

Checklist/Elements	Status	Notes	Processed By
Shrinkage control	Pass	Not required, control cuts from each corner Means of compliance - AS1 Saw-cuts - positions comply (Fig 7.19) Crack inducer - positions comply (Fig 7.19)	SNTL
Slab thickenings (see truss design data)	N/A		SNTL
Piles (incl. bracing)	N/A		SNTL
Bearers	N/A		SNTL
Floor joists	N/A		SNTL
Load-bearing walls	Pass	Means of compliance - AS1 All loads transferred to exterior walls	SNTL
Stud centres (ground level)	Pass	Means of compliance - AS1 SG8 90 x 45mm @ 600mm crs	SNTL
Long studs	N/A		SNTL
Lintels	Pass	Means of compliance - AS1 By truss manufacturer - Prolam, see drawings and PS1	SNTL
Garage lintel	Pass	By truss manufacturer - see drawings and PS1	SNTL
Bracing (ground level)	Pass	--- Response - SNTL 26 Oct 2017 2:08pm --- Now complies, dragon ties are not necessary however the designer wishes to keep them	SNTL
<u>Request for Further Information:</u>			
Request:		The bracing does calculation not comply with 5.4.6. I see that dragon ties have been specified to resolve this issue however they are not suitable. Please amend.	SNTL
Response:		Now complies, dragon ties are not necessary however the designer wishes to keep them	SNTL
Brace calculations	Pass	amended	SNTL
Bracing distribution	Pass	Amended	SNTL
Ceiling Diaphragms	N/A		SNTL
Support beams	Pass	By truss manufacturer - see drawings and PS1, 150x90 hy90	SNTL
Trusses	Pass	Means of compliance - AS1 Proprietary timber trusses - refer manufacturer's details and PS1	SNTL
Trusses - Truss point loads	Pass	Means of compliance - AS1 Refer truss manuf. details and PS1 for specific design	SNTL
Trusses - Truss fixings	Pass	Means of compliance - AS1 Proprietary manufacturer's fixings - see dwgs and PS1	SNTL
Timber rafters	N/A	Truss roof	SNTL
Rafter fixings	N/A	Truss roof	SNTL
Purlins/tile battens	Pass	Means of compliance - AS1 70x45 H1.2 purlins @600 at top and bottom then 900crs	SNTL
Purlin/batten fixings	Pass	Sheet 18 Means of compliance - AS1 1/10g self-drilling screw, min 80mm long Sheet 14	SNTL
Roof bracing	Pass	Means of compliance - AS1 Lumberlok "Multi-brace" cross bracing (complies with Sec. 10.4)	SNTL
Gable braces	Pass	Means of compliance - AS1 Steel strap brace- Sheet 14	SNTL
Ceiling battens/restraints	Pass	Means of compliance - AS1 70 x 35mm timber @ 600mm crs	SNTL
Entry columns/beams	N/A		SNTL
Verandah framing	N/A		SNTL
Posts	Pass	Means of compliance - AS1	SNTL

Checklist/Elements	Status	Notes	Processed By
Footing sizes (uplift)	Pass	90 x 90mm timber Means of compliance - AS1 400x200min sheet 19	SNTL
Verandah beams	Pass	BS138 Bowmac Brackets Means of compliance - AS1 covered in supporting beams	SNTL
Timber rafters	Pass	Means of compliance - AS1 See truss plan	SNTL
Purlins/tile battens	Pass	Means of compliance - AS1 roof continued	SNTL
Purlin/batten fixings	Pass	Means of compliance - AS1 roof continued	SNTL
Verandah roof bracing	Pass	Means of compliance - AS1 roof continued	SNTL
Deck construction	N/A		SNTL
Bearers	N/A		SNTL
Decking joists	N/A		SNTL
Decking	N/A		SNTL
Retaining walls	N/A		SNTL
Siting/surcharge	N/A		SNTL
Footings and construction	N/A		SNTL
Solid fuel heater compliance	Pass	Means of compliance - NZS2918:2001	SNTL
Non Clean-Air-approved burner model	N/A		SNTL
Clean-air approved burner model	N/A		SNTL
Clean air approved number	Pass	Means of compliance - AS1 Woodsman ECR Novo Clean air approved number:153733	SNTL
Hearth/Slab	Pass	As per manufactures details Ceramic tile surface	SNTL
Chimney/flue	Pass	Means of compliance - AS1 "Heat Saver" 150mm dia. S/S flue kit	SNTL
Durability applications	Pass	Means of compliance - AS1 Grade 304 S/S flue system - 15 years	SNTL
Generic materials	Pass	Means of compliance - AS1 Carbon steel plate fire box; fire brick liner; S/S flue	SNTL
<b>B2 Durability</b>	Pass		SNTL
Fixings	Pass	Quality materials from reputable manufacturers	SNTL
Durability evaluation	Pass	Quality materials from reputable manufacturers	SNTL
Durability; materials suitable for application	Pass	Durability of all materials specified suitable for proposed applications - OK	SNTL
Timber treatments - In ground	N/A		SNTL
Timber treatments - Sub-floor	N/A		SNTL
Timber treatments - Floor	N/A		SNTL
Timber treatments - Ext. trims	N/A		SNTL
Timber treatments - Cavities	Pass	H3.1	SNTL
Timber treatments - Plywood	Pass	H3.1	SNTL
Timber treatments - Interior wall framing	Pass	H1.2	SNTL
Timber treatments - Exterior wall framing	Pass	H1.2	SNTL
Timber treatments - Roof framing	Pass	H1.2	SNTL
Timber treatments - Exterior deck piling	N/A		SNTL
Timber treatments - Exterior deck framing	N/A		SNTL
<b>C1 - C6 Protection from Fire</b>	Pass		SNTL
Solid Fuel heater (heat transfer)	Pass	Means of compliance - AS1 Manufacturer's test approved clearances provided	SNTL

Checklist/Elements	Status	Notes	Processed By
Risk group assessed	Pass	Means of compliance - AS1SH	SNTL
Fire protection system	Pass	Means of compliance - AS1 Type 1 - Domestic smoke alarms only	SNTL
Escape path lengths	Pass	Means of compliance - AS1 Yes	SNTL
Distance to boundary (1m min)	Pass	Means of compliance - AS1 yes	SNTL
Life/Property rating system	N/A		SNTL
D1 Access Routes	Pass		SNTL
Slip resistance to external access	Pass	Means of compliance - AS1	SNTL
Slip resistance to internal entry	Pass	Means of compliance - AS1	SNTL
Stair	N/A		SNTL
Tread and risers	N/A		SNTL
Handrails	N/A		SNTL
Ramps	N/A		SNTL
D2 Mechanical Access	N/A	NO APPLIANCE SPECIFIED-	SNTL
D2 Mechanical Access	N/A		SNTL
E1 Surface Water	Pass		SNTL
Minimum FFLs	Pass	Adequate FFL height above road crown(150mm min)	SNTL
Gutters	Pass	Quad/box ext gutters - comply with E1 Fig. 15 sheet 14 of 34	SNTL
Down pipes	Pass	Standard downpipes - comply with E1, Table 5	SNTL
Discharge pipe size	Pass	100mm diameter	SNTL
Pipe gradients: mains	Pass	1:100 minimum	SNTL
Protection from flooding	Pass	Adequate contours to direct surface water away - OK	SNTL
Soak pit/other	N/A		SNTL
Retaining wall drainage	N/A		SNTL
E2 External Moisture	Pass		SNTL
Floors	Pass	Means of compliance - AS1 Adequate FFL height above road crown - OK (150mm min)	SNTL
Weathertightness risk factors	Pass	Means of compliance - AS1 North Elevation- 3 West Elevation- 4 South Elevation- 3 East Elevation- 3 See Risk Matrix calcs - all complies, Sheet 7 and 8 of 34	SNTL
Building Wrap type	Pass	Means of compliance - AS1 Tekton "House-wrap"	SNTL
Sill tape type	Pass	Means of compliance - AS1 Super- Stick Building tape - Manufactured by Marshall and a Code Mark Product	SNTL
Cladding systems	Pass	Means of compliance - AS1 70 series conc. brick veneer on nom. 40mm cavity  Hardies "Linea" board - fixed on cavity Sheet 21 of 34	SNTL
Cladding on frame - bare GL	N/A		SNTL
Clad on frame - paved GL	N/A		SNTL
Cav. veneer clad - bare GL	Pass	Means of compliance - AS1 125mm	SNTL
Cav. Veneer clad - paved GL	Pass	Means of compliance - AS1 50mm	SNTL
Flashings	Pass	Standard flashings - Comply with E2 Table 7	SNTL
Roofing systems	Pass	Means of compliance - AS1	SNTL

Checklist/Elements	Status	Notes	Processed By
Roof pitch	Pass	Longrun coated metal - corrugated Means of compliance - AS1 20°	SNTL
Roofing underlay type	Pass	Means of compliance - AS1 Thermakraft 215 bituminous self supporting	SNTL
E3 Internal Moisture	Pass		SNTL
Surface finishes	Pass	Refer drawings and spec sheet 18 of 34.  Wet areas- water based acrylic enamel to be used over solvent-based sealer.	SNTL
Fungal growth prevention	Pass		SNTL
Overflow	N/A	not required, no adjoining household unit	SNTL
Water splash	Pass	Sheet 04 notes shower screens with doors. acrylic shower stalls.	SNTL
Wet area shower	Pass	At risk surfaces finished/protected appropriately Proprietary shower cubicle - refer spec for manuf. Data	SNTL
F1 Hazardous Agents	Pass		SNTL
F1 Hazardous Agents	Pass	Not a HAIL site on yourmaps	SNTL
F2 Hazardous Building Materials	Pass		SNTL
Hazardous building materials	Pass	Glazing only to consider;  On Sheet 17 please amend W13 and W17 to include safety glass in the top side --- Response - SNTL 26 Oct 2017 11:01am --- Provided	SNTL
<u>Request for Further Information:</u>			
Request:		On Sheet 17 please amend W13 and W17 to include safety glass in the top of the side panels	SNTL
Response:		<i>Provided</i>	SNTL
F3 Hazardous Substances	Pass		SNTL
F3 Hazardous Substances	Pass	Safety glassed installed where required	SNTL
F4 Safety from Falling	Pass		SNTL
Opening windows	Pass	FFL - GL <1m - protection not required FFL - GL <1m - protection not required	SNTL
Barriers	N/A		SNTL
F5 Construction Hazards	Pass		SNTL
F5 Construction Hazards	Pass	Protection provided	SNTL
F6 Visibility in Escape Routes	N/A	NOT REQUIRED FOR THIS DETACHED DWELLING	SNTL
F7 Warning Systems	Pass		SNTL
Locations	Pass	3m max from all bedroom doors - OK  4 smoke detector in total - Sheet 15	SNTL
F9 Means of restricting access to residential pools	N/A	NO POOL SPECIFIED AT THE PROPERTY	SNTL
Immediate Pool area	N/A		SNTL
Barrier	N/A		SNTL
Gate	N/A		SNTL
Doors/Windows from dwelling	N/A		SNTL
Spa Pool Cover	N/A		SNTL
G1 Personal Hygiene	Pass		SNTL
No. of sanitary fixtures - WC's	Pass	2	SNTL
No. of sanitary fixtures - Baths	Pass	1	SNTL
No. of sanitary fixtures - Showers	Pass	2	SNTL

Checklist/Elements	Status	Notes	Processed By
No. of sanitary fixtures - Basins	Pass	2	SNTL
No. of sanitary fixtures - Sinks	Pass	1	SNTL
Location	Pass	Kitchen; Laundry Main bathroom; En-Suites;	SNTL
Basin in WC space	Pass	Yes	SNTL
G2 Laundering	Pass		SNTL
Laundering facilities	Pass	Wash tub; washing machine connection provided	SNTL
G3 Food Prep and Prevention of Contamination	Pass		SNTL
Appliances and Facilities	Pass	Prep sink: Cooktop: Storage: Refrigerator:	SNTL
G4 Ventilation	Pass		SNTL
Ventilation	Pass	Natural openings + extract to Bathrooms and Kitchen Shown on sheet 15	SNTL
		Please confirm the use of the unnamed room next to the garage	
<u>Request for Further Information:</u>			
Request:		Please confirm the use of the unnamed room next to the garage	SNTL
Response:		<i>This room has been named storage</i>	SNTL
Ventilation rate	Pass	Natural - min. 5% of floor area opening windows	SNTL
G5 Interior Environment	N/A	NOT REQUIRED, DETACHED DWELLING	SNTL
G6 Airborne and Impact Sound	N/A	NOT REQUIRED- SINGLE DETACHED OCCUPANCY	SNTL
G7 Natural Light	Pass		SNTL
Vertical windows in external walls	Pass	Greater than or equal to 10% of floor area for window area to all habitable Marginal areas confirmed using trapeze	SNTL
Outside environment awareness	Pass	Sufficient natural light levels and outside env. awareness	SNTL
G8 Artificial Light	Pass		SNTL
Illuminance	Pass	Means of compliance - AS1	SNTL
		Illuminance at floor level will meet 20 lux minimum	
		Light plan provided and reviewed	
G9 Electricity	Pass		SNTL
Electrical installation	Pass		SNTL
G10 Piped Services	N/A		SNTL
G11 Gas as an Energy Source	N/A		SNTL
G12 Water Supply	Pass		SNTL
Water supply - source	Pass	Means of compliance - AS1 Connected to Local Authority supply	SNTL
Water supply - quantity	Pass	Means of compliance - AS1 Adequate council supply - OK	SNTL
Water supply - quality	Pass	Means of compliance - AS1 Adequate council supply quality - OK	SNTL
HW Storage size (l)	Pass	--- Response - SNTL 26 Oct 2017 8:47am --- revised details provided	SNTL
<u>Request for Further Information:</u>			
Request:		Please provide details for the HWC size and safe tray	SNTL
Response:		<i>revised details provided</i>	SNTL
Safe tray installed	Pass	Yes	SNTL

Checklist/Elements	Status	Notes	Processed By
HW Tempering	Pass	Means of compliance - AS1	SNTL
Seismic restraints	Pass	Means of compliance - AS1	SNTL
Drain/relief vent material	N/A	Means of compliance - AS1	SNTL
Solar heating system	N/A		SNTL
Solar support/fixing	N/A		SNTL
Materials - supply	Pass	Means of compliance - AS1	SNTL
Materials - pipe-work	Pass	20mm Alkathene main supply - OK Means of compliance - AS1 --- Response - SNTL 26 Oct 2017 8:47am --- specified	SNTL
<u>Request for Further Information:</u>			
Request:		Please amend the specification to include hot and cold pipe material	SNTL
Response:		<i>specified</i>	SNTL
G13 Foul Water	Pass		SNTL
Effluent disposal system (EDS)	Pass	Connected to local authority services	SNTL
<u>Request for Further Information:</u>			
Request:		Please Amend drawings to comply with G13/AS1 4.2	SNTL
Response:		<i>Revised drawings provided</i>	SNTL
Bedroom numbers	Pass	Three bedrooms; system complies - OK	SNTL
EDS tank size	N/A		SNTL
EDS daily flow	N/A		SNTL
Gully traps	Pass	See drainage plan for locations	SNTL
Support and thermal movement	Pass	Adequate support and thermal movement allowed for - OK	SNTL
Discharge pipe size	Pass	100mm diameter	SNTL
Drain ventilation	Pass	80mm TV/MV at head of drain --- Response - SNTL 26 Oct 2017 8:59am --- amended	SNTL
<u>Request for Further Information:</u>			
Request:		All soil fixtures must be vented in accordance with G13/AS1 Table 5. Please amend	SNTL
Response:		<i>amended</i>	SNTL
Pipe/joint materials	Pass	PVC	SNTL
Pipe gradients: mains	Pass	1:100 minimum	SNTL
Pipe gradients: fittings	Pass	Means of compliance - AS1 100mm@1:60 40mm@1:40	SNTL
Sanitary plumbing	Pass	Refer fitting layout on designer's drawings	SNTL
Bedding and backfill	Pass	Bedded in adequate fill, to Fig. 7 - OK	SNTL
Drains under buildings	N/A		SNTL
G14 Industrial Liquid Waste	N/A		SNTL
G14 Industrial Liquid Waste	N/A		SNTL
G15 Solid Waste	N/A		SNTL
G15 Solid Waste	N/A		SNTL
H1 Energy Efficiency	Pass		SNTL
Means of Compliance	Pass	Means of compliance - AS1 Schedule method	SNTL
Thermal Envelope	Pass	Means of compliance - AS1 Note, east west and south elevations glazing 20% Installation used Ceiling: R3.6 Wall: R2.6	SNTL

