

Table 2: Building envelope risk matrix
Paragraph 3.1.2, Figure 1

Risk factor	Risk severity				Subtotals for each risk factor
	LOW	MEDIUM	HIGH	VERY HIGH	
Wind zone (per NZS 3604)	0	0	①	2	1
Number of storeys	0	①	2	4	1
Roof/wall intersection design	0	1	③	5	3
Eaves width	0	1	2	⑤	5
Envelope complexity	0	①	3	6	1
Deck design	0	2	④	6	4
				Total risk score:	15

(Enter the appropriate risk severity score for each risk factor in the score columns. Transfer these figures across to the right-hand column. Finally, add up the figures in the right-hand column to get the total risk score.)

Table 3: Suitable wall claddings
Paragraphs 3.1.2, 3.4.1.1, 3.4.2.1, 3.4.2.2, 3.4.3.2, 9.1.1, 9.4.1.2, 9.4.1.3, 9.6, Figure 1

Risk Score	Suitable wall claddings ⁽¹⁾	
	Direct fixed to framing	Over nominal 20 mm drained cavity
0 – 6	a) Timber weatherboards – all types b) Fibre cement weatherboards c) Vertical profiled metal ⁽³⁾ – corrugated and symmetrical d) Fibre cement sheet ⁽⁴⁾ e) Plywood sheet f) EIFS	a) <i>Masonry veneer</i> ⁽²⁾ b) <i>Stucco</i> c) Horizontal profiled metal ⁽³⁾ – corrugated and <i>trapezoidal</i> only
7 – 12	a) Bevel-back timber weatherboards b) Vertical timber board and batten c) Vertical profiled metal ⁽³⁾ – corrugated only	a) <i>Masonry veneer</i> ⁽²⁾ b) <i>Stucco</i> c) Horizontal profiled metal – corrugated and <i>trapezoidal</i> only d) Rusticated weatherboards e) Fibre cement weatherboards f) Fibre cement sheet g) Plywood sheet h) EIFS
13 – 20	a) Vertical profiled metal ⁽³⁾ – corrugated only	a) <i>Masonry veneer</i> ⁽²⁾ b) <i>Stucco</i> c) Horizontal profiled metal – corrugated and <i>trapezoidal</i> only d) Rusticated weatherboards e) Fibre cement weatherboards f) Fibre cement sheet g) Plywood sheet h) EIFS i) Bevel-back weatherboards
Over 20	a) Redesign the <i>building</i> to achieve a lower score, or b) Specific design <ul style="list-style-type: none"> – The design may need changing to reduce the risk – The <i>building consent authority</i> may require more comprehensive details and documentation providing evidence of <i>weathertightness</i> – The <i>building consent authority</i>, designer or <i>owner</i> may require more inspections – A third party audit of the design may be required. 	

NOTES: (1) The wall claddings in this table are limited to those covered in this Acceptable Solution.
 (2) Traditional *masonry veneer* as per SNZ HB 4236, with minimum 40 mm cavity.
 (3) Refer Figure 38 for profiles.
 (4) Except *stucco* over a fibre cement backing.

Amend 2
Jul 2005

Amend 2
Jul 2005

Amend 2
Jul 2005

Amend 2
Jul 2005

Amend 2
Jul 2005

Amend 2
Jul 2005

Table 1: Definitions of risk
Paragraph 3.1.1, Figure 1

A: Wind zone	Low risk	Low <i>wind zone</i> as described by NZS 3604
	Medium risk	Medium <i>wind zone</i> as described by NZS 3604
	High risk	High <i>wind zone</i> as described by NZS 3604
	Very high risk	Very high <i>wind zone</i> as described by NZS 3604
B: Number of storeys	Low risk	One <i>storey</i>
	Medium risk	Two <i>storeys</i> in part
	High risk	Two <i>storeys</i>
	Very high risk	More than two <i>storeys</i>
C: Roof/wall intersection design	Low risk	Roof-to-wall intersection fully protected (e.g. hip and gable roof with <i>eaves</i>)
	Medium risk	Roof-to-wall intersection partly exposed (e.g. hip and gable roof with no <i>eaves</i>)
	High risk	Roof-to-wall intersection fully exposed (e.g. <i>parapets</i> , <i>enclosed balustrades</i> or <i>eaves</i> at greater than 90° to vertical with soffit <i>lining</i>)
	Very high risk	Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower ends of aprons, <i>chimneys</i> , <i>dormers</i> etc)
D: Eaves width ⁽¹⁾⁽²⁾	Low risk	Greater than 600 mm for single storey
	Medium risk	451 – 600 mm for single storey, or over 600 mm for two storey
	High risk	101 – 450 mm for single storey, or 451 – 600 mm for two storey, or greater than 600 mm above two storey
	Very high risk	0 – 100 mm for single storey, or 0 – 450 mm for two storey, or less than 600 mm above two storey
E: Envelope complexity	Low risk	Simple rectangular, L, T or boomerang shape, with single <i>cladding</i> type
	Medium risk	Moderately complex, angular or curved shapes (e.g. Y or arrowhead) with no more than two <i>cladding</i> types
	High risk	Complex, angular or curved shapes (e.g. Y or arrowhead) with multiple <i>cladding</i> types
	Very high risk	As for High risk, but with junctions not covered in C or F of this table (e.g. box windows, pergolas, multi-storey re-entrant shapes etc)
F: Deck design ⁽³⁾	Low risk	None, timber slat <i>deck</i> or porch at ground floor level
	Medium risk	Fully covered in plan by roof, or timber slat <i>deck</i> attached at first or second floor level
	High risk	<i>Enclosed deck</i> exposed in plan or cantilevered at first floor level
	Very high risk	<i>Enclosed deck</i> exposed in plan or cantilevered at second floor level or above

