Sharalyn Fraser Agency

Statement of passing over information – This information has been supplied by the Vendor or the vendor's agents. Accordingly, Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) is merely passing over the information as supplied to us by the vendor or vendors agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intended purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) does not accept any responsibility to any person for the accuracy of the information herein

# CODE COMPLIANCE CERTIFICATE

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



#### Consent No(s): 220856, 220856A, 220856B

The Building					
Street address of b	uilding:	24C Gawler Street, Te Horo	Building name:		N/A
Current, Lawfully		Detached Dwelling	Location of buildin within site/block nu		More or less central, up R.O.W
established, use:		Dotabilou Dittoining	Intended life of the building if 50 years less:		-
Level/unit number:		-	Year first construc	ted:	2023
Legal description o where building is lo		LOT 5 DP 512385			
		Т	he Owner		
Name of owner:	Rose &	Brooke Teague	Street address /registered office:	24C (	Gawler Street, Te Horo
Contact person:	As abo	ve	Phone numbers:		
Mailing address: 116 Rimo Parapara			Landline:	-	
		raumu 5032	Mobile:	0273	336978
			Daytime:	-	
Email address:	rteague	@outlook.co.nz	After hours:	-	
Website:	N/A		Facsimile number:	-	
	point of	contact for communic	ations with the Kap	oiti Coa	st District Council:
As above					
		Bu	ilding Work		
Building Consent N	lo(s):	220856	Issued by: Ka	piti Coa	st 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

due

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

Date: 3/11/2023



Classic Builders Wellington Limited 10A Norrie Street Ground Floor Porirua 5022

02 December 2022

Dear Building Consent Applicant / Building Owner

#### Approval of Building Consent – Detached Residential / Outbuilding: 220856

Location:24C Gawler Street, Te HoroLegal Description:LOT 5 DP 512385Description:4-bedroom dwelling with 2.5 bathrooms, attached double garage. Cladwith Brick Veneer and EZPanel 50mm ACC Concrete

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.

Building work related to this consent may not yet commence because you need to obtain resource consent/s under the Resource Management Act 1991 or the proposal must be amended to comply with the requirements of the District Plan. See attachments for further details.

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.

Please note that this building consent includes restricted building work, the details of this are included in this letter.

Form 508a Building Consent Letter - detached residential or outbuilding v5 October 2019

Page 1 of 4

#### 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.

#### **Restricted Building Work**

The following building work associated with this building consent is restricted building work [Section 7 and 402(1)(n) of the Building Act 2004 and Building (Definition of Restricted Building Work) Order 2011]:

Description of restricted building work including design work that is restricted building work
Primary structure
Foundations and subfloor framing
Walls
Roof
Columns and beams
Bracing
Other
External moisture management systems
Damp proofing
Roof cladding or roof cladding system
Ventilation system (for example subfloor or cavity)
Wall cladding or wall cladding system
Waterproofing
Other

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-compliancecertificate/
- A guide to the inspection process https://www.kapiticoast.govt.nz/your-council/planning/building/building-servicesinspections/

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]

220856

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:	ROW access opposite Granville Street, on Gawler St
Level/unit number:	

#### The owner

Name of owner:	Rose & Brooke	Teague
Contact person:	Rose Teague	
Mailing address:	116 Rimu Road	l, Paraparaumu 5032
Street address/registered office:	N/A	
Phone numbers:		
Landline: -	Mobile:	0273336978
After hours: -	Fax number:	-
Email address:	rteague@outloc	k.co.nz
Website:	-	
First point of contact for communication	ns with the cound	cil/building consent authority:
Full Name: Classic Builders Wellington	Limited	
Mailing Address: 10A Norrie Street, Ground Floor, Porirua 5022		
Phones:: 021 190 2503: 04 912 3632		
Email: michelle.wells@classicbuilders.	co.nz	

# **Building work**

The following building work is authorised by this building consent:

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

#### Detached dwelling

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:

- 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.
- 2. This building consent is issued subject to notification pursuant to Section 72 of the Building Act 2004. A copy of the building consent will be notified to the appropriate authorities.