Checklist/Elements	Status	Notes	Processed By
Hot water system	Pass	Means of compliance - AS1 HWC and pipework suitably insulated	SNTL
Producer Statement Assessment 1	Pass		Steven Laird
Producer statement category	Pass		SNTL
Category	Pass	PS 1	SNTL
Producer statement content	Pass		SNTL
Heading	Pass	Headed with Producer Statement	SNTL
Address details	Pass	Not addressed to HDC but site specific	SNTL
Author details	Pass	Clear identification of the person who has completed the design work: In Ling Ng Qualifications suitable for work undertaken:CPEng	SNTL
Written statement	Pass	That clearly identifies the building consent work covered by the Producer Statement	SNTL
Date	Pass	Date the PS1 was produced:12/9/17	SNTL
Professional indemnity insurance	Pass	The sum of Professional Indemnity Insurance held is identified: 500k	SNTL
Decisions and outcome	Pass		SNTL
Acceptance	Pass	have accepted this Producer Statement even though INCOMPLETE because: the PS1 is site specific	SNTL

I am satisfied on reasonable grounds that the provisions of the Building Code will be met if the building work in relation to the attached application is properly completed in accordance with the attached plans and specifications.

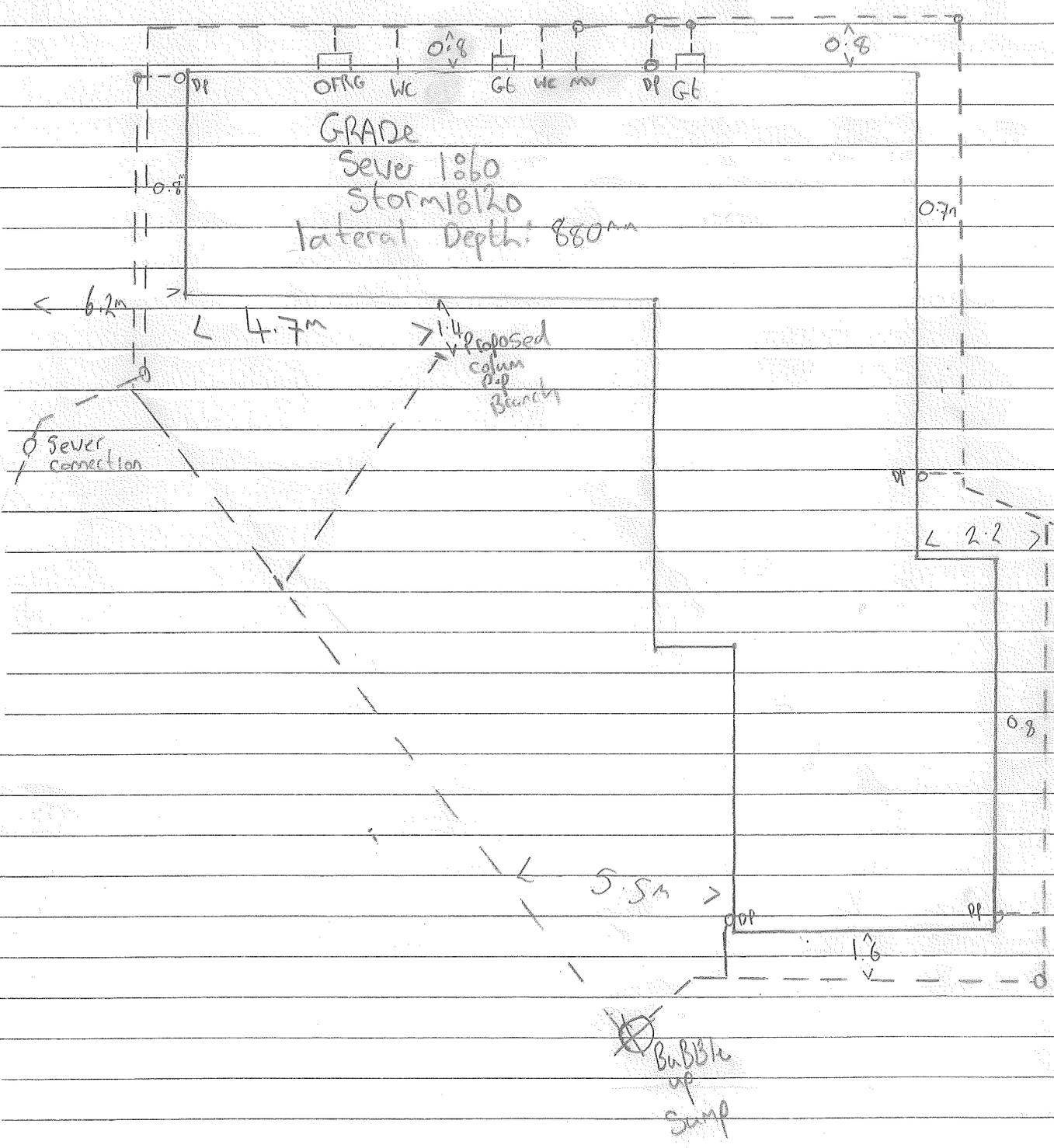
Signed: \_\_\_\_\_ Date: 26 October 2017 4:21 pm  
Kerry Walsh

24/1/18

124733

Pipe Rife Ltd

lot 86 oak fields  
18 claremont Crescent, Amberley  
Bc #170482  
ReGo #17121



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Consent No: **170482**

Applicant: **LMS Drafting & Design**

Site Address: **18 Claremont Crescent, Amberley**

Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsman ECR Novo)**

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Inspection Type: **Foundation - Slab**

Inspection Outcome: **Fail**

Inspected By: **John Arthur**

Inspection Date: **19 January 2018 1:28 p.m.**

Duration: **15 minutes**

**Inspection Element**

**Status**

General

Fail

Inspection carried out

Fail

**Not ready**

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---

Inspection Type: **Foundation - Slab**

Inspection Outcome: **Pass**

Inspected By: **John Arthur**

Inspection Date: **22 January 2018 7:51 a.m.**

Duration: **45 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass
Inspection carried out	Pass
Damp Proofing	Pass
DPM	Pass
<b>Heavy polythene</b>	
Lapping/Sealing	Pass
<b>Lapped &amp; taped</b>	
Penetrations	Pass
Slab thickness	Pass
<b>Nom. 100mm</b>	
Base Course	Pass
Material	Pass
<b>AP40</b>	
Depth	Pass
<b>200 - 400mm</b>	
Compaction	Pass
Reinforcing	Pass
Mesh size	Pass
<b>SE62 500E</b>	
Mesh lapping	Pass
<b>1¼ laps</b>	
Mesh concrete cover	Pass
<b>Nom. 30mm</b>	
Mesh chairs	Pass
Floor tie lapping	Pass
<b>Min. 600mm</b>	
Floor tie connection	Pass
Equipotential Bonding in place	N/A
Thickenings	N/A
Services	Pass
Materials	Pass
<b>PVC</b>	
Gradients	Pass
Sizes	Pass
Sleeving	Pass
<b>Plastic &amp; foam wrapped &amp; taped</b>	
Cylinder Drain	Pass
<b>Copper pipe, in place</b>	
Safe Tray Drain	Pass

**40mm minimum drain installed**

Other items	Pass
Bottom plate anchors	Pass
<b>Cast-in galv plates</b>	
Shrinkage control	N/A
Heating	N/A
Insulation	N/A

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Applicant: **LMS Drafting & Design**

Site Address: **18 Claremont Crescent, Amberley**

Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsmen ECR Novo)**

---

Inspection Type: **Drains**

Inspection Outcome: **Pass Non Compliance**

Inspected By: **Mark Milnes**

Inspection Date: **24 January 2018 4:55 p.m.**

Duration: **30 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass
Inspection carried out	Pass
<b>drainage inspection carried out for sewer and stormwater drains - ok to backfill</b>	
Drainlayer details	Pass
Drainlayer registration number	Pass
<b>Pipe Rite 17121</b>	
Sewerage	Pass
Drain Material	Pass
<b>PVC</b>	
Gradients	Pass
<b>&gt;1 in 60</b>	
Inspection Points	Pass
<b>In place where required</b>	
Bedding Material	Pass
<b>13mm chip</b>	
Cover	Pass
<b>&gt;375mm</b>	
Lateral Connection	Pass
<b>Connection with IA in place</b>	
Joint Test	Pass
<b>Sighted</b>	
Main Vent size/location	Pass
<b>100mm stub-up in place as drawn</b>	
Branch Vent size/location	N/A
Septic Tank Type	N/A
Septic Tank Location	N/A
ECAN Effluent approved	N/A
Effluent Location	N/A
Effluent Type	N/A
Stormwater	Pass Non Compliance
Drain Material	Pass
<b>PVC</b>	
Gradients	Pass
<b>&gt;1 in 120</b>	
Inspection Points	Pass
<b>In place where required</b>	
Bedding Material	Pass
<b>13mm chip</b>	
Cover	Pass
<b>&gt;375mm</b>	

Lateral Connection	Pass
<b>Connection with sump in place</b>	
Soak Pit sizes	N/A
Soak Pit filter cloth	N/A
Soak Pit Locations	N/A
Gutter Sizes and Overflows	Pass Non Compliance
<b>house only at floor slab stage</b>	
Downpipe Positions	Pass
<b>positions as per plans</b>	
Deck Drains	N/A
Internal Deck Overflows	N/A
Internal Deck Overflows	N/A
Bubble-up Sumps	Pass
<b>In place as designed</b>	



**head of drain**

Taken at 4:40 PM on Wednesday 24/01/2018



**lateral - ip**

Taken at 4:41 PM on Wednesday 24/01/2018



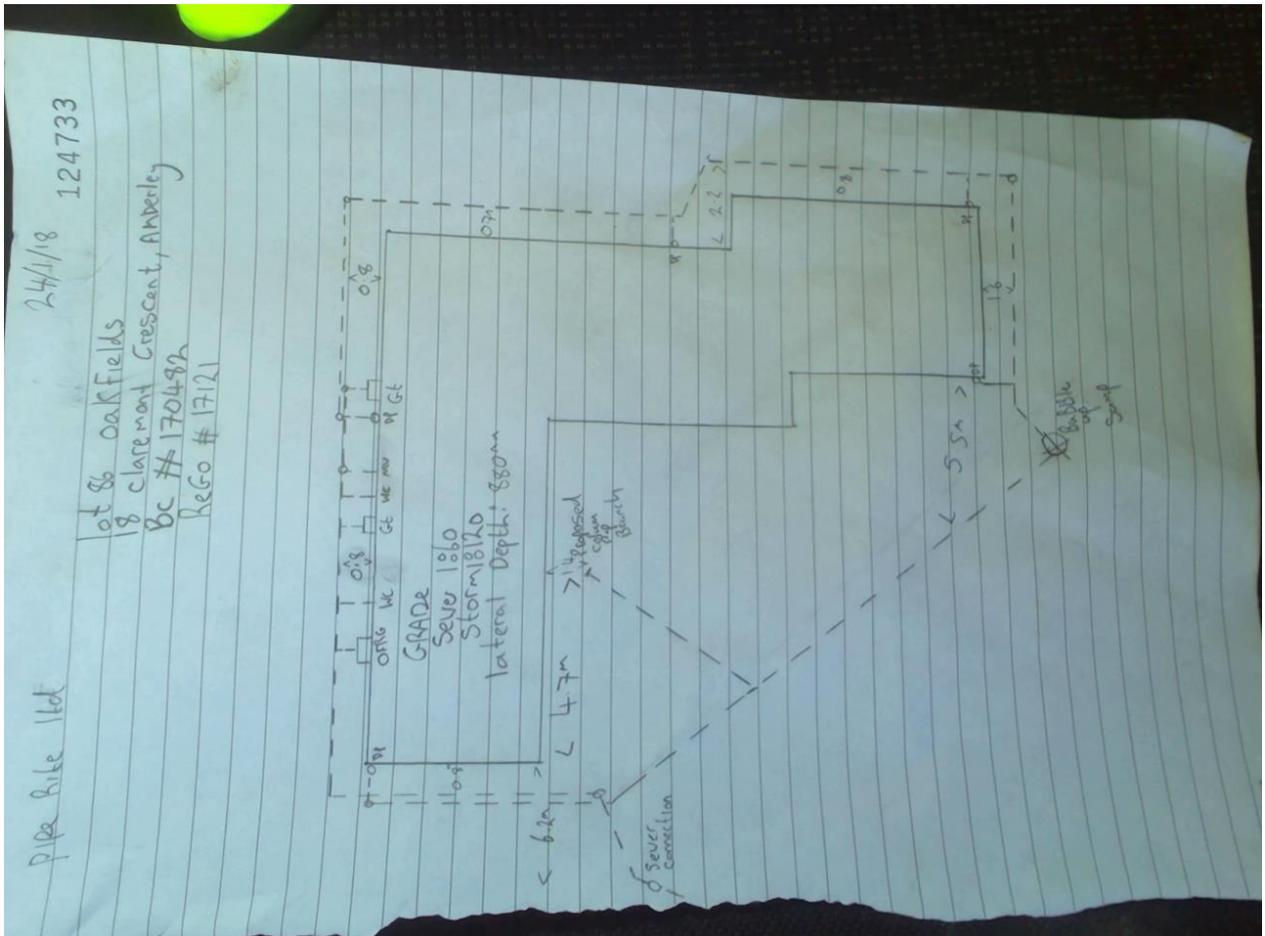
**bubble up sump**  
Taken at 4:42 PM on Wednesday 24/01/2018



**100mm stormwater drain**  
Taken at 4:43 PM on Wednesday 24/01/2018



stormwater for down pipe at post  
 Taken at 4:44 PM on Wednesday 24/01/2018



as laid  
 Taken at 4:55 PM on Wednesday 24/01/2018

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Consent No: **170482**

Applicant: **LMS Drafting & Design**

Site Address: **18 Claremont Crescent, Amberley**

Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsman ECR Novo)**

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Inspection Type: **Drains**

Inspection Outcome: **Pass**

Inspected By: **Mark Milnes**

Inspection Date: **5 March 2018 2:29 p.m.**

Duration: **15 minutes**

**Inspection Element**

**Status**

Stormwater

Pass

Gutter Sizes and Overflows  
**house only at floor stage**

N/A

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Consent No: **170482**

Applicant: **LMS Drafting & Design**

Site Address: **18 Claremont Crescent, Amberley**

Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsmen ECR Novo)**

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Inspection Type: **Final - Residential**

