



Taken at 12:58 PM on Monday 17/04/2023



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Taken at 1:00 PM on Monday 17/04/2023

SITE NOTICE

Consent No: **220856**
Applicant: **Rose & Brooke Teague**
Site Address: **24C Gawler Street, Te Horo**
Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Building Category: **R1**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Fail**
Inspected By: **Luke Natrass**
Inspection Date: **17 April 2023**

Failed Items

General

Purlin fixing	roof installed prior to inspection , photos still to be provided
Truss connections	still to install internal truss fixings and z nail to outriggers, the 24kn hold down still to be installed
LBP number	no builder on site at time of inspection so no lbp information available

Passed Items

General

Inspection notes	sighted previous inspection notes
Drawings	on site and reviewed
Cladding type identified	brick veneer and easy panel
Stud spacing appropriate for cladding	as required for cladding types
Exterior sheet bracing and angle brace fixing	h 3.2 ply braces nailed off at 150mm centers with round Head nails as required
Bottom plate connections	All bottom plate connections fixed in compliance with the building consent documentation Gib hand brackets and concrete boots in place where required
Building wrap type	Watergate plus
Roof Cross Bracing	Metal strap braces in place with tenishioners where required
Top Plate Connection	stud straps in place
Lintel Connections	Gang nailplates In place as required
Column posts	all column posts in place and fixed as required
Next Inspection required	pre clad

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Consent No: **220856**
Applicant: **Classic Builders Wellington Limited**
Site Address: **24C Gawler Street, Te Horo**
Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Inspection Type: **Pre Clad**
Inspection Outcome: **Fail**
Inspected By: **Alan Tinney**
Inspection Date: **10 May 2023 9:07 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Fail
Inspection notes	Fail
Drawings	Pass
Additional information/plan	Pass
Fire Separations	N/A
Building wrap type	Pass
Watergate plus	
Flexible sealing tape	Pass
40 below	
Deck membrane fixed in accordance with specification	N/A
Head flashings	Fail
Head flashing's not yet installed. Reinspection required	
Sill flashings	N/A
Back flashings	N/A
Saddle flashings	N/A
Internal/external corner flashings	Pass
Jamb flashings	N/A
Capillary clearances	Pass
Flashing penetrations	Pass
Ground/Deck Cladding Clearance	Pass
Additional strapping to wrap	N/A
Batten timber treatment	Fail
Cavity closers	N/A
To be installed	
Battens in place	Fail
Battens structural fixing	N/A
Cavity spacers	N/A
Cavity spacers size and slope	N/A
LBP number	Pass
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other	N/A



Taken at 9:02 AM on Wednesday 10/05/2023



Taken at 9:03 AM on Wednesday 10/05/2023



Taken at 9:03 AM on Wednesday 10/05/2023



Taken at 9:03 AM on Wednesday 10/05/2023



Taken at 9:04 AM on Wednesday 10/05/2023



Taken at 9:04 AM on Wednesday 10/05/2023



Taken at 9:04 AM on Wednesday 10/05/2023

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Consent No: **220856**

Applicant: **Classic Builders Wellington Limited**

Site Address: **24C Gawler Street, Te Horo**

Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Inspection Type: **Pre Wrap**

Inspection Outcome: **Fail**

Inspected By: **Alan Tinney**

Inspection Date: **10 May 2023 9:10 a.m.**

Duration: **0 minutes**

Inspection Element

Status

General

Fail

LBP number

Pass

133029

SITE NOTICE

Consent No: **220856**
Applicant: **Rose & Brooke Teague**
Site Address: **24C Gawler Street, Te Horo**
Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Building Category: **R1**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Fail**
Inspected By: **Alan Tinney**
Inspection Date: **10 May 2023**

Failed Items

General

Purlin fixing	roof installed prior to inspection , photos still to be provided
Truss connections	still to install internal truss fixings and z nail to outriggers, the 24kn hold down still to be installed

Passed Items

General

LBP number	133029
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Inspection Type: **Pre Clad**
Inspection Outcome: **Fail**
Inspected By: **Alan Tinney**
Inspection Date: **10 May 2023**

Failed Items

General

Inspection notes	
Head flashings	Head flashing's not yet installed. Reinspection required
Batten timber treatment	
Battens in place	

Passed Items

General

Drawings	
Additional information/plan	
Building wrap type	Watergate plus
Flexible sealing tape	40 below
Internal/external corner flashings	
Capillary clearances	

Flashing penetrations
Ground/Deck Cladding Clearance
LBP number

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Consent No: **220856**

Applicant: **Classic Builders Wellington Limited**

Site Address: **24C Gawler Street, Te Horo**

Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Inspection Type: **Pre Wrap**

Inspection Outcome: **Pass**

Inspected By: **Jeremy Lincoln**

Inspection Date: **5 July 2023 1:35 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Purlin fixing	Pass
roof installed prior to inspection , photos still to be provided	
80mm bluescrew, photos sighted	
Purlins fixed and screw in accordance with the building consent documentation	
Truss connections	Pass
Checked with & confirmed, sighted by Alan	

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Consent No: **220856**

Applicant: **Classic Builders Wellington Limited**

Site Address: **24C Gawler Street, Te Horo**

Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Inspection Type: **Pre Clad**

Inspection Outcome: **Fail**

Inspected By: **Jeremy Lincoln**

Inspection Date: **5 July 2023 1:36 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Fail
Inspection notes	Pass
Previous items to be addressed before next inspection	
Now addressed	
Battens in place	Fail
Will need to reinspect cavity isolation between brick & AC panel	
Other	Pass
On site plans water damaged, New legible copy to be kept on site	
Provide before next inspection	



Taken at 1:38 PM on Wednesday 5/07/2023

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Consent No: **220856**

Applicant: **Classic Builders Wellington Limited**

Site Address: **24C Gawler Street, Te Horo**

Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Inspection Type: **Preline Plumbing**

Inspection Outcome: **Pass**

Inspected By: **Jeremy Lincoln**

Inspection Date: **5 July 2023 1:48 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Vents terminated	Pass
On plan shows 80mm plumber installed only one 50mm need confirmation from septic tank system that one 50mm ok or either install two 50mm vents	
Second 50mm vent fitted at laundry	

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Consent No: **220856**
 Applicant: **Classic Builders Wellington Limited**
 Site Address: **24C Gawler Street, Te Horo**
 Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

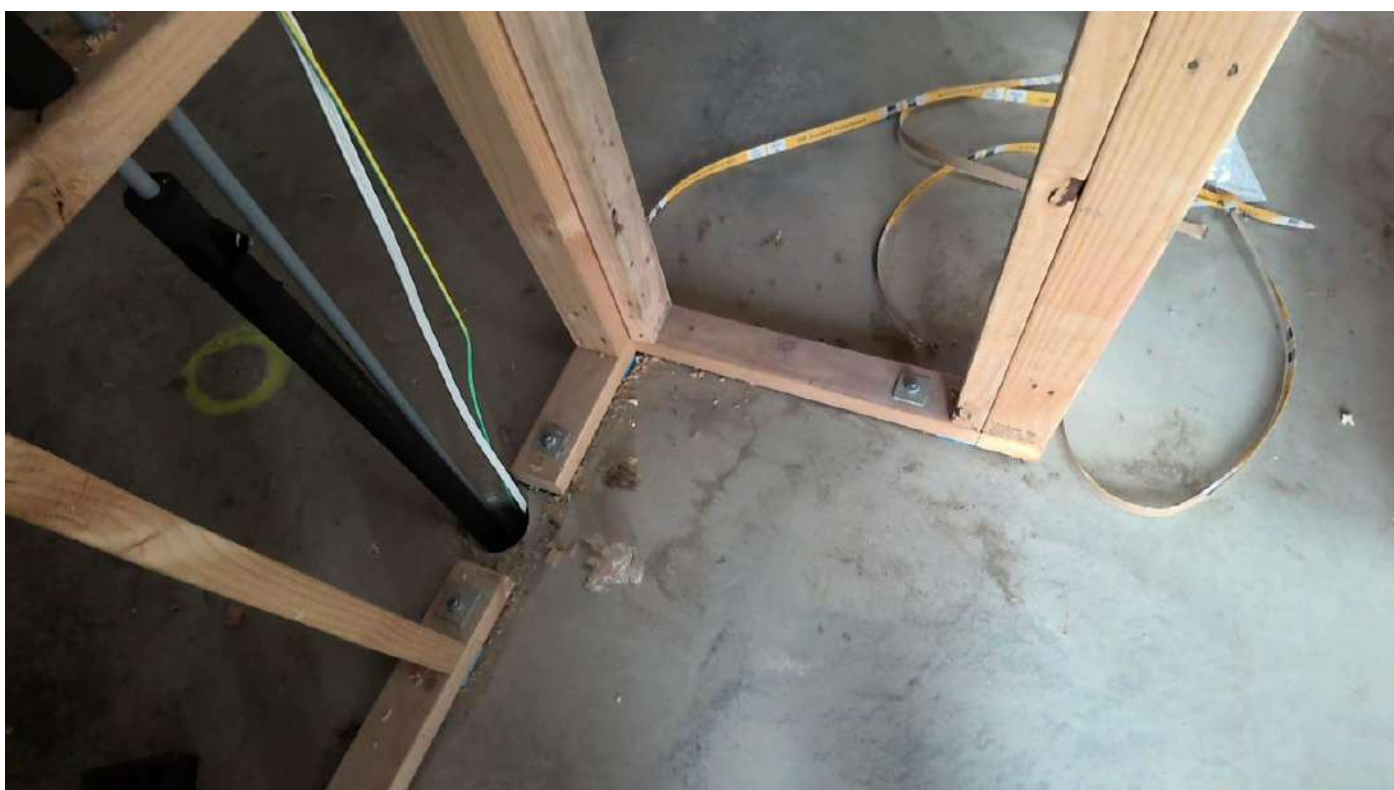
Inspection Type: **Preline Building**
 Inspection Outcome: **Fail**
 Inspected By: **Jeremy Lincoln**
 Inspection Date: **5 July 2023 2:23 p.m.**
 Duration: **45 minutes**

Inspection Element	Status
General	Fail
Sighted previous inspection notes	Fail
Previous item, preclad to address	
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Fire Separations	N/A
Max moisture content	Fail
Western aspect above 20% bottom plate recheck required	
All other OK to line	
Ventilation to rooms	Pass
Window sizes and openings as per consented documentation	
Timber treatment	Pass
H1.2	
Lintel/beam size and fixing	N/A
External	
Insulation	Pass
Friction fitted & complete	
Top plate connection	N/A
External	
Ceiling batten spacing	Pass
Rondo @ 600c	
Stud spacing	Pass
300/ 400c	
Bracing connections	Fail
F1 brkts to be fitted, provide photo	
Air seals	Fail
Seal over packers protruding through foam	
Bottom plate fixings	Fail
Confirm bottom plate fixings at shower wall nib on external wall with the engineer	
Building closed in	Pass
Building closed in adequately to allow lining	
Grade of timber framing	Pass
Msg8	
Framing cut outs	Pass
wet area substrate	Pass
insert or inbuilt fireplace	Pass
Roof framed accordingly	
LBP number	Pass
133029	

Agent/owner written approval	N/A
non compliance discussed onsite	Pass
With Mark	
Next Inspection required	Fail
Recheck	
Other	N/A



Taken at 2:01 PM on Wednesday 5/07/2023



Taken at 2:12 PM on Wednesday 5/07/2023



Taken at 2:14 PM on Wednesday 5/07/2023



Taken at 2:15 PM on Wednesday 5/07/2023



Taken at 2:15 PM on Wednesday 5/07/2023



Taken at 2:15 PM on Wednesday 5/07/2023



Taken at 2:16 PM on Wednesday 5/07/2023



Taken at 2:16 PM on Wednesday 5/07/2023



Taken at 2:16 PM on Wednesday 5/07/2023



Taken at 2:17 PM on Wednesday 5/07/2023



Taken at 2:17 PM on Wednesday 5/07/2023



Taken at 2:17 PM on Wednesday 5/07/2023

SITE NOTICE

Consent No: **220856**
Applicant: **Rose & Brooke Teague**
Site Address: **24C Gawler Street, Te Horo**
Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Building Category: **R1**

Inspection Type: **Preline Building**
Inspection Outcome: **Fail**
Inspected By: **Jeremy Lincoln**
Inspection Date: **5 July 2023**

Failed Items

General

Sighted previous inspection notes
Max moisture content

Previous item, preclad to address

Western aspect above 20% bottom plate recheck required

All other OK to line

F1 brkts to be fitted, provide photo

Seal over packers protruding through foam

Confirm bottom plate fixings at shower wall nib on external wall with the engineer

Recheck

Bracing connections

Air seals

Bottom plate fixings

Next Inspection required

Passed Items

General

Conforms with approved drawings

Ventilation to rooms

Window sizes and openings as per consented documentation

Timber treatment

H1.2

Insulation

Friction fitted & complete

Ceiling batten spacing

Rondo @ 600c

Stud spacing

300/ 400c

Building closed in

Building closed in adequately to allow lining

Grade of timber framing

Msg8

Framing cut outs

wet area substrate

insert or inbuilt fireplace

Roof framed accordingly

LBP number

133029

non compliance discussed onsite

With Mark

Inspection Type: **Pre Wrap**

Inspection Outcome: **Pass**

5 July 2023

KEEP ON SITE FOR RECHECK
Form 625 Site Inspection Notice Issued June 2019

Page 1 of 2

Inspected By: **Jeremy Lincoln**
Inspection Date: **5 July 2023**

Passed Items

General

Purlin fixing

roof installed prior to inspection , photos still to be provided

80mm bluescrew, photos sighted
Purlins fixed and screw in accordance with the building consent documentation

Truss connections

Checked with & confirmed, sighted by Alan

Inspection Type: **Pre Clad**
Inspection Outcome: **Fail**
Inspected By: **Jeremy Lincoln**
Inspection Date: **5 July 2023**

Failed Items

General

Battens in place

Will need to reinspect cavity isolation between brick & AC panel

Passed Items

General

Inspection notes

Previous items to be addressed before next inspection

Now addressed

Other

On site plans water damaged, New legible copy to be kept on site
Provide before next inspection

Inspection Type: **Preline Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Jeremy Lincoln**
Inspection Date: **5 July 2023**

Passed Items

General

Vents terminated

On plan shows 80mm plumber installed only one 50mm need confirmation from septic tank system that one 50mm ok or either install two 50mm vents

Second 50mm vent fitted at laundry

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Consent No: **220856**

Applicant: **Classic Builders Wellington Limited**

Site Address: **24C Gawler Street, Te Horo**

Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Inspection Type: **Preline Building**

Inspection Outcome: **Pass**

Inspected By: **Jeremy Lincoln**

Inspection Date: **17 July 2023 8:37 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	N/A
Conforms with approved drawings	N/A
Confirm additional information/amended plan	N/A
Fire Separations	N/A
Max moisture content	Pass
West elevation rechecked, now below 20%	
Ventilation to rooms	N/A
Timber treatment	N/A
Lintel/beam size and fixing	N/A
Insulation	N/A
Top plate connection	N/A
Ceiling batten spacing	N/A
Stud spacing	N/A
Bracing connections	N/A
Air seals	N/A
Bottom plate fixings	N/A
Building closed in	N/A
Grade of timber framing	N/A
Framing cut outs	N/A
wet area substrate	N/A
insert or inbuilt fireplace	N/A
LBP number	N/A
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other	N/A



Kapiti Coast District Council
175 Rimu Road
Private Bag 60601
Paraparaumu 5254
Phone (04) 296 4700

SITE NOTICE

Consent No: **220856**
Applicant: **Rose & Brooke Teague**
Site Address: **24C Gawler Street, Te Horo**
Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Building Category: **R1**

Inspection Type: **Preline Building**
Inspection Outcome: **Pass**
Inspected By: **Jeremy Lincoln**
Inspection Date: **17 July 2023**

Failed Items

General

Passed Items

General

Max moisture content

West elevation rechecked, now below 20%

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Consent No: **220856**

Applicant: **Classic Builders Wellington Limited**

Site Address: **24C Gawler Street, Te Horo**

Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Inspection Type: **Preline Building**

Inspection Outcome: **Fail**

Inspected By: **Jeremy Lincoln**

Inspection Date: **17 July 2023 12:12 p.m.**

Duration: **15 minutes**

Inspection Element

Status

General

Fail

Max moisture content

Pass

All below 20

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Consent No: **220856**

Applicant: **Classic Builders Wellington Limited**

Site Address: **24C Gawler Street, Te Horo**

Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Inspection Type: **Postline / Wet area Pre Application**

Inspection Outcome: **Fail**

Inspected By: **Jeremy Lincoln**

Inspection Date: **17 July 2023 12:24 p.m.**

Duration: **45 minutes**

Inspection Element	Status
General	Fail
Sighted previous inspection notes	Fail
Previous items to be addressed, reinspection required for window foam packers to be sealed over	
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Sheet bracing	Pass
Sheet fixings	Pass
Fire/acoustic separation	N/A
Agent/owner written approval	N/A
Wet area substrate system	Pass
Aqualine screwed off correctly in shower areas	
LBP number	Pass
1211851	
non compliance discussed onsite	N/A
Next Inspection required	Pass
Final	
Other	N/A



Taken at 12:13 PM on Monday 17/07/2023



Taken at 12:13 PM on Monday 17/07/2023



Taken at 12:14 PM on Monday 17/07/2023



Taken at 12:18 PM on Monday 17/07/2023



Taken at 12:18 PM on Monday 17/07/2023



Taken at 12:30 PM on Monday 17/07/2023

SITE NOTICE

Consent No: **220856**
Applicant: **Rose & Brooke Teague**
Site Address: **24C Gawler Street, Te Horo**
Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Building Category: **R1**

Inspection Type: **Preline Building**
Inspection Outcome: **Fail**
Inspected By: **Jeremy Lincoln**
Inspection Date: **17 July 2023**

Failed Items

General

Passed Items

General

Max moisture content **All below 20**

Inspection Type: **Postline / Wet area Pre Application**
Inspection Outcome: **Fail**
Inspected By: **Jeremy Lincoln**
Inspection Date: **17 July 2023**

Failed Items

General

Sighted previous inspection notes **Previous items to be addressed, reinspection required for window foam packers to be sealed over**

Passed Items

General

Conforms with approved drawings
Sheet bracing
Sheet fixings
Wet area substrate system **Aqualine screwed off correctly in shower areas**
LBP number **1211851**
Next Inspection required **Final**

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Consent No: **220856**
Applicant: **Classic Builders Wellington Limited**
Site Address: **24C Gawler Street, Te Horo**
Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Inspection Type: **Preline Plumbing**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **30 May 2023 10:38 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Fail
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Plumber 12597	Pass
Soil pipe size and test Not part of this consent	N/A
Pipes fixed/supported Clipped and secured	Pass
System used AS3500	Pass
TPR line Not assessed at this inspection	N/A
Inbuilt S/W pipes tested	N/A
Vents terminated On plan shows 80mm plumber installed only one 50mm need confirmation from septic tank system that one 50mm ok or either install two 50mm vents	Fail
Pressure test All 20-15mm dux segura in and tested	Pass
Back flow preventor	N/A
Waste pipe size and test In and sized correctly	Pass
Floor wastes	N/A
Shut off valves In garage	Pass
Fire wraps and collars	N/A
LBP number	N/A
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	Pass



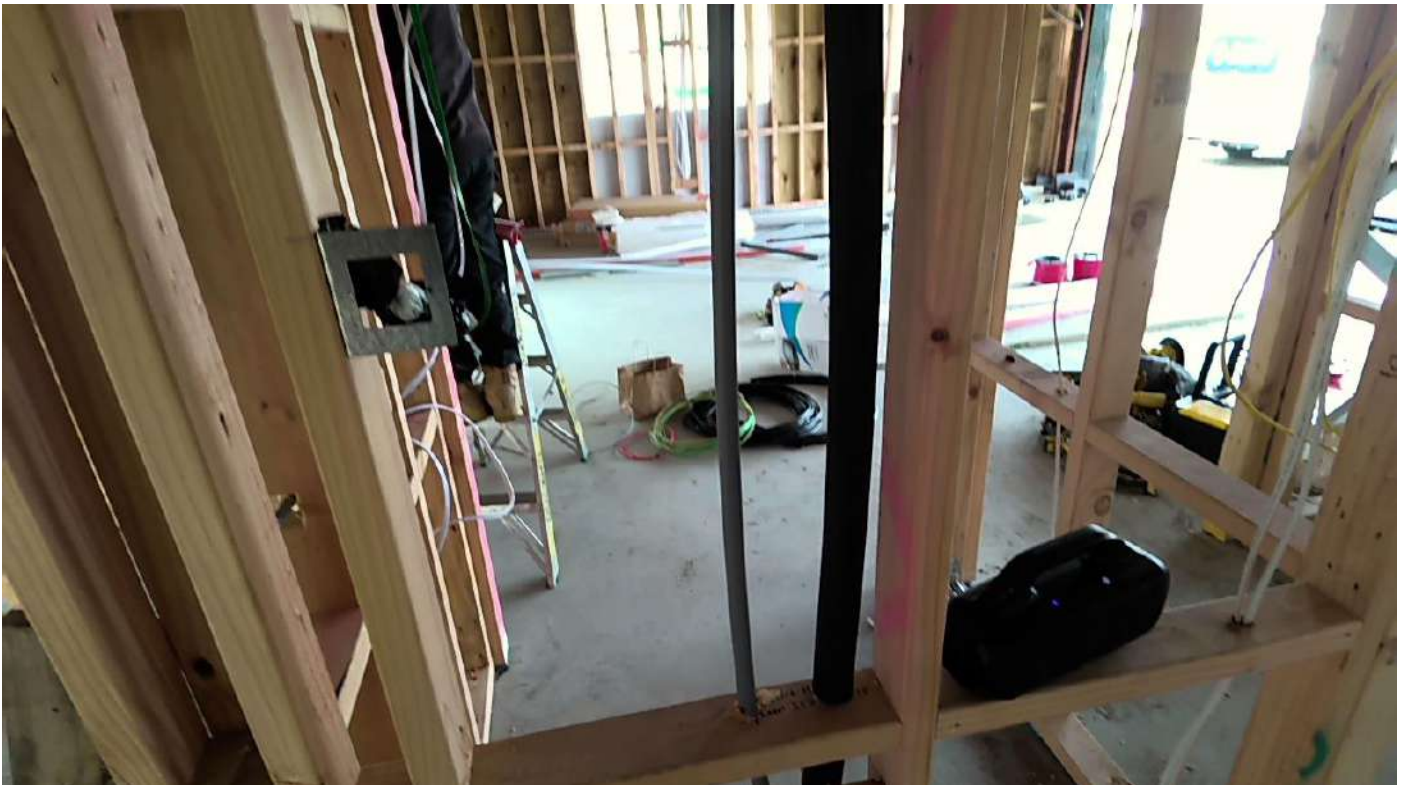
Taken at 10:19 AM on Tuesday 30/05/2023



Taken at 10:19 AM on Tuesday 30/05/2023



Taken at 10:19 AM on Tuesday 30/05/2023



Taken at 10:19 AM on Tuesday 30/05/2023



Taken at 10:20 AM on Tuesday 30/05/2023



Taken at 10:20 AM on Tuesday 30/05/2023



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Taken at 10:21 AM on Tuesday 30/05/2023



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Taken at 10:22 AM on Tuesday 30/05/2023



Taken at 10:22 AM on Tuesday 30/05/2023



Taken at 10:32 AM on Tuesday 30/05/2023

SITE NOTICE

Consent No: **220856**
Applicant: **Rose & Brooke Teague**
Site Address: **24C Gawler Street, Te Horo**
Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**
Building Category: **R1**

Inspection Type: **Preline Plumbing**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **30 May 2023**

Failed Items

General

Vents terminated

On plan shows 80mm plumber installed only one 50mm need confirmation from septic tank system that one 50mm ok or either install two 50mm vents

Passed Items

General

Sighted previous inspection notes
Conforms with approved drawings

Plumber

12597

Pipes fixed/supported

Clipped and secured

System used

AS3500

Pressure test

All 20-15mm dux segura in and tested

Waste pipe size and test

In and sized correctly

Shut off valves

In garage

Other

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

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Consent No: **220856**
Applicant: **Classic Builders Wellington Limited**
Site Address: **24C Gawler Street, Te Horo**
Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Fail**
Inspected By: **Anthony Wilson**
Inspection Date: **24 February 2023 10:08 a.m.**
Duration: **45 minutes**

Inspection Element	Status
General	Fail
Engineers details required	Pass
H Wells	
Rebate for brick veneer	Pass
Ground clearance	Pass
Concrete cover	N/A
Driveway S/W control	N/A
Sand blinding	Pass
Slab thickenings	Pass
As per plan	
Vapour barrier	Pass
Bottom plate fixings	N/A
Steel reinforcing	Fail
Needs to be signed off by engineer	
Bar chairs	Pass
Bar chairs placed as required	
DPC penetrations taped	Pass
All penetrations taped as required	
Minimum floor level	Pass
Taken from datum point, as marked on plan	
Registration numbers	N/A
Siting	Pass
Well within boundaries	
Sub slab insulation	N/A
In-slab heating	N/A
LBP number	Pass
Hayden Goodin	
Agent/owner written approval	N/A
non compliance discussed onsite	Pass
Discussed with RFL guys, get engineer to approve before pouring.	
Next Inspection required	N/A
Other	N/A



Taken at 9:56 AM on Friday 24/02/2023



Taken at 9:57 AM on Friday 24/02/2023



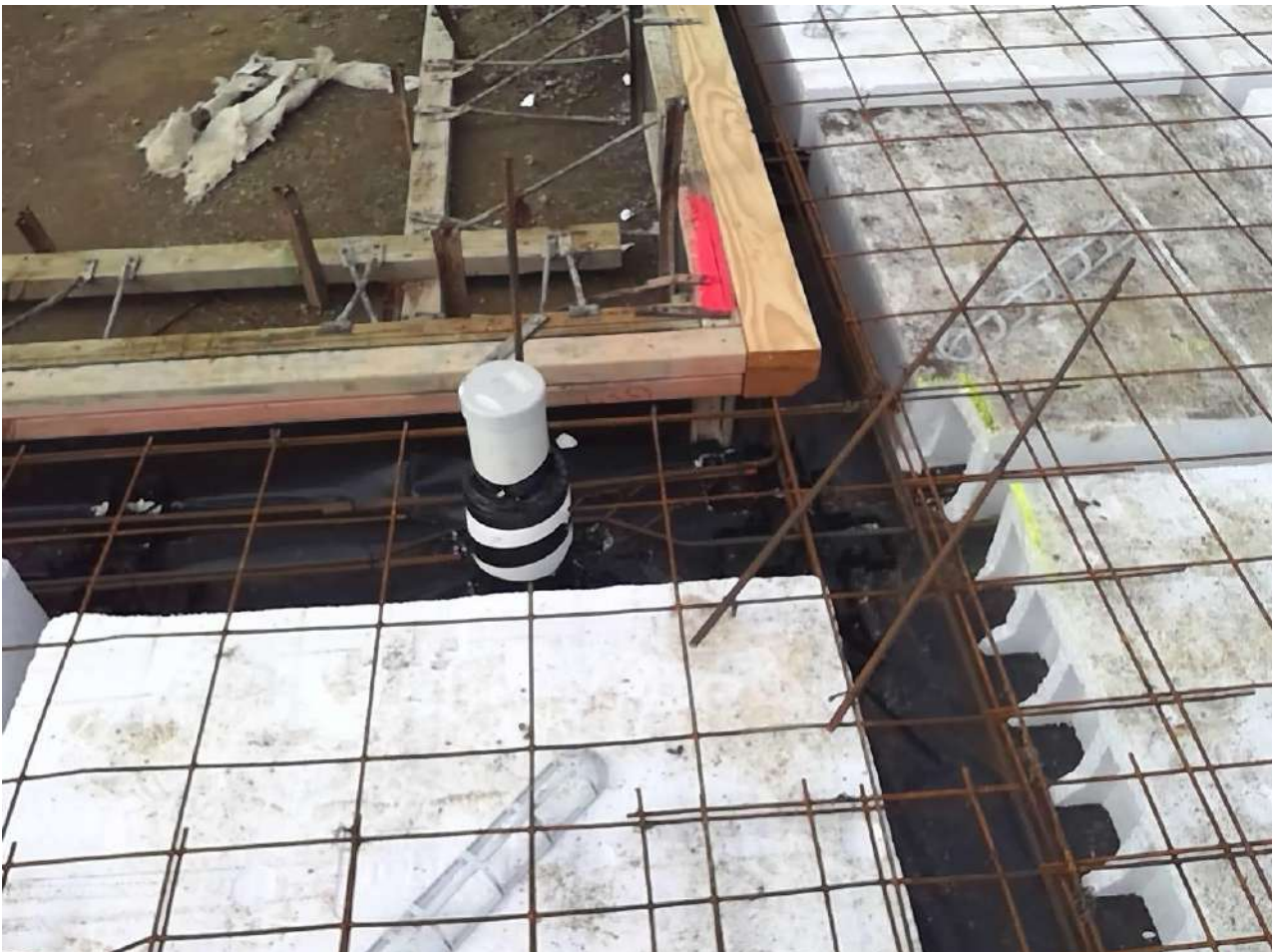
Taken at 9:59 AM on Friday 24/02/2023



Taken at 9:59 AM on Friday 24/02/2023



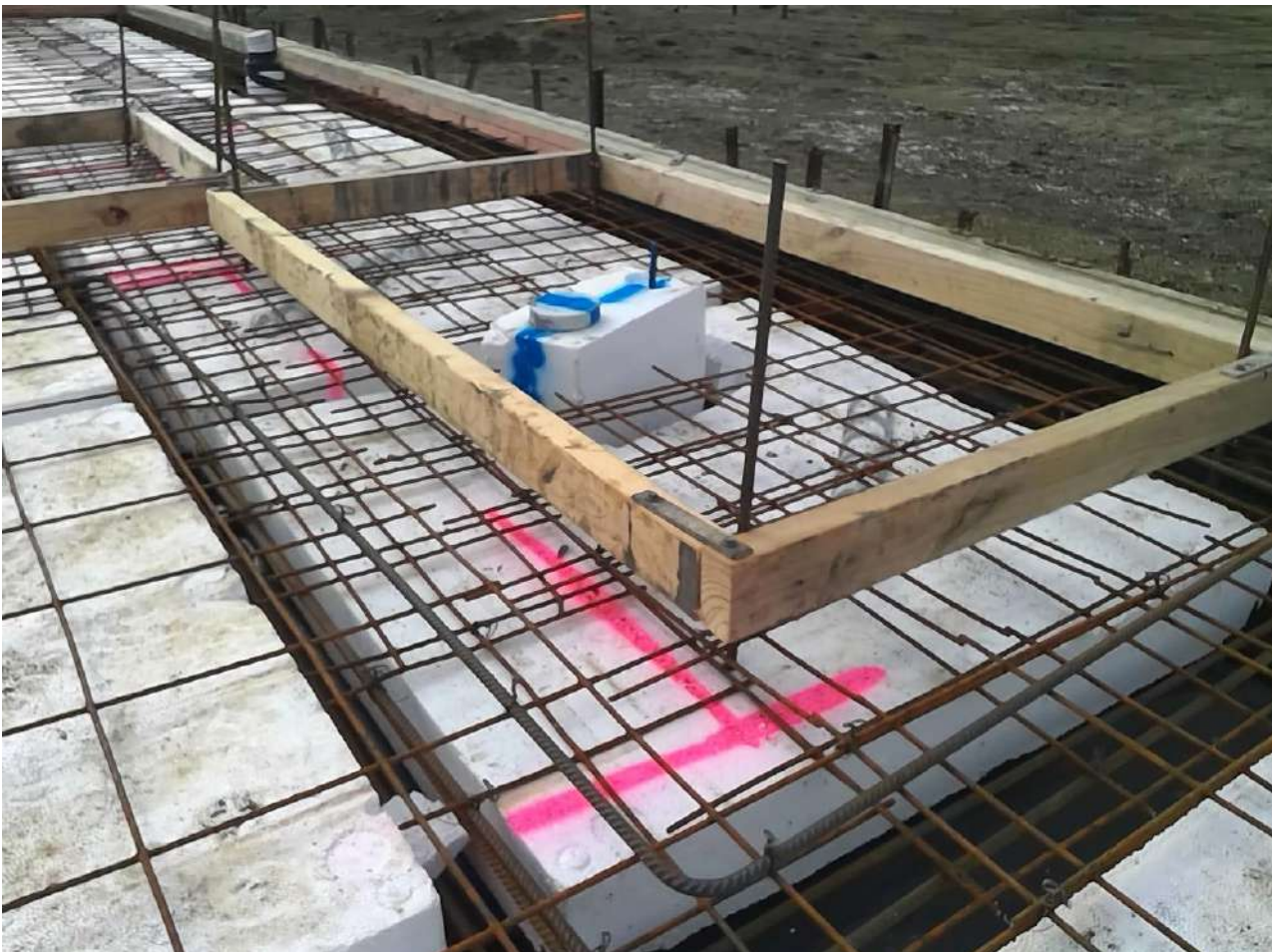
Taken at 9:59 AM on Friday 24/02/2023



Taken at 9:59 AM on Friday 24/02/2023



Taken at 9:59 AM on Friday 24/02/2023



Taken at 10:00 AM on Friday 24/02/2023



Taken at 10:00 AM on Friday 24/02/2023

SITE NOTICE

Consent No: **220856**
Applicant: **Rose & Brooke Teague**
Site Address: **24C Gawler Street, Te Horo**
Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**
Building Category: **R1**

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Fail**
Inspected By: **Anthony Wilson**
Inspection Date: **24 February 2023**

Failed Items

General

Steel reinforcing **Needs to be signed off by engineer**

Passed Items

General

Engineers details required	H Wells
Rebate for brick veneer	
Ground clearance	
Sand blinding	
Slab thickenings	As per plan
Vapour barrier	
Bar chairs	Bar chairs placed as required
DPC penetrations taped	All penetrations taped as required
Minimum floor level	Taken from datum point, as marked on plan
Siting	Well within boundaries
LBP number	Hayden Goodin
non compliance discussed onsite	Discussed with RFL guys, get engineer to approve before pouring.

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Consent No: **220856**

Applicant: **Classic Builders Wellington Limited**

Site Address: **24C Gawler Street, Te Horo**

Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Inspection Type: **Preline Building**

Inspection Outcome: **Pass**

Inspected By: **Luke Natrass**

Inspection Date: **27 October 2023 11:10 a.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	

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Consent No: **220856**
 Applicant: **Classic Builders Wellington Limited**
 Site Address: **24C Gawler Street, Te Horo**
 Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Inspection Type: **Final Inspection**
 Inspection Outcome: **Fail**
 Inspected By: **Luke Natrass**
 Inspection Date: **27 October 2023 11:55 a.m.**
 Duration: **60 minutes**

Inspection Element	Status
Exterior	Pass
All previous inspections/notes passed	Pass
All passed items on this inspection have been assessed against the consented documentation.	
Drawings	Pass
Plans on site and reviewed	
Additional information/plan	N/A
Sub-floor ventilation	N/A
Not required as concrete slab	
Roof fixings	Pass
Roof all screwed off as required	
Spouting and down-pipes	Pass
All spouting and downpipes in place and downpipes charged and piped to water tanks	
Deck structure	N/A
N/a	
Flashings - roof	Pass
Roof all flashed as required	
Penetrations - flashings	Pass
All penetrations flashed as required	
Barriers	N/A
Not part of this consent	
Gully dishes	Pass
org in place 150mm below ffl and charged by bathroom	
Stormwater and site drainage	Pass
Sumps I driveway	
Handrails	N/A
Not part of this consent	
Wastes to gully	Pass
As required	
Fixings - durability	Pass
All fixings and connections in place as required for the climate zone	
Steps/stairs	N/A
Concrete steps in place to sliding doors	
Terminal vents/AAVs	Pass
X 2, 50mm terminal vents in place as required for the septic tank system	
Cladding painted/sealed	Pass
Brick veneer and plaster cladding and painted and sealed	
Flashings - windows/doors	Pass
Al windows and doors flashed as required	
Cladding ground clearance	Pass

Fine min 150m down	
non compliance discussed onsite	N/A
Final check complete	N/A
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	
Interior	Fail
All previous inspections/notes passed	Pass
Drawings	Pass
Plans on site and reviewed	
Additional information/plan	N/A
Service areas-floors/walls	Pass
All floors sealed as required	
Stair design	N/A
Not internal stairs as part of this consent	
Handrails	N/A
Not internal stairs as part of this consent	
Balustrades	N/A
Not internal stairs as part of this consent	
Lightings	Pass
Windows and light fixtures in place for natural and artificial lighting requirements	
Laundering	Pass
separate laundry in place off hallway	
Cooking facilities	Pass
oven and hob in place for cooking requirements	
Smoke detectors	Fail
No smoke alarms installed , good clear photos to be supplied	
Food storage/preparation	Pass
As per consented plans	
Ventilation	Pass
Opening windows, ducted fan system and range hood to kitchen	
Insulation and clearance	N/A
sighted previously	
HWC flues	Pass
Hot water cylinder flued back	
HWC restraint	Pass
X 3 metal straps in place	
Tempering valve	Pass
in place as required	
Glazing - human impact	Pass
Safety glass in place to required windows and doors	
Hot water temp	Pass
50 deg	
Solid fuel heater	Pass
Yanca free standing solid fuel wood burner in place and fixed down and all required clearances	
Water supply tank	Pass
Water supplied via uv filter , with one non potable outside Hose tap	
Trap seals and AAVS	Pass
all required fixtures trapped and sealed as required	
Cistern flushing	Pass
All toilets Flushing as required	
WC pan connection	Pass
All toilets bolted and sealed as required	

Septic tank	Pass
In place and vented as required	
Window labels	N/A
non compliance discussed onsite	Pass
Spoke with Mark re requiring smoke alarms	
Final check complete	N/A
Intertenancy/commercial	N/A
Other	N/A



Taken at 11:14 AM on Friday 27/10/2023



Taken at 11:14 AM on Friday 27/10/2023



Taken at 11:14 AM on Friday 27/10/2023



Taken at 11:15 AM on Friday 27/10/2023



Taken at 11:15 AM on Friday 27/10/2023



Taken at 11:16 AM on Friday 27/10/2023



Taken at 11:16 AM on Friday 27/10/2023

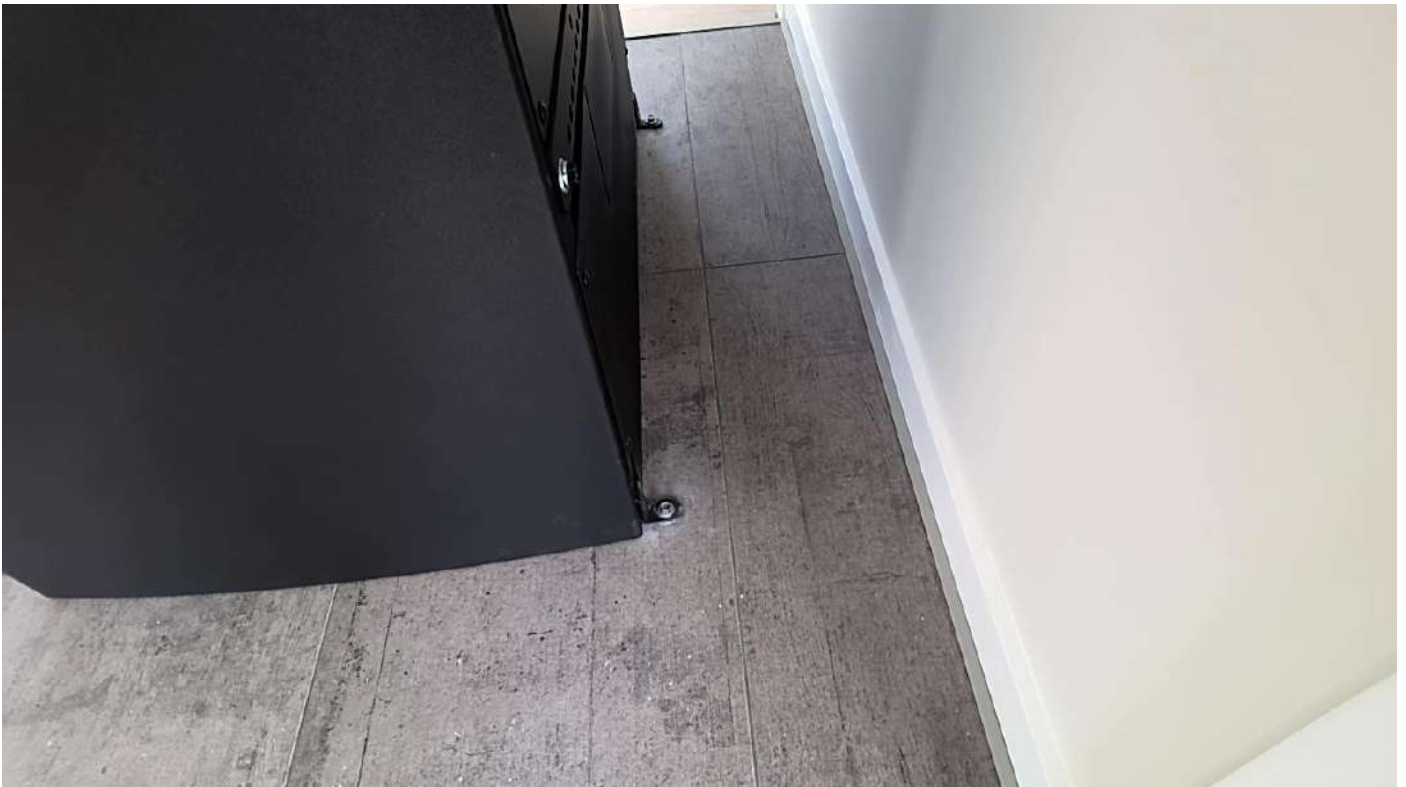


Front entry

Taken at 11:17 AM on Friday 27/10/2023



Taken at 11:17 AM on Friday 27/10/2023



Taken at 11:17 AM on Friday 27/10/2023



Taken at 11:17 AM on Friday 27/10/2023



Taken at 11:19 AM on Friday 27/10/2023



Taken at 11:19 AM on Friday 27/10/2023



Taken at 11:20 AM on Friday 27/10/2023



Kitchen

Taken at 11:22 AM on Friday 27/10/2023



Bench top sealed

Taken at 11:22 AM on Friday 27/10/2023



Under kitchen sink
Taken at 11:24 AM on Friday 27/10/2023



Scullery under sink
Taken at 11:24 AM on Friday 27/10/2023



Separate toilet

Taken at 11:29 AM on Friday 27/10/2023



Laundry

Taken at 11:31 AM on Friday 27/10/2023



Main bathroom
Taken at 11:31 AM on Friday 27/10/2023



Main bathroom shower
Taken at 11:31 AM on Friday 27/10/2023



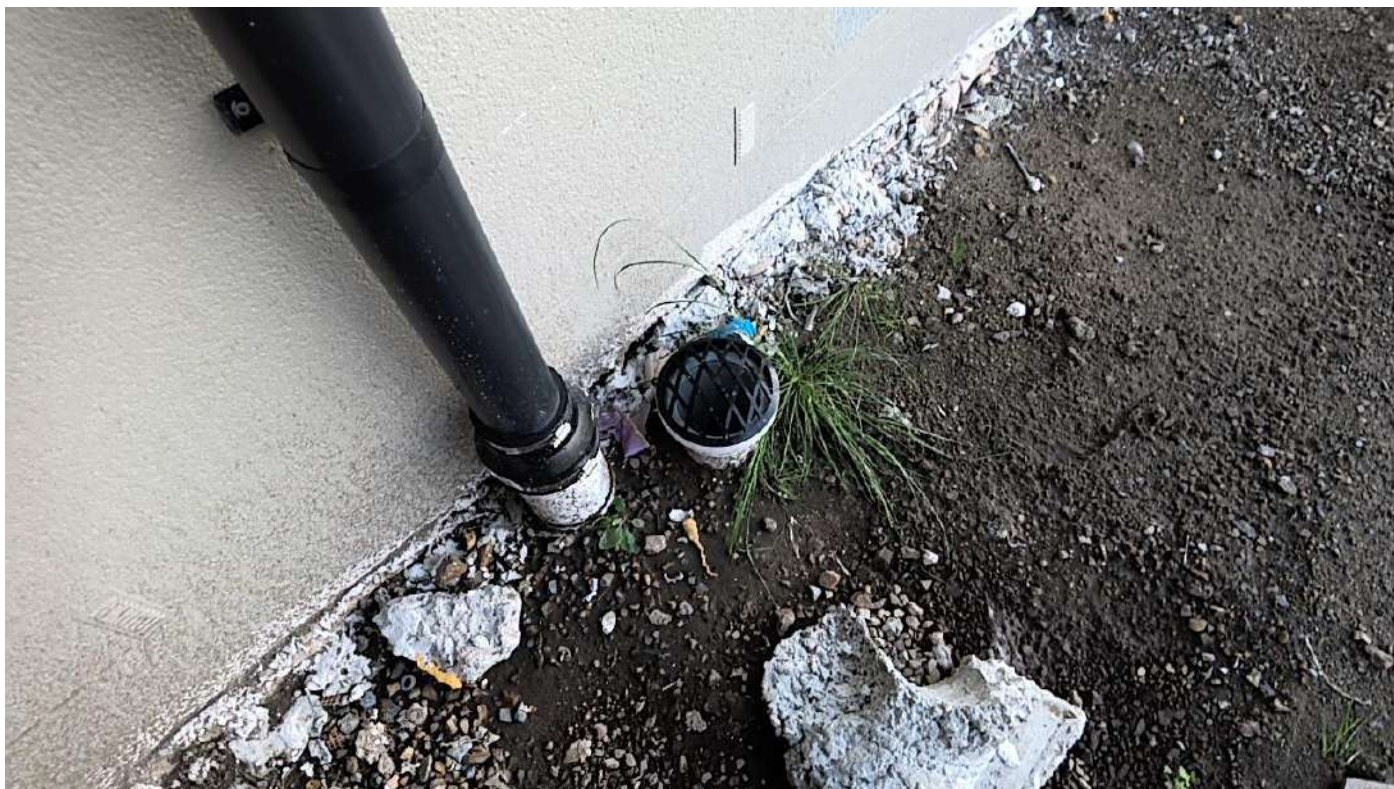
Ensuite shower

Taken at 11:36 AM on Friday 27/10/2023



South face and non potable

Taken at 11:39 AM on Friday 27/10/2023



Org 50mm down from ffl and charge s/w system
Taken at 11:41 AM on Friday 27/10/2023



One 50mm terminal vent
Taken at 11:41 AM on Friday 27/10/2023



South and East faces
Taken at 11:42 AM on Friday 27/10/2023



North and East face and second terminal vent
Taken at 11:43 AM on Friday 27/10/2023



North a
Taken at 11:45 AM on Friday 27/10/2023



North face
Taken at 11:45 AM on Friday 27/10/2023



Nort west , and wood burner flue
Taken at 11:46 AM on Friday 27/10/2023



West face
Taken at 11:48 AM on Friday 27/10/2023



Front door entry
Taken at 11:49 AM on Friday 27/10/2023



Taken at 11:49 AM on Friday 27/10/2023



Taken at 11:52 AM on Friday 27/10/2023

GoGet Inspection Audit Report

Consent No: **220856**

Applicant: **Classic Builders Wellington Limited**

Site Address: **24C Gawler Street, Te Horo**

Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Inspection Type: **Drainage**

Inspection Outcome: **Pass**

Inspected By: **Luke Natrass**

Inspection Date: **27 October 2023 3:09 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Holding water	N/A
Recheck	
Stormwater sumps	Pass
9 new storm water sumps installed in new concrete driveway	
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	



Taken at 11:09 AM on Friday 27/10/2023



Taken at 11:09 AM on Friday 27/10/2023



Taken at 11:09 AM on Friday 27/10/2023

GoGet Inspection Audit Report

Consent No: **220856**

Applicant: **Classic Builders Wellington Limited**

Site Address: **24C Gawler Street, Te Horo**

Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Inspection Type: **Pre-Slab Building**

Inspection Outcome: **Pass**

Inspected By: **Luke Natrass**

Inspection Date: **27 October 2023 3:10 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Steel reinforcing	Pass
Engineers ps4 received	
All steel work placed and tied as per consented documentation	
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	

SITE NOTICE

Consent No: **220856**
Applicant: **Rose & Brooke Teague**
Site Address: **24C Gawler Street, Te Horo**
Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Building Category: **R1**

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Pass**
Inspected By: **Luke Natrass**
Inspection Date: **27 October 2023**

Passed Items

General

Steel reinforcing

Engineers ps4 received

All steel work placed and tied as per consented documentation

Other

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Inspection Type: **Drainage**
Inspection Outcome: **Pass**
Inspected By: **Luke Natrass**
Inspection Date: **27 October 2023**

Passed Items

General

Stormwater sumps

9 new storm water sumps installed in new concrete driveway

Other

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Inspection Type: **Preline Building**
Inspection Outcome: **Pass**
Inspected By: **Luke Natrass**
Inspection Date: **27 October 2023**

Passed Items

General

Other

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Inspection Type: **Final Inspection**
27 October 2023

Inspection Outcome: **Fail**
Inspected By: **Luke Natrass**
Inspection Date: **27 October 2023**

Failed Items

Interior

Smoke detectors

No smoke alarms installed , good clear photos to be supplied

Passed Items

Exterior

All previous inspections/notes passed

All passed items on this inspection have been assessed against the consented documentation.

Drawings

Plans on site and reviewed

Roof fixings

Roof all screwed off as required

Spouting and down-pipes

All spouting and downpipes in place and downpipes charged and piped to water tanks

Flashings - roof

Roof all flashed as required

Penetrations - flashings

All penetrations flashed as required

Gully dishes

org in place 150mm below ffl and charged by bathroom

Stormwater and site drainage

Sumps I driveway

Wastes to gully

As required

Fixings - durability

All fixings and connections in place as required for the climate zone

Terminal vents/AAVs

X 2, 50mm terminal vents in place as required for the septic tank system

Cladding painted/sealed

Brick veneer and plaster cladding and painted and sealed

Flashings - windows/doors

Al windows and doors flashed as required

Cladding ground clearance

Fine min 150m down

Other

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Interior

All previous inspections/notes passed

Plans on site and reviewed

Drawings

All floors sealed as required

Service areas-floors/walls

Windows and light fixtures in place for natural and artificial lighting requirements

Lightings

separate laundry in place off hallway

Laundering

oven and hob in place for cooking requirements

Cooking facilities

As per consented plans

Food storage/preparation

Opening windows, ducted fan system and range hood to kitchen

Ventilation

Hot water cylinder flued back

HWC flues

X 3 metal straps in place

HWC restraint

in place as required

Tempering valve

Safety glass in place to required windows and doors

Glazing - human impact

50 deg

Hot water temp

Yanca free standing solid fuel wood burner in place and fixed down and all required clearances

Solid fuel heater

Water supply tank	Water supplied via uv filter , with one non potable outside Hose tap
Trap seals and AAVS	all required fixtures trapped and sealed as required
Cistern flushing	All toilets Flushing as required
WC pan connection	All toilets bolted and sealed as required
Septic tank	In place and vented as required
non compliance discussed onsite	Spoke with Mark re requiring smoke alarms

GoGet Inspection Audit Report

Consent No: **220856**

Applicant: **Classic Builders Wellington Limited**

Site Address: **24C Gawler Street, Te Horo**

Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**

Inspection Type: **Pre-Slab Plumbing**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

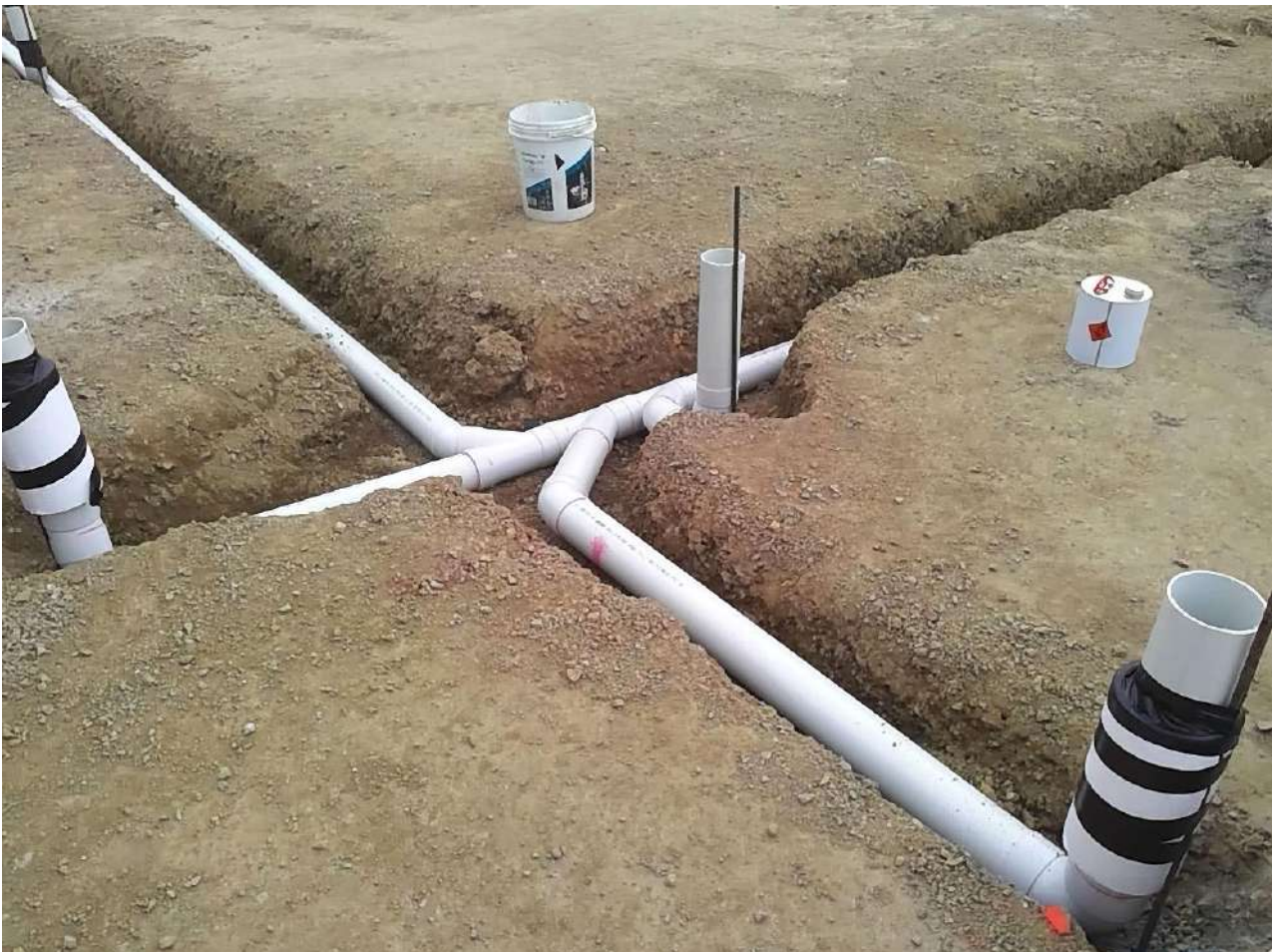
Inspection Date: **21 February 2023 1:58 p.m.**

Duration: **30 minutes**

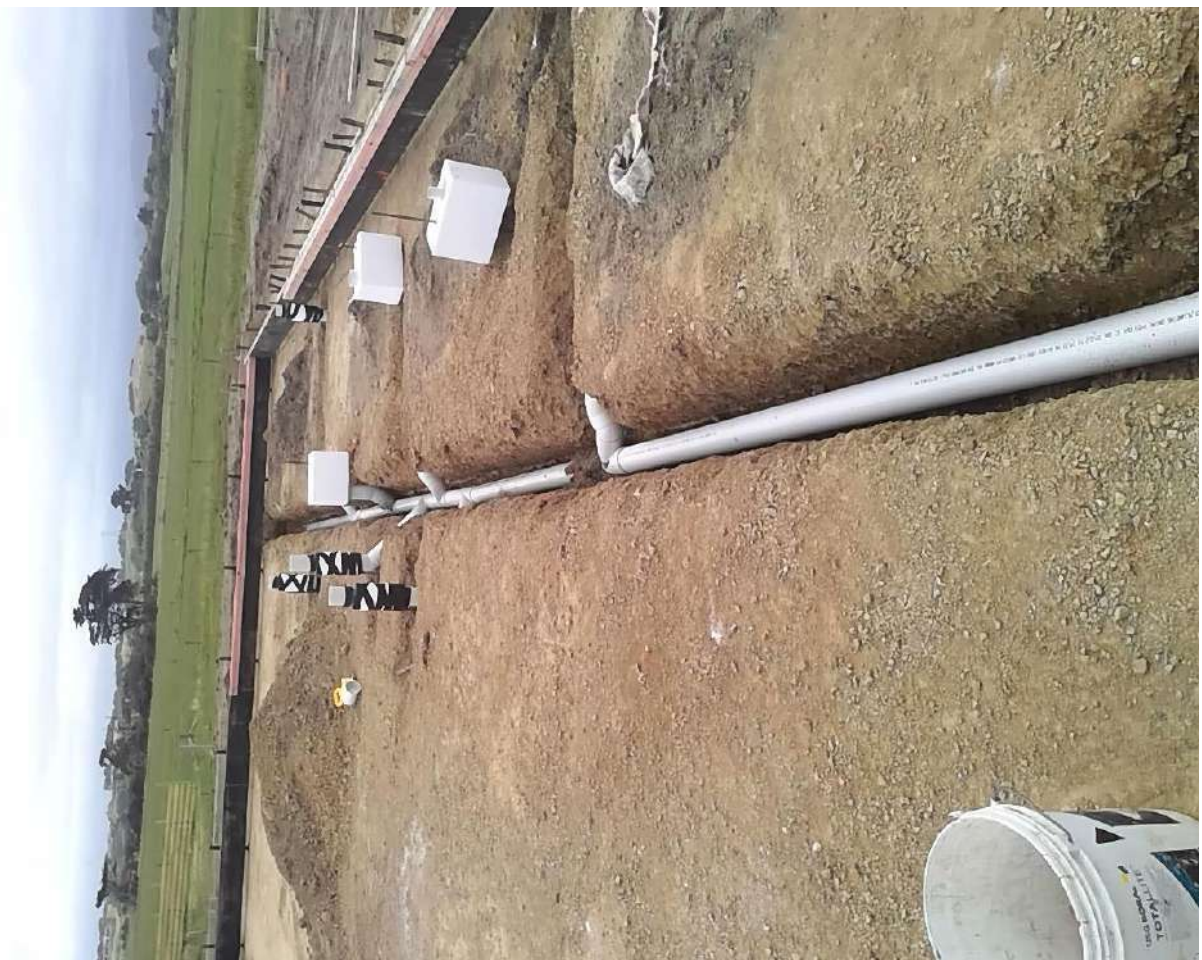
Inspection Element	Status
General	Pass
Secondary flow path	N/A
Pipe material 100mm pvc glued	Pass
Pipe protection	Pass
TPR line	Pass
Plumbing layout	Pass
Pipes supported	Pass
Wastes and drains	Pass
Water/air	Pass
Leak check	Pass
Registration numbers 12597	Pass
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other	N/A
Site Inspection	N/A



Taken at 1:53 PM on Tuesday 21/02/2023



Taken at 1:53 PM on Tuesday 21/02/2023



Taken at 1:53 PM on Tuesday 21/02/2023



Taken at 1:54 PM on Tuesday 21/02/2023



Taken at 1:54 PM on Tuesday 21/02/2023



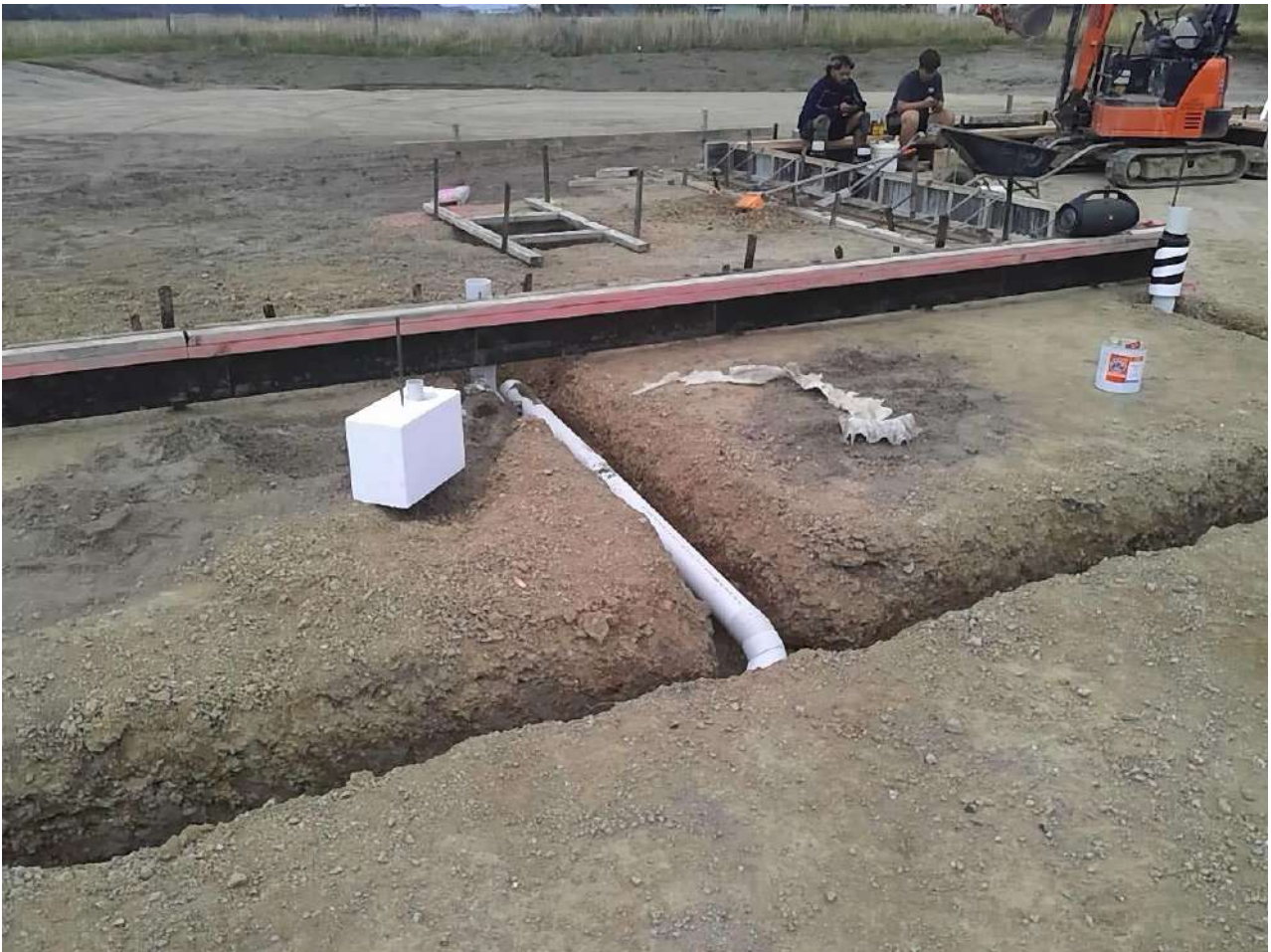
Taken at 1:54 PM on Tuesday 21/02/2023



Taken at 1:54 PM on Tuesday 21/02/2023



Taken at 1:55 PM on Tuesday 21/02/2023



Taken at 1:56 PM on Tuesday 21/02/2023

SITE NOTICE

Consent No: **220856**
Applicant: **Rose & Brooke Teague**
Site Address: **24C Gawler Street, Te Horo**
Work Type: **4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.**
Building Category: **R1**

Inspection Type: **Pre-Slab Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **21 February 2023**

Passed Items

General

Pipe material	100mm pvc glued
Pipe protection	
TPR line	
Plumbing layout	
Pipes supported	
Wastes and drains	
Water/air	
Leak check	
Registration numbers	12597

GoGet Processing Summary Report

Consent No: 220856A

Site Address: 24C Gawler Street, Te Horo

Description: Require a slab thickening under the end of T10. This will stop on the wall short of T12 and then T12 won't be required to be a girder.