NOTES:

- (1) *Eaves* width measured horizontally from external face of wall *cladding* to outer edge of overhang, including gutters and fascias.
- (2) Balustrades and *parapets* count as 0 mm *eaves*.
- (3) The term *deck* includes balconies, as described in the Definitions.

Amend 2
Jul 2005

Amend 2
Jul 2005

Amend 2
Jul 2005

Amend 2
Jul 2005

Amend 2
Jul 2005

Amend 2
Jul 2005



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




R. W. Muir
Registrar-General
of Land

Identifier **WN52B/621**
Land Registration District **Wellington**
Date Issued 27 April 1998

Prior References

WN262/72

Estate Fee Simple
Area 2.2250 hectares more or less
Legal Description Lot 4 Deposited Plan 84859

Proprietors

David John Frow

Estate Fee Simple - 1/11 share
Area 7860 square metres more or less
Legal Description Lot 14 Deposited Plan 84859

Proprietors

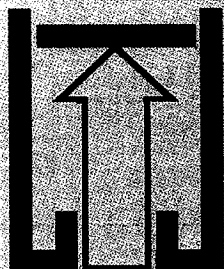
David John Frow

Interests

Subject to Section 241(2) Resource Management Act 1991 by the South Wairarapa District Council (affects DP 84859)

Land Covenant in Transfer B680038.2 - 17.8.1998 at 2.24 pm

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future . . . today



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for domestic and light commercial lift solutions

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The Magic Carpet® lift is simple to use, compact in design, versatile and cost effective, with over 30 years proven reliability. Installed throughout New Zealand and covered by a comprehensive 3 year guarantee it is "Smart" house compatible, with soft touch or voice control available. **Install the best, install a Magic Carpet® lift.**

Access Elevators are proud to have installed their Magic Carpet® lift into some of New Zealand's premier homes. Whatever your budget you can be sure of first class service from our nationwide sales and service network.

Benefits of a Magic Carpet® lift include:

Ease of Use

Operation is controlled by easy to use push buttons on the handrail and at every landing.

Quiet Operation

The re-circulating water hydraulic system provides a quiet, smooth and reliable ride.

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Water and power usage is negligible and the lift requires very little maintenance. With normal use seals may need replacing after 4 years.

Versatility

The simple and compact design means it can be adapted to fit into any home with doors on different and/or multiple sides.

Safety

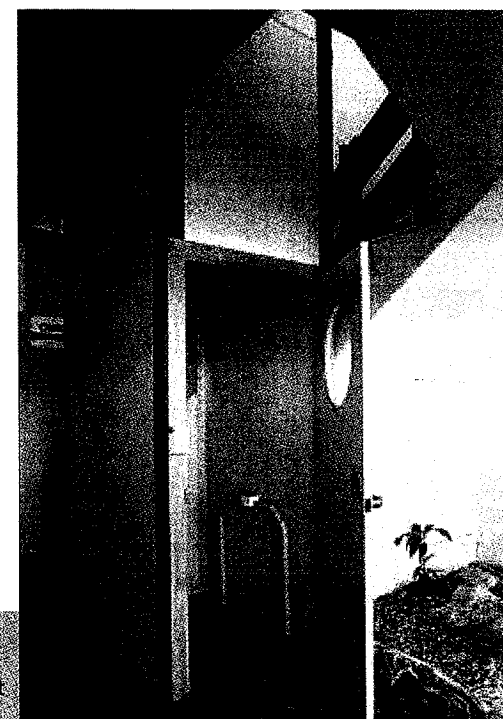
Our base supported, non telescopic, one piece ram design ensures maximum safety. The electrical system is low voltage and has automatic battery back-up allowing for descent at all times. All doors are electro-mechanically interlocked and provision is made for emergency opening from inside and outside the lift. An externally mounted 120dB siren is fitted as standard, and an optional telephone can be mounted on the handrail.