#### 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
- Certificate attached to PIM.
- A certificate notifying restrictions on commencing building work under the Resource Management Act 1991
- Advice of licensed building practitioners

**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: 2/12/22

Issued in accordance with Building Consent No. 220856

- 1. This building consent is subject to compliance with a certificate issued pursuant to Section 37 of the Building Act 2004. Building work related to this consent may not yet commence because you need to obtain resource consent/s under the Resource Management Act 1991 or the proposal must be amended to comply with the requirements of the District Plan. See attachments for further details.
- 2. All work is to be undertaken in accordance with a section 221 consent notice imposed under the Resource Management Act. Resource Consents relevant to this property are listed.
- 3. Council's manifold/meter box, base, and lid, are to be protected/re-instated to original specification. The cost to reinstate any damage to Council's assets will be paid for by the owner/contractor.
- 4. Both hot and cold water pipes are to be tested to 1500kPa pressure.
- 5. A septic tank is included in the work. The drainlayer must discuss the septic tank location and effluent disposal with the Plumbing and Drainage Inspector before commencing work.
- 6. Earthworks (used regardless as to whether it complies with the District Plan or not): Should a waahi tapu or other cultural site be unearthed during earthworks, the operator and/or owner shall: 1) Cease operations; 2) Inform local lwi; 3) Inform Heritage New Zealand (HNZ) and apply for an appropriate authority; and 4) Take appropriate action, after discussion with HNZ, Council and Tangata Whenua, to remedy damage and/or restore the site. NB: In accordance with the Heritage New Zealand Pouhere Taonga Act 2014, where an archaeological site is present (or uncovered), authority from HNZ is required if the site is to be modified in any way.
- 7. Any external cladding system must be completed before a pre-lining inspection for the affected wall can take place.
- 8. The owner/builder is responsible for clearly defining the site boundary lines and pegs. This may require a survey. NOTE: established fences are not necessarily on the boundary.
- 9. Plan notes take precedence over general specifications.



# Statement of Compliance with the NZ Building Code

## Consent No: 220856

## ISSUED BY: Kapiti Coast District Council

PROJECT

Site Address:	24C Gawler Street, Te Horo
Legal Description:	LOT 5 DP 512385
Work Description:	4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick
	Veneer and EZPanel 50mm ACC Concrete Panel cladding.
Building Category:	R1

#### OWNER

Name(s): Rose & Brooke Teague

Address: 116 Rimu Road, Paraparaumu

- [P] Application for CCC received and accepted
- [P] Consent description accurate and reflects amendments (if relevant).
- [P] Confirm owner named on Building Consent application is current owner
- [P] Confirm all required inspections completed and documented in GoGet
- [P] Work in accordance with approved consent and approved amendments
- [P] Supporting documentation required in building consent addenda received
- [P] Quality assurance documentation
- [P] Restricted building work
- [P] Additional information required and received
- [P] Code Compliance Certificate Sign Off
- [P] Approve to issue Code Compliance Certificate if all fees paid

#### NOTES:

Inspections Prepaid: Inspections Done:

#### LICENSED BUILDING PRACTITIONERS:

Designer 1	BP109732	Nickolas Gillingham
Designer 2	CPENG1008899	Stefan Reuther
Carpentry 1	BP133029	Andrew Hodder
Foundations 1	BP132234	Hayden Goddin
Bricklaying and Blocklaying 1	BP118383	Dan Smithson
External Plastering 1	BP114695	James O'Sullivan
Roofing 1	BP121518	Ben Kendall
Plumber	12597	Grant Patterson
Drainlayer	20388	Joe Brosnahan
Electrician	E281464	Simon Churchill

On review of the documentation and inspection notes it can be considered on reasonable grounds that all work has been completed in compliance with the building consent.

Signed:

Date: 30 October 2023

Name: Luke Nattrass Position: Building Officer



# Statement of Compliance with the NZ Building Code

## Consent No: 220856

## ISSUED BY: Kapiti Coast District Council

PROJECT

Site Address:	24C Gawler Street, Te Horo
Legal Description:	LOT 5 DP 512385
Work Description:	4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick
	Veneer and EZPanel 50mm ACC Concrete Panel cladding.
Building Category:	R1