Checklist/Elements	Status	Notes	Processed By
<u>Pre-Application Record</u>	N/A	Not applicable to this application	Jason Allen
<u>Vetting</u>	Pass		Briony Steel, Sam Spiers
Application documentation	Pass		SASP
Application type	Pass	The application is for an amended plan. Copies of the original plans outlining proposed amendments are provided alongside new plans and specifications.	SASP
Application form signed	Pass	The owners match those listed on the CT. The application form is signed by the owner or by an agent nominated by the owner.	SASP
Proof of ownership	Pass	A certificate of title dated within the last three months.	SASP
Drawings and plans	Pass	Detailed plans are provided that clearly show existing building and the proposed modification or new build.	SASP
Site specific specifications	Pass	Specifications provided that are relevant to the proposed works. Specifications do not contradict the plans. Specifications clearly identify chosen products, and do not show a range of possible options.	SASP
Compliance documentation	Pass	Relevant changes to B1, B2 included	SASP
Specific engineered design	N/A		SASP
Heritage Building	N/A		SASP
Owner Builder	N/A		SASP
Any outstanding CCC's	Pass		SASP
Outstanding CCC's affecting proposed building work	Pass	No outstanding CCC's that would affect the proposed works	SASP
Building act	Pass		SASP
S71 Natural Hazard	Pass	Inundation.	SASP
S71-72 assessment	Pass	Section 72 applies because adequate provision has been made to protect building work or other property from the natural hazard. The consent can be granted with a s73 certificate.	SASP
S71-72 Recommendation	Pass	The building consent can be granted with a s73 certificate	SASP
S 84 - Restricted building work	Pass	A certificate of design work has been provided by each of the designers contributing to the restricted building work.	SASP
S 112 or 133AT - Alterations to existing buildings	N/A		SASP
S 115 - Change of use	N/A		SASP
S 118 - Access and facilities for persons with disabilities	N/A		SASP
Decision- s71-74	Pass		SASP
Hazard entered into register in ED	Pass	Hazard entered into register under BC220856	SASP
Signing officer	Pass	Section 72 was applied to BC220856	SASP
Waivers and Modifications	N/A		SASP
Multi Use	N/A		SASP
Payment	Pass		BSL
Payment requested	Pass		BSL

Checklist/Elements	Status	Notes	Processed By
Payment received	Pass		BSL
<u>CCC and Category</u>	Pass		Jason Allen
Outstanding CCCs	Pass		JAA
Outstanding CCCs affecting the proposed building work	Pass	Nothing identified that would effect the proposed works	JAA
Consent Category	Pass		JAA
Consent categorised correctly	Pass	R1 - categorised correctly	JAA
<u>Planning</u>	N/A	Not applicable to this application	Jason Allen
<u>Specified Systems Compliance</u>	N/A	Not applicable to this application	Jason Allen
<u>Environmental Health</u>	N/A	Not applicable to this application	Jason Allen
<u>Quick Consent</u>	N/A	Not applicable to this application	Jason Allen
<u>B1 - Structure</u>	Pass		Jason Allen
Verification method	Pass		JAA
Structural review	N/A	Not applicable to this application	JAA
Structural risk assessment	Pass	The building work contains SED. The engineering has been assessed against structural policy, and given the scope of the engineering and the evidence provided, the risk is not considered to be high enough to require structural review.	JAA
Engineer	Pass	The design involves specific engineering design PS1 has been provided by: CPEng # Current: Yes/No RFI - B1 - Please provide the following information from the engineer: 1 - PS1 covering the change to the foundation plan for the load bearing rib 2 - Endorsed foundation plan by the engineer --- RFI Details --- B1 - Please provide the following information from the engineer: 1 - PS1 covering the change to the foundation plan for the load bearing rib 2 - Endorsed foundation plan by the engineer --- Customer Response --- This is a codemark Ribraft slab hence there is no PS1 required for this. The E3 consultants stamp on the slab plan was for the portico foundations only --- Council Response - Accepted - JAA - 14 Feb 2023 7:28am --- It is reasonable to accept the response and sign off this RFI item	JAA
<u>Consent RFI</u>			
Request:		B1 - Please provide the following information from the engineer: 1 - PS1 covering the change to the foundation plan for the load bearing rib 2 - Endorsed foundation plan by the engineer	JAA
Response:		This is a codemark Ribraft slab hence there is no PS1 required for this. The E3 consultants stamp on the slab plan was for the portico foundations only	JAA
Scope	Pass	The scope of the engineering is: Structural engineering	JAA
Monitoring requirements	Pass	Construction monitoring to: CM3	JAA
Structural proprietary systems	Pass	The building work contains SED. The following elements are proprietary systems, and compliance with B1 requirements has been ascertained by manufacturer's tables / producer statements.	JAA
NZS 3604	Pass		JAA

Checklist/Elements	Status	Notes	Processed By
Scope	Pass	The building is within the scope and limitation of NZS 3604.	JAA
Good ground	N/A	Not applicable to this application - Amendment and this information has been covered under the main building consent	JAA
Site requirements	N/A	Not applicable to this application - This is an Amendment and this information has been covered under the main building consent	JAA
Risk of liquefaction/ lateral spread	N/A	Not applicable to this application - This is an Amendment and this information has been covered under the main building consent	JAA
Deck structure	N/A	Not applicable to this application	JAA
Foundations and sub-floor framing	N/A	Not applicable to this application	JAA
Floors	N/A		JAA
Suspended timber floors (ground)	N/A	Not applicable to this application	JAA
Suspended timber floors (first floor and above)	N/A	Not applicable to this application	JAA
Flooring	N/A	Not applicable to this application	JAA
Concrete slab	N/A	Not applicable to this application - This is an Amendment and this information has been covered under the main building consent	JAA
Walls	N/A	Not applicable to this application - This is an Amendment and this information has been covered under the main building consent	JAA
Posts	N/A	Not applicable to this application - This is an Amendment and this information has been covered under the main building consent	JAA
Roof structure	Pass		JAA
Framed roof	N/A	Not applicable to this application	JAA
Truss roof	Pass	The roof truss has been specifically designed according to B1/VM1. Refer to the Verification Method checklist item. Documentation of the trusses meets the requirements of 10.2.2.3.	JAA
<p>***RFI - B1 - Please provide a PS1 and design statement from the truss manufacturer in support of the change to truss layout.</p> <p>--- RFI Details ---</p> <p>B1 - Please provide a PS1 and design statement from the truss manufacturer in support of the change to truss layout.</p> <p>--- Customer Response ---</p> <p>Please find attached two documents in reply to this.</p> <p>--- Council Response - Accepted - JAA - 14 Feb 2023 7:30am ---</p> <p>It is reasonable to accept the response and sign off this RFI item</p> <p>PS1 provided including truss layout plans</p>			
<u>Consent RFI</u>			
Request:		B1 - Please provide a PS1 and design statement from the truss manufacturer in support of the change to truss layout.	JAA
Response:		Please find attached two documents in reply to this.	JAA
Eaves and gable verges	N/A	Not applicable to this application - This is an Amendment and this information has been covered under the main building consent	JAA
Purlins / tile battens	N/A	Not applicable to this application - This is an Amendment and this information has been covered under the main building consent	JAA

Checklist/Elements	Status	Notes	Processed By
Bracing	N/A	Not applicable to this application - This is an Amendment and this information has been covered under the main building consent	JAA
Ceilings	N/A	Not applicable to this application - This is an Amendment and this information has been covered under the main building consent	JAA
Verandah beams	N/A	Not applicable to this application	JAA
Snow loading	N/A	Not applicable to this application	JAA
External stairs	N/A	Not applicable to this application	JAA
Internal Barriers	N/A	Not applicable to this application	JAA
3kPa floor loads	N/A	Not applicable to this application	JAA
Other compliance paths	N/A	Not applicable to this application	JAA
Alternative solution	N/A	Not applicable to this application	JAA
<u>B2 - Durability</u>	Pass		Jason Allen
B2 prompts	Pass		JAA
Material compatibility	Pass	Adjoining materials are compatible.	JAA
Concrete and concrete masonry	N/A	Not applicable to this application - This is an Amendment and this information has been covered under the main building consent	JAA
Timber treatment	Pass	The wood-based building components required to achieve 50 year durability comply with table 1 NZS 3602 as modified by B2/AS1.	JAA
Steel fixings and fastenings	N/A	Not applicable to this application - This is an Amendment and this information has been covered under the main building consent	JAA
Engineered elements	Pass	The durability aspects of all of the elements designed by the client's structural engineer have been satisfactorily checked for compliance to B2 in respect to B1 structure.	JAA
Plumbing materials	N/A	Not applicable to this application - This is an Amendment and this information has been covered under the main building consent	JAA
Limited life consent	N/A	Not applicable to this application	JAA
Maintenance Requirements	N/A	Not applicable to this application - This is an Amendment and this information has been covered under the main building consent	JAA
Coastal Corrosion	N/A	Not applicable to this application - This is an Amendment and this information has been covered under the main building consent	JAA
Other compliance paths	N/A	Not applicable to this application	JAA
Alternative solution	N/A	Not applicable to this application	JAA
<u>C1-C2 - Protection From Fire</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>D1 - Access Routes</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>D2 - Mechanical Installations For Access</u>	N/A	Not applicable to this application	Jason Allen
<u>E1 - Surface Water</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>E2 - External moisture</u>	N/A	Not applicable to this application - This is an	Jason Allen

Checklist/Elements	Status	Notes	Processed By
		Amendment, with compliance information having been covered under the main building consent	
<u>E3 - Internal Moisture</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>F1 - Hazardous Agents On Site</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>F2 - Hazardous Building Materials</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>F3 - Hazardous Substances And Processes</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>F4 - Safety From Falling</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>F5 - Construction and Demolition Hazards</u>	Pass		Jason Allen
F5 prompts	Pass		JAA
Consent addendum	Pass	Compliance with F5 Site Safety is to be noted in the consent addendum.	JAA
Other compliance paths	N/A	Not applicable to this application	JAA
Alternative solution	N/A	Not applicable to this application	JAA
<u>F6 - Visibility In Escape Routes</u>	N/A	Not applicable to this application	Jason Allen
<u>F7 - Warning Systems</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>F8 - Signs</u>	N/A	Not applicable to this application	Jason Allen
<u>F9 Means of Restricting Access to Residential Pools</u>	N/A	Not applicable to this application	Jason Allen
<u>G1 - Personal hygiene</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>G2 - Laundering</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>G3 - Food Preparation And Prevention Of Contamination</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>G4 - Ventilation</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building	Jason Allen

Checklist/Elements	Status	Notes	Processed By
		consent	
<u>G5 - Interior Environment</u>	N/A	Not applicable to this application	Jason Allen
<u>G6 - Airborne And Impact Sound</u>	N/A	Not applicable to this application	Jason Allen
<u>G7 - Natural Light</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>G8 - Artificial Light</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>G9 - Electricity</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>G10 - Piped Services</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>G11 - Gas As An Energy Source</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>G12 - Water Supplies</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>G13 - Foul Water</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>G14 - Industrial Liquid Waste</u>	N/A	Not applicable to this application	Jason Allen
<u>G15 - Solid Waste</u>	N/A	Not applicable to this application	Jason Allen
<u>H1 - Energy Efficiency</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>S67 - Waivers And Modifications</u>	N/A	Not applicable to this application	Jason Allen
<u>S75 - Build over 2 allotments</u>	N/A	Not applicable to this application	Jason Allen
<u>S112 and S133 AT - Alterations To Existing Buildings</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>S113 - Buildings with specified intended lives</u>	N/A	Not applicable to this application	Jason Allen
<u>S115 and S133 AN- Change Of Use</u>	N/A	Not applicable to this application	Jason Allen
<u>S116A - Subdivision Code Compliance Requirements</u>	N/A	Not applicable to this application	Jason Allen
<u>S363 - Certificate For Public Use (Construction)</u>	N/A	Not applicable to this application	Jason Allen
<u>Warnings & Bans</u>	Pass		Jason Allen

Checklist/Elements	Status	Notes	Processed By
Warnings & Bans	Pass		JAA
Warnings	Pass	Current warning and bans Foil insulation ban: Ban on the installation and/or repair of foil insulation in residential buildings with an existing electrical installation. Loop bar warning: Warning on the use of the loop bar details in flange-hung, double-tee precast concrete flooring units. This project does not have the above items as part of the application	JAA
Bans	Pass	Current warning and bans Foil insulation ban: Ban on the installation and/or repair of foil insulation in residential buildings with an existing electrical installation. Loop bar warning: Warning on the use of the loop bar details in flange-hung, double-tee precast concrete flooring units. This project does not have the above items as part of the application	JAA
<u>Restricted Building Work</u>	N/A	Not applicable to this application - This is an Amendment, with compliance information having been covered under the main building consent	Jason Allen
<u>Reviews</u>	N/A	Not applicable to this application	Jason Allen
<u>Contractor Review</u>	N/A	Not applicable to this application	Jason Allen
<u>Amendment to Building Consent</u>	Pass		Jason Allen
Endorsements	Pass		JAA
Description of work entered	Pass	If yes, add endorsement to GoGet via condition memo	JAA
Additional value of work entered	N/A	Not applicable to this application	JAA
Enter new conditions and state conditions superseded (if any)	N/A	Not applicable to this application	JAA
Enter new applicable advice notes and state advice notes superseded(if any)	N/A	Not applicable to this application	JAA
Approval to Grant	Pass		JAA
Planning Approval	N/A	Not applicable to this application	JAA
Plumbing and Drainage Approval	N/A	Not applicable to this application	JAA
Grant Consent	Pass	Building Officer - Amendment Application approved for Granting. OK to Issue RFIs have been signed off	JAA
<u>Exempt work</u>	N/A	Not applicable to this application	Jason Allen
<u>Certificate of Acceptance</u>	N/A	Not applicable to this application	Jason Allen
<u>S363 -Certificate for Public Use (Occupancy)</u>	N/A	Not applicable to this application	Jason Allen

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: 14 February 2023 7:40 am
Jason Allen

GoGet Processing Summary Report

Consent No: 220856B

Site Address: 24C Gawler Street, Te Horo

Description: Change from Hot water heat pump E300 to a Rheem 250L Mains pressure electric water cylinder.

Checklist/Elements	Status	Notes	Processed By
<u>Pre-Application Record</u>	N/A		Simon Copp
<u>Vetting</u>	Pass		Briony Steel, Nikita Kapoor
Application documentation	Pass		NKA
Application type	Pass	The application is for an amended plan. Copies of the original plans outlining proposed amendments are provided alongside new plans and specifications.	NKA
Application form signed	Pass	The owners match those listed on the CT.	NKA
Proof of ownership	Pass	A certificate of title dated within the last three months.	NKA
Drawings and plans	Pass	Detailed plans are provided that clearly show existing building and the proposed modification or new build.	NKA
Site specific specifications	Pass	Specifications provided that are relevant to the proposed works. Specifications do not contradict the plans. Specifications clearly identify chosen products, and do not show a range of possible options.	NKA
Compliance documentation	Pass	Relevant documentation is shown for: - other documentation for other unusual products;	NKA
Specific engineered design	N/A		NKA
Heritage Building	N/A		NKA
Owner Builder	N/A		NKA
Any outstanding CCC's	N/A		NKA
Building act	N/A		NKA
Decision- s71-74	N/A		NKA
Waivers and Modifications	N/A		NKA
Multi Use	N/A		NKA
Payment	Pass		BSL, NKA
Payment requested	Pass		NKA
Payment received	Pass		BSL, NKA
<u>CCC and Category</u>	Pass		Simon Copp
Outstanding CCCs	N/A		SC
Consent Category	Pass		SC
Consent categorised correctly	Pass	Check consent is categorised correctly, if not advise Team Leader so it can be changed and re-allocated if necessary	SC
<u>Planning</u>	N/A	There is no Planning input needed. No change to the building envelope or roof line.	Simon Copp
<u>Specified Systems Compliance</u>	N/A	No Specified systems.	Simon Copp
<u>Environmental Health</u>	N/A	No environmental input is required for this application.	Simon Copp
<u>Quick Consent</u>	Pass		Simon Copp
Consent type	Pass		SC
Minor works	N/A		SC
Simple building work	N/A		SC
Amendment-Durability modification	N/A		SC
Amendment	Pass	Change from Hot water heat pump E300 to a Rheem	SC

Checklist/Elements	Status	Notes	Processed By
		250L Mains pressure electric water cylinder. this has been moved from the corner of the garage into the back of the cupboard in the garage. valve train shown seismic restraints detailed drain detailed. Tempering valve detail provided 250lt MP Rheem HWC	
Exemption	N/A		SC
Certificate for public use	N/A		SC
Other	N/A		SC
Checklist	Pass		SC
B1 - B2: Stability	Pass	a note on the plans re HWC drain	SC
C1 - C6: Protection from fire	N/A	Unchanged from original.	SC
D1 -D2: Access	N/A	Unchanged from original.	SC
E1 - E3: Moisture	N/A	Unchanged from original.	SC
F1 - F8: Safety of users	N/A	Unchanged from original.	SC
G1 - G15: Services and facilities	Pass	HWC substitution	SC
H1: Energy efficiency	N/A	Unchanged from original.	SC
<u>B1 - Structure</u>	N/A	This building consent application is being assessed in the amendment section of the quick consent process.	Simon Copp
<u>B2 - Durability</u>	N/A	This building consent application is being assessed in the amendment section of the quick consent process.	Simon Copp
<u>C1-C2 - Protection From Fire</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>D1 - Access Routes</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>D2 - Mechanical Installations For Access</u>	N/A		Simon Copp
<u>E1 - Surface Water</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>E2 - External moisture</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>E3 - Internal Moisture</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>F1 - Hazardous Agents On Site</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>F2 - Hazardous Building Materials</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>F3 - Hazardous Substances And Processes</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>F4 - Safety From Falling</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>F5 - Construction and Demolition Hazards</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>F6 - Visibility In Escape Routes</u>	N/A		Simon Copp
<u>F7 - Warning Systems</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>F8 - Signs</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>F9 Means of Restricting Access to Residential</u>	N/A	This code clause is code clause is unchanged	Simon Copp

Checklist/Elements	Status	Notes	Processed By
<u>Pools</u>		from the original granted consent.	
<u>G1 - Personal hygiene</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>G2 - Laundering</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>G3 - Food Preparation And Prevention Of Contamination</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>G4 - Ventilation</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>G5 - Interior Environment</u>	N/A		Simon Copp
<u>G6 - Airborne And Impact Sound</u>	N/A		Simon Copp
<u>G7 - Natural Light</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>G8 - Artificial Light</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>G9 - Electricity</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>G10 - Piped Services</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>G11 - Gas As An Energy Source</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>G12 - Water Supplies</u>	N/A	This building consent application is being assessed in the amendment section of the quick consent process.	Simon Copp
<u>G13 - Foul Water</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>G14 - Industrial Liquid Waste</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>G15 - Solid Waste</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>H1 - Energy Efficiency</u>	N/A	This code clause is code clause is unchanged from the original granted consent.	Simon Copp
<u>S67 - Waivers And Modifications</u>	N/A	This section of the Building Act is unchanged from the original approved building consent application.	Simon Copp
<u>S75 - Build over 2 allotments</u>	N/A	This section of the Building Act is unchanged from the original approved building consent application.	Simon Copp
<u>S112 and S133 AT - Alterations To Existing Buildings</u>	N/A	This section of the Building Act is unchanged from the original approved building consent application.	Simon Copp
<u>S113 - Buildings with specified intended lives</u>	N/A	This section of the Building Act is unchanged from the original approved building consent application.	Simon Copp
<u>S115 and S133 AN- Change Of Use</u>	N/A	This section of the Building Act is unchanged from the original approved building consent application.	Simon Copp
<u>S116A - Subdivision Code Compliance Requirements</u>	N/A	This section of the Building Act is unchanged from the original approved building consent application.	Simon Copp
<u>S363 - Certificate For Public Use</u>	N/A	This section of the Building Act is unchanged	Simon Copp

Checklist/Elements	Status	Notes	Processed By
<u>(Construction)</u>		from the original approved building consent application.	
<u>Warnings & Bans</u>	N/A	No Warnings or Bans identified.	Simon Copp
<u>Restricted Building Work</u>	N/A	The work proposed is not classified as restricted building work.	Simon Copp
<u>Reviews</u>	N/A	Deemed to be competent no review required.	Simon Copp
<u>Contractor Review</u>	N/A	This application was checked in house.	Simon Copp
<u>Amendment to Building Consent</u>	Pass		Simon Copp
Endorsements	Pass		SC
Description of work entered	Pass		SC
Additional value of work entered	N/A		SC
Enter new conditions and state conditions superseded (if any)	N/A	none	SC
Enter new applicable advice notes and state advice notes superseded(if any)	N/A	none	SC
Approval to Grant	Pass		SC
Planning Approval	N/A		SC
Plumbing and Drainage Approval	Pass	HWC substituted	Approved to grant
Grant Consent	Pass	Building Officer - Amendment Application approved for Granting. OK to Issue	SC
<u>Exempt work</u>	N/A	No Exemptions	Simon Copp
<u>Certificate of Acceptance</u>	N/A	No Certificates of Acceptance	Simon Copp
<u>S363 -Certificate for Public Use (Occupancy)</u>	N/A	This section of the Building Act is unchanged from the original approved building consent application.	Simon Copp

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: 4 May 2023 4:58 am
Simon Copp

Building Consent Office Record

Building Consent No.	220856
Building Project	4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.
Location (Site Address)	24C Gawler Street, Te Horo
Building Category	R2

CONSENT DATA INPUT REQUIREMENTS

Please delete yes/no as applicable

	No	Compliance Schedule	
Yes		Restricted building work	
	No	Owner Builder	Owner Builder register: ED2526609
	No	Certificate for Public Use	
Yes		Referral to Planning	
Yes		Referral to Plumbing & Drainage	
	No	Referral to Environmental Health	
Yes		Natural Hazard	Type: Inundation

Dialogue Record

Record all telephone discussions in relation to the application.

Note: all written records including emails are to be directly saved to the building consent folder in ED.

Date / time	State content of discussion!!!	Initials

Notes

Building Consent Office Record

Building Consent No.	220856A
Building Project	Require a slab thickening under the end of T10. This will stop on the wall short of T12 and then T12 won't be required to be a girder.
Location (Site Address)	24C Gawler Street, Te Horo
Building Category	R1

CONSENT DATA INPUT REQUIREMENTS

Please delete yes/no as applicable

	No	Compliance Schedule	
Yes		Restricted building work	
	No	Owner Builder	Owner Builder register: ED2526609
	No	Certificate for Public Use	
	No	Referral to Planning	
	No	Referral to Plumbing & Drainage	
	No	Referral to Environmental Health	
Yes		Natural Hazard	Type: Inundation

Dialogue Record

Record all telephone discussions in relation to the application.

Note: all written records including emails are to be directly saved to the building consent folder in ED.

Date / time	State content of discussion!!!	Initials

Notes

Building Consent Office Record

Building Consent No.	220856B
Building Project	«Description» Change from Hot water heat pump E300 to a Rheem 250L Mains pressure electric water cylinder.
Location (Site Address)	24C Gawler Street, Te Horo
Building Category	R2

CONSENT DATA INPUT REQUIREMENTS

Please delete yes/no as applicable

	No	Compliance Schedule	
	No	Restricted building work	
	No	Owner Builder	Owner Builder register: BUILDCA-1696537222-237
	No	Certificate for Public Use	
	No	Referral to Planning	
Yes		Referral to Plumbing & Drainage	
	No	Referral to Environmental Health	
	No	Natural Hazard	Type:

Dialogue Record

Record all telephone discussions in relation to the application.

Note: all written records including emails are to be directly saved to the building consent folder in ED.

Date / time	State content of discussion!!!	Initials

Notes

FILE NOTE

Request for Further Information Notification

Building Consent No: 220856

Site Address: 24C Gawler Street, Te Horo

Valuation Ref: 1487135014

Description: 4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.

Building Consent Request for Information

The following RFIs were sent to the portal on 2 November 2022:

BUILDING

1. B1 - Drawing sheet 1.1 has notations (i.e. engineered foundation required and confirm choice etc) Please revise information to align with the propose foundation design. Remove any other notations that are no longer required. Also the proposed new shed if not part of this building consent will need to be marked as so, to prevent any ambiguity.
2. B1 - Please clarify top plates for construction, both load and non-load bearing walls. If this information has been provided please identify where (i.e. Drawing sheet number)
3. B1 - Please provide manufacturers product information for the proprietary metal ceiling battens - Add the specific product detail to an applicable drawing sheet
4. B2 - All structural fixings in zone 'D' both sheltered and exposed to the environment are require to be 'Type 304 stainless steel. Please provide this notation to an applicable drawing sheet(s)
5. C1 - C2 - Please provide the following information for the installation of the selected wood burner:
 - 1 - Manufacturers product information for the wood burner
 - 2 - Flue installation specification and product information
 - 3 - Flue flashing requirements - fixings for zone 'D'
 - 4 - Hearth
6. C1 - The consent notice makes mention of the need for firefighting water supply in accordance with the code or practice. Please verify the following:
 - 1 - The minimum standing water storage required for firefighting requirements
 - 2 - Connection required to the firefighting standing water tank for brigade use
 - 3 - Tank inter-connection so to allow continuous storage. Noting that domestic supply is to be drawn from the same tanks.

The configuration of the water tanks should be demonstrated to a drawing sheet, as to provide the appropriate standing storage for firefighting, without causing the domestic supply to be contaminated with stale water (i.e. a constant refreshing of the tanks without loss of firefighting amenity)

7. H1 - Please verify compliance path for the H1 calculation (e.g. H1/AS1 Fourth Edition - Amendment 4) and endorse the provided H1 calculations with this information

8. E2 - Please provide the manufacturers product information for the proposed Steel & Tube 'Trimline' profiled metal roofing.

Note: The provided product technical statement from the manufacturer is for Plumbdeck profiled metal roof cladding.

9. E2 - Clearly specify the appropriate Colorsteel product to be used for exposure zone 'D' environment. Please revise applicable drawing sheet(s) with this information

10. F2 - Please specify safety glass to the joinery lounge and low level bedroom 1 windows

Note: window schedule not provided so item number un-available

11. E3 - Please verify and demonstrate to a drawing sheet glazing in the shower enclosure, is specified to be compliant with NZS 4223.3.

12. G4 - Verification (by calculation) that there is sufficient natural ventilation is provided to occupied spaces by openable windows and/or doors of an adequate area is required. Please add this information to an applicable drawing sheet

13. G4 - Please verify and demonstrate to a drawing sheet, that the dryer vent laundry area, is to discharge to the outside.

14. G7 - Please verify and demonstrate to a drawing sheet, that windows to habitable spaces have an area no less than 10% of the floor area.

PLUMBING AND DRAINAGE

1. E1 - Please provide calculations in support of the soakage system design.

Note: The Easy-flow soakage design documents look not to have been provided, please provide this documents.

2. E1 - Please provide E1/AS1 compliant stormwater sumps to the concrete driveway and demonstrate connection of them to the stormwater system. Revise applicable drawing sheet as required. The collection area square metre calculation, should take into account the dwelling and all non-permeable areas such as driveway sumps. Show all catchment totals to sumps in sq/m to an applicable drawing sheet.

Size sumps in accordance with E1/AS1 Clause 3.6.2 and Figures 8 and 9. Include sump details as applicable and falls to sump and kerbs as required.

3. G12 - Please clarify if there is to be non-potable water supply to hose taps and WCs. Mark up applicable drawing sheet with required information. Attention to non-potable water requirements, such as signage and marking of pipe work as non-potable should this be needed.

4. G12 - Please provide information to a drawing sheet on protection from freezing of the hot and cold water pipe work as well as protection from UV.

Note on drawing sheet 4.6.1 has been seen for hot water systems however, does not fully cover compliance requirement.

5. G12 - Please provide for the water tanks, manufacturers product installation guidance information

6. G12 - Please provide the following information:

1 - Specify pump to be used for the potable water supply and include manufacturers information

2 - How is the water from the storage tanks to meet potable water requirements (i.e UV system and filters) complete with manufacturers installation guidance

7. G13 - Please revise the compliance on drawing sheet 4.6.1 to G13/AS3 (AS/NZS3500.2) as the current specified compliant pathway of AS/NZS3500.2.21 has not been cited yet.

8. G13 - Please provide the on-site wastewater disposal design information from Integra, so verification of the proposed system compliance can be undertaken.

9. G13 - Please provide to an applicable architectural drawing sheet, the minimum set backs required by the Greater Wellington Regional Council (GWRC) for on-site disposal. This information will need to align with rule R63 GWRC 'Natural Resources Plan for the Wellington Region'
10. G13 - For the proposed sanitary system any branch drain greater than 10 metres will require venting (i.e. kitchen/scullery, laundry drains). Please demonstrate this to a revised drainage plan.
11. G13 - Please verify the minimum venting requirements for the on-site waste disposal system and revise the venting to the main drain accordingly.

It has been noted that a terminal vent (TV) of DN 50 has been specified however this is not adequate

12. G13 - For the combined branch drains (i.e Kitchen/scullery and laundry/handbasin and bathroom/ensuite) please provide the minimum pipe size requirement. Mark this information on the drainage plan.

Jason Allen

Date: 2 November 2022

FILE NOTE

Request for Further Information Notification

Building Consent No: 220856

Site Address: 24C Gawler Street, Te Horo

Valuation Ref: 1487135014

Description: 4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.

Building Consent Request for Information

The following RFIs were sent to the portal on 1 December 2022:

PLUMBING AND DRAINAGE

1. RFI 2 - G13 - Where a foul water drain is discharging to a septic system the minimum main vent size is to be DN80mm. Please revise the main drain vent to reflect this requirement.

Previous RFI item:

G13 - Please verify the minimum venting requirements for the on-site waste disposal system and revise the venting to the main drain accordingly.

It has been noted that a terminal vent (TV) of DN 50 has been specified however this is not adequate

2. RFI 2 - G12 - Where water is to be used from the water collection tanks and not be filtered for external hose use, then all non-potable water pipe work and outlets are to be identified as such i.e.

1) All non-potable water outlets to have signs as per G12/AS1 section 4.2 and as required by F8

2) All non-potable pipe work is to be clearly identifiable (i.e. Lilac colour)

Notation to be added to a drawing sheet clarifying requirement of the set up.

Previous RFI item

G12 - Please clarify if there is to be non-potable water supply to hose taps and WCs. Mark up applicable drawing sheet with required information. Attention to non-potable water requirements, such as signage and marking of pipe work as non-potable should this be needed.

Jason Allen

Date: 1 December 2022

FILE NOTE

Request for Further Information Notification

Building Consent No: 220856A

Site Address: 24C Gawler Street, Te Horo

Valuation Ref: 1487135014

Description: Require a slab thickening under the end of T10. This will stop on the wall short of T12 and then T12 won't be required to be a girder.

Building Consent Request for Information

The following RFIs were sent to the portal on 8 February 2023:

BUILDING

1. B1 - Please provide the following information from the engineer:
 - 1 - PS1 covering the change to the foundation plan for the load bearing rib
 - 2 - Endorsed foundation plan by the engineer
2. B1 - Please provide a PS1 and design statement from the truss manufacturer in support of the change to truss layout.

Jason Allen

Date: 8 February 2023

Consent No: 220856

Building Category: R1

Site Address: 24C Gawler Street, Te Horo

Owner/Agent: Classic Builders Wellington Limited

Inspections

The following inspections are required:

- 1 Foundation
- 1 Pre-Slab Building
- 1 Pre-Slab Plumbing
- 1 Drainage
- 1 Preline Building
- 1 Postline / Wet area Pre Application
- 1 Pre Wrap
- 1 Pre Clad
- 1 Brick Veneer
- 1 Free Standing Solid Fuel Heater
- 1 Wet Area Post-application
- 1 Preline Plumbing
- 1 Final Inspection
- 13 Total Inspections

Documentation

The following documentation is required:

- 1 Application for CCC
- 1 Electrical safety certificate - Electrician
- 1 Electrical safety certificate - Inspector
- 1 As-built drainage plan
- 1 Drainage (Form 126) for stormwater & private Sewer installation
- 1 Plumbing (Form 125) for pressure test and installation piped services
- 1 Construction review PS4 statement for structural engineering Engineered fill raft
- 1 Construction statement from the monolithic wall cladding substrate installer EZpanel
- 1 Membrane applicator certificates - internal wet area
- 1 Timber framing and truss certification
- 1 Record of Work
- 1 Solid Fuel Heater Installer's Checksheet

Building Practitioners

- 1 Designer 1 Nickolas Gillingham
- 1 Designer 2 Stefan Reuther
- 1 Carpentry 1

- 1 Foundations 1
- 1 Bricklaying and Blocklaying 1
- 1 External Plastering 1
- 1 Roofing 1
- 1 Plumber
- 1 Drainlayer
- 1 Electrician

KAPITI COAST DISTRICT COUNCIL

Consent No: 220856A

Building Category: R1

Site Address: 24C Gawler Street, Te Horo

Owner/Agent: Classic Builders Wellington

KAPITI COAST DISTRICT COUNCIL

Consent No: 220856B

Building Category: R2

Site Address: 24C Gawler Street, Te Horo

Owner/Agent: Classic Builders Wellington

Brooke and Rose Teague
5 Falla Street
Paraparaumu Beach
Paraparaumu

Building Consent: 220856

18 October 2022

Dear Brooke and Rose Teague

**Advice of Intention to Issue a Consent under
Section 72 of the Building Act 2004**

Description: 4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZ Panel 50mm ACC Concrete Panel cladding.

Location: 24C Gawler Street, Te Horo

Legal Description: LOT 5 DP 512385

Following our conversation today, this letter is to confirm our verbal advice that should Kāpiti Coast District Council grant this consent, it considers approval would be done under section 72 of the Building Act 2004. The relevant sections are set out at the end of this letter.

Based on the information we have available the land on which the building work is to be carried out is subject or is likely to be subject to 1 or more natural hazards.

The natural hazard identified on the property is

- inundation (ponding/flooding)

This hazard information has been identified in accordance with the Council's Building Consent-Natural Hazard Guidance Information. See attached copy.

You now have the opportunity to consider the issues. If you still wish to proceed with this application in light of this information please indicate either by email or letter.

What this means for this consent

It is important that we make you aware that if a consent is issued under section 72, an entry will be made on the Record of Title for the property. This can have serious ramifications for:

- insurance cover (including EQC cover),
- mortgage lending,
- property value; and
- on selling.

Options

The options available for your consideration are:

1. to submit technical evidence that your property is not likely to be subject to the hazard that has been identified in association with the land where the building work is proposed.
2. to cancel the consent application with a refund of some of the fees; or
3. to proceed with the consent and have the entry under section 72 of the Building Act 2004 entered onto the Record of Title; or
4. to proceed with the consent with the section 72 entry indicating you will challenge the decision by the means of a Determination with the Ministry of Business, Innovation and Employment.
5. to re-design the work so that the cause of the hazard is mitigated.

Costs under Section 72 approval

We advise that the following additional cost will have to be paid prior to Council issuing the consent under section 72:

- \$285.00 approximately for Notification to the Registrar General of Land, and
- \$151.00 for Council processing time to action this, being a total of \$436.00 (incl GST).

Advice

We strongly recommend that you seek advice before making any decisions and consider your options carefully.

Next Steps

We would appreciate your advice in writing on how you would like to proceed by 1 November 2022

If no advice is received by that date, the Council may process the consent and grant it under section 72.

Please do not hesitate to contact me should you wish to discuss this matter further or voluntarily suspend your application to provide additional time to formulate your decision. I am available on 04 296 4700 or 0800 486 486.

Yours sincerely



Scott Kyle

Section 71 and 72 of the Building Act 2004

Section 71 Building on land subject to natural hazards

- (1) A building consent authority must refuse to grant a building consent for construction of a building, or major alterations to a building, if—
 - (a) the land on which the building work is to be carried out is subject or is likely to be subject to 1 or more natural hazards; or
 - (b) the building work is likely to accelerate, worsen, or result in a natural hazard on that land or any other property.
- (2) Subsection (1) does not apply if the building consent authority is satisfied that adequate provision has been or will be made to—
 - (a) protect the land, building work, or other property referred to in that subsection from the natural hazard or hazards; or
 - (b) restore any damage to that land or other property as a result of the building work.
- (3) In this section and [sections 72 to 74](#), **natural hazard** means any of the following:
 - (a) erosion (including coastal erosion, bank erosion, and sheet erosion);
 - (b) falling debris (including soil, rock, snow, and ice);
 - (c) subsidence;
 - (d) inundation (including flooding, overland flow, storm surge, tidal effects, and ponding);
 - (e) slippage.

Section 72 Building consent for building on land subject to natural hazards must be granted in certain cases

Despite [section 71](#), a building consent authority that is a territorial authority must grant a building consent if the building consent authority considers that—

- (a) the building work to which an application for a building consent relates will not accelerate, worsen, or result in a natural hazard on the land on which the building work is to be carried out or any other property; and
- (b) the land is subject or is likely to be subject to 1 or more natural hazards; and
- (c) it is reasonable to grant a waiver or modification of the [building code](#) in respect of the natural hazard concerned.

Building Consents – Natural Hazard Guidance Information



Building consents issued under Section 72 of the Building Act 2004 for building work on land subject, or likely to be subject, to a natural hazard - guidance information.

What are natural hazards as they relate to a building consent?

Natural hazards mentioned in the Building Act 2004 are:

- erosion (including coastal erosion, bank erosion and sheet erosion);
- falling debris (including soil, rock snow and ice);
- subsidence;
- inundation (including flooding, overland flow, storm surge, tidal effects and ponding); and
- slippage.

A Land Information Memorandum (LIM) or Project Information Memorandum (PIM) will identify hazards that the Council knows about for a particular land site.

What does the Council consider when a building consent application is submitted?

When an application for a building consent is lodged the Building Act 2004 requires the council to consider whether the land, on which the building work is to be carried out, is subject or likely to be subject to any natural hazard. Sections 71-74 of the Building Act set out the matters to be considered and the actions to be taken by the Council.

New building works or alterations should be designed with natural hazards in mind. In some circumstances, the Council may refuse to grant the building consent. In other circumstances, under Section 72 of the Building Act 2004, the Council may grant the building consent, subject to conditions. If the consent is granted under Section 72, the Council must notify the Registrar General of Land and an entry will be made on the Record of Title. This would indicate a building consent was granted under Section 72 and would identify the natural hazard concerned.

How do I know if my property is in a hazard area and could be subject to Section 72 of the Building Act 2004?

Areas which have been identified as hazard areas are identified in the Council's District Plan. The latest information regarding hazards, as well as the district plan information, is available via the Council's website at www.kapiticoast.govt.nz/Property-Information and www.kapiticoast.govt.nz/Planning/

What sort of work will trigger a Section 72 notation on the Record of Title?

Sections 71-74 of the Building Act 2004, deal with building consents for “*construction of a building, or major alterations to a building*” if “*the land on which the building work is to be carried out is subject or likely to be subject to 1 or more natural hazards*”. Where this situation exists, the Building Act provides that a building consent can be granted but a notation must be included on the Record of Title.

Current Council guidance is that “major alterations” are assessed on a case by case basis.

Building work classified as “major alterations”, (as classified in Section 71), will be considered “major” if the proposed work exceeds the lesser of 25% of the original floor area, or 30m². This only applies when the alteration is actually an addition.

All new buildings on land subject to a natural hazard are to be considered under Section 71. Wholly internal fit outs, suspended decks and minor building consents will not be considered under Section 71 regardless of size.

What are the implications of having a Section 72 notation on the Record of Title?

If there is a Section 72 notation on the Record of Title, and the building is subsequently damaged by a hazard event, the owner and subsequent owners cannot claim against the Council for issuing the building consent.

You are strongly advised to contact your solicitor, insurance company or the Earthquake Commission <http://www.eqc.govt.nz> if you are either purchasing a property in these areas and/or you are intending to carry out any building alterations or additions in the future.

How does Section 72 of the Building Act 2004 compare with previous building legislation?

The Building Act 1991 also covered natural hazards and a Section 36(2) entry under that 1991 Act is similar to a Section 72 entry under the Building Act 2004.

Before 1991 all building permits were issued under the Local Government Act 1974 and a Section 641(A) entry under that Act is also similar to a Section 72 entry under the Building Act 2004.

How do I know whether there is already a hazard-related notation on the Record of Title?

This can be identified by obtaining a copy of the Record of Title from Land Information New Zealand www.linz.govt.nz.

From: Hamish Smith <Hamish.Smith@gw.govt.nz>
Sent: Thursday, 13 October 2022 3:39 pm
To: Leon McGavin <Leon.McGavin@classicbuilders.co.nz>
Cc: Kevin McDonagh <kevin.mcdonagh@classicbuilders.co.nz>; Matthew Fullerton <Matthew.Fullerton@classicbuilders.co.nz>; Nick Gillingham <nick.gillingham@classicbuilders.co.nz>; Lauren Foley <Lauren.Foley@classicbuilders.co.nz>
Subject: RE: FW: [KCDC111814] Request for Information - Building Consent - Form 2 WLG101289 - 24C Gawler Street, Te Horo, Kapiti Coast [#5CE0CE]

Hi Leon,

Thanks for your patience. I'm happy with my original recommendation here.

Flood hazard at 24C Gawler Street (Lot 5 DP 512385)

- I have attached a map of the property (boundary highlighted).
- The property is subject to ponding (dark blue) flood hazard from the Mangaone Stream in a 1% Annual Exceedance Probability (AEP) flood event.
- Note that for construction to a given flood level, the level is to the underside of the floor joists or to the base of the concrete floor slab.
- The 1% AEP flood level is 4.5m MSL. This level is given in terms metres above Mean Sea Level Wellington 1953 Datum.
- KCDC may hold additional information on localised stormwater flooding in this area.

Section 72 Building Act

Where land on which building work is to be carried out is subject to, or likely to be subject to flood hazard, if Kāpiti Coast District Council (KCDC) grants a building consent under Section 72 of the Building Act 2004 they shall include a notation on the Certificate of Title. It is KCDC's responsibility to notify the owner if there will be a registration. We suggest that property owners discuss this with them directly.

GW recommends:

- That as a minimum you build to above the 1% AEP flood level given.
- That you contact KCDC with regard to your proposed development in an area of modelled flood hazard.
- That the property owner notify their insurance company of the information contained in this email.

If you have any questions please contact me.



Hamish Smith ([he/him](#))

Kaipūkaha Senior Engineer – Investigations, Strategy & Planning - Flood Protection

Greater Wellington Te Pane Matua Taiao

T 021 581 715

100 Cuba St, Te Aro, Wellington 6011

Follow us online: [Facebook](#) | [Twitter](#) | gw.govt.nz

From: Leon McGavin <Leon.McGavin@classicbuilders.co.nz>
Sent: Monday, 10 October 2022 5:08 pm
To: Hamish Smith <Hamish.Smith@gw.govt.nz>
Cc: Kevin McDonagh <kevin.mcdonagh@classicbuilders.co.nz>; Matthew Fullerton <Matthew.Fullerton@classicbuilders.co.nz>; Nick Gillingham <nick.gillingham@classicbuilders.co.nz>; Lauren Foley <Lauren.Foley@classicbuilders.co.nz>
Subject: RE: FW: [KCDC111814] Request for Information - Building Consent - Form 2 WLG101289 - 24C Gawler Street, Te Horo, Kapiti Coast [#5CE0CE]

CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004 [Form 7 – Building (forms) Regulations 2004]



Consent No(s): 220811

The Building			
Street address of building:	24C Gawler Street, Te Horo	Building name:	N/A
Current, Lawfully established, use:	Outbuilding	Location of building within site/block number:	Centrally and 5m from the Southern Boundary
		Intended life of the building if 50 years or less:	-
Level/unit number:	-	Year first constructed:	2023
Legal description of land where building is located:	LOT 5 DP 512385		
The Owner			
Name of owner:	Brooke and Rose Teague	Street address /registered office:	5 Falla Street Paraparaumu Beach
Contact person:	As above	Phone numbers:	
Mailing address:	5 Falla Street Paraparaumu Beach Paraparaumu 5032	Landline:	-
		Mobile:	0274500251
		Daytime:	-
Email address:	brooketeague@hotmail.com	After hours:	-
Website:	N/A	Facsimile number:	-
First point of contact for communications with the Kapiti Coast District Council:			
As above			
Building Work			
Building Consent No(s):	220811	Issued by:	Kapiti Coast District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that:

- (a) the building work complies with the building consent

Michelle Salmon –
Building Inspections Team Leader
On behalf of **Kapiti Coast District Council**

Date: 13/09/2023

Totalspan Wellington
PO Box 15082
Otaki 5542

24 November 2022

Dear Building Consent Applicant / Building Owner

Approval of Building Consent – Detached Residential / Outbuilding: 220811

Location: 24C Gawler Street, Te Horo
Legal Description: LOT 5 DP 512385
Description: Construction of a Totalspan steel portal frame garage on a concrete slab.

I am pleased to inform you that the above building consent application has been approved. The building consent documents have been issued and are enclosed.

The building consent attached to this letter is consent under the Building Act 2004 to undertake building work in accordance with the plans and specifications that accompanied your application. Under section 49 of that Act, Council is satisfied that the provisions of the building code would be met if the proposed building work were completed in accordance with those plans and specifications. This consent does not affect any duty or responsibility under any other Act or permit any breach of any other Act.

This building consent does not give or imply any rights to transgress beyond your legal boundaries. Any work that is required beyond your legal boundaries can only be undertaken with the permission of the affected owner/s.

Before starting any work please read ALL the building consent documents carefully and in full so that you, as the owner, understand the conditions under which the consent has been issued.

Owner responsibilities

The owner is responsible for ensuring:

- building work starts within 12 months of the approval of the building consent and that work progresses at a reasonable pace.

- written notice of every licensed building practitioner undertaking restricted building work is provided to Council before that work commences, and any changes are advised in writing
- the approved building consent documents are kept on site during construction and available for the District inspector at inspections
- all required inspections are completed and that a Code Compliance Certificate is obtained once the work has been completed. The list of supporting documentation required before issue of the Code Compliance Certificate and information on filling out the application form for code compliance certificate is attached. Failure to obtain a final inspection and a code compliance certificate may affect your insurance cover and could affect future re-sale of your property.
- a Corridor Access Request is made and a Works Access permit is obtained before undertaking work in the legal road/road reserve, including installing a vehicle access crossing from the public road into your property. The process to be followed and the forms can be found on the Council website under Council Services/Roads or Council Services/Frequently asked questions/Access & Transport.
- before any excavations are undertaken a "Before U Dig" inquiry is made to check for locations of any underground services.
- no work with noisy equipment is to be carried out before 7.30 a.m. or after 6 p.m. Monday to Saturday. During the week there may be workers on site from 6.30 a.m. quietly preparing for work. Work with noisy equipment is not permitted on Sundays and public holidays.
- all loose materials that are capable of being carried by the wind are either secured or removed from the site. All activities must be carried out in a manner that keeps to a minimum the dust nuisance to adjacent properties.
- no damage occurs to public property, for example footpaths, water meters or retaining structures. Should damage occur you will be required to pay for any repairs.
- obtaining an amendment to the building consent for any changes to the approved building consent, prior to that work being undertaken.
- meeting the requirements of any easements, consent notices, covenants, and like listings registered on the title.
- the development contributions invoiced, if any, must be paid before a code compliance certificate can be issued.
- all maintenance recommended by the manufacturers is carried out at the required intervals.

General requirements

Note: Your attention is drawn to the notes contained in the 'Addendum to the Consent' and guidance documents referred to.

The following information is relevant to this building consent:

1. The Building Inspector is to be given 24 hours' notice before carrying out the inspections on the attached list. To arrange for inspections by the District Inspector, please contact the building inspectorate on 04 296 4700 between the hours of 8.00am and 4.30pm.
2. You are responsible for the safety of visitors to the work site including those undertaking building inspections. You must provide safe access to parts of the construction necessary for inspection. Ladder access must be securely founded and tied. Scaffold access and roof edge protection is generally required.
3. If required inspections, including those by designers of specifically designed elements, are not undertaken you may experience difficulty in obtaining a Code Compliance Certificate for the project. We suggest that at the time of the first inspection you discuss the inspection requirements with the inspecting officer.
4. This building consent will lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue, or within such further period as the territorial authority allows.
5. The contractor is to leave the site clear of all demolition materials and in a tidy state.
6. Easements, consent notices, covenants, and like listings registered on the title are the responsibility of the applicant.
7. Note and comply with endorsements on approved plans.

Please note that the design work and restricted building work must be supervised or carried out by a licensed building practitioner who is licensed to carry out or supervise that kind of building work.

You or your agent will need to provide their details to the Council in writing prior to commencement of the building work. If after the restricted building work commences the named licensed building practitioner(s) ceases to be engaged to carry out or supervise the restricted building work under the building consent, this must also be advised in writing as must also the details of any other licensed building practitioner(s) subsequently engaged to carry out or supervise the restricted building work (Section 87 of the Building Act 2004). A form "Advice of licensed building practitioner(s)" is enclosed for you to use to advise the Council of licensed building practitioner details.

Please also note that it is an offence to engage another person to carry out or supervise restricted building work who is not a licensed building practitioner (Section 86 of the Building Act 2004).

Other reference material

- Guide for completing an application for code compliance,
<https://www.kapiticoast.govt.nz/your-council/planning/building/code-compliance-certificate/>
- A guide to the inspection process
<https://www.kapiticoast.govt.nz/your-council/planning/building/building-services-inspections/>

If you have any questions regarding your building consent or your responsibilities, please contact Kapiti Coast District Council on 04 296 4700 or toll free on 0800 486 486.

Building Consent

[Form 5, Building (Forms) Regulations 2004]

220811

Section 51, Building Act 2004

The building

Street address of building: 24C Gawler Street, Te Horo

*Legal description of land where
building is located:*

LOT 5 DP 512385

Valuation number: 1487135014

Building name: N/A

Location of building within site/

block number: -

Level/unit number:

The owner

Name of owner: Brooke and Rose Teague

Contact person:

Mailing address: 5 Falla Street, Paraparaumu Beach, Paraparaumu
5032

Street address/registered office: 24C Gawler Street, Te Horo

Phone numbers:

Landline: - *Mobile:* 0274500251

After hours: - *Fax number:* -

Email address: brooketeague@hotmail.com

Website: -

First point of contact for communications with the council/building consent authority:

Full Name: Totalspan Wellington

Mailing Address: PO Box 15082, Otaki 5542

Phones: 0274430648: 042970033

Email: wellington@totalspan.co.nz

Building work

The following building work is authorised by this building consent:

Construction of a Totalspan steel portal frame garage on a concrete slab.

Outbuilding.

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions of building consent

This building consent is subject to the following conditions:

1. Refer to the list of inspections required. Under section 90 of the Building Act 2004 agents authorised by the Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect—
 - a. land on which building work is being or is proposed to be carried out; and
 - b. building work that has been or is being carried out on or off that building site; and
 - c. any building.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

- List of required inspections and supporting documentation required
- Building Consent Addendum
- Plans and specifications

Note: The cover letter and all attachments to this building consent should be read fully to ensure you understand all conditions of this consent.

Signature 

Position 

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 24/11/22

Relevant Information

Issued in accordance with Building Consent No. 220811

1. This approval is for a non-habitable building.
2. Plan notes take precedence over general specifications.

Building Consent Addendum to 220811

Application	Building Consent No. 220811
<p>Totalspan Wellington</p> <p>PO Box 15082</p> <p>Otaki 5542</p>	

Project	
Description:	<p>Domestic only - garages</p> <p>Being Stage 1 of an intended 1 Stages</p> <p>Construction of a Totalspan steel portal frame garage on a concrete slab.</p>
Intended Life:	Indefinite, but not less than 50 years
Intended Use:	Outbuilding.
Estimated Value:	\$95,000
Location:	24C Gawler Street, Te Horo
Legal Description:	LOT 5 DP 512385
Valuation No:	1487135014

Specific requirements

1. The inspection of all specific design components covered by a producer statement design (PS1), where the designer has recommended construction monitoring, is the responsibility of the Design Engineer who is also required to supply a written report (PS4) to the Council. It is the Design engineer's responsibility to confirm design assumptions.
2. A certifying plumber/drainlayer is to complete the attached producer statement forms and return to Council. Also provide a neat 'as built' drainage plan showing sewer, stormwater and water.

STATEMENT PIPED SERVICES AND PLUMBING STACKS



Construction Review

Send or deliver this form to: Kāpiti Coast District Council,
175 Rimu Road, Paraparaumu 5032
Private Bag 60601, Paraparaumu 5254
For enquiries, phone 04 296 4700 (Toll Free: 0800 486 486)

BC220856
Received by
Kāpiti Coast District Council
22/08/23
via Email

TO BE COMPLETED BY THE INSTALLER

Issued by: Grant Patterson

Registration number: 12597

In respect of Piped Services installed in accordance with G12/AS1 as shown on the approved plans or as per the attached amended plan and Sanitary Plumbing Stacks installed in accordance with G13/AS1 or AS/NZS 3500.2.2

Installed at: 24 C Gawler St. Te Horo

Building Consent No: 220856

As a certified plumber, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code. Both hot and cold systems have been pressure tested for a period of 15 minutes at a pressure of 1500 kPa.

Name: Grant Patterson

Signature:

Address: Porirua

Date:

7.03.2023

Phone:

Fax:

Mobile: 0274421028

Email:

Kāpiti Coast District Council Office Use Only

Statement author authenticated and current registration verified. Verification and Registration checked through public register on www.pgdb.co.nz.

Date:

Name:

Signature:

**STATEMENT
DRAINAGE WORK INSTALLED
Construction Review**

BC220856
Received by
Kapiti Coast District Council
22/08/23
via Email



Send or deliver this form to: Kapiti Coast District Council,
175 Rimu Road, Paraparaumu 5032; Private Bag 60601, Paraparaumu 5254
For enquiries, phone 04 296 4700 (Toll Free: 0800 486 486)

TO BE COMPLETED BY THE INSTALLER

Issued by: Grant Patterson

Registration number: 12597

Tick applicable



In respect of: Stormwater Drains installed in accordance with E1 AS1 as shown on the approved plans or as per the attached amended plan.



In respect of: Private Sewer Drains installed in accordance with G13 AS2 or AS/NZS 3500 .2.2 as shown on the approved plans or as per the attached amended plan.

Installed at: 24 C Gawler St. Te Horo

Building Consent No: 220856

As a certified drainlayer, currently holding an annual practicing license, I certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.

Name: Grant Patterson

Signature: [Signature]

Address: Porirua

Date: 7.03.2023

Phone:

Fax:

Mobil: 0274421028

Email:

Note: Fully dimensioned as built drain plan to be supplied.(scale 1:100)
Drains may be laid and backfilled without inspection provided that the drain is left under test with a min of 1.0 m head and the inspection at the lateral left exposed.

Kapiti Coast District Council Office Use Only

Statement author authenticated and current registration verified. Verification and Registration checked through public register on www.pgdb.co.nz.

Name:

Signature:

Date:



ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID No.:

11641

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

Location Details:

24C Gawler Street, Te Horo, Kapiti Coast, Wellington

 Contact Details:
(Name and address)

Rose Teague - 24C Gawler Street, Te Horo, Kapiti Coast, Wellington

Name of Electrical worker:

Simon Churchill

Registration/Practising licence number:

E281464 BC220811

Phone & email:

sc@fantailservices.co.nz

Name and registration number of person(s) supervised:

Received by
Kapiti Coast District Council
27/07/23
via Simpli

Certificate of Compliance

Type of work:

☐

Addition

☐

Alteration

☒

New work

The prescribed electrical work is:

☐

Low risk

☒

General

☐

High-risk (Specify):

Means of compliance:

☐

Part 1 of AS/NZS 3000

☒

Part 2 of AS/NZS 3000

Additional Standards or electrical code of practice were required:

☒

No

☐

Yes (specify):

Date or range of dates that prescribed electrical work undertaken: 3/8/23

Contains fittings that are safe to connect to a power supply?

☒

Yes

☐

No

Specify type of supply system: Single phase MEN 40a submain

The installation has an earthing system that is correctly rated (where applicable)

☒

Yes

☐

No

Parts of the installation to which this certificate relates that are safe to connect to a power supply?

☐

All

☒

Parts (specify)

Stand alone garage

The work relies on manufacturers instructions:

☐

Yes

☒

No

If yes – identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

The work has been done in accordance with a certified design:

☐

Yes

☒

No

If yes – identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

The work relies on a Supplier Declaration of Conformity (SDoC):

☐

Yes

☒

No

If yes - identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010

☐

No

☒

Yes

Description of Work:

Install 16mm² submain from main switchboard in house to stand alone garage sub board.
Installed 9 new lighting points, feed from new mcb and rcd from switchboard to isolators to lights.
Installed 5 new socket outlets, feed from new mcb and rcd from switchboard to outlets.
Install 4mm² circuit for 20a 3 pin socket protected by 25a MCB & RCD.
Bond metal structure of garage

All Tested. Ok.

Test Results (provide values)

Polarity (Independent earth):	Passed
Insulation resistance:	>500M Ohms
Earth Continuity:	.06 Ohms
Bonding:	.02 Ohms
Fault Loop impedance	.23 Ohms
Other (specify):	RCD testing

By signing this document I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct.

Certifier's signature: Simon Churchill

Date: 3-8-23

Electrical Safety Certificate

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

Certifier's name:

Simon Churchill

Registration/Practising licence number:

E281464

Certifier's signature:

Simon Churchill

Certificate Issue Date:

3-8-23

Connection Date:

3-8-23

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

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

Independent Electrical Inspectors Ltd.

3 Celtic Way, Paraparaumu.

☒ Andrew Stellingwerf -12866 ph:027 280 4588

BC220811
Received by
Kapiti Coast District Council
27/07/23
via Simplot

COMBINED COC / ROI / ESC

Customer Name: FANTAIL Reference: 270723/4

Location of Installation: 24 C GAWLER AVE
TE HORO ICP# _____

Revenue metering installed on this site in accordance with E.I.P.C code by:

☐ Delta testhouse ☐ Wells testhouse ☒ Other RELOCATE TAMP

Description of work inspected: NEW HOUSE NEW MAINS MEN THAN EARLIER.

Certificate of compliance supplied

Reference: #27339 Issued by: SCHURMAN Reg Number: E281464 Dated: 24-7-23

Reference: _____ Issued by: _____ Reg Number: _____ Dated: _____

HAZARD IDENTIFICATIONS AND CONTROLS.

