



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

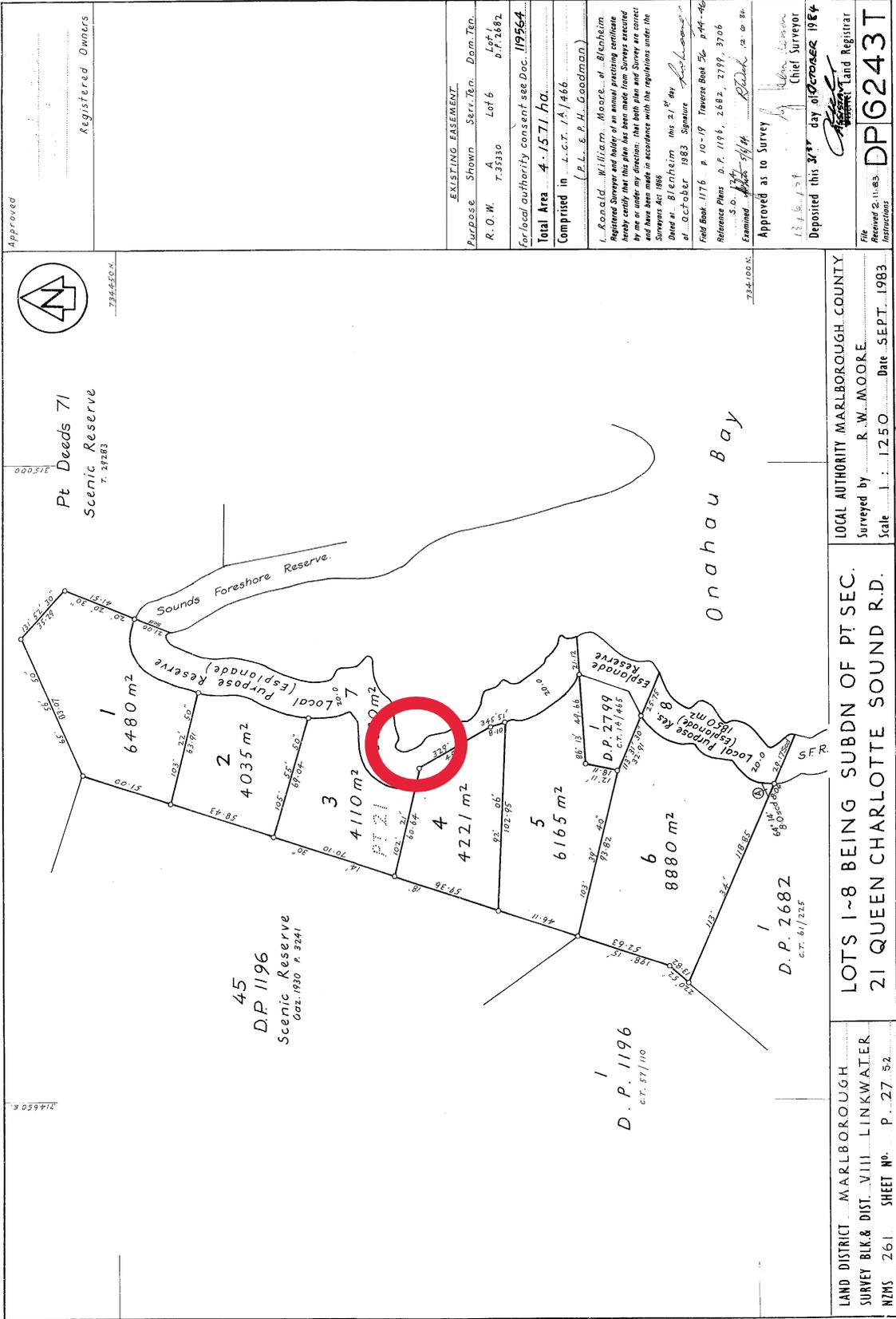
Identifier 32264
Land Registration District Marlborough
Date Issued 24 May 2002

Prior References
MB4A/308

Estate Fee Simple
Area 4110 square metres more or less
Legal Description Lot 3 Deposited Plan 6243

Registered Owners
Craig McCarthy Goodman

Interests
9993391.6 Mortgage to Bank of New Zealand - 6.3.2015 at 3:56 pm





Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2023 10 m



Grid squares: 1 x 1 km

Map series: Topo50 NZTM

NZTopo sourced from LINZ - Crown Copyright Reserved



NZ Topo Map
www.topomap.co.nz

bivouac/outdoor
COMMITTED TO ADVENTURE

Inspection photos; 13th July 2020













**MARLBOROUGH COUNTY COUNCIL
BUILDING APPLICATION FORM**

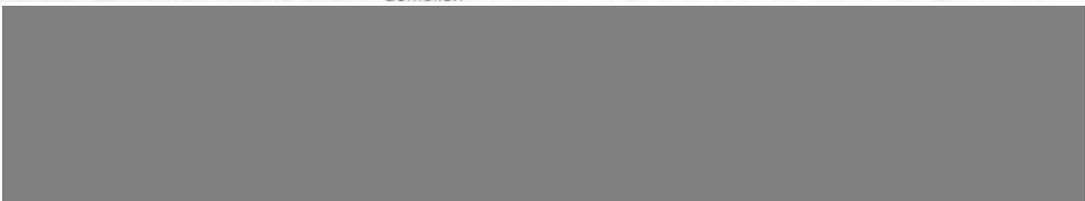
RECEIVED
06 JUL 1987
MARLBOROUGH
COUNTY COUNCIL
Date 1 July 1987

The County Engineer,
(attn. Building Inspector),
Marlborough County Council,
BLENHEIM.

Date

Dear Sir,

I hereby apply for permission to ~~alter~~ ~~convert~~ ~~reinstate~~ ~~add~~ ~~demolish~~ erect a boathouse and retaining wall and land-
~~alter~~ -scape the esplanade surroundings.
(Type of Building)



Drainlayer: To be notified. Address _____
Plumber " " " " Address _____

According to the plans and specifications deposits herewith in duplicate.

1. ADDRESS OF BUILDING SITE Goulds Cove, Onahau Bay, Marlborough Sounds.
2. VALUATION No. Esplanade Reserve. 20160-00535
3. DESCRIPTION: Lot No. Fronting Lot 3, D.P. 6243

3a. RURAL GATE NUMBER. (Property No. 114999) LAND AREA Blk VIII ZONE Linkwater.

4. FLOOR AREA	<u>say 70m²</u>	m ²	Footpath Crossings	\$	<u>---</u>	Rec No.	<u>119111</u>
5. AREA OF OUTBUILDING		m ²	Sewerage Connection	\$	<u>---</u>		
6. ESTIMATED VALUE OF WORKS			Water Connection	\$	<u>---</u>		
Building	\$	<u>90000</u>	Inspection Fee	\$	<u>333-00 -75%</u>		<u>83-00</u>
Plumbing and Drainage	Labour	\$	Travelling Surcharge Fee	\$	<u>---</u>		<u>---</u>
	Materials	\$	Plumbing and Drainage Fee	\$	<u>---</u>		<u>---</u>
	TOTAL	\$	Building Research Levy	\$	<u>---</u>		<u>93-00</u>
			TOTAL	\$	<u>300</u>		<u>\$ 176-00</u>
						gst	<u>17-60</u>
							<u>\$ 193-60</u>

7. LIST EXISTING BUILDINGS ON SITE One small outbuilding and a septic tank both to be removed. Bach, previously occupying the site, has already been removed. (See earlier demolition application.)
8. PROPOSED PURPOSES for which every part of above building is to be used or occupied (describe separately each part intended for use of occupation for a separate purpose).
Storage of boat and accessories, housing pumping equipment for house water system and shelter for jetty and esplanade users.



Your Signature of Applicant Brian Butler, Designer, on behalf of Owners.
Address Cable Bay Road, Nelson R.D.1. NN 054 520685

NOTE: Fees, Plans and Specifications should accompany this application (see Reverse)
NOTE: No active work will be commenced on any building until necessary permits have been issued.

FOR OFFICE USE ONLY

Application No. 206 Date 06/07/87 Approved 20-1-81
Permit No. E072475 Date 20/07/87 Date _____
Fee Paid \$ 193-60 (119111) Date 17/07/87 Condition 1) All work to be supervised by the consulting engineer
2) On completion of work the engineer is to supply Council with a certificate stating he is completely satisfied with all work.

Remarks _____

INFORMATION

BUILDING BY-LAWS — NZSS 1900 N.Z. STANDARD MODEL BUILDING BY-LAWS

Building Permits are required among other things for the erection, re-erection, reconditioning of a building, alterations, repair, addition or removal from one place to another (maintenance-work, other than structural is not deemed a repair). For buildings whether temporary or permanent, movable or immovable. For retaining walls with 1.25m of a boundary or exceeding 1.25m in height.

Applications:

Both applications for Building, Drainage and Plumbing (if required) to be submitted with the fees. In duplicate — site plan, foundation and floor plan, elevations and cross section, and specifications of material and workmanship, and all measurements to be in metrics.

Estimate value means the value of the completed work including all materials and labour. the Engineer shall have absolute determination of the valuation of such work.

No person shall erect or cause to erect a building without first obtaining a permit. Nor shall they commence any excavations or filling to form access from any road or reserve without prior approval from the Engineer. Especially where the garage is above or below the road level.

The Building Inspector is to be notified at least 24 hours prior to foundations being poured.

Any enquiries regarding zoning and land use refer to the County Land Planning Officer.