#### OWNER

Name(s): Rose & Brooke Teague

Address: 116 Rimu Road, Paraparaumu

- [P] Application for CCC received and accepted
- [P] Consent description accurate and reflects amendments (if relevant).
- [P] Confirm owner named on Building Consent application is current owner
- [P] Confirm all required inspections completed and documented in GoGet
- [P] Work in accordance with approved consent and approved amendments
- [P] Supporting documentation required in building consent addenda received
- [P] Quality assurance documentation
- [P] Restricted building work
- [P] Additional information required and received
- [P] Code Compliance Certificate Sign Off
- [P] Approve to issue Code Compliance Certificate if all fees paid

#### NOTES:

Inspections Prepaid: Inspections Done:

#### LICENSED BUILDING PRACTITIONERS:

Designer 1	BP109732	Nickolas Gillingham
Designer 2	CPENG1008899	Stefan Reuther
Carpentry 1	BP133029	Andrew Hodder
Foundations 1	BP132234	Hayden Goddin
Bricklaying and Blocklaying 1	BP118383	Dan Smithson
External Plastering 1	BP114695	James O'Sullivan
Roofing 1	BP121518	Ben Kendall
Plumber	12597	Grant Patterson
Drainlayer	20388	Joe Brosnahan
Electrician	E281464	Simon Churchill

On review of the documentation and inspection notes it can be considered on reasonable grounds that all work has been completed in compliance with the building consent.

Signed:

Date: 30 October 2023

Name: Luke Nattrass Position: Building Officer

# **Building Consent Addendum to 220856**

## Application

Building Consent No. 220856

Classic Builders Wellington Limited

10A Norrie Street

Ground Floor

Porirua 5022

Project		
Description:	New (& prebuilt) House, Unit, Bach, Crib, Town House etc.	
	Being Stage 1 of an intended 1 Stages	
	4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.	
Intended Life:	Indefinite, but not less than 50 years	
Intended Use:	Detached dwelling	
Estimated Value:	\$1,155,000	
Location:	24C Gawler Street, Te Horo	
Legal Description:	LOT 5 DP 512385	
Valuation No:	1487135014	

Builder:	Classic Builders Wgtn - Leon McGavin leon.mcgavin@classicbuilders.co.nz : 0211979810
Designer:	Classic Builders - Nick Gillingham nick.gillingham@classicbuilders.co.nz : 075712761
Plumber:	Patterson Plumbing - Grant Patterson grant@pattersonplumbing.co.nz : 0274421028
Electrician:	Fantail Services - David Leen dl@fantailservices.co.nz : 021352371
Contractor:	Synergy Contracting - Daniel Smithson : 0274895721
Contractor:	RFL - Hayden Goodin northisland@rfl.co.nz : 0212818163

### **Specific requirements**

1. Names and registration numbers of the plumber and drainlayer are required before work commences.

- 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.
- 3. Confirmation of the minimum floor levels must be determined on site by a registered land surveyor and certified accordingly.
- 4. 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.
- 5. Ground bearing must be reconfirmed on site following excavation but prior to placing of concrete and reinforcing.



18 July 2023

Registrar-General of Land Land Information New Zealand PO Box 5501 Wellington 6145

Dear Sir/Madam,

#### Notification of Building Consent Granted for Building on Land Subject to Natural Hazard/s

Site Address:	24C Gawler Street, Te Horo
Legal Description:	LOT 5 DP 512385
Project Description:	4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete BC220856

The Kapiti Coast District Council hereby gives notice that it has granted a building consent to the owner of the land in the Schedule pursuant to the provisions of Section 73 of the Building Act 2004.

Valuation No.	1487135014
Location	788831
Legal Description	Lot 5 DP 512385
Owner	Brooke Adam <u>Teague</u> and Rosemary Johanna <u>Teague</u>
Description of the Building Consent	New building
Type of Hazard	Inundation /ponding
Area (hectares)	0.4317

Signed this 18th day of July 2023 by the Kapiti Coast District Council.

Yours sincerely

Steve Cody **Building Team Manager** Under Delegated Authority for **Chief Executive** 



# RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD Historical Search Copy



R.W. Muir Registrar-General of Land

Identifier788831Land Registration DistrictWellingtonDate Issued12 January 2021

Prior References 654199

EstateFee SimpleArea4317 square metres more or lessLegal DescriptionLot 5 Deposited Plan 512385Original Registered Owners

Nicholas Charles Gawler and Evonne Patricia Gawler

#### 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

12109203.1 Transfer to Brooke Adam Teague and Rosemary Johanna Teague - 20.5.2021 at 9:00 am



01 August 2023

ii.