IN EMERGENCY PHONE: 111

ELECTRA CONTROL ROOM PH: 06 367 9755

NETWORK ACCESS PH: 0800 800 109

MINIMUM P.P.E. REQUIRED: HARD HAT, ARCPROOF OVERALLS, WORK BOOTS, GLOVES, SAFETY GLASSES.

FIRE EXTINGUISHER, FIRST AID KIT, AND WATER BOTTLE LOCATED REAR OF VEHICLE.

Client:	<u>FANTAIL</u>		Electra acknowledgement #	<u>PHONE DIED</u>	
Job Type:	<u>N/C TTP</u>		Time on:	<u>1215</u>	
			Time off:	<u>1415</u>	
Asset #:	<u>109077A</u>		Pole <input type="checkbox"/>	Pillar <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
HAZARD	POTENTIAL HARM	ACTIONS PROPOSED	COMMENTS	WORK CARRIED OUT	
Electricity	Shock, burns	Minimise <input checked="" type="checkbox"/>	<u>CHECK GLOVES + PPE</u>	Inspect & Liven	<input checked="" type="checkbox"/>
Heights	Gravity	Minimise		1 PH tie in	
Falls, trips & slips	Injury	Minimise		3 PH tie in	<input checked="" type="checkbox"/>
Outdoor/Weather	Cold/Heat/Rain	Minimise		Disco/Recon	
Traffic	Hit by	Minimise		Fuse	<u>3</u>
Public Access	Danger to public	Minimise			

CONSIDER ALSO: SITE SECURITY, OTHER SERVICES, ENVIRONMENTAL ISSUES, HEAVY LIFTING, ELEVATED WORKING, ETC

TESTING AND COMMISSIONING

TESTING & INSPECTIONS CARRIED OUT IN ACCORDANCE WITH THE ELECTRICITY SAFETY REGULATIONS AS/NZS 3000 / AS/NZS3019

Voltage:	R: <u>237</u> v	W: <u>240</u> v	B: <u>239</u> v	Comments:	
Earth Loop impedance:	R: <u>36</u> Ω	R: <u>33</u> Ω	B: <u>32</u> Ω	<u>35m² 3P+N+1S MAINS EXTRA</u>	
PSSC:	R: <u>66</u> ka	W: <u>73</u> ka	B: <u>75</u> ka		
Insulation Resistance:	<u>7500</u> MΩ	Earth Lead Resistance:	<u>0.02</u> Ω	Bonding:	<u>0.00</u> Ω
Polarity <input checked="" type="checkbox"/>	Visual Check <input checked="" type="checkbox"/>	R.C.D Test	<u>27.1</u> ms	<u>24</u> ma	

This work complies with the NZ building code, is connected to a power supply and has not adversely affected any other part of this installation. I certify that the installation or part thereof, to which this certificate applies, complies with the current electrical regulations and is safe to use.

SIGNATURE

[Signature]

DATE 27-7-23





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
 Registrar-General
 of Land

BC220811
 Received by
 Kapiti Coast District Council
 27/07/23
 via Simpli

Identifier **788831**
Land Registration District **Wellington**
Date Issued 12 January 2021

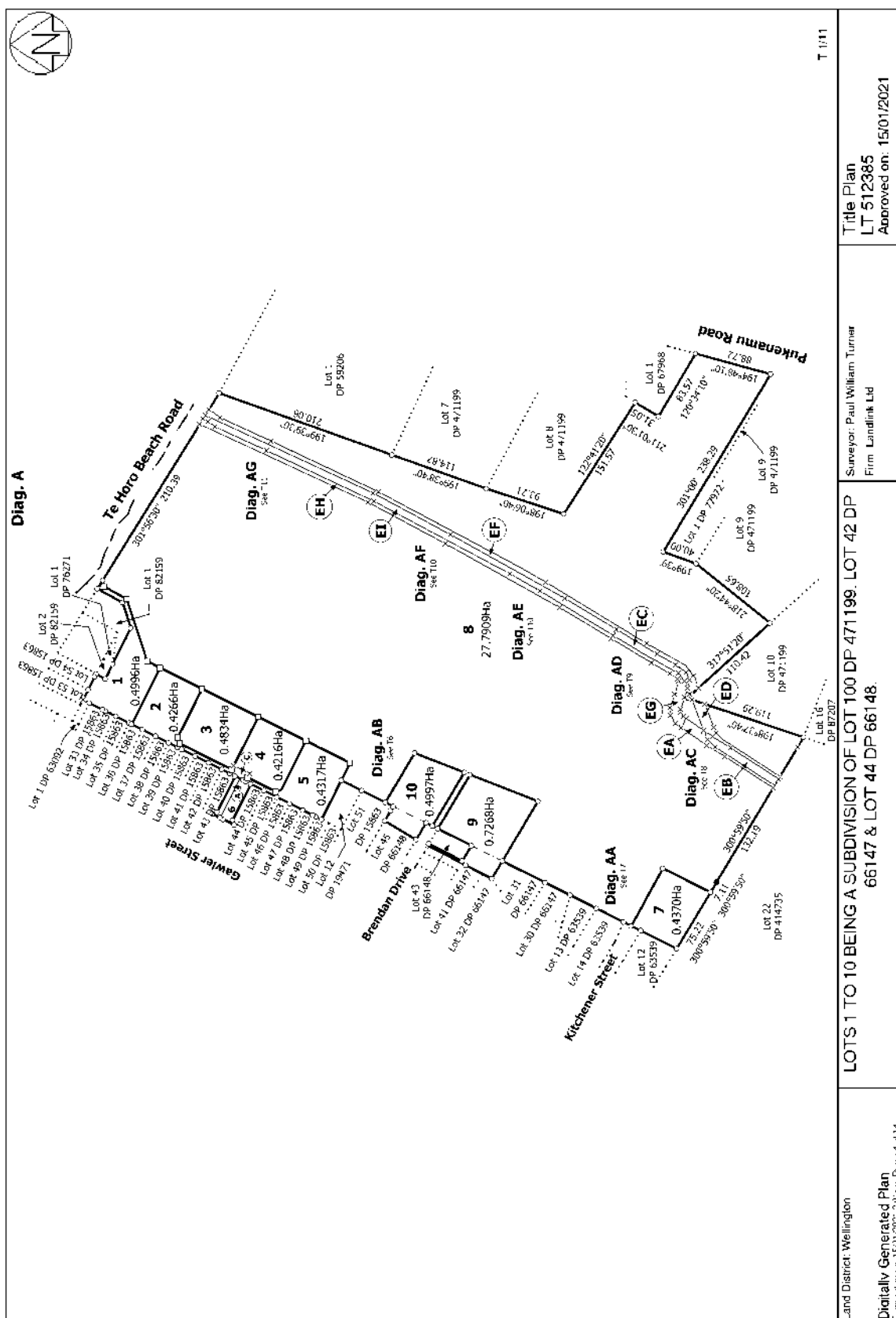
Prior References

654199

Estate Fee Simple
Area 4317 square metres more or less
Legal Description Lot 5 Deposited Plan 512385
Registered Owners
 Brooke Adam Teague and Rosemary Johanna Teague

Interests

754562 Pipeline Certificate pursuant to Section 70 of the Petroleum Act 1937 - 14.8.1968 at 11.32 am
 754561 Pipeline Certificate pursuant to Section 70 of the Petroleum Act 1937 - 14.8.1968 at 11.31 am
 B015171.1 Variation of the conditions of the easement specified in Pipeline Certificates 754561 and 754562 - 14.7.1989 at 2.59 pm
 B665346.4 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 11.5.1998 at 3.30 pm
 9843873.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.10.2014 at 9:02 am
 11814857.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.1.2021 at 2:38 pm
 Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and computer media created by Easement Instrument 11814857.6 - 12.1.2021 at 2:38 pm
 The easements created by Easement Instrument 11814857.6 are subject to Section 243 (a) Resource Management Act 1991
 Land Covenant in Covenant Instrument 12093469.1 - 23.4.2021 at 9:08 am



TYPE 1 SUMP
RAINFALL INTENSITY
4500/l m² (R.I. 100mm/hr)
1.0 (R.I. 100mm/hr)
= 4500/l m²
< 100mm/hr
DIVIDED BY
= 45000/l m²

TOTAL DRIVEWAY AREA	= 650m ²
NO. OF SUMPS REQUIRED	= 15no.

THE LOCATION OF THE SUMPS IS TO BE

NOTE: SUMP LOCATIONS ON THIS PLAN ARE TO SUIT A CATCHMENT AREA OF 45m².

COMPLIANT WITH SNI PAS 4509:2008. NZ
FIRE SERVICE FIRE FIGHTING WATER SUPPLIES
CODE OF PRACTICE

(TABLE I)

WATER VOLUME REQUIRED 45m³ (45,000 lt)
(TABLE 2)

As built drain plan
Scale 1:200 @ A3
Drainlayer 12597

**ON-SITE WASTEWATER DISPOSAL
AS PER INTEGRA ON-SITE WASTEWATER
TREATMENT AND DISPOSAL ASSESSMENT
REPORT
(DATED 08/08/2022)**

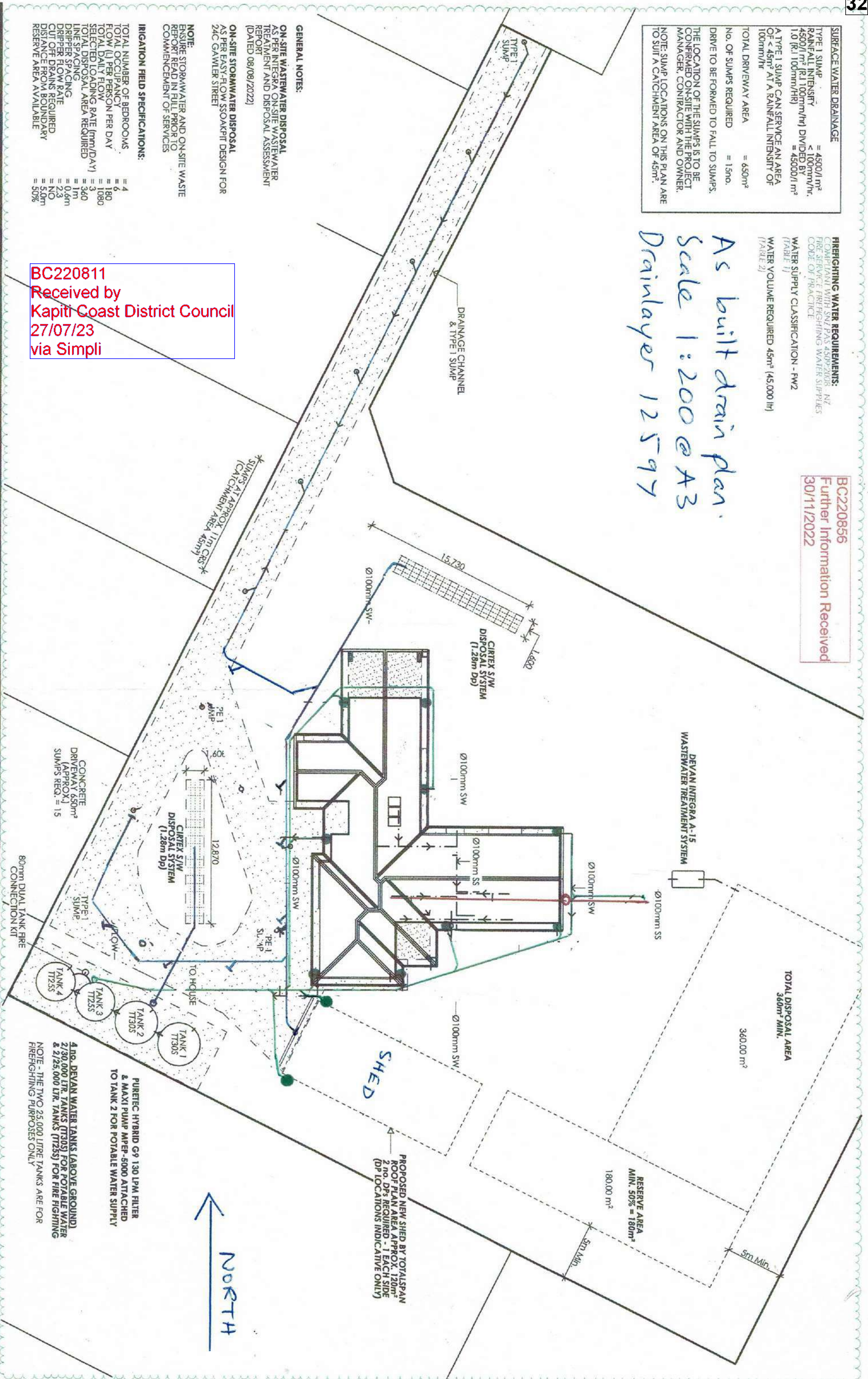
**ON-SITE STORMWATER DISPOSAL
AS PER EASY-FLOW SOAKPIT DESIGN FOR
24C GAWLER STREET**

NOTE: ENSURE STORMWATER AND ON-SITE WASTE REPORT READ IN FULL PRIOR TO COMMENCEMENT OF SERVICES

TOTAL NUMBER OF BEDROOMS	= 4
TOTAL OCCUPANCY	= 6
FLOW (L) PER PERSON PER DAY	= 180
TOTAL DAILY FLOW	= 1080
SELECTED LOADING RATE (mm/DAY)	= 3
TOTAL DISPOSAL AREA REQUIRED	= 360
LINE SPACING	= 1m
DRIPPER SPACING	= 0.6m
DRIPPER FLOW RATE	= 2.3
CUT OFF DRAINS REQUIRED	= NO
DISTANCE FROM BOUNDARY	= 5.0m
RESERVE AREA AVAILABLE	= 50%

BC220811
Received by
Kapiti Coast District Council
27/07/23
via Simpli

BC220856
Further Information Received
30/11/2022



160 17TH AVE
TAURANGA SOUTH,
TAURANGA
P: (07) 571 2761
F: (07) 571 6152
W: classicbuilders.co.nz

LEGAL DESCRIPTION :	LOT 5 - DP 512385
SITE ADDRESS :	24C GAWLER STREET TE HORO
CITY :	KAPITI COAST
COUNCIL :	KAPITI COAST DISTRICT COUNCIL

CLIENT SIGNATURE / DATE

ROSE & BROOKE TEAGUE

THESE PLANS REMAIN THE PROPERTY OF CLASSIC BUILDERS® UNTIL A DESIGN CONTRACT HAS BEEN AGREED UPON. THESE PLANS MAY NOT BE USED TO CONSTRUCT A PROJECT WITHOUT THE WRITTEN APPROVAL OF CLASSIC BUILDERS®

DRAWN:	K McDONAGH
CHECK SCH:	- WD: NG
CB CONSULTANT:	T McCOMBIE

SITE DRAINAGE PLAN

PROJECT NUMBER :	WIG101289
PROJECT STATUS :	CONSENT
DATE : 30/11/2022	REVISION : REV. 02
SCALE :	1:300 AT A3
SHEET NUMBER :	4.6

1/03/2023

Attn: Leon McGavin <Leon.McGavin@classicbuilders.co.nz>

Classic Builders

10A Norrie Street

Porirua City Centre

Porirua 5022

BC220811
Received by
Kapiti Coast District Council
27/07/23
via Simpli

Miyamoto Ref: 220013-PS4-001[A]

Dear Leon,

Please find enclosed our signed PS4 documentation for the gravel raft at 24c Gawler Street, Te Horo Beach including:

- **A.1:** PS4 Documentation.
- **A.2:** PS3 Documentation provided by Coastal Digger Services
- **A.3:** Construction Monitoring Records.

We consider, on reasonable grounds, that the gravel raft has been constructed in accordance with our PS1 documentation.

Regards,

Charles McDermott

BEng(Hons) CMEngNZ CPEng IntPE(NZ)

Associate Geotechnical Engineer

M +64 (0) 27 566 6535

Miyamoto International NZ Ltd

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A.1: Producer Statement (PS4)

PRODUCER STATEMENT – PS4**CONSTRUCTION REVIEW**

BUILDING CODE CLAUSE(S): B1

JOB NUMBER: 220013

ISSUED BY: Miyamoto International (NZ) Ltd
(Construction Monitoring Firm)TO: Leon Smith c/o Classic Builders
(Owner/Developer)TO BE SUPPLIED TO: Kapiti Coast District Council
(Building Consent Authority)IN RESPECT OF: Construction of gravel raft
(Description of Building Work)AT: 24c Gawler Street, Te Horo Beach
(Address, Town/City)

LEGAL DESCRIPTION: Lot 5 DP 512385

N/A ☐

We have been engaged by the owner/developer referred to above to provide CM 2 **level of construction monitoring** relating to the Clause(s) named above of the Building Code for the building work which is covered by PS1(s) issued by Miyamoto International (NZ) Ltd (Engineering Design Firm) and which is described in the documents relating to the Building Consent No. BC220856 and those relating to Building Consent Amendment(s) No. issued during the course of the works, .

We have sighted these Building Consents and the conditions attached to them.
If any of the fields above are too small, please write "refer the Schedule".

Authorised instructions/variation(s) detailed/listed in the Schedule have been issued during the course of the works.

On the basis of these review(s) and information supplied by the contractor during the course of the works and **on behalf of the engineering firm** undertaking this Construction Monitoring, **I believe on reasonable grounds** that the building works covered by the above-mentioned PS1(s) have been completed in accordance with the relevant requirements of the Building Consent and Building Consent Amendments identified above or in the Schedule on page 2, with respect to Clause(s) B1 of the Building Code. I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, (Name of Construction Monitoring Professional) Charles McDermott, am:
 • CPEng number 1024840
 • I hold the following qualifications BEng (Hons), CMEngNZ, IntPE(NZ)

The Construction Monitoring Firm holds a current policy of Professional Indemnity Insurance no less than \$200,000 The Construction Monitoring Firm Is a member of ACE New Zealand.

SIGNED BY (Name of Construction Monitoring Professional): Charles McDermott
(Signature below):

ON BEHALF OF (Construction Monitoring Firm): Miyamoto International (NZ) Ltd

Date: 1/03/2023

Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to the Construction Monitoring Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in tort or otherwise, is limited to the sum of \$200,000.

This form is to accompany **Forms 6 or 8 of the Building (Forms) Regulations 2004** for the issue of a Code Compliance Certificate.

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACE NEW ZEALAND AND ENGINEERING NEW ZEALAND

SCHEDULE to PS4

Please include an itemised list of all referenced documents, drawings, or other supporting materials in relation to this producer statement below: |

This PS4 forms Appendix A.1 of the full package as follows:

- Cover Letter
- A.1: PS4 Documentation
- A.2: PS3 Documentation Provided by Coastal Digger Services
- A.3: Construction Monitoring Records

GUIDANCE ON USE OF PRODUCER STATEMENTS

Information on the use of Producer Statements and Construction Monitoring Guidelines can be found on the Engineering New Zealand website

<https://www.engineeringnz.org/engineer-tools/engineering-documents/producer-statements/>

Producer statements were first introduced with the Building Act 1991. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects (NZIA), Institution of Professional Engineers New Zealand (now Engineering New Zealand), Association of Consulting and Engineering New Zealand (ACE NZ) in consultation with the Building Officials Institute of New Zealand (BOINZ). The original suite of producer statements has been revised at the date of this form to ensure standard use within the industry.

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

PS1 DESIGN Intended for use by a suitably qualified independent engineering design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;

PS2 DESIGN REVIEW Intended for use by a suitably qualified independent engineering design review professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;

PS3 CONSTRUCTION Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2013 or Schedules E1/E2 of NZIA's SCC 2011²

PS4 CONSTRUCTION REVIEW Intended for use by a suitably qualified independent engineering construction monitoring professional who either undertakes or supervises construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate.

This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACE New Zealand and Engineering New Zealand to interpret the Producer Statement.

Competence of Engineering Professional

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

The person signing the Producer Statement on behalf of the engineering firm will have a professional qualification and proven current competence through registration on a national competence-based register such as a Chartered Professional Engineer (CPEng).

Membership of a professional body, such as Engineering New Zealand provides additional assurance of the designer's standing within the profession. If the engineering firm is a member of ACE New Zealand, this provides additional assurance about the standing of the firm.

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

Professional Indemnity Insurance

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

The PI Insurance minimum stated on the front of this form reflects standard practice for the relationship between the BCA and the engineering firm.

Professional Services during Construction Phase

There are several levels of service that an engineering firm may provide during the construction phase of a project (CM1-CM5 for engineers³). The building Consent Authority is encouraged to require that the service to be provided by the engineering firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

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

Refer Also:

- ¹ Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2013
- ² NZIA Standard Conditions of Contract SCC 2011
- ³ Guideline on the Briefing & Engagement for Consulting Engineering Services (ACE New Zealand/Engineering New Zealand 2004)
- ⁴ PN01 Guidelines on Producer Statements

www.acenz.org.nz

www.engineeringnz.org

A.2: PS3 documentation provided by Coastal Digger Services

FORM OF PRODUCER STATEMENT PS3 – CONSTRUCTION

At project completion, this form shall be completed by the building contractor and supplied to the Engineer.

ISSUED BY: Coastal Digger Services
(Building Contractor)

TO: Classic Homes
(Owner/Principal)

IN RESPECT OF: Dig 400mm Gravel Raft as per Geo Tech report
(Description of Contract Works) Excavate and recompact with A140.

AT: 24c Gawler Street, Te Horo, Kapiti Coast
(Address)

T/A: Kapiti Coast District Council **BUILDING CONSENT No:** BC220856
(Territorial Authority / Building Consent Authority)

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

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

I Peter Coulson a duly authorised representative of the
(Builder's Authorised Agent)

above building contractor, believe on reasonable grounds that the above building contractor has carried out and completed

☐ All

☒ Part only as specified in the attached particulars

of the building works in accordance with the contract.

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

28.2.23
(Date)

35-41 Hinemoa Street
Paopapaumu
(Address)

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

Work covered by this statement should have been supervised and checked by suitably qualified tradespersons.

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

A3: Construction Monitoring Records

- Miyamoto Site Inspection Records
- Laboratory Testing
- Nuclear Densometer Results (by others)

3311

Site Inspection Record

Site Address	24C CRAWLER STREET TE HORO BEACH		Inspection No.
Project No.	220013	Date	1/02/2023
Time	11:30		
Issued To			
People/Equipment/Materials On-site	EC		
Weather/Ground Conditions	SUNNY DRY		
Tests/Photographs Taken	YES		
Health & Safety Observations	CONSTRUCTION SITE, HEAVY MACHINERY		

Item	Comments and Observations				Action Required
1.	Strip undertaken - organics removed				
2.	Ground not levelled				Ground needs to be levelled
3.	Proof rolling needed under shed area. Proof rolling required				
	DLP UNDER SITE				
	<div style="display: flex; justify-content: space-around;"> <div> <u>SP01</u> 0 6 1 6 1 6 2 9 2 2 3 4 5 5 </div> <div> <u>SP02</u> 1 9 1 9 3 9 3 14 4 4 3 4 4 6 </div> </div>				
	Description of Variation (if deemed applicable)				

Name EMMA LOOY Signature [Signature]

Email @miyamotointernational.com

- Note:
- Actions shall only be deemed a variation if indicated in the variation section above.
 - Until any price has been received and approved by the engineer, no approval of any variation shall be deemed to have been given.

DCP 1	DCP 2	DCP 3	DCP 4	DCP 5	DCP 6	DCP 7
0	0	0	0	0	0	0
2	3	3	3	3	2	3
3	4	4	3	4	4	3
5	6	7	5	6	5	5
5	7	11	6	6	5	6
5	5	4	6		6	6
5	5	4	6		7	
4	4	2				
6	6	4				

scales from subcontractor in sand fill material.
 Satisfactory - foundation already checked
 to 200kPa.
 TOP 200 mm proof rolled after raft placed
 before concrete.

Date: _____

Reviewed: _____

TEST REPORT

Lab Job No: 8627-002
Your ref.: -
Date of Issue: 21/02/2023
Date of Re-Issue: -
Page: 1 of 4

Test Report No.
OTA8627-002-R002

[Large handwritten signature]

[Handwritten signature: J. Vincent]

J. Vincent

Approved Signatory



Test results indicated as not
accredited are outside the
scope of the laboratory's
accreditation

DETERMINATION OF THE DRY DENSITY / WATER CONTENT RELATIONSHIP
(N.Z. VIBRATING HAMMER COMPACTION)
 NZS 4402:1986 Test 4.1.3

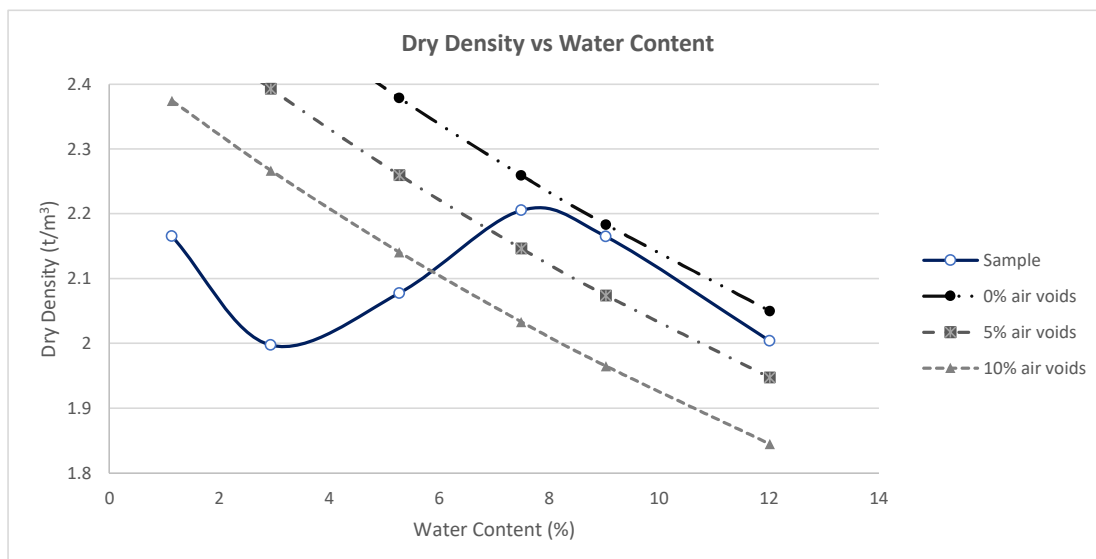
Lab Job No:	8627-002	Sample No:	WLG8627-002-S001
Client:	Coastal Diggers	Tested By:	JV, FB
Location:	24c Gawler Street	Date:	15-17/02/2023
	24c Gawler street	Checked By:	JV
Date Received:	2/08/2023	Date:	21/02/2023
Report No:	OTA8627-002-R002	Page:	2 of 4
REF:	-		

Sample Description: AP40

Sampling Method: Hand sampled – Sampling not
Sampled By: B.N
Date Sampled: 8/02/2023

Test Details

Test Performed on: Whole Sample
Total Mass of Sample: 38786.7 g
Mass Retained on 37.5mm Test Sieve: 0 g
History: Air Dried
Treatment of Sample: nil



Test Results	
Water Content (%)	Dry Density (t/m³)
1.1	2.165
2.9	1.997
5.3	2.078
7.5	2.205
9.0	2.165
12.0	2.004

Solid Density (t/m³) = 2.72 Calculated
Optimum Water Content (%) = 7.5
Maximum Dry Density (t/m³) = 2.20
Natural Water Content (%) = 5.3

DETERMINATION OF THE PARTICLE SIZE DISTRIBUTION - GRAPH

NZS 4407:2015 Test 3.8.1

Lab Job No: 8627-002
Client: Coastal Diggers
Location: 24c Gawler Street
 24c Gawler street
Date Received: 2/08/2023
Report No: OTA8627-002-R002
REF: -

Sample No: WLG8627-002-S001
Tested By: FB, SA
Date: 15/02/2023
Checked By: JV
Date: 21/02/2023
Page: 3 of 4

Sampling Method: Hand sampled – Sampling not accredited
Date Sampled: 8/02/2023

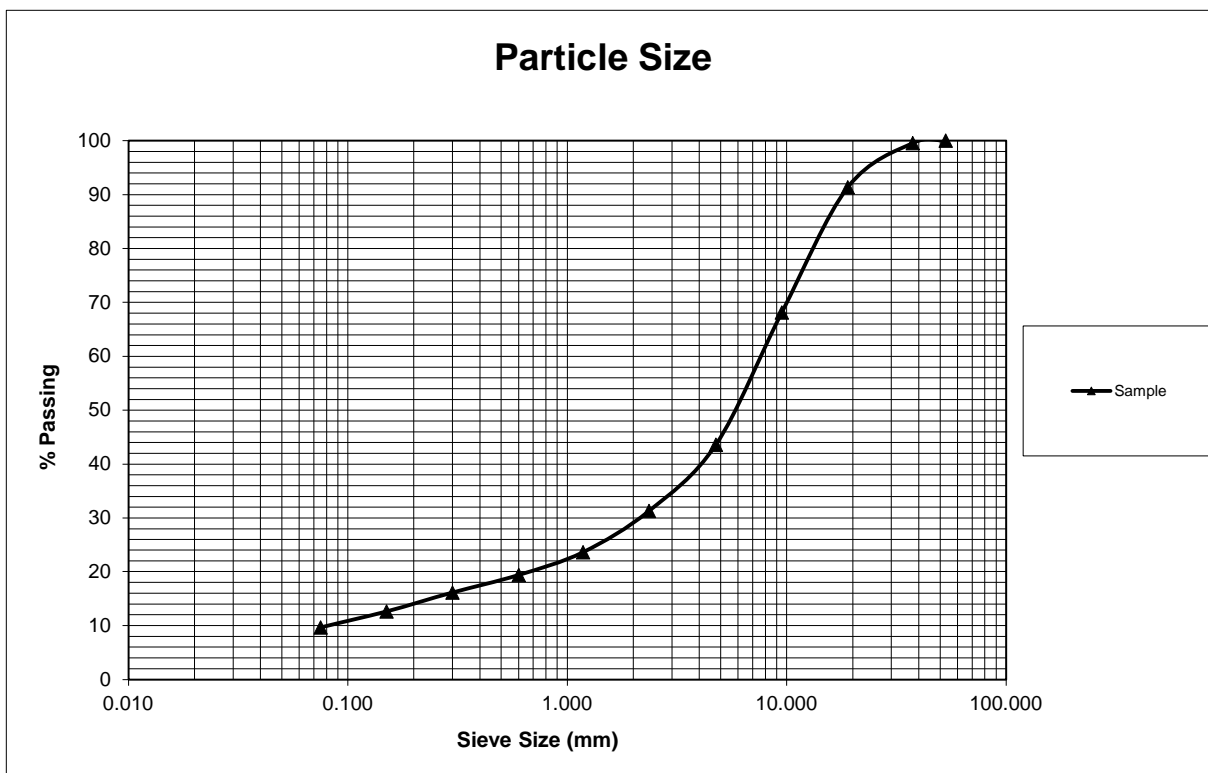
Sampled By: B.N

Test Details: Wet sieving method
History: As received

Description of Sample: AP40

Sieve Size	% Passing		Sample
	Max	Min	
75	-	-	100
53			100
37.5			100
19			91
9.5			68
4.75			44
2.36			31
1.18			24
0.6			19
0.3			16
0.15			13
0.075			10

Shape control			
Fraction (mm)	Max	Min	Sample
37.5 - 9.5	-	-	-
19 - 4.75			48
9.5 - 2.36			37
4.75 - 1.18			20
2.36 - .600			12
1.18 - .300			7
.600 - .150			7



The percentage passing the finest sieve was obtained by difference



Geocivil Laboratory
 Northland - Wellington - Christchurch - Otago
 P: 09 438 4417
 E: info@geocivil.co.nz

**THE SOLID DENSITY OF SOIL PARTICLES
 METHOD FOR COARSE, MEDIUM & FINE SOILS**
 NZS 4402:1986 Test 2.7.1

Lab Job No:	8627-002	Sample No.:	WLG8627-002-S001
Client:	Coastal Diggers	Tested by:	JV
Project:	24c Gawler Street	Date:	17-21/02/2023
Location:	24c Gawler street	Checked By:	JV
Date received:	2/08/2023	Date:	21/02/2023
Report No:	OTA8627-002-R002	Page:	4 of 4
REF:	-		

Sampling Method: Hand sampled – Sampling not accredited
Date Sampled: 8/02/2023 **Sampled By:** B.N

Sample Description: AP40

Test performed on: Whole soil

History: Air dried

Temperature of water during test: 19 °C **Density of water (ρ_w):** 0.9984 t/m³

Gas-jar No.	1	2
Lid No.	1	2
Solid density of aggregate particles ρ_s (t/m³)	2.717	2.726
Average ρ_s = (t/m³)	2.72	

J Vincent
 Approved Signatory



TEST RIGHT • BUILD RIGHT

47C Kenepuru Drive,
Wellington
M:021796477
E:info@geocivil.co.nz

TEST REPORT

Lab Job No.: 8627-002
Your Ref.: -
Date of Issue: 22/02/2023
Page: 1 of 3

Test Report.

No. WLG8627-002-R001

PROJECT: 24c Gawler Street, Te Horo
CLIENT: Coastal Diggers
PO Box 1641,
Paraparaumu, Kapiti Coast
ATTENTION: Emma Cody
INSTRUCTIONS: Determination of the field dry density & water content using a nuclear densometer – Backscatter mode
TEST METHODS: NZS 4407: 2015 Test 4.3
SAMPLING METHOD: N/A
TEST RESULTS: As per laboratory sheets attached.

Hamish Drysdale
Laboratory Technician

Briana Nicoll
Supervisor

- CPT - Aggregates - Soil - Roading -

This report shall not be reproduced except in full, without the written approval of the laboratory.



TEST RIGHT • BUILD RIGHT

NUCLEAR DENSOMETER READINGS

NZS 4407:2015 Test 4.2, 4.3

47C Kenepuru Drive,
Wellington
M:021796477
E:info@geocivil.co.nz

Lab Job No: 8627-002
Client: Coastal Diggers
Job: Compaction Testing
Location: 24c Gawler Street, Te Horo
Client Ref. No.: -
Report No.: WLG8627-002-R001

Tested By: B.N
Date: 8/02/2023

Test Location: NDM01**Material:** M/4 AP40 Basecourse Greywacke**Quarry:** Waitohu**Solid Density:** 2.72 (t/m³)**Max. Dry Density:** 2.20 (t/m³)**OWC:** 7.50%

Date	Test No.	Bulk Density (t/m ³)	Dry Density (t/m ³)	Moisture Content (%)	Air Void (%)	Compaction (%)	Probe Depth (mm)	Fill Depth (Approx) (mm)	Comments
8/02/2023	NDM01	2.28	2.24	4.3	8.0	101.8	BAC	1,000	
	NDM02	2.20	2.09	5.5	11.8	94.9	BAC	1,000	
	NDM03	2.32	2.18	6.7	5.4	98.9	BAC	1,000	
	NDM04	2.30	2.17	6.1	7.0	98.6	BAC	1,000	
	NDM05	2.25	2.14	6.0	8.4	97.3	BAC	1,000	
	NDM06	2.23	2.13	4.7	11.8	96.7	BAC	1,000	
	NDM07	2.21	2.10	5.2	11.9	95.5	BAC	1,000	
	NDM08	2.30	2.17	5.8	7.5	98.8	BAC	1,000	
	NDM09	2.30	2.19	5.1	8.4	99.5	BAC	1,000	
	NDM10	2.36	2.17	8.6	1.4	98.8	BAC	1,000	

Remarks:

Hamish Drysdale
Laboratory Technician

Briana Nicoll
Supervisor

SITE PLAN

47C Kenepuru Drive,
Wellington
M:021796477
E:info@geocivil.co.nz

Lab Job No: 8627-002
Client: Coastal Diggers
Job: Compaction Testing
Location: 24c Gawler Street, Te Horo
Client Ref. No.: -
Report No.: WLG8627-002-R001



FIREFIGHTING WATER REQUIREMENTS:
COMPLIANT WITH SNI PAS 4509:2008 NF
FIRE SERVICE FIREFIGHTING WATER SUPPLIES
CODE OF PRACTICE

COMPANY WITH SNAZ PAS 4509:2008 - NZ
FIRE SERVICE FIREFIGHTING WATER SUPPLIES
CODE OF PRACTICE

WATER SUPPLY CLASSIFICATION - FW2
(TABLE 1)
WATER VOLUME REQUIRED 45m³ (45,000 lit)
(TABLE 2)

WATER VOLUME REQUIRED 45m³ (45,000 ltr)
(TABLE 2)

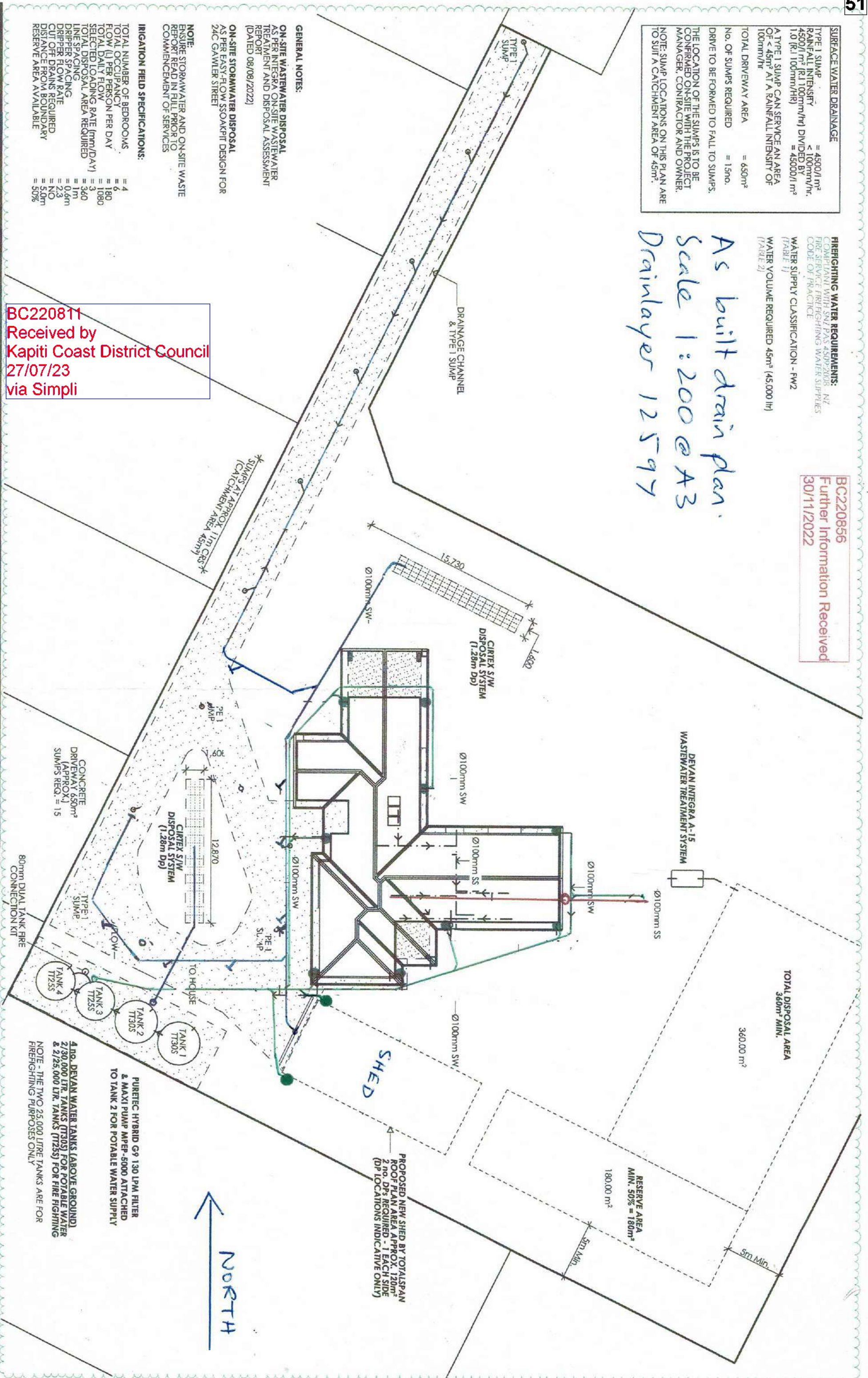
DRIVE TO BE FORMED TO FALL TO SUMPS

THE LOCATION OF THE SUMPS IS TO BE

CONFIRMED ON-SITE WITH THE PROJECT MANAGER, CONTRACTOR AND OWNER

NOTE: SUMP LOCATIONS ON THIS PLAN ARE TO SUIT A CATCHMENT AREA OF 45m².

As built drain plan
Scale 1:200 @ A3
Drainlayer 12597



**ON-SITE WASTEWATER DISPOSAL
AS PER INTEGRA ON-SITE WASTEWATER
TREATMENT AND DISPOSAL ASSESSMENT
REPORT
(DATED 08/08/2022)**

**ON-SITE STORMWATER DISPOSAL
AS PER EASY-FLOW SOAKPIT DESIGN FOR
24C GAWLER STREET**

NOTE:
ENSURE STORMWATER AND ON-SITE WASTE
REPORT READ IN FULL PRIOR TO
COMMENCEMENT OF SERVICES

TOTAL NUMBER OF BEDROOMS	= 4
TOTAL OCCUPANCY	= 6
FLOW (L) PER PERSON PER DAY	= 180
TOTAL DAILY FLOW	= 1080
SELECTED LOADING RATE (mm/DAY)	= 3
TOTAL DISPOSAL AREA REQUIRED	= 360
LINE SPACING	= 1m
DRIPPER SPACING	= 0.6m
DRIPPER FLOW RATE	= 2.3
CUT OFF DRAINS REQUIRED	= NO
DISTANCE FROM BOUNDARY	= 5.0m
RESERVE AREA AVAILABLE	= 50%

BC220811
Received by
Kapiti Coast District Council
27/07/23
via Simpli

classic®
builders

160 17TH AVE
TAURANGA SOUTH,
TAURANGA
P: (07) 571 2761
F: (07) 571 6152
W: classicbuilders.co.nz

LEGAL DESCRIPTION :	LOT 5 - DP 512385
SITE ADDRESS :	24C GAWLER STREET TE HORO
CITY :	KAPITI COAST
COUNCIL :	KAPITI COAST DISTRICT COUNCIL

CLIENT SIGNATURE / DATE

ROSE & BROOKE TEAGUE

THESE PLANS REMAIN THE PROPERTY OF CLASSIC BUILDERS® UNTIL A DESIGN CONTRACT HAS BEEN AGREED UPON. THESE PLANS MAY NOT BE USED TO CONSTRUCT A PROJECT WITHOUT THE WRITTEN APPROVAL OF CLASSIC BUILDERS®

DRAWN:	K McDONAGH
CHECK SCH:	- WD: NG
CB CONSULTANT:	T McCOMBER

SITE DRAINAGE PLAN

PROJECT NUMBER :	WIG101289
PROJECT STATUS :	CONSENT
DATE : 30/11/2022	REVISION : REV. 02
SCALE :	1:300 AT A3
SHEET NUMBER :	4.6

KAPITI COAST DISTRICT COUNCIL**Consent No: 220811****Building Category: R1****Site Address: 24C Gawler Street, Te Horo****Owner/Agent: Totalspan Wellington**

Inspections

The following inspections are required:

- 1 Pre-Slab Building
- 1 Drainage
- 1 Pre Clad
- 1 Final Inspection
- 4 Total Inspections

Documentation

The following documentation is required:

- 1 Electrical safety certificate - Electrician if any
- 1 As-built drainage plan
- 1 Drainage (Form 126) for stormwater & private
Sewer installation
- 1 Construction review PS4 statement for geo- site preparation
technical engineering



LOCATION PLAN

SCALE 1:2000

GROUND WORK

- REFER TO MIYAMOTO GEOTECHNICAL ASSESSMENT REPORT
- FOUNDATION DESIGN BY CALIBRE CONSULTING
- MONITORING OF GROUND WORKS BY MIYAMOTO GEOTECHNICAL ENGINEERS
- MIYAMOTO MONITORING PS4 REQUIRED PRIOR TO COMMENCEMENT OF BUILD

LEGAL DESCRIPTION

LOT : 5
DP : 512385
CT : 788831

SITE AREAS

SITE AREA :	4317 m ²	
SITE COVERAGE EXISTING :	306.6 m ²	7.10%
SITE COVERAGE PROPOSED NEW :	111.29 m ²	2.58%
TOTAL SITE COVERAGE :	417.89 m ²	9.68%

PLANNING FEATURES

PLANNING ZONE : GENERAL RURAL
HAZARD ZONE : PONDING

SITE INFORMATION

WIND SPEED (Vdes_e) : 36.4 m/s
WIND ZONE : VH
EXPOSURE ZONE : D

ENGINEERS DESIGN

This project contains elements specifically designed by an engineer. The owner/builder is required to ensure the engineer inspects the work and provides KCDC with written evidence of the inspection.

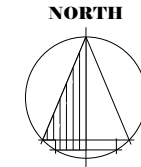
Site preparation

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23/11/22

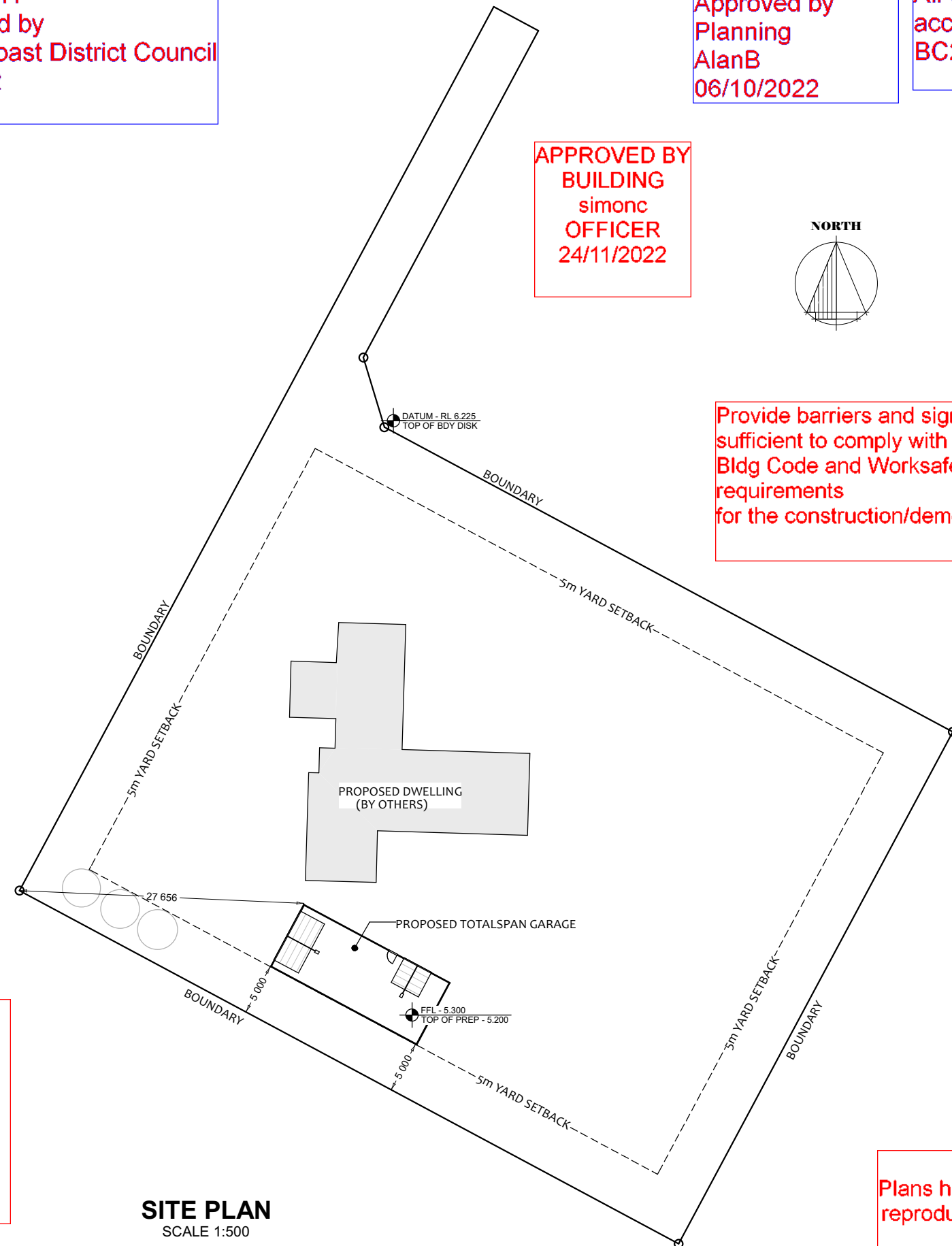
BC220811
Approved by
Planning
AlanB
06/10/2022

All works to be in
accordance with
BC220811

APPROVED BY
BUILDING
simonc
OFFICER
24/11/2022



Provide barriers and signage
sufficient to comply with F5 of NZ
Bldg Code and Worksafe
requirements
for the construction/demolition site



SITE PLAN

SCALE 1:500

CAUTION
Plans have been digitally
reproduced and may not
be to scale.



Drawing Prepared By:

Totalspan Wellington-Horowhenua
Unit 1, 27 Riverbank Rd
Otaki
email: wellington@totalspan.co.nz Ph: (04)297 0033

Proposed Building For:

Rose and Brooke Teague

Site Address:

24C Gawler Street
Te Horo
Kapiti Coast

Sheet Contents:

SITE PLAN

Date: 11/11/2022

Revision: 1

Scale: A3

Sheet #

1

CAPACITY OF DOWNPIPES

Maximum Plan Area of Roof
Served by Downpipe (m²)

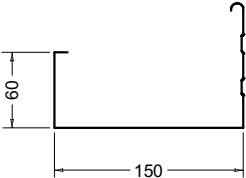
Downpipe Dia used :	80mm
Roof Pitch 0 - 25° :	85m²
Downpipe Size:	80mm
No. of Downpipes:	TWO
Area per Downpipe:	85m²
Max Capacity 2 x DP:	170m²
Roof Area of Building:	111.29m²

DRAINAGE PROPOSAL

New building stormwater disposal into existing
water tank

DRAIN SPEC

Drain Spec	100mm UPVC
Minimum Gradient of drain	1 : 120

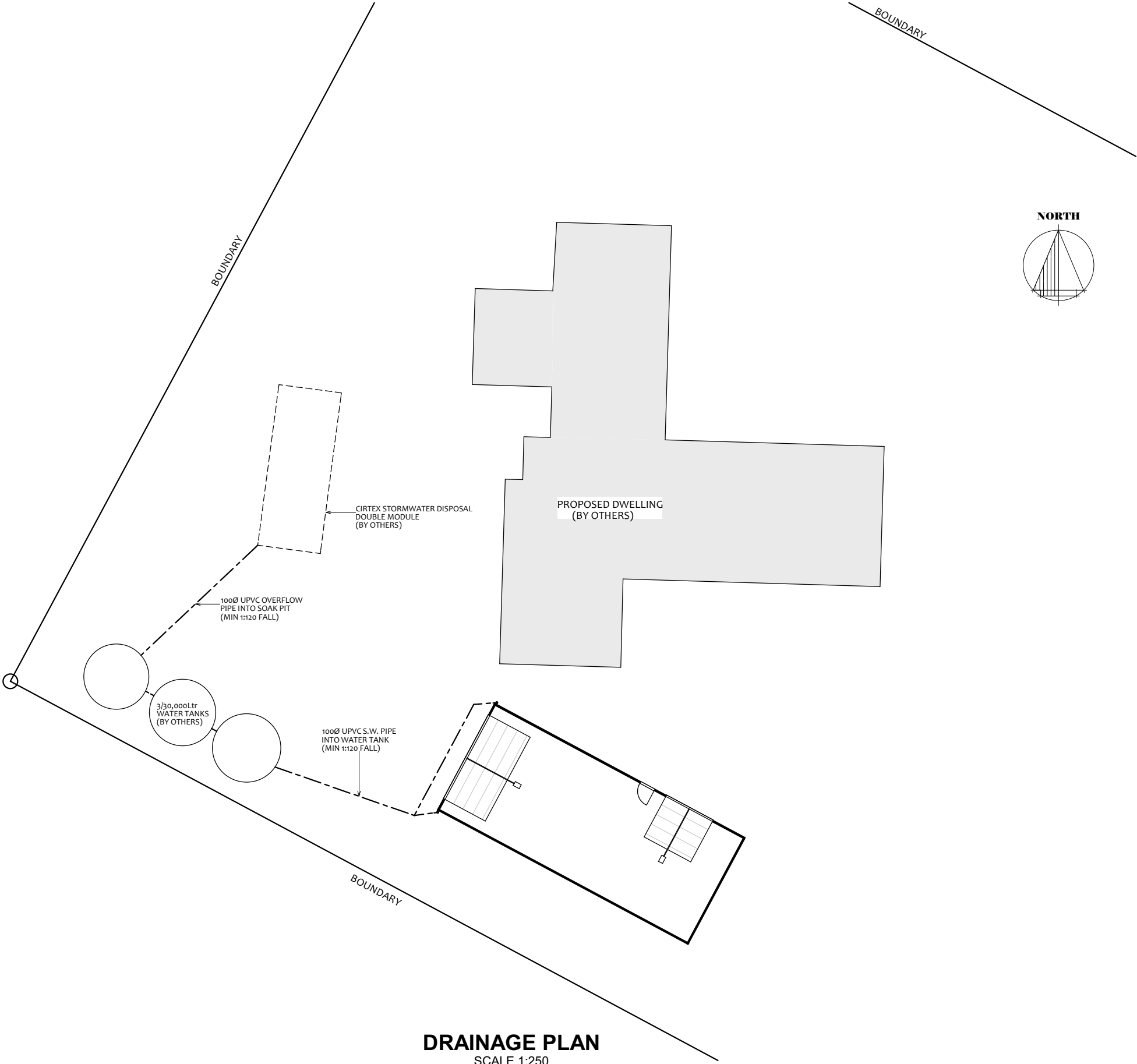


GUTTER PROFILE

GUTTER CROSS SECTION AREA :	= 9000mm²
MAX PLAN AREA OF ROOF DISCHARGING INTO EACH GUTTER :	= 55.64m²
E1/AS1, MAX ROOF PLAN AREA FOR 0 - 25° PITCH WITH 9000mm² GUTTER :	= 95m²

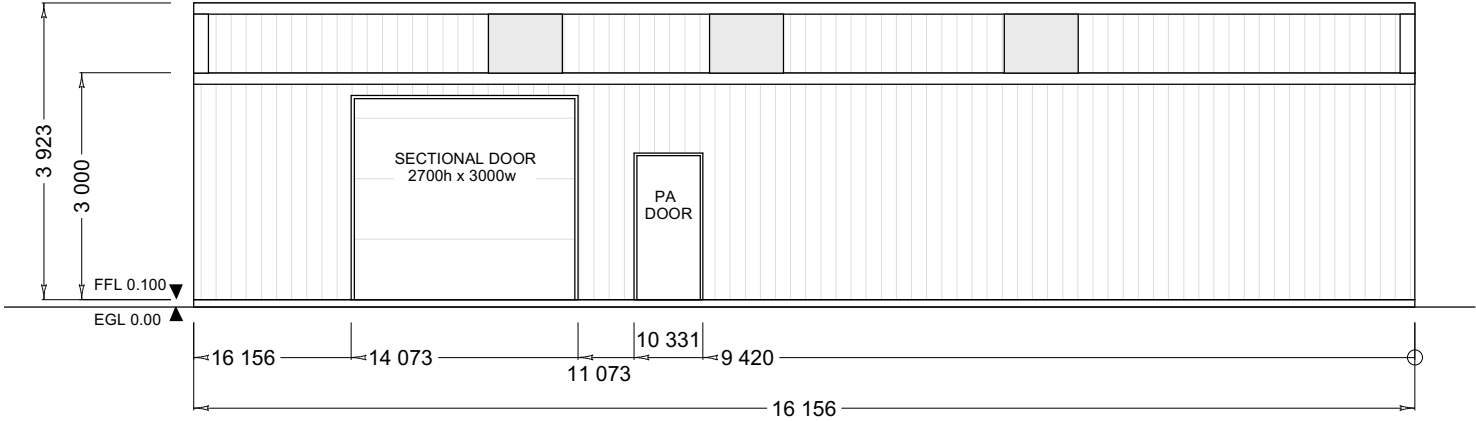
NOTE

- SOAKPIT DESIGN BY CLASSIC BUILDERS

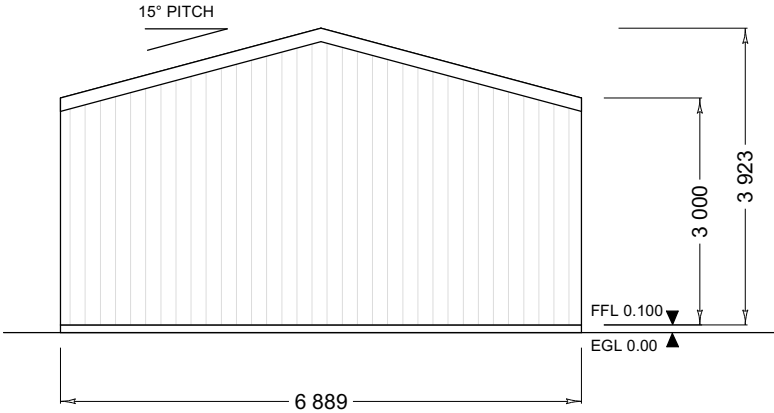


DRAINAGE PLAN
SCALE 1:250

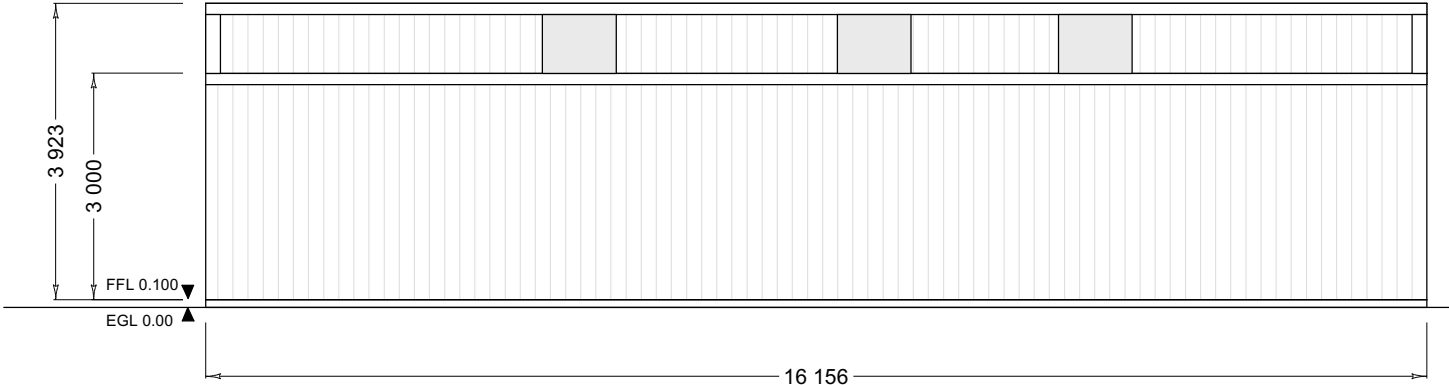
	Drawing Prepared By: Totalspan Wellington-Horowhenua Unit 1, 27 Riverbank Rd Otaki email: wellington@totalspan.co.nz Ph: (04)297 0033	Proposed Building For: Rose and Brooke Teague	Site Address: 24C Gawler Street Te Horo Kapiti Coast	Sheet Contents: DRAINAGE PLAN	Date: 11/11/2022	Sheet # 2
					Revision: 1	
					Scale: A3	



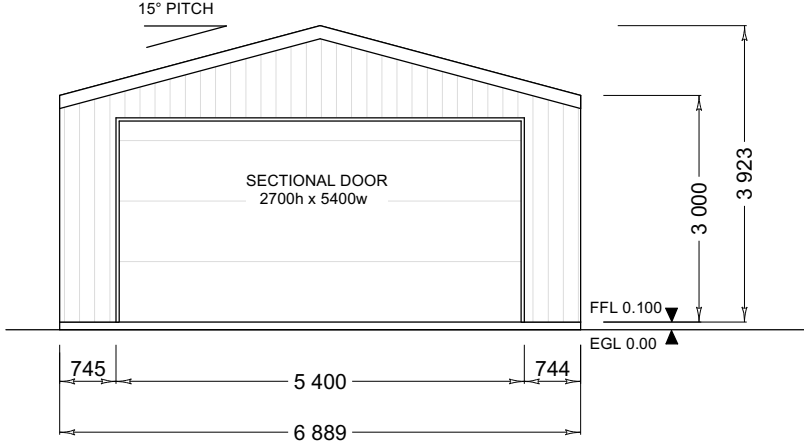
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