SCHEDULE OF FEES:

FIRST SCHEDULE	Estimated Value of Work		FEE		BUILDING RESEARCH LEVY FOR VALUE EXCEEDING \$3,000	
Examination and Inspection Fee based on estimated value of work:			\$		Total Value (including plumbing) \$	
					Levy \$	
	Not exceeding	\$ 4,000	—		10,000-11,000	11.00
\$ 4,000	Not exceeding	\$ 5,000	—		11,000-12,000	12.00
\$ 5,000	" "	\$ 6,000	—		12,000-13,000	13.00
\$ 6,000	" "	\$ 8,000	—		13,000-14,000	14.00
\$ 8,000	" "	\$10,000	—		14,000-15,000	15.00
\$10,000	" "	\$15,000	—		15,000-16,000	16.00
\$15,000	" "	\$20,000	—		16,000-17,000	17.00
\$20,000	" "	\$30,000	—		17,000-18,000	18.00
\$30,000	" "	\$40,000	—		18,000-19,000	19.00
\$40,000	" "	\$50,000	—		19,000-20,000	20.00
\$50,000	" "	\$60,000	—		20,000-21,000	21.00
\$60,000	" "	\$70,000	—		21,000-22,000	22.00
\$70,000	" "	\$80,000	—		22,000-23,000	23.00
\$80,000	" "	\$90,000	—		23,000-24,000	24.00
\$90,000	" "	\$100,000	—		24,000-25,000	25.00
For every \$50,000 in excess of		\$100,000	—		25,000-26,000	26.00
			\$ 45		26,000-27,000	27.00
					27,000-28,000	28.00
					28,000-29,000	29.00
					29,000-30,000	30.00
					30,000-31,000	31.00
					31,000-32,000	32.00
					32,000-33,000	33.00
					33,000-34,000	34.00
					34,000-35,000	35.00
					35,000-36,000	36.00
					36,000-37,000	37.00
					37,000-38,000	38.00
					38,000-39,000	39.00
					39,000-40,000	40.00
					40,000-41,000	41.00
					41,000-42,000	42.00
					42,000-43,000	43.00
					43,000-44,000	44.00
					44,000-45,000	45.00
					45,000-46,000	46.00
					46,000-47,000	47.00
					47,000-48,000	48.00
					48,000-49,000	49.00
					49,000-50,000	50.00

Additional fees may be calculated at \$1 per \$1,000 value or part thereof.

This to apply to all buildings except dwellings costing over \$30,000 excluding plumbing, drainage. Commercial and Industrial Buildings costing over \$40,000.

For fees in excess of those shown contact the
County Office.

BUILDING PERMIT

AUTHORITY

Stats. No. E **072475**Marlborough County CouncilNo. 206Receipt No. 119111Date Permit Issued 20/07/87

OWNER	
Name	[REDACTED]
Mailing Address	[REDACTED]

BUILDER	
Name	<u>I. P. Askew Ltd</u>
Mailing Address	<u>Rivetroads</u> <u>R.D.4.</u> <u>Blethenin</u>

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	
Street Name	
Town/District	<u>Onahan Bay, Q.C. Sound.</u>
Riding	

LEGAL DESCRIPTION	
Valuation Roll No.	<u>20160-00535</u>
Lot	<u>3</u> D.P. <u>6243</u>
Section	
Block	
Survey District	

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Erect a Batched & retaining wall

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	<u>70</u>	Number Erected	

ESTIMATED VALUES			
Building		<u>93000</u>	-
Plumbing			
Drainage			
(incl. GST) TOTAL		<u>93000</u>	-

NATURE OF PERMIT (TICK BOX)	
<input checked="" type="checkbox"/>	NEW BUILDING - exclude domestic garages and domestic outbuildings
<input type="checkbox"/>	FOUNDATIONS ONLY
<input type="checkbox"/>	ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED - include installation of heating appliances
<input type="checkbox"/>	NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
<input type="checkbox"/>	DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ <u>83</u>	Water Connection	\$	Receipt No.	<u>119111</u>
Street Damage Deposit	\$	Vehicle Crossing Levy	\$	Date of Payment	<u>17/07/87</u>
Building Research Levy	\$ <u>93</u>	M.S. Plumbing	\$ <u>17.60</u>	Authorised Officer	[REDACTED]
Plumbing	\$	G.S.T.	\$		
Drainage	\$	(incl. GST) TOTAL:	\$ <u>193.60</u>		
Sewer Connection	\$				

2.14 Deviation from permit

Special Conditions: (In addition to those noted on reverse):

1/ On completion of work the Engineer is to supply Council with a Certificate stating he is completely satisfied with all work.

2/ On completion of work the Engineer is to supply Council with a Certificate stating he is completely satisfied with all work.

3/ On completion of work the Engineer is to supply Council with a Certificate stating he is completely satisfied with all work.

2.14.1 After a permit has been issued no departure shall be made from any of the particulars supplied upon any plan, drawing, specification or document deposited with the application upon which the permit was issued, unless amended particulars clearly describing the intended deviation are supplied to the Engineer in his office and the Engineer shall have given his written approval of the deviation.

1/ All work to be supervised by the Consulting Engineer

2/ On completion of work the Engineer is to supply Council with a Certificate stating he is completely satisfied with all work.

NOTICE TO APPLICANT

PERMISSION IS HEREBY GRANTED YOU to carry out the works as proposed in accordance with the drawings and other documents submitted, and with any conditions defined; such work to be subject to inspection at any time during progress and to be carried out in strict conformity with the requirements of the Council By-Laws.

IMPORTANT - YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, power cables, water mains, gas mains, sewers, pipes, footpaths, roads or other services.

Marlborough County Council

No. 206

Inspector: M _____

File No. _____

Receipt No. 119111

Date Permit Issued 20/07/87

OWNER

Name _____

Mailing _____

BUILDER

Name I. P. Askew Ltd

Mailing Address Rye Knolls
R.D. 4.
Bleherin

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. _____

Street Name _____

Town/District Onchar Bay, Q.C. Sound.

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 20160-00535

Lot 3 D.P. 6243

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Erect a Boatshed & retaining wall

FLOOR AREA Whole Sq. Metres 70

DWELLING UNITS Number Erected _____

ESTIMATED VALUES \$ (incl. GST)	Building	93000 -
	Plumbing	_____
	Drainage	_____
	TOTAL	93000 -

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	\$ 83 +	Water Connection	\$ _____	Receipt No. 119111
Street Damage Deposit	\$ _____	Vehicle Crossing Levy	\$ _____	
Building Research Levy	\$ 95 -	M.S. Plumbing	\$ 1150	Date of Payment 17/07/87
Plumbing	\$ _____		\$ _____	Authorised Office _____
Drainage	\$ _____		\$ _____	
Sewer Connection	\$ _____	(incl. GST) TOTAL:	\$ 19360	

Special Conditions: Final Completion Certificate sent to builder

1/ All work to be supervised by the Consulting Engineer

2/ On completion of work the Engineer is to supply Council with a Certificate stating he is completely satisfied with all work.

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

Date Inspected

9-9-87 Windscreen inspection work started

12-11-87 Boat shed completed, still working on wharf

23-3-88 Completed

COMPLETED (Signature) _____ Date ____ / ____ / ____

TELEPHONE: 520685
BRIAN BUTLER
BUILDING DRAWING & DESIGN
CABLE BAY ROAD · NELSON RD1

Variation Order

No. 1. **Date 5.8.87**

RECEIVED

10 AUG 1987

MARLBOROUGH
COUNTY COUNCIL

Contract Development of Esplanade fronting [redacted] property
at Onahau Bay, Marlborough Sounds.

Owner [redacted]

Contractor Ian P. Askew Ltd.

Variation to Contract Works documented May 1987

Purpose of Variation.
To exclude sea water from boathouse entirely.

Additional Work Required
Extend 150mm concrete and masonry foundation walling around entire boathouse to height at seaward end sufficient to clear high spring tide level.
Hardfill boathouse floor area at present left natural and cap with 100mm reinforced concrete slab. Slab will be level with underside of door at east end of boathouse, rising minimally as it moves west to infill between steps. Build into walling and step construction surrounding slab D12 starter rods turned into slab 600mm at 400mm centres. Finish slab and provide perimeter upstands for framing - all as detailed in the main Drawings for Winching Landing floor. (See attached sketches.)

Work Saved.
Three timber walling support brackets.
Heavy lintel bridging poles P14 and P16.
Gravel dressing to sea bed in boathouse.

Relevant Specification Clause 4. & 7.20(iii)

Amended Drawing Reference See attached sketches.

Comments
This work is additional to that covered by the estimate of \$115000.

[redacted signature area]

Copy to:
[redacted]
Worseldine & Wells
Marlborough County Council.

Authorising Signature



MARLBOROUGH COUNTY COUNCIL

P.O. BOX 443

BLenheim, N.Z.

TELEPHONE (057) 83-249
FAX (057) 80-930

IN REPLY QUOTE REFERENCE..... BAP:KOB 20160-00535

FOR ENQUIRIES ASK FOR..... Mr Palmer

24 March 1988.



Dear Sir,

PERMIT NO. E072475 [redacted] - ONAHAU BAY

As this construction is now completed, could you please arrange for a completion certificate to be supplied to Council from the Consulting Engineer as per the conditions of the above permit.

Thank you.

Yours faithfully,
W.J.D. Olliver,
EXECUTIVE OFFICER.

Per:



CONSERVATION

DOC 54/3/1144

JDH:SF

17 July 1987

The County Clerk
Marlborough County Council
P O Box 443
BLENHEIM

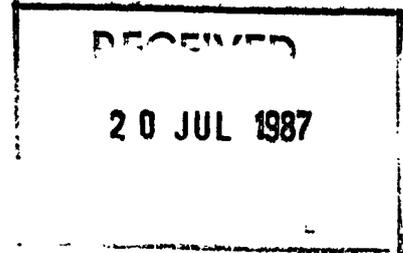
Attention Mr Brian Palmer

GOODMAN HOUSE - ONAHAU BAY - ESPLANADE DEVELOPMENT

Ref. our telephone call of 17 July 1987.

This is to advise that the Regional Manager, by the authority delegated to him under Section 17 (4) of the Reserves and other lands Disposal Act 1955 is prepared to grant a licence to [REDACTED] to occupy that part of the Sounds Foreshore Reserve involved in the above application and that you may now proceed to process his application for a building permit.

[REDACTED]
Jack Hayward
for Ian Black
REGIONAL MANAGER





WORSELDINE & WELLS

Ref: 3135
15th July 1987

The Chief Building Inspector
Marlborough County Council
PO Box 443
BLenheim

Attn: Mr B. Palmer

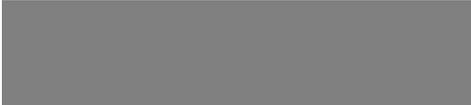


Dear Sir,

Re: [REDACTED] PROPERTY - ESPLANADE DEVELOPMENT

We enclose our design certificate covering the above works,
and trust that this will allow processing of the Building
Permit Application to proceed.