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Robyn Renouf Atahuri Limited PO Box 498 Waikanae 5250

Client Ref: order No. 374368

# Land Transfer Act 2017: Registration Confirmation Statement

The dealing 12791680, lodged on 27/07/2023 has been registered.

The Record of Title(s) affected by the dealing are:

788831

Any plans deposited as a result of the registration of this dealing are listed below:

Group Manager Titles

Hamilton Office, Land Information NZ 65 Bryce Street Private Bag 3028 Waikato Mail Centre Hamilton 3204 New Zealand Tel 0800 ONLINE (665463) Fax 64-7-858 5488 Internet http://www.linz.govt.nz

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18 July 2023

Registrar-General of Land Land Information New Zealand PO Box 5501 Wellington 6145

Dear Sir/Madam,

#### Notification of Building Consent Granted for Building on Land Subject to Natural Hazard/s

Site Address:24C Gawler Street, Te HoroLegal Description:LOT 5 DP 512385Project Description:4-bedroom dwelling with 2.5 bathrooms, attached double garage.<br/>Clad with Brick Veneer and EZPanel 50mm ACC Concrete<br/>BC220856

The Kapiti Coast District Council hereby gives notice that it has granted a building consent to the owner of the land in the Schedule pursuant to the provisions of Section 73 of the Building Act 2004.

Valuation No.	1487135014
Location	788831
Legal Description	Lot 5 DP 512385
Owner	Brooke Adam <u>Teague</u> and Rosemary Johanna <u>Teague</u>
Description of the Building Consent	New building
Type of Hazard	Inundation /ponding
Area (hectares)	0.4317

Signed this 18th day of July 2023 by the Kapiti Coast District Council.

Yours sincerely

Steve Cody **Building Team Manager** Under Delegated Authority for **Chief Executive** 

Form 375 Notification of BC Granted for Building on Land Subject to Natural Hazard v5 March 2021

Page 1 of 1



# RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD Historical Search Copy



R.W. Muir Registrar-General of Land

Identifier788831Land Registration DistrictWellingtonDate Issued12 January 2021

Prior References 654199

EstateFee SimpleArea4317 square metres more or lessLegal DescriptionLot 5 Deposited Plan 512385

**Original Registered Owners** 

Nicholas Charles Gawler and Evonne Patricia Gawler

#### Interests

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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

12109203.1 Transfer to Brooke Adam Teague and Rosemary Johanna Teague - 20.5.2021 at 9:00 am



Classic Builders Wellington 10A Norrie Street Ground Floor Porirua 5022

Dear Building Consent Amendment Applicant / Building Owner

#### Approval of Building Consent Amendment: 220856A

Location:24C Gawler Street, Te HoroLegal Description:LOT 5 DP 512385Description:Require a slab thickening under the end of T10. This will stop on thewall short of T12 and then T12 won't be required

I am pleased to inform you that the above building consent amendment application has been granted. The building consent amendment documents have been issued and are enclosed and the work to which the amendment relates may now commence. Under section 49 of the Building Act 2004, Council is satisfied that the provisions of the building code will be met if the proposed building work is completed in accordance with those plans and specifications.

This amendment does not affect any duty or responsibility under any other Act or permit any breach of any other Act and 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 amendment documents carefully and in full so that you, as the owner, understand the conditions under which the amendment has been issued.

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.

Signature

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL Date: 14 February 2023

220856A-BC Amendment Cover letter - 230301 12.04.03.143 v2 April 2019

Page 1 of 1



Classic Builders Wellington 10A Norrie Street Ground Floor Porirua 5022

Dear Building Consent Amendment Applicant / Building Owner

#### Approval of Building Consent Amendment: 220856B

Location:24C Gawler Street, Te HoroLegal Description:LOT 5 DP 512385Description:Change from Hot water heat pump E300 to a Rheem 250L Mainspressure electric water cylinder.

I am pleased to inform you that the above building consent amendment application has been granted. The building consent amendment documents have been issued and are enclosed and the work to which the amendment relates may now commence. Under section 49 of the Building Act 2004, Council is satisfied that the provisions of the building code will be met if the proposed building work is completed in accordance with those plans and specifications.