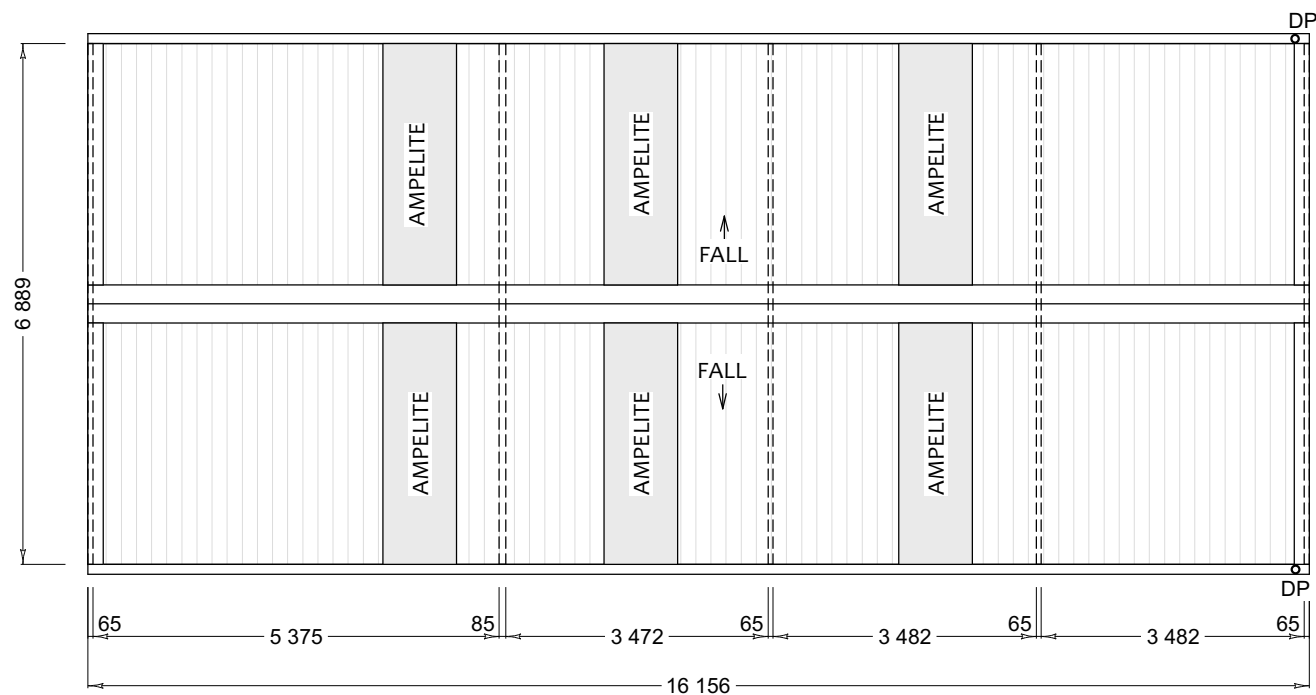
WEST ELEVATION

Roof and Wall Cladding Type: NZ Colorsteel Maxx 0.40BMT
Roof and Wall Cladding Profile: 6 Rib
Sectional Doors: Newport Colorsteel with Auto openers - installed by Licensed installer

ELEVATIONS
SCALE 1:100

NOTE:
REFER TO ENGINEER PS1 PLANS FOR:
- STRUCTURAL DETAILS
- CONNECTION DETAILS
- FLASHING DETAILS
- PROFILE DETAILS

	Drawing Prepared By: Totalspan Wellington-Horowhenua Unit 1, 27 Riverbank Rd Otaki email: wellington@totalspan.co.nz Ph: (04)297 0033	Proposed Building For: Rose and Brooke Teague	Site Address: 24C Gawler Street Te Horo Kapiti Coast	Sheet Contents: ELEVATIONS	Date: 11/11/2022	Sheet # 3
					Revision: 1	
					Scale: A3	



ROOF PLAN

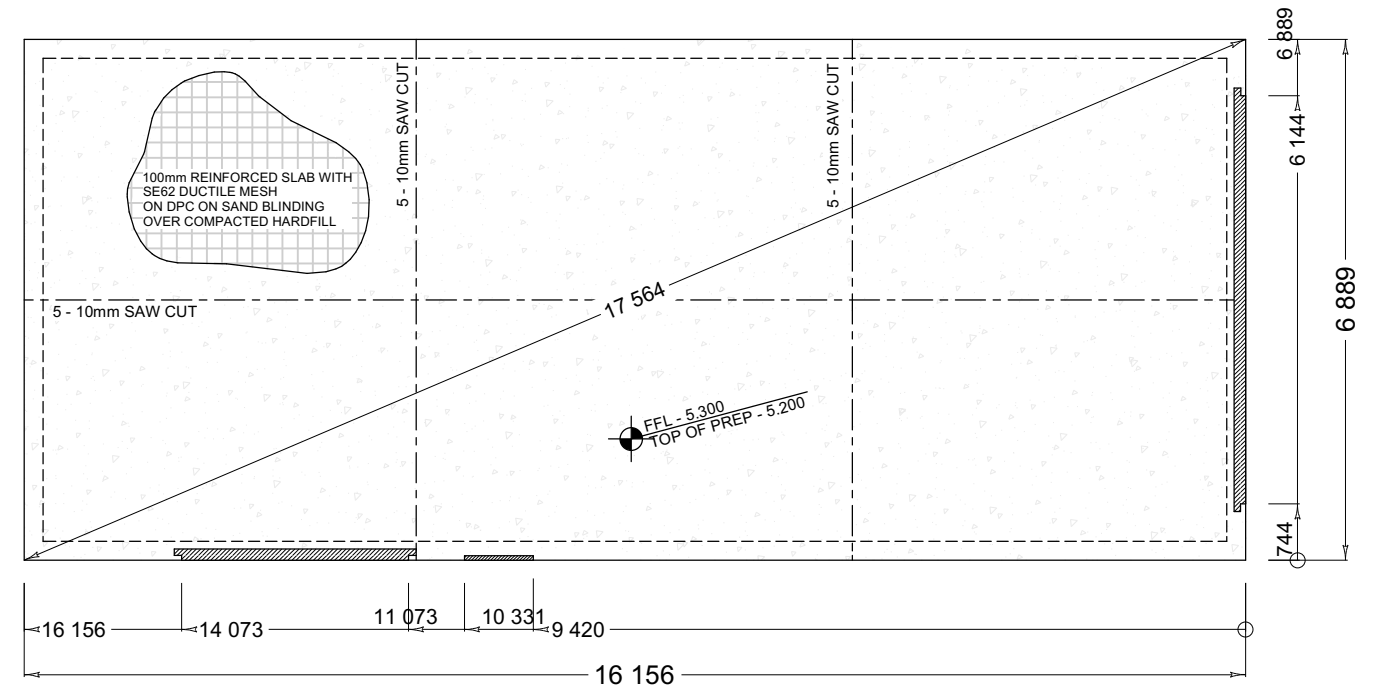
SCALE 1:100

KEY

- PORTAL FRAME □□□□

ROOFING NOTES:

- NZ COLORSTEEL MAXX 0.40BMT ROOF TO 15° PITCH
- DRI-STUD FRU36 ROOFING UNDERLAY
- PORTAL FRAME - SEE ENGINEER PS1
- COLORSTEEL ROLLFORMED GUTTERS AND BARGES
- COLORSTEEL ROLLFORMED SE RIDGE

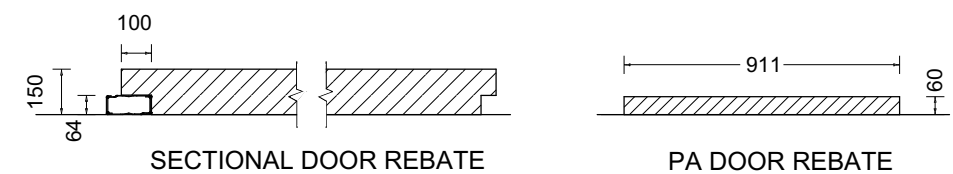


SLAB PLAN

SCALE 1:100

NOTE:

REFER TO ENGINEER PS1 PLANS AND DOCUMENTS FOR FOUNDATION DETAILS



SLAB REBATE DETAILS



Drawing Prepared By:

Totalspan Wellington-Horowhenua
Unit 1, 27 Riverbank Rd
Otaki
email: wellington@totalspan.co.nz Ph: (04)297 0033

Proposed Building For:

Rose and Brooke Teague

Site Address:

24C Gawler Street
Te Horo
Kapiti Coast

Sheet Contents:

ROOF & SLAB PLANS

Date: 11/11/2022

Revision: 1

Scale: A3

Sheet #

4



Drawing Prepared By:
Totalspan Wellington-Horowhenua
Unit 1, 27 Riverbank Rd
Otaki
email: wellington@totalspan.co.nz Ph: (04)297 0033

Proposed Building For:

Rose and Brooke Teague

Site Address:
24C Gawler Street
Te Horo
Kapiti Coast

Sheet Contents:

HAZARD OVERLAY

Date:	11/11/2022
Revision:	1
Scale:	A3

Sheet #
5



Gable Range
Producer Statement and Structural Details
(IL1 Non-Habitable, Unlined, Closed)

CLIENT:

Mr & Mrs Brooke & Rose Teague
 24C Gawler Street
 Te Horo
 Kapiti
 5581

BUILDING:

TRS Project Ref: 1930622
 Location: Lat: -40.79282 Lng: 175.0870754
 Wind Speed: Vdes Ø: 36.4 m/s
 Snow Loading: Sg = None
 Span: 6.889m
 Length: 16.156m
 Knee Height: 3.000m
 Bay Size: 5.483m, 2x3.547m, 3.579m
 Roof Details: 15° pitch, 6 Rib 0.40mm
 Cladding Details: 6 Rib 0.40mm
 Downpipe Size: 80mm Dia PVC
 Floor Type: Concrete Slab
 Area: 111.299m²

NOTES :

- 1 - Contractor to confirm all dimensions on site at time of construction
- 2 - These drawings must not be reproduced without express permission from Spanbild New Zealand Limited.

INDEX:

- 1 Contents
- 2 Producer Statement / Specifications
- 3 Durability Statement
- 4 Site Plan
- 5-8 Engineering Tables
- 9 Foundation Details SD-F01
- 10 Foundation Details SD-F02
- 11 Frame Details SD-P01
- 12 Frame Details SD-P03
- 13 Major Openings SD-M01
- 14 Minor Door Openings SD-M05
- 15 Bracing Details
- 16 Flashing Details
- 17 Flashing Details SD-E02

Flag 48: X300 changed to C15024
 Flag 64: X300 changed to C15015

Note: SPECIFIC FOUNDATION DESIGN

TOTALSPAN

A Division of Spanbild New Zealand Ltd
 112 Waterloo Road, Hornby
 P.O.Box 11-013, Christchurch Details



Gable Range - Design

Contents

Sheet 1 of 17



Building Code Clause(s) **B1**

PRODUCER STATEMENT - PS1 - DESIGN

(Guidance on use of Producer Statements (formerly page 2) is available at www.engineeringnz.org)

ISSUED BY: **Calibre Consulting Ltd**
(Design Firm)

TO: **Totalspan Wellington**
(Owner/Developer)

TO BE SUPPLIED TO: **Kapiti Coast District Council**
(Building Consent Authority)

IN RESPECT OF: **6.9m span x 16.2m IL1 Non-Habitable, Unlined portal building; DL=50yrs**
(Description of Building Work)

AT: **24C Gawler Street, Te Horo, Kapiti, 5581, New Zealand**
(Address)

LOT: DP: SO:

We have been engaged by the owner/developer referred to above to provide **Structural Design**

(Extent of Engagement)

services in respect of the requirements of Clause(s) **B1** of the Building Code for:

☒ All or ☐ Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☒ Compliance Documents issued by the Ministry of Business, Innovation & Employment **B1/VM1, B1/VM4** or
(verification method / acceptable solution)

☐ Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled

Gable Range and numbered **Sheets 1, 5-9, 11-15, and Sheets 2, 10 Rev1**, together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

(i) Site verification of the following design assumptions **refer Geotechnical Assessment Report by Miyamoto dated 24.05.2022**

(ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend

the following level of construction monitoring/observation:

☐ CM1 ☐ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) Or ☐ as per agreement with owner/developer (Architectural)

I, **John McCurran** am: ☒ CPEng **48451** # ☐ Reg Arch #
(Name of Design Professional)

I am a member of: ☒ Engineering New Zealand ☐ NZIA and hold the following qualifications: **BE (civil)**

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*

The Design Firm is a member of ACENZ: ☒

SIGNED BY **John McCurran** (Signature)

ON BEHALF OF **Calibre Consulting Ltd** Date **17 October 2022**
(Design Firm)

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000*.

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, ENGINEERING NEW ZEALAND AND NZIA

SPECIFICATIONS

GENERAL NOTES

1. IMPORTANT DESIGN LIMITATIONS

- 1.1. Design limitations apply to any item or alteration not specifically stated or clearly represented within the scope of these engineering specifications. This is a CAD drawing which must not be altered by manual methods, exceptions to this are:
 - 1.1.1. The documentation clearly states where "generic" items can be crossed out, or the applicable detail circled to provide clarity.
 - 1.1.2. Additional specific design has been carried out by a CPENG engineer with a PS1 supplied covering "part" design works for any amendment/alterations. Alternative/Additional drawings shall be supplied or these specifications must be clearly marked up in red pen and accompanied by the PS1 engineer's signature on each drawing altered which is covered by the additional specific design, as above.
 - 1.1.3. A letter has been supplied in writing, signed by the original engineer(s) covering "minor" amendments/alterations or clarifications to varying interpretations of the design drawings.
- 1.2. Habitable/Lined Buildings are not covered within this scope of work.

2. GENERAL

- 2.1. All work shall conform to the New Zealand Building Code
- 2.2. B2 Durability shall be covered by respective product/manufacturers durability statements

3. LOADINGS

- 3.1. Buildings are designed to AS/NZS 1170
 - 3.1.1. Refer Schedule for Windspeed, V_{des0} in m/s.
 - 3.1.2. Refer Schedule for Ground Snow Load if applicable in kPa.
 - 3.1.3. The roofing is not designed for point loads of 1.1kN, these are Surfaces (including transparent surface) over which supports (e.g., boards or ladders) are required to be laid to support actions incidental to maintenance (e.g., people).
 - 3.1.4. Earthquake loads, except for "near fault" locations due to the light-weight structure are not critical for unlined, Importance Level 1 & 2 standard structures with cladding as specified below only.
 - 3.1.5. Habitable/Lined or Importance Level 3 and greater structures require specific design engineering in addition to this specification covering the scope of works. (Importance Level 2 structures have been designed to resist "structural damage" deflections only).
 - 3.1.6. Any loads exceeding the above shall require specific design engineering in addition to this specification covering the scope of works.

4. FOUNDATIONS

- 4.1 Refer Geotechnical Assessment Report by Miyamoto dated 24.05.2022
- 4.2 As building is IL1, minimum remedial work has been opted for in subgrade remedial work, refer improved performance requirements in the report if required.

5. CONCRETE

- 5.1. Designed to NZS 3101
- 5.2. Remove vegetation and loose material from the building footprint, backfill with compacted hard-fill if required and lay sand blinding to the underside of the concrete slab. Ensure the surface of the slab will be at least 100mm above the highest level of cleared ground around the slab.
- 5.3. Concrete shall have a maximum aggregate size of 20mm and minimum **25 MPa** compression strength at 28 days.
- 5.4. Refer Foundation Details for further details.
- 5.5. Lesser Ductile Mesh is allowed to be used for Importance Level 1 structures only
 - 5.5.1. Refer NZS 3101 Clause 5.3.2.7 (a)

6. STEELWORK & COMPONENTS

- 6.1. All Steelwork & Components shall (where applicable) conform to:
 - 6.1.1. AS/NZS 4600 - Cold-formed steel structures
 - 6.1.2. AS/NZS 1252 - High strength steel bolts with associated nuts and ...
 - 6.1.3. AS/NZS 1365 - Tolerances for flat-rolled steel products
 - 6.1.4. AS/NZS 4505:2013 - Garage doors and other large access doors
 - 6.1.5. AS 1110 - ISO metric hexagon bolts and screws
 - 6.1.6. AS 1112 - ISO metric hexagon nuts...
 - 6.1.7. AS 1397 - Continuous hot-dip metallic coated steel sheet and strip
 - 6.1.8. AS 1580 - Paints and related materials - Methods of test
 - 6.1.9. AS 3566 - Self-drilling screws for the building and construction industries
 - 6.1.10. and ...
 - 6.1.11. IFI-114(Imperial) / IFI-505(Metric) - Break Mandrel Blind Rivets

7. CLADDING

- 7.1. Steel only. Alternative claddings (excluding glass reinforced panel), require an independent specific design certificate for the scope of work.
- 7.2. Fixing pattern as per E2/AS1 or NZ MRM - NZ Metal Roof and Wall Cladding Code of Practice.
- 7.3. Flashings shall be fixed as per manufacturers recommendations/instructions.

8. SERVICES

- 8.1. Penetrations through framing members
 - 8.1.1. Typical hole diameter(s) shall not exceed 29mm (1 1/8 inch)
 - 8.1.1.1. A single 44mm (1 3/4 inch) hole per C150, C250 or C300 section only is allowed to accommodate an up to 40mm waste water pipe
 - 8.1.2. Distance between holes along the section shall be no less than 1000mm
 - 8.1.3. Holes shall be located:
 - 8.1.3.1. Central in the web, (within the centre 1/3 of the web depth)
 - 8.1.3.2. At least 200mm from the end of a member
 - 8.1.4. Rubber grommets to be applied to un-swaged service holes
 - 8.1.5. Larger and more frequently spaced holes are allowed, however please consult with an engineer first for written approval to ensure compliance with AS/NZS 4600.

Project Ref: 1930622	
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Mr & Mrs Brooke & Rose Teague 24C Gawler Street Te Horo Kapiti 5581 027 450 0251	
Gable Range - Design	
Producer Statement / Specifications	
Sheet 2 of 17 Rev1	

MANUFACTURERS STATEMENT - DURABILITY

Cladding

To satisfy the requirements of Clause B2: "Durability" of the NZBC and to ensure the cladding material meets a 15-year durability life and a 50 year intended working life (design life), the following requirements must be followed:

Cladding Range of Product and Use

- Coating Type: Zinc/Aluminium & Painted (Coloured Steel).
- Steel thickness range: 0.35mm - 0.55mm BMT
- Steel grade range: G300 - G550
- Application: Standard Totalspan Roof and Wall Cladding
- Profile: Totalspan 7 Rib, Totalspan 6 Rib, Totalspan Corrugate

Requirements

- Fixing and installation of the cladding must be done exactly in accordance with the manufacturer's instructions and specifications.
- Normal maintenance must be regularly carried out on the exterior surface of the cladding and visible internal surfaces of the cladding. The following guide must be followed to ensure the durability requirements are met.

Normal Maintenance

- Normal Maintenance to be completed in accordance with Durability - Acceptable Solution B2/AS 2.1.3
- Corrosion Zones C1 and C2 (Reference SNZ TS 3404:2018, Durability requirements for steel structures and components, corrosivity zone maps, Figure 1 – 7, page 10 – 16)
 - Rain-washing only required on exposed (open to airborne salts and rain wetting) material. Sheltered (open to airborne salts, but not rain washed) or protected areas such as under spouting, top-cladding sheets and tops of doors and underside of Awnings and Garaports require washing every 3 months.
- Corrosion Zones C3 and C4 (Reference SNZ TS 3404:2018, Durability requirements for steel structures and components, corrosivity zone maps, Figure 1 – 7, page 10 – 16)
 - Rain-washing only required on exposed (open to airborne salts and rain wetting) areas. Sheltered (open to airborne salts, but not rain washed) and protected areas such as under spouting, top cladding and tops of doors and underside of Awnings and Garaports require washing down every month and whenever corrosive salts are present.

Extended Maintenance, Painting or Repainting

Extended Durability

Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material, painting of the entire surface is required to extend the life of the cladding product. Paint manufacturers recommendations are to be followed for surface preparation and paint type to be used.

Evident Corrosion

- Areas that show signs of white or red rust/corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products and present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the Paint Manufacturer's recommendations is then required.
 - Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may start due to moisture and dirt entrapment.
- If evident corrosion is not treated quickly rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

Steel Framing

To satisfy the requirements of Clause B2: "Durability" of the NZBC and to ensure the structural framing material meets a 25-year durability for carports and a 50-year durability for all other buildings, the following requirements must be followed:

Steel Framing Range of Product and Use

- Coating Type: Galvanised
- Steel thickness range: 0.55mm – 3.0mm BMT
- Steel grade range: G300 – G550
- Application: Standard Totalspan Purlins, Girts, Portal Frames, Door Jambs, Wall Uprights, Bridging, Posts
- Profile: C Sections – C80 to C300
Z Sections – 100x53, 150x65
Tophat Sections – 100x163, 120x170, 150x183
Square Hollow Sections - 65x65, 75x75

Requirements


- Regular inspections of the steel work and maintenance at the first signs of a problem will extend the durability of the sections.
- Where sections are exposed (open to airborne salts and rain wetting) or sheltered (open to airborne salts but not rain washed), or located in salt marine, corrosive industrial or unusually high corrosive environments the below Normal Maintenance must be adhered to. Please contact your local Totalspan branch for specialist advice if unsure requirements.
- This also applies to all Steelwork that is exposed to the wind but is protected from the rain located in an open sided structure such as carports, awnings or structures closed in on one side only.
- Maintenance is necessary when the Galvanised coating ceases to provide sacrificial protection to the steel base, or where the appearance is no longer aesthetically acceptable. At the first sign of corrosion or rust staining, the surface should be treated and painted with an appropriate coating system. All maintenance should be carried out in accordance with AS/NZS 2312:2002 (Incorporating Amendment No. 1) [c] and New Zealand Steelwork Corrosion Coatings Guide (HERA Report R4-133) [d].


Normal Maintenance

- Normal Maintenance to be completed in accordance with Durability - Acceptable Solution B2/AS 2.1.3
- Corrosion Zones C1 and C2 (Reference SNZ TS 3404:2018, Durability requirements for steel structures and components, corrosivity zone maps, Figure 1 – 7, page 10 – 16)
 - Rain-washing only required on exposed (open to airborne salts and rain wetting) sections.
 - Sheltered (open to airborne salts, but not rain washed) sections require washing every 3 months. All other materials should be inspected at the time of washing and if required, cleaned of any contaminants.
- Corrosion Zones C3 and C4 (Reference SNZ TS 3404:2018, Durability requirements for steel structures and components, corrosivity zone maps, Figure 1 – 7, page 10 – 16)
 - Rain-washing only required on exposed (open to airborne salts and rain wetting) sections
 - Sheltered (open to airborne salts, but not rain washed) sections require washing down every month and whenever corrosive salts are present. All other materials should be inspected at the time of washing and if required, cleaned of any contaminants.

Manufacturer:

Spanbild New Zealand Limited
112 Waterloo Rd
Sockburn
CHRISTCHURCH

	
Project Ref: 1930622	
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Mr & Mrs Brooke & Rose Teague 24C Gawler Street Te Horo Kapiti 5581 027 450 0251	
Gable Range	
Durability Statement	
Sheet 3 of 17	



Project Ref: 1930622

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Mr & Mrs Brooke & Rose Teague
24C Gawler Street
Te Horo
Kapiti 5581
027 450 0251

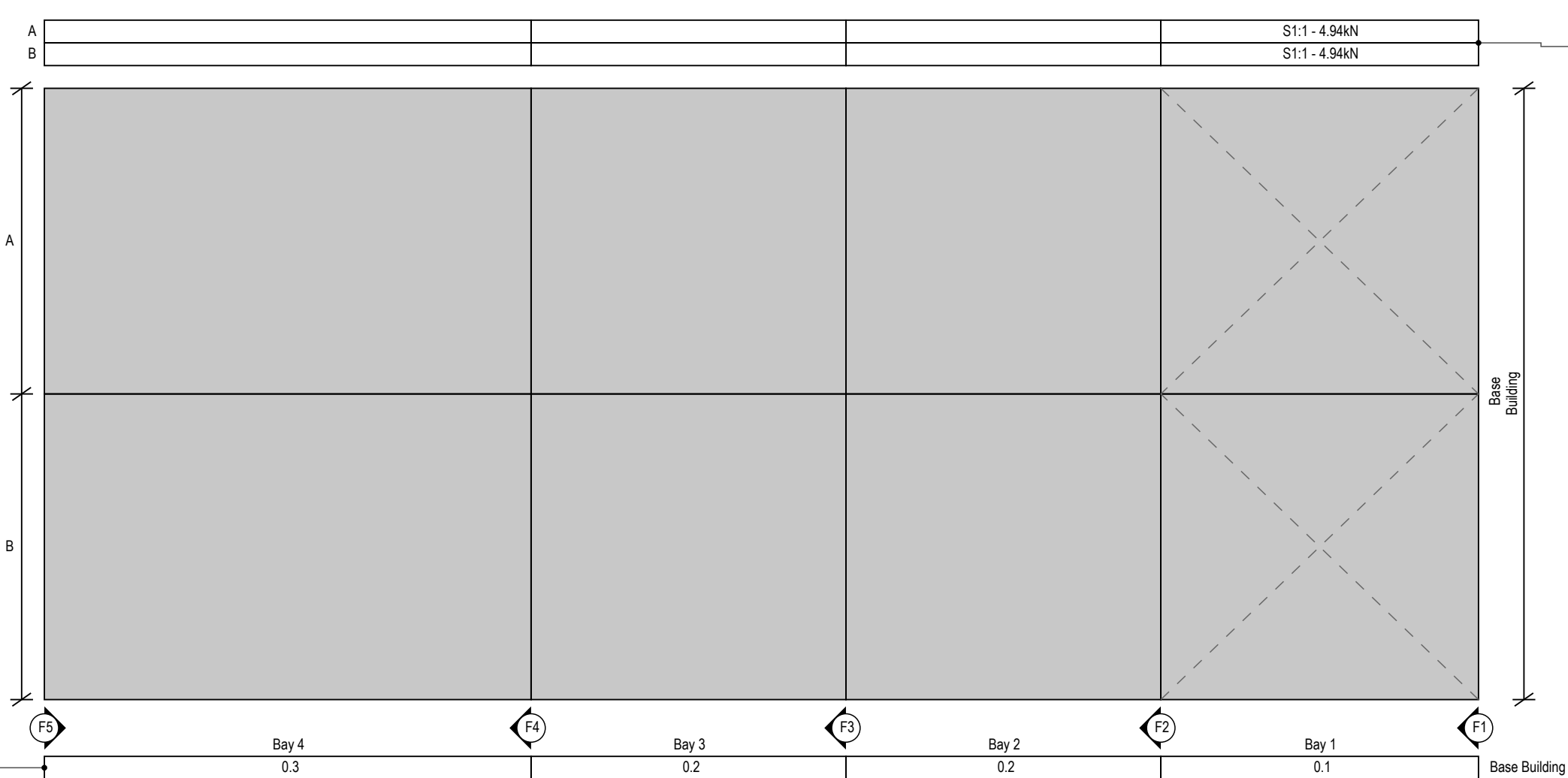
Gable Range

Site Plan

Sheet 4 of 17

ROOF - (BAYS 4-1)

FRAMING SECTION TABLES	
Base Building - 0.1	
Design	Closed
Purlin (Bridge Count)	C100-10(1)
Purlin Centres	0.892m
Base Building - 0.2	
Design	Closed
Purlin (Bridge Count)	C80-95(2)
Purlin Centres	0.892m
Base Building - 0.3	
Design	Closed
Purlin (Bridge Count)	C150-10(2)
Purlin Centres	0.892m

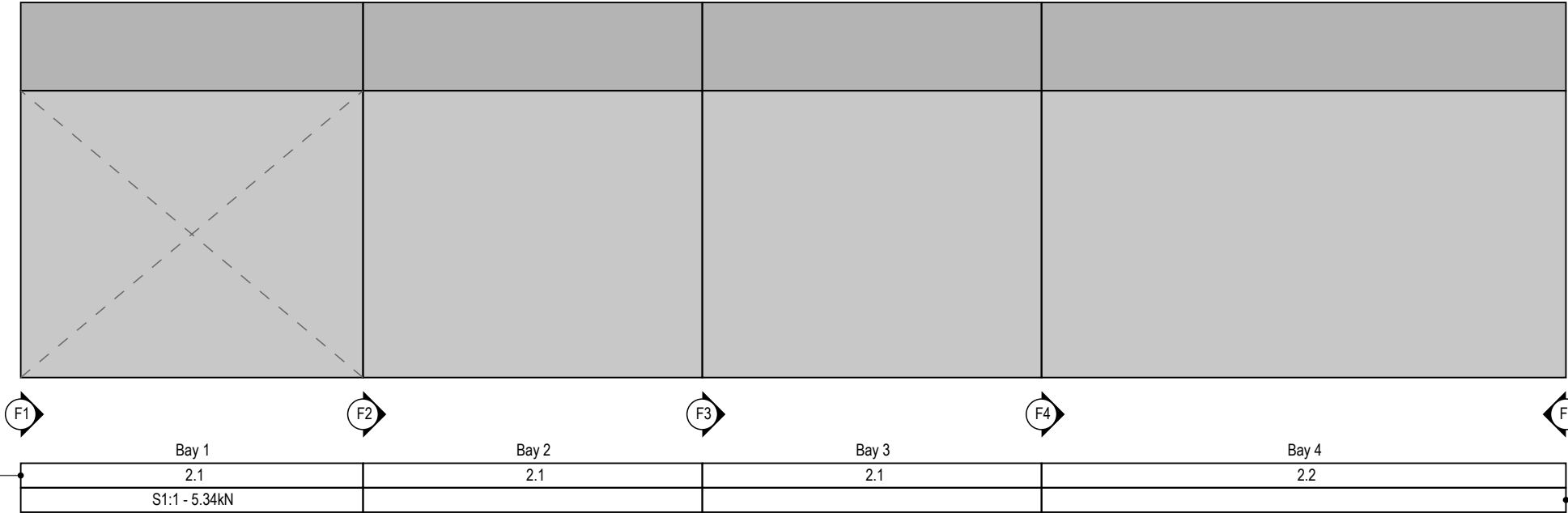


BRACING kN (Totals)		
Location	Required	Achieved
A	2.65 kN	4.94 kN
B	2.65 kN	4.94 kN

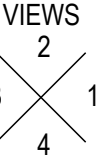
BRACING DESIGN NOTES	
All bracing must be connected to main structural members i.e. Portal Legs, Portal Rafters, End Wall, Uprights & Main Access Door Jambs. Bracing shall not be solely connected to intermediate members such as Girts, Purlins, Minor Access Door Jambs & PA Door Jambs.	
BRACING LEGENDS	
S1:1 Mitek Strip-Brace 27x0.6mm G550, configured as a single cross.	

VIEW 2 - BUILDING SIDE (BAYS 1-4)

FRAMING SECTION TABLES	
Base Building - 2.1	
Design	Closed
Girt (Bridge Count)	C80-95(2)
Girt Centres	0.960m
Base Building - 2.2	
Design	Closed
Girt (Bridge Count)	C100-15(2)
Girt Centres	0.960m

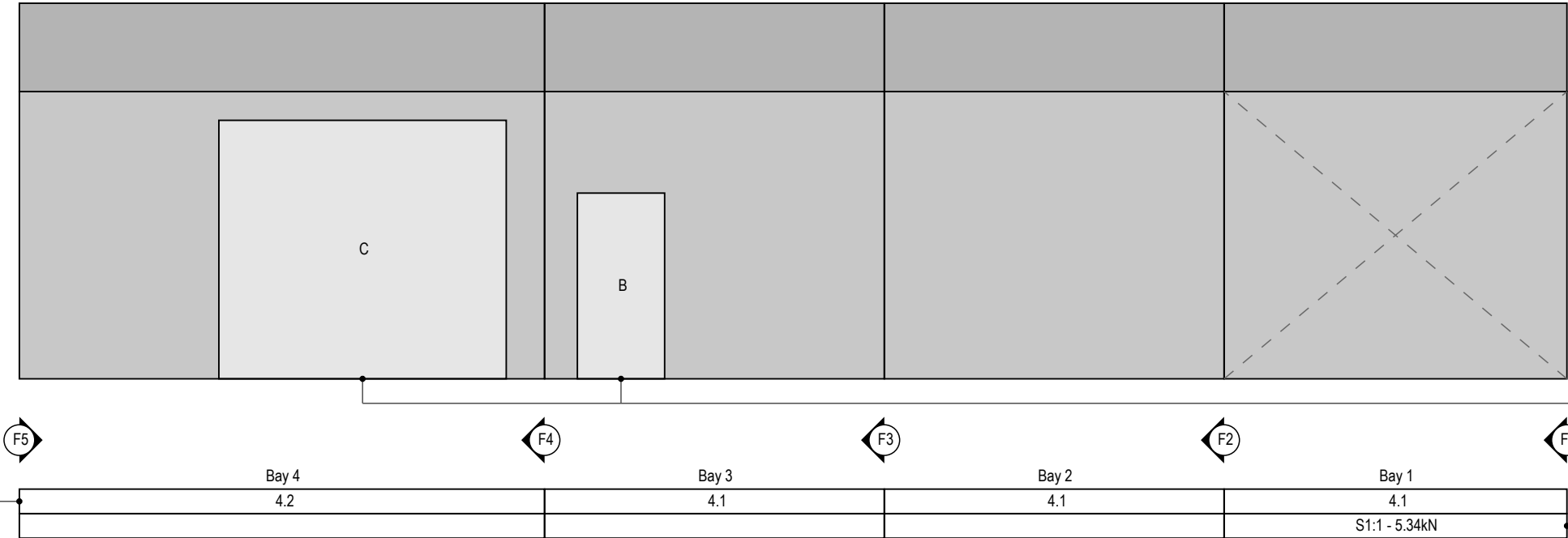


BRACING kN (Totals)	
Required	4.57 kN
Achieved	5.34 kN



VIEW 4 - BUILDING SIDE (BAYS 4-1)

FRAMING SECTION TABLES	
Base Building - 4.1	
Design	Closed
Girt (Bridge Count)	C80-95(2)
Girt Centres	0.960m
Base Building - 4.2	
Design	Closed
Girt (Bridge Count)	C100-15(2)
Girt Centres	0.960m

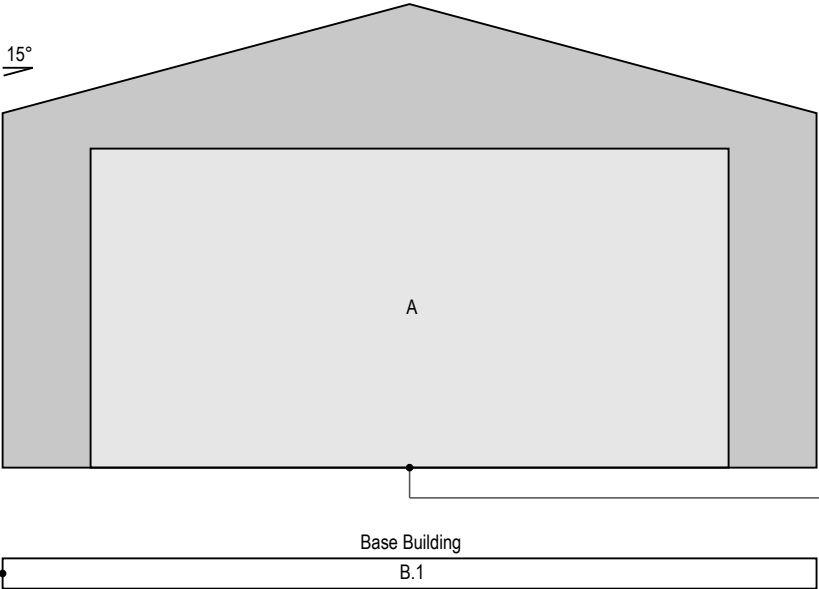


OPENING SECTION TABLES	
Opening - B	
Jambs & Head Beam	C80-95
Upper Support Girt	C150-15
Opening - C	
Jambs	B150-10
Head Beam	C150-10

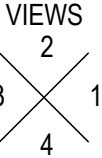
BRACING kN (Totals)	
Required	4.57 kN
Achieved	5.34 kN

FRAME F1

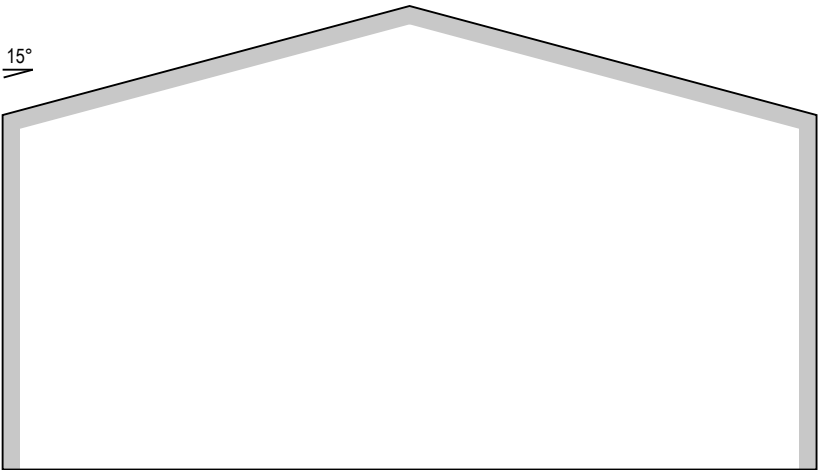
FRAMING SECTION TABLES	
Base Building - B.1	
Design	Closed
Leg & Rafter	C150-15
Girt (Bridge Count)	C80-95(1)
Girt Centres	0.960m



OPENING SECTION TABLES	
Opening - A	
Jambs	C150-24
Head Beam	B150-10



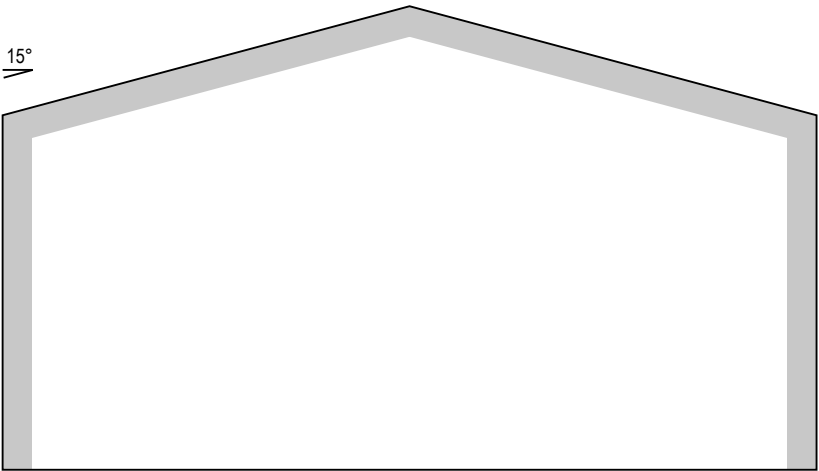
FRAME F2,F3



FRAMING SECTION TABLES	
Base Building - B.2	
Design	Closed
Leg & Rafter	C150-19

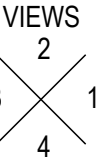
Base Building
B.2

FRAME F4

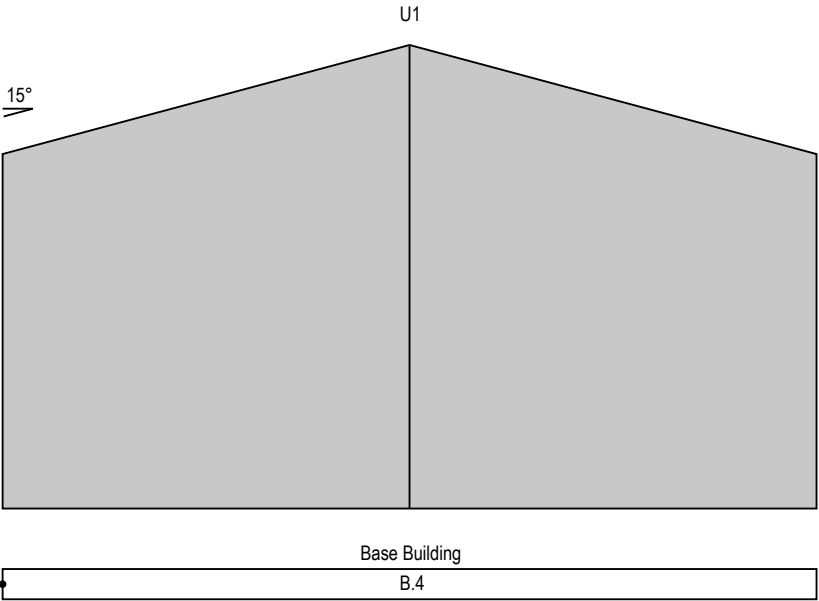


FRAMING SECTION TABLES	
Base Building - B.3	
Design	Closed
Leg & Rafter	C250-19

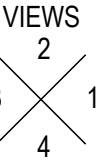
Base Building
B.3

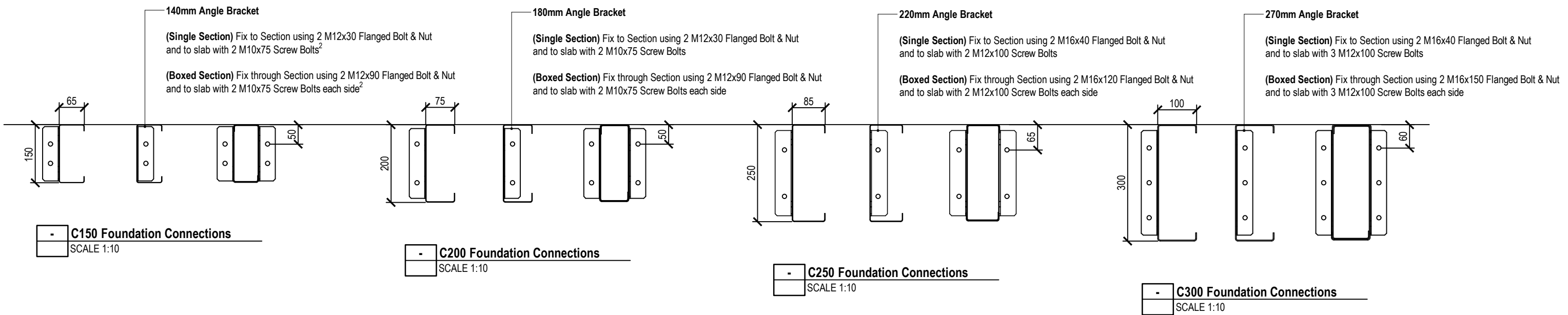
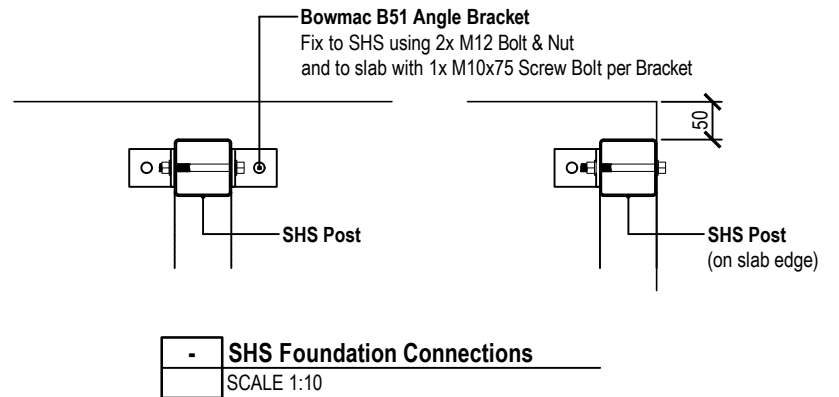
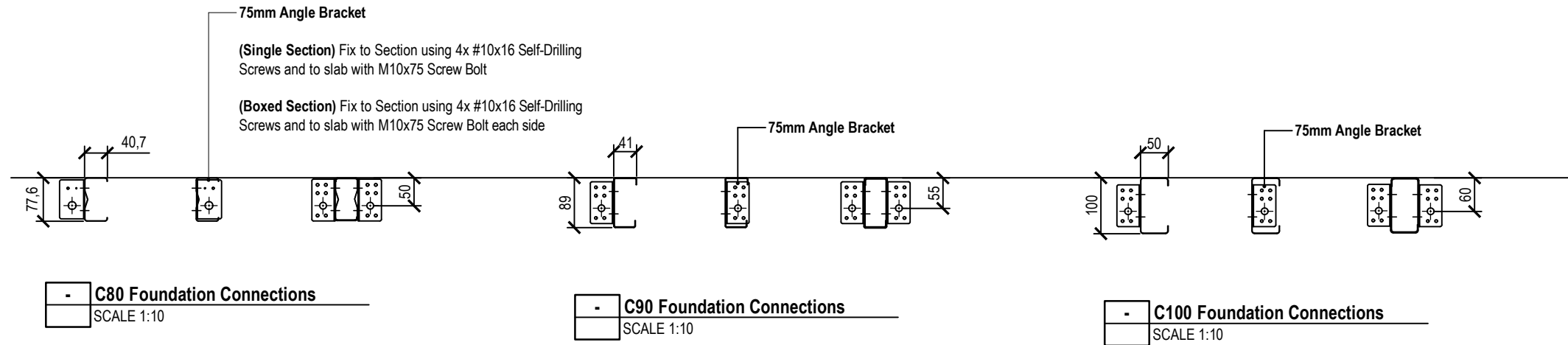


FRAME F5



FRAMING SECTION TABLES	
Base Building - B.4	
Design	Closed
Leg & Rafter	C150-15
Upright - U1	C150-15
Girt (Bridge Count)	C80-95(1)
Girt Centres	0.960m





Important Notes

- 1.Recommended edge distances are listed above, brackets may be repositioned slightly +/- 3mm however concrete edge distance to bolt centre shall not be less than be 50mm
- 2.**C/B150-15 & C/B150-19 Portal Legs** shall have a M10x38mm Sqaure Washer to M10x75 Screw Bolts (otherwise, not required.)

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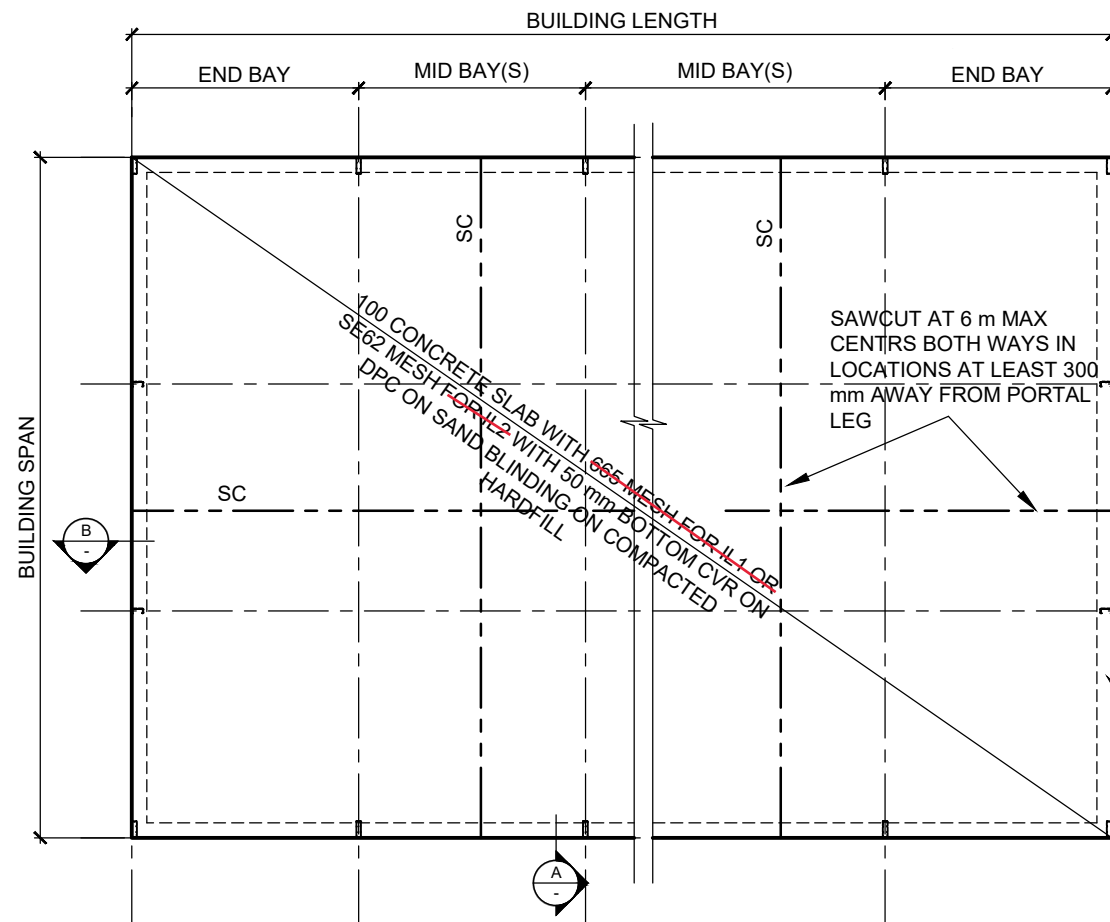
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Gable Range - Design

Foundation Details SD-F01

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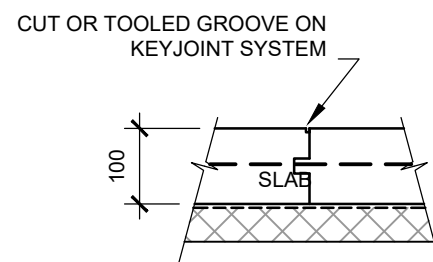
TYPICAL CONCRETE SLAB PLAN

Important Notes

- Perimeter reinforcing
 - Central reinforcing specified "across" building span may be less than reinforcing specified "along" building length, refer Detail B/- (Dimensions shall be as per Detail a/-).
 - Reinforcing "across" shall wrap around the corners and lapped to remain "continuous".
- Slab thickness may be increased where heavier traffic loadings are required.
- Typical GL to FFL is 100mm for a "non-habitable" foundation.
- Maximum Spacing of Free Joints (m) are to be based on CCANZ guidelines or as below;

Slab	Mesh Type	FJ crs
100	665 or SE62	24
125	664 or SE72	25
150	662 or SE82	30

NOTE: Site requires excavations to remove topsoil and organic soils to a depth of 0.5mbgl and replacement with a suitable engineering fill. A Geotechnical Engineer shall carry out a subgrade ground bearing capacity test before selected and compacted granular fill replacement and compaction testing during backfilling and a PS4 to be issued prior to foundation slab construction. Refer to Geotechnical Assessment Report by Miyamoto dated 24.05.2022 for excavation requirements.

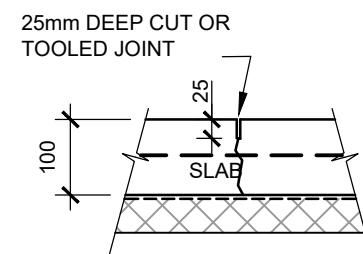


FREE KEYED JOINT (TYP.) 1:10

TABLE 1: FOUNDATION TABLE FOR LOADINGS SHOWN AND UBC SOIL STRENGTH AT BASE OF FOUNDATION

MAX BUILDING SPAN	MAX BAY CENTRES	Sg = 0 kPa					Sg = 0.9 kPa					Sg = 1.44 kPa				
		UBC	"B"	"D"	"As"	"Ld"	UBC	"B"	"D"	"As"	"Ld"	UBC	"B"	"D"	"As"	"Ld"
m	m	kPa	mm	mm	mm ²	mm	kPa	mm	mm	mm ²	mm	kPa	mm	mm	mm ²	mm
6.0	4.0	120	200	200	D12	400	120	200	200	HD10	500	150	200	200	D16	600
	6.0	120	200	200	HD16	800	120	200	200	HD16	800	200	200	200	HD16	800
	8.0	200	200	200	HD16	800	200	200	200	HD16	800	200	250	250	HD20	1000
9.0	4.0	120	200	200	HD16	800	120	200	200	HD16	800	200	200	200	HD16	800
	6.0	200	200	200	HD16	800	200	200	200	HD16	800	225	250	250	HD20	1000
	8.0	225	250	250	HD16	800	225	250	250	HD16	800	225	300	300	HD20	1000
12.0	4.0	150	200	200	HD16	800	150	200	200	HD16	800	200	250	250	HD16	800
	6.0	200	250	250	HD16	800	225	250	250	HD16	800	225	300	300	HD20	1000
	8.0	225	250	250	HD20	1000	225	300	300	HD20	1000	225	300	300	HD25	1250
15.0	4.0	200	200	200	HD16	800	225	200	200	HD16	800	200	250	250	HD20	1000
	6.0	225	250	250	HD20	1000	225	250	250	HD20	1000	225	300	300	HD25	1250
	8.0	225	300	300	HD20	1000	225	300	300	HD25	1250	225	300	300	2/HD25	1250

STANDARD EDGE THICKENING - REFER TABLE 1 AND DETAILS FOR DIMENSIONS AND REINFORCEMENT



TIED JOINT / SAWCUT (TYP.) 1:10

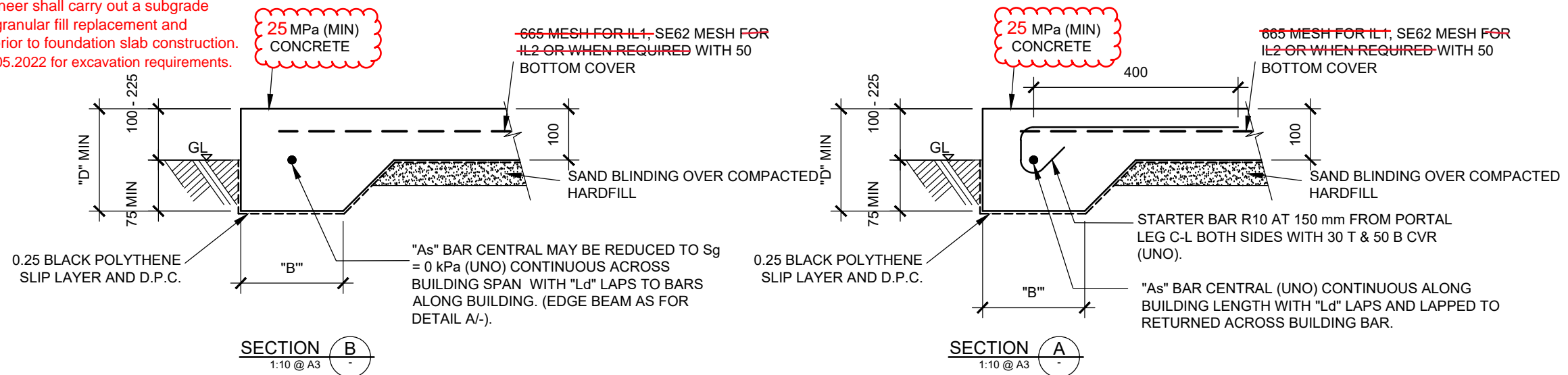
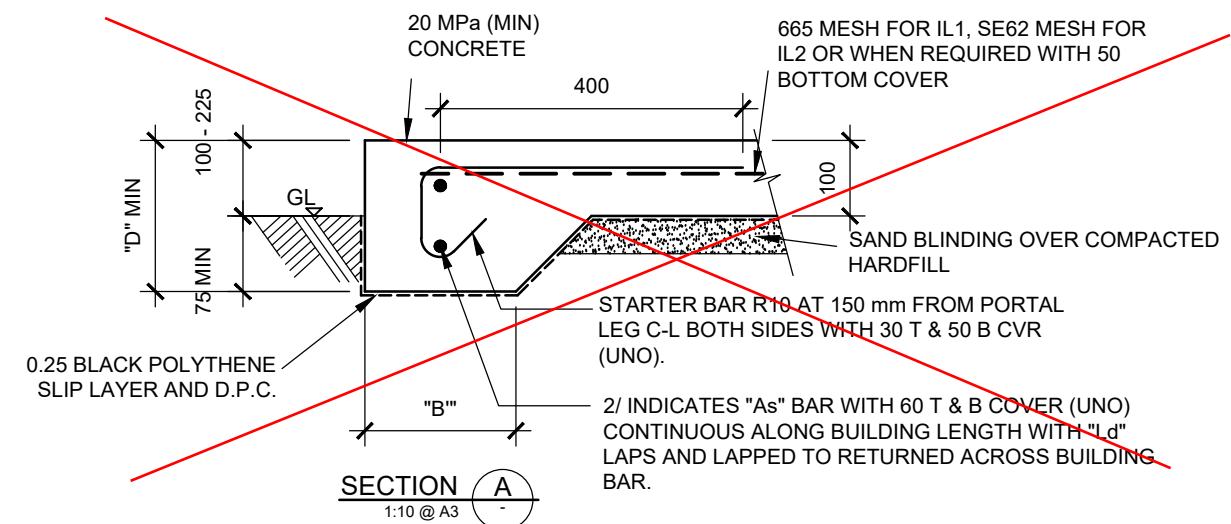
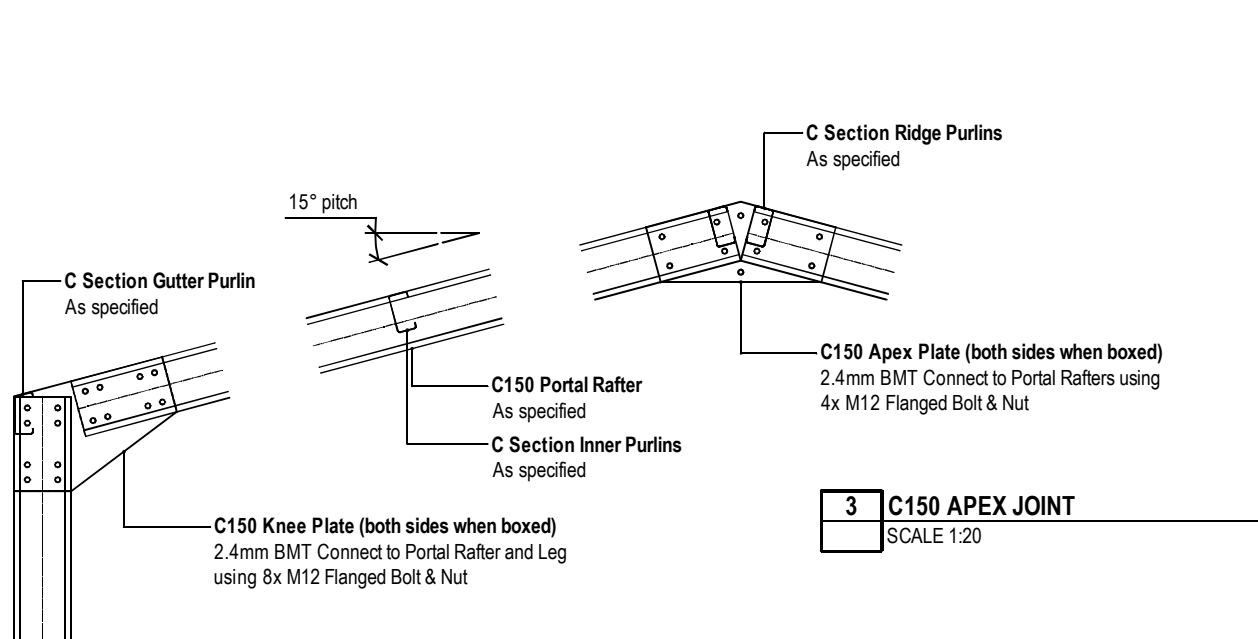
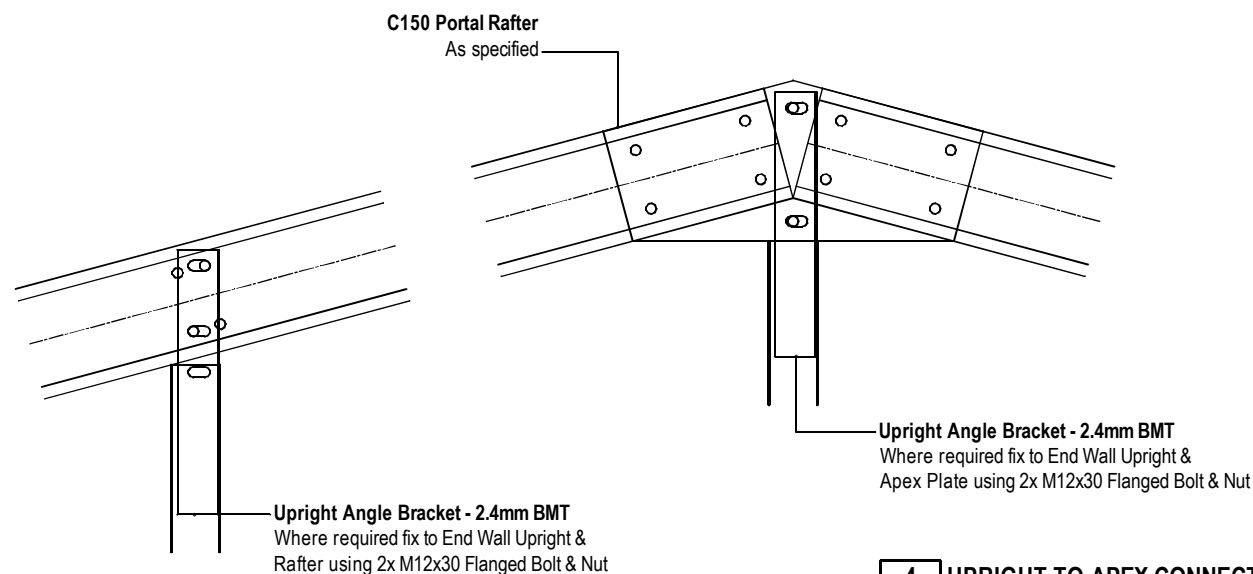
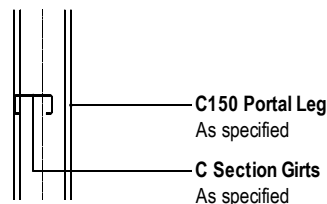