Inspection Outcome: **Fail**

Inspected By: **Mark Milnes**

Inspection Date: **30 May 2018 3:01 p.m.**

Duration: **60 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass Non Compliance
Inspection carried out	Pass Non Compliance
<b>Final inspection carried out - failed items to complete - please provide photos.</b>	
Exterior	Fail
FFL above GL	Pass
<b>Good - sufficient</b>	
FFL above paving	N/A
Cladding clearances	Pass
<b>Good - sufficient for cladding types - OK</b>	
Flashings correct	Pass
<b>All as designed - OK</b>	
Penetrations sealed	Fail
<b>NO - some sealing still required</b>	
<b>phone cable brick penetration</b>	
Access level height	Pass
<b>&lt;190mm step at each door - OK - temp ply while deck is being completed.</b>	
Non-slip access	Pass
<b>timber decking to be completed temp roughsawn plywood meet slip resistance</b>	
Stair/step access, tread/riser/pitch, head clearance	N/A
Handrails/barriers	N/A
Roof fixed sufficiently	Pass
<b>Appear adequate</b>	
Roof penetrations	Pass
<b>Soaker and boot flashings</b>	
<b>Boot flashing(s)</b>	
Snow straps/boards	N/A
Vermin proofing	Pass
<b>Gaps sealed as required - OK</b>	
Effluent field/tank	N/A
S/W discharge location	Pass
<b>From DP'S through sump to lateral to swale</b>	
S/W sumps/strip drain	Pass
<b>sump in place as designed</b>	
Downpipes clipped	Pass
<b>YES - 2 x clips each</b>	
ORG clipped	N/A
Gully heights	Pass
<b>Min 100mm above natural ground</b>	
MV/BV size/location	Pass

<b>80mm at head of drain</b>		
Gas bottle location		Fail
<b>seismic restraint required</b>		
Weep holds sealed (at gas storage)		Fail
<b>NO - sealing to be completed</b>		
Veneer top vented		Pass
<b>YES - Every 2nd perpend clear</b>		
Mechanical vents to exterior		Pass
<b>YES - vented to soffit outlets</b>		
Duct covers installed		Pass
<b>YES - exterior grilles in place</b>		
Soffit lines sealed		Pass
<b>YES - all OK</b>		
Solar panel fitting		N/A
Fire fighting water provided as per consent documents		N/A
Photo Record		Pass
<b>YES - All relevant photos taken</b>		
Interior		Pass
Wet areas sealed		Pass
<b>Yes</b>		
Safety glass installed		Pass
<b>Previously checked at Preline</b>		
Window restraints		N/A
Aluminium joinery ID		Pass
<b>Labels fitted - H zoned</b>		
Ventilation/Light		Pass
<b>Natural - sufficient glazing &amp; openings</b>		
Smoke dectectors		Pass
<b>In place where required, tested</b>		
Impervious flooring		Pass
<b>In place where required</b>		
Stair/step access, tread/riser/pitch, head clearance		N/A
Handrails/barriers		N/A
Gas hob protection		Pass
<b>All clearances to combustibles OK</b>		
Means of heating		Pass
<b>Woodburner - (separate prompt sheet)</b>		
<b>Heat pump</b>		
Heating unit		Fail
Existing heating unit		N/A
Correct fire model		Pass
<b>Woodsman Brunner free-standing (dry)</b>		
Clearances to combustibles		Pass
<b>As per the manufacturer's instructions.</b>		
Clean Air approval		Pass
Seismic Restraints		Fail
<b>2 x M8 Dyna bolts</b>		
<b>Fixings insufficient - rectification required</b>		
Insulation Kit		N/A
Wall Shield		N/A
Wetback system		N/A
Tempering Valve		N/A
Wet Back open vented		N/A
Cylinder Restraint		N/A

Smoke Alarms	Pass
<b>2 x in place as required - tested OK</b>	
Roof Flashings	Pass
<b>Boot flashing @ 45° on pan soaker</b>	
Chimney cavity ventilation provided	N/A
Number of Shields	Pass
<b>Flue + one</b>	
Flue top above roof clearance	Pass
Flue Shield Height	Pass
<b>1/2 Height</b>	
Flue/outer shield clearance to combustibles	Pass
General condition	Pass
<b>New</b>	
Photo Record	Pass
<b>YES - All relevant photos taken</b>	
Plumbing	Fail
HWC - type/size	Pass
<b>250L mains pressure</b>	
Safe tray installed to HW cylinder	Pass
Seismic restraints	Pass
<b>3 x steel straps securely fixed - OK</b>	
Mains valves fitted	Pass
<b>All in place as required</b>	
Temp valve and temp	Pass
<b>In correct place, OK - temp tested @ &lt;55°C</b>	
Open vent fitted	Pass
<b>In place as required</b>	
Header tank/safe tray	N/A
Fixtures sealed/connected/vented	Fail
<b>laundry tub / wall junction to be sealed</b>	
Shower leak test	Pass
<b>Tested - all showers watertight</b>	
Overflow relief	N/A
Water main/isolation valve accessible	Pass
<b>In place, access cover in Garage</b>	
Roof space	Pass
Insulation fitment	Pass
<b>Good cover, tidy, no gaps</b>	
Downlight clearance	Pass
<b>Covering allowed</b>	
Ducting connected	Pass
<b>YES - all extract vent ducts connected</b>	
Underlay fitment/laps	Pass
<b>Fitment &amp; laps OK</b>	
Pipework insulated	Pass
<b>Yes</b>	
Pipework clipped/supported	Pass
<b>Yes</b>	
Amendments/Site Instructions	Pass
As-built building aligns with consent plans/documents	Pass
<b>Yes</b>	
Site instructions signed off	Pass
<b>Yes</b>	



**west**

Taken at 1:45 PM on Wednesday 30/05/2018



**north**

Taken at 1:47 PM on Wednesday 30/05/2018



**east**

Taken at 1:49 PM on Wednesday 30/05/2018



**south**

Taken at 1:50 PM on Wednesday 30/05/2018



**chimney flashing correct type soaker**  
Taken at 1:51 PM on Wednesday 30/05/2018



**gas bottle storage ok seismic restraint required**  
Taken at 1:53 PM on Wednesday 30/05/2018



**woodsman**

Taken at 2:33 PM on Wednesday 30/05/2018

## GoGet Inspection Audit Report

---

Consent No: **170482**

Applicant: **LMS Drafting & Design**

Site Address: **18 Claremont Crescent, Amberley**

Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsman ECR Novo)**

---

Inspection Type: **Foundation - Concrete footings**

Inspection Outcome: **Fail**

Inspected By: **John Arthur**

Inspection Date: **12 December 2017 12:38 p.m.**

Duration: **15 minutes**

### Inspection Element

### Status

General

Fail

Inspection carried out

Fail

**Not ready**

**GoGet Inspection Audit Report**

---

Consent No: **170482**  
 Applicant: **LMS Drafting & Design**  
 Site Address: **18 Claremont Crescent, Amberley**  
 Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsmen ECR Novo)**

---

Inspection Type: **Foundation - Concrete footings**  
 Inspection Outcome: **Pass Non Compliance**  
 Inspected By: **Mark Milnes**  
 Inspection Date: **4 January 2018 11:32 a.m.**  
 Duration: **30 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass
Inspection carried out	Pass
<b>pre-pour foundation inspection carried out - ok to place concrete on completion of non-compliant items.</b>	
Site Factors	Pass
Survey Pegs	Pass
<b>Sighted - locations OK</b>	
Boundary Clearances	Pass
<b>All distances as shown on plans</b>	
Site Stability	Pass
<b>Level site</b>	
Ground Bearing	Pass
<b>Very firm, hard dry clay</b>	
Vegetation	Pass
Excavations	Pass Non Compliance
Horizontal Rods	Pass
<b>2 x D16 - as drawn.</b>	
Vertical Rods	N/A
Starters/Floor Ties	Pass
<b>D10 @ 600mm crs - as drawn</b>	
Steel Identified	Pass
<b>Seismic 300 E</b>	
Bottom Cover	Pass
<b>&gt;100mm</b>	
Side Cover	Pass
<b>&gt;75 &amp; &lt;=100mm</b>	
Lapping	Pass
<b>600mm min</b>	
Tying	Pass
<b>Wire tied - OK</b>	
Depth	Pass
<b>min 300mm as drawn</b>	
Width	Pass
<b>min 240mm</b>	
Formwork	Pass Non Compliance
<b>lower boxing to complete</b>	
Level Bottom	Pass
<b>Yes - OK</b>	
Stepped Foundations	N/A
Other items	Pass Non Compliance

Waste Ducts	Pass Non Compliance
Steel around blockouts <b>not yet installed</b>	N/A
Drains under building	N/A
Subfloor ventilation	N/A
Engineer Design	N/A

## GoGet Inspection Audit Report

---

Consent No: **170482**

Applicant: **LMS Drafting & Design**

Site Address: **18 Claremont Crescent, Amberley**

Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsmen ECR Novo)**

---

Inspection Type: **Foundation - Concrete footings**

Inspection Outcome: **Pass**

Inspected By: **Mark Milnes**

Inspection Date: **5 March 2018 11:14 a.m.**

Duration: **15 minutes**

<b>Inspection Element</b>	<b>Status</b>
Excavations	Pass
Formwork	Pass
<b>Constructed timber</b>	
Other items	Pass
Waste Ducts	Pass
<b>In place - OK</b>	
Steel around blockouts	N/A

**GoGet Inspection Audit Report**

---

Consent No: **170482**

Applicant: **LMS Drafting & Design**

Site Address: **18 Claremont Crescent, Amberley**

Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsmen ECR Novo)**

---

Inspection Type: **Pre-Roof**

Inspection Outcome: **Fail**

Inspected By: **Robbie Brannen**

Inspection Date: **15 February 2018 4:22 p.m.**

Duration: **45 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Fail
Inspection carried out	Fail
<b>Inspection carried out</b>	
<b>Reinspection required prior to any building wrap being fitted</b>	
<b>Roofing can be fixed</b>	
Framing	Fail
Timber Species	Pass
<b>Pinus Radiata generally</b>	
Timber Grades	Pass
<b>SG8 generally</b>	
Timber treatments	Pass
<b>H1.2 throughout</b>	
Stud sizes	Pass
<b>90 x 45mm throughout</b>	
Stud spacing	Pass
<b>600mm centres throughout</b>	
DPC bottom plates	Pass
Lintel sizes	Pass
<b>All as per consent</b>	
Beam sizes	Pass
<b>All as per consent</b>	
Post sizes	Fail
<b>Not in place</b>	
Truss layout	Pass
Truss support	Pass
<b>Double top plates - good</b>	
Girder truss support	Pass
<b>Double top plates - good</b>	
Purlin size/spacing	Pass
<b>70 x 45mm SG8 on flat @ 900mm centres</b>	
Tile Batten size/spacing	N/A
Rafters	N/A
Steel beams	N/A
Portal frames	N/A
Fixings	Fail
Bottom Plates	Pass
<b>Pryda cast in straps @ 900mm centres ext. &amp; drive pins @ 600mm centres int</b>	
Top plate - stud	Pass
<b>All as drawn</b>	

Trusses - top plate <b>All as per manuf. specs</b>	Pass
Rafters - top plate	N/A
Purlins/Tile Battens <b>1 gun nail &amp; 1 blue screw</b>	Pass
Lintels <b>Lintel fixings not complete</b>	Fail
Steel angles	N/A
Steel beams	N/A
Portal frames	N/A
Post to foundations <b>Not yet completed</b>	Fail
Post to beams <b>Not yet completed</b>	Fail
Fire wall frames	N/A
Stingers	N/A
Bracing and flat roof	Fail
Location/type <b>Not complete</b>	Fail
Fixing/Connections <b>Not all complete yet</b>	Fail
Ply nailing <b>Ply bracing not yet fitted</b>	Fail
Roof bracing <b>Steel strap cross bracing as spec</b>	Pass
Dragon ties <b>Not yet fitted</b>	Fail
Ply treatment <b>H3.2 as reqd</b>	Pass
Substrate design	N/A
Slopes to gutters and roof edges	N/A
Angle/Fall	N/A
Substrate material	N/A
Substrate fixing	N/A
Substrate support	N/A

**GoGet Inspection Audit Report**

---

Consent No: **170482**

Applicant: **LMS Drafting & Design**

Site Address: **18 Claremont Crescent, Amberley**

Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsmen ECR Novo)**

---

Inspection Type: **Pre-Roof**

Inspection Outcome: **Fail**

Inspected By: **Mark Milnes**

Inspection Date: **12 March 2018 12:50 p.m.**

Duration: **30 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Fail
Inspection carried out <b>Reinspection carried out for previous failed items:</b> 1. ply brace fixings nail pattern ok 2. lintel fixings ok  <b>To complete:</b> 1. CPC 40 corner top plate of entry to both sides of truss. 2. Extra fixing by way of timber droppers to 90 x 45 verandah soffit stiffener to protect uplift. Provide photo of verandah soffit framing at next inspection. 4. dragon ties to install. 3. Internal bracing hold downs to be completed for next inspection.  <b>OK to wrap</b>	Fail
Framing	Pass
Post sizes <b>90 x 90 LVL</b> <b>All as per consent</b>	Pass
Fixings	Pass
Lintels <b>All as per manuf. specs</b>	Pass
Post to foundations <b>S/S brackets/bolts as spec</b> <b>Builder Ben Taylor displayed photos of reinfocing D16 tied to starters in verandah footing - OK</b>	Pass
Post to beams <b>S/S bolts/washers as spec</b> <b>extra strapping added to truss / top plate as requested by inspector</b>	Pass
Bracing and flat roof	Fail
Location/type <b>Internal walls to complete</b>	Fail
Fixing/Connections <b>internal walls to complete</b>	Fail
Ply nailing <b>Ply bracing not yet fitted</b> <b>All galv nailed 150mm centres</b>	Pass



Taken at 12:35 PM on Monday 12/03/2018



Taken at 12:36 PM on Monday 12/03/2018



Taken at 12:37 PM on Monday 12/03/2018

GoGet Inspection Audit Report

Consent No: 170482

Applicant: LMS Drafting & Design

Site Address: 18 Claremont Crescent, Amberley

Work Type: Three bedroom residential dwelling with attached garage and woodburner (Woodsmen ECR Novo)

Inspection Type: Pre-Roof

Inspection Outcome: Fail

Inspected By: John Arthur

Inspection Date: 16 March 2018 1:14 p.m.