Yours faithfully,



K.W.L. WELLS
WORSELDINE & WELLS

DESIGN CERTIFICATE



To The Building Inspector
Marlborough County Council

re. [Redacted] Esplanade Development
(Project Title)

I, RICHARD WILLIAM LEFEBRE WELLS, being a Registered Engineer and holding a current Annual Practising Certificate and being a Member of the Association of Consulting Engineers New Zealand and a Principal/Director of WORLDWIDE & WELLS

hereby certify that:

- This Consulting Practice has been engaged to design and execute the appropriate engineering calculations for Timber structure, retaining walls & jetty
(Description & Type of Structure)

proposed to be constructed for [Redacted]
(Name of Owner)

located at Onahan Bay
(Street Address)

on Esplanade Reserve fronting Lot 3 DPC243
(Legal Description of Site)

- The accompanying 5 sheets of Drawings titled and numbered Esplanade Development, Property and dated May '87 and Specification Sections numbered 1 - 17 adequately illustrate the design of the structure.

- I have exercised reasonable control over the design processes for the works defined above which have been designed in accordance with sound and widely accepted engineering principles to support the loads specified in NZS 4203 and various aspects of the design are in accordance with the following relevant authorities NZS 3101, 3603

- I believe the stresses in the various materials of construction and force resisting elements of the structure including the foundation strata under the above loads are such as to ensure the safety and stability of the structure if the works are constructed in accordance with the above described drawings and specifications.

The name and qualifications of the principal structural designer are R. W. L. Wells, B.E. MIPENZ.

Signature of ACENZ Member [Redacted] Date 15/1/87

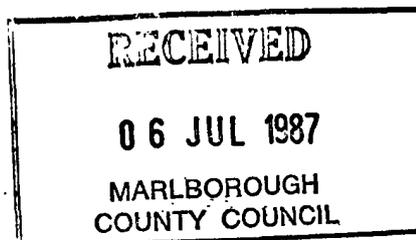
Professional Qualifications B.E. MIPENZ. Registration No. 4836

For and on behalf of Worldwide & Wells

Address 26 Nile St.
Nelson.

ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND
A Division of the Institution of Professional Engineers New Zealand

TEL: 520685
BRIAN BUTLER
BUILDING DRAWING & DESIGN
CABLE BAY ROAD · NELSON RD1



SPECIFICATION BRIEF

The following Specification Brief (together with the Drawings to which it relates) outlines the general scope and character of the Work and the materials to be employed in its completion.

The Brief's shortened form and the omission of express and detailed instructions on every aspect of construction, is not intended to release the Contractor from his obligation to execute the Work in a proper and workmanlike manner, as described in the Preliminary & General clauses that follow.

Should the Contractor be uncertain on how any part of the Work is to be completed, he shall obtain the necessary explanations from the Owner before submitting a Contract Sum for acceptance, or tag his quotation with questionable items.

Note 1.

Building work on the Esplanade is to match closely the techniques, materials and finishing employed on the house to which it relates. Aspects of the work not fully outlined in this document shall be as described in the specification provided for the house. Particular parts of the work thus dealt with - pole selection, preparation and embedment, beam connections, cladding, roofing etc. - are indicated in the pages that follow.

Note 2.

The Esplanade development work is contiguous with associated jetty and esplanade frontage structures which form a separate contract. Work on both projects will proceed concurrently. The Contractor shall allow for close co-operation with the jetty builder as to the manner and order in which the work proceeds.

<p>ESPLANADE DEVELOPMENT : GOODMAN PROPERTY : GOULDS COVE, ONAHAU BAY, MARLBOROUGH SOUNDS. (FRONTING LOT 3, DP6243)</p>

1. Preliminary & General

1.1 SCOPE OF WORK The work comprises the erection of the building described above, including the provision of all plant, tools, labour and materials necessary for its proper construction, all in accordance with the Drawings, this Specification and the Conditions of Contract. At the date agreed in the Contract, the building shall be complete and ready for occupation.

1.2 DRAWINGS & SPECIFICATION The Drawings and Specification shall be read together and anything detailed in the Drawings but not the Specification, or vice-versa, shall be binding as if in both. Discrepancies between the two documents shall be referred to the Owner for elucidation, before the Work is undertaken.

Figured dimensions in the Drawings shall be taken in preference to scale, and measurements read as between bare construction, that is to say - in the rough - , unless otherwise stated.

Particular parts of the Work implied but not detailed in the Drawings, or for which no materials are specified, shall be completed to the best trade practice and finish applicable to the class of work concerned, except that such parts that will be exposed to view, shall be referred to the Owner for prior approval.

All measurements for joinery shall be checked on site before manufacture.

1.3 VARIATIONS Before the execution of any omissions, additions or variations to the Work as outlined in the Drawings and Specification, they shall be authorised by the Owner, in writing, and the agreed cost adjustment noted.

1.4 SITE INFORMATION Levels, drains, mains and other site information shown in the drawings shall be taken as approximate only and the Contractor shall visit the site to verify such details, familiarise himself with the nature of the site and the conditions under which the Work is to be carried out, and make due allowance in the Contract Sum for factors affecting the execution of the Work, detailing those factors for the attention of the Owner.

1.5 MATERIALS, WORKMANSHIP AND STANDARDS All materials shall be the best of their respective kinds and grades, suitable for the purpose intended.

All workmanship shall be in accordance with the best trade practice, accurately set out, true to line and level, structurally sound, and neatly executed. Where proprietary materials or processes are specified, manufacturers' instructions for installation shall be followed explicitly. All trades shall attend upon, cut away for and make good after all other trades as required by the proper progression of the Work.

Unless otherwise stated in the Drawings or this Specification, all materials and workmanship shall conform to the relevant Standard Specifications and Codes of Practice issued by the Standards Association of New Zealand. Nothing in the Drawings or this Specification shall be construed to allow materials and workmanship contrary to the requirements of Local Authority Bylaws or Government Legislation, and the Contractor shall refer any conflict back to the Owner for instructions before proceeding with the Work.

The necessary substitution of alternatives to materials, processes and construction methods detailed in the Drawings and Specification, due to difficulties in supply or performance, shall be referred to the Owner for approval and the price difference agreed and noted.

1.6 PRIME COST OR NETT SUMS The Prime Cost Sums quoted in this Specification are nett ex Picton supply, and the Contractor must allow in the Contract Sum for such added costs, expenses, allowances and profit he deems applicable.

Should the Prime Cost Sum allowed for any part of the Work prove inadequate, the Contractor shall notify the Owner and obtain his approval to the necessary increase in the Contract Sum. Under-expenditure of Prime Cost Sums shall be credited to the Owner.

1.7 THE CONTRACTOR The Work shall at all times be under the direct control of the Contractor, who shall ensure continuity between trades and supervise all stages of construction. He shall appoint a competent foreman on site and, as far as is possible, retain the same workmen on the Work until it is completed.

1.8 SUBCONTRACTORS The Contractor may appoint specialist Subcontractors to complete parts of the Work, but he shall be responsible for their workmanship, their co-ordination with other tradesmen and their general conduct and wellbeing on site.

To Subcontractors nominated by the Owner, the Contractor shall afford every assistance and facility they require to execute their part of the Work efficiently, and he shall supervise its completion. He shall not however be responsible for defects in their workmanship or materials, although shall bring such defects to the attention of the Owner immediately they become apparent.

The Owner will not instruct or negotiate with any Subcontractor without first obtaining the consent of the Contractor and giving him full particulars of his requirements.

1.9 COMMENCEMENT & COMPLETION The Work shall be commenced and completed on or before the dates agreed between the Owner and Contractor and stated in the Contract.

Reasons for delays in progress beyond the Contractor's control shall be notified to the Owner within seven (7) days of their occurrence and extensions of time, if required, agreed in writing.

1.10 PERMITS & FEES The Contractor shall obtain all permits necessary to complete the Work and pay all fees required by Local Authorities or Government Departments

1.11 TEMPORARY SERVICES The contractor shall arrange for the temporary connection of all services required to complete the Work, pay all charges applicable thereto, and, on completion, arrange for disconnection, and remove any related support structures.

1.12 SITE OFFICE, SHEDS & LAVATORY The Contractor shall provide, erect and maintain such site buildings required by the efficient progress of the Work and the wellbeing of his workmen. The siting of these buildings, which shall include lavatory accommodation complying with Health Department and Local Authority requirements, shall be to the approval of the Owner.

All site facilities shall be constantly maintained in a clean and sanitary condition, and, at completion, shall be removed and the site made good.

1.13 PROTECTION The Contractor shall take adequate steps to protect the Work from damage or deterioration during construction. This protection shall extend to materials stacked on site, the site itself, (including any trees, shrubs and natural features the Owner wishes preserved) and also to the properties of adjoining neighbours, and that of the Local Authority.

The Contractor shall provide such coverings necessary to protect materials and finished work from damage by adverse weather conditions, and, during such conditions, shall suspend construction of those parts of the Work that could be detrimentally affected.

Any damage or deterioration that occurs due to the lack of such precautions by the Contractor, shall be made good by the Contractor at his own expense.

1.14 OWNER'S MATERIALS & FITTINGS The preceding clause shall also apply to materials and fittings supplied by the Owner, and on site with the Contractor's consent.

1.15 INSURANCE Throughout the construction period, and until such cover has been taken over by the Owner, The Contractor shall keep the whole of the Work covered by the following insurances :

1. Public Liability.
2. Contract Works - All Risks.

Cover shall be for the full value of the Work, plus any additional amounts required by the Conditions of Contract, and be taken out with insurers approved by the Owner. Policies shall name both the Contractor and the Owner as the insured, and the Contractor shall, if required by the Owner, produce evidence that such insurances have been effected and the premiums paid.

Should the Contractor fail to keep the Work fully insured, the Owner, after notifying the Contractor in writing of his intention, may arrange such cover he deems necessary and deduct the premiums paid from the Contract Sum.

1.16 CLEANING & CLEARING WAY The Contractor shall keep the Work and the site as clean and tidy as possible during the progress of construction and prevent obstructions or nuisance to neighbouring properties.

On completion, the Work and site shall be cleared of all surplus materials, plant, tools and debris, and all floors, pavings, glass, fixtures and fittings, and other surfaces shall be cleaned of spots, stains and dust, to leave the whole building ready for use, with all services and mechanical parts in working order.

1.17 MAINTENANCE The Contractor shall maintain the Work in good order for a period of ninety (90) days after completion. During, and at the end of that period, he shall make good, at his own expense, any defects becoming apparent due to settlement, shrinkage, faulty workmanship or materials, or other causes within his control.