TABLE 2: INDICATIVE UBC SOIL STRENGTH FROM SCLA TESTING

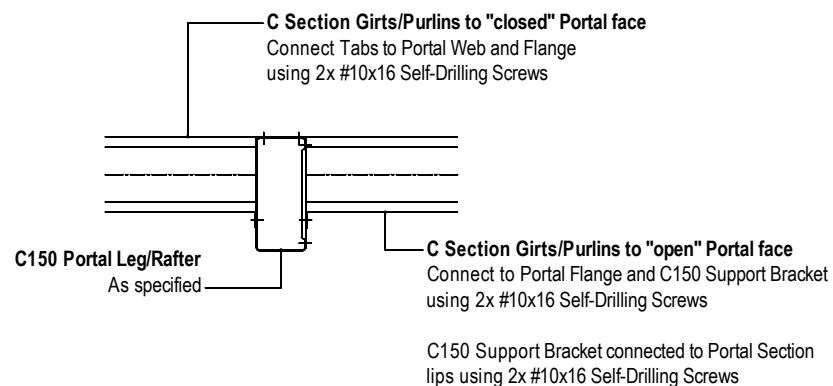
Soil UBC kPa	Blows / 100 mm	
	Zone 1	Zone 2
300	5	3
250	4	2.5
225	3.75	2.25
200	3	2
150	2.5	1.6
120	2	1.3



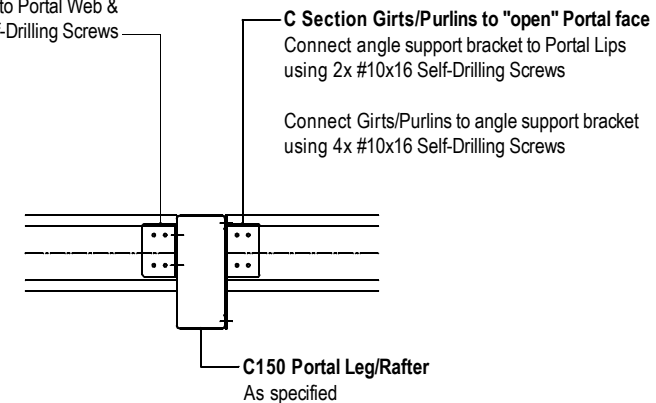
2 C150 KNEE JOINT
SCALE 1:20



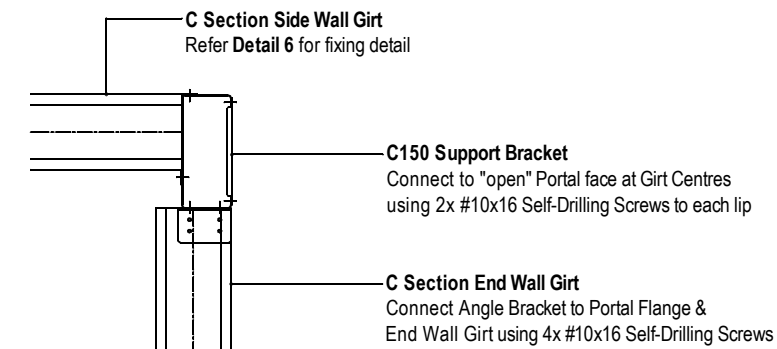
5 UPRIGHT TO RAFTER CONNECTION
SCALE 1:10



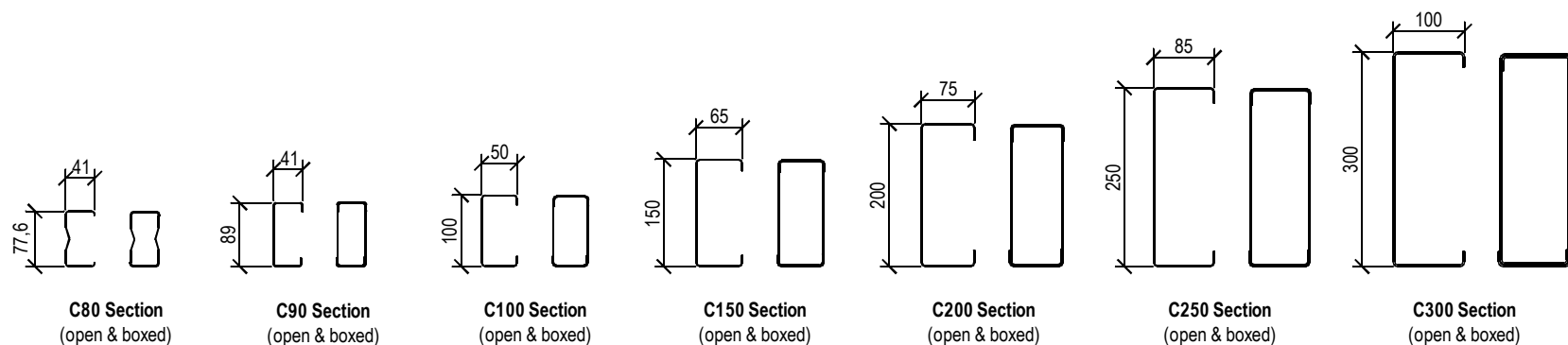
6 GIRT/PURLIN TABBED CONNECTION
SCALE 1:10



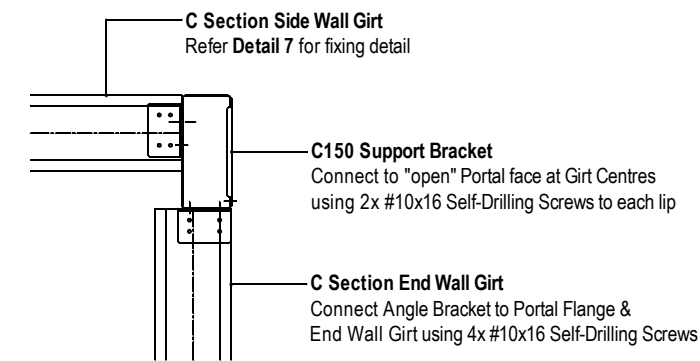
7 GIRT/PURLIN BRACKET CONNECTION
SCALE 1:10




8 END WALL GIRT CONNECTION
SCALE 1:10



9 C SECTION PROFILES (INCL. BOXING)
SCALE 1:20



9 END WALL GIRT CONNECTION
SCALE 1:10



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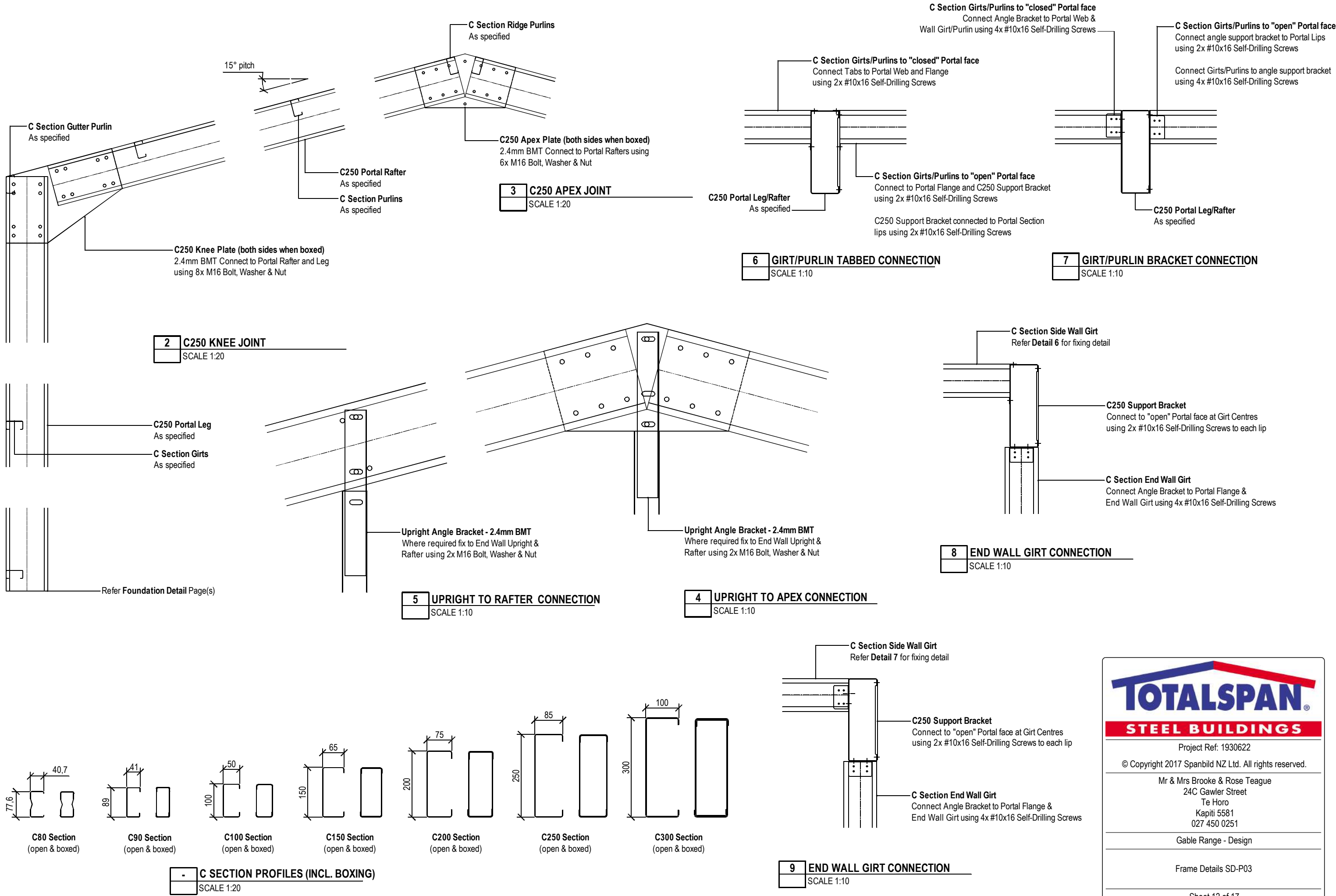
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Gable Range - Design

Frame Details SD-P01

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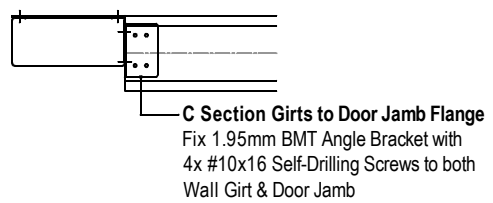
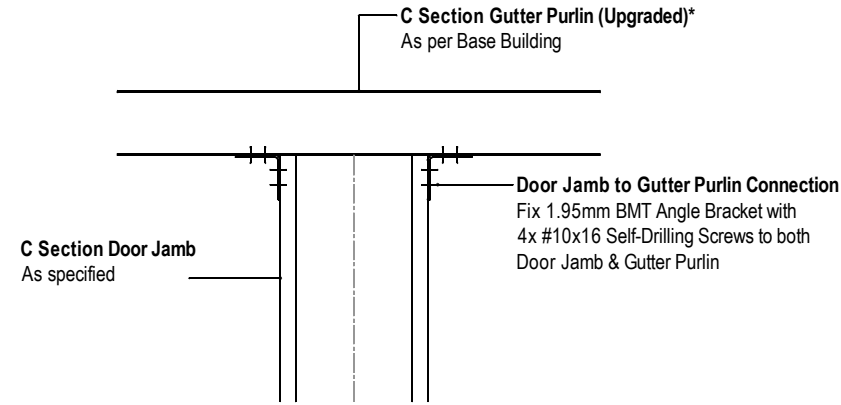
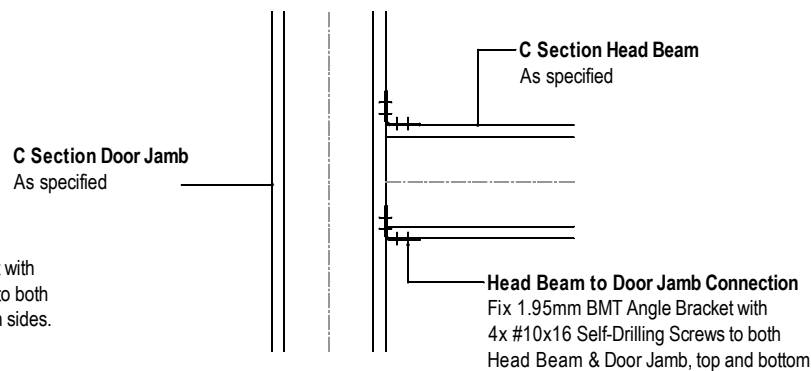
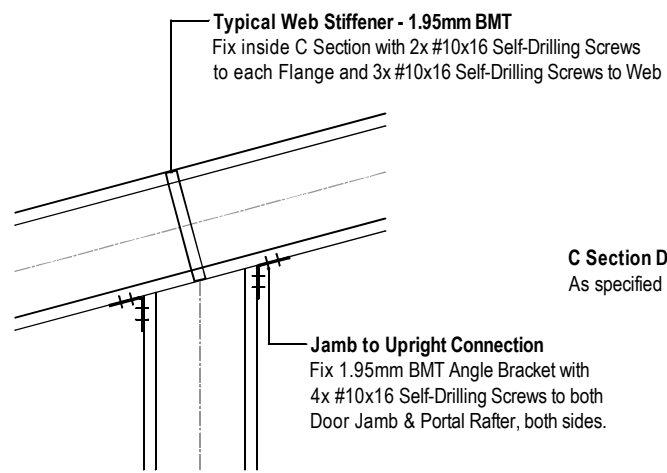
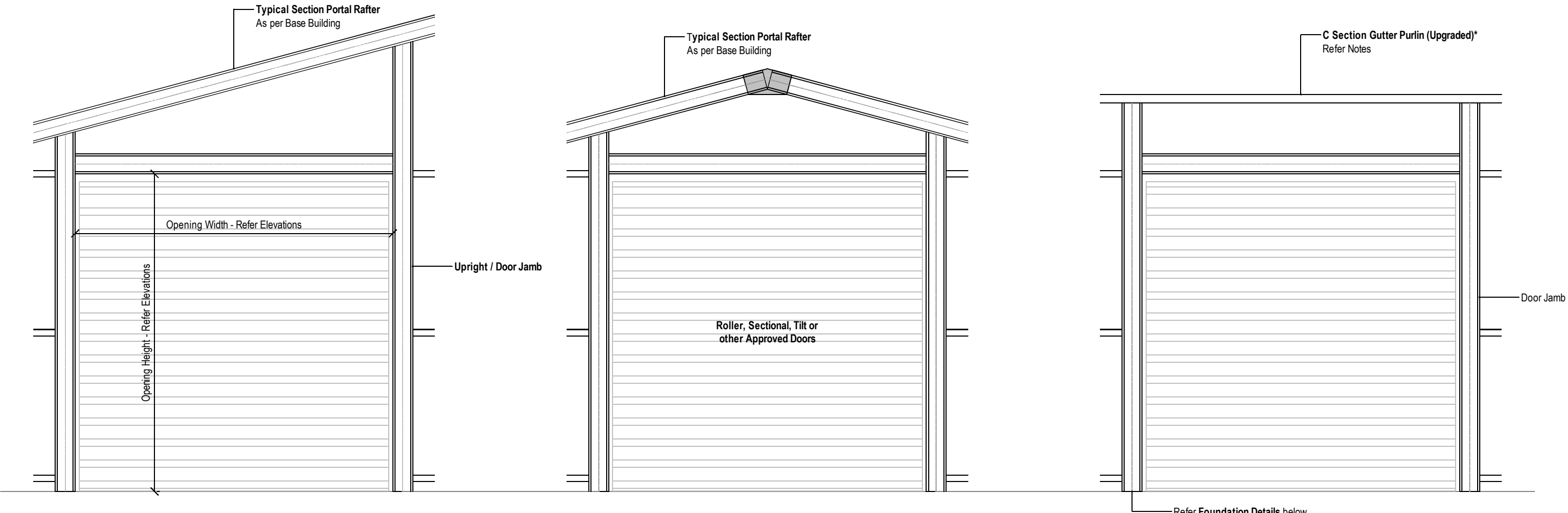
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Gable Range - Design

Frame Details SD-P03

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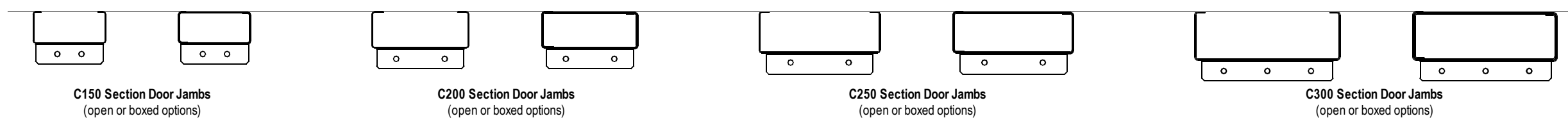


- GIRT TO DOOR JAMB CONNECTION
SCALE 1:10

- DOOR JAMB/UPRIGHT TO RAFTER CONNECTION
SCALE 1:10

- HEAD BEAM TO DOOR JAMB CONNECTION
SCALE 1:10

- HEAD BEAM TO GUTTER PURLIN CONNECTION
SCALE 1:10



- C150 Jamb to Foundation Connections
SCALE 1:10

- C200 Jamb to Foundation Connections
SCALE 1:10

- C250 Jamb to Foundation Connections
SCALE 1:10

- C300 Jamb to Foundation Connections
SCALE 1:10

Project Ref: 1930622

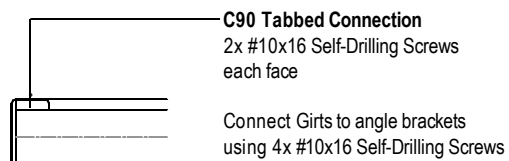
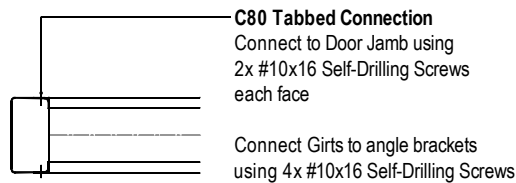
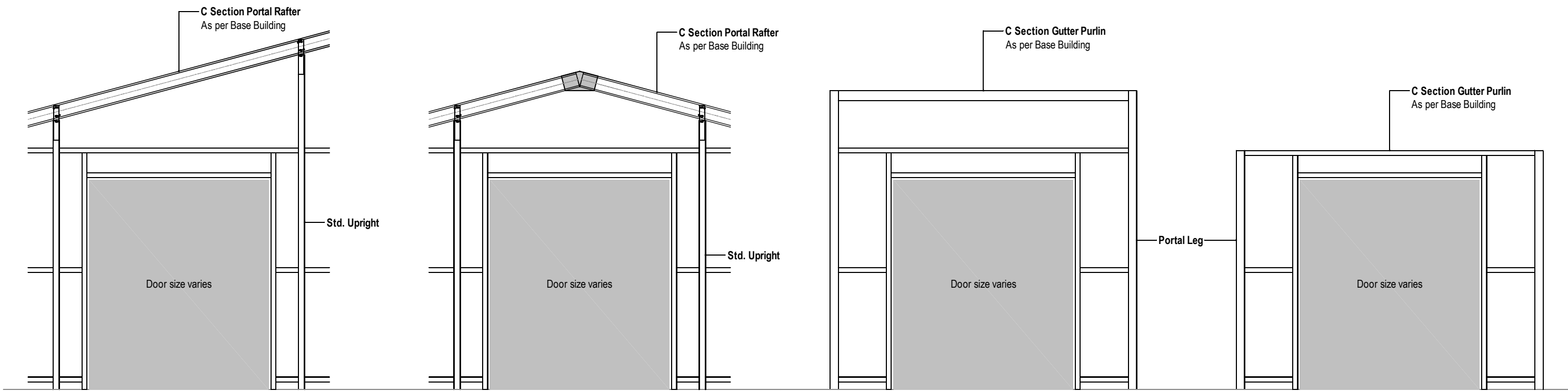
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Gable Range - Design

Major Openings SD-M01

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C SECTION TABBED CONNECTION
SCALE 1:10

C SECTION NOTCHED CONNECTION
SCALE 1:10

Project Ref: 1930622

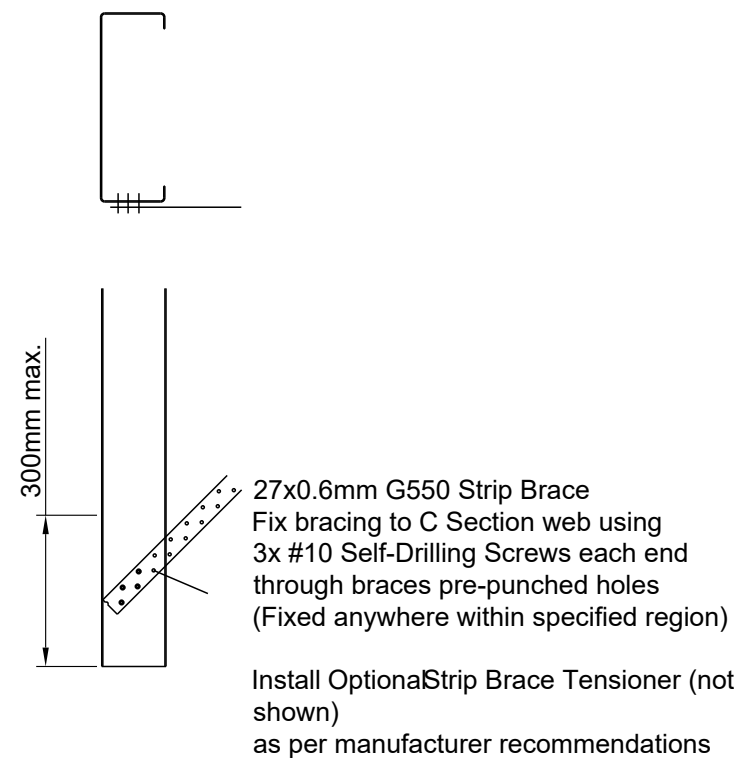
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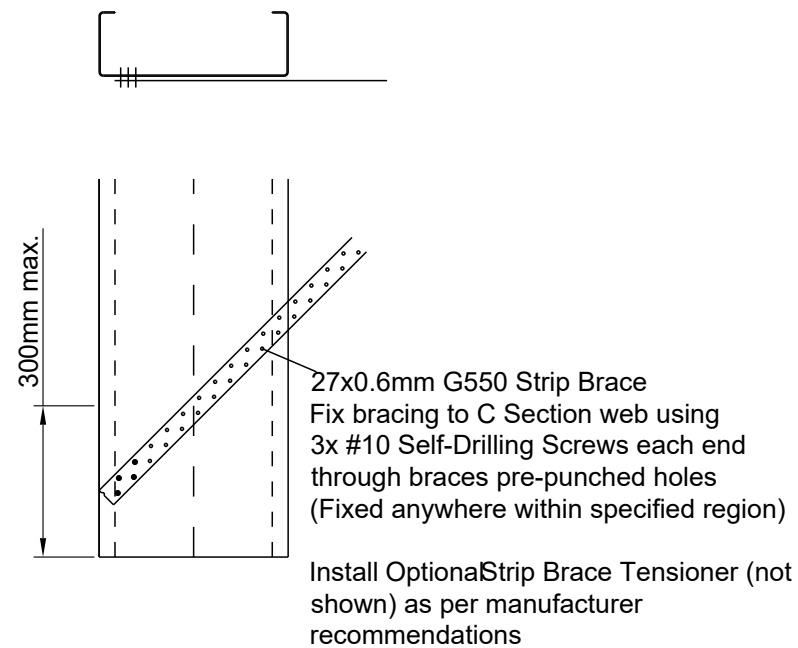
Gable Range - Design

Minor Door Openings SD-M05

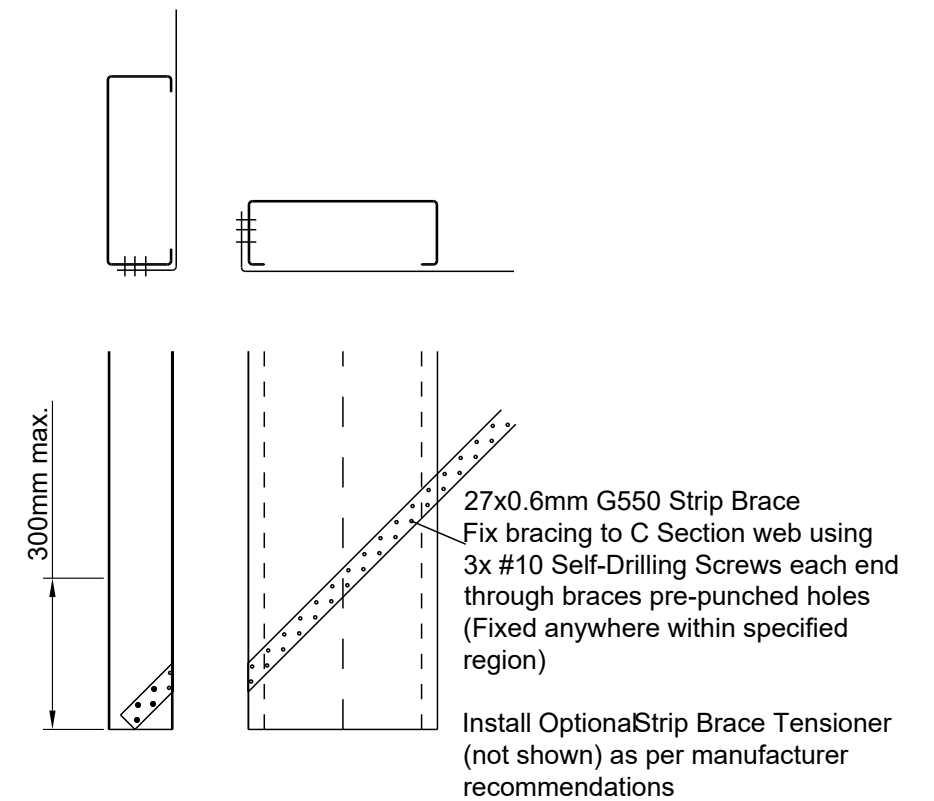
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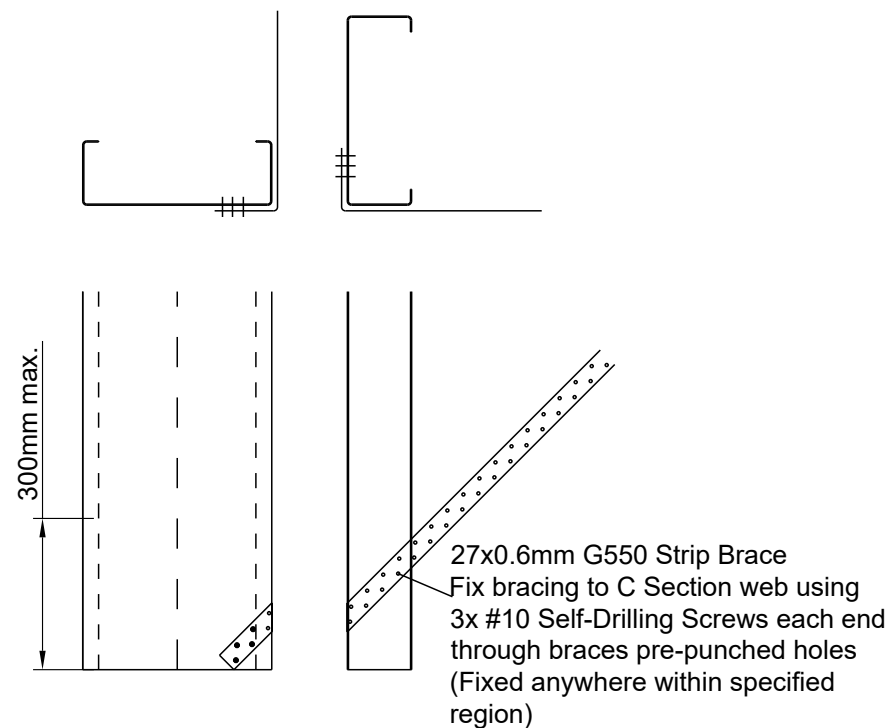
- SINGLE STRIP BRACE FIXING
SCALE 1:10



- SINGLE STRIP BRACE FIXING
SCALE 1:10



- SINGLE STRIP BRACE FIXING
SCALE 1:10



- SINGLE STRIP BRACE FIXING
SCALE 1:10

Install Optional Strip Brace Tensioner (not shown)
as per manufacturer recommendations

Project Ref: 1930622

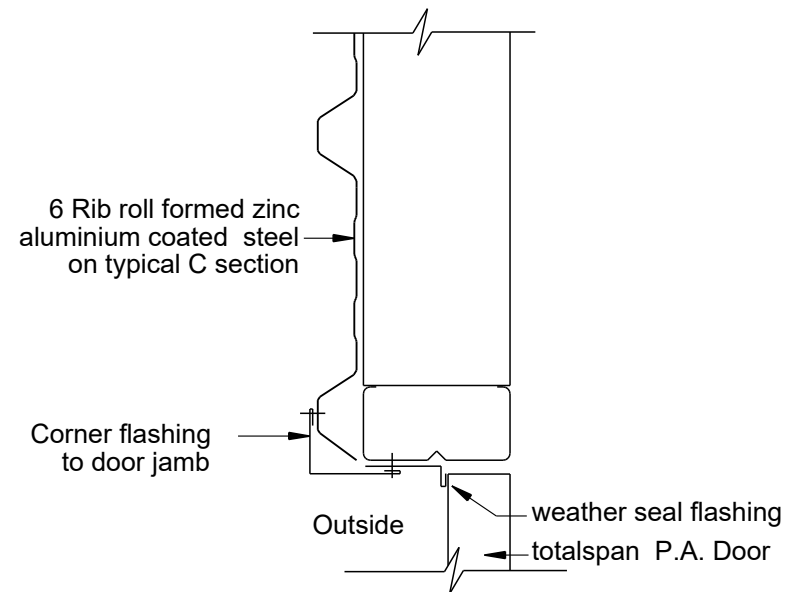
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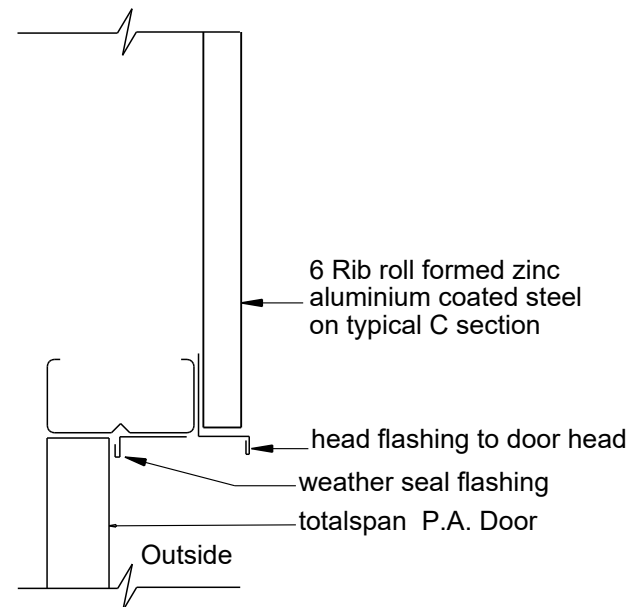
Gable Range - Design

Bracing Details

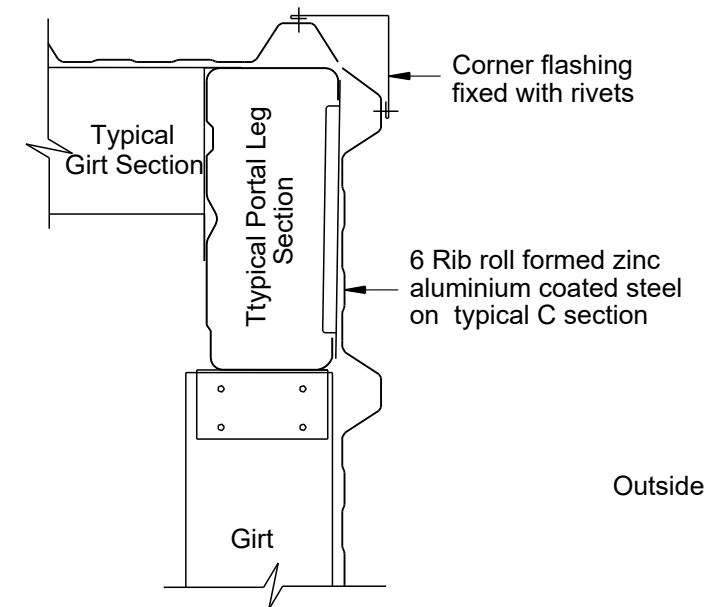
Sheet 15 of 17



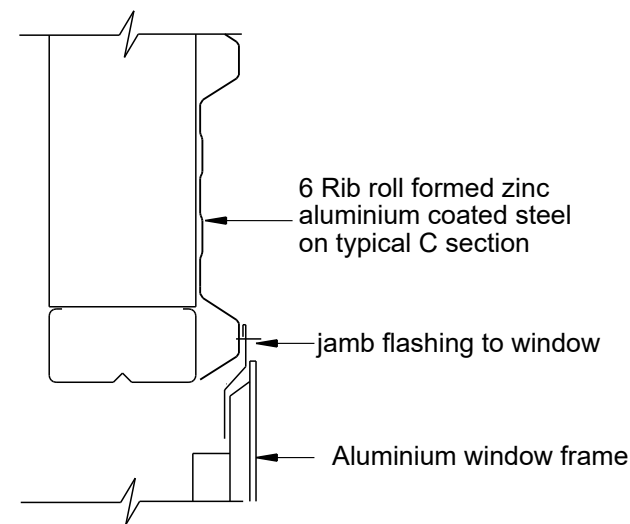
- P.A. Door Jamb Detail
SCALE: NTS



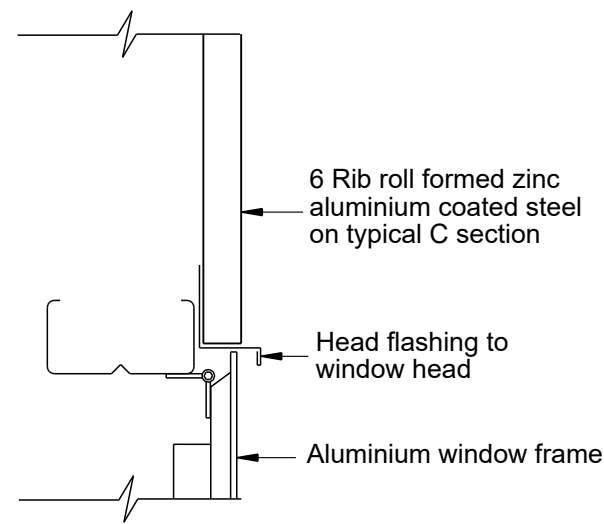
- P.A. Door Head Detail
SCALE: NTS



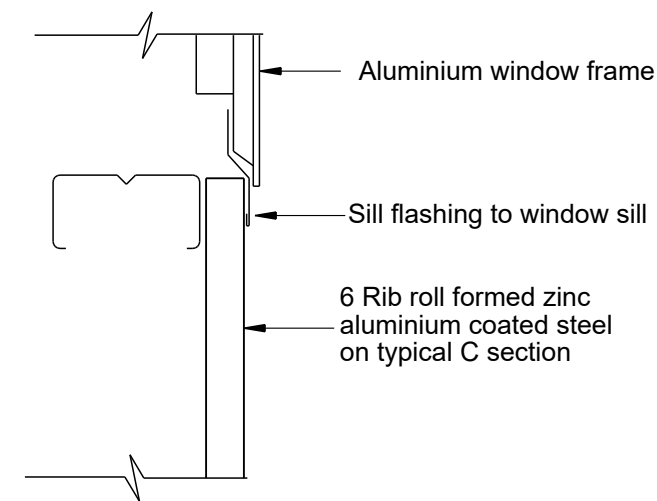
- External Corner
SCALE: NTS



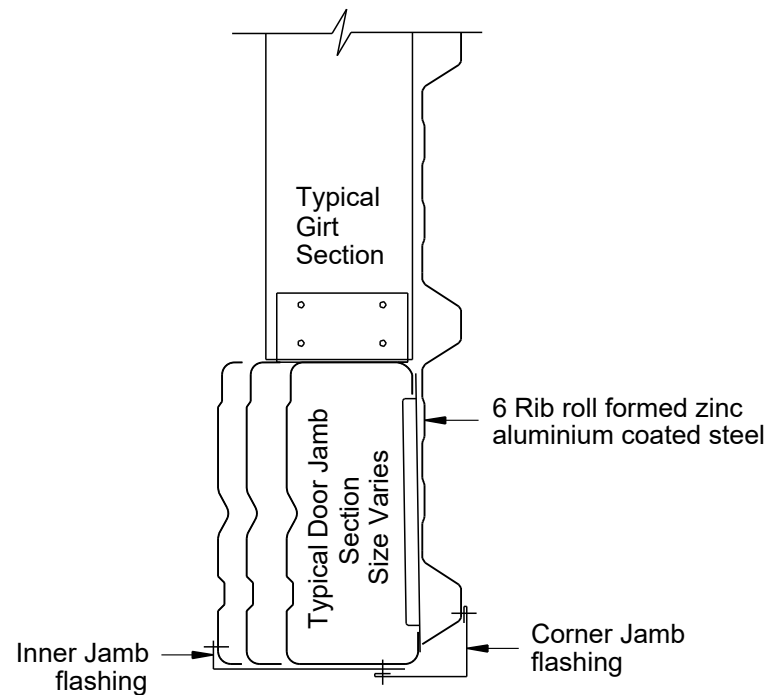
- Window Jamb Detail
SCALE: NTS



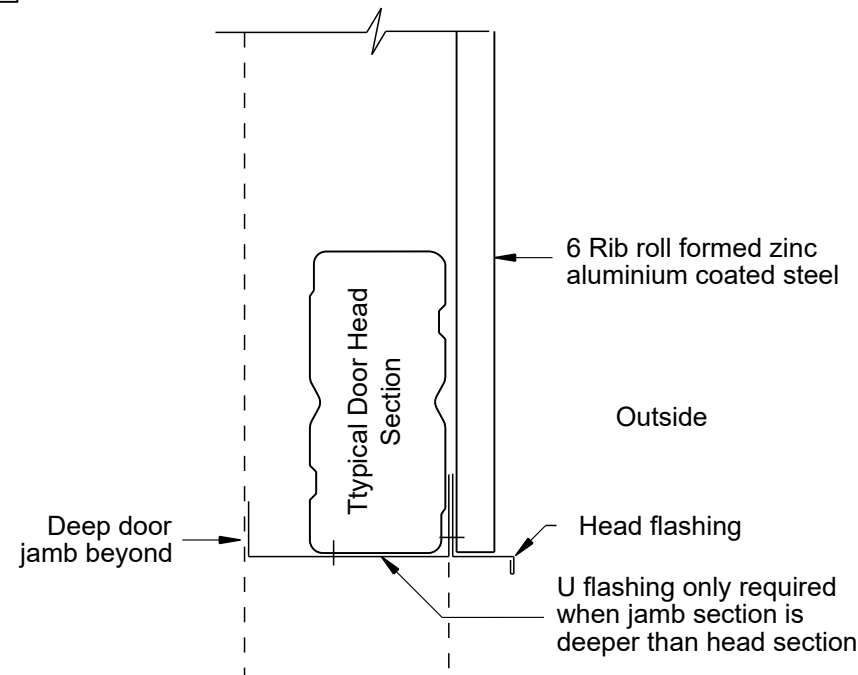
- Window Head Detail
SCALE: NTS



- Window Sill Detail
SCALE: NTS



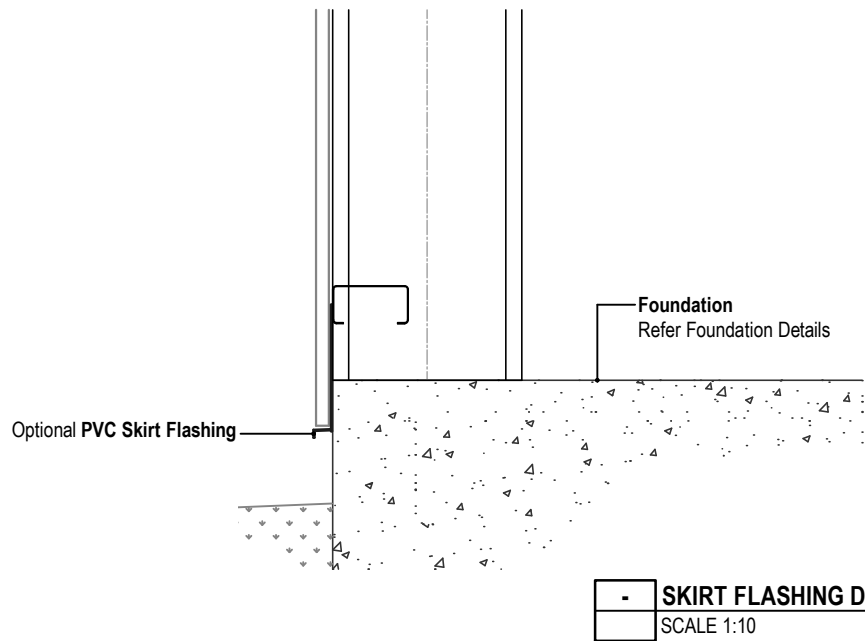
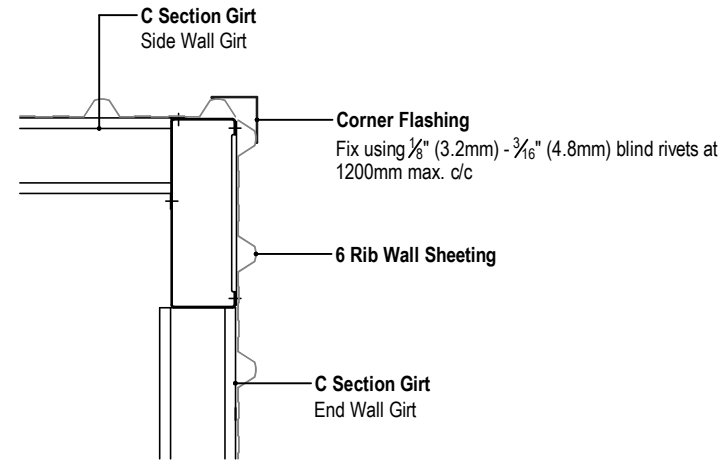
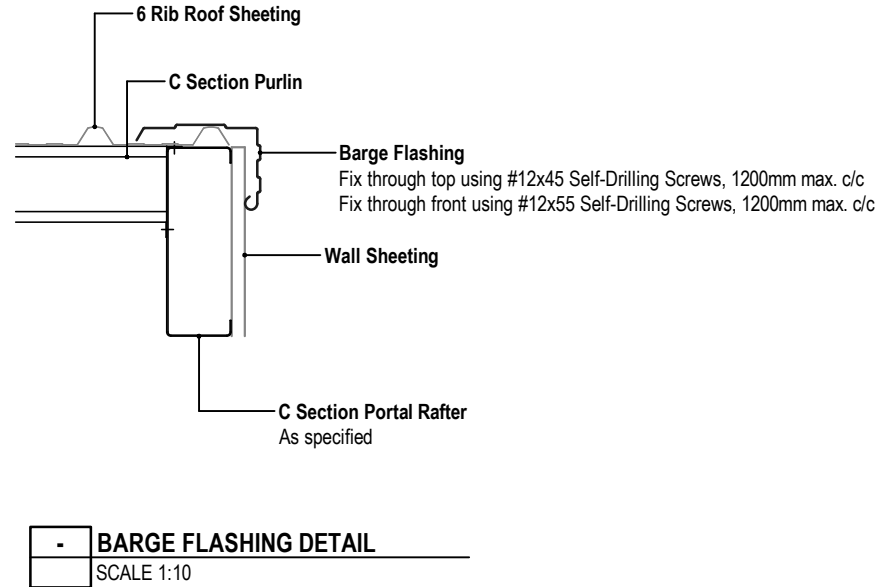
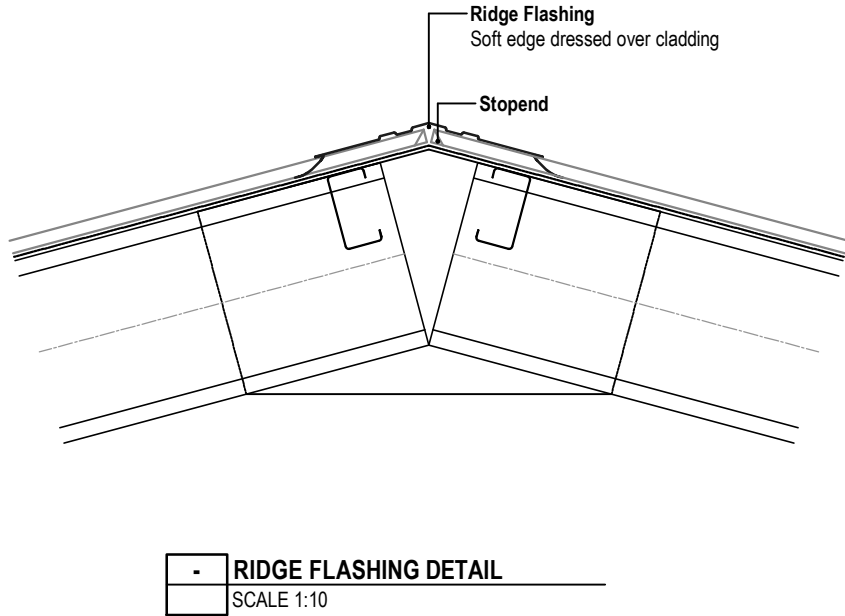
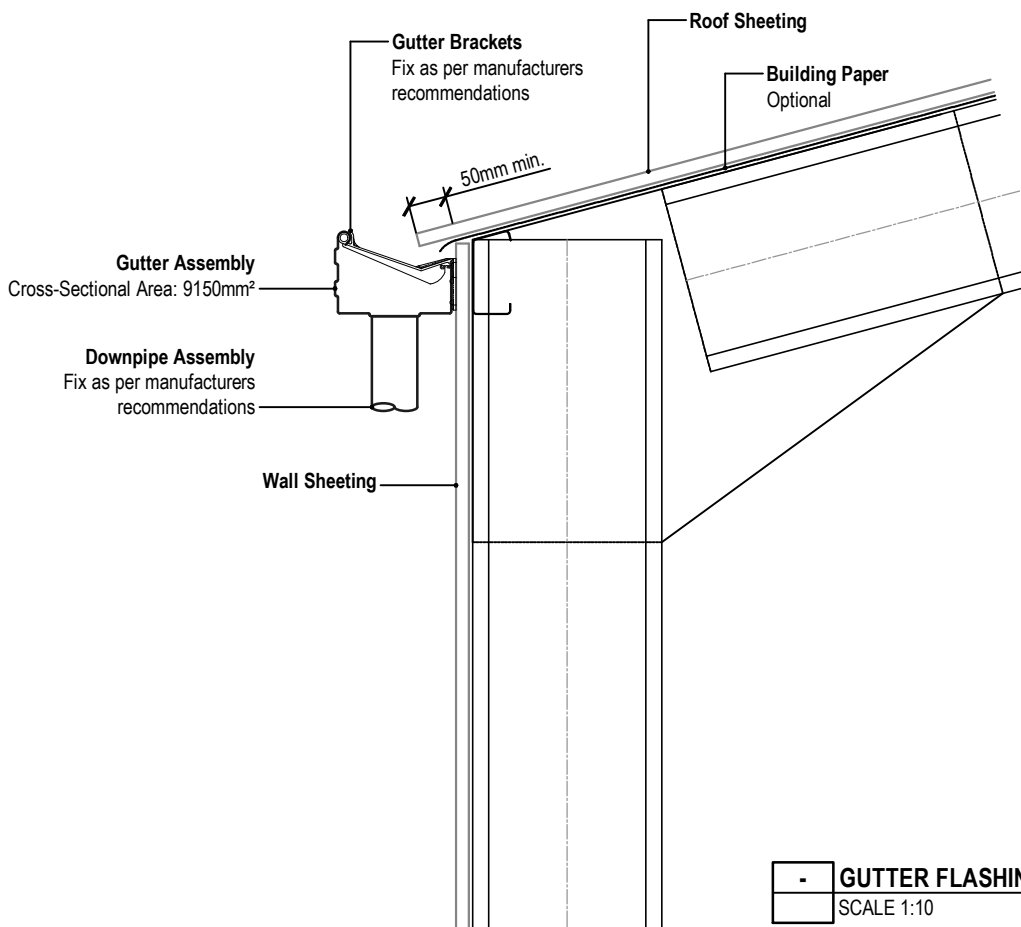
- Main Access Door Jamb Detail
SCALE: NTS



- Main Access Door Head Detail
SCALE: NTS

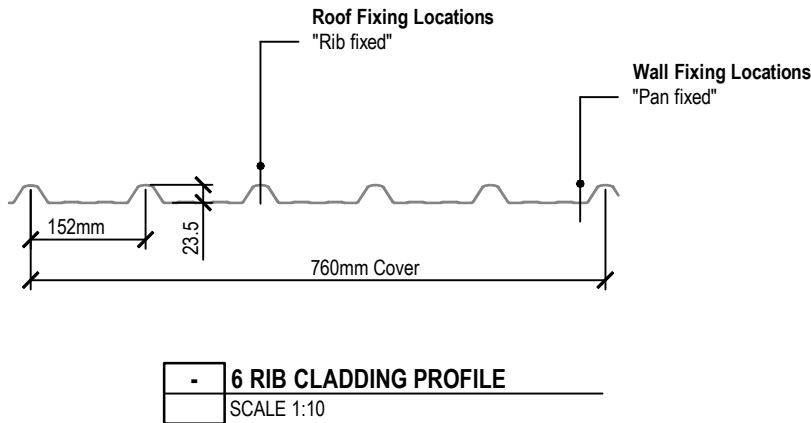


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Gable Range
Flashing Details
Sheet 16 of 17



Important Design Notes

1. Roof and Wall Sheetting shall be 0.35 - 0.55 B.M.T, AZ150 Coating, G550 Steel only.
Alternative claddings (excluding light-weight translucent panel i.e. Ampelite), require an independent specific design certificate for the scope of work.
2. Wall Cladding to have minimum 50mm cover and 40mm min. clearance to ground level
3. Fixing pattern as per E2/AS1 or NZ MRM - NZ Metal Roof and Wall Cladding Code of Practice.
4. Flashings shall be fixed as per manufacturers recommendations.
5. Additional options may include:
 - 5.1. Snow straps for gutters
 - 5.2. Gutter purlin flashing
 - 5.3. Building paper in walls



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Gable Range

Flashing Details SD-E02

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06/10/2022

Geotechnical Assessment Report

24c Gawler Street, Te Horo Beach

Issue Date: **24 May 2022**



Miyamoto Ref.: **220080-RP-001[A]**

Prepared for: **Rose Teague**

Report Tracking – 24c Gawler Street, Te Horo Beach

Revision	Status	Date	Prepared by	Reviewed by
A	Final	24 May 2022	N. Chandler-Yates	A. Giannakogiorgos

Authorisation

Author's Signature		Approver's Signature	
Name	Nicholas Chandler Yates	Name	Andreas Giannakogiorgos
Title	Engineering Geologist BSc MSc	Title	Chartered Professional Engineer BSc MSc DIC MEngNZ CMEngNZ IntPE(NZ)

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1. Introduction and Scope

Miyamoto International NZ Ltd (Miyamoto) has been engaged by Rose Teague (the Client) to conduct a geotechnical investigation and assessment for the proposed development at 24c Gawler Street, Te Horo Beach. The purpose of this geotechnical report is to support a Building Consent (BC) application to the Kapiti Coast District Council (KCDC).

The following works have been conducted as per the agreed scope of works:

- Desktop study to identify relevant available geotechnical information;
- Geotechnical site investigation, comprising:
 - 1 No. Hand-Augered boreholes (HA);
 - 4 No. Dynamic Cone Penetrometer (DCP) tests;
 - 1 No. Piezocone Penetration Test (CPT).
- Geotechnical assessment and reporting of the findings.

The geotechnical investigation and assessment were carried out considering the Ministry of Business, Innovation & Employment (MBIE) and New Zealand Geotechnical Society (NZGS) Guidance documents Earthquake geotechnical engineering practice - Modules 1, 2, 3, & 4 (November 2021).

2. Site Description and Proposed Development

The site is legally described as Lot 5 DP 512385, has a surface area of approximately 4,300m² and is accessed via a shared driveway from Gawler Street (Figure 1).

Based on design plans by Classic Builders, dated November 2022, the property is proposed to have a new residential development consisting of a new dwelling of approximately 300m² as well as a shed near the south boundary of approximately 100m².



Figure 1: Site Location Plan

3. Desktop Study

References

We have conducted a desktop study and review of the following sources of information:

- Greater Wellington Regional Council (GWRC) GIS Viewer;
- Kapiti Coast District Council (KCDC) Map Viewer;
- Koordinates – Earth’s Data Platform;
- New Zealand Geotechnical Database (NZGD).
- GNS – Geological Maps.
- Design Plans by Classic Builders, dated November 2022 (Appendix A).

Geology

The 1:250,000 GNS Geological Map (Begg, J.G. & Johnston, M.R., 2000) indicates the surface geology at the site consists of “inactive dunes” comprised of Holocene sand deposits.

The Ohariu Fault (an active dextral Class II fault) lies approximately 2.6 km to the east of the site.

Site Topography

The KCDC topographic contour maps indicate the majority of the site is gently sloping and at an elevation around RL¹ +6.5m to +4.0m. Site slopes down from the north-western boundary and the driveway, at an RL of +6.5, towards the east side of the site at RL of +4.0. A topographical contour map obtained from KCDC is presented in Appendix A.

Natural Hazards

The following natural hazards have been identified from the GWRC and KCDC Maps:

- Ground shaking hazard: “Moderate”;
- Liquefaction hazard: “High”;
- Slope failure hazard: “Low”;
- Combined Earthquake Hazard: “Moderate to High”.

The east part of the site is indicated to be in a ponding hazard zone (1% AEP flood hazard), and the site is located within the ‘yellow’ tsunami evacuation zone. A flood hazard area map of the property and the area nearby, obtained from KCDC, is presented in Appendix A, as well as a map of the nearby tsunami hazard areas.

4. Geotechnical Site Investigation

Existing Geotechnical Data

The NZGD was reviewed to identify any existing nearby geotechnical investigation data. One nearby water well log is available (approximately 50m from the site), which indicates sand to 5mbgl, and “sand and gravel” down to >8mbgl.

¹ All KCDC elevations are in NZVD2016

Site-Specific Investigation

Griffiths, on behalf of Miyamoto, completed a deep site-specific geotechnical investigation on 7 April 2021 consisting of one Piezocone Penetration Test (CPT). In addition, shallow investigations in the form of two Hand-Augered boreholes (HA) with five Dynamic Cone Penetrometer (DCP) tests were completed by Miyamoto.

Details of the geotechnical investigations are summarised in Table 1 and the locations of the tests are shown in Figure 3. The HA/DCP logs and the CPT plots are presented in Appendix B.

Table 1: Geotechnical Investigation Summary

Test Ref.	Source	Source Ref.	Test Type	Approximate Surface RL (m)	Depth (mbgl)
HA1/DCP1	Miyamoto	220013	HA / DCP	+5.5	2.9/2.9
DCP2			DCP	+6.0	1.9
DCP3			DCP	+4.5	1.9
DCP4			DCP	+5.0	1.9
CPT1	Griffiths	CPT-EL-21-368	CPT	+5.5	15

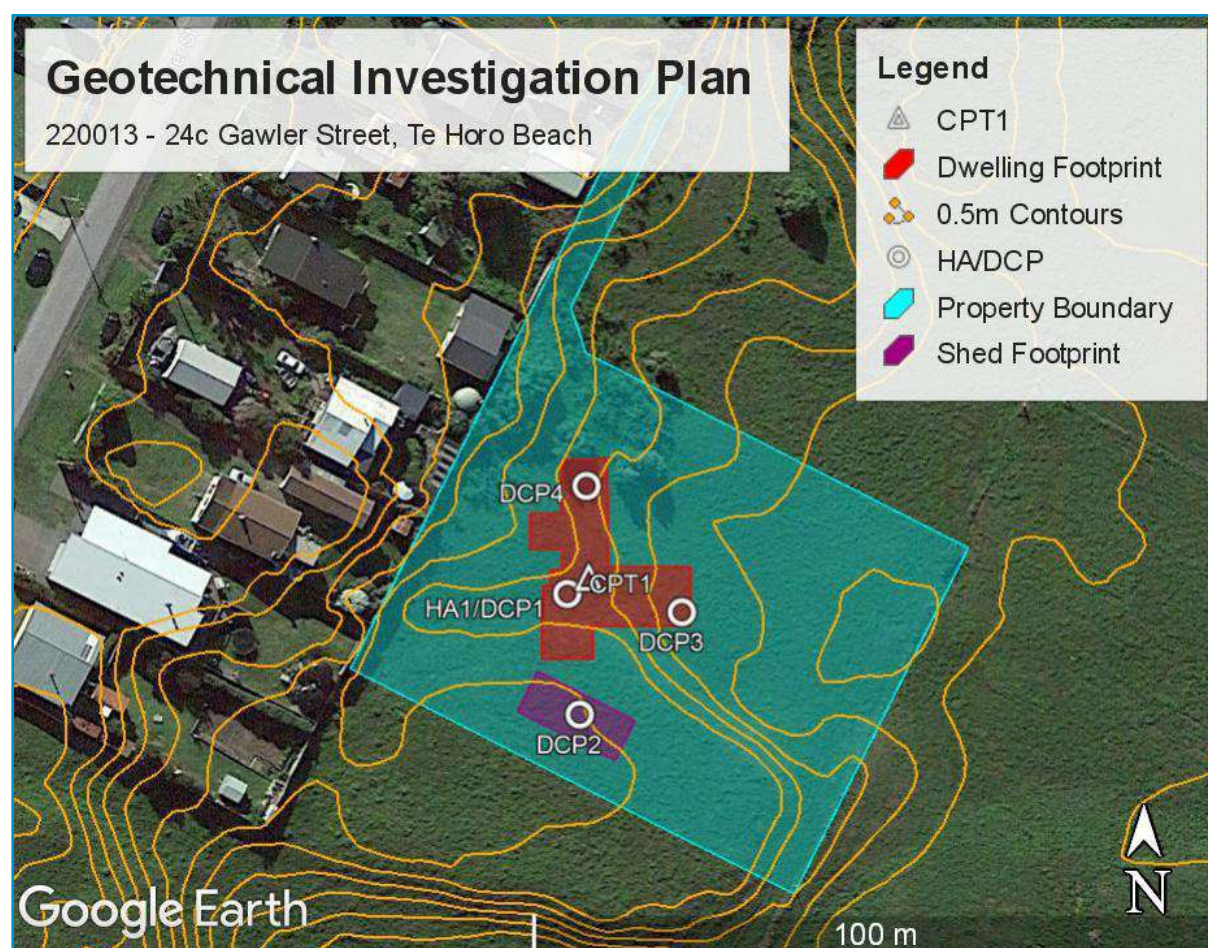


Figure 3: Geotechnical Investigation Location Plan

5. Geotechnical Evaluation and Assessment

Ground Profile

The interpreted ground profile for is indicated in Table 2. It consists of primarily sand, with some organic material in the top 0.5m and a 100mm layer of organic soil was seen in HA1 at a depth of 0.5mbgl.

Table 2: Interpreted Ground Profile

Layer	Depth to Base (mbgl)	Soil Description
Topsoil	0.5	Silty SAND to SAND, with thin layers of organics (peat).
A	5.0	SAND, fine to medium grained, grey, medium dense to dense, moist
B	>15.0*	Sand and Gravel, medium dense to dense.

*Extent of the investigations

Groundwater Conditions

Groundwater was indicated at 4.0mbgl by a groundwater response in the CPT (approximately RL +1.0 (4.0mbgl at HA2/CPT1). Based on the flood hazard maps obtained from the KDCDC, the worst case GWT can be assumed at ~1.5mbgl.

A groundwater table at 3.5mbgl during earthquake events has been used in our liquefaction assessment as a relatively conservative estimate for the usual ground water table, however, the worst case scenario of 1.5mbgl was checked as well.

Site Subsoil Class

Based on the results of our site-specific investigation, geological maps and other available information, we consider NZS1170.5 Site Subsoil 'Class D - deep or soft soil' to be appropriate.

Ground Motion Parameters

An assessment of the earthquake-induced free-field post-liquefaction volumetric settlement at the proposed building locations has been carried out using proprietary liquefaction assessment software (CLiq by GeoLogismiki), in general accordance with MBIE - NZGS Earthquake Geotechnical Engineering Practice Module 3. The design criteria are as follows:

- Ground motion parameters as per Table 3.
- Boulanger and Idriss (2014) simplified CPT-based methods for liquefaction triggering.
- Zhang et al. (2002) post-liquefaction volumetric strain calculation for estimating the free-field settlements (it should be noted that these settlement estimates only account for the free-field component of the expected settlement. Actual total settlements under design earthquake loading may be greater or less).
- Liquefaction assessment, including evaluation of vulnerability indicators (free-field settlement values, Liquefaction Severity Number (LSN) and Liquefaction Potential Index (LPI) damaging criteria) based on the CPT data.