Duration: 30 minutes

Inspection Element	Status
General	Fail
Inspection carried out	Fail
<b>Reinspection carried out for previous failed items:</b>	
1. ply brace fixings nail pattern ok	
2. lintel fixings ok	
<b>To complete:</b>	
1. CPC 40 corner top plate of entry to both sides of truss.	
2. Extra fixing by way of timber droppers to 90 x 45 verandah soffit stiffener to protect uplift. Provide photo of verandah soffit framing at next inspection.	
<b>OK to wrap</b>	
Bracing and flat roof	Fail
Location/type	Pass
<b>As drawn.</b>	
Fixing/Connections	Pass
<b>All as drawn.</b>	
Ply nailing	Pass
<b>All galv nailed 150mm centres</b>	
Dragon ties	Fail
<b>Not yet fitted..</b>	

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---

Consent No: **170482**

Applicant: **LMS Drafting & Design**

Site Address: **18 Claremont Crescent, Amberley**

Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsmen ECR Novo)**

---

Inspection Type: **Pre-Roof**

Inspection Outcome: **Fail**

Inspected By: **Steven Laird**

Inspection Date: **26 March 2018 3:21 p.m.**

Duration: **15 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Fail
Inspection carried out	Fail
<b>Site instruction:</b>	
<b>Dragon ties must be installed by pre line inspection</b>	
<b>CPC 40s to be installed as per last site instruction</b>	
Bracing and flat roof	Fail
Dragon ties	Fail
<b>Dragon ties not fitted for 3rd inspection.</b>	

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---

Consent No: **170482**

Applicant: **LMS Drafting & Design**

Site Address: **18 Claremont Crescent, Amberley**

Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsmen ECR Novo)**

---

Inspection Type: **Pre-Roof**

Inspection Outcome: **Pass**

Inspected By: **Steven Laird**

Inspection Date: **4 April 2018 9:04 a.m.**

Duration: **15 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass
Inspection carried out	Pass
<b>Site instruction:</b>	
<b>All issues rectified</b>	
Bracing and flat roof	Pass
Dragon ties	Pass
<b>In place as drawn</b>	

## GoGet Inspection Audit Report

---

Consent No: **170482**

Applicant: **LMS Drafting & Design**

Site Address: **18 Claremont Crescent, Amberley**

Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsmen ECR Novo)**

---

Inspection Type: **Half-Height Masonry**

Inspection Outcome: **Pass**

Inspected By: **Steven Laird**

Inspection Date: **26 March 2018 3:39 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Inspection carried out	Pass
<b>Inspection carried out: Half high brick</b>	
<b>All ok</b>	
Half-Height Veneer	Pass
Cavity Width	Pass
<b>&gt;40mm less than or equal to 45mm - OK</b>	
Cavity clear	Pass
<b>Yes</b>	
Cavity closed soffit	N/A
Brick tie spacing	Pass
<b>600mm centres horiz. generally; Every 4th course &amp; 2nd @ openings - OK</b>	
Brick type	Pass
<b>70 series hollow clay</b>	
Veneer siting on foundations	Pass
<b>UFlush with footings</b>	
Cover to window and door joinery	Pass
<b>&gt;20mm</b>	
Mortar widths	Pass
<b>8 - 10mm</b>	
Weep holes/perpend	Pass
<b>Every 3rd perpend</b>	
Penetrations	Pass
Lintel material (galv/S/S)	N/A
Lintel fixing	N/A
Flashing and support	Pass
Vermin proofing	N/A
Head flashings	N/A
Sill flashings	Pass
<b>DPC on kick-out as drawn</b>	
Jamb flashings	Pass
<b>DPC dressed into alum. jamb</b>	
WANZ bars fitted	Pass
<b>Fitted to joinery &gt;600mm width</b>	

## GoGet Inspection Audit Report

---

Consent No: **170482**

Applicant: **LMS Drafting & Design**

Site Address: **18 Claremont Crescent, Amberley**

Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsmen ECR Novo)**

---

Inspection Type: **Pre-Cladding - Mid Cladding**

Inspection Outcome: **Pass**

Inspected By: **John Arthur**

Inspection Date: **24 April 2018 12:04 p.m.**

Duration: **30 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass
Inspection carried out	Pass
<b>Garage gable only</b>	
Cladding System	Pass
Cavity Batten size	Pass
<b>Nom. 40 x 19mm vert. timber (50 x 20)</b>	
Cavity Batten spacing	Pass
<b>600mm centres</b>	
Cavity Batten treatment	Pass
<b>H3.1 timber</b>	
Vermin proofing	Pass
<b>PVC vent strip in place</b>	
Head flashings	Pass
<b>Most joinery to soffit; folded alum. w/stop-ends to other</b>	
Sill flashings	N/A
Jamb flashings	N/A
WANZ bars fitted	N/A
Photos taken	N/A

**GoGet Inspection Audit Report**

---

Consent No: **170482**

Applicant: **LMS Drafting & Design**

Site Address: **18 Claremont Crescent, Amberley**

Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsmen ECR Novo)**

---

Inspection Type: **Pre-Line**

Inspection Outcome: **Pass Non Compliance**

Inspected By: **Steven Laird**

Inspection Date: **4 April 2018 9:59 a.m.**

Duration: **45 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass
Inspection carried out	Pass
<b>Inspection carried out - Pre Line</b>	
<p><b>Plans reviewed onsite. All outstanding issues resolved. Ok to line.</b></p> <p><b>Garage gable to be double wrapped with door plastic over the door prior to lining. PLEASE PROVIDE PHOTOS BEFORE LINING OR NEXT INSPECTION WILL NOT BE BOOKED.</b></p>	
Framing	Pass Non Compliance
Framing Moisture	Pass
<b>&lt;14%</b>	
Ceiling Batten Material	Pass
<b>Pinus timber</b>	
Ceiling Batten Size	Pass
<b>70 x 35mm</b>	
Ceiling Batten Centres	Pass
<b>600mm</b>	
Ceiling Batten Moisture	Pass
<b>&lt;14%</b>	
Bracing location and type	Pass
<b>Previously checked</b>	
Bracing clear of wet areas	Pass
Bracing fixings/connections	Pass Non Compliance
<b>Previously checked</b>	
Brace openings	Pass Non Compliance
<b>Plug to be moved in master bedroom next to door way. Blockng required to support wardrobe door heads.</b>	
Dragon ties	Pass
<b>In place - as drawn - OK</b>	
Diaphragms	N/A
Other	Pass Non Compliance
Fire Walls	N/A
Safety Glazing	Pass
Window/joinery Rating	Pass
<b>Window / joinery rating correct for site wind speed</b>	
<b>Joinery displays correct ID stickers - minor change from the consented drawings but comply with the standard.</b>	
<b>Joinery displays correct ID rating for site wind speed</b>	
Internal Ventilation	Pass
<b>Natural - opening windows &amp; doors</b>	
Metal angle to showers	N/A

Insulation Material <b>Glasswool</b>	Pass
R Value Walls <b>R2.6 - as designed</b>	Pass
R Value Ceilings <b>R3.6 - as designed</b>	Pass
Insulation Placement <b>Minor tidy up with photos required.</b>	Pass Non Compliance
Stair Head Clearance (2m min)	N/A
Opening Air Seals <b>Good, tidy - checked for backing rod - photo taken - minor tidy up completed while onsite.</b>	Pass
Water Services	Pass Non Compliance
Pipework <b>Polybutylene to holt &amp; cold</b>	Pass
Jointing <b>Brass, crimped</b>	Pass
Support/Clipping <b>Good - secure - OK</b>	Pass
Lagging <b>Inside insulation &amp; lagged outside</b>	Pass
Shut Off Valve <b>In place, as required</b>	Pass
Pressure Test <b>Pressure test certificate required before next inspection.</b>	Pass Non Compliance
Equipotential Bonding in place	N/A
Waste Services	Pass
Pipework <b>PVC</b>	Pass
Sizes <b>All as drawn</b>	Pass
Support	Pass
Gradients <b>All in slab - prev. inspected - appear OK</b>	Pass
Internal AAV's (hidden) <b>Fitted in framing - as drawn</b>	Pass



**Evidence of backing rod in air seal**  
Taken at 9:09 AM on Wednesday 4/04/2018



Taken at 9:27 AM on Wednesday 4/04/2018



Taken at 9:30 AM on Wednesday 4/04/2018



**Insulation required to fill gap - photo required**

Taken at 9:36 AM on Wednesday 4/04/2018 Status: Fail



**Batts to complete - photos required**  
Taken at 9:37 AM on Wednesday 4/04/2018      Status: Fail



**Extra blocking required - photos required**  
Taken at 9:49 AM on Wednesday 4/04/2018

GoGet Inspection Audit Report

---

Consent No: **170482**

Applicant: **LMS Drafting & Design**

Site Address: **18 Claremont Crescent, Amberley**

Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsman ECR Novo)**

---

Inspection Type: **Pre-Line**

Inspection Outcome: **Pass Non Compliance**

Inspected By: **John Arthur**

Inspection Date: **13 April 2018 9:37 a.m.**

Duration: **15 minutes**

<b>Inspection Element</b>	<b>Status</b>
Water Services	Pass
Pressure Test	Pass
<b>Recieved</b>	

## GoGet Inspection Audit Report

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Consent No: **170482**

Applicant: **LMS Drafting & Design**

Site Address: **18 Claremont Crescent, Amberley**

Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsmen ECR Novo)**

---

Inspection Type: **Pre-Line**

Inspection Outcome: **Pass**

Inspected By: **John Arthur**

Inspection Date: **24 April 2018 12:00 p.m.**

Duration: **15 minutes**

<b>Inspection Element</b>	<b>Status</b>
Framing	Pass
Bracing fixings/connections	Pass
<b>Previously checked</b>	
Brace openings	Pass
<b>All OK</b>	
Other	Pass
Insulation Placement	Pass
<b>Good - tidy</b>	

## GoGet Inspection Audit Report

---

Consent No: **170482**

Applicant: **LMS Drafting & Design**

Site Address: **18 Claremont Crescent, Amberley**

Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsmen ECR Novo)**

---

Inspection Type: **Pre-Stop**

Inspection Outcome: **Pass**

Inspected By: **John Arthur**

Inspection Date: **13 April 2018 9:39 a.m.**

Duration: **30 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass
Inspection carried out	Pass
Bracing	Pass
Locations	Pass
<b>All as drawn</b>	
Types	Pass
<b>Mixed types (refer plans) - as drawn</b>	
Ceiling Diaphragms	N/A
Edge Nailing	Pass
<b>Wall bracing fixings</b>	
Holes in elements	Pass
<b>All OK</b>	
Materials	Pass
Wet Areas	Pass
<b>GIB "Aqualine"® board 10mm</b>	
Wet Area Ceilings	Pass
<b>Proprietary approved plasterboard product - as drawn</b>	
Other Walls	Pass
<b>Proprietary approved plasterboard product - as drawn</b>	
Other Ceilings	Pass
<b>Proprietary approved plasterboard product - as drawn</b>	
Fire Walls	N/A



Hurunui District Council  
66 Carters Road  
PO Box 13  
Amberley 7441  
Phone (03) 314 8816

## SITE NOTICE

Consent No: **170482**  
Applicant: **LMS Drafting & Design**  
Site Address: **18 Claremont Crescent, Amberley**  
Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsman ECR Novo)**  
Building Category: **R1**

Inspection Type: **Foundation - Concrete footings**  
Inspection Outcome: **Fail**  
Inspected By: **John Arthur**  
Inspection Date: **12 December 2017**

### Failed Items

#### General

Inspection carried out **Not ready**

### Support Documentation

### Status

Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Plumbers pressure test declaration	Required
Water Test results	Required
Design statement (truss manufacturer)	Required
Design statement (frame manufacturer)	Required
PS3 - Foundation work	Required
PS3 - Cladding	Required
PS3 - Roofing	Required
PS3 - Glazing	Required
Hardfill compaction certificate	Required
Woodburner installers certificate	Required



Hurunui District Council  
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## SITE NOTICE

Consent No: **170482**  
Applicant: **LMS Drafting & Design**  
Site Address: **18 Claremont Crescent, Amberley**  
Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsman ECR Novo)**  
Building Category: **R1**

Inspection Type: **Foundation - Concrete footings**  
Inspection Outcome: **Pass Non Compliance**  
Inspected By: **Mark Milnes**  
Inspection Date: **4 January 2018**

### Pass Non-Compliance

#### Excavations

Formwork

**lower boxing to complete**

#### Other items

Waste Ducts

### Passed Items

#### General

Inspection carried out

**pre-pour foundation inspection carried out - ok to place concrete on completion of non-compliant items.**

#### Site Factors

Survey Pegs

**Sighted - locations OK**

Boundary Clearances

**All distances as shown on plans**

Site Stability

**Level site**

Ground Bearing

**Very firm, hard dry clay**

Vegetation

#### Excavations

Horizontal Rods

**2 x D16 - as drawn.**

Starters/Floor Ties

**D10 @ 600mm crs - as drawn**

Steel Identified

**Seismic 300 E**

Bottom Cover

**>100mm**

Side Cover

**>75 & <=100mm**

Lapping

**600mm min**

Tying

**Wire tied - OK**

Depth

**min 300mm as drawn**

Width

**min 240mm**

Level Bottom

**Yes - OK**

### Support Documentation

### Status

Application for CCC

Required

Electrical safety certificate	Required
As-built drainage plan	Required
Plumbers pressure test declaration	Required
Water Test results	Required
Design statement (truss manufacturer)	Required
Design statement (frame manufacturer)	Required
PS3 - Foundation work	Required
PS3 - Cladding	Required
PS3 - Roofing	Required
PS3 - Glazing	Required
Hardfill compaction certificate	Required
Woodburner installers certificate	Required



Hurunui District Council  
66 Carters Road  
PO Box 13  
Amberley 7441  
Phone (03) 314 8816

## SITE NOTICE

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Consent No: **170482**  
Applicant: **LMS Drafting & Design**  
Site Address: **18 Claremont Crescent, Amberley**  
Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsman ECR Novo)**  
Building Category: **R1**

---

Inspection Type: **Foundation - Slab**  
Inspection Outcome: **Fail**  
Inspected By: **John Arthur**  
Inspection Date: **19 January 2018**

### Failed Items

#### General

Inspection carried out	<b>Not ready</b>
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### Support Documentation

### Status

Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Plumbers pressure test declaration	Required
Water Test results	Required
Design statement (truss manufacturer)	Required
Design statement (frame manufacturer)	Required
PS3 - Foundation work	Required
PS3 - Cladding	Required
PS3 - Roofing	Required
PS3 - Glazing	Required
Hardfill compaction certificate	Required
Woodburner installers certificate	Required



## SITE NOTICE

---

Consent No: **170482**  
Applicant: **LMS Drafting & Design**  
Site Address: **18 Claremont Crescent, Amberley**  
Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsman ECR Novo)**  
Building Category: **R1**

---

Inspection Type: **Foundation - Slab**  
Inspection Outcome: **Pass**  
Inspected By: **John Arthur**  
Inspection Date: **22 January 2018**

### Passed Items

#### General

Inspection carried out

#### Damp Proofing

DPM **Heavy polythene**  
Lapping/Sealing **Lapped & taped**  
Penetrations  
Slab thickness **Nom. 100mm**

#### Base Course

Material **AP40**  
Depth **200 - 400mm**  
Compaction

#### Reinforcing

Mesh size **SE62 500E**  
Mesh lapping **1¼ laps**  
Mesh concrete cover **Nom. 30mm**  
Mesh chairs  
Floor tie lapping **Min. 600mm**  
Floor tie connection

#### Services

Materials **PVC**  
Gradients  
Sizes  
Sleeving **Plastic & foam wrapped & taped**  
Cylinder Drain **Copper pipe, in place**  
Safe Tray Drain **40mm minimum drain installed**

#### Other items

Bottom plate anchors **Cast-in galv plates**

---

## Support Documentation

Application for CCC  
Electrical safety certificate  
As-built drainage plan  
Plumbers pressure test declaration  
Water Test results  
Design statement (truss manufacturer)  
Design statement (frame manufacturer)  
PS3 - Foundation work  
PS3 - Cladding  
PS3 - Roofing  
PS3 - Glazing  
Hardfill compaction certificate  
Woodburner installers certificate