Remedies for defects shall be discussed with the Owner before they are undertaken and his approval obtained for the methods and materials to be employed.

1.18 HOURS OF WORK The Contractor shall limit working hours on the site to the periods from 7.30 a.m. to 5 p.m. Mondays to Fridays, and from 7.30 a.m. to 12 noon on Saturdays, unless otherwise agreed with the Owner. He shall also show due regard and consideration to adjoining neighbours on the questions of noise, fumes and dust etc.

1.19 OWNER'S SUPERVISION The Owner (or his appointee nominated below) shall oversee the Work. He shall have access to all parts of the Work, at all times, and may require the Contractor to uncover any part for inspection. He shall also be permitted to inspect any shop work whilst under construction.

The Owner will nominate in the Contract Brian Butler (the designer) of Cable Bay Road, Nelson R.D.1 as his agent to supervise the work. Notifications to or consultations with the Owner imposed on the Contractor by this Specification and/or the Contract, shall be directed to the said nominee.

Supervision visits to the site will be made as frequently as the distance allows. Queries or problems that arise between visits should be the subject of collect telephone calls to Nelson (054) 520685.

2. Demolition and Clearance

2.1 SITE DESCRIPTION

A vee shaped level platform adjacent to the Lot 3 jetty terminating a well defined dry gully that becomes a watercourse in heavy rainfall.

2.2 ACCESS

The seaward edge of the platform, fronted by collapsed retaining walls, is subject to flooding at high spring tides.

By sea, using a timber jetty which will be under reconstruction.

2.3 CLEARANCE

See addendum attached.

2.4 DEMOLITION

See addendum attached.

2.5 SITEWORKS & LEVELLING

See addendum attached.

2.6 SITE DRAINAGE

A 110mm Novaflo land drain is to be laid behind the new retaining wall and fed into the paving drainage channel at each end of wall.

3. Excavation

See also Clauses 3.1 to 3.9 of House Spec.

3.1 SUBGRADE CONSTRUCTION

Excavate hole in position indicated to receive concrete water storage tank and associated encasement.

3.2 FOUNDATIONS & FOOTINGS

Excavated to solid bearing 300mm min. deep.

Excavate for pole embedments, kerb & channelling and Boathouse footings.

3.3 TRENCHES FOR DRAINS & OTHER SERVICES

Refer to the relevant trade sections following and co-ordinate excavation work as required.

3.4 EXCESSIVE EXCAVATION

In the event of excavations being taken out too deeply, such portions shall be filled with concrete by the Contractor, at his own expense.

3.5 EXISTING SERVICES

Any existing service mains uncovered by excavations shall be fully protected if in use, or properly terminated if not. Local Authority Bylaws shall be strictly complied with.

3.6 BACKFILLING

Backfill excavations around completed construction with selected excavated material and thoroughly consolidate to new site levels.

3.7 SURPLUS EXCAVATED MATERIAL

May be mixed with hardfilling for raising site levels. See 2.5 above.

3.8 HARDFILLING

See Clause 2.5 above.

ADDENDUM TO SHEET 6.

2.3 CLEARANCE & DEMOLITION
&
2.4

The Owner will arrange the removal of vegetation along the existing retaining wall and side banking - to facili-

-tate the construction of the new wall.

The house builder will have removed all surplus materials from the building area as well as the hoist structure at present occupying the Boathouse site.

The Contractor shall attend to the following matters and allow for the costs involved :

- i) Movement about the esplanade area of the existing concrete water storage tank, clear of site works, until it is finally sunk into ground.
- ii) Removal of existing power pole, in collaboration with the Electrical Supply Authority.
- iii) Pump out and remove from site the contents of the existing septic tank. Demolish tank, hose off debris, and use concrete rubble as fill to esplanade area. Clear away remains of associated drain system.
- iv) Disconnection and removal from site of existing utility outbuilding. Uproot and use as fill concrete pile foundations.
- v) Remove and hand over to Lot 4 Owner the existing plastic water storage tank at present occupying the Boathouse site.

Note : (iv) & (v) to be executed in collaboration with Powerline Pumps, Nelson in relation to the disconnection and relocation of their equipment and service lines.

- vi) Demolition of existing broken concrete sea wall at present delineating the Small Boat Channel and the removal of broken rock and other debris obstructing the opposite side of the channel. The channel is to be 1 metre wider than at present.

2.5 SITWORKS & LEVELLING

The esplanade ground level is to be raised approximately 600mm at the front (east) (to the level of the Esplanade Frontage Deck) and tapered off to existing paving level at rear (west). Fill shall be clay free rock and shingle, or quarry debris approved by the Engineer, topped with finer material under paving areas and a 150mm layer of sandy top soil over the surface indicated as grassed and in the planters. The front edge of the site filling will be retained by the Esplanade Frontage Decking and its associated rock embankment.

To boost the retention measures that restrain movement in the gully bed, a new retaining wall is to be built 2 metres in front of the existing. (See Drawings for details.)

Contd.....

ADDENDUM TO SHEET 6. Cont'd.

2.5 SITWORKS & LEVELLING Cont'd. Between the two retaining walls heavy rock and gravel fill is required, stiffened with cement mortar immediately around and over the sunken concrete water storage tank. Gradually reduce size of fill towards the top and cap with 150mm thick layer of topsoil for planting.

Following completion of Boathouse, fill in irregularities in bed of small boat channel with gravel and dress the whole slope from platform to Esplanade Frontage with the same material.

4. Concreting

4.1 STANDARDS The general requirements of NZS 1900 Chapter 9.3A shall apply to all concrete work.

4.2 CONCRETE Concrete shall conform to the requirements of the above NZS for the grade and strength specified below :

Part of Work	Grade	Min.Compr. Strength 28days.MPa.	Surface Finish
Pole Embedments and Tank Encasement	Ordinary	17.5	-
Floor Slabs and Kerb & Channelling	High	20.0	U2. Wood floated smooth.
Footings and Foundation Walling	"	"	F1. Off boxing.

Masonry Cell Filling : As required by NZS4210

4.3 REINFORCEMENT

Round, mild steel bars, plain or deformed as indicated, complying with NZS3402.

Welded wire mesh complying with NZS3422.

4.4 DAMPPROOFING (WATER VAPOUR BARRIERS)

Slabs on ground

'Dampgard' or equal approved vapour barrier.

Other

All foundation walling in contact with sea water to be solid concrete.
All foundation walling to be coated with Flintkote No.1 Emulsion.

(See 5.3 following.)

4.5 SPECIFIC ITEMS

Reinforced concrete encasement of sunken water storage tank.
Concrete strengthening of filling around and over upper part of tank.

Reinforced concrete kerb and channelling and pond, forming a collar around retaining wall vertical members.

Note upstand to perimeter of Boathouse floor slab, repeated under cross partition. If poured separately, recess into slab.

5. Masonry

5.1 GENERAL

All masonry work shall conform to the requirements of NZS 1900 Chapters 6.2 and 9.2, whichever is appropriate. The current NZS Code of Practice for Masonry shall also apply.

5.2 MATERIALS

i) Walling

-Masonry units

Vibrapac 15 Series hollow concrete blocks.
--

-Mortar

4:1 Portland cement mortar. Natural.

ii) Veneer Work

-Masonry units

-

-Mortar

-

iii) Reinforcement

As detailed in Drawings, complying with NZS3402 (as in CONCRETING 4.3)

5.3 DAMPPROOFING

Before backfilling against foundation walling, treat all external surfaces of concrete block masonry, from footing to plate level, with three (3) coats of Flintkote No. 1 Emulsion. This includes concrete surfaces below masonry. (See 4.4.)
--

5.4 NATURAL STONE WALLING

Stop concrete block walling at planters at levels indicated, stepping down to follow finished paving/ground surfaces. Bring up planter walling to heights shown using natural stone collected from shoreline.

6. Structural Steelwork and other Metalwork

6.1 MATERIALS

Unless otherwise stated, structural steel used shall conform to the requirements of BS4360 (Weldable Structural Steels) and shall be free from mill scale and loose rust. Steel bolts and nuts shall comply with the appropriate NZ Standards listed in NZS1900 Ch.9 Cl.4.3.4. Galvanised coatings on steel shall be in accordance with BS729

6.2 SPECIFIC ITEMS

The steel boat ramp and winch mounting form part of a separate supply and instal contract. Alternative construction method for retaining wall on Sheet 4. of Drawings calls for use of 70lb railway irons.

7. Carpentry

Refer also to relative clauses in House Specification.

7.1 GENERAL In the absence of specific instructions as to the species and grades of timbers to be employed, their size, and the method of their installation and fixing, the requirements of NZS 3601, 3602 & 3604, and the Local Authority Bylaws, shall be complied with.

7.2 MATERIALS All timber shall be the best of its respective kind, straight, and in long lengths, conforming to the grading requirements of NZS 3631. Framing timbers shall have a moisture content of not more than 24% at the time of erection, and finishing timbers shall be well seasoned with a maximum moisture content of 14% at installation. All timbers shall be stored in such a manner, and with such cover, as to prevent their deterioration whilst awaiting use. Timbers to be permanently incorporated into the building, shall not be used for any other purpose, however temporary.

All exposed finishing timbers scheduled to receive varnish or oil coatings shall be of matching texture, grain and colour, with no strong variations in adjacent work.

Preservative treatment of timbers shall be in accordance with the specifications of the Timber Preservative Authority.

7.3 SCHEDULE OF TIMBERS A schedule follows listing the species and grades of timbers to be employed. Timbers not scheduled, shall be as required by NZS1900 Ch.6.1, Tables 9 to 15. NZS Codes of Practice 3602 and 3604 also apply.

Any necessary substitution of timbers specified, shall be referred to the Owner for prior approval.

7.4 FINISH Unless otherwise stated, all framing timbers shall be machine gauged to uniform width and thickness. Except where rough or re-sawn finishes are indicated, interior and exterior timbers exposed to view shall be machine dressed on all faces, and, particularly on interior timbers, machine sanded or handdressed where necessary to obtain a good surface. For rough sawn work, select unwrought members with even textured surfaces free from unsightly defects. If obtainable, use band sawn material in preference to circular sawn.

7.5 FIXINGS Provide all nails, brads, screws, bolts etc., required to fix timbers securely into position. Fixings shall be of first quality and, for all exterior finishing work and in positions where corrosion could affect performance or appearance, shall be galvanised steel or non-ferrous.