The derived ground motion parameters for the design events summarised in Table 3 are following the current and interim NZ seismic hazard.

Table 3: Design Ground Motion Parameters for Geotechnical Evaluation

Earthquake scenario	Effective Magnitude M_w	Peak horizontal ground acceleration a_{max} (g)	Liquefaction Analysis Results / Liquefaction Depth ranges	Estimated Vertical Settlements (mm)
Estimate using the current NZ Seismic Hazard				
1/25-year SLS event	6.2	0.08	No liquefaction triggering	-
1/100-year Intermediate Event	6.2	0.17	Insignificant effects	<5
1/500-year ULS event	7.0	0.34	Moderate effects @7.0 – 11.5mbgl	~60
Recommended interim seismic hazard of New Zealand for geotechnical assessments <i>Table A1 (Appendix A): Peak Ground Acceleration (a_{max}) and Earthquake Magnitude (M_w) values recommended for Geotechnical Assessment, for Site Classes A, B, C, D and E, for level ground conditions</i>				
1/25-year SLS event	6.5	0.13	No liquefaction triggering	-
1/100-year Intermediate Event	7.1	0.28	Moderate effects @7.0 – 11.5mbgl	~50
1/500-year ULS event	7.7	0.68	High to Severe effects @4.0 – 5.0mbgl @6.5 – 14mbgl	>100

It should be noted that the above parameters are for geotechnical design purposes only. Ground motion parameters for purposes of structural analysis and design should be derived in accordance with NZS 1170.5:2004. Liquefaction Triggering Analysis.

The results of our analysis are summarised below and presented in Appendix C.

Liquefaction Analysis Results

The liquefaction assessment indicates that liquefaction is likely to be triggered during intermediate and ULS design events. Liquefaction triggering is not anticipated under SLS design events. Even assuming a worst case GWT of 1.5mbgl, liquefaction triggering was still not expected during SLS design events.

Our analysis indicates liquefaction at intermediate design events to have 'moderate' effects and ULS design events to have 'high to severe' effects. The depths at which liquefaction is expected in each scenario are indicated in Table 3 and in Appendix C.

6. Assessment of Geotechnical Hazards as per RMA

As per the requirements of Section 106 of the Resource Management Act (RMA) (2017), an assessment of the significant geotechnical hazards that may affect the site has been undertaken. These hazards include but are not limited to erosion, falling debris, slippage, subsidence, and inundation.

No signs of active erosion were identified during our site investigations. The site and surrounding areas are essentially flat or gently sloping and therefore slope instability or active erosion are not considered to be a hazard on the site.

Potentially compressible soils were found to a depth of 0.5mbgl, containing organic material and a thin layer of peat.

Earthquake-induced subsidence is considered to be a geotechnical hazard at the site. The results of our liquefaction analysis indicate that liquefaction is unlikely to be triggered under SLS design level loading, but 'moderate' effects are predicted under intermediate loading and 'high to severe' under ULS loading.

The KCDC maps indicate that inundation from flooding is a risk for the site, particularly on the east part of the site, at the elevation around ~RL +4.0 – 4.5. The finished floor level of the dwelling is anticipated at RL +5.3, reducing the risk of inundation.

Provided that the geotechnical recommendations given in this report are followed, and the appropriate engineering measures implemented, we consider that the land is unlikely to be affected nor worsen, accelerate, or result in material damage by this development.

7. Conclusions and Recommendations

Earthworks Recommendations

Based on the preliminary plans provided earthworks will be required, consisting of cut and fill operations to level the building platform as well as removal of topsoil and organic soils.

Earthworks are to be undertaken in accordance with NZS4431 (Code of practice for earth fill for residential development) with due consideration of the effects any development may have. Soft spots and/or organic materials (including topsoil) that are encountered during earthworks must be removed prior to construction. It is recommended that earthworks are closely monitored. In addition, it is likely that KCDC will require the earthworks to be monitored by a geo-professional.

Foundation Recommendations

The design drawings indicate a preference for a ribraft 'waffle slab' foundation. This is considered geotechnically feasible for the site, Following excavations to remove topsoil and organic soils to a depth of 0.5mbgl and replacement with a suitable engineering fill. The soils to a depth of 0.5mbgl should be removed, as they contain potentially compressible materials that could result in differential settlement.

Specific engineering design should be employed due to the risk of liquefaction during intermediate and ULS earthquake events.

If better performance is required during Intermediate or ULS earthquake events, a specifically engineering designed reinforced concrete slab foundation on reinforced gravel

raft could be employed to mitigate differential settlement effects that might occur during intermediate and ULS level loading (equivalent to MBIE TC2 enhanced foundation options 1 to 4).

8. Additional Considerations

As we have undertaken the initial investigation and are familiar with the site, we are in a good position to undertake the detailed foundation design and we would be pleased to provide a detailed scope and fee estimate for these works. However, should we not be engaged to undertake the detailed design works, it is recommended that we, or a Chartered Geotechnical Professional Engineer, are engaged for the following works:

- Review of the final foundation design drawings and specifications to ensure consistency with this report, prior to the commencement of construction.
- Construction monitoring for the foundations to confirm that the actual foundation soils at the time of construction are consistent with the findings in this report.

9. Limitations

This report is subject to the following limitations:

- This report has been prepared by Miyamoto for the Client for the purpose/s agreed with the Client (Purpose). Miyamoto accepts no responsibility for the validity, appropriateness, sufficiency, or consequences of the Client using the report for purposes other than for the Purpose.
- This report is not intended for general publication or circulation. This report is not to be reproduced by the Client except in relation to the Purpose, without Miyamoto's prior written permission. Miyamoto disclaims all risk and all responsibility to any third party.
- This report is provided based on the various assumptions contained in the report.
- Miyamoto's professional services are performed using a degree of care and skill reasonably exercised by reputable consultants providing the same or similar services as at the date of this report.
- The Client is responsible for ensuring that the design of any foundations ensures the functionality of the building under SLS level loads.
- The sub surface information has been obtained from investigation carried out at discrete locations, which by their nature only provide information about a relatively small volume of subsoils. While Miyamoto has taken reasonable skill and care in carrying out the investigation to determine the subsoil condition, the subsoil condition could differ substantially from the results of any sampling investigation. Miyamoto is not responsible for and does not accept any liability in respect of any difference between the actual subsoil conditions and the results of our investigation.
- Any susceptibility analysis carried out in respect of liquefaction is based on Miyamoto's current understanding as an experienced professional engineering consultant of the data, methods etc. Future seismic events may change our understanding of liquefaction and its affects, which may affect the content of this report. Miyamoto is not responsible for and does not accept any liability where the content of this report is changed due to a change in industry knowledge of matters relating to liquefaction.

- This report specifically excludes assessment or advice relating to hazardous materials, such as asbestos.
- Where the Client provides information to Miyamoto, including design calculations and drawings of the as-built structure, or where the report indicates that we have obtained and/or relied upon information provided from a third party, Miyamoto has not made any independent verification of this information except as expressly stated in the report. Miyamoto assumes no responsibility for any inaccuracies in, or omissions to, that information.
- A change in circumstances, facts, information after the report has been provided may affect the adequacy or accuracy of the report. Miyamoto is not responsible for the adequacy or accuracy of the report as a result of any such changes.

10. References

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2011

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development – Standards New Zealand, 1989

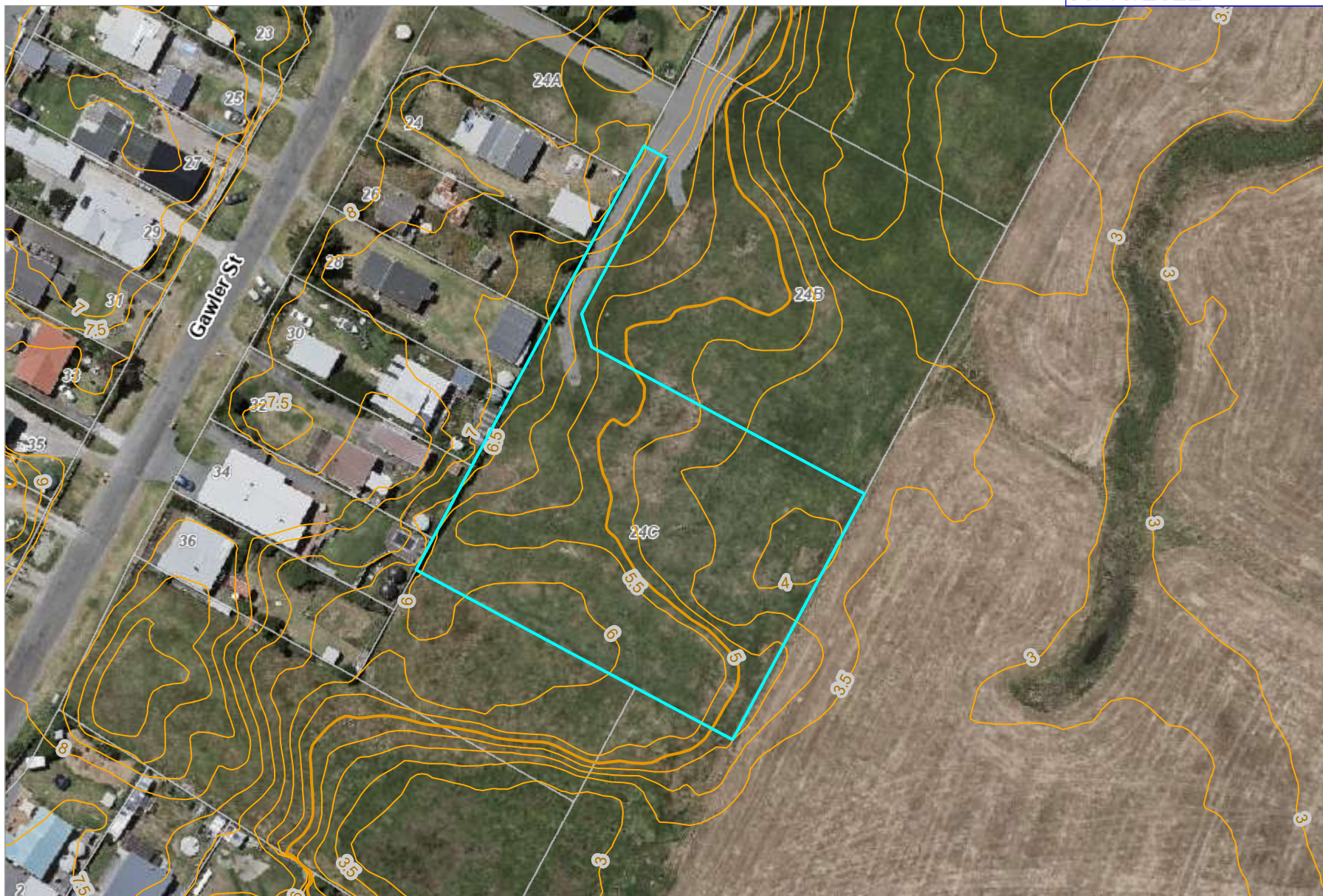
Zhang, G., Robertson, P.K. and Brachman, R.W., 2002. Estimating liquefaction-induced
ground settlements from CPT for level ground. Canadian Geotechnical Journal, 39(5),
pp.1168-1180

Appendix A: Desktop Study Data

KCDC Contour Map

KCDC Flood Map

Design Plans by Classic Builders, dated November 2022



Key to map symbols

- Parcel Boundaries
- Street Numbers
- Road Names



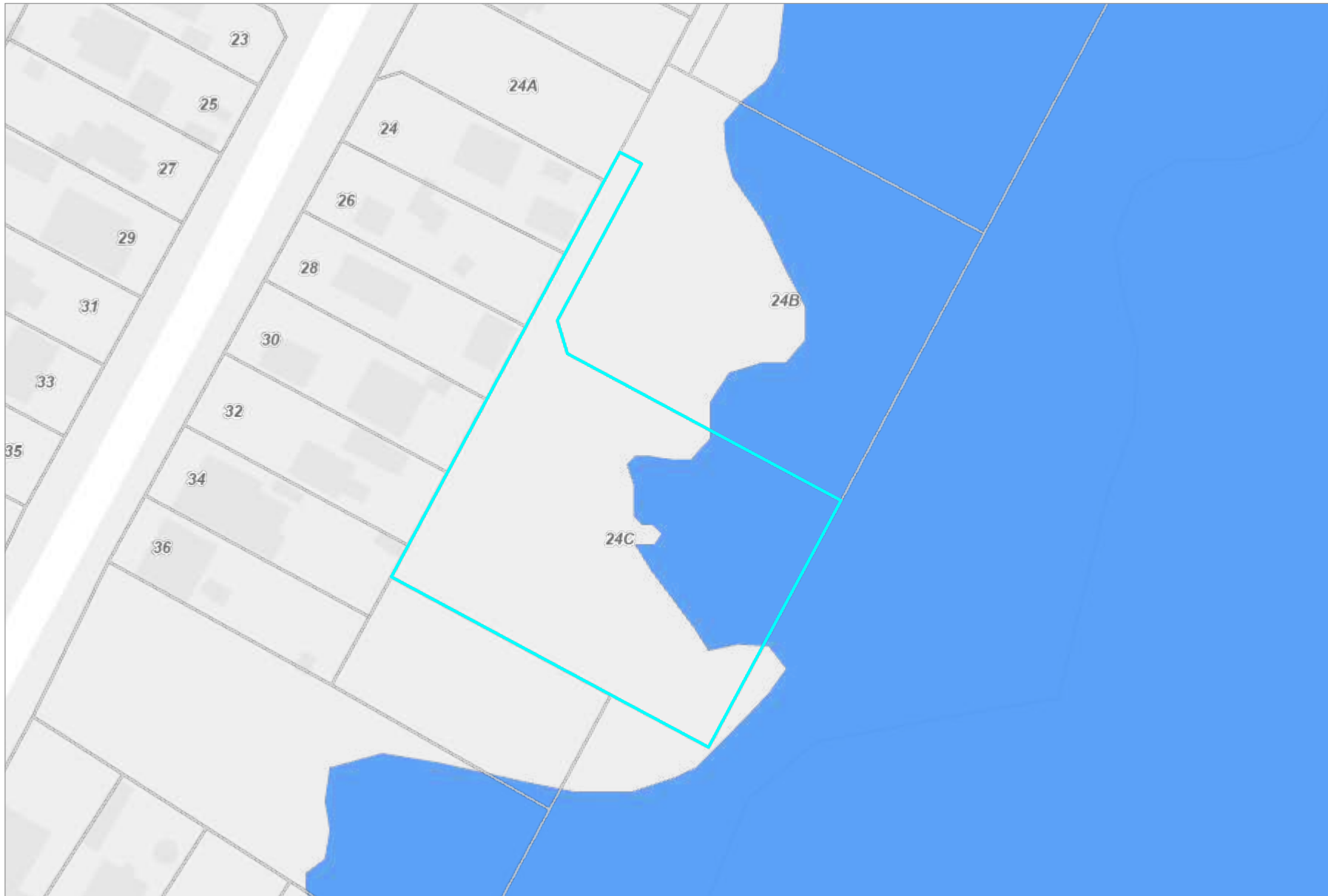
0 25 50 Metres

Scale 1:1,128 at A4

Date Printed: May 22, 2022

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Key to map symbols

- Parcel Boundaries
- Street Numbers
- Ponding

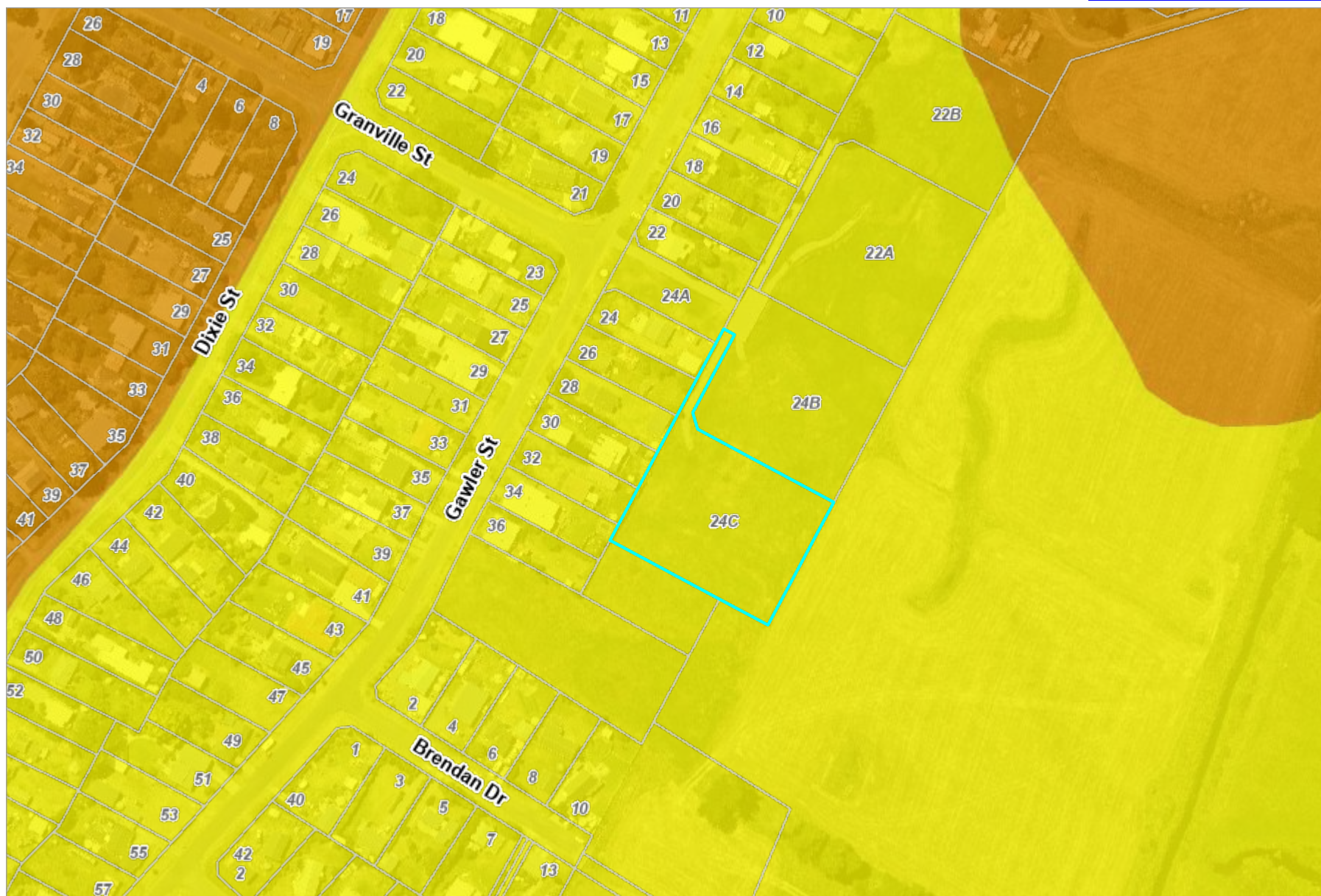


0 25 50 Metres
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Key to map symbols

- Parcel Boundaries
- Street Numbers
- Road Names
- Tsunami Notification Area
- Orange
- Yellow



0 50 100 Metres
Scale 1:2,257 at A4

Date Printed: May 22, 2022

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The house is Not part of this application BC220811

BC220811
Received by
Kapiti Coast District Council
06/10/2022

SHEET INDEX

SHEET #	LAYOUT NAME
	COVER
1.0	LOCATION PLAN
1.1	SITE PLAN
1.2	SITE PLAN - DWELLING SETOUT
1.3	SITE PLAN - LEVELS
1.4	SITE PLAN - LANDSCAPING
1.4.2	LANDSCAPING 3D
2.1	GROUND FLOOR PLAN
2.2	GROUND FLOOR PLAN - DIMENSIONS
3.1.1	ELEVATIONS
3.1.2	ELEVATIONS
3.2	3D ELEVATIONS
4.5	ELECTRICAL PLAN
5.1	CROSS SECTIONS
5.2	CROSS SECTIONS
6.1	KITCHEN & BATHROOM PLAN
10.0	TEAMING UP WITH CLASSIC BUILDERS



CLASSIC BUILDERS - DESIGN & BUILD
CLIENT - ROSE & BROOKE TEAGUE

GRANVILLE STREET

GAWLER STREET

LOT 5
DP 512385
SITE AREA 4317m²

WIND ZONE	VERY HIGH
EQ ZONE	3
EXPOSURE ZONE	SEASPRAY
CLIMATE ZONE	2
SUBSOIL CLASS	-
PLANNING ZONE	RURAL

(A)	RIGHT OF WAY
(C)	RIGHT TO CONVEY
	ELECTRICITY
	RIGHT TO CONVEY
	TELECOMMUNICATIONS &
	COMPUTER MEDIA



The house is Not part of this application BC220811

BC220811
Received by
Kapiti Coast District Council
06/10/2022

LOT 43
DP 15863

LOT 6
DP 512385

LOT 44
DP 15863

LOT 45
DP 15863

LOT 46
DP 15863

LOT 47
DP 15863

LOT 48
DP 15863

LOT 49
DP 15863

5.00m, 116° 38' 0"

6.59m, 26° 38' 00"

16.70m, 26° 38' 00"

16.70m, 26° 38' 00"

16.70m, 26° 38' 00"

16.70m, 26° 38' 00"

12.47m, 26° 38' 00"

4.22m, 26° 38' 00"

7.24m, 26° 38' 00"

POWER /
TELECOM

POWER /
TELECOM

SITE DATUM
TOP OF
BDY. DISK
RL = 6.225

LOT 4
4216m²

6.98m, 341° 33' 00"

62.65m, 296° 37' 0"

5.0m YARD SETBACKS

NORTH

INDICATIVE
SEPTIC TANK

PROPOSED
NEW DWELLING
FFL = 5.300

GARDEN
AREA

PROPOSED NEW
SHED BY OTHERS

INDICATIVE
WATER TANKS

50.29m, 296° 38' 0"

22.31m, 116° 28' 0"

56.54m, 26° 36' 20"



160 17TH AVE
TAURANGA SOUTH,
TAURANGA
P: (07) 571 2761
F: (07) 571 6152
W: classicbuilders.co.nz

CLASSIC BUILDERS DESIGN & BUILD

LEGAL DESCRIPTION : LOT 5 - DP 512385

SITE ADDRESS : 24C GAWLER STREET
TE HORO

CITY : KAPITI COAST

COUNCIL : KAPITI COAST DISTRICT COUNCIL

ROSE & BROOKE TEAGUE

CLIENT SIGNATURE / DATE :

THESE PLANS REMAIN THE
PROPERTY OF CLASSIC
BUILDERS® UNTIL A
DESIGN CONTRACT HAS
BEEN AGREED UPON.
THESE PLANS MAY NOT BE
USED TO CONSTRUCT A
PROJECT WITHOUT THE
WRITTEN APPROVAL OF
CLASSIC BUILDERS®

DRAWN: K McDONAGH
CHECK SCH: NG WD: -
CB CONSULTANT: T McCOMBIE

LOCATION PLAN

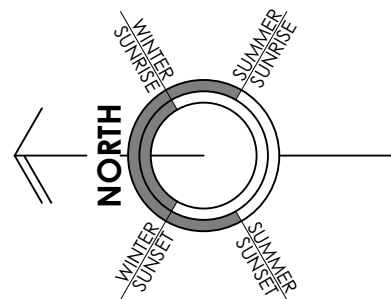
PROJECT NUMBER : WLG101289

PROJECT STATUS : SCHEME

DATE: 15/11/2021 REVISION : REV. G

SCALE: 1:500 AT A3

SHEET NUMBER : 1.0



LOT 5
DP 512385
SITE AREA 4317m²

WIND ZONE	VERY HIGH
EQ ZONE	3
EXPOSURE ZONE	SEASPRAY
CLIMATE ZONE	2
SUBSOIL CLASS	-
PLANNING ZONE	RURAL

SITE COVERAGE - MAX. N/A

DWELLING (O/CLADDING) = 306.6m²
SITE AREA = 4317m²
= 8%



FGL = MIN. 110mm BELOW FFL TO
PAVED AREAS FOR BRICK VENEER
FGL = MIN. 150mm BELOW FFL TO PAVED
AREAS FOR ALL OTHER CLADDINGS

FGL = MIN. 185mm BELOW FFL TO
UNPAVED AREAS FOR BRICK VENEER
FGL = MIN. 225mm BELOW FFL TO
UNPAVED AREAS FOR ALL OTHER
CLADDINGS

ENTRY TO DWELLING TO COMPLY WITH
D1/AS1 TABLE 2 - MAX. STEP OF 190mm
WITH A NON SLIP MATERIAL
(CONCRETE - EXPOSED AGGREGATE)

DRIVEWAY AREA IS TO BE FORMED AND
SEALED WITH AN ALL-WEATHER SURFACE

ENGINEERING INVESTIGATION REPORT

PLEASE ENSURE "ENGINEERING
INVESTIGATION FOR 10 LOT SUBDIVISION FOR
NICK GAWLER, 317-319 TE HORO BEACH
ROAD, TE HORO" PREPARED BY LANDLINK
LTD & DATED 18 DECEMBER 2019. IS READ IN
FULL.

SOIL DOES NOT MEET REQUIREMENTS OF
'GOOD GROUND' IN NZS 3604. & A SPECIFIC
ENGINEERED DESIGN WILL BE REQUIRED.
ENGINEERED RAFT SLAB WILL NEED TO BE
PAILED, OR THE SOFTER UPPER LAYERS
EXCAVATED & REPLACED WITH HARDFILL
COMPACTED IN MAX. 150mm LAYERS TO
ACHIEVE THE SAME SPECIFICATIONS AS
'GOOD GROUND' IN NZS 3604. THE SITE
HOWEVER WILL NOT BE SUITABLE FOR A
STANDARD CONCRETE SLAB ON GRADE AS
PER NZS 3604.

INFO REQUIRED FOR DESIGNER:

1. SEPTIC & STORMWATER DESIGN TO
BE CONFIRMED BY ENGINEER, INC
S/W OVERFLOW
2. WATER TANK LOCATIONS TBC

ENGINEERED FOUNDATIONS REQUIRED
(ENGINEERED SLAB & PILED
FOUNDATIONS OR ENGINEERED SLAB,
EXCAVATION & COMPACTED HARDFILL)

SEPTIC & STORMWATER DESIGN TO BE
CONFIRMED BY ENGINEER

WATER TANKS & FIREFIGHTING
WATER SUPPLY REQUIRED

MIN FLOOR LEVEL TO THE UNDERSIDE OF
THE FLOOR JOIST OR UNDERSIDE OF THE
SLAB OF ANY HABITABLE BUILDING SHALL
BE 5m ABOVE THE 1953 WELLINGTON
MSL DATUM

WRITTEN APPROVAL OF NICHOLAS
CHARLES GAWLER & EVONNE PATRICIA
GAWLER ("THE GRANTORS")
TO THE FINAL BUILDING PLANS &
SPECIFICATIONS BEFORE BUILDING
CONSENT IS APPLIED FOR

WIND ZONE DETERMINED FROM KDCDC MAPPING SERVICE
<https://maps.kapiti.coast.govt.nz/LocalMaps/Viewer/?map=ffe783a204584fb79b6ad15e09a66b72>

DEVELOPER COVENANTS

PLEASE ENSURE DEVELOPER COVENANTS
ARE READ IN FULL.

NOT TO ERECT OR PERMIT TO BE ERECTED ON
ANY LOT ANY RESIDENTIAL UNIT, CARPORT
GARAGE OR OTHER BUILDING OR
IMPROVEMENT WITHOUT FIRST OBTAINING
THE WRITTEN APPROVAL OF NICHOLAS
CHARLES GAWLER & EVONNE PATRICIA
GAWLER ("THE GRANTORS") TO THE FINAL
BUILDING PLANS & SPECIFICATIONS
INCLUDING FULL DETAILS OF ALL EXTERIOR
COLOUR SCHEMES & FINISHES & DETAILS OF
FENCING. THE GRANTORS APPROVAL WILL
BE ENTIRELY AT THEIR DISCRETION IN ALL
RESPECTS & MUST BE IN WRITING BEFORE
BUILDING CONSENT IS APPLIED FOR.

GENERAL NOTES:

TRENCHES SHOULD BE EXCAVATED TO
ALLOW FOR THE SPECIFIED DEPTH OF
BEDDING, THE PIPES DIAMETER AND THE
MINIMUM RECOMMENDED COVER,
OVERLAY PLUS BACKFILL, ABOVE THE PIPES.

MIN. COVER:
- ROADS & STREETS: 750mm
- DRIVEWAYS & SIMILAR AREAS: 600mm
(SUBJECT TO TRAFFIC)
- FOOTPATHS, GARDENS: 500mm
- CONSTRUCTION TRAFFIC: 750mm

CONSTRUCTION AND DEMOLITION HAZARDS
TO COMPLY WITH NZBC F5/AS1.

LOCATE ALL SITE BOUNDARY PEGS
PRIOR TO COMMENCEMENT OF WORKS.

LOCATE ALL SERVICES
CONNECTIONS, PIPES AND MANHOLES
PRIOR TO COMMENCEMENT OF WORKS.

SITE DIMENSIONS ARE MEASURED
FROM SLAB EDGE TO BOUNDARY.

TERRITORIAL AUTHORITIES TO INSPECT THE
BUILDING PLATFORM CONSTRUCTION AND
FOUNDATION AND SLAB CONSTRUCTION
PRIOR TO THE CONCRETE POUR, TO ENSURE
THE DESIGN CRITERIA HAS BEEN MET.

VEHICLE CROSSING MIN.
CLEARANCES FROM BERM OBSTRUCTIONS:
1.0m FROM EDGE OF SW CPS.
1.0m FROM STREETLIGHTS AND SIGNS.
2.0m FROM STREET TREES.

CONSENT NOTICES

CONSENT NOTICE SUMMARY:
PLEASE ENSURE CONSENT NOTICES ARE
READ IN FULL.

NO BUILDING SHALL EXCEED 8m IN HEIGHT.

THE COLOURS OF ALL EXTERNAL
COMPONENTS OF BUILDING & STRUCTURES
(INCLUDING GUTTERING, SPOUTING &
WINDOW JOINERY) SHALL BE RESTRICTED TO
TONES WITHIN GREYNES GROUPS A & B OF
THE BRITISH STANDARD (BS) 5252 RANGE,
WITH A MAX. REFLECTIVITY OF 40%.

THE MINIMUM FLOOR LEVEL TO THE
UNDERSIDE OF THE FLOOR JOIST OR
UNDERSIDE OF THE SLAB OF ANY HABITABLE
BUILDING SHALL BE 5m ABOVE THE 1953
WELLINGTON MSL DATUM.

ANY STRUCTURE REQUIRING A BUILDING
CONSENT SHALL HAVE A SPECIFIC BUILDING
LOCATION AND FOUNDATION DESIGN IN
ACCORDANCE WITH THE FINDINGS AND
RECOMMENDATIONS WITHIN THE
"ENGINEERING INVESTIGATION FOR 10 LOT
SUBDIVISION FOR NICK GAWLER, 317-319 TE
HORO BEACH ROAD, TE HORO" PREPARED
BY LANDLINK LTD & DATED 18 DECEMBER
2019.

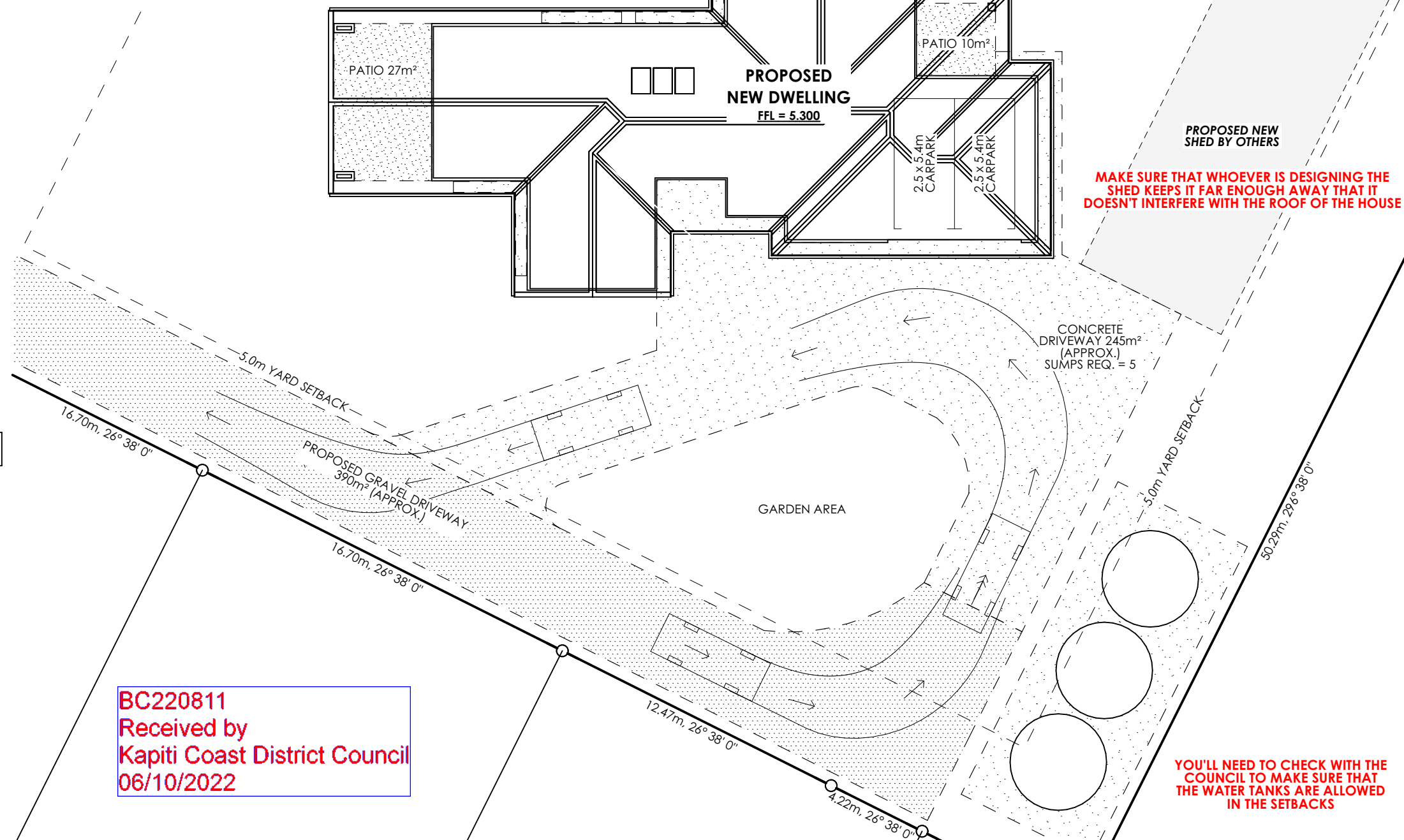
ONSITE WASTEWATER TREATMENT &
DISPOSAL SHALL BE PROVIDED IN GENERAL
ACCORDANCE WITH THE FINDINGS AND
RECOMMENDATIONS WITHIN THE
"ENGINEERING INVESTIGATION FOR 10 LOT
SUBDIVISION FOR NICK GAWLER, 317-319 TE
HORO BEACH ROAD, TE HORO" PREPARED
BY LANDLINK LTD & DATED 18 DECEMBER
2019.

ONSITE STORMWATER DISPOSAL SHALL BE
PROVIDED & SHALL BE DESIGNED &
CONSTRUCTED IN ACCORDANCE WITH THE
PRINCIPLES CONTAINED IN PART 3 SECTION E
OF THE KAPITI COAST DISTRICT COUNCIL
SUBDIVISION & DEVELOPMENT PRINCIPLES &
REQUIREMENTS 2012 & SHALL TAKE INTO
ACCOUNT THE FINDINGS AND
RECOMMENDATIONS WITHIN THE
"ENGINEERING INVESTIGATION FOR 10 LOT
SUBDIVISION FOR NICK GAWLER, 317-319 TE
HORO BEACH ROAD, TE HORO" PREPARED
BY LANDLINK LTD & DATED 18 DECEMBER
2019.

ONSITE POTABLE WATER SUPPLY WITH A MIN.
OF 30,000L (50,000L IS RECOMMENDED)
SHALL BE PROVIDED.

A FIREFIGHTING WATER SUPPLY SHALL BE
PROVIDED IN ACCORDANCE WITH NEW
ZEALAND FIRE SERVICE FIREFIGHTING WATER
SUPPLIES CODE OF PRACTICE.

The house is Not part of this application BC220811



MAKE SURE THAT WHOEVER IS DESIGNING THE
SHED KEEPS IT FAR ENOUGH AWAY THAT IT
DON'T INTERFERE WITH THE ROOF OF THE HOUSE

YOU'LL NEED TO CHECK WITH THE
COUNCIL TO MAKE SURE THAT
THE WATER TANKS ARE ALLOWED
IN THE SETBACKS

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Received by
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06/10/2022



160 17TH AVE
TAURANGA SOUTH,
TAURANGA
P: (07) 571 2761
F: (07) 571 6152
W: classicbuilders.co.nz

CLASSIC BUILDERS DESIGN & BUILD	
LEGAL DESCRIPTION :	LOT 5 - DP 512385
SITE ADDRESS :	24C GAWLER STREET TE HORO
CITY :	KAPITI COAST
COUNCIL :	KAPITI COAST DISTRICT COUNCIL

ROSE & BROOKE TEAGUE

CLIENT SIGNATURE / DATE :

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PROJECT WITHOUT THE
WRITTEN APPROVAL OF
CLASSIC BUILDERS®

DRAWN:	K McDONAGH
CHECK SCH:	NG WD: -
CB CONSULTANT:	T McCOMBIE
SITE PLAN	

PROJECT NUMBER :	WLG101289
PROJECT STATUS :	SCHEME
DATE :	15/11/2021
REVISION :	REV. G
SCALE :	1:200 AT A3
SHEET NUMBER :	1.1

GENERAL NOTES:

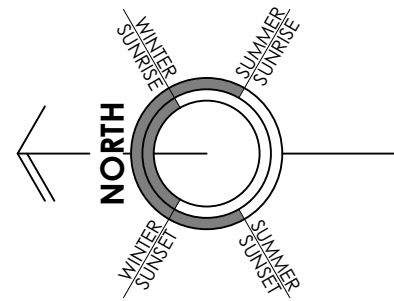
LOCATE ALL SITE BOUNDARY PEGS
PRIOR TO COMMENCEMENT OF WORKS.

LOCATE ALL SERVICES
CONNECTIONS, PIPES AND MANHOLES
PRIOR TO COMMENCEMENT OF WORKS.

DIMENSIONS ARE TO BUILDING PROFILE
UNLESS OTHERWISE NOTED.

THIS PLAN IS TO BE READ IN CONJUNCTION
WITH SHEET 4.1 - FOUNDATION PLAN.

**IMPORTANT! - IF UNSURE OF ANY SETTING
OUT DIMENSIONS OR IF ANY FURTHER
DIMENSIONS ARE REQUIRED TO ASSIST
WITH SITE SET OUT PLEASE CONTACT THE
DESIGNER FOR FURTHER CLARIFICATION.**



LOT 5
DP 512385
SITE AREA 4317m²

WIND ZONE	VERY HIGH
EQ ZONE	3
EXPOSURE ZONE	SEASPRAY
CLIMATE ZONE	2
SUBSOIL CLASS	RURAL
PLANNING ZONE	

The house is Not part of this application BC220811

**PROPOSED
NEW DWELLING**
FFL = 5.300

**PROPOSED NEW
SHED BY OTHERS**

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ROSE & BROOKE TEAGUE

CLIENT SIGNATURE / DATE :

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WRITTEN APPROVAL OF
CLASSIC BUILDERS

DRAWN:	K McDONAGH
CHECK SCH:	NG WD: -
CB CONSULTANT:	T McCOMBIE

SITE PLAN - DWELLING SETOUT

PROJECT NUMBER :	WLG101289
PROJECT STATUS :	SCHEME
DATE: 15/11/2021	REVISION: REV. G
SCALE:	1:200 AT A3
SHEET NUMBER :	1.2

GENERAL NOTES:

LOCATE ALL SITE BOUNDARY PEGS
PRIOR TO COMMENCEMENT OF WORKS.

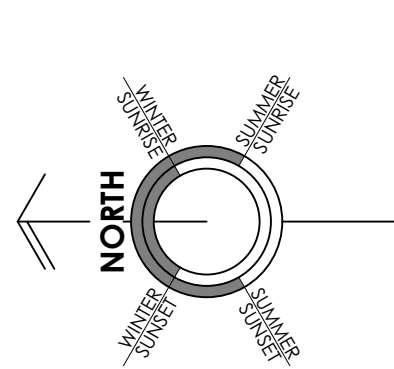
LOCATE ALL SERVICES
CONNECTIONS, PIPES AND MANHOLES
PRIOR TO COMMENCEMENT OF WORKS.

ALL LEVELS ARE IN RELATION TO NZVD16
DATUM.

**SITE LEVELS AND DATUM ARE RELATIVE TO
NEW ZEALAND VERTICAL DATUM 2016**

**SEE SHEET 1.0 - LOCATION PLAN FOR SITE
DATUM LOCATION AND REDUCED LEVEL**

**NOTE - THE CUT LEVEL OF 5.00 RELATIVE
TO NZVD16 EQUATES TO 5.32 RELATIVE TO
WELLINGTON 1953 DATUM, THIS IS
HIGHER THAN THE MINIMUM REQUIRED
UNDERSIDE OF SLAB OF 5.00m**



LOT 5
DP 512385
SITE AREA 4317m²

WIND ZONE	VERY HIGH
EQ ZONE	3
EXPOSURE ZONE	SEASPRAY
CLIMATE ZONE	2
SUBSOIL CLASS	-
PLANNING ZONE	RURAL

EARTHWORKS MANAGEMENT PLAN GUIDELINES:

TEMPORARY CONSTRUCTION AREA:

SITE ACCESS TO ONE ENTRY / EXIT POINT.
ENSURE ALL-WEATHER ACCESS IS PROVIDED
IN A MANNER THAT PREVENTS THE ACCESS
FROM BECOMING A SOURCE OF SEDIMENT.

EARLY SW DRAINAGE CONNECTION:

TO AVOID LOCALISED EROSION, CONNECT
TEMPORARY OR PERMANENT DOWNPIPES TO
THE STORMWATER SYSTEM AS SOON AFTER
LAYING THE ROOF AS POSSIBLE.

STOCKPILES:

STOCKPILES SHOULD BE PLACED UPSLOPE OF
PERIMETER CONTROLS & COVERED WHEN
NOT IN USE.

INSTALL PERIMETER CONTROLS:

SILT FENCE OR OTHER BARRIER (STRAW BALE,
BUND ETC.) TO INTERCEPT SEDIMENT LADEN
RUNOFF. THE CONTOURS OF THE SITE WILL
DETERMINE THE NUMBER & SPACING OF SILT
FENCES REQUIRED.

MINIMISE DISTURBED AREAS WHEN WORKING:

PRESERVE AS MUCH GRASSED AREA AS
POSSIBLE TO REDUCE SEDIMENT DISCHARGE
& FILTER SEDIMENTS FROM OTHER AREAS.
ONCE GRADING IS COMPLETE, STABILISE
BARE SOIL AS SOON AS POSSIBLE.

CONCRETE WASTE & WASHING:

WASTE CONCRETE & HOUSEHOLD PAINT
SHOULD NOT BE ALLOWED TO WASH OFF-
SITE.

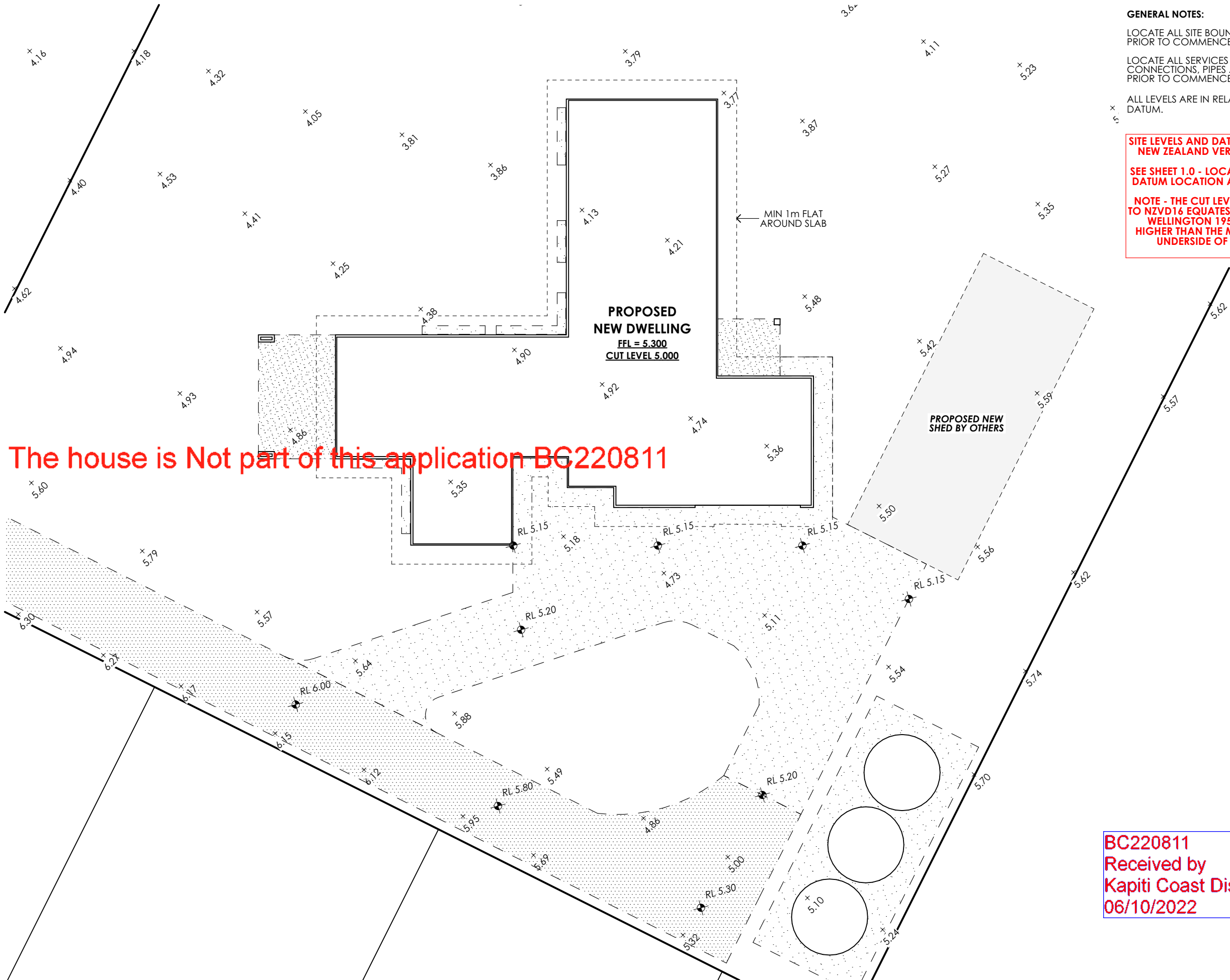
DIVERT OVERLAND FLOW:

DIVERTING OVERLAND FLOW AWAY FROM
THE SITE WORKS WILL REDUCE RUNOFF FROM
TRAVELLING ACROSS DISTURBED LAND.

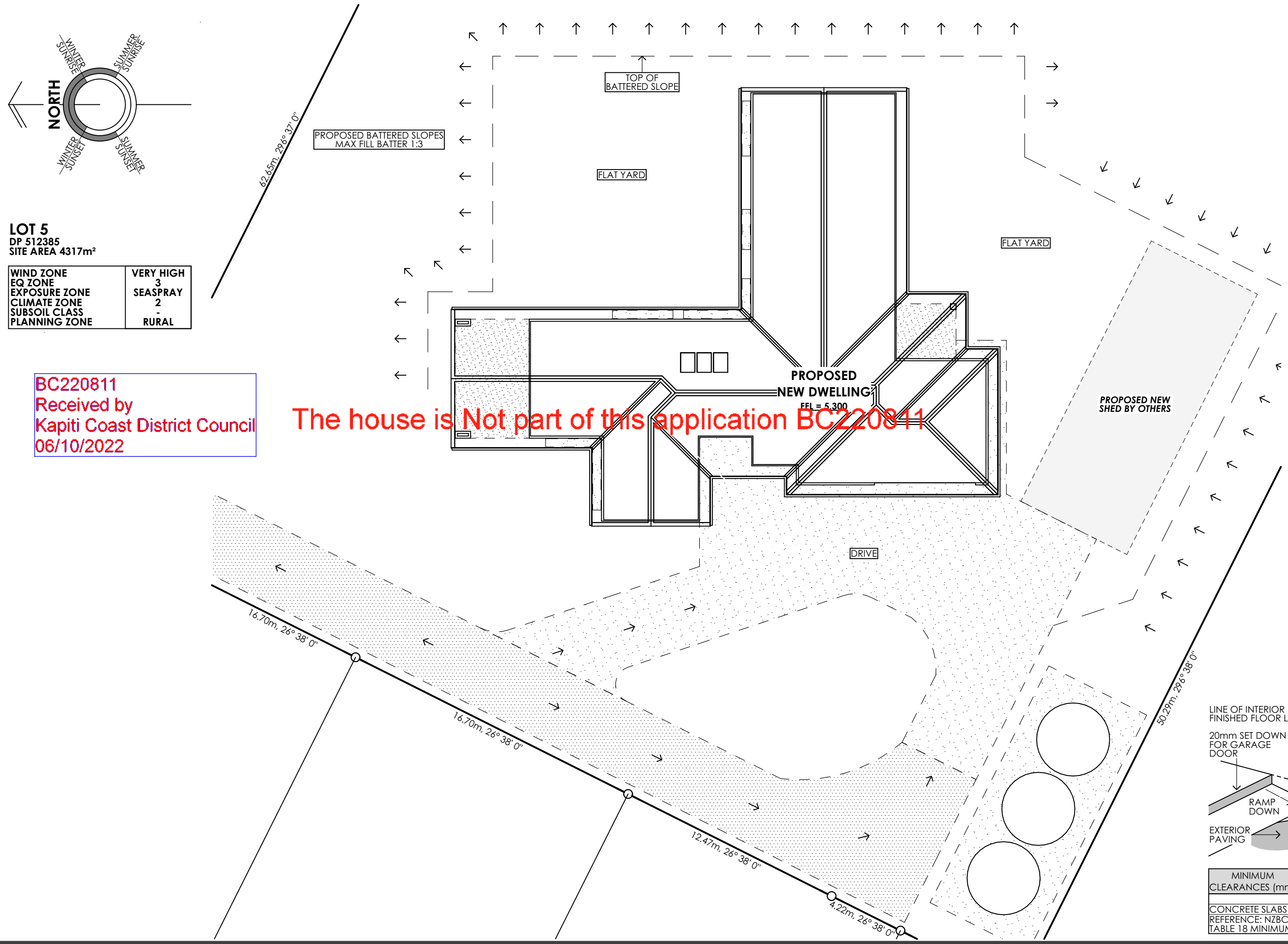
OVERLAND FLOW PATHS:

ALL OVERLAND FLOW PATHS TO BE FORMED
BY A 30mm 'V' CHANNEL IN GROUND
DIRECTED TO YARD SUMPS OR ROAD.
GROUND TO HAVE SLIGHT FALL TO FLOW
PATH CHANNEL.

WHERE OVERLAND FLOW PATH IS DIRECTED
TO ROAD BOUNDARY, SITE TO HAVE AN
APPROX. 100mm FALL ACROSS SITE.
GROUND TO FALL AWAY FROM HOUSE, AND
AWAY FROM NEIGHBOURING PROPERTIES
AND DIRECTED TO 'V' CHANNELS.



GENERAL NOTE:
LANDSCAPING TO BE CONFIRMED WITH
THE CLIENT AND CONTRACTOR ON SITE.

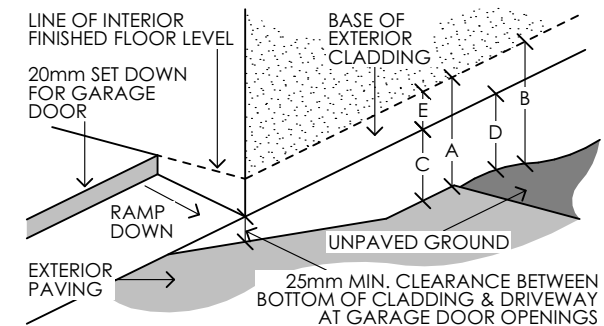


LOT 5
DP 512385
SITE AREA 4317m²

WIND ZONE	VERY HIGH
EQ ZONE	3
EXPOSURE ZONE	SEASPRAY
CLIMATE ZONE	2
SUBSOIL CLASS	-
PLANNING ZONE	RURAL

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MINIMUM CLEARANCES (mm)	MASONRY VENEER		OTHER CLADDINGS				
	A	B	A	B	C	D	E
CONCRETE SLABS	100	150	150	225	100	175	50

REFERENCE: NZBC E2/AS1
TABLE 18 MINIMUM CLEARANCES

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CLASSIC BUILDERS DESIGN & BUILD

LEGAL DESCRIPTION : LOT 5 - DP 512385

SITE ADDRESS : 24C GAWLER STREET
TE HORO

CITY : KAPITI COAST

COUNCIL : KAPITI COAST DISTRICT COUNCIL

ROSE & BROOKE TEAGUE

CLIENT SIGNATURE / DATE :

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THESE PLANS MAY NOT BE USED TO CONSTRUCT A PROJECT WITHOUT THE WRITTEN APPROVAL OF CLASSIC BUILDERS®

DRAWN: K McDONAGH

CHECK SCH: NG WD: -

CB CONSULTANT: T McCOMBIE

SITE PLAN - LANDSCAPING

PROJECT NUMBER : WLG101289

PROJECT STATUS : SCHEME

DATE: 15/11/2021 REVISION : REV. G

SCALE: 1:200 AT A3

SHEET NUMBER : 1.4

**DWELLING AREAS**

GROUND FLOOR (OVER FRAME) = 296.6m²
 GROUND FLOOR (OVER CLADDING) = 306.6m²
 ROOF PLAN (GROUND FLOOR) = 394.7m²

SITE INFORMATION

WIND ZONE VERY HIGH
 EARTHQUAKE ZONE 3
 EXPOSURE ZONE SEASPRAY

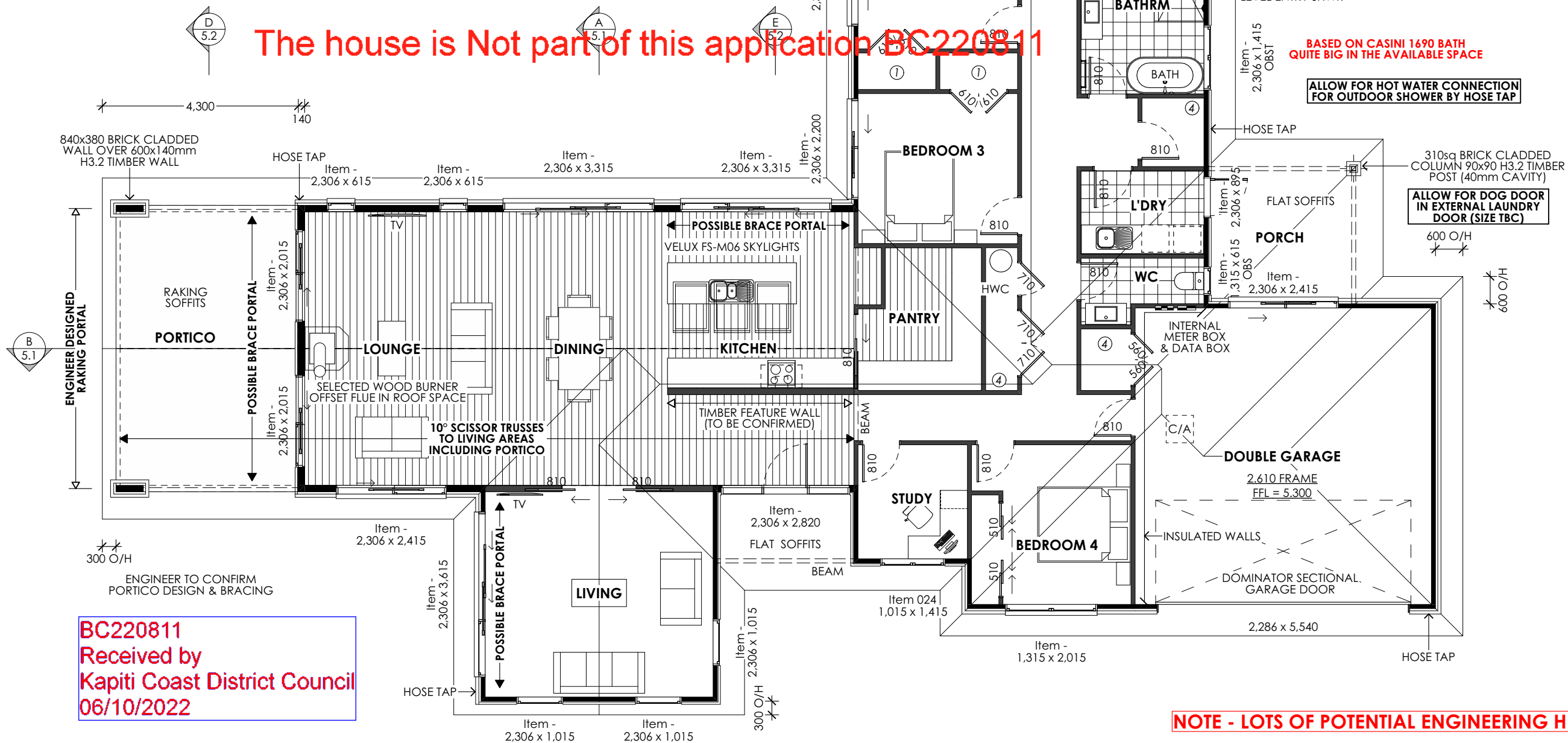
INFO REQUIRED FOR DESIGNER:

1. -
2. -
3. -

IMPORTANT NOTE - SCISSOR TRUSSES IN THESE SCENARIOS MAY NOT WORK WON'T KNOW FOR DEFINITE UNTIL THEY HAVE BEEN DESIGNED BY CARTERS AND THE CALCULATED DEFLECTIONS HAS BEEN ASSESSED BY AN ENGINEER

SKYLIGHTS - CURRENTLY SET UP TO FIT ONE TRUSS AT 900mm CENTRES BETWEEN EACH SKYLIGHT SO QUITE CLOSE TOGETHER. CAN BE SPREAD OUT MORE BUT WOULD MEAN EXTRA TRUSSES AND 2 BETWEEN EACH SKYLIGHT. POSITION FROM FRONT TO BACK IS EASILY ADJUSTABLE

The house is Not part of this application BC220811



WINDOW & DOOR JOINERY:
 ALL GLAZING TO COMPLY WITH NZS 4223.

WINDOW & DOOR SIZES SHOWN ARE TO TRIMMED OPENINGS.

INTERNAL DOOR TRIM HEIGHT = 2040
 STANDARD DOORS = 2075
 CAVITY SLIDERS

HEATING:
 RHEEM 180L MAINS PRESSURE ELECTRIC WATER HEATER
 SIZE = 1770(H)x490(W) - 44kg APP. WT EMPTY

HEAT PUMP INDUCTION UNIT TBC
 SIZE = (H)x(W)x(D) - kg
 ALLOW FOR HOT WATER HEAT PUMP SYSTEM, MAKE & MODEL TBC

MIN. 1800mm HIGH WALL BESIDE SHOWERS

BASED ON CASINI 1690 BATH QUITE BIG IN THE AVAILABLE SPACE

ALLOW FOR HOT WATER CONNECTION FOR OUTDOOR SHOWER BY HOSE TAP

310sq BRICK CLADDLED COLUMN 90x90 H3.2 TIMBER POST (40mm CAVITY)
 ALLOW FOR DOG DOOR IN EXTERNAL LAUNDRY DOOR (SIZE TBC)

GENERAL NOTES:

④ = No. OF SHELVES IN CUPBOARDS / WARDROBES

DOMESTIC SMOKE ALARMS ARE REQUIRED WITHIN A 3.0m RADIUS OF EVERY SLEEPING ROOM AND IS TO BE HEARD FROM THE OTHER SIDE OF THE CLOSED DOOR.

ALL STRUCTURAL FIXINGS TO BE **GRADE 304 STAINLESS STEEL**

STUD SIZE AND SPACING:

STUDS IN LOADBEARING WALLS FOR 'SINGLE OR TOP STOREY' FOR STUDS UP TO 2.7m 90 x 45 AT 300mm CRS.
 STUDS IN LOADBEARING WALLS FOR 'SINGLE OR TOP STOREY' FOR STUDS UP TO 3.6m 140 x 45 AT 400mm CRS.
 STUDS IN NON LOADBEARING INTERNAL WALLS FOR STUDS UP TO 3.0m 90 x 45 AT 600mm CRS.

TIMBER TREATMENT:

H1.2 EXTERNAL FRAMING
 H1.2 INTERNAL FRAMING

TIMBER GRADE:

ALL STRUCTURAL TIMBER - MIN SG8 UNLESS NOTED OTHERWISE.