## Status

Required  
Required



## SITE NOTICE

Consent No: **170482**  
Applicant: **LMS Drafting & Design**  
Site Address: **18 Claremont Crescent, Amberley**  
Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsman ECR Novo)**  
Building Category: **R1**

Inspection Type: **Drains**  
Inspection Outcome: **Pass Non Compliance**  
Inspected By: **Mark Milnes**  
Inspection Date: **24 January 2018**

### Pass Non-Compliance

#### Stormwater

Gutter Sizes and Overflows **house only at floor slab stage**

### Passed Items

#### General

Inspection carried out **drainage inspection carried out for sewer and stormwater drains - ok to backfill**

#### Drainlayer details

Drainlayer registration number **Pipe Rite 17121**

#### Sewerage

Drain Material **PVC**  
Gradients **>1 in 60**  
Inspection Points **In place where required**  
Bedding Material **13mm chip**  
Cover **>375mm**  
Lateral Connection **Connection with IA in place**  
Joint Test **Sighted**  
Main Vent size/location **100mm stub-up in place as drawn**

#### Stormwater

Drain Material **PVC**  
Gradients **>1 in 120**  
Inspection Points **In place where required**  
Bedding Material **13mm chip**  
Cover **>375mm**  
Lateral Connection **Connection with sump in place**  
Downpipe Positions **positions as per plans**  
Bubble-up Sumps **In place as designed**

### Support Documentation

### Status

Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Plumbers pressure test declaration	Required
Water Test results	Required
Design statement (truss manufacturer)	Required
Design statement (frame manufacturer)	Required
PS3 - Foundation work	Required
PS3 - Cladding	Required
PS3 - Roofing	Required
PS3 - Glazing	Required
Hardfill compaction certificate	Required
Woodburner installers certificate	Required



## SITE NOTICE

Consent No: **170482**  
Applicant: **LMS Drafting & Design**  
Site Address: **18 Claremont Crescent, Amberley**  
Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsman ECR Novo)**  
Building Category: **R1**

Inspection Type: **Pre-Roof**  
Inspection Outcome: **Fail**  
Inspected By: **Robbie Brannen**  
Inspection Date: **15 February 2018**

### Failed Items

#### General

Inspection carried out

**Inspection carried out  
Reinspection required prior to any building wrap  
being fitted**

**Roofing can be fixed**

#### Framing

Post sizes

**Not in place**

#### Fixings

Lintels

**Lintel fixings not complete**

Post to foundations

**Not yet completed**

Post to beams

**Not yet completed**

#### Bracing and flat roof

Location/type

**Not complete**

Fixing/Connections

**Not all complete yet**

Ply nailing

**Ply bracing not yet fitted**

Dragon ties

**Not yet fitted**

### Passed Items

#### Framing

Timber Species

**Pinus Radiata generally**

Timber Grades

**SG8 generally**

Timber treatments

**H1.2 throughout**

Stud sizes

**90 x 45mm throughout**

Stud spacing

**600mm centres throughout**

DPC bottom plates

Lintel sizes

**All as per consent**

Beam sizes

**All as per consent**

Truss layout

Truss support

**Double top plates - good**

Girder truss support	<b>Double top plates - good</b>
Purlin size/spacing	<b>70 x 45mm SG8 on flat @ 900mm centres</b>
Fixings	
Bottom Plates	<b>Pryda cast in straps @ 900mm centres ext. &amp; drive pins @ 600mm centres int</b>
Top plate - stud	<b>All as drawn</b>
Trusses - top plate	<b>All as per manuf. specs</b>
Purlins/Tile Battens	<b>1 gun nail &amp; 1 blue screw</b>
Bracing and flat roof	
Roof bracing	<b>Steel strap cross bracing as spec</b>
Ply treatment	<b>H3.2 as reqd</b>

---

### **Support Documentation**

<b>Support Documentation</b>	<b>Status</b>
Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Plumbers pressure test declaration	Required
Water Test results	Required
Design statement (truss manufacturer)	Required
Design statement (frame manufacturer)	Required
PS3 - Foundation work	Required
PS3 - Cladding	Required
PS3 - Roofing	Required
PS3 - Glazing	Required
Hardfill compaction certificate	Required
Woodburner installers certificate	Required



## SITE NOTICE

---

Consent No: **170482**  
Applicant: **LMS Drafting & Design**  
Site Address: **18 Claremont Crescent, Amberley**  
Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsman ECR Novo)**  
Building Category: **R1**

---

Inspection Type: **Foundation - Concrete footings**  
Inspection Outcome: **Pass**  
Inspected By: **Mark Milnes**  
Inspection Date: **5 March 2018**

### Passed Items

Excavations	
Formwork	<b>Constructed timber</b>
Other items	
Waste Ducts	<b>In place - OK</b>

---

Inspection Type: **Drains**  
Inspection Outcome: **Pass**  
Inspected By: **Mark Milnes**  
Inspection Date: **5 March 2018**

### Passed Items

Stormwater

---

<b>Support Documentation</b>	<b>Status</b>
Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Plumbers pressure test declaration	Required
Water Test results	Required
Design statement (truss manufacturer)	Required
Design statement (frame manufacturer)	Required
PS3 - Foundation work	Required
PS3 - Cladding	Required
PS3 - Roofing	Required
PS3 - Glazing	Required
Hardfill compaction certificate	Required
Woodburner installers certificate	Required

---

<b>Licensed Building Practitioners</b>	<b>Status</b>
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---

Carpentry

Required



## SITE NOTICE

Consent No: **170482**  
Applicant: **LMS Drafting & Design**  
Site Address: **18 Claremont Crescent, Amberley**  
Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsman ECR Novo)**  
Building Category: **R1**

Inspection Type: **Pre-Roof**  
Inspection Outcome: **Fail**  
Inspected By: **Mark Milnes**  
Inspection Date: **12 March 2018**

### Failed Items

#### General

Inspection carried out

Reinspection carried out for previous failed items:

1. ply brace fixings nail pattern ok
2. lintel fixings ok

To complete:

1. CPC 40 corner top plate of entry to both sides of truss.
2. Extra fixing by way of timber droppers to 90 x 45 verandah soffit stiffener to protect uplift. Provide photo of verandah soffit framing at next inspection.
4. dragon ties to install.
3. Internal bracing hold downs to be completed for next inspection.

OK to wrap

#### Bracing and flat roof

Location/type

Fixing/Connections

Internal walls to complete

internal walls to complete

### Passed Items

#### Framing

Post sizes

90 x 90 LVL

All as per consent

#### Fixings

Lintels

All as per manuf. specs

Post to foundations

S/S brackets/bolts as spec

Builder Ben Taylor displayed photos of reinforcing D16 tied to starters in verandah footing - OK

Post to beams

S/S bolts/washers as spec

extra strapping added to truss / top plate as requested by inspector

#### Bracing and flat roof

Ply nailing

Ply bracing not yet fitted

**Support Documentation**

	<b>Status</b>
Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Plumbers pressure test declaration	Required
Water Test results	Required
Design statement (truss manufacturer)	Required
Design statement (frame manufacturer)	Required
PS3 - Foundation work	Required
PS3 - Cladding	Required
PS3 - Roofing	Required
PS3 - Glazing	Required
Hardfill compaction certificate	Required
Woodburner installers certificate	Required

---

**Licensed Building Practitioners**

	<b>Status</b>
Carpentry	Required



## SITE NOTICE

---

Consent No: **170482**  
Applicant: **LMS Drafting & Design**  
Site Address: **18 Claremont Crescent, Amberley**  
Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsman ECR Novo)**  
Building Category: **R1**

---

Inspection Type: **Pre-Roof**  
Inspection Outcome: **Fail**  
Inspected By: **John Arthur**  
Inspection Date: **16 March 2018**

### Failed Items

#### General

Inspection carried out

Reinspection carried out for previous failed items:

1. ply brace fixings nail pattern ok
2. lintel fixings ok

To complete:

1. CPC 40 corner top plate of entry to both sides of truss.
2. Extra fixing by way of timber droppers to 90 x 45 verandah soffit stiffener to protect uplift. Provide photo of verandah soffit framing at next inspection.

OK to wrap

Bracing and flat roof

Dragon ties

Not yet fitted..

### Passed Items

Bracing and flat roof

Location/type

Fixing/Connections

Ply nailing

As drawn.

All as drawn.

All galv nailed 150mm centres

---

Inspection Type: **Pre-Cladding - Wrap**  
Inspection Outcome: **Pass**  
Inspected By: **John Arthur**  
Inspection Date: **16 March 2018**

### Passed Items

#### General

Inspection carried out

Wrap/tape

Wrap/Barrier type

**Mason's Barricade**

Wrap/Barrier fixing	<b>Good - well fixed with blue banding</b>
Wrap overhang to founds	
Sill tape type	<b>Dristud</b>
Roof Underlay	<b>Thermakraft 215 bituminous self supporting</b>
Flashings	
Flashing tape sill fixing	<b>Full length as per manuf. specs with corner soakers</b>
Flashing tape head fixing	<b>Fitted at corners as per manuf. specs</b>
Flashing tape jamb fixing	

---

### **Support Documentation**

<b>Support Documentation</b>	<b>Status</b>
Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Plumbers pressure test declaration	Required
Water Test results	Required
Design statement (truss manufacturer)	Required
Design statement (frame manufacturer)	Required
PS3 - Foundation work	Required
PS3 - Cladding	Required
PS3 - Roofing	Required
PS3 - Glazing	Required
Hardfill compaction certificate	Required
Woodburner installers certificate	Required

---

### **Licensed Building Practitioners**

<b>Licensed Building Practitioners</b>	<b>Status</b>
Carpentry	Required



## SITE NOTICE

---

Consent No: **170482**  
Applicant: **LMS Drafting & Design**  
Site Address: **18 Claremont Crescent, Amberley**  
Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsman ECR Novo)**  
Building Category: **R1**

---

Inspection Type: **Pre-Roof**  
Inspection Outcome: **Fail**  
Inspected By: **Steven Laird**  
Inspection Date: **26 March 2018**

### Failed Items

#### General

Inspection carried out

**Site instruction:**

**Dragon ties must be installed by pre line inspection**

**CPC 40s to be installed as per last site instruction**

#### Bracing and flat roof

Dragon ties

**Dragon ties not fitted for 3rd inspection.**

---

Inspection Type: **Half-Height Masonry**  
Inspection Outcome: **Pass**  
Inspected By: **Steven Laird**  
Inspection Date: **26 March 2018**

### Passed Items

#### General

Inspection carried out

**Inspection carried out: Half high brick**

**All ok**

#### Half-Height Veneer

Cavity Width

**>40mm less than or equal to 45mm - OK**

Cavity clear

**Yes**

Brick tie spacing

**600mm centres horiz. generally; Every 4th course & 2nd @ openings - OK**

Brick type

**70 series hollow clay**

Veneer siting on foundations

**UFlush with footings**

Cover to window and door joinery

**>20mm**

Mortar widths

**8 - 10mm**

Weep holes/perpend

**Every 3rd perpend**

Penetrations

#### Flashing and support

Sill flashings  
Jamb flashings  
WANZ bars fitted

**DPC on kick-out as drawn**  
**DPC dressed into alum. jamb**  
**Fitted to joinery >600mm width**

---

**Support Documentation**

**Status**

Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Plumbers pressure test declaration	Required
Water Test results	Required
Design statement (truss manufacturer)	Required
Design statement (frame manufacturer)	Required
PS3 - Foundation work	Required
PS3 - Cladding	Required
PS3 - Roofing	Required
PS3 - Glazing	Required
Hardfill compaction certificate	Required
Woodburner installers certificate	Required

---

**Licensed Building Practitioners**

**Status**

Carpentry	Required
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## SITE NOTICE

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Consent No: **170482**  
Applicant: **LMS Drafting & Design**  
Site Address: **18 Claremont Crescent, Amberley**  
Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsman ECR Novo)**  
Building Category: **R1**

---

Inspection Type: **Pre-Roof**  
Inspection Outcome: **Pass**  
Inspected By: **Steven Laird**  
Inspection Date: **4 April 2018**

### Passed Items

#### General

Inspection carried out

**Site instruction:**

**All issues rectified**

#### Bracing and flat roof

Dragon ties

**In place as drawn**

---

Inspection Type: **Pre-Line**  
Inspection Outcome: **Pass Non Compliance**  
Inspected By: **Steven Laird**  
Inspection Date: **4 April 2018**

### Pass Non-Compliance

#### Framing

Bracing fixings/connections

Brace openings

**Previously checked**

**Plug to be moved in master bedroom next to door way. Blockng required to support wardrobe door heads.**

#### Other

Insulation Placement

**Minor tidy up with photos required.**

#### Water Services

Pressure Test

**Pressure test certificate required before next inspection.**

### Passed Items

#### General

Inspection carried out

**Inspection carried out - Pre Line**

**Plans reviewed onsite. All outstanding issues resolved. Ok to line.**

**Garage gable to be double wrapped with door plastic**

over the door prior to lining. PLEASE PROVIDE PHOTOS BEFORE LINING OR NEXT INSPECTION WILL NOT BE BOOKED.

**Framing**

Framing Moisture <14%  
 Ceiling Batten Material Pinus timber  
 Ceiling Batten Size 70 x 35mm  
 Ceiling Batten Centres 600mm  
 Ceiling Batten Moisture <14%  
 Bracing location and type Previously checked  
 Bracing clear of wet areas  
 Dragon ties In place - as drawn - OK

**Other**

Safety Glazing  
 Window/joinery Rating Window / joinery rating correct for site wind speed  
 Joinery displays correct ID stickers - minor change from the consented drawings but comply with the standard.  
 Joinery displays correct ID rating for site wind speed  
 Internal Ventilation Natural - opening windows & doors  
 Insulation Material Glasswool  
 R Value Walls R2.6 - as designed  
 R Value Ceilings R3.6 - as designed  
 Opening Air Seals Good, tidy - checked for backing rod - photo taken - minor tidy up completed while onsite.

