixed to surface)		Radiata Pine	H5
Rafters (component supporting the purlins)		Douglas Fir	H1.2
Purlins (components supporting roofing material)		Douglas Fir	H1.2
Girts (structure supporting wall cladding)		Douglas Fir	H1.2
Props (component supporting the rafter)		Douglas Fir	H1.2
Blocking (component separating the rafter)		Douglas Fir	H1.2

VERSATILE BUILDINGS

MANUFACTURER'S STATEMENT – DURABILITY

Versatile farm buildings have been designed using the external metal cladding on the walls and roof.
To satisfy the requirements of Clause B2:"Durability" of the New Zealand Building Code and to ensure the cladding material meets a 15-year durability life the following provisions must apply:

Range of Product and Use

- Specification: AS1397: 2001
- Coating Type: Zinc/Aluminium & painted
- Steel thickness range: 0.35mm – 0.95mm BMT
- Steel grade range: G300 – G550
- Application: Standard Versatile cladding on Importance Level 1 as per AS/NZS1170.0:2002
- Fasteners: Heavy Zinc or Zinc-tin coated clouts to comply with AS3566.2-2002 Classes 3 & 4. Aluminium rivets for all steel components. IFI 114:1986

Requirements, Limitations and Exclusions

- Applicable to buildings in Sea-Spray zone and exposure zones 1,2,3 & 4 in accordance with Clause 4, Durability, NZS 3604:1999 which is an acceptable solution under clause B2 of the NZBC.
- Fixing and installation of the cladding must be done exactly in accordance with Versatile Buildings Fixing Guide CH8000
- Normal and regular maintenance must be carried out on the exterior surface of the cladding and the following guide must be followed to ensure the durability requirements are met.

Regular Maintenance

- **Exposure zones1, 2, 3 & 4. (All areas other than sea spray zones – see below)**
  Rain washing only required on exposed sections, sheltered or protected areas such as under spouting, top cladding boards and tops of doors require washing every 3 months.
- **Sea Spray Zones (Within 500m from the sea or 100m from sheltered harbours or inlets) and areas of Geothermal Activity**
  Rain-washing only required on exposed areas. Sheltered and protected areas such as under spouting, top cladding boards and tops of doors require washing down every month and whenever corrosive salts are present.

Extended Maintenance, Painting or Repainting

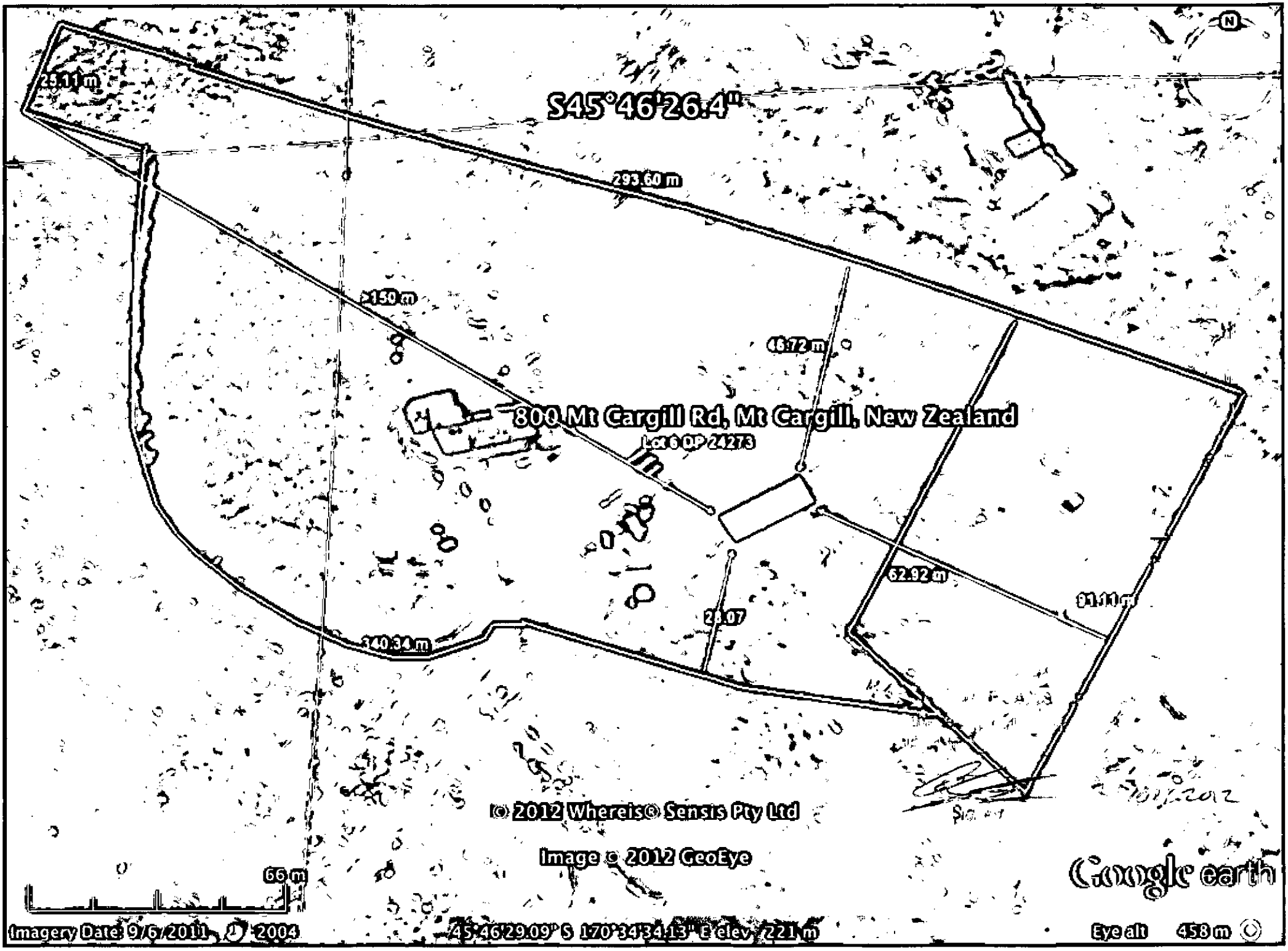
- **Extended Durability**
  Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material, painting of the entire surface is required to extend the life of the cladding product. Paint manufactures recommendations are to be followed for surface preparation and paint type to be used.
- **Evident Corrosion**
  Areas that show signs of white or red rust/corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products and present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the Paint Manufacturer's recommendations is then required.
  Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may start due to moisture and dirt entrapment.
  If evident corrosion is not treated quickly rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

References

1. NZS 3604:1999, clause 4, Durability.
2. Versatile Buildings Assembly Instructions
3. New Zealand Building Code 2004

Versatile Buildings
112 Waterloo Road
Christchurch
NEW ZEALAND

Dated: 1st February 2012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16.72 m
800 Mt Cargill Rd, Mt Cargill, New Zealand
Lot 6 DP 24273
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340.34 m
© 2012 Whereis® Sensis Pty Ltd
Image © 2012 GeoEye
Google earth
66 m
Imagery Date: 9/6/2011
45°46'29.09" S 170°34'34.13" E elev 221 m
Eye alt 458 m