7.6 DAMPPROOFING Wherever timbers abut concrete, masonry or similar materials capable of transferring moisture, insert a dampproof course of 3-ply bituminous felt between the surfaces in contact.

7.7 PRIMING Prime coat all timbers prior to fixing as required for the finishes listed under PAINTING & DECORATION. Prime all cuts and butt ends as fixing proceeds. Generally, all timbers to receive oil or varnish finishes shall be given at least one coat of stain or sanding sealer before they are fixed in place. Apply this coat to clean surfaces, and protect members from damage or discolouration until finish coated.

Schedule of Timbers

SPECIES & GRADE

Item	Species	Preservative Treatment	Grade
All Poles and Walling Support Brackets.	Radiata Pine or Corsican Pine.	H6.	Complying with NZS3605
Perimeter and Cross Beams, Pergola Joists and Retaining Wall Rails.	Radiata Pine	H5.	No.1 Framing for sawn timber.
All Wall & Roof Framing (including Trusses)	Radiata Pine	H3.	No.1 Framing.
Plywood Bracing to Shelter East wall.	Radiata Pine.	H3.	D-D
Exterior Cladding, Barge Boards, Trellis and Trim.	Western Red Cedar	-	Equiv. to Dressing A Ht.
Plywood Lining/Bracing.	Radiata Pine	H3.	Face B Core C-D
Ceiling Matchlining and Interior Trim.	Western Red Cedar	-	Equivalent to Dressing A Ht.
Framing and Shuttering to Spring and Water Tank Manhole.	Radiata Pine	H4.	No.1 Framing.

For Timber Dimensions see Drawings.

Finish : All timber exposed to view to be band sawn. This includes beams, joists, cladding, barges, trellis and trim. Exposed wall framing, roof trusses and rafters may be gauged, as is concealed wall framing and ceiling work. See House Specification Clauses 7.9 and 7.11 on poles and main beams.

Note that all framing members exposed to view above 2.2m in Boathouse are to be oil stained - one coat prior to erection.

7.8 FRAMING & BRACING

As detailed in Drawings, and in accordance with NZS3604.
Drill framing members to ventilate wall cavities.

7.9 FLOORING

i) Ground Floor

Concrete.

ii) First Floor

See item (v) on Sheet 12.

7.10 EXTERIOR SHEATHING

Standard black, breather type, bituminous building paper.
Shelter east wall braced with 6mm plywood sheeting.

7.11 EXTERIOR CLADDING

Ex 150x25mm vertical shiplap boarding as for house. Extend to inside of Shelter and Shelter Recess.

7.12 SOFFIT LININGS

Shelter/Shelter Recess soffit is lined in ex 75x16mm vee jointed, t&g boarding, secret nailed as for house.

7.13 EXTERIOR TRIM

i) Fascias

Secondary beams act as fascias.

ii) Barges

Use ex 40mm material for main boards with ex 100x25mm trimming boards.

iii) Other

See Details 1, 4, 9, 10, 11 & 13 in Drawings.

7.14 THERMAL INSULATION

i) Floors

-

ii) Walls

-

iii) Ceilings

-

7.15 ACOUSTIC INSULATION

-

7.16 WALL LININGS

i) Generally

Boathouse linings are 'Plyclad' 12.5mm grooved plywood panels to 2.2m above floor level only. Bracing requirements met by linings.

ii)

7.17 CEILING LININGS

i) Generally

T&G boarding as in 7.12 above. (In Security store and Pump Room only.)

ii)

7.18 INTERIOR TRIM

i) Skirtings

Linings kept clear of floor.

ii) Cornices

3010 BS square section. Note position in Detail 12.

iii) Architraves

3010 BS " "

iv) External
Corners

-

v)

7.12 INTERIOR FINISH

i) Bath Panelling	-
ii) Pelmet	150x25mm BS pelmet board conceals sliding door track in Shelter.
iii) Wardrobe Shelving	-
iv) Cupboard Shelving	Build full area pump support platform in Pump Room from 100x50 framing and 25mm decking.
v)	

7.20 SPECIFIC ITEMS

- i) Gully Retaining Wall See alternative construction methods on Sheets 2 & 4 of the Drawings. Note rails are to be continuous from corner to corner
- ii) Spring and Water Tank Access Manhole From 100x50mm framing and 50mm planking, construct a heavy duty manhole 1500x900mm, complete with two section removable lid, to retain surrounding rock and soil fill and give maintenance access to the spring and water storage tank at foot of gully.
- iii) Walling Support Brackets See Detail 8. Three marine treated timber brackets are required to support Boathouse walling over tidal zone. Fabricate from 250x100mm material.
- iv) Trellis Panels Make two (2) trellis panels 1840mm high by 1240mm wide using 40x12 BS material at 150mm centres both ways. Panels are to be beaded into joinery frames as shown in Detail 13. Allow for packing perimeters.
- v) Boathouse Storage Platform To lower truss chords, ceiling joists and noggings forming ceiling framing to Security Store, Pump Room and Shelter Recess apply decking of either ex 25mm gauged timber boarding, close butted and fixed diagonally, or 20mm thickness, flooring grade, particle board sheeting. Access to storage space from Boathouse - See (vi) below.
- vi) Boathouse Storage Platform Access Ladder Take delivery from house builder of surplus Bunkroom Mezzanine Floor Access Ladder, modify as necessary to hang from Henderson 290 Straight Sliding Single Run Track, 4.8 metres long, fixed to top plate of partition walling dividing Boathouse from Shelter Recess, Pump Room and Security Store. Fit rubber blocking to feet of ladder strings so that ladder hangs parallel to walling when at rest.
- vii) Plywood Bracing to Shelter/Boathouse East Wall Note this wall requires 6mm plywood sheet bracing to exterior face before cladding is fixed. Allow for additional wall thickness in joinery units.

8. Joinery

8.1 MATERIALS Timber used for the manufacture of joinery units shall be the best of it's respective species and grade, in straight, long lengths, and generally suitable for the purpose employed. The maximum moisture content at time of use shall not be more than 10%.

Where joinery is to receive varnish or oil coatings, the timber used shall be selected for good grain and colour, with no strong variations in adjacent work.

Preservative treatment of timbers used shall be in accordance with the specifications of the Timber Preservation Authority.

Timbers used shall be :

Use	Species	Treatment	Grade
Exterior and interior doors & frames, including trellis panel frames.	Western Red Cedar	-	Equiv. Dressing A.

Aluminium extrusions employed shall be of high quality and approved manufacture and, unless otherwise stated, shall be anodised to the requirements of BS1615.

Metal joinery units shall be of the following manufacture and shall be supplied fully glazed/panelled, complete with associated hardware, fittings and fixings.

Unit	Manufacture	Fabricator
Boathouse overhead glazing unit and louvre ventilators.	Rolls, or equal approved. Bronze anodised to match house units. Timber reveal frames. Ventilators to fabricator's design using Alcan 19NZ2841 louvre extrusions.	

Fixings, adhesives, sealants etc., used in the construction of joinery units shall be of quality manufacture and suitable for the material and purpose to which they are applied.

8.2 FINISH Timber surfaces shall be machine dressed and sanded smooth and free from blemish. Hand dress where necessary to obtain a first class finish.

To all surfaces receiving varnish or oil coatings, apply one primer coat of the relevant finish before delivery to site. Coat surfaces to be installed adjacent to masonry, concrete and plaster with bituminous paint or other approved compound resistant to moisture.

Aluminium and other metallic or plastic surfaces shall be free from defect and protected from damage, discolouration or staining, before, during and after installation. Wash clean on completion.

8.3 WINDOWS

Fabricate to sizes and patterns given in Drawings.

8.4 DOORS

i) Interior Generally	Repeat pattern of Boathouse access door. 2 doors, both 2100x660mm nominal.
ii) Interior Special	(Note : Boathouse up-and-over door is to be supplied by nominated subcontractor. (See below) Consideration should be given to using the same joiner for all doors to get uniformity workmanship and appearance.)
iii) Wardrobe	
iv) Shower	-
v) Exterior	* 2100 x 810 and 2500 mm to patterns indicated on elevations.
vi) Garage	* 2200 x 3200mm ditto. Tilt-a-matic up and over type.

8.5 FRAMES

i) Window & Louvre Vents.	Ex 25mm timber reveal frames.
ii) Door Ext.	Ex 40mm timber, solid rebated. No frame required for sliding door.
iii) " Int.	Ex 40mm timber, solid rebated.

iv) Trellis Panels Ex 150x40mm and 200x50mm timber, solid rebated

8.6 STAIRCASE

-

8.7 CABINETS

-

8.8 OTHER ITEMS

<p>*-Door sizes nominal only. Check openings on site. -Shelter Recess sliding door is hung on Henderson 290 Straight Sliding Single Run Track using No. 4A track brackets, Type 52½KN/52½K hangers and No.126H heavy duty ground stay rollers. -Boathouse up-and-over door is to be an AHI Tiltamatic automatic opening door, supplied and installed by the Blenheim Garage Door Centre as nominated subcontractor. (Contact Richard Masters). The door is to be operated by a switch system on the winching platform and provided with a specially designed manual opening device operated from the same place. Allow a net sum of \$3000 for this item.</p>

9. Hardware

9.1 BUILDERS HARDWARE The Contractor shall supply all nails, screws, straps, ties, mountings, brackets, nail plates staples and other hardware necessary to complete the Work in a sound and proper manner.

9.2 JOINERY HARDWARE Metal joinery units shall be supplied complete with all fittings necessary to their efficient operation.

Timber doors (including cabinet doors) and ventilating windows shall be hung on the hinges, sliding gear, friction stays etc., required by their opening action, then, subject to the Owner's preferential selection, furnished with such handles, pulls, locks, latches, catches, stops, plates etc., necessary to leave them in full working order.

To cover this latter furniture and other sundry items dependant on the Owner's preference, provide in the Contract Sum a net figure of : \$ 250

Specific requirements are :

i) Main Door Furniture	To be notified. Four doors require locksets
ii) Window Furniture	-
iii) Cabinet Furniture	-
iv) Wardrobe Equipment	-
v) Bathroom Equipment	-
vi) Mirrors	-
vii)	

In addition to the net sum above, allow for the installation of the hardware selected.

10. Glazing

10.1 MATERIALS All glass used shall be of approved manufacture and the best of it's kind. Glazing shall follow the recommendations of NZS 2258, both as to the types and sizes of glass employed and the method of it's installation.