**Water Services**

Pipework Polybutylene to holt & cold  
 Jointing Brass, crimped  
 Support/Clipping Good - secure - OK  
 Lagging Inside insulation & lagged outside  
 Shut Off Valve In place, as required

**Waste Services**

Pipework PVC  
 Sizes All as drawn  
 Support  
 Gradients All in slab - prev. inspected - appear OK  
 Internal AAV's (hidden) Fitted in framing - as drawn

**Support Documentation**

Application for CCC Required  
 Electrical safety certificate Required  
 As-built drainage plan Required  
 Plumbers pressure test declaration Required  
 Water Test results Required  
 Design statement (truss manufacturer) Required  
 Design statement (frame manufacturer) Required  
 PS3 - Foundation work Required  
 PS3 - Cladding Required  
 PS3 - Roofing Required  
 PS3 - Glazing Required  
 Hardfill compaction certificate Required

**Status**

Woodburner installers certificate

Required

---

**Licensed Building Practitioners**

**Status**

Carpentry

Required



Hurunui District Council  
66 Carters Road  
PO Box 13  
Amberley 7441  
Phone (03) 314 8816

## SITE NOTICE

Consent No: **170482**  
Applicant: **LMS Drafting & Design**  
Site Address: **18 Claremont Crescent, Amberley**  
Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsman ECR Novo)**  
Building Category: **R1**

Inspection Type: **Pre-Line**  
Inspection Outcome: **Pass Non Compliance**  
Inspected By: **John Arthur**  
Inspection Date: **13 April 2018**

### Passed Items

#### Water Services

Pressure Test **Recieved**

Inspection Type: **Pre-Stop**  
Inspection Outcome: **Pass**  
Inspected By: **John Arthur**  
Inspection Date: **13 April 2018**

### Passed Items

#### General

Inspection carried out

#### Bracing

Locations **All as drawn**  
Types **Mixed types (refer plans) - as drawn**  
Edge Nailing **Wall bracing fixings**  
Holes in elements **All OK**

#### Materials

Wet Areas **GIB "Aqualine"® board 10mm**  
Wet Area Ceilings **Proprietary approved plasterboard product - as drawn**  
Other Walls **Proprietary approved plasterboard product - as drawn**  
Other Ceilings **Proprietary approved plasterboard product - as drawn**

### Support Documentation

	<b>Status</b>
Plumbers pressure test declaration	Accepted
Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Water Test results	Required
Design statement (truss manufacturer)	Required

Design statement (frame manufacturer)	Required
PS3 - Foundation work	Required
PS3 - Cladding	Required
PS3 - Roofing	Required
PS3 - Glazing	Required
Hardfill compaction certificate	Required
Woodburner installers certificate	Required

---

**Licensed Building Practitioners****Status**

Carpentry	Required
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## SITE NOTICE

---

Consent No: **170482**  
Applicant: **LMS Drafting & Design**  
Site Address: **18 Claremont Crescent, Amberley**  
Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsman ECR Novo)**  
Building Category: **R1**

---

Inspection Type: **Pre-Cladding - Mid Cladding**  
Inspection Outcome: **Pass**  
Inspected By: **John Arthur**  
Inspection Date: **24 April 2018**

### Passed Items

#### General

Inspection carried out **Garage gable only**

#### Cladding System

Cavity Batten size **Nom. 40 x 19mm vert. timber (50 x 20)**  
Cavity Batten spacing **600mm centres**  
Cavity Batten treatment **H3.1 timber**  
Vermin proofing **PVC vent strip in place**  
Head flashings **Most joinery to soffit; folded alum. w/stop-ends to other**

---

Inspection Type: **Pre-Line**  
Inspection Outcome: **Pass**  
Inspected By: **John Arthur**  
Inspection Date: **24 April 2018**

### Passed Items

#### Framing

Bracing fixings/connections **Previously checked**  
Brace openings **All OK**

#### Other

Insulation Placement **Good - tidy**

---

### Support Documentation

	<b>Status</b>
Plumbers pressure test declaration	Accepted
Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Water Test results	Required
Design statement (truss manufacturer)	Required

---

Design statement (frame manufacturer)	Required
PS3 - Foundation work	Required
PS3 - Cladding	Required
PS3 - Roofing	Required
PS3 - Glazing	Required
Hardfill compaction certificate	Required
Woodburner installers certificate	Required

---

**Licensed Building Practitioners****Status**

Carpentry	Required
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## SITE NOTICE

Consent No: **170482**  
Applicant: **LMS Drafting & Design**  
Site Address: **18 Claremont Crescent, Amberley**  
Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsman ECR Novo)**  
Building Category: **R1**

Inspection Type: **Final - Residential**  
Inspection Outcome: **Fail**  
Inspected By: **Mark Milnes**  
Inspection Date: **30 May 2018**

### Failed Items

#### Exterior

Penetrations sealed

**NO - some sealing still required  
phone cable brick penetration**

Gas bottle location

**seismic restraint required**

Weep holds sealed (at gas storage)

**NO - sealing to be completed**

#### Heating unit

Seismic Restraints

**2 x M8 Dyna bolts  
Fixings insufficient - rectification required**

#### Plumbing

Fixtures sealed/connected/vented

**laundry tub / wall junction to be sealed**

### Pass Non-Compliance

#### General

Inspection carried out

**Final inspection carried out - failed items to complete  
- please provide photos.**

### Passed Items

#### Exterior

FFL above GL

**Good - sufficient**

Cladding clearances

**Good - sufficient for cladding types - OK**

Flashings correct

**All as designed - OK**

Access level height

**<190mm step at each door - OK - temp ply while deck  
is being completed.**

Non-slip access

**timber decking to be completed temp roughsawn  
plywood meet slip resistance**

Roof fixed sufficiently

**Appear adequate**

Roof penetrations

**Soaker and boot flashings**

Vermin proofing

**Boot flashing(s)**

S/W discharge location

**Gaps sealed as required - OK**

**From DP'S through sump to lateral to swale**

S/W sumps/strip drain	sump in place as designed
Downpipes clipped	YES - 2 x clips each
Gully heights	Min 100mm above natural ground
MV/BV size/location	80mm at head of drain
Veneer top vented	YES - Every 2nd perpend clear
Mechanical vents to exterior	YES - vented to soffit outlets
Duct covers installed	YES - exterior grilles in place
Soffit lines sealed	YES - all OK
Photo Record	YES - All relevant photos taken
<b>Interior</b>	
Wet areas sealed	Yes
Safety glass installed	Previously checked at Preline
Aluminium joinery ID	Labels fitted - H zoned
Ventilation/Light	Natural - sufficient glazing & openings
Smoke dectectors	In place where required, tested
Impervious flooring	In place where required
Gas hob protection	All clearances to combustibles OK
Means of heating	Woodburner - (separate prompt sheet) Heat pump
<b>Heating unit</b>	
Correct fire model	Woodsman Brunner free-standing (dry)
Clearances to combustibles	As per the manufacturer's instructions.
Clean Air approval	
Smoke Alarms	2 x in place as required - tested OK
Roof Flashings	Boot flashing @ 45° on pan soaker
Number of Shields	Flue + one
Flue top above roof clearance	
Flue Shield Height	1/2 Height
Flue/outer shield clearance to combustibles	
General condition	New
Photo Record	YES - All relevant photos taken
<b>Plumbing</b>	
HWC - type/size	250L mains pressure
Safe tray installed to HW cylinder	
Seismic restraints	3 x steel straps securely fixed - OK
Mains valves fitted	All in place as required
Temp valve and temp	In correct place, OK - temp tested @ <55°C
Open vent fitted	In place as required
Shower leak test	Tested - all showers watertight
Water main/isolation valve accessible	In place, access cover in Garage
<b>Roof space</b>	
Insulation fitment	Good cover, tidy, no gaps
Downlight clearance	Covering allowed
Ducting connected	YES - all extract vent ducts connected
Underlay fitment/laps	Fitment & laps OK
Pipework insulated	Yes
Pipework clipped/supported	Yes
<b>Amendments/Site Instructions</b>	
As-built building aligns with consent plans/documents	Yes

Site instructions signed off

Yes

---

**Support Documentation****Status**

Plumbers pressure test declaration	Accepted
Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Water Test results	Required
Design statement (truss manufacturer)	Required
Design statement (frame manufacturer)	Required
PS3 - Foundation work	Required
PS3 - Cladding	Required
PS3 - Roofing	Required
PS3 - Glazing	Required
Hardfill compaction certificate	Required
Woodburner installers certificate	Required

---

**Licensed Building Practitioners****Status**

Carpentry	Required
-----------	----------

## GoGet Inspection Audit Report

---

Consent No: **170482**

Applicant: **LMS Drafting & Design**

Site Address: **18 Claremont Crescent, Amberley**

Work Type: **Three bedroom residential dwelling with attached garage and woodburner (Woodsmen ECR Novo)**

---

Inspection Type: **Pre-Cladding - Wrap**

Inspection Outcome: **Pass**

Inspected By: **John Arthur**

Inspection Date: **16 March 2018 1:01 p.m.**

Duration: **30 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass
Inspection carried out	Pass
Wrap/tape	Pass
Wrap/Barrier type <b>Mason's Barricade</b>	Pass
Wrap/Barrier fixing <b>Good - well fixed with blue banding</b>	Pass
Wrap overhang to founds	Pass
Sill tape type <b>Dristud</b>	Pass
Roof Underlay <b>Thermakraft 215 bituminous self supporting</b>	Pass
Netting support	N/A
Flashings	Pass
Flashing tape sill fixing <b>Full length as per manuf. specs with corner soakers</b>	Pass
Flashing tape head fixing <b>Fitted at corners as per manuf. specs</b>	Pass
Flashing tape jamb fixing	Pass
Wrap Penetrations	N/A
Meter box flashing	N/A
Direct Fix cladding requirements met (sill and jamb blocks)	N/A
Thermal Barrier	N/A

Approved by the District Land Registrar, South Auckland No. 351560  
 Approved by the District Land Registrar, North Auckland, No. 4380/81  
 Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

**A324953.8 EC**  
**EASEMENT CERTIFICATE**

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

I/We SEAVALE FARMING COMPANY LIMITED

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Christchurch on the            day of            19 97 under No. 75914 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

**SCHEDULE**  
 DEPOSITED PLAN NO.

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No. (s) or other Legal Description	Title Reference
	Lot No. (s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
				20B/422 41A/998
Right of Way Right to drain water, Right to convey water, telephonic communications and electric power	23 24 25 25 24	A B C E F	Lots 24, 25 Lots 23, 25 Lots 23, 24 Lot 24 Lot 25	
Right to drain Sewage	25 24 2 17 1 16 6	D, E F J, K S L, M T P	Lots 24, 29 Lot 25 Lot 1 Lot 14 Lot 2 Lots 14, 17 Lot 7	
Right to drain Water	14	R	Lot 17	

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

Dated this 20<sup>th</sup> day of August

Signed by the above-named

SEAVALE FARMING COMPANY LIMITED

in the presence of

Witness .....

Occupation .....

Address .....



*[Handwritten signature]*

# EASEMENT CERTIFICATE

(IMPORTANT): Registration of this certificate does not of itself create any of the easements specified herein.

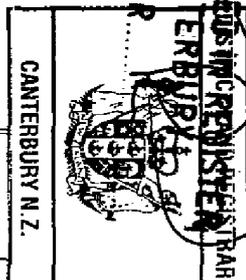
*Correct for the purposes of the  
Land Transfer Act*



*Solicitor for the registered proprietor*

THE WITHIN EASEMENTS WHEN CREATED WILL BE SUBJECT TO SECTION  
243 (a) RESOURCE MANAGEMENT ACT 1991

11.22 05.NOV97 A 324958.8  
PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY CAN  
ASST. LAND REGISTRAR



FRASER VENNING & CRERAR  
SOLICITORS  
RANGIORA

REGISTER







**ACCESSWAY CONSTRUCTION BOND**  
**BUILDING CONSENT BC170482**

BY THIS BOND made the 9<sup>th</sup> day of October 2017

GST Reg No 53-915-477  
Received with thanks by 42/01  
Hurunui District Council  
10-10-17 15:25 \*COPY COPY\*635564  
DR BC170482 roading bon -3,025.00  
LMS Drafting & Design::1/76 Hamilton Av  
CQ WSP CHC  
DA Thrupp  
Total Received 3,025.00 3,025.00

BETWEEN the Hurunui District Council (called "the Council") of the one part

AND Billie May ANDERSON and Rickie Trevor GOODGAME (the "Owner(s)") of 18 Claremont Crescent (with his/her/their successors and assigns called "the Owner(s)")

**BACKGROUND:**

- A. The Owner(s) wishes to undertake building works on the property situated at 18 Claremont Crescent legal description – Lot 86 Deposited Plan 485034 (hereinafter called "the Land").
- B. The Council's District Plan for the Land provides that the creation of any new vehicle crossing, or the use of an existing vehicle crossing for a new activity, (including the relocation of such) shall meet the standards of Rule 8.4.2 of the Proposed District Plan as Amended by Decision 2016. In this instance the vehicle crossing specifications are set out in the Consent Notice registered to the Certificate of Title.
- C. The Applicant has applied for a building consent (BC170482) under the Building Act 2004. The proposed activity complies in all other aspects with District Plan requirements with the exception of the vehicle crossing formation and construction. In order for the Council to issue a Building Consent for a permitted activity, the Owner agrees to provide a Bond to secure the carrying out of the vehicle crossing construction. The construction of the vehicle crossing shall be undertaken within 12 months of the bond being entered into or before the use of the proposed activity commences, whichever is the lesser.
- D. The estimated cost of the construction and formation of the vehicle crossing to the required standard under the Consent Notice is estimated to be the sum of \$2500.

**CONDITIONS OF BOND:**

**Urban Vehicle Crossing**

A vehicle crossing shall be provided to the Land in accordance with a formed in accordance with KF Consilium drawings 1023/1300 – 1023/1304 (Type B vehicle crossing) to the Consent Notice registered to the Land's Certificate of Title.

**Notes:**

1. District Plan rules set out the location and sight distance requirements.
2. The Bond will not be deemed to be given effect to until the accessway is dug out and inspected by the Council's engineer. As such, the hold will remain on the consent until this time.
3. Note that anyone working in the road reserve will first need to obtain a Corridor Access permit from Council via the beforeUdig service (online at beforeUdig.co.nz or by phone at 0800 248 344).

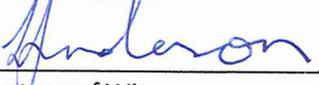
7. In the event of the Owner not proceeding with the building works then the sum bonded will be refunded to them in accordance with Clause 5.
8. The Owner(s) shall pay any costs and disbursements incurred by the Council for additional inspections and in the enforcement by the Council of any of its rights under this Agreement.
9. If there is dispute between the parties arising out of, or in connection with, this bond, neither of the parties is to commence any proceedings relating to that dispute until the following procedure had been complied with:
  - 9.1 The party claiming a dispute has arisen must give written notice to the other party specifying the nature of the dispute.
  - 9.2 The parties will endeavour, in good faith to resolve the dispute referred to in the notice by using informal dispute resolution techniques.
  - 9.3 If the parties do not agree on a dispute resolution technique within 14 days after the date notice of a dispute was given, the dispute is to be mediated according to the standard Bond of LEADR New Zealand Incorporated (Lawyers Engaged in Alternative Dispute Resolution), and the Chair of LEADR (or the Chair's nominee) will select the mediator and determine the mediator's remuneration.
  - 9.4 A party seeking urgent interlocutory relief may, by notice to the other party, elect not to comply with the provisions of this clause, but only to the extent of the relief sought, and only for the period required to dispose of the application for interlocutory.
  - 9.5 Pending resolution of the dispute, this Bond will remain in full effect without prejudicing the parties' respective rights and remedies.