Décor Friendly

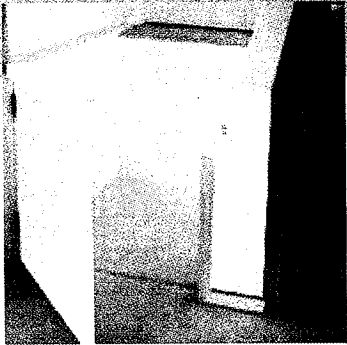
A wide choice of floor coverings, doors and shaft linings means lifts can easily be integrated into the design of new and existing homes.



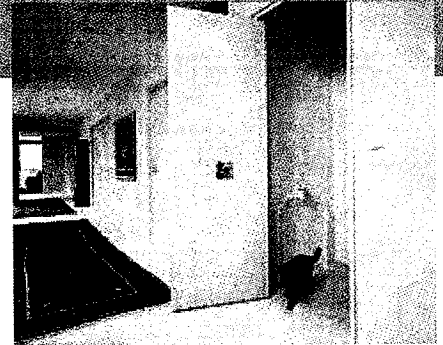
2006 House of the year (Taranaki incorporates a Magic Carpet® lift)



Options include:



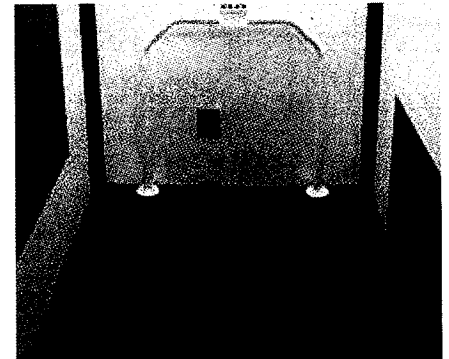
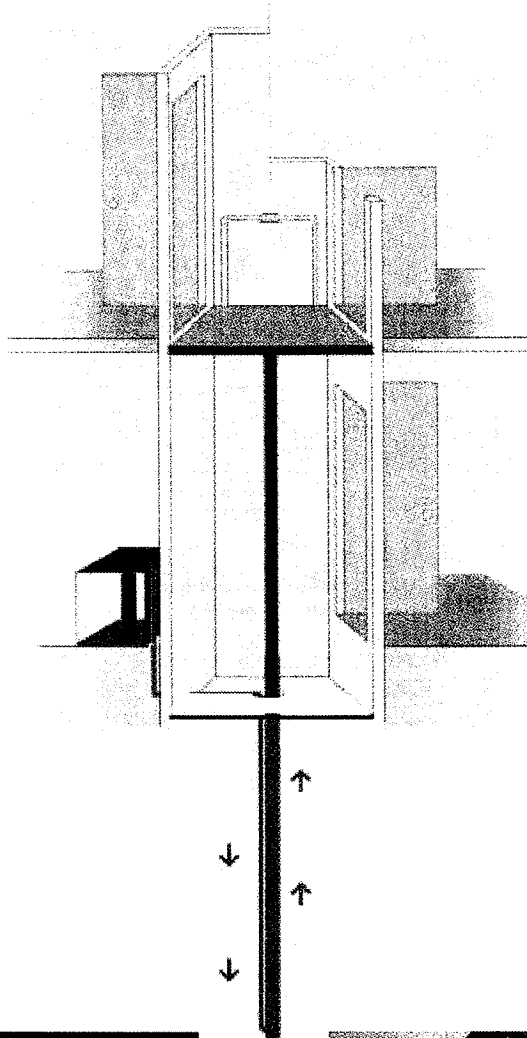
Half height at top level



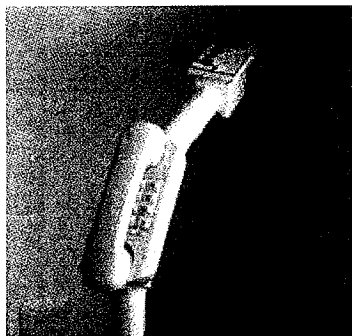
Full height at top level



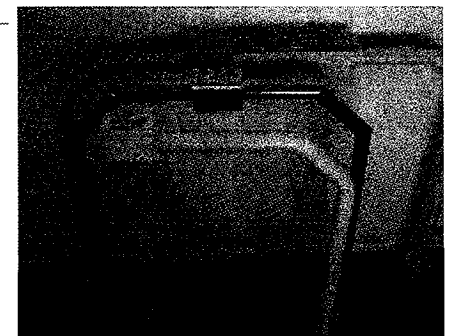
Carpeted platform



Hard surface platform



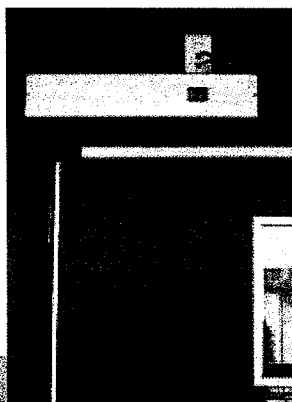
Optional telephone



Customised handrails available



Light Commercial



Automatic door



External lift shaft



Incorporating glass