10.2 GLASS TYPES Glass types employed shall be :

Glazing Unit	Glass Type
Boathouse overhead unit	Pilkington 'Bondlite' Laminated Clear Float.

11. Roofing

11.1 MATERIALS Materials scheduled below shall be of first quality and free from damage or distortion. Other materials, fixings, jointing mediums and bedding compounds etc., not specified, shall be as recommended by the roofing manufacturer and/or as appropriate to good trade practice and the class of work involved.

Roofing Support	100x50mm purlins at 900mm max. crs.
Underlay	Standard black, breather type, Duroid self supporting roofing underlay.
Underlay Support	Trusses/rafters and purlins. Pack trusses and rafters with 50x50mm material between purlins to provide two-way support.
Roofing *	.40mm Dimondek 400 Colorsteel 8000. Colour : Ironsand, to match house.
Ridge Cappings	} Colorsteel 8000 to match roofing and house.
Barge Cover	
Valley and Parapet Gutters	-
Spouting, Rainwater Heads & Downpipes	Fascia gutters lined with 1mm butyl rubber sheeting solid bonded to timber substrate. Downpipes and overflow outlets Colorsteel.
Rooflights & Cowlings	-
Flashings	Colorsteel 8000 to match roofing and house.

* .40mm material specified as E.R. Freeman Ltd., Nelson have stocks in hand. NZ Steel wish to follow this material through all stages of transport and installation.

16. Painting & Decoration

16.1 MATERIALS All materials shall be of approved, factory prepared brands, in prime condition, and shall be delivered to the site in unopened packages bearing the manufacturer's name. Paints for all coats, including the priming coat, comprising any paint system, shall be of the same manufacture. Thinning of paints shall be done strictly in accordance with the manufacturer's recommendations.

Materials shall be stored and mixed in one room of the building where proper measures shall be taken to protect floor and other surfaces from spillage and spotting, and the materials from contamination.

- Paints and varnishes : New Zealand manufactured to the relevant NZ Standards, and of type and brand specified below.
- Stopping - Timber : Best prepared, linseed oil, white putty, with colouring added to match timber shade for transparent finishes.
- Building boards : Plaster of paris or patent bedding/finishing compounds, as recommended by the manufacturer.
- Lining papers : Best quality New Zealand manufacture.
- Wallpapers : Of approved manufacture in accordance with NZS 879. Owner to select. Allow a net sum per roll of \$ _____ (-)
- Paste and size : Approved brand recommended by wallpaper manufacturer.
- Sprayed coatings : -

16.2 WORKMANSHIP All work shall be carried out by skilled tradesmen to the best trade practice and in accordance with the recommendations of NZS2239. Painters and coating applicators shall report defects in the surfaces they are to treat and await remedial work by other trades before proceeding. Unless otherwise permitted by the paint manufacturer, all surfaces to be decorated shall be thoroughly dry before work commences and no work shall be executed in damp, frosty, dusty or other unsuitable conditions. Properly prepare all surfaces by scraping, cleaning, knotting, stopping and sanding, as required.

Unless otherwise stated, paintwork shall generally be of three coat application, with the finishing coats scheduled below laid on priming and undercoats recommended by the manufacturer as suitable for the material treated. Each coat shall be complete and dry before the application of the subsequent coat, and imperfections in each coat shall be rubbed down so as to obtain a final finish which is smooth, free from brush/roller marks, and without shade variations.

For natural wood finishes, one coat of sanding sealer or oil stain shall be applied to clean surfaces before the timbers are installed. Irrespective of the finish specified, all exterior timbers shall be primed on all surfaces before erection, and this shall include all joint and end cuts. Primed surfaces exposed to the weather for longer than four (4) weeks shall be reprimed before undercoating is applied.

Puttying shall be undertaken after priming.

After fitting, the top and bottom edges of all doors and sashes etc., shall be painted in the same manner as for the faces. Exterior paintwork shall impinge on adjacent glass for added weather protection. Unless otherwise stated, allow for the painting of exterior surfaces and edges of cabinet frames and all surfaces and edges of cabinet doors. Interiors of frames and shelving may be left unpainted.

Note : Poles and jetty timbers are to be left natural.

Schedule of Paints & Coatings

All exposed materials not prefinished or scheduled for wallpapering, shall be treated with paints, stains, varnishes or sprayed coatings as follows :

Surface	Material	Coating	Brand/Make	Colour
EXTERIOR WORK				
Walls/ / Cladding	Timber shiplap boarding	7C*	Goldex NF11	Match House
Soffits	Timber matchlining	7C*	Goldex NF11. Wiped.	"
Exposed Woodwork	Beams, pergola joists, trellis panels, doors, barges, pelmet & trim.	7C*	Goldex NF11.	"
Metalwork	Galvanised steel fixings	2A ϕ	Resene Super Gloss Enamel.	"
Spouting & Downpipes	Butyl rubber. Colorsteel.	- -	Left natural. Prefinished.	
Roofing	Colorsteel.	-	Prefinished.	-

INTERIOR WORK

Resene Galvo One Primer.

Walls	Grooved plywood linings	7C	Goldex NF11	Match Cladding
Ceilings & Soffits	Timber matchlining.	7C	Goldex NF11. Wiped.	Match Exterior
Exposed Woodwork	Beams, visible roof & wall framing, doors and trim.	7C	Goldex NF11.	"
Flooring	Storage decking.	-	Left natural.	
Metalwork.	Up-and-over and sliding door gears.	2A ϕ	Resene Super Gloss Enamel on rust inhibiting system.	

CODE : TYPE/BASE

Paints

1. Linseed Oil
2. Alkyd Resin
3. Synthetic Resin Emul.
(PVA/Acrylic Latex)
4. Cement
- 5.
- 6.

Natural/Transparent Finishes

7. Linseed Oil Stain
8. Synthetic Resin Stain
9. Nat. Resin Varnish
10. Syn. " "
- 11.

. Spray-on Coatings

- 12.
- 13.
- 14.
- 15.
- 16.

CODE : FINISH/TEXTURE

A. High Gloss B. Semi-Gloss or Satin C. Matt D. Fine E. Coarse

*Pretreat with Woodlife II

17. Plastering & Tiling

17.1 WORK & MATERIALS NZS Code of Practice 4251 applies.

Work	Plaster or Tile Finish

17.2 FIREPLACE

-

18. Floor Finishes and Coverings

18.1 WORK & MATERIALS

See CONCRETING. Boathouse, Security Store and Pump Room concrete floor wood floated smooth.
--

19. Landscaping

19.1 WORK & MATERIALS

Paving shall be Firth Cobblestone 80 concrete paving blocks (or equal approved product) laid and grouted with sand in pattern indicated by Drawings. The forward section of the esplanade to be grassed shall be covered with good quality turf laid on an approved bed. The Owner will be responsible for planting beds and retaining wall.
--

No 624

MARLBOROUGH COUNTY COUNCIL

P.O. Box 443, Blenheim

10-7-87

To Brian Butter Application No. 206
Building Drawing & Design Reference No. 20160-00535
Cable Bay
Nelson R.D. 1

Dear Sir/Madam,

Your application to erect boatshed etc

for

at Onahau Bay Queen Charlotte Sound
has been Approved, Deferred, Declined for the following reasons.

Return of cheque for \$300 as discussed by phone.
Fees payable

Table with 2 columns: Description and Amount. Rows include: Inspection (less 75% engineers) \$83-00, Building research \$93-00, G.S.T. \$17-60, Total \$193-60.

No active work shall be commenced on any building until all necessary permits have been issued.