SIGNED by

 and  

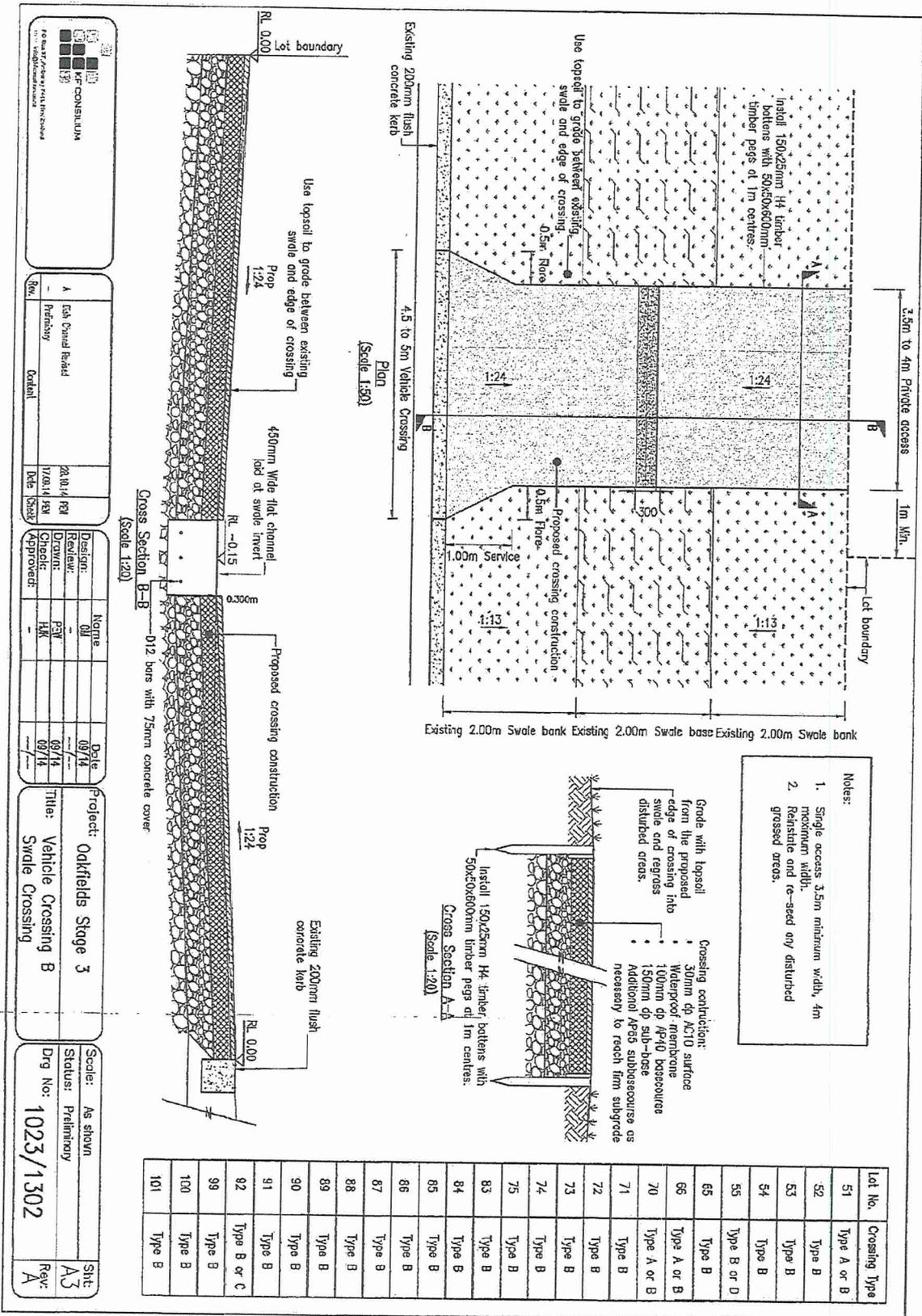

in the presence of:

Linda Anderson  
 Name of Witness

  
 Signature of Witness

41 Smiths rd, Leithfield  
 Address of Witness

Painter  
 Occupation of Witness



**KFC CONSULTING**

16 EASTERN AVENUE, WILLOWBROOK NSW 2157

**Rev: A**

Edn: Civil & Road

Pathway

Detail

22/01/14 RFL

17/03/14 RFL

KMS

SKS

**Home**

Design: GLL

Resubm: GLL

Drawn: PST

Checked: HKM

Approved: HKM

Date: 09/14

Date: 09/14

**Project:** Oakfields Stage 3

**Title:** Vehicle Crossing B Swale Crossing

**Scale:** As shown

**Status:** Preliminary

**Dwg No:** 1023/1302

**Site:** A3

**Rev:** A



# View Instrument Details

**Instrument No.** 10128020.9  
**Status** Registered  
**Date & Time Lodged** 28 Jul 2015 11:34  
**Lodged By** McCormick, Nicola Helen  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



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**Affected Computer Registers    Land District**

688471	Canterbury
688474	Canterbury
688475	Canterbury
688476	Canterbury
688477	Canterbury
688478	Canterbury
688479	Canterbury
688480	Canterbury
688481	Canterbury
688482	Canterbury
688483	Canterbury
688484	Canterbury
688485	Canterbury
688486	Canterbury
688487	Canterbury
688488	Canterbury
688489	Canterbury
688490	Canterbury
688491	Canterbury
688492	Canterbury
688493	Canterbury
688494	Canterbury
688498	Canterbury
688499	Canterbury
688500	Canterbury
688501	Canterbury
688502	Canterbury
688503	Canterbury
688507	Canterbury
688508	Canterbury
688511	Canterbury
688512	Canterbury
688513	Canterbury
688514	Canterbury
688515	Canterbury
688516	Canterbury
688517	Canterbury
688518	Canterbury
688519	Canterbury
688520	Canterbury
688521	Canterbury

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<b>Affected Computer Registers</b>	<b>Land District</b>
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688522	Canterbury
688523	Canterbury
688524	Canterbury
688525	Canterbury
688526	Canterbury
688527	Canterbury
688528	Canterbury
688529	Canterbury

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**Annexure Schedule:** Contains 7 Pages.

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**Signature**

Signed by Toby Ross Giles as Territorial Authority Representative on 23/07/2015 01:01 PM

**\*\*\* End of Report \*\*\***

## HURUNUI DISTRICT COUNCIL

P.O. Box 13 | Amberley | 7441 | 66 Carters Road | Amberley | 7410  
Phone 03 314-8816 | Fax 03 314-9181 | Email [info@hurunui.govt.nz](mailto:info@hurunui.govt.nz)  
Web [hurunui.govt.nz](http://hurunui.govt.nz) | [facebook.com/HurunuiDistrictCouncil](https://www.facebook.com/HurunuiDistrictCouncil)  
Skype [hdc\\_customer\\_services](https://www.skype.com/en/customer-services) | [twitter.com/hurunuidc](https://twitter.com/hurunuidc)



IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF Subdivision Consent RC 120123 and 150036  
51 Amberley Beach Road, Amberley

### CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991

To: The Registrar-General of Lands  
Canterbury Land Registration District

**TAKE NOTICE** that the land hereinafter described is subject to conditions in relation to the subdivision consents **RC 120123 and 150036** as follows:

**THAT** with regard to Lots 43, 46 – 49, 50 – 66, 70 – 75, 79, 80 and 83 - 101 under Plan number DP 485034

*32a) The owners of Lots 43, 46 – 49, 50 – 66, 70 – 75, 79, 80 and 83 - 101 shall construct a vehicle crossing in accordance with KF Consilium drawings 1023/1300 – 1203/1304 as appropriate at the time of building on the lots.*

**THAT** with regard to Lot 50 under Plan number DP 485034

*32c) The vehicle crossing to be constructed on Lot 50 shall be located on the northern road frontage and constructed in accordance with condition 32a).*

**THAT** with regard to Lot 75 under Plan number DP 485034,

*32e) The vehicle crossing to be constructed on Lot 75 shall be located on the northern part of the western boundary and constructed in accordance with condition 32a).*

### DESCRIPTION OF LAND AFFECTED BY CONSENT NOTICE

All that piece of land containing:

0.0502 hectares being Lot 43 DP 485034 (Canterbury Registry)  
0.1100 hectares being Lot 46 DP 485034 (Canterbury Registry)  
0.1100 hectares being Lot 47 DP 485034 (Canterbury Registry)  
0.1100 hectares being Lot 48 DP 485034 (Canterbury Registry)  
0.1100 hectares being Lot 49 DP 485034 (Canterbury Registry)  
0.1100 hectares being Lot 50 DP 485034 (Canterbury Registry)  
0.0700 hectares being Lot 51 DP 485034 (Canterbury Registry)  
0.0700 hectares being Lot 52 DP 485034 (Canterbury Registry)

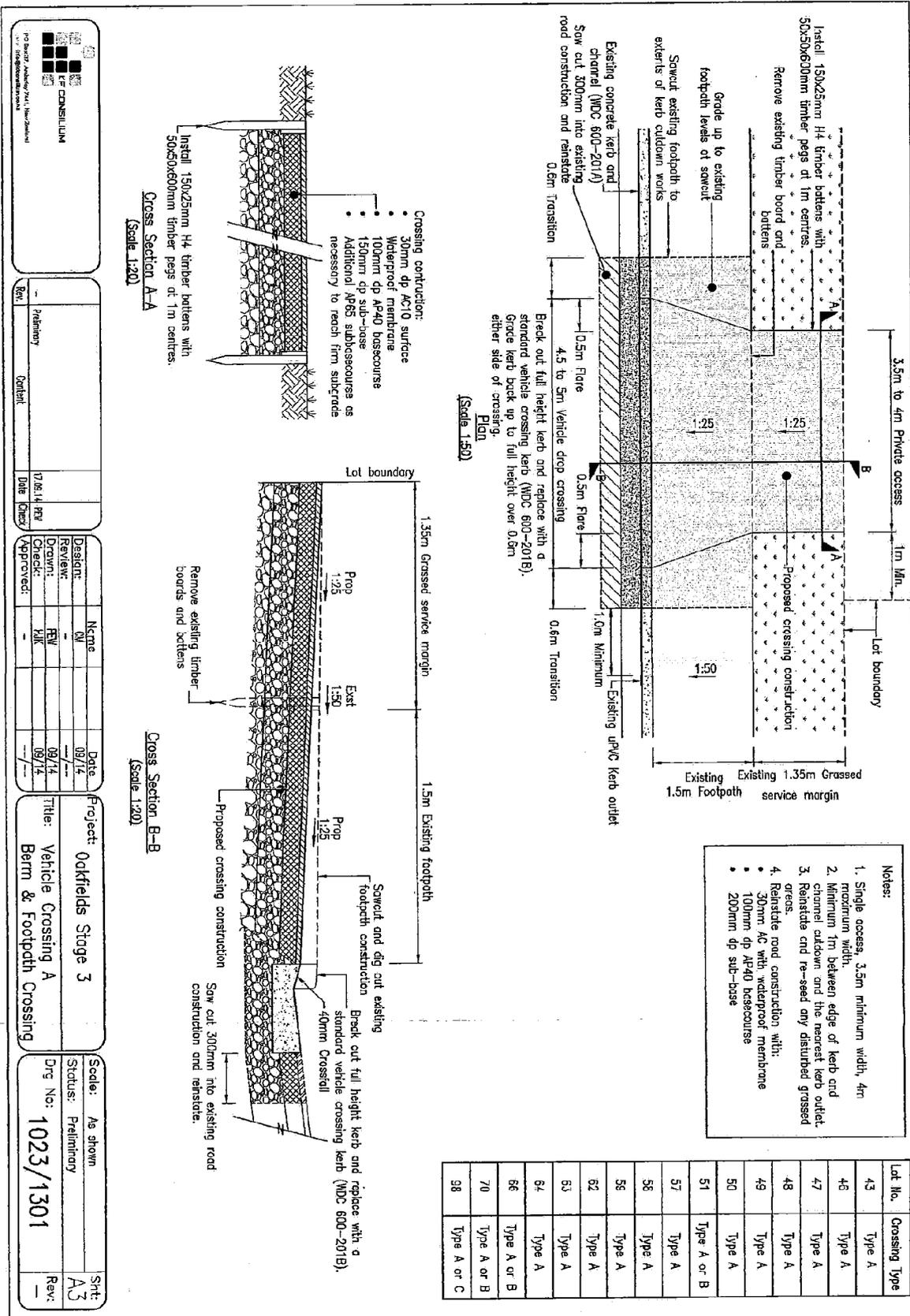
0.0700 hectares being Lot 53 DP 485034 (Canterbury Registry)  
0.0700 hectares being Lot 54 DP 485034 (Canterbury Registry)  
0.0400 hectares being Lot 55 DP 485034 (Canterbury Registry)  
0.0702 hectares being Lot 56 DP 485034 (Canterbury Registry)  
0.0700 hectares being Lot 57 DP 485034 (Canterbury Registry)  
0.0700 hectares being Lot 58 DP 485034 (Canterbury Registry)  
0.0511 hectares being Lot 59 DP 485034 (Canterbury Registry)  
0.0700 hectares being Lot 60 DP 485034 (Canterbury Registry)  
0.0400 hectares being Lot 61 DP 485034 (Canterbury Registry)  
0.0400 hectares being Lot 62 DP 485034 (Canterbury Registry)  
0.0400 hectares being Lot 63 DP 485034 (Canterbury Registry)  
0.0529 hectares being Lot 64 DP 485034 (Canterbury Registry)  
0.0700 hectares being Lot 65 DP 485034 (Canterbury Registry)  
0.0700 hectares being Lot 66 DP 485034 (Canterbury Registry)  
0.0800 hectares being Lot 70 DP 485034 (Canterbury Registry)  
0.0900 hectares being Lot 71 DP 485034 (Canterbury Registry)  
0.0800 hectares being Lot 72 DP 485034 (Canterbury Registry)  
0.0800 hectares being Lot 73 DP 485034 (Canterbury Registry)  
0.0900 hectares being Lot 74 DP 485034 (Canterbury Registry)  
0.1104 hectares being Lot 75 DP 485034 (Canterbury Registry)  
0.1133 hectares being Lot 79 DP 485034 (Canterbury Registry)  
0.1100 hectares being Lot 80 DP 485034 (Canterbury Registry)  
0.0800 hectares being Lot 83 DP 485034 (Canterbury Registry)  
0.0600 hectares being Lot 84 DP 485034 (Canterbury Registry)  
0.0600 hectares being Lot 85 DP 485034 (Canterbury Registry)  
0.0800 hectares being Lot 86 DP 485034 (Canterbury Registry)  
0.0700 hectares being Lot 87 DP 485034 (Canterbury Registry)  
0.0700 hectares being Lot 88 DP 485034 (Canterbury Registry)  
0.0580 hectares being Lot 89 DP 485034 (Canterbury Registry)  
0.0700 hectares being Lot 90 DP 485034 (Canterbury Registry)  
0.0700 hectares being Lot 91 DP 485034 (Canterbury Registry)  
0.0900 hectares being Lot 92 DP 485034 (Canterbury Registry)  
0.0850 hectares being Lot 93 DP 485034 (Canterbury Registry)  
0.0850 hectares being Lot 94 DP 485034 (Canterbury Registry)  
0.0900 hectares being Lot 95 DP 485034 (Canterbury Registry)  
0.0700 hectares being Lot 96 DP 485034 (Canterbury Registry)  
0.0700 hectares being Lot 97 DP 485034 (Canterbury Registry)  
0.0700 hectares being Lot 98 DP 485034 (Canterbury Registry)  
0.0527 hectares being Lot 99 DP 485034 (Canterbury Registry)  
0.0700 hectares being Lot 100 DP 485034 (Canterbury Registry)  
0.0531 hectares being Lot 101 DP 485034 (Canterbury Registry)

DATED this 20 day of July 2015

SIGNED for and on behalf of  
**THE HURUNUI DISTRICT COUNCIL**  
Pursuant to Section 221 of the  
Resource Management Act 1991

  
\_\_\_\_\_  
Authorised Officer (for the purposes of  
Section 221 Resource Management Act 1991)