INSULATION:

WALL R2.2 ECOINSULATION
 CEILING R3.6 ECOINSULATION (INC. GARAGE)

WALL CLADDINGS:

NZ BRICK 70 SERIES CLAY BRICK VENEER EXTERIOR CLADDING

CAVITECLAD 'EZPANEL' 50mm ACC CONCRETE PANEL CLADDING SYSTEM WITH A SPECIALIZED PLASTER FINISH OVER 20mm VENTILATED EPS CAVITY BATTENS

UNDERLAY - BUILDING UNDERLAY
 FAST WRAP

ROOF CLADDING:

STEEL & TUBE 'TRIMLINE' PROFILED METAL ROOFING - 25° PITCH, O/HANG AS SHOWN

UNDERLAY - R2 SELF SUPPORTING BUILDING UNDERLAY SISALATION BITUMAC® 750

STEEL & TUBE MULTILINE 150 FASCIA & CUSTOMLINE GUTTER

WET AREAS:

FLOOR FINISH - NON SLIP TILES
 TILES TO HAVE MINIMUM SLIP RESISTANCE CO-EFFICIENT OF 0.4 TO COMPLY WITH NZBC: D1/AS1 SLIP RESISTANCE

KITCHEN & BATHROOM, FLOOR & WALL LININGS TO COMPLY WITH, E3/AS1 SECTION 3.1.1 & 3.1.2

KITCHEN LAYOUT IS INDICATIVE ONLY.

EXTERNAL ACCESS SURFACE:

NZBC: D1/AS1 TABLE 2: SLIP RESISTANCE FOR WALKING SURFACES

CONCRETE: - BROOM FINISH

- ACCEPTABLE SLIP RESISTANCE WET OR DRY
 - LEVEL SURFACES INCLUDING SLOPES NO STEEPER THAN 1:50.

PAVING: - WIRE CUT

- ACCEPTABLE SLIP RESISTANCE WET OR DRY
 - LEVEL SURFACES INCLUDING SLOPES NO STEEPER THAN 1:50.

MAIN FRONT ENTRY: - TIMBER

- MIN. 100mm STEP DOWN FROM FFL
 - MIN. H4 TREATED TIMBER WITH GROUND CONTACT.
 - MIN. H3.2 FOR ALL OTHER TIMBERS



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 TAURANGA
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CLASSIC BUILDERS DESIGN & BUILD	
LEGAL DESCRIPTION :	LOT 5 - DP 512385
SITE ADDRESS :	24C GAWLER STREET TE HORO
CITY :	KAPITI COAST
COUNCIL :	KAPITI COAST DISTRICT COUNCIL

ROSE & BROOKE TEAGUE

CLIENT SIGNATURE / DATE :

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 THESE PLANS MAY NOT BE USED TO CONSTRUCT A PROJECT WITHOUT THE WRITTEN APPROVAL OF CLASSIC BUILDERS®

DRAWN:	K McDONAGH
CHECK SCH:	NG WD: -
CB CONSULTANT:	T McCOMBIE
GROUND FLOOR PLAN	

PROJECT NUMBER :	WLG101289
PROJECT STATUS :	SCHEME
DATE :	15/11/2021
REVISION :	REV. G
SCALE :	1:100 AT A3
SHEET NUMBER :	2.1

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06/10/2022

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DWELLING AREAS

GROUND FLOOR (OVER FRAME) = 296.6m²
GROUND FLOOR (OVER CLADDING) = 306.6m²
ROOF PLAN (GROUND FLOOR) = 394.7m²

SITE INFORMATION

WIND ZONE VERY HIGH
EARTHQUAKE ZONE 3
EXPOSURE ZONE SEASPRAY



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DRAWN:	K McDONAGH
CHECK SCH:	NG WD: -
CB CONSULTANT:	T McCOMBIE
GROUND FLOOR PLAN - DIMENSIONS	

PROJECT NUMBER :	WLG101289
PROJECT STATUS :	SCHEME
DATE: 15/11/2021	REVISION : REV. G
SCALE :	1:125 AT A3
SHEET NUMBER :	2.2

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 1		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		5

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 2		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		5

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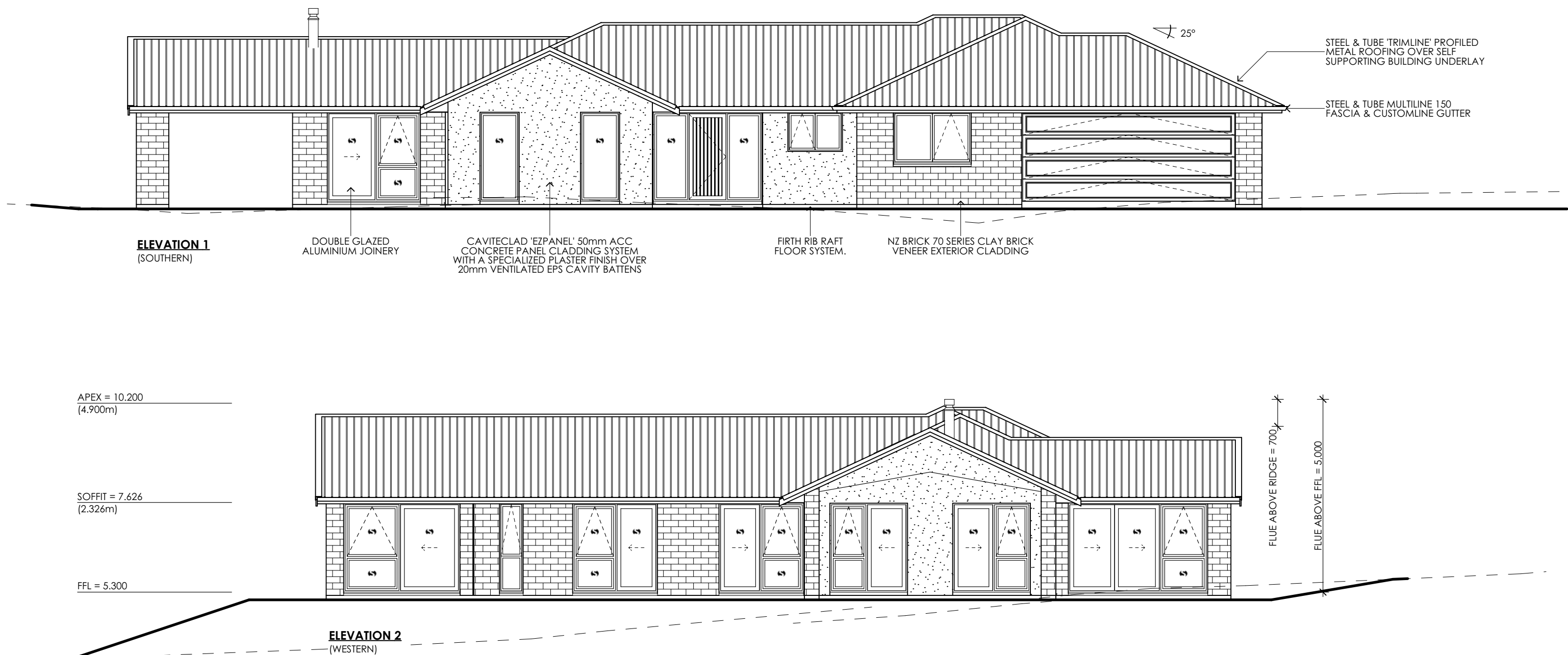
COMPACTED HARDFILL OVER
600mm TO BE CERTIFIED BY A CPENG
AND A CERTIFICATE TO BE PROVIDED TO
COUNCIL AT FOUNDATION INSPECTION.

SAFETY GLAZING
ALL GLAZING PANELS WITHIN 800mm OF FFL
AND MORE THAN 500mm WIDE. SAFETY
GLASS TO ALL BATHROOM, ENS & HINGED
DOORS TO COMPLY WITH NZS 4223.3.2016.

ALL SAFETY GLAZING IS CALCULATED BY 'NZ
WINDOWS' AND IDENTIFIED ON THE FINAL
WINDOW SCHEDULE WHICH REMAINS ON
SITE.

IN THE CASE OF ANY DISCREPANCIES THE
WINDOW SCHEDULE SUPPLIED IS TO TAKE
PRECEDENCE

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CLIENT SIGNATURE / DATE :

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DRAWN:	K McDONAGH
CHECK SCH:	NG WD: -
CB CONSULTANT:	T McCOMBIE
ELEVATIONS	

PROJECT NUMBER :	WLG101289
PROJECT STATUS :	SCHEME
DATE :	15/11/2021
REVISION :	REV. G
SCALE :	1:100 AT A3
SHEET NUMBER :	3.1.1

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 3		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		5

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 4		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4

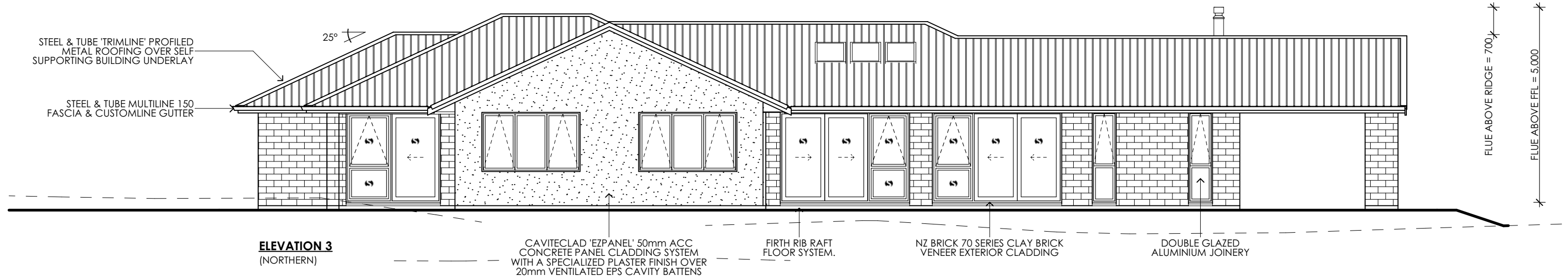
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COMPACTED HARDFILL OVER 600mm TO BE CERTIFIED BY A CPENG AND A CERTIFICATE TO BE PROVIDED TO COUNCIL AT FOUNDATION INSPECTION.

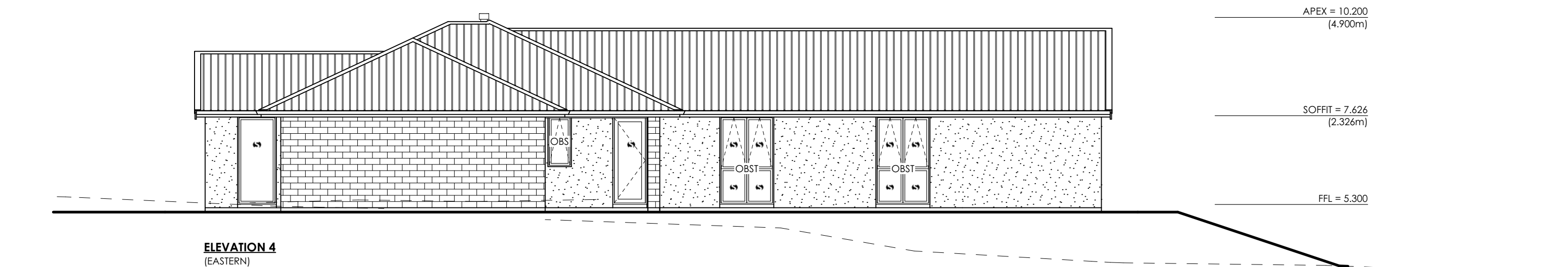
SAFETY GLAZING
 ALL GLAZING PANELS WITHIN 800mm OF FFL AND MORE THAN 500mm WIDE, SAFETY GLASS TO ALL BATHROOM, ENS & HINGED DOORS TO COMPLY WITH NZS 4223.3.2016.

ALL SAFETY GLAZING IS CALCULATED BY 'NZ WINDOWS' AND IDENTIFIED ON THE FINAL WINDOW SCHEDULE WHICH REMAINS ON SITE.

IN THE CASE OF ANY DISCREPANCIES THE WINDOW SCHEDULE SUPPLIED IS TO TAKE PRECEDENCE

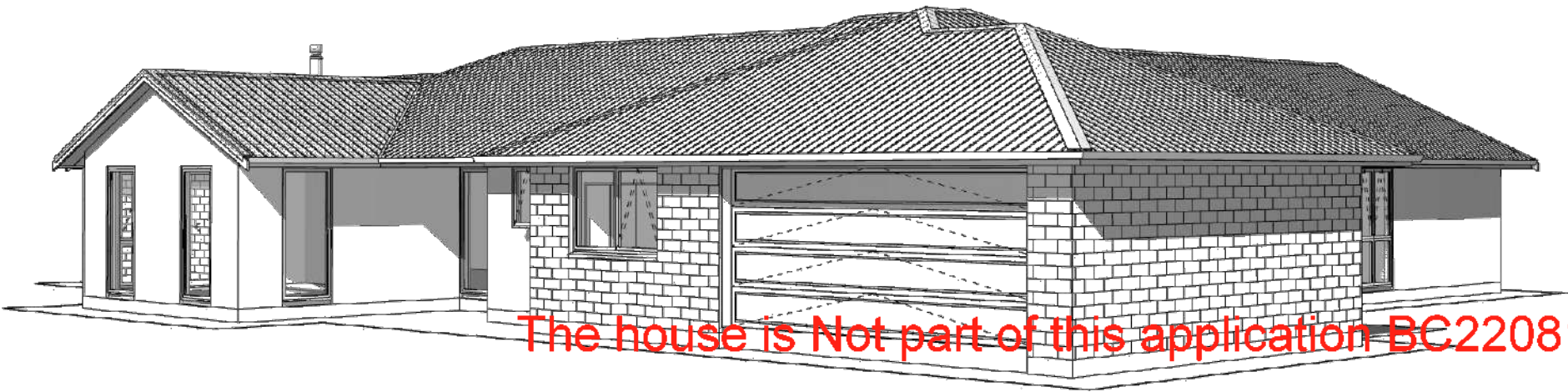
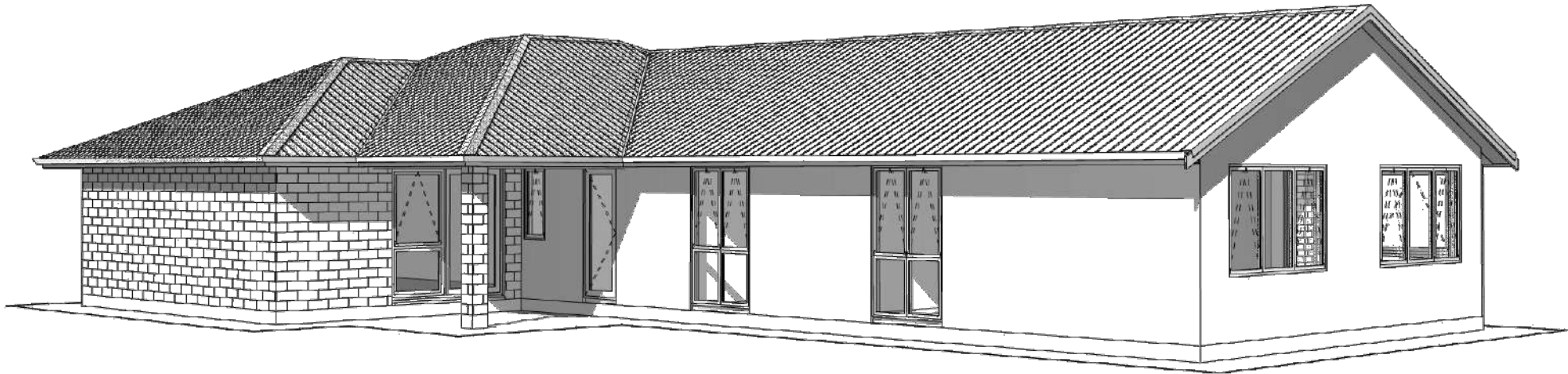
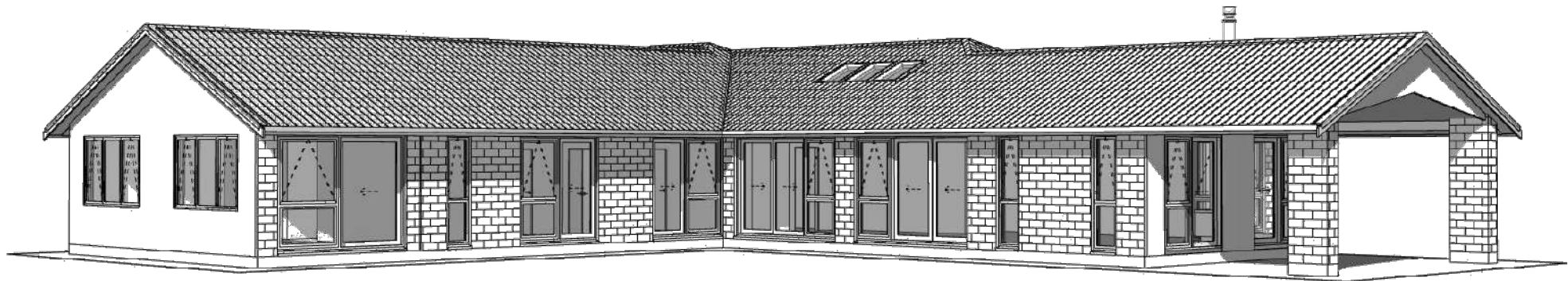



The house is Not part of this application BC220811



 <div>160 17TH AVE TAURANGA SOUTH, TAURANGA P: (07) 571 2761 F: (07) 571 6152 W: classicbuilders.co.nz</div>	CLASSIC BUILDERS DESIGN & BUILD		ROSE & BROOKE TEAGUE	THESE PLANS REMAIN THE PROPERTY OF CLASSIC BUILDERS® UNTIL A DESIGN CONTRACT HAS BEEN AGREED UPON. THESE PLANS MAY NOT BE USED TO CONSTRUCT A PROJECT WITHOUT THE WRITTEN APPROVAL OF CLASSIC BUILDERS®	DRAWN: K McDONAGH	PROJECT NUMBER : WLG101289
	LEGAL DESCRIPTION :	LOT 5 - DP 512385			CHECK SCH: NG WD: -	PROJECT STATUS : SCHEME
	SITE ADDRESS :	24C GAWLER STREET TE HORO			CB CONSULTANT: T McCOMBIE	DATE : 15/11/2021 REVISION : REV. G
	CITY :	KAPITI COAST			ELEVATIONS	SCALE : 1:100 AT A3
	COUNCIL :	KAPITI COAST DISTRICT COUNCIL				SHEET NUMBER : 3.1.2
		CLIENT SIGNATURE / DATE :				

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Received by
Kapiti Coast District Council
06/10/2022



 <p>160 17TH AVE TAURANGA SOUTH, TAURANGA P: (07) 571 2761 F: (07) 571 6152 W: classicbuilders.co.nz</p>	<p>CLASSIC BUILDERS DESIGN & BUILD</p>		<p>ROSE & BROOKE TEAGUE</p>		<p>THESE PLANS REMAIN THE PROPERTY OF CLASSIC BUILDERS® UNTIL A DESIGN CONTRACT HAS BEEN AGREED UPON. THESE PLANS MAY NOT BE USED TO CONSTRUCT A PROJECT WITHOUT THE WRITTEN APPROVAL OF CLASSIC BUILDERS®</p>	<p>DRAWN: K McDONAGH</p>	<p>PROJECT NUMBER : WLG101289</p>
	<p>LEGAL DESCRIPTION : LOT 5 - DP 512385</p>	<p>CHECK SCH: NG WD: -</p>				<p>PROJECT STATUS : SCHEME</p>	
	<p>SITE ADDRESS : 24C GAWLER STREET TE HORO</p>	<p>CB CONSULTANT: T McCOMBIE</p>				<p>DATE: 15/11/2021 REVISION : REV. G</p>	
	<p>CITY : KAPITI COAST</p>	<p>3D ELEVATIONS</p>				<p>SCALE : AT A3</p>	
	<p>COUNCIL : KAPITI COAST DISTRICT COUNCIL</p>	<p>CLIENT SIGNATURE / DATE :</p>				<p>SHEET NUMBER : 3.2</p>	

ELECTRICAL NOTES:GENERAL

POSITION OF ALL ELECTRICAL FITTINGS ARE INDICATIVE ONLY. CONTRACTOR TO CONFIRM EXACT POSITION WITH OWNER ON SITE PRIOR TO INSTALLATION.

ELECTRICAL CONTRACTOR IS TO ENSURE FUSE BOX / DISTRIBUTION BOARD IS NOT LOCATED IN A BRACED WALL. CHECK BRACING PLAN FOR GIB BOARD BRACING.

LIGHTING

ALL LIGHTING TO BE "IC RATED" TYPE LUMINAIRES IN ACCORDANCE WITH AS/NZS 60598.2.2 TO COMPLY WITH NZBC H1/AS1 ENERGY EFFICIENCY.

LIGHTING TO BE PROVIDED TO ACCESS ROUTES TO COMPLY WITH D1/AS1 & G8/AS1.

ELECTRICAL CONTRACTOR TO ENSURE SPACES WITHIN THE BUILDING HAVE ADEQUATE ARTIFICIAL LIGHTING (ILLUMINANCE OF NO LESS THAN 20 LUX AT FLOOR LEVEL, TOTAL WATTAGE/m² OF FLOOR AREA AS PER TABLE 1) TO COMPLY WITH NZBC G8/AS1.

FIRE SAFETY - NZBC:C1/AS1

PURPOSE GROUP SH - RESIDENTIAL:

APPROVED SMOKE ALARMS ARE REQUIRED WITHIN A 3.0m RADIUS OF EVERY SLEEPING SPACE DOOR. SMOKE ALARMS MUST BE AUDIBLE TO SLEEPING OCCUPANTS ON THE OTHER SIDE OF CLOSED DOORS. SMOKE ALARMS SHALL BE LOCATED ON ESCAPE ROUTES WITHIN THE HOUSEHOLD.

NOTE TO ELECTRICAL CONTRACTOR:

CONTRACTOR TO CROSS CHECK BRACING PLAN TO ENSURE ELECTRICAL MAINS CABLE DOES NOT PENETRATE THROUGH BOTTOM PLATE IN LOCATION OF AN EXTERNAL OR INTERNAL WALL BRACE.

VENTINGEXTRACTOR FAN NOTE:

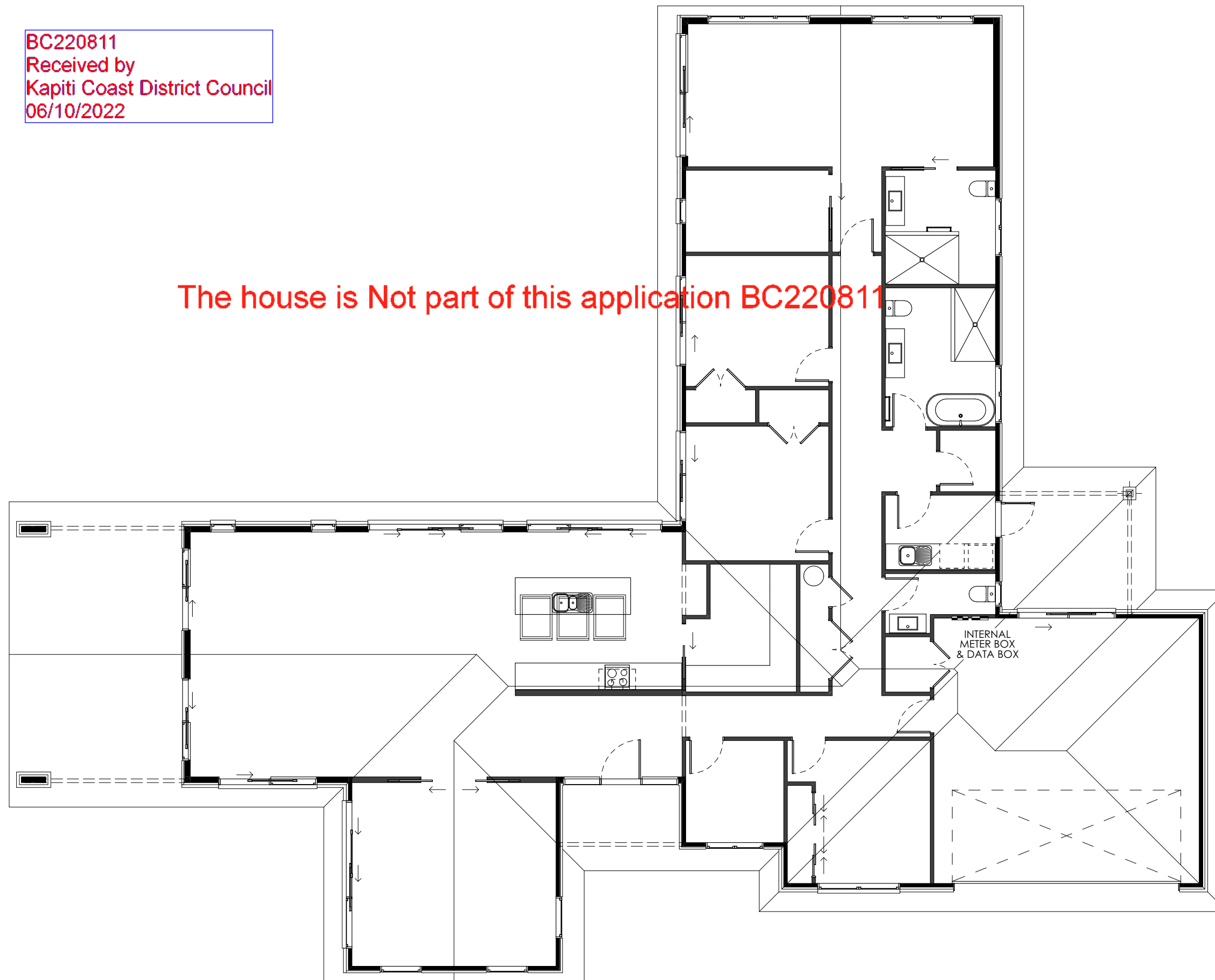
- DUCTED TO SOFFIT THROUGH ROOF SPACE (FLOW RATE 25L PER SECOND)

RANGEHOOD EXTRACTOR FAN NOTE:

- DUCTED TO SOFFIT THROUGH ROOF SPACE OR THROUGH THE ROOF (FLOW RATE 50L PER SECOND)

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160 17TH AVE
TAURANGA SOUTH,
TAURANGA
P: (07) 571 2761
F: (07) 571 6152
W: classicbuilders.co.nz

CLASSIC BUILDERS DESIGN & BUILD

LEGAL DESCRIPTION : **LOT 5 - DP 512385**
SITE ADDRESS : **24C GAWLER STREET
TE HORO**
CITY : **KAPITI COAST**
COUNCIL : **KAPITI COAST DISTRICT COUNCIL**

ROSE & BROOKE TEAGUE

CLIENT SIGNATURE / DATE :

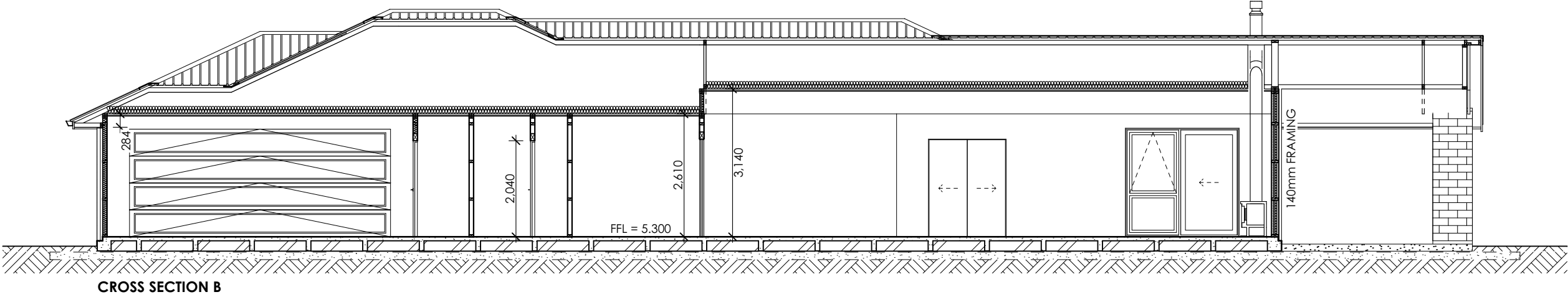
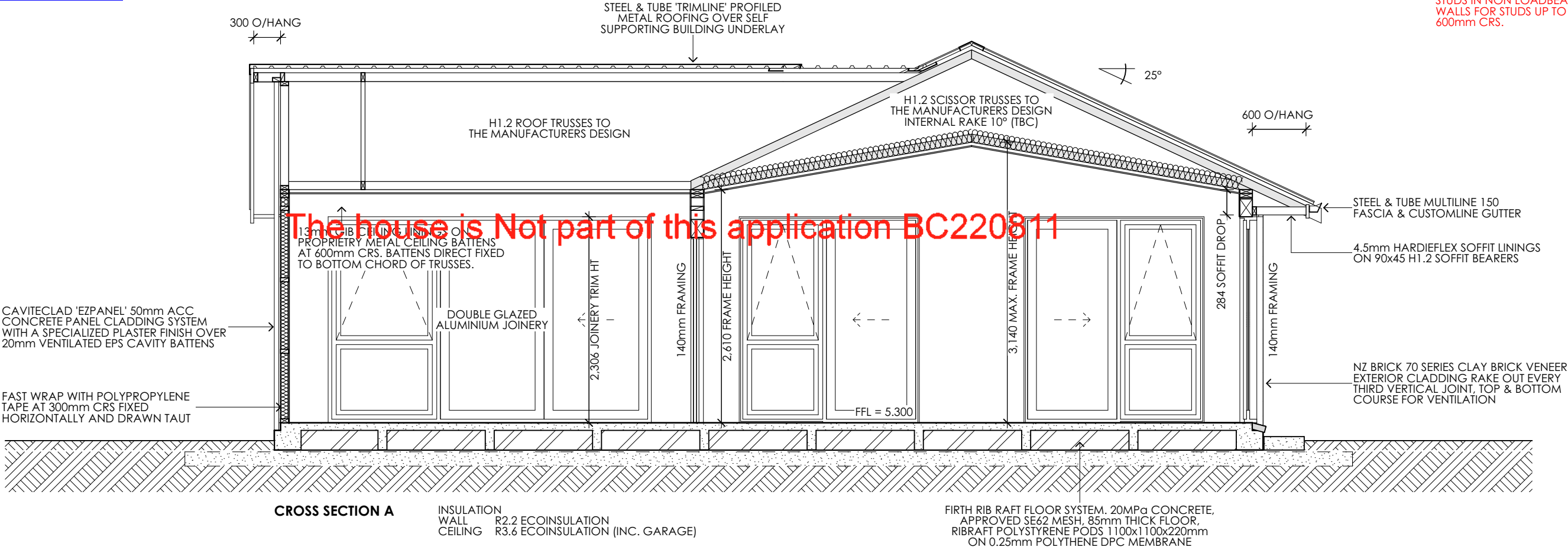
THESE PLANS REMAIN THE PROPERTY OF CLASSIC BUILDERS® UNTIL A DESIGN CONTRACT HAS BEEN AGREED UPON. THESE PLANS MAY NOT BE USED TO CONSTRUCT A PROJECT WITHOUT THE WRITTEN APPROVAL OF CLASSIC BUILDERS®

DRAWN: K McDONAGH
CHECK SCH: NG WD: -
CB CONSULTANT: T McCOMBIE

ELECTRICAL PLAN

PROJECT NUMBER : **WLG101289**
PROJECT STATUS : **SCHEME**
DATE: **15/11/2021** REVISION : **REV. G**
SCALE: **1:100 AT A3**
SHEET NUMBER : **4.5**

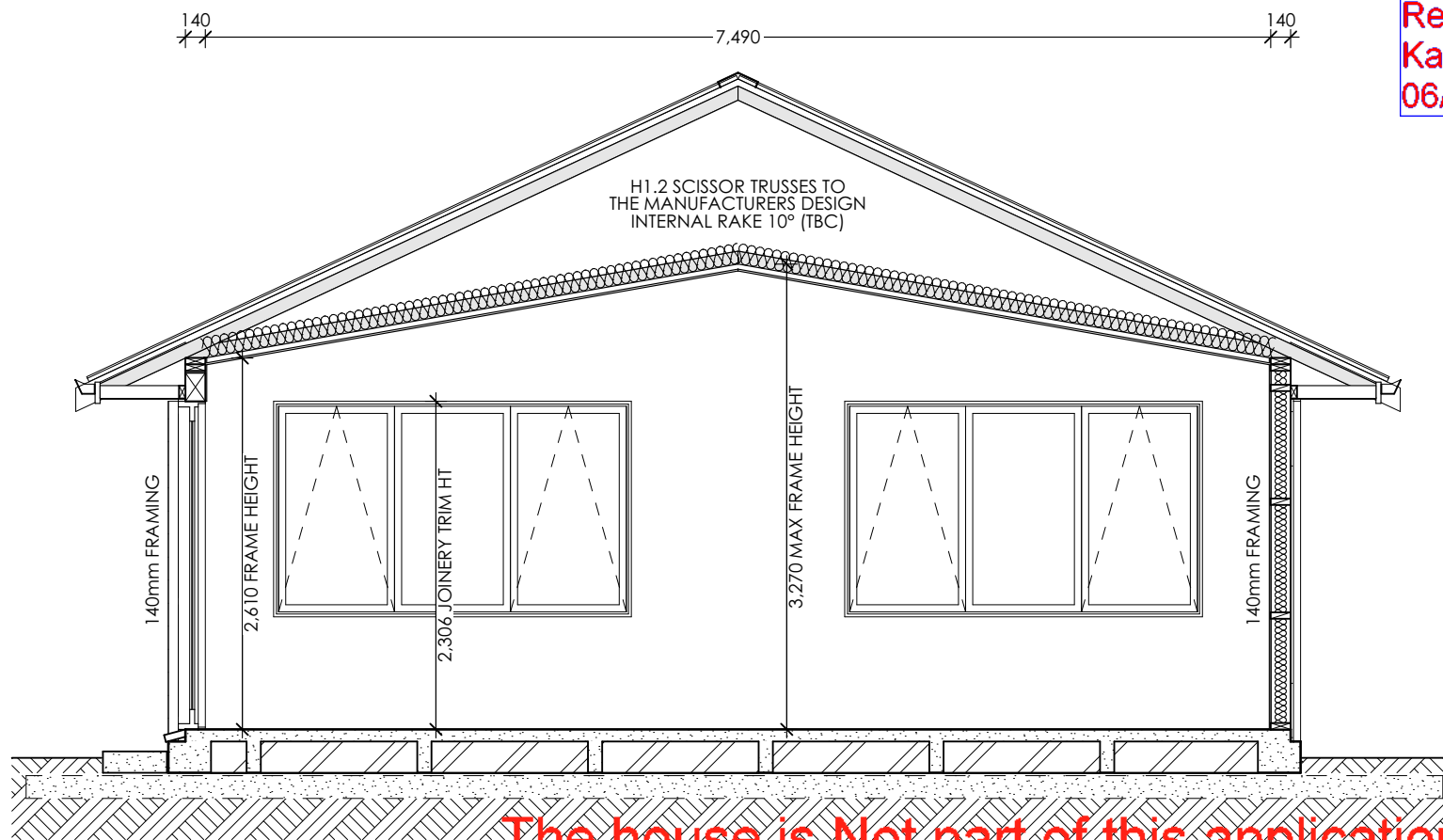
STUD SIZE AND SPACING:
STUDS IN LOADBEARING WALLS FOR
'SINGLE OR TOP STOREY' FOR STUDS UP
TO 2.7m 90 x 45 AT 300mm CRS.
STUDS IN LOADBEARING WALLS FOR
'SINGLE OR TOP STOREY' FOR STUDS UP
TO 3.6m 140 x 45 AT 400mm CRS.
STUDS IN NON LOADBEARING INTERNAL
WALLS FOR STUDS UP TO 3.0m 90 x 45 AT
600mm CRS.



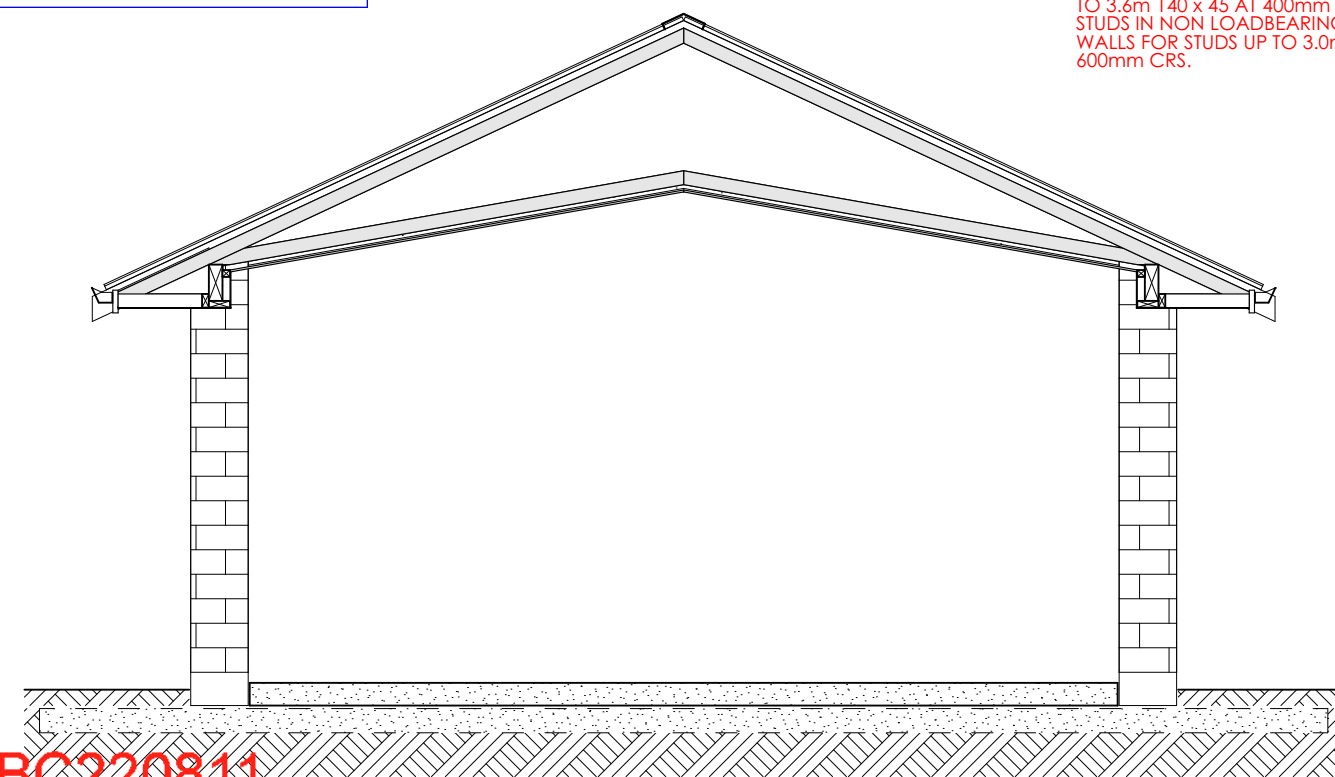
	160 17TH AVE TAURANGA SOUTH, TAURANGA P: (07) 571 2761 F: (07) 571 6152 W: classicbuilders.co.nz	CLASSIC BUILDERS DESIGN & BUILD		ROSE & BROOKE TEAGUE	THESE PLANS REMAIN THE PROPERTY OF CLASSIC BUILDERS® UNTIL A DESIGN CONTRACT HAS BEEN AGREED UPON. THESE PLANS MAY NOT BE USED TO CONSTRUCT A PROJECT WITHOUT THE WRITTEN APPROVAL OF CLASSIC BUILDERS®	DRAWN: K McDONAGH		PROJECT NUMBER : WLG101289	
		LEGAL DESCRIPTION : LOT 5 - DP 512385				CHECK SCH: NG WD: -		PROJECT STATUS : SCHEME	
		SITE ADDRESS : 24C GAWLER STREET TE HORO				CB CONSULTANT: T McCOMBIE		DATE : 15/11/2021 REVISION : REV. G	
		CITY : KAPITI COAST				CROSS SECTIONS			
		COUNCIL : KAPITI COAST DISTRICT COUNCIL							
CLIENT SIGNATURE / DATE :					SHEET NUMBER : 5.1				

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06/10/2022

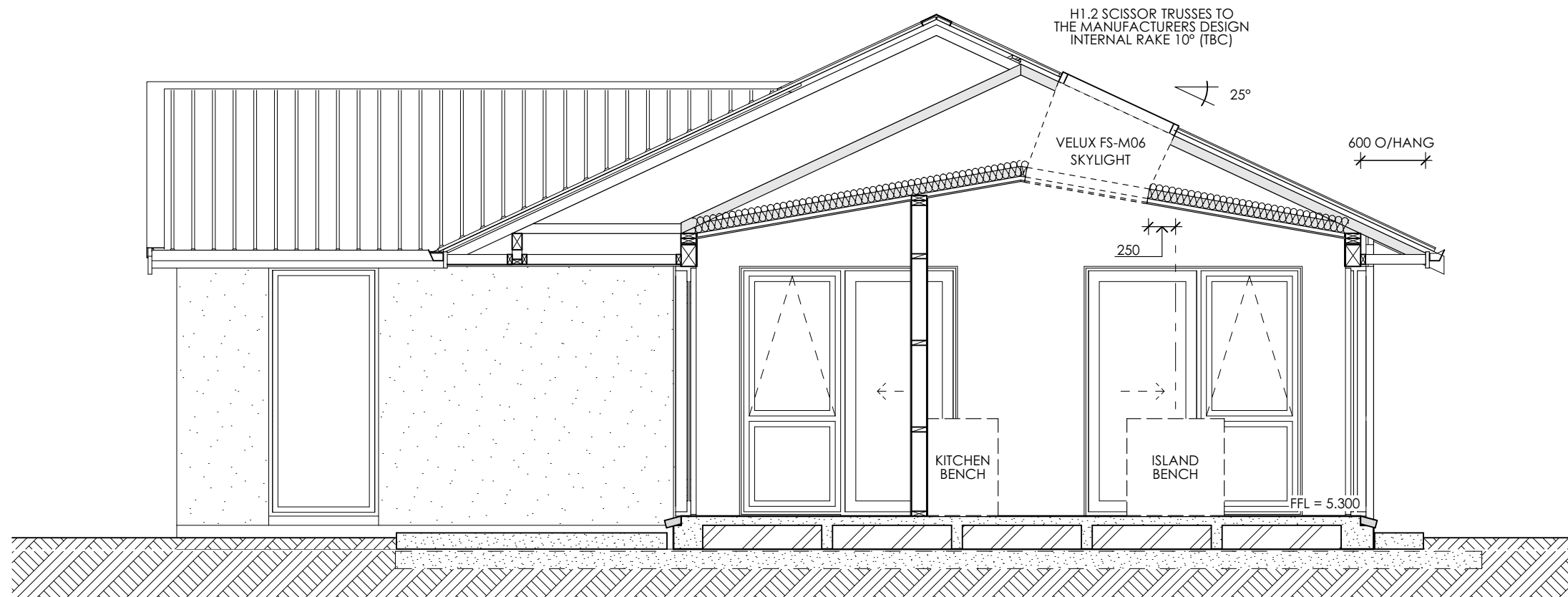
STUD SIZE AND SPACING:
STUDS IN LOADBEARING WALLS FOR
'SINGLE OR TOP STOREY' FOR STUDS UP
TO 2.7m 90 x 45 AT 300mm CRS.
STUDS IN LOADBEARING WALLS FOR
'SINGLE OR TOP STOREY' FOR STUDS UP
TO 3.6m 140 x 45 AT 400mm CRS.
STUDS IN NON LOADBEARING INTERNAL
WALLS FOR STUDS UP TO 3.0m 90 x 45 AT
600mm CRS.



CROSS SECTION C



CROSS SECTION D



CROSS SECTION E

INSULATION
WALL R2.2 ECOINSULATION
CEILING R3.6 ECOINSULATION (INC. GARAGE)



160 17TH AVE
TAURANGA SOUTH,
TAURANGA
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CLASSIC BUILDERS DESIGN & BUILD	
LEGAL DESCRIPTION :	LOT 5 - DP 512385
SITE ADDRESS :	24C GAWLER STREET TE HORO
CITY :	KAPITI COAST
COUNCIL :	KAPITI COAST DISTRICT COUNCIL

ROSE & BROOKE TEAGUE

CLIENT SIGNATURE / DATE :

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THESE PLANS MAY NOT BE
USED TO CONSTRUCT A
PROJECT WITHOUT THE
WRITTEN APPROVAL OF
CLASSIC BUILDERS®

DRAWN:	K McDONAGH
CHECK SCH:	NG WD: -
CB CONSULTANT:	T McCOMBIE

CROSS SECTIONS

PROJECT NUMBER :	WLG101289
PROJECT STATUS :	SCHEME
DATE :	15/11/2021
REVISION :	REV. G
SCALE :	1:50 AT A3
SHEET NUMBER :	5.2

TEAMING UP WITH CLASSIC BUILDERS

Finding a builder who can interpret the way you want to live inside and outside the walls you intend to build is important. Having confidence in their capability to deliver your vision into a real-life home is absolutely vital. To save you having to ask lots of questions, here's what you need to know about the Classic Builders client experience.



20+ YEARS OF HOME BUILDING EXPERIENCE

- We have a team of talented designers at Classic Builders HQ - no out-sourcing here. We use all our experience to perfect and polish your plan - eliminating wasted space, considering daily life and style in your home.
- We have built thousands of homes for Kiwi's throughout New Zealand, and the plan is to build thousands more.



QUALITY STICKLERS

- Our standards are high and every home we build undergoes at least 12 quality checks throughout the process.
- We are fully accountable for our work. If something isn't good enough the team comes running to rectify it.
- Even after your home is complete, we continue to back our workmanship and products with an After Care service and 10-year warranty!



LIKE CLOCKWORK

- Complicated, stressful, so much to do... not with us. We love building homes, so why can't you? The building experience we provide you with is designed to achieve this.
- We listen: you have plenty of opportunity to communicate with us and we listen - this is your future home after all.
- We educate: we give you as much or as little information as you need so that you feel in control of what is happening.
- We inform: you hear from someone, a specialist who knows what they're talking about, at least once a week.



THE ACCOUNTABILITY CONTINUES

- We'll stick around beyond your building being completed. We stay in touch, we fix, we touch up, and we send you maintenance reminders. We have an After Care service on call for you... for ten years.
- We have our work backed by what we think is the best warranty on the market! Our 10-year warranty has an edge on other warranties because it covers all defects for the first two years and major structural defects (including weather-tightness) for a further eight years.
- Covering defects in design, materials or workmanship means that any potential major problem is likely to be covered, giving you full confidence in your decision to build with us.



NO REST FOR THE DARING

- We are always improving, innovating and perfecting. Whether it's process, product, or people related, we are very comfortable working in a continuous state of problem-solving and change, always improving the Classic Builders client experience.



FOSTERING COMMUNITY

- We work with local suppliers and installers who love their work and growing their community as much as us.



VOLUME MEANS SAVINGS FOR YOU

- To meet our high quality standards, we team up with the most reliable and trusted national suppliers, manufacturers and brands out there.
- The number of homes we build for Kiwis throughout New Zealand puts us in the privileged position of being able to pass on our very competitive rates directly to you.



NEW ZEALAND THROUGH AND THROUGH

- We're proudly owned and operated by Kiwis.
- Being privately owned, Classic Builders' values and standards shine through wherever you are in New Zealand. A journey with Classic Builders in the North Island will be the same as one down south!

IT'S OUR PLEASURE TO BE A PART OF THE INITIAL STAGES OF BRINGING YOUR NEW HOME TO LIFE. WE LOOK FORWARD TO PROGRESSING THIS JOURNEY WITH YOU.

**BUILDING DREAMS,
CREATING FUTURES.**

Appendix B: Shallow Geotechnical Investigation Results

Miyamoto Shallow Investigation Logs

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Received by
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06/10/2022

SHALLOW GROUND INVESTIGATION LOG

HA1/DCP1

PROJECT:	24c Gawler Street, Te Horo				
LOGGED BY:	NCY	TOTAL TESTING DEPTH:	2.9 mbgl	HOLE DIAMETER:	50 mm
PROCESSED BY:	NCY	TESTING METHOD:	HA + DCP	SHEAR VANE NUMBER:	-
LOCATION:	REFER TO SITE PLAN	GROUNDWATER LEVEL:	N/E	This report may only be reproduced in full	

Depth (m)	DCP Test Results (Blows per 100mm)	GWL	Soil Description			Sample Taken	Lab Testing								Shear Vane Reading (kPa) peak/remoulded
			USC	Soil Characteristics	Graphic Log		Atterberg Limits			Grain Size			WC (%)	UW	
							LL	PL	PI	GR	SA	FC			
	1	NOT ENCOUNTERED		Silty SAND, with some organics and rootlets, dark brown (TOPSOIL)											
	2			SAND, fine to medium grained, brown, moist											
	2			Oragmic soil with some sand, dark brown											
0.5	2			SAND, fine to medium grained, grey, moist											
	2														
	3														
	2														
	3														
1.0	4														
	4														
	6														
	7														
	7														
1.5	6														
	5														
	5														
	5														
2.0	6														
	5														
	6														
	8														
	6														
2.5	6														
	7														
	6														
	6														
	6														
			EOH - Target Depth												

LEGEND

ABBREVIATIONS

DCP DYNAMIC CONE PENETROMETER
HA HAND AUGER
SV SHEAR VANE
GWL GROUNDWATER LEVEL
mbgl METERS BELOW GROUND LEVEL

N/E NOT ENCOUNTERED
UTP UNABLE TO PENETRATE
EOH END OF HOLE
UW UNIT WEIGHT (kN/m³)

LL LIQUID LIMIT
PL PLASTIC LIMIT
PI PLASTICITY INDEX
WC WATER CONTENT

GR GRAVEL
SA SAND
FC FINES CONTENT
 STANDING GWL

NOTES

As per MINZ policy, the DCP was transferred to the base of the hand auger borehole at 1.9m depth

SHALLOW GROUND INVESTIGATION LOG

DCP2

PROJECT:		24c Gawler Street, Te Horo				
LOGGED BY:	NCY	TOTAL TESTING DEPTH:	1.9	mbgl	HOLE DIAMETER:	50 mm
PROCESSED BY:	NCY	TESTING METHOD:	DCP		SHEAR VANE NUMBER:	-
LOCATION:	REFER TO SITE PLAN	GROUNDWATER LEVEL:	N/E		This report may only be reproduced in full	

Depth (m)	DCP Test Results (Blows per 100mm)	GWL	Soil Description			Sample Taken	Lab Testing								Shear Vane Reading (kPa) peak/remoulded
			USC	Soil Characteristics	Graphic Log		Atterberg Limits			Grain Size			WC (%)	UW	
							LL	PL	PI	GR	SA	FC			
	2	NOT ENCOUNTERED	DCP ONLY												
	2														
	2														
	3														
0.5	4														
	3														
	3														
	3														
	2														
1.0	2														
	3														
	5														
	5														
	5														
1.5	5														
	6														
	6														
	6														
	5														
2.0															
2.5															

LEGEND

ABBREVIATIONS

DCP DYNAMIC CONE PENETROMETER
HA HAND AUGER
SV SHEAR VANE
GWL GROUNDWATER LEVEL
mbgl METERS BELOW GROUND LEVEL

N/E NOT ENCOUNTERED
UTP UNABLE TO PENETRATE
EOH END OF HOLE
UW UNIT WEIGHT (kN/m³)

LL LIQUID LIMIT
PL PLASTIC LIMIT
PI PLASTICITY INDEX
WC WATER CONTENT

GR GRAVEL
SA SAND
FC FINES CONTENT
STANDING GWL

NOTES

SITE INVESTIGATION PLAN

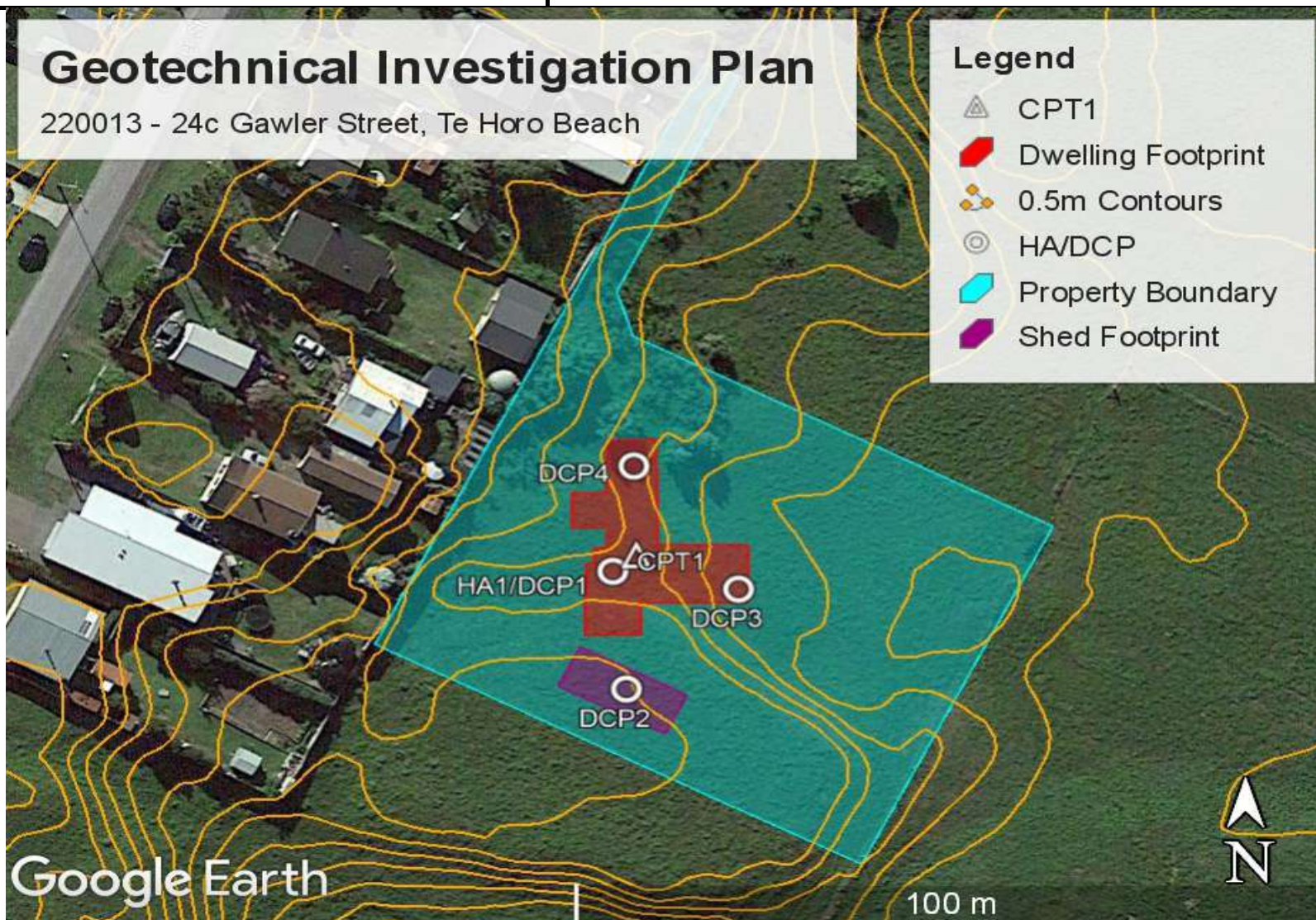
24c Gawler Street, Te Horo

Geotechnical Investigation Plan

220013 - 24c Gawler Street, Te Horo Beach

Legend

-  CPT1
-  Dwelling Footprint
-  0.5m Contours
-  HA/DCP
-  Property Boundary
-  Shed Footprint



Appendix C: CPT Plots

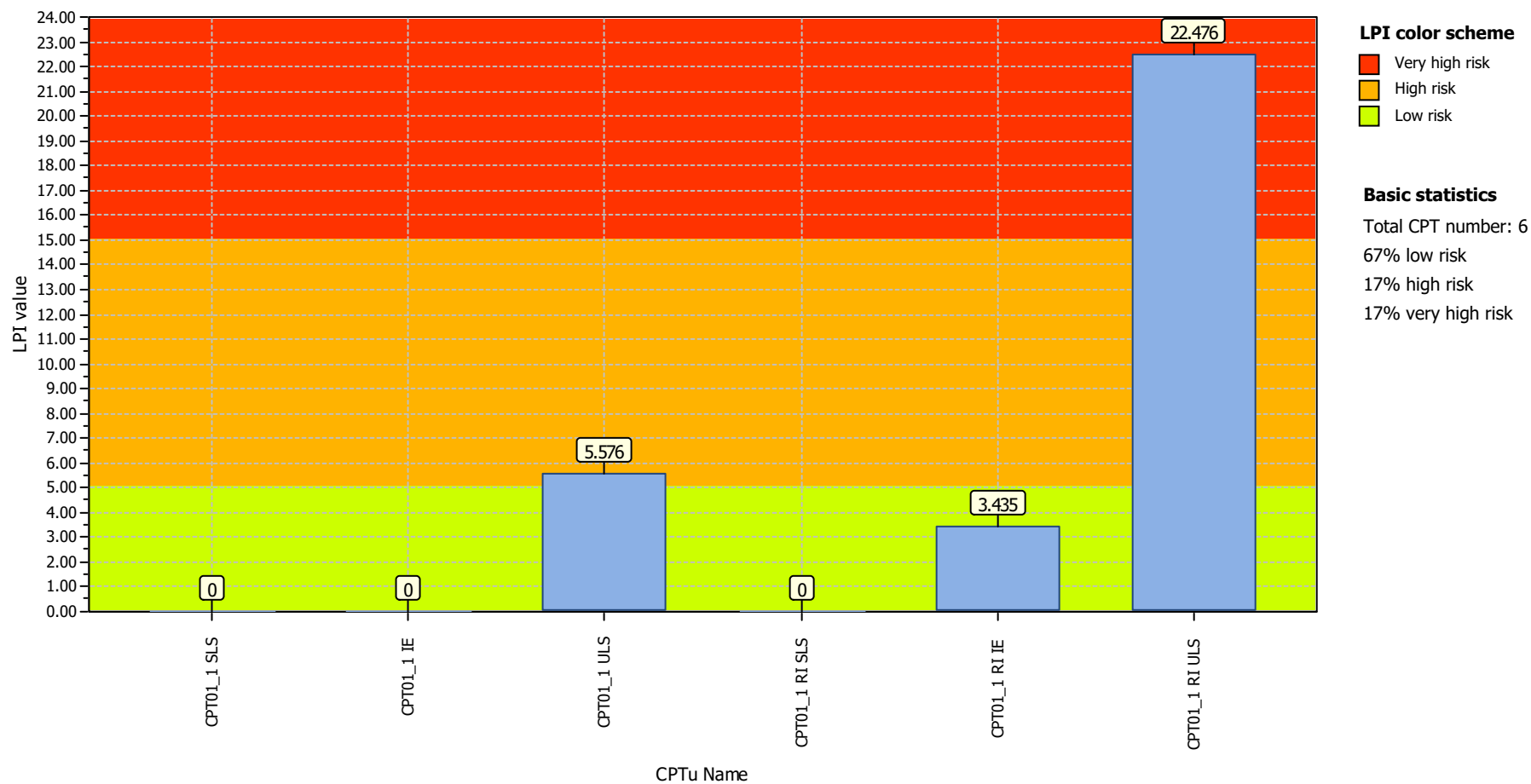
Liquefaction Assessment Results

BC220811
Received by
Kapiti Coast District Council
06/10/2022

Project title : 24c Gawler Street, Te Horo Beach

Location : 24c Gawler Street, Te Horo Beach

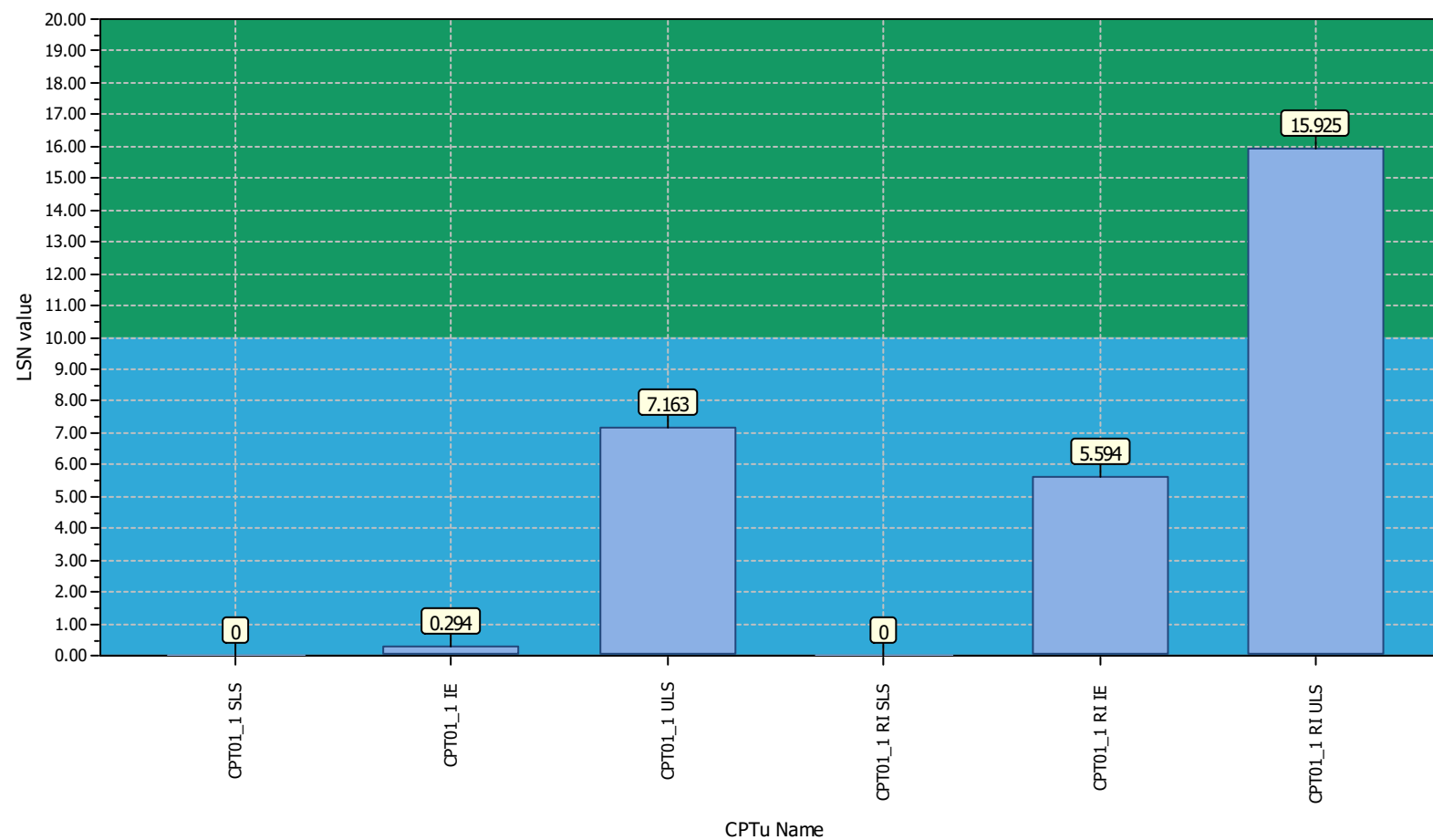
Overall Liquefaction Potential Index report