Yours faithfully,

[Signature]
Engineer / Building / Health Inspector

HOUSE AT ONAHAU BAY MARLBOROUGH SOUNDS



ESPLANADE DEVELOPMENT



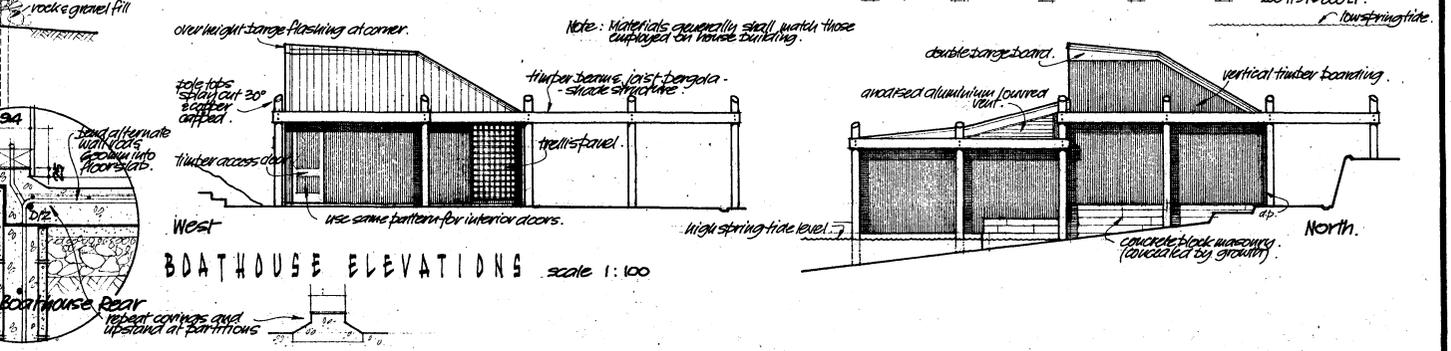
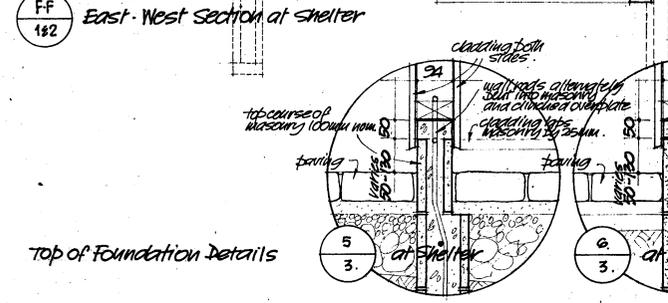
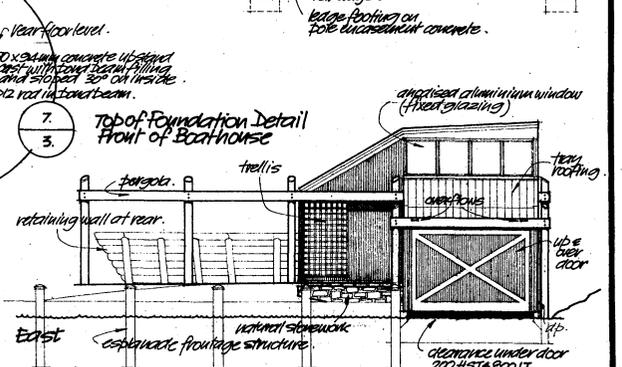
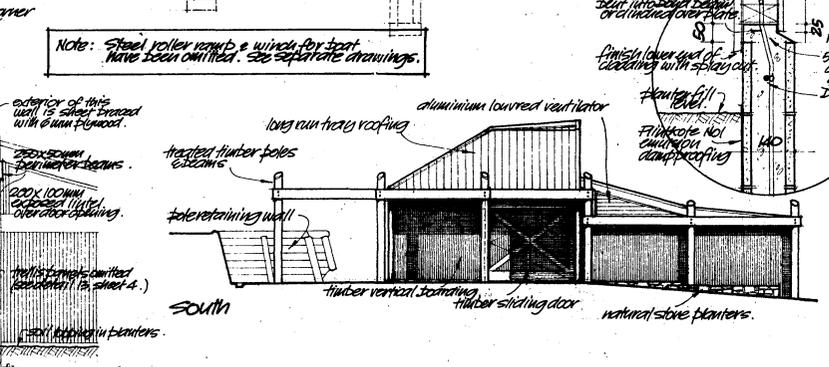
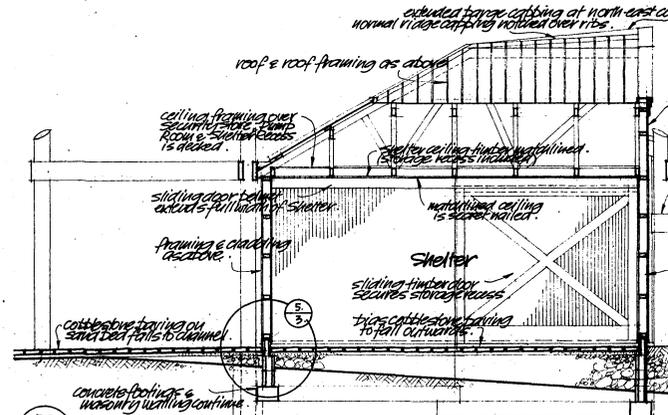
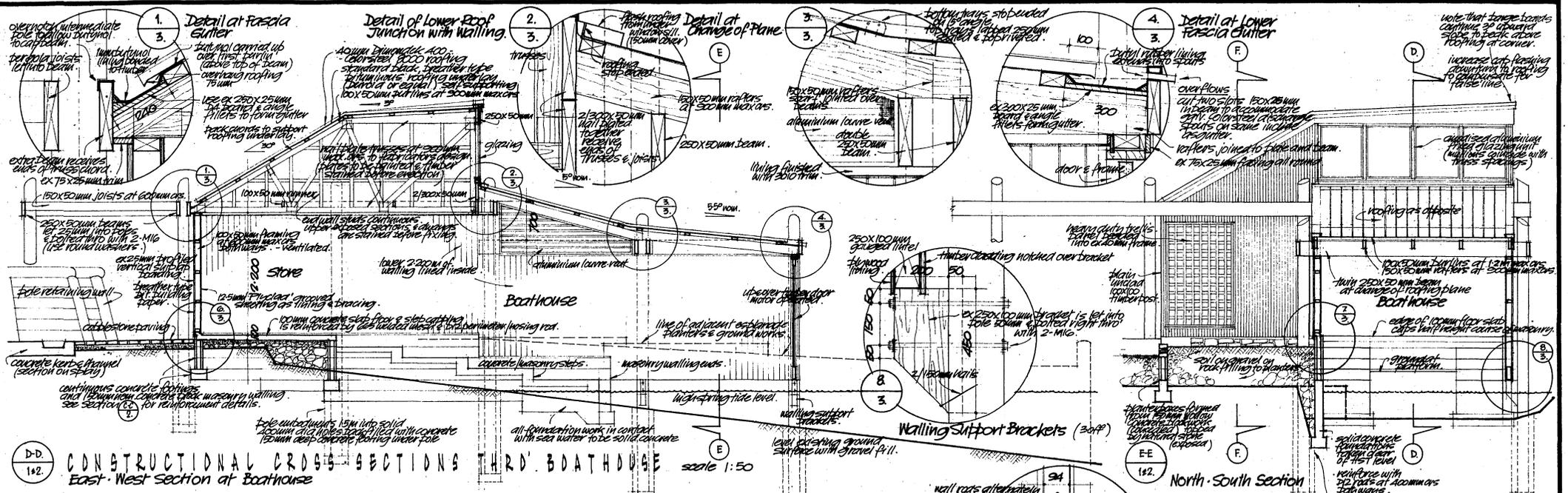
WORSELDINE & WELLS

Regd. Consulting Engineers
26 Nile St. West, NELSON.

W-207

Brian Butler

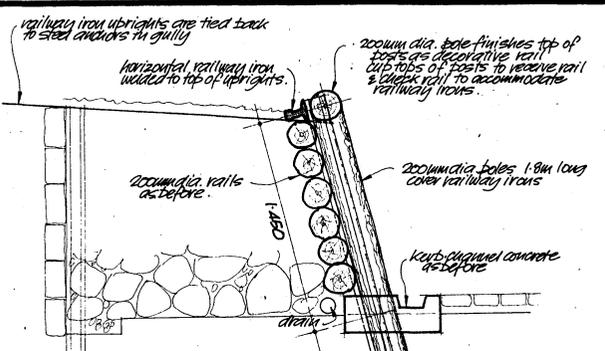
BRIAN BUTLER
BUILDING DRAWING & DESIGN
CABLE BAY ROAD - NELSON (NS)



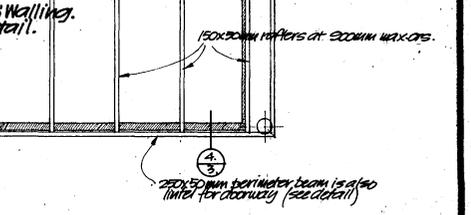
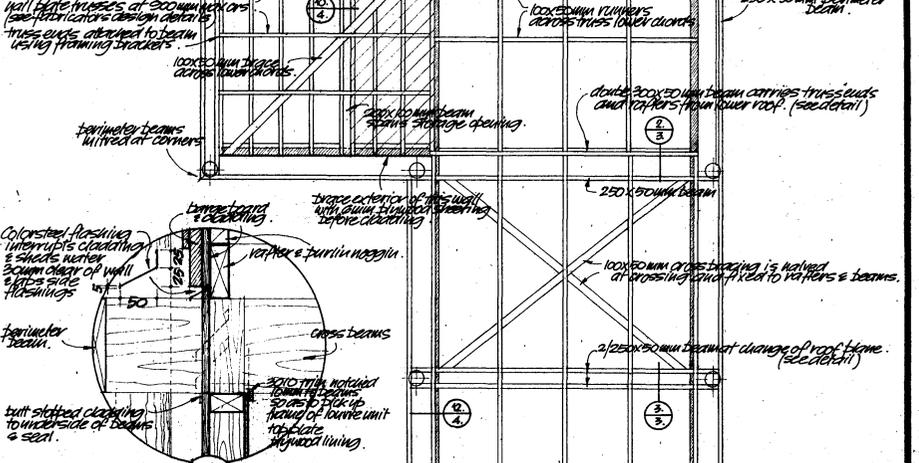
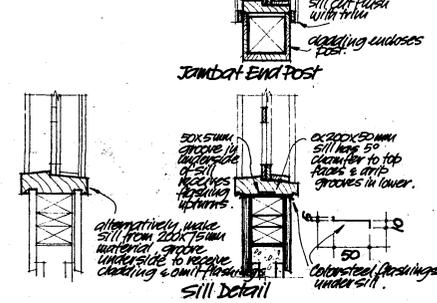
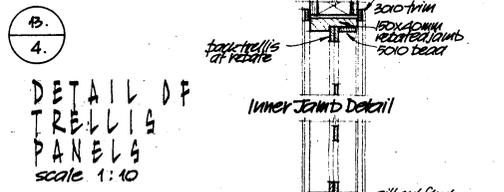
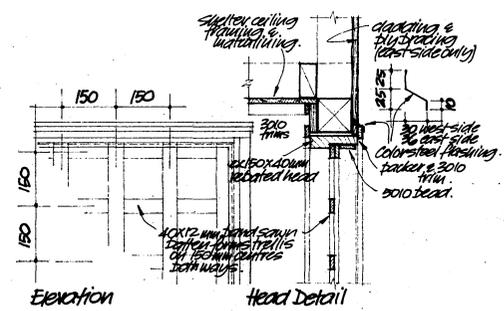
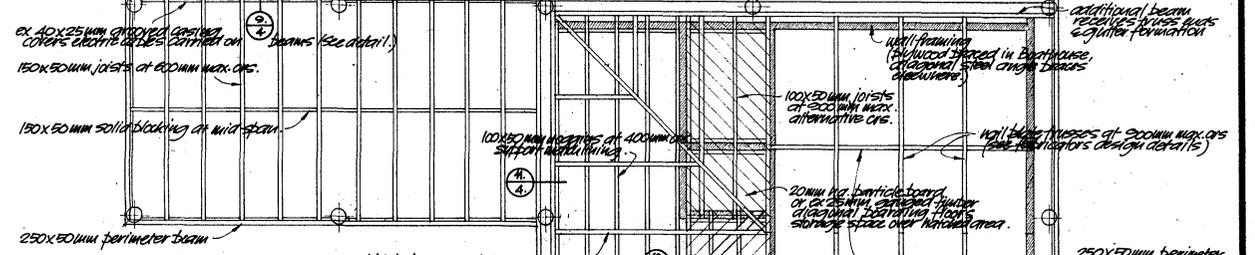
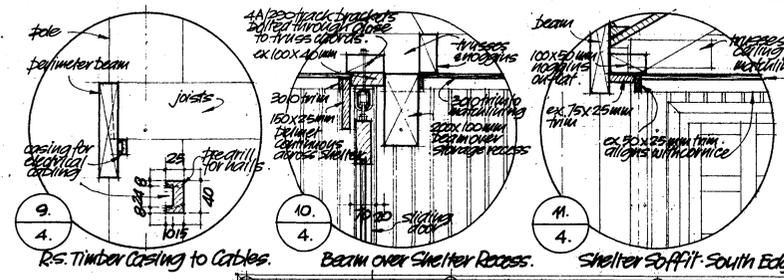
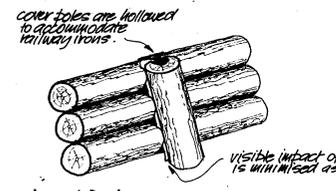
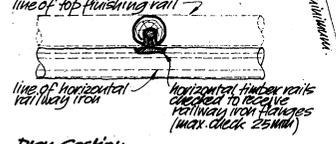
ESPLANADE DEVELOPMENT -
GOULDS COVE, ONAHAU BAY, MARLBOROUGH SOUND