Lot No.	Crossing Type
43	Type A
46	Type A
47	Type A
48	Type A
49	Type A
50	Type A
51	Type A or B
57	Type A
58	Type A
56	Type A
62	Type A
63	Type A
64	Type A
66	Type A or B
70	Type A or B
98	Type A or C

**Project:** Oakfields Stage 3

**Title:** Vehicle Crossing A Berm & Footpath Crossing

**Scale:** As shown

**Status:** Preliminary

**Proj. No.:** 1023/1301

**Rev.:** -

**Client:** KFC CONSULTING

**Drawn by:** RW

**Checked by:** KJK

**Approved by:** -

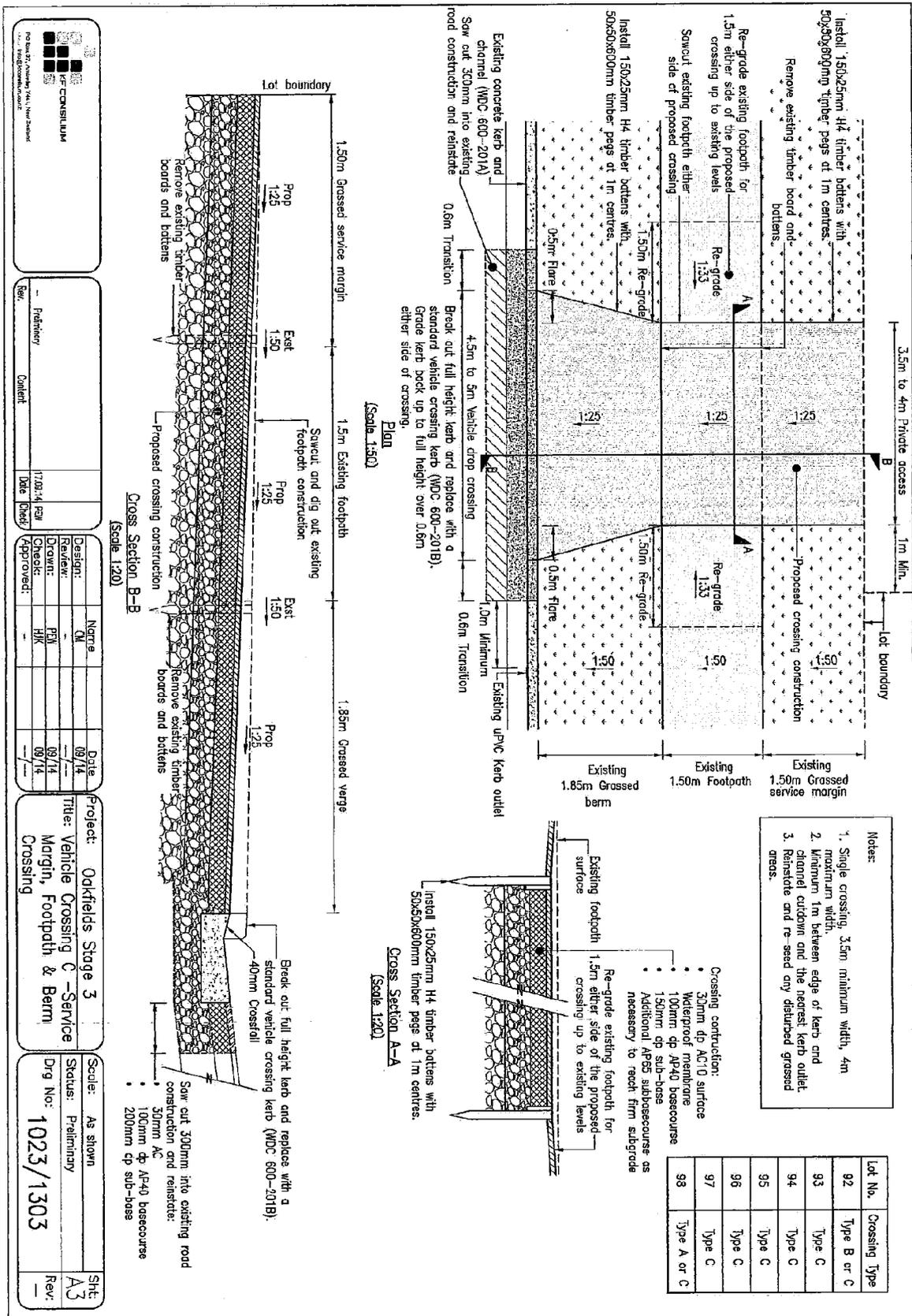
**Date:** 09/14

**Project No.:** 1726/14 RW

**Rev.:** Preliminary

**Scale:** 1:20





**Notes:**

1. Single crossing, 3.5m minimum width, 4m maximum width.
2. Minimum 1m between edge of kerb and channel cutdown and the nearest kerb outlet.
3. Reinstate and re-seed any disturbed grassed areas.

Lot No.	Crossing Type
92	Type B or C
93	Type C
94	Type C
95	Type C
96	Type C
97	Type C
98	Type A or C

- Crossing construction:**
- 30mm dp AC10 surface
  - Waterproof membrane
  - 100mm dp AP40 basecourse
  - 150mm dp sub-base
  - Additional AP85 subbasecourse as necessary to reach firm subgrade

**Plan**  
[Scale: 1:50]

**Cross Section A-A**  
[Scale: 1:20]

**Cross Section B-B**  
[Scale: 1:20]

**CONSULTUM**  
17/2014/RSU  
Date Issued: 08/14

Rev.	Author	Content
1	17/2014/RSU	Date Issued: 08/14

Design:	NA	Date:	08/14
Review:	NA	Design:	08/14
Check:	PK	Check:	08/14
Approved:	HK		

**Project:** Oakfields Stage 3  
**Title:** Vehicle Crossing C - Service Margin, Footpath & Berm Crossing

Scale:	As shown	SHE
Status:	Preliminary	A3
Dwg No.:	1023/1303	Rev.:

- Saw cut 300mm into existing road construction and reinstate:
- 30mm AC
- 100mm dp AP40 basecourse
- 200mm dp sub-base

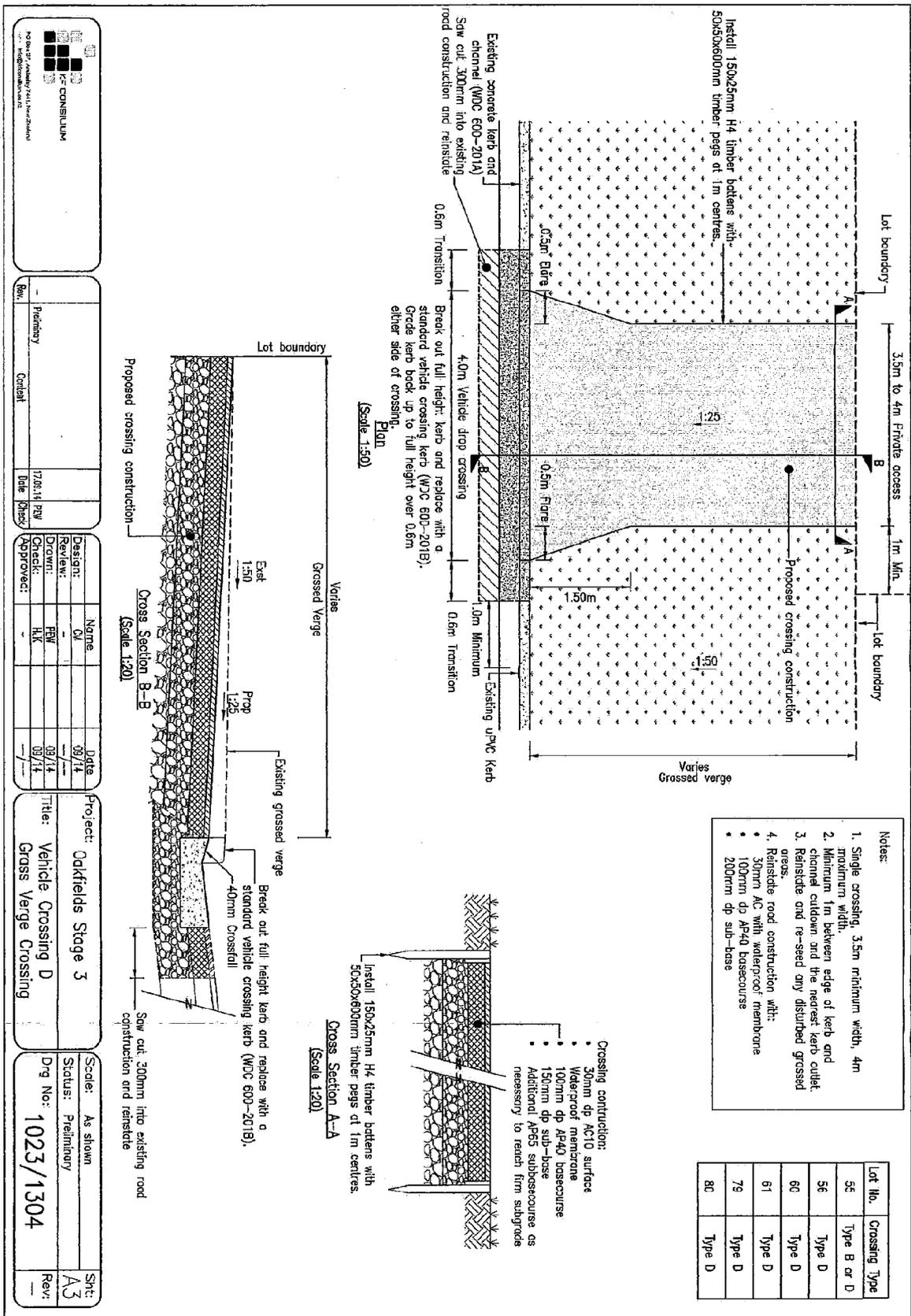
Break out full height kerb and replace with a standard vehicle crossing kerb (WDC 600-201B).  
40mm Crossfall

Remove existing timber boards and battens

Remove existing timber boards and battens

Saw cut 300mm into existing road construction and reinstate:

- 30mm AC
- 100mm dp AP40 basecourse
- 200mm dp sub-base



CONSILIUM  
 No. 10/17, Cambridge Trail, Hurstville NSW  
 Tel: (02) 9550 9200

Project: Oakfields Stage 3  
 Title: Vehicle Crossing D  
 Drawing: 1023/1304  
 Date: 09/14  
 Status: Preliminary

Name	Date
Design: DJ	09/14
Review: RW	09/14
Drawn: RW	09/14
Checked: RW	09/14
Approved: RW	09/14

Scale: As shown  
 Status: Preliminary  
 Dwg No: 1023/1304

Site: A3  
 Rev: -

**Customer Services**  
P. 03 353 9007 or 0800 324 636

PO Box 345  
Christchurch 8140

P. 03 365 3828  
F. 03 365 3194  
E. [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

[www.ecan.govt.nz](http://www.ecan.govt.nz)

Dear Sir/Madam

Thank you for submitting your property enquiry in regards to our Listed Land Use Register (LLUR) which holds information about sites that have been used, or are currently used for activities which have the potential to have caused contamination.

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

**Contaminated Sites Team**

# Property Statement from the Listed Land Use Register

Visit [www.ecan.govt.nz/HAIL](http://www.ecan.govt.nz/HAIL) for more information about land uses.

Customer Services  
P. 03 353 9007 or 0800 324 636

PO Box 345  
Christchurch 8140

P. 03 365 3828  
F. 03 365 3194  
E. [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

[www.ecan.govt.nz](http://www.ecan.govt.nz)

<b>Date:</b>	02 October 2017	
<b>Land Parcels:</b>	Lot 86 DP 485034	Valuation No(s): 2143015185



*The information presented in this map is specific to the area within a 100m radius of property you have selected. Information on properties outside the search radius may not be shown on this map, even if the property is visible.*

## Summary of sites:

There are no sites associated with the area of enquiry.

## Information held about the sites on the Listed Land Use Register

There are no sites associated with the area of enquiry.

## Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ180903.

**Disclaimer:** *The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).*

*The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.*

*Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.*

# Listed Land Use Register

## What you need to know



## What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

## Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

For information on the NES, contact your city or district council.

## How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)<sup>1</sup>. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

### We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

<sup>1</sup>The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website [www.mfe.govt.nz](http://www.mfe.govt.nz), keyword search HAIL

## How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

Please refer to the Site Categories and Definitions factsheet for further information.

## What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at [www.llur.ecan.govt.nz](http://www.llur.ecan.govt.nz). We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit [www.ecan.govt.nz/HAIL](http://www.ecan.govt.nz/HAIL).



## My land is on the LLUR – what should I do now?

**IMPORTANT!** Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on [www.ecan.govt.nz/HAIL](http://www.ecan.govt.nz/HAIL).



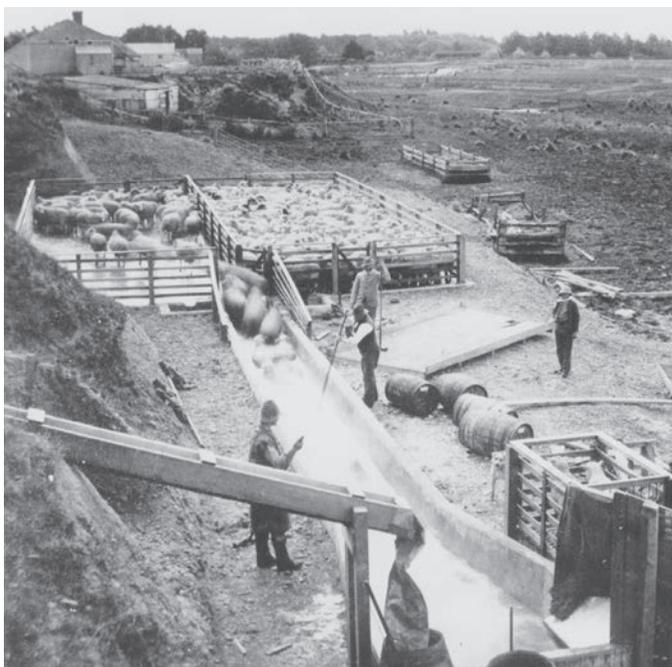
## I think my site category is incorrect – how can I change it?

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary site investigation), or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

## IMPORTANT!

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.



Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

## Contact us

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at [www.llur.ecan.govt.nz](http://www.llur.ecan.govt.nz).

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

### Contact Environment Canterbury:

Email: [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

### Phone:

Calling from Christchurch: (03) 353 9007

Calling from any other area: 0800 EC INFO (32 4636)



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[www.ecan.govt.nz](http://www.ecan.govt.nz)

E13/101

# Listed Land Use Register

## Site categories and definitions

When Environment Canterbury identifies a Hazardous Activities and Industries List (HAIL) land use, we review the available information and assign the site a category on the Listed Land Use Register. The category is intended to best describe what we know about the land use.

If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

**If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:**

### **Not investigated:**

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

**If analytical information from the collection of samples is available, the site can be registered in one of six ways:**

### **At or below background concentrations:**

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

### **Below guideline values for:**

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

### **Managed for:**

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

### **Partially investigated:**

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
- do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

### **Significant adverse environmental effects:**

The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

- have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

### **Contaminated:**

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
- is reasonably likely to have significant adverse effects on human health and/or the environment.

**If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:**

### **Verified non-HAIL:**

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment Canterbury for further information:

(03) 353 9007 or toll free  
on 0800 EC INFO (32 4636)  
email [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)