Project title : 24c Gawler Street, Te Horo Beach

Location : 24c Gawler Street, Te Horo Beach

Overall Liquefaction Severity Number report



LSN color scheme

- Severe damage
- Major expression of liquefaction
- Moderate to severe exp. of liquefaction
- Moderate expression of liquefaction
- Minor expression of liquefaction
- Little to no expression of liquefaction

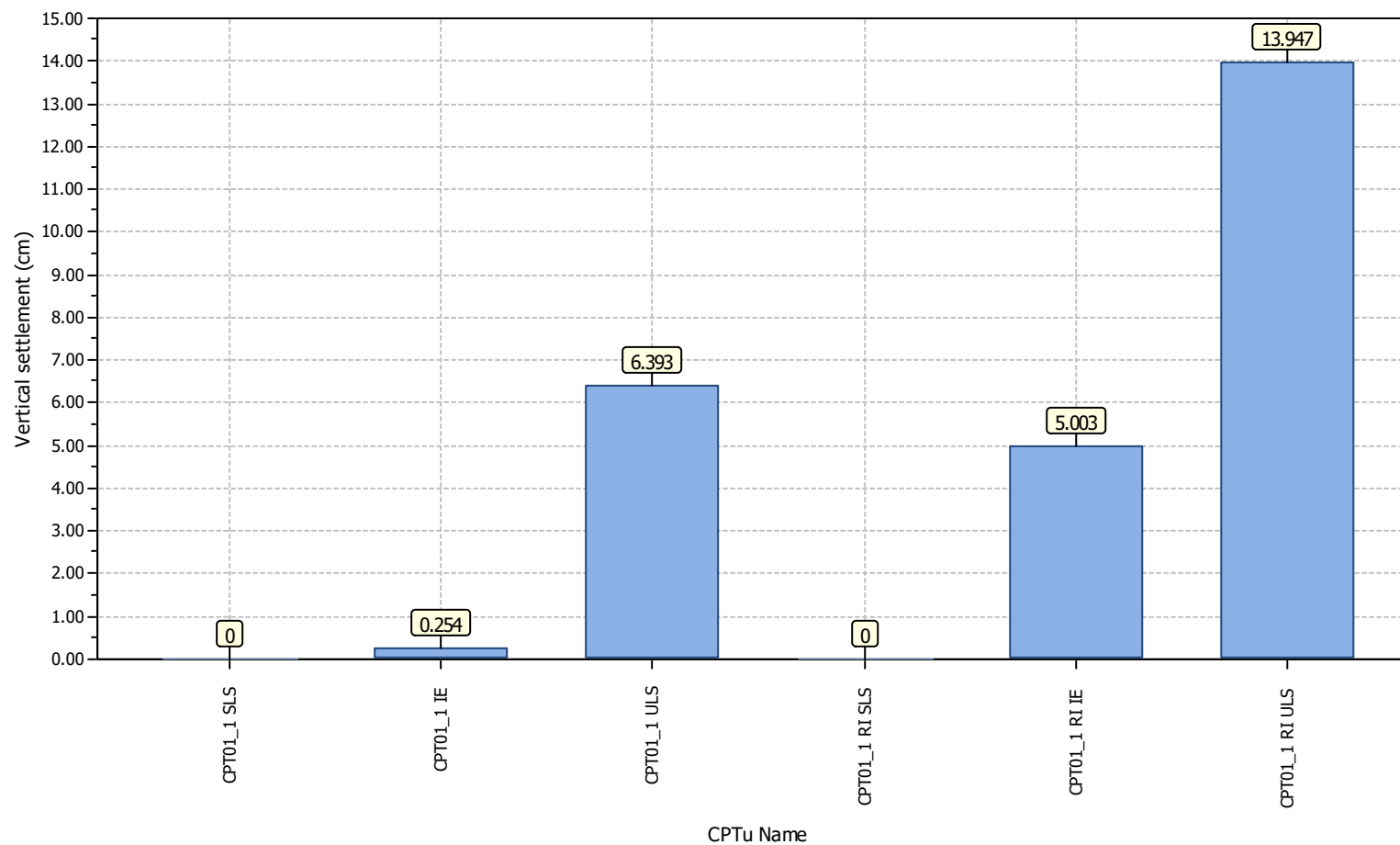
Basic statistics

Total CPT number: 6
 83% little liquefaction
 17% minor liquefaction
 0% moderate liquefaction
 0% moderate to major liquefaction
 0% major liquefaction
 0% severe liquefaction

Project title : 24c Gawler Street, Te Horo Beach

Location : 24c Gawler Street, Te Horo Beach

Overall vertical settlements report

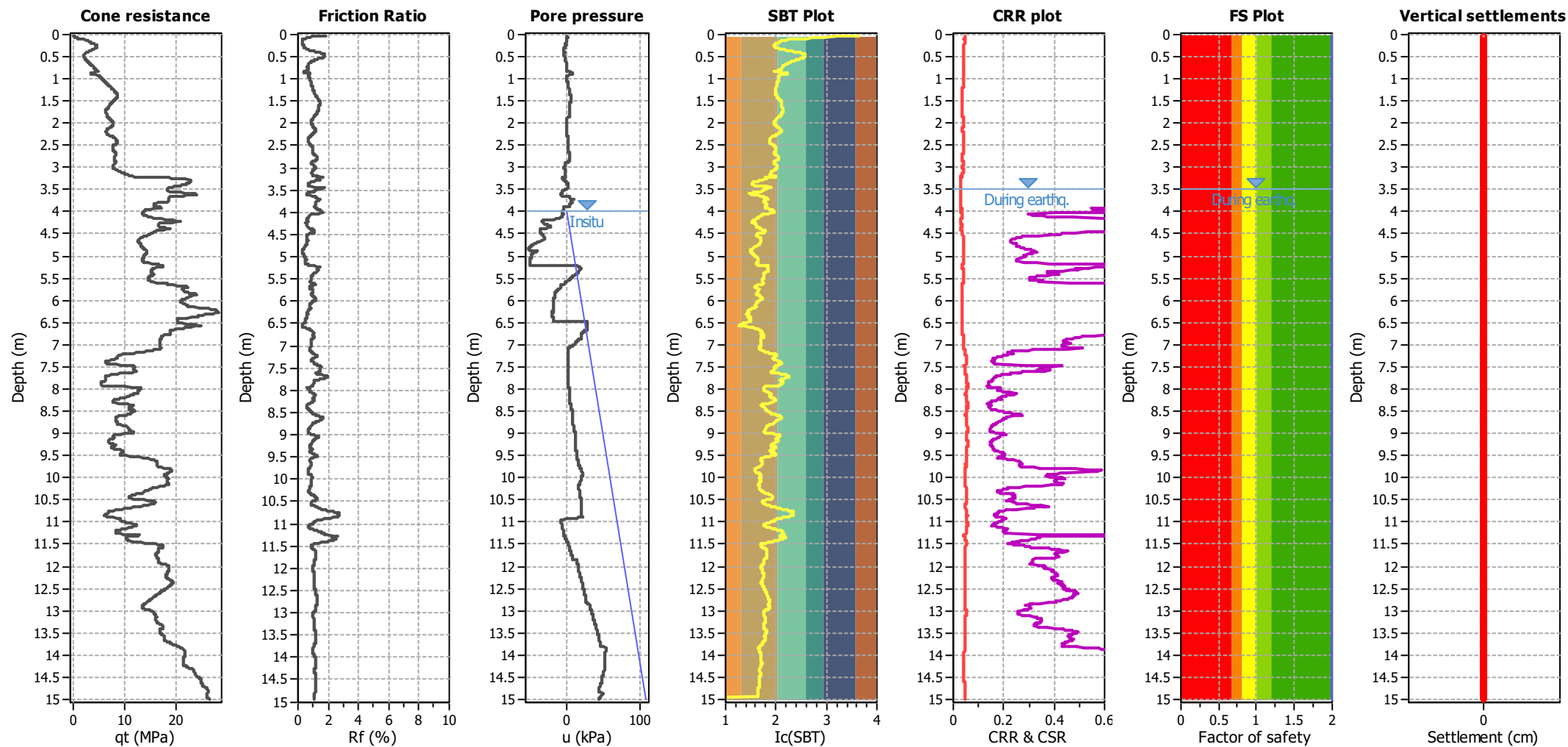


Project: 24c Gawler Street, Te Horo Beach

Location: 24c Gawler Street, Te Horo Beach

CPT: CPT01_1 SLS

Total depth: 15.00 m



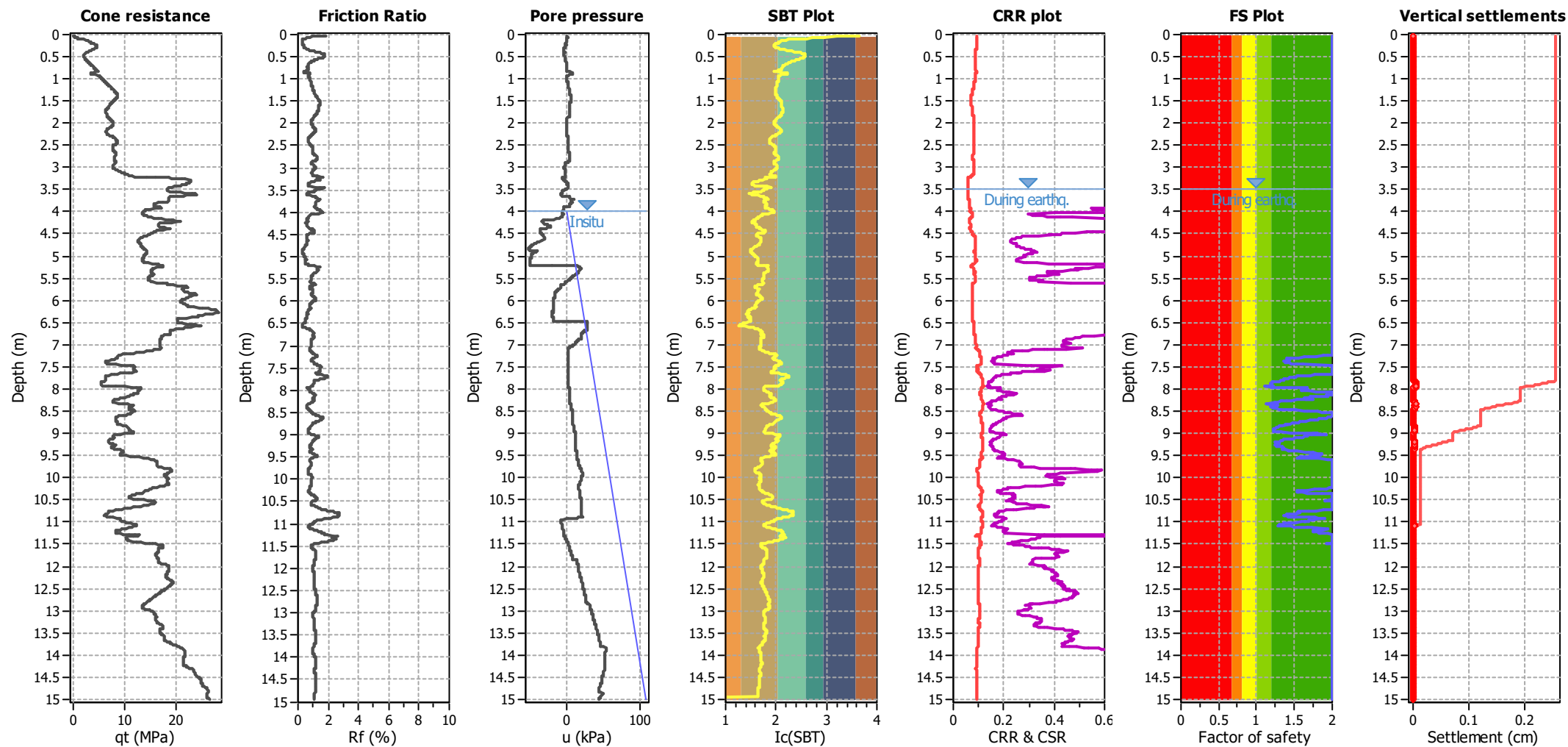
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Fines correction method:	B&I (2014)	G.W.T. (earthq.):	3.50 m	Fill height:	N/A	applied:	.
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth applied:	No
Earthquake magnitude M_w :	6.20	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:	N/A
Peak ground acceleration:	0.08	Unit weight calculation:	Based on SBT	K_0 applied:	Yes	MSF method:	Method based

Project: 24c Gawler Street, Te Horo Beach

Location: 24c Gawler Street, Te Horo Beach

CPT: CPT01_1 IE

Total depth: 15.00 m



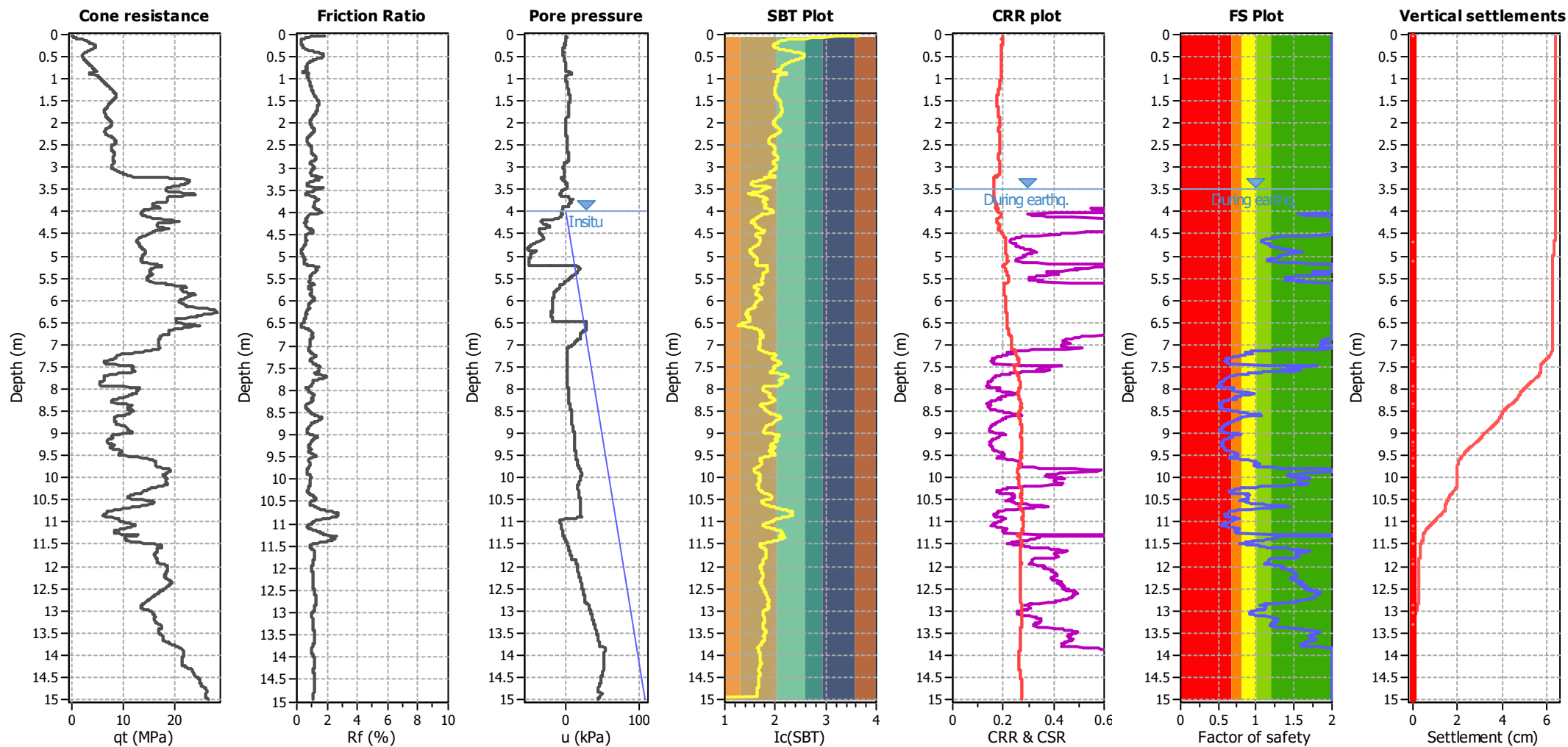
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Fines correction method:	B&I (2014)	G.W.T. (earthq.):	3.50 m	Fill height:	N/A	applied:	.
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth applied:	No
Earthquake magnitude M_w :	6.20	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:	N/A
Peak ground acceleration:	0.17	Unit weight calculation:	Based on SBT	K_0 applied:	Yes	MSF method:	Method based

Project: 24c Gawler Street, Te Horo Beach

Location: 24c Gawler Street, Te Horo Beach

CPT: CPT01_1 ULS

Total depth: 15.00 m



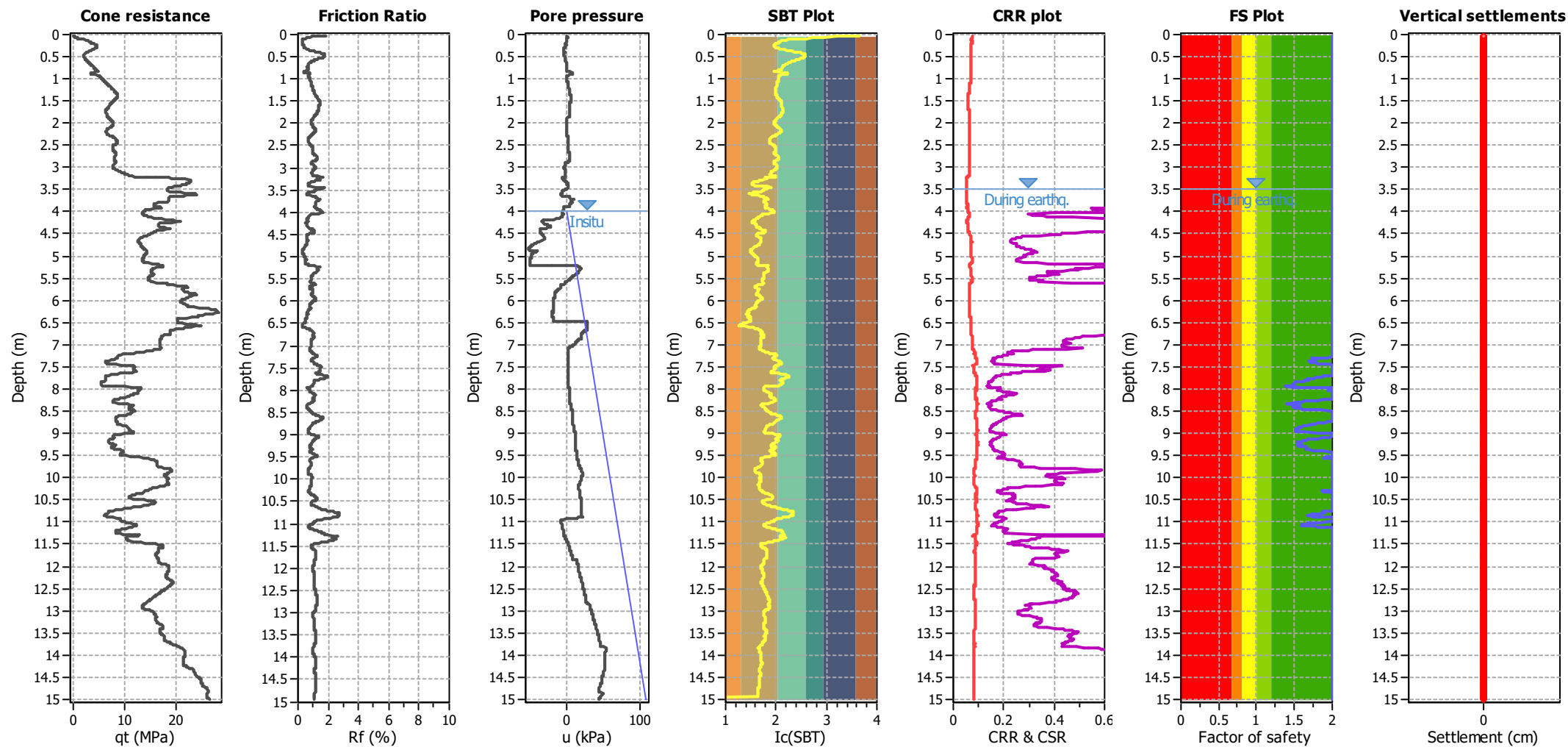
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Fines correction method:	B&I (2014)	G.W.T. (earthq.):	3.50 m	Fill height:	N/A	applied:	.
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth applied:	No
Earthquake magnitude M_w :	7.00	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:	N/A
Peak ground acceleration:	0.34	Unit weight calculation:	Based on SBT	K_0 applied:	Yes	MSF method:	Method based

Project: 24c Gawler Street, Te Horo Beach

Location: 24c Gawler Street, Te Horo Beach

CPT: CPT01_1 RI SLS

Total depth: 15.00 m



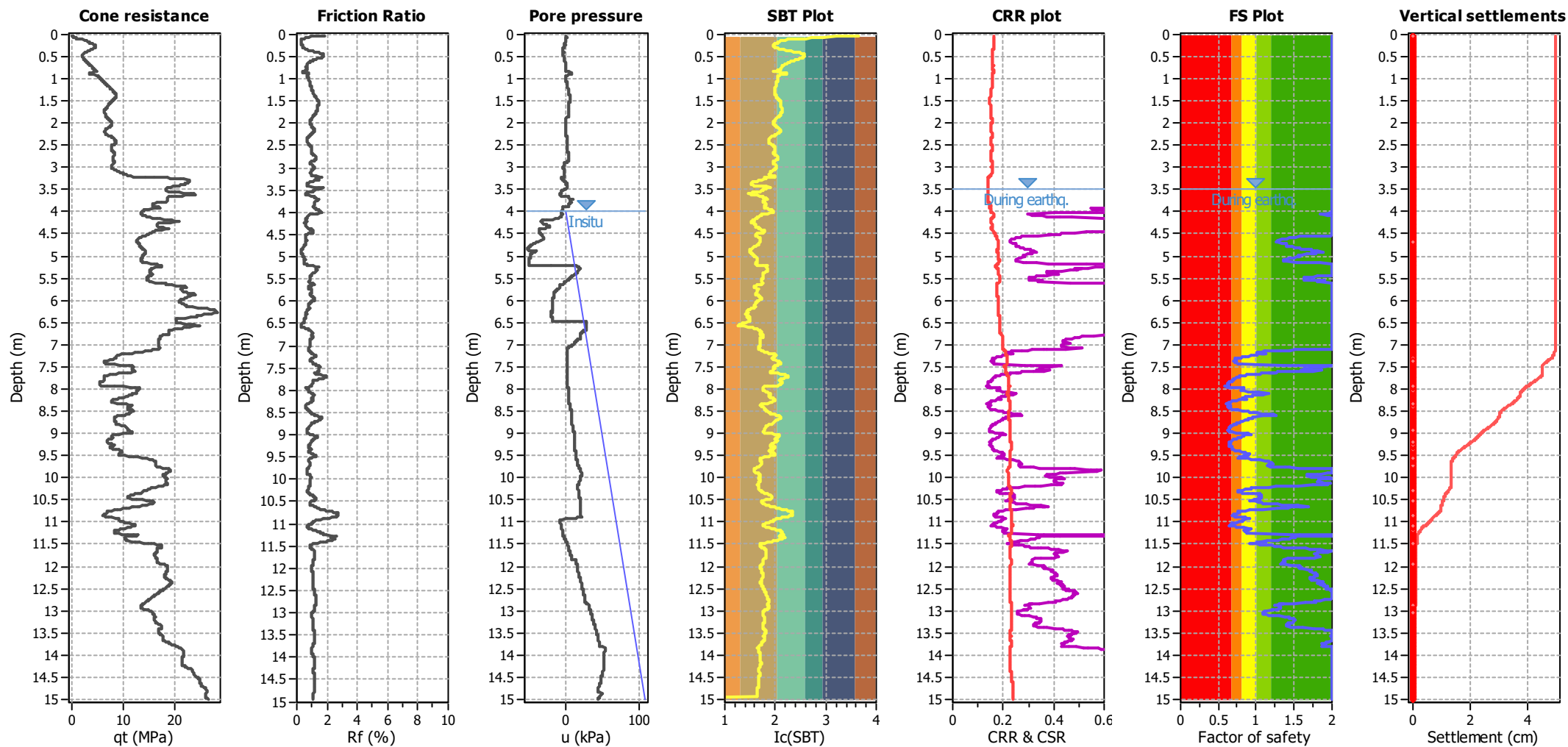
Analysis method:	B&I (2014)	G.W.T. (in-situ):	4.00 m	Use fill:	No	Clay like behavior	
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	3.50 m	Fill height:	N/A	applied:	.
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth applied:	No
Earthquake magnitude M_w :	6.50	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:	N/A
Peak ground acceleration:	0.13	Unit weight calculation:	Based on SBT	K_0 applied:	Yes	MSF method:	Method based

Project: 24c Gawler Street, Te Horo Beach

Location: 24c Gawler Street, Te Horo Beach

CPT: CPT01_1 RI IE

Total depth: 15.00 m



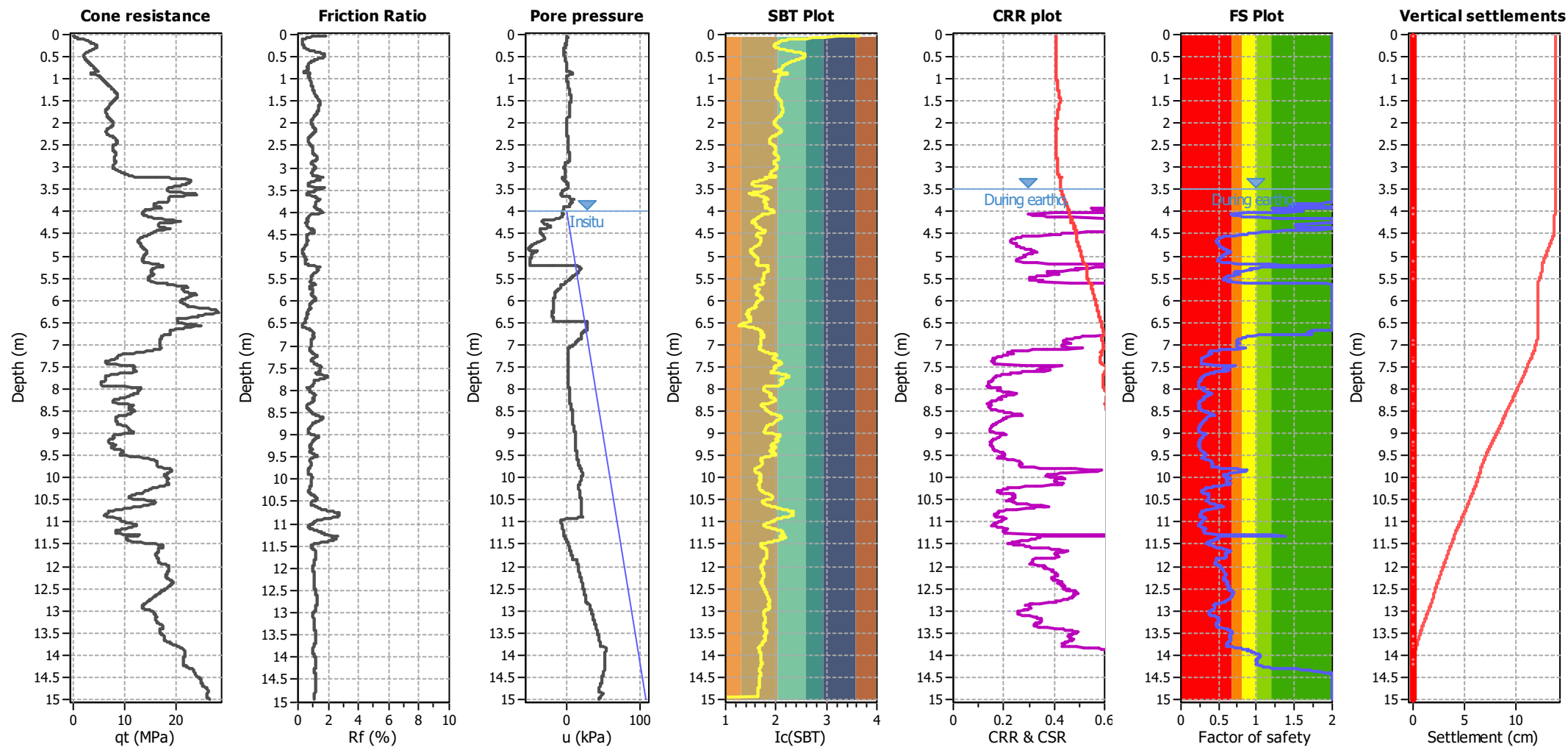
Analysis method:	B&I (2014)	G.W.T. (in-situ):	4.00 m	Use fill:	No	Clay like behavior
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	3.50 m	Fill height:	N/A	applied:
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth applied:
Earthquake magnitude M_w :	7.10	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:
Peak ground acceleration:	0.28	Unit weight calculation:	Based on SBT	K_0 applied:	Yes	MSF method:
						Method based

Project: 24c Gawler Street, Te Horo Beach

Location: 24c Gawler Street, Te Horo Beach

CPT: CPT01_1 RI ULS

Total depth: 15.00 m



Analysis method:	B&I (2014)	G.W.T. (in-situ):	4.00 m	Use fill:	No	Clay like behavior
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	3.50 m	Fill height:	N/A	applied:
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth applied:
Earthquake magnitude M_w :	7.70	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:
Peak ground acceleration:	0.68	Unit weight calculation:	Based on SBT	K_0 applied:	Yes	MSF method:
						Method based



PRODUCT DESCRIPTION

Medium – Large house – Roof water or bore supply

Provides safe and purified water at every tap. Designed for both mains and rainwater supply, this system is highly effective in eliminating bacteria & parasites in your water. The Hybrid System also removes silt, sludge, dirt, rust and other coarse particles giving good general purpose filtration. Enjoy the peace of mind of safe, purified water at every outlet in the house.

The Puretec Hybrid system is highly effective and efficient in reducing taste, odour, chemicals and sediment in your water, giving good general purpose filtration. This system eliminates 99.9% bacteria in your water. Platinum Performance Product for Rain & Mains Water Supply with 3 Year Warranty. WaterMark Certified (License No. WM 74593).

SPECIFICATIONS

- Dual filtration for extra sediment capacity
- Stainless steel weather cover – Weather protection
- Fast plug & play installation
- Turns your tank and mains water into pure, safe, delicious drinking water
- Kills 99.9 % of bacteria and parasites with Radfire™ultraviolet technology, a natural
- purification process that's eco-friendly and chemical-free
- Heavy duty stainless steel construction is durable and low maintenance
- 1"connections
- Quick and easy plug-and-play installation
- Lampcount-down timer and alarm (audible & visible)
- Anti-tamper & childproof lockable lid
- Hinged lid for easy access for lamp change
- 3 Year Warranty
- Maximum flow rate 150Lpm
- Width 670mm
- Height 760mm
- Depth 211mm



Installation & Maintenance Guide

Devan Water Tanks



Please read these guidelines before installation begins.

Failure to properly prepare and install your tank correctly or continue with ongoing maintenance will void your warranty.

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Devan Water Tanks. Made in New Zealand for New Zealand Conditions!

In order to gain maximum benefit from your Devan water tank, we have outlined the following instructions for installation and setup. Please read all these instructions carefully before installing your tank. The tank warranty will be void if the installation instructions are not adhered to.

DELIVERY OF YOUR DEVAN TANK

Devan water tanks are delivered by road to your gate. Transportation to the actual site and installation is the risk and responsibility of the purchaser. Where there is easy and suitable road access, our drivers may agree to off-load closer to the installation site, however this will be at the purchaser's risk. On arrival please make sure that somebody is available to help our drivers off-load your tank.

Our drivers will phone the person nominated at the time of order on the morning of delivery to confirm details. They will advise an approximate delivery time. If the driver is unable to get hold of the nominated contact person, the tank will be off-loaded at the most convenient location at the site and it will be the purchasers responsibility to relocate the tank at their risk and responsibility.

If you have special access issues, please make sure these are made known either to the Devan sales team or to the driver. Examples of such issues include truck only access in tight spaces, farm gate entry as opposed to main driveway or tanker track entry or no wet weather access.



FOUNDATION AND LOCATION

A full Devan tank is extremely heavy (up to 30 tonnes). Be thoughtful in selecting your tank location.

When installing the Devan tank, choose a firm and level area that is free from any projections. Elevated locations must have a solid floor and be strong enough to withstand wind loads in conjunction with the weight of a full tank.

A level foundation is required for tanks 5,000 litres and larger. Concrete, quarry fines (<7mm), pumice and sand are all suitable.

Sand is the recommended option. The sand base needs to be 100mm deep, 500mm greater than the tank diameter and most importantly, free from any sharp objects or projections such as rocks, roots or stones.

The sand base must be retained at all times. Pipe tank overflow well clear of the sand base to ensure overflowing water does not aid erosion.

In high wind areas such as hilltops, the Devan tank can be secured to the ground using all four lifting lugs. Do not overtighten the tie-downs or damage will result.

Devan water tanks are not designed for in-ground installation but can be buried up to 500mm and back filled with clean fill. If further depth is required tanks must not be buried any further than a maximum of 1000mm below ground level keeping a free space of at least 500mm around the tank. This space should have drainage installed and the gap filled with bark so it is not a trap hazard for small animals or children.

Devan tanks can be recessed into banks or similar, providing the tank is not backfilled against and there is free space of at least 500mm around the tank.

Do not install water tanks over buried pipes, cables or any other utility connections which may require servicing or maintenance.

Do not install water tanks over underground structures such as cellars, septic tanks, sewage canals, etc.

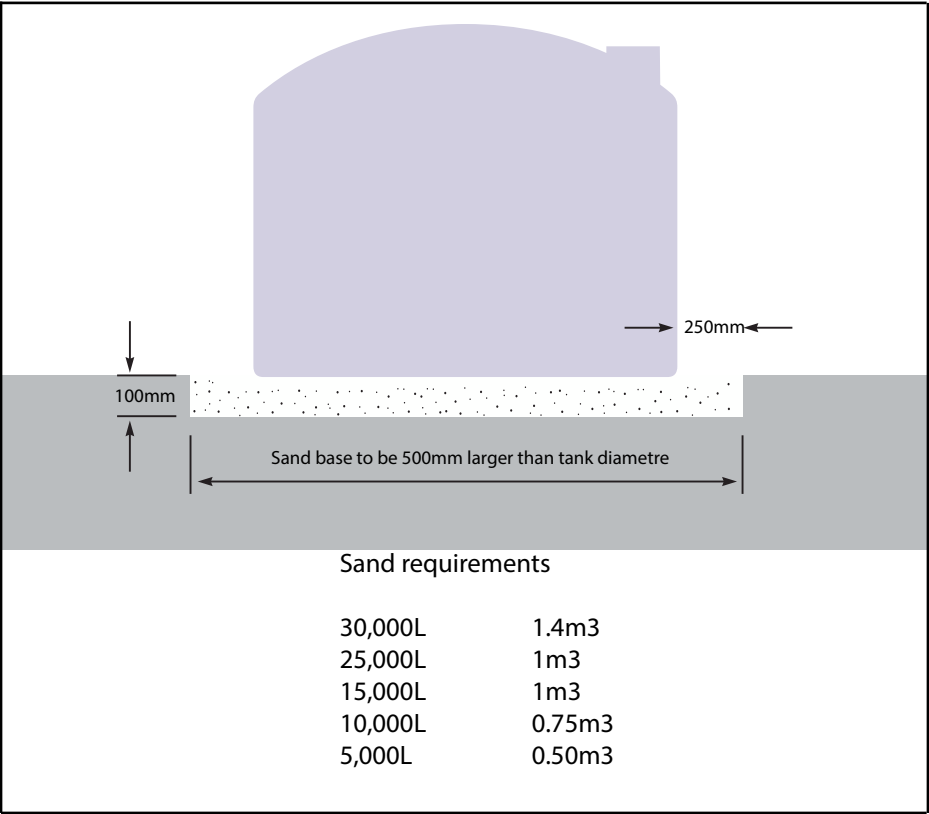
Do not install water tanks where they could pose a potential hazard to life or property. eg under foundations or within a building.

FOUNDATION AND LOCATION - CONTINUED

In areas prone to rabbit or other burrowing animals it is advisable to bury wire mesh to a depth of at least 600mm in a narrow trench around the foundation parameter.

In areas where livestock have access to the tank, the area surrounding the tank should be fenced to a minimum of 1.0 metre from the tank, to avoid any damage to the tank wall or outlet fittings.

Where the tank needs to be lifted into place, all four lifting eyes must be used in doing so. The lifting eyes are not rated sufficiently to be used with any water in the tank.



BOTTOM OUTLET PLUMBING GUIDELINES

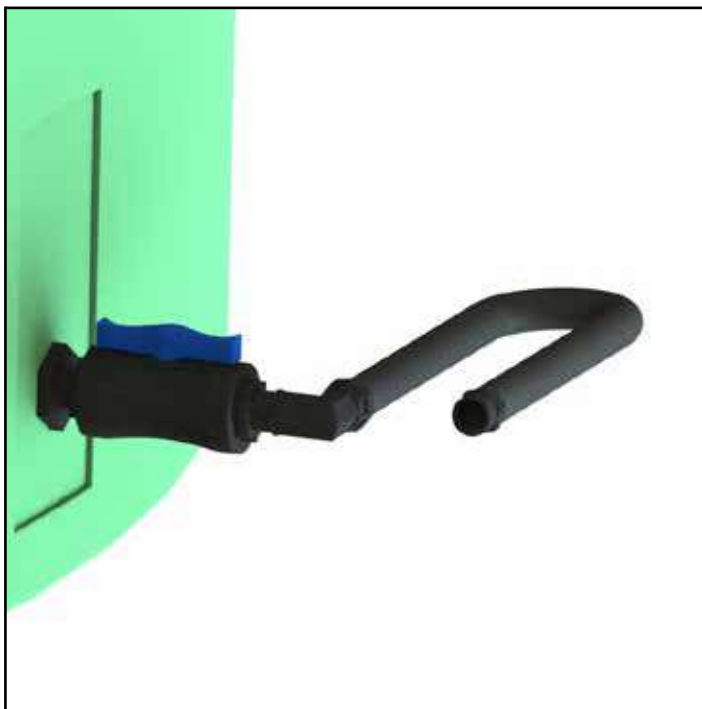
Bungs are screwed in loosley for transport only. If used permanently, please remove the bung and Teflon tape the threads and screw back in. Do not overtighten the bungs if they are to be refitted. This procedure must be completed before filling the tank.

Because polyethylene water tanks expand when full, plumbing to the tank must be flexible. Tanks will expand 30 to 40mm from new when filled for the first time. Tanks will continue to expand up to 100mm over their life span.

All plumbing attached to the bottom of the tank must be done correctly with all base connections flexible and free from stress. Plumbing kits are recommended and are available from Devan in 25mm, 32mm and 50mm sizes.

Polyethylene pipe does not constitute flexible plumbing. Flexi-hose needs to be used to provide sufficient flexibility.

No extra penetrations are to be cut into the walls of the tank without written approval of the manufacturer. Doing so will seriously affect the structural integrity of the tank and could lead to premature failure.

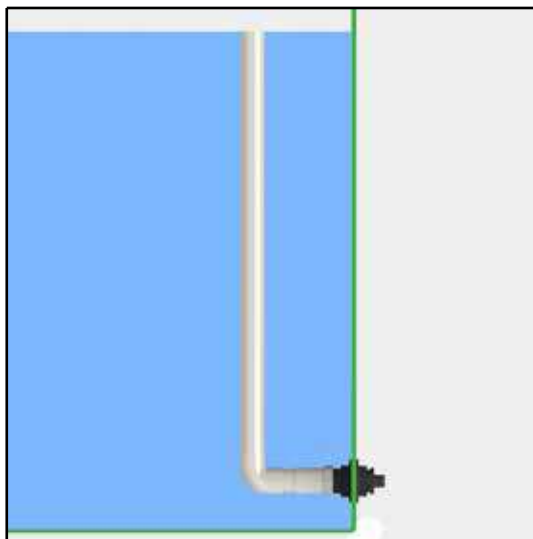


25mm Plumbing Kit - TAKPL25

BOTTOM OUTLET PLUMBING GUIDELINES - CONTINUED

There are specially designed mounting areas on the wall of the tank for outlet plumbing with brass fittings moulded-in for extra plumbing strength. These fittings are pre-drilled and tapped ready for use. These moulded-in fittings are raised off the bottom of the tank to prevent sludge pick-up and to retain sufficient weight (up to approx. one tonne in large tanks) making the tank more stable in exposed areas.

It is not recommended to install tank fittings anywhere else in the tank wall as this will create a stressed point in the tank structure and void the warranty. If an outlet fitting is required at a specific level, connect an internal vertical pipe to the desired level from the inside of the provided wall mounted outlet. These Restricted height outlets are available for purchase from Devan.



25mm Restricted Height outlet - RO25

All pipe fittings larger than 25mm must be supported independently to minimise stress on base. Please use only appropriate PVC or polyethylene fittings and make sure that all joints are flexible and are well sealed and watertight with no light penetration.

Where a bottom outlet fitting of over 50mm is required it is strongly recommended that the tank be upgraded to heavy duty or extra heavy duty to accommodate the high-use nature of the application. If a larger fitting is installed in a standard tank it will void the warranty.

Any aftermarket fittings installed in the tank wall or base will void warranty.

TOP PLUMBING

Connecting to the dome

There are specially designed mounting areas on the dome of the tank, for inlet and overflow plumbing. We recommend the use of Universal seals® with all top plumbing and care should be taken when drilling the corresponding hole size. Proper hole saws must be used.

Universal seals® are available from Devan (25mm to 100mm).

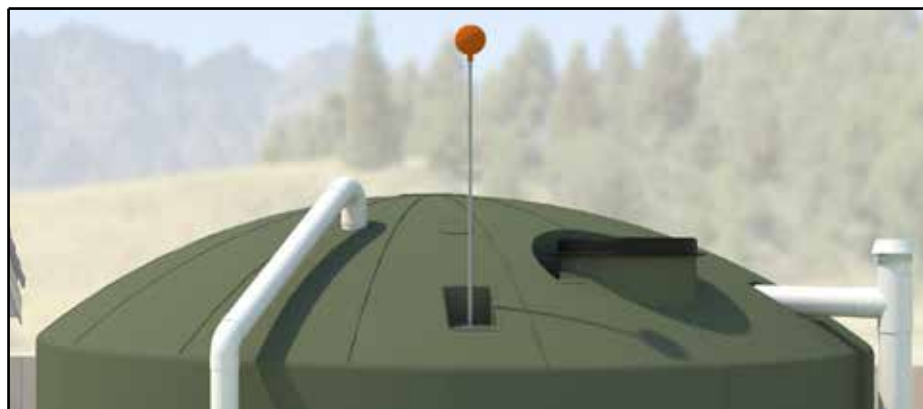
The overflow should be piped away from the foundation to avoid erosion.

Overflows

An overflow must be installed in all instances to let excess water out of the tank. This is also important if the tank is filled from a float valve in case it sticks open.

A 'Hockey stick' shaped overflow will not provide sufficient out flow in instances of heavy rain and failure to allow could lead to the tank dome eventually vacuuming in.

Ninety degree overflow and vent pipe work is essential.



Rainwater Tank - example

TOP PLUMBING - CONTINUED

Venting

It is essential that you have more than adequate overflow and air venting for your operating conditions. Air and water must be able to exit the tank at the combined maximum rate that it can enter. If the tank is not sufficiently vented it will inevitably suck in the dome of the tank which will cause the tank to fail prematurely.

For high flow situations such as a wash down tank at a cowshed an appropriate size vent must be installed in the dome.

Venting options are available from Devan.

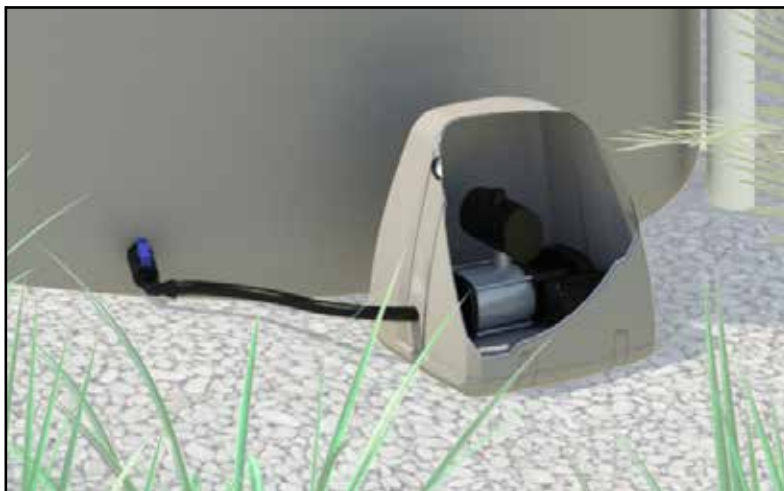


100mm Overflow vent kit- TAKOV100

WATER PUMP INSTALLATION

Do not directly install water pumps to the side of your water tank. The water pump and its motor must be self-supported on its own mount and connected to the tank via flexible hose to isolate any vibration or movement by the pumping unit itself. The tank outlet areas and their fittings must not be stressed by the weight of the water pump, motor or plumbing.

Remember to allow more than adequate overflow and venting when water pumps are used. Air and water must be able to enter or escape the tank at the same rate the water is being pumped in or out. Use the top plumbing areas when attaching overflow or vent plumbing to your water tank.



25mm Plumbing kit with Pump and Cover

Your Devan product has been manufactured to the highest standards utilising advanced technology and production procedures. Devan Plastics Limited (“Devan”) offers a warranty to the original purchaser that their products to be free of defects in workmanship or materials for the period defined in Appendix A, provided the provisions detailed below have been complied with.

A third party manufacturers’ warranty applies to all other components used in the manufacture of Devan products. Third party manufacturer’s warrant their products are free from defects in material and workmanship at the time of shipment and will make good, by repair or at its option replacement, any defects which occur during the warrantable period as defined in Appendix A provided the provisions below have been complied with.

Necessary provisions

In order for a warranty claim to be accepted by Devan or a third party manufacturer the following provisions must be met:

- 1) The equipment was correctly installed and in proper use as was intended by the manufacturer in accordance with the Installation and operating instructions supplied, and generally accepted code of practice or national standard/s.
- 2) The warranty period (as defined in Appendix A) from the date of invoice to the end user has not lapsed.
- 3) The claim for goods under warranty arises solely from faulty material or manufacturers’ workmanship.
- 4) The customer or agent of the customer must return goods under warranty (where appropriate), stating the date and place of purchase promptly and within the product warranty period.
- 5) No repairs must be entered into by anybody other than a specified distributor or repairer as agreed and appointed by Devan.
- 6) Devan must be given a reasonable opportunity to inspect the tank and, if deemed necessary by Devan to have an independent engineering or other expert analysis of the cause of failure carried out.

Exclusions

Both the Devan warranty and third party manufacturer’s warranty do not cover the following exclusions:

WARRANTY - CONTINUED

- 1) Except where otherwise stated by law, the manufacturer shall not be under liability for any injury, damage, or loss, including consequential damage or loss resulting from the use of its products, or resulting from defects therein. This may specifically refer to the cost of but not limited to lifting, installation, electrical or plumbing requirements.
- 2) Damage caused by abnormal operating conditions, war, violence, cataclysm, or any force majeure.
- 3) Damage caused by the equipment being used for an application for which it is not manufactured or recommended by the original manufacturer or Devan.
- 4) Damage caused by sand or abrasive materials, corrosion due to salt water, hazardous liquids, electrolytic action, and liquid temperatures beyond the recommended range, cavitation, and improper power supply voltage or outages.
- 5) Attempted repair, dismantling or any other tampering with any component of the system without the prior written approval of Devan will void any warranty.
- 6) If the Devan product or third party component has not been maintained in accordance with Devan.
- 7) Ingress of water or insect infestation to electrical components due to post-manufacture electrical penetrations not being appropriately protected.
- 8) Incorrect installation or negligent practices of the installer of the product.
- 9) Tank colour that may change or fade over time.
- 10) Any transport, insurance and freight costs.

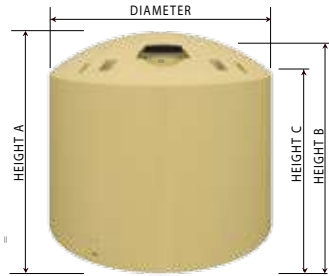
This warranty does not exclude any condition or warranty implied by the Consumer Guarantees Act 1993, Fair Trading Act 1986, and the Commerce Act 1986 and is in addition to any rights the purchaser may have at law.

Product	Warranty Period
Water tanks (residential)	20 years
Water tanks (commercial)	10 years
Water tanks (custom made outlets - > 100mm)	1 year
Molasses tanks	10 years
Septic tanks	15 years
WWTS vessels	15 years
Grease traps	10 years
Flout tank	10 years
Detention/retention tanks	15 years
Drums	1 year
Refuse bins	1 year
Industrial bins	1 year
Third party components (WWTS)	1 year
Third party components (other)	1 year
Grundfos pumps	2 years



TT30 - 30,000 Litres

DIAMETER: 3.7 metres
HEIGHT A: 3.1 metres
HEIGHT B: 2.9 metres
HEIGHT C: 2.7 metres
WEIGHT: 475 kg
MANWAY: 435mm
OUTLETS: 2 x 50mm
THREAD: Brass BSP



TT25 - 25,000 Litres

DIAMETER: 3.5 metres
HEIGHT A: 3.0 metres
HEIGHT B: 2.8 metres
HEIGHT C: 2.5 metres
WEIGHT: 375 kg
MANWAY: 435mm
OUTLETS: 2 x 50mm
THREAD: Brass BSP



TT15 - 15,000 Litres - NORTH ISLAND

DIAMETER: 3.5 metres
HEIGHT A: 2.0 metres
HEIGHT B: 1.8 metres
HEIGHT C: 1.6 metres
WEIGHT: 250kg
MANWAY: 435mm
OUTLETS: 2 x 50mm
THREAD: Brass BSP



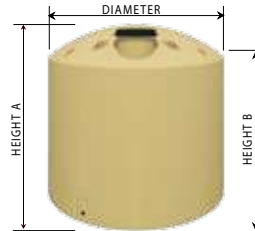
TT15 - 15,000 Litres - SOUTH ISLAND

DIAMETER: 2.9 metres
HEIGHT A: 2.6 metres
HEIGHT B: 2.2 metres
WEIGHT: 275 kg
MANWAY: 435mm
OUTLETS: 2 x 50mm
THREAD: Brass BSP



TT10 - 10,000 Litres - NORTH ISLAND

DIAMETER: 2.5 metres
HEIGHT A: 2.6 metres
HEIGHT B: 2.2 metres
WEIGHT: 225 kg
MANWAY: 435mm
OUTLETS: 2 x 50mm
THREAD: Brass BSP



TT10 - 10,000 Litres - SOUTH ISLAND

DIAMETER: 2.6 metres
HEIGHT A: 2.4 metres
HEIGHT B: 2.1 metres
WEIGHT: 225 kg
MANWAY: 435mm
OUTLETS: 2 x 50mm
THREAD: Brass BSP



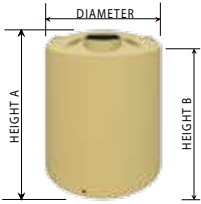
TT05 - 5,500 Litres - NORTH ISLAND

DIAMETER: 1.9 metres
HEIGHT A: 2.3 metres
HEIGHT B: 2.0 metres
WEIGHT: 112.5 kg
MANWAY: 435mm
OUTLETS: 1 x 50mm
THREAD: Brass BSP



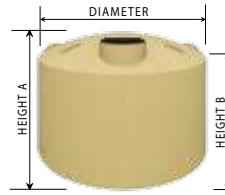
TT05 - 5,000 Litres - SOUTH ISLAND

DIAMETER: 1.9 metres
HEIGHT A: 1.9 metres
HEIGHT B: 1.8 metres
WEIGHT: 100 kg
MANWAY: 435mm
OUTLETS: 1 x 50mm
THREAD: Brass BSP



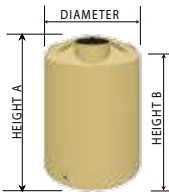
TT04 - 4,000 Litres

DIAMETER: 1.7 metres
HEIGHT A: 1.9 metres
HEIGHT B: 1.8 metres
WEIGHT: 75 kg
MANWAY: 383mm
OUTLETS: 1 x 50mm
THREAD: Brass BSP



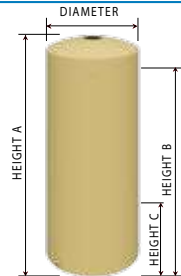
TT03 - 3,500 Litres

DIAMETER: 2.0 metres
HEIGHT A: 1.3 metres
HEIGHT B: 1.1 metres
WEIGHT: 75 kg
MANWAY: 383mm
OUTLETS: 1 x 50mm
THREAD: Brass BSP



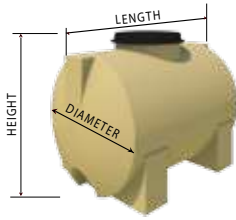
TT02 - 2,000 Litres

DIAMETER: 1.4 metres
HEIGHT A: 1.8 metres
HEIGHT B: 1.6 metres
WEIGHT: 50 kg
MANWAY: 383mm
OUTLETS: 1 x 50mm
THREAD: Brass BSP



TT01 - 1,000 Litres

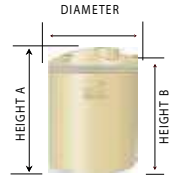
DIAMETER: 0.87 metres
HEIGHT A: 2.0 metres
HEIGHT B: 1.8 metres
HEIGHT C: 0.4 metres
WEIGHT: 35 kg
MANWAY: 150mm
OUTLETS: 2x50mm & 2x16mm
THREAD: Brass BSP



TT007 - 750 Litres

LENGTH: 1.3 metres
HEIGHT: 1.0 metres
DIAMETER: 0.9 metres

WEIGHT: 30 kg
MANWAY: 435mm



TT006 - 600 Litres

DIAMETER: 0.86 metres
HEIGHT A: 1.2 metres
HEIGHT B: 1.1 metres

WEIGHT: 20 kg
MANWAY: 190mm
OUTLET: 1 x 50mm
THREAD: Brass BSP



Depending on the cleanliness of your water source, your water tank should be cleaned on a regular basis.

What can end up in my water?

Algae growth is a common occurrence in water tanks. Devan water tanks are manufactured to strict quality tolerances, meaning that no light can penetrate the tank which will eliminate any algae growth, as algae need light to exist. Sometimes the nature of an installation can change this whereby an installer may cut oversized holes for inlets or overflows/venting. Blocking up any points for light to enter the tank will reduce or eliminate algae growth in the tank.

External debris are a much more visible source of contamination that will either float on the top of the water, or form sediment on the bottom of the tank. Such contaminants will consist of leaf litter, bird droppings, dead insects and even animals. This debris will build up on the bottom of your tank and require removal periodically.

Cleaning frequency

Devan recommend that you clean your tank out at least annually; however it is important to inspect your water tank on a quarterly basis to assess the level of contamination. A quality installation with the right pretreatment accessories could mean your tank remains in immaculate condition for a number of years before requiring cleaning. Cleaning of your tank will either take a bunch of your time or money and so the less frequently you need to clean it, the better. If you are noticing the rapid build up of sediment on the bottom of your tank, investigate the options for pre-treatment.

Devan tanks have outlet locations positioned up off the bottom of the tank which means you are not drawing off the contaminated water at the bottom of the tank for your day to day consumption. This is a precautionary measure only and should not be relied upon to prevent organic material entering your water supply.

Tank cleaning options*Professional contractors*

The Yellow Pages and other online sources will provide the details of people providing 'Water Tank Services'.

Depending on your proximity to the nearest service provider, this is not a terribly expensive exercise with reports of \$200-\$300 plus the cost of a tank of water, which varies dramatically around the country.

CLEANING AND MAINTENANCE - CONTINUED

Although a self clean (described below) is a relatively straight forward exercise, it can be very time consuming, while a contractor will have it done in a couple of hours.

Do it yourself

Warning: If you will be getting into the tank to clean it, make sure there is adequate ventilation, and you have another person present at all times in case something should go wrong. Working in confined spaces is dangerous and should not be attempted by an individual working alone.

Draining the tank down to the last 1-2 thousand litres through the spare outlet will concentrate all contaminants into the bottom of the tank. The quickest and easiest way to then remove the concentrated contaminants is to hire a wet vacuum system or pump and stir up all the debris with a soft broom, which will then be sucked out by the vacuum or pump.

Siphoning off sediments may also be done using an inverted funnel (described below) or pool vacuum cleaner, by dragging it along the bottom of the tank.



1) Start with a piece of flexible plastic tubing long enough to reach into your tank. Then fix an ordinary kitchen funnel to one end.



2) Fill the tube with water from a garden hose, making sure there are no air spaces present and the funnel is partially filled.



3) Block up the open end with a watertight seal and hold the funnel end vertical so the water stays contained in the tube.



4) If you are unable to enter the tank, attach the funnel to a long pole that you can manoeuvre through the tank opening.



5) When ready, plunge the funnel end into the tank water, then position the outside end in bucket and remove the stopper.



6) Water should begin to flow out the tank into the bucket, and you can now suck up any accumulated debris on the tank floor.

Devan would like to credit Gisborne District Council for some written content and the pictorial siphon instructions, and the Ministry of Health for some written content.

Attach
stamp

Devan Plastics Limited
PO Box 2602
Tauranga 3140

.....
FOLD

WARRANTY REGISTRATION

Thank you for purchasing your tank from Devan, please take the time to fill out the warranty registration form. You can complete this online under 'warranty registration' or complete the form below and post it in.

Name

Address
.....
.....
.....

Phone

Email

Product Purchased

Serial or Sales Number

Installer (if used)

Description of tank use (stock water, home supply, molasses etc)
.....
.....

Check List

- ☐ Base outlets flexibly plumbed
- ☐ Overflow installed (larger than inflow)
- ☐ Base fill clean and level
- ☐ Tank vented correctly
- ☐ Depth of burial not exceeded



SPECIFICATION SHEET

DEVAN 30000L - STANDARD DUTY

Code	TT30S
Empty weight	475kg
Specific gravity - max	1.0
Max working temperature	30°C
Raw material type	Medium density polyethylene
Raw material standards	AS/NZS 2070 - Food contact requirements AS/NZS4020:2005 - Potable drinking water AS/NZS4766 Polyethylene storage tanks for water
Complying water tank standard	AS/NZS4766 Polyethylene storage tanks for water
Manhole opening size	435mm (located at 6 o'clock)
Diameter	3.7m
Overall height	3.1m
Overflow height	2.7m
Overflow panels	4 off (1, 5, 7 & 11 o'clock)
Height to dome part line	2.58m
Outlet size	50mm BSP
Outlet - base to centre line	115mm
Maximum no. of moulded in outlets	4
Outlet location(s) - standard	1 & 7 o'clock
Other available locations - non standard	5 & 11 o'clock
Lifting eyes	4 (1, 5, 7 & 11 o'clock)