SHEET NO.	DATE	AMENDMENTS	ASSOCIATED CONSULTANTS
3	MAY 1987		NON-SPECIFIC & WELLS Consulting Engineers, Nelson

BRIAN BUTLER
BUILDING DRAWING & DESIGN
CABLE BAY ROAD - NELSON 601



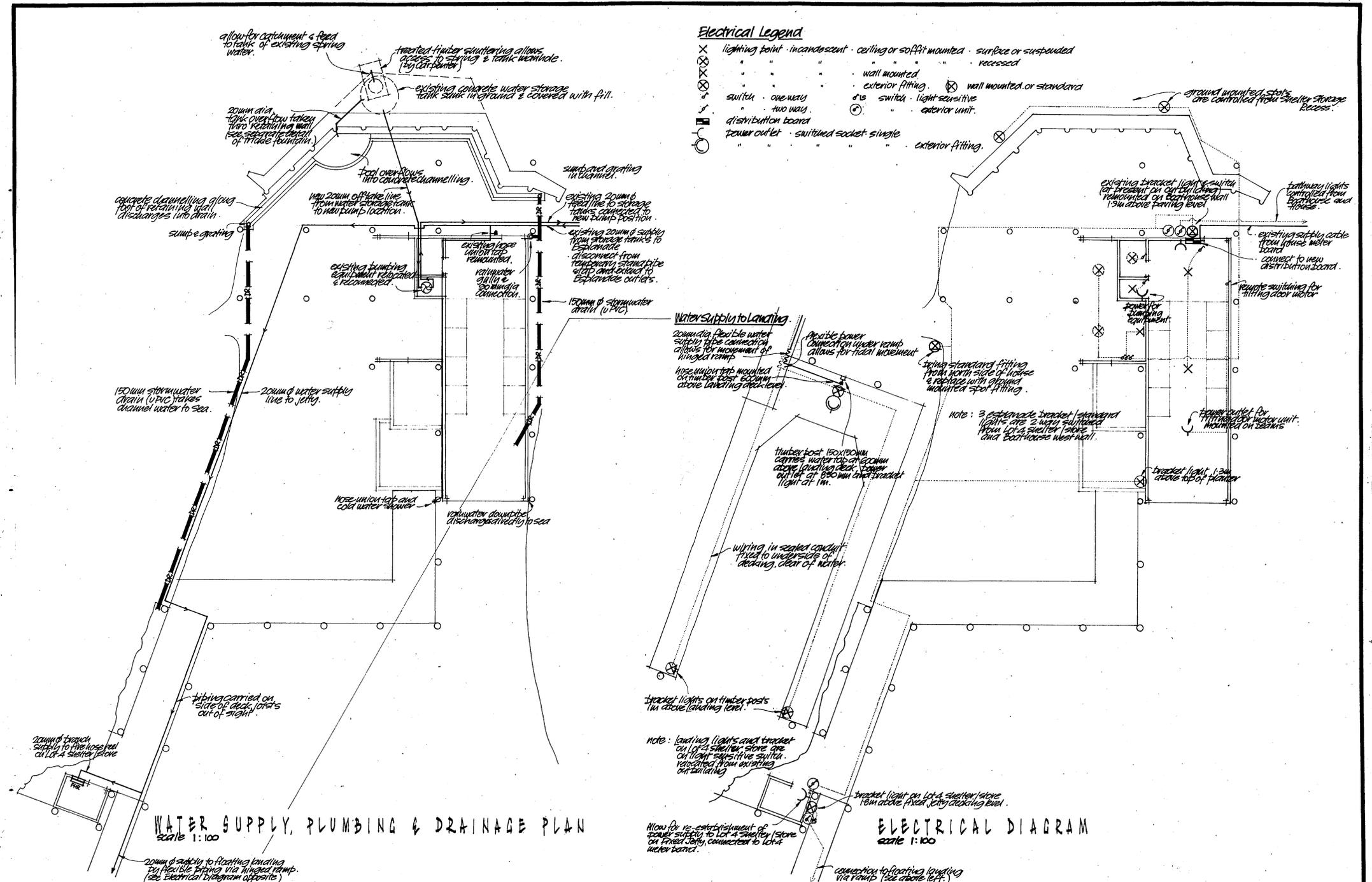
NEW RETAINING WALL ALTERNATIVE CONSTRUCTION METHOD
scale 1:25



ESPLANADE DEVELOPMENT - XXXXXXXXXX
AULD'S COVE, ONAHAU BAY, MARLBOROUGH SOUND

SHEET NO.	DATE	AMENDMENTS	Associated Consultants
4	MAY 1967		Morse & Wells Consulting Engineers, Nelson.

BRIAN BUTLER
BUILDING DRAWING & DESIGN
CABLE BAY ROAD - NELSON B.C.



WATER SUPPLY, PLUMBING & DRAINAGE PLAN
scale 1:100

Electrical Legend

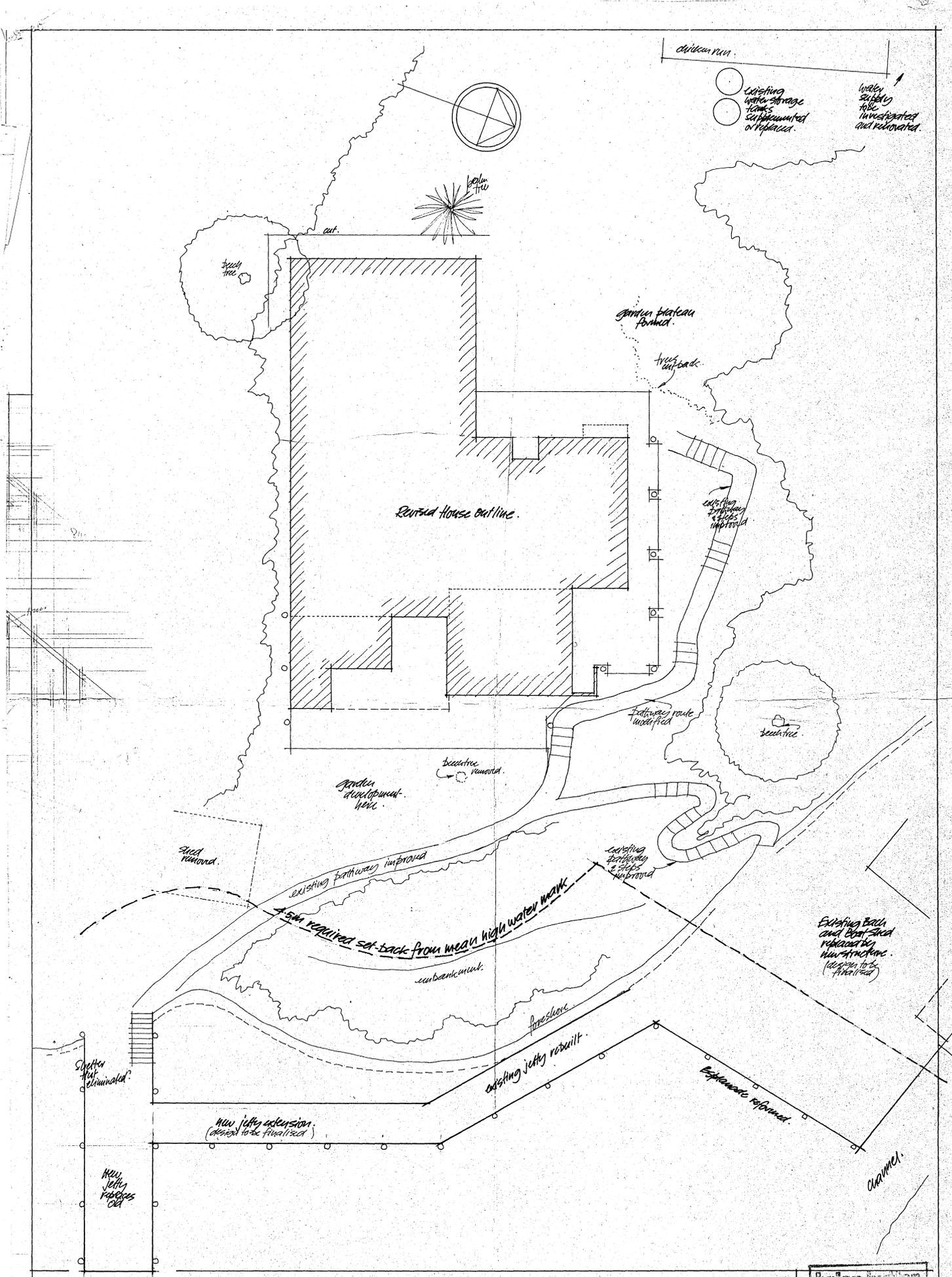
- ⊗ lighting point - incandescent - ceiling or soffit mounted - surface or suspended recessed
- ⊙ wall mounted
- ⊗ wall mounted or standard exterior fitting
- ⊗ wall mounted or standard exterior unit
- ⊙ switch - one way
- ⊙ switch - two way
- ⊙ switch - light sensitive exterior unit
- distribution board
- power outlet - switched socket - single

ELECTRICAL DIAGRAM
scale 1:100

ESPLANADE DEVELOPMENT -
ROULDS COVE, ONAHAU BAY, MARLBOROUGH SOUND

SHEET NO.	DATE	AMENDMENTS	ASSOCIATED CONSULTANTS
5	18/01/1987		Horsfield, Mc & Watts Consulting Engineers, Nelson

BRIAN BUTLER
BUILDING DRAWING & DESIGN
122 CABLE BAY ROAD - NELSON NZ



ONAHAU BAY - REVISED SITE PLAN - DRAFT 1.