This amendment does not affect any duty or responsibility under any other Act or permit any breach of any other Act and 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 amendment documents carefully and in full so that you, as the owner, understand the conditions under which the amendment has been issued.

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.

Signature

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL Date: 4 May 2023

220856B-BC Amendment Cover letter - 230508 09.12.02.923 v2 April 2019

Page 1 of 1

# Certificate attached to Project Information Memorandum 220856

Section 37, Building Act 2004

#### Restrictions on Commencing Building Work Under the Resource Management Act 1991

The building work referred to in the attached Project Information Memorandum is also required to have the following resource consents under the Resource Management Act 1991:

Resource Consent is required to comply with Rule EW-R2.2(b,c) In all other areas except as provided for in Standard 3, earthworks must not: b. disturb more than 100m3 (volume) of land per subject site in rural zones within a 5 year period; and c. alter the original ground level by more than 1 metre, measured vertically.

As these resource consents will or may materially affect the building work to which the attached Project Information Memorandum relates, until they have been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:	
Position:	RMA Compliance & Resource Consents Projects Officer
On behalf of:	Kāpiti Coast District Council
Date	11 December 2023



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:	C Gawler Street, Te Horo		
	4-bedroom dwelling with 2.5 k and EZPanel 50mm ACC Cond	throoms, attached double garage. Clad with Brick Veneer ete Panel cladding.	
Building Category:	R1		
Inspection Type:	Pre-Slab Building		
Inspection Outcome	e: Pass		
Inspected By:	Luke Nattrass		
Inspection Date:	27 October 2023		
Passed Items			
General			
Steel reinforcin	g	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	e: Pass		
Inspected By:	Luke Nattrass		
Inspection Date:	27 October 2023		
Passed Items			
General			
Stormwater sur	nps	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	e: Pass		
Inspected By:	Luke Nattrass		
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		N SITE FOR RECHECK Page 1 of	

BC220856 Received by Kapiti Coast District Council 30/10/23 Luke Nattrass via Email 27 October 2023

Inspection Date: **Failed Items** 

Inspected By:

Inspection Outcome:

Interior

Smoke detectors

## Passed Items

Exterior

All previous inspections/notes passed

Fail

Drawings Roof fixings Spouting and down-pipes

Flashings - roof Penetrations - flashings Gully dishes

Stormwater and site drainage Wastes to gully Fixings - durability

Terminal vents/AAVs

Cladding painted/sealed

Flashings - windows/doors Cladding ground clearance Other

#### Interior

All previous inspections/notes passed Drawings Service areas-floors/walls Lightings

Laundering Cooking facilities Food storage/preparation Ventilation

HWC flues HWC restraint Tempering valve Glazing - human impact Hot water temp Solid fuel heater

No smoke alarms installed , good clear photos to be supplied

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

Plans on site and reviewed

Roof all screwed off as required

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

Roof all flashed as required

All penetrations flashed as required

org in place 150mm below ffl and charged by bathroom

Sumps I driveway

As required

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

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

Brick veneer and plaster cladding and painted and sealed

Al windows and doors flashed as required

Fine min 150m down

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

Plans on site and reviewed All floors sealed as required Windows and light fixtures in place for natural and artificial lighting requirements separate laundry in place off hallway oven and hob in place for cooking requirements As per consented plans Opening windows, ducted fan system and range hood to kitchen Hot water cylinder flued back X 3 metal straps in place in place as required Safety glass in place to required windows and doors 50 deg

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

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

Spoke with Mark re requiring smoke alarms



15

www.cavius.co.nz | www.cavius.com.au



# THE WORLD'S SMALLEST



6:2014



85 dB

aDUr
# Form 2A Memorandum from licensed building practitioner: Certificate of the sign work Section 45 and Section 30C, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

## THE BUILDING

Street address: 24C GAWLER STREET (Lot 5)

Suburb: TE HORO	

Town/City: KAPITI COAST	Postcode:
-------------------------	-----------

## THE OWNER

Name(s): ROSE & BROOKE TEAGUE	
Mailing address:	
Suburb:	PO Box/Private Bag:
Town/City:	Postcode:
Phone number:	Email address:

## BASIS FOR PROVIDING THIS MEMORANDUM

l am pr	oviding this memorandum in my role as the: Please tick the option that applies ( $\checkmark$ )
()	<b>sole</b> designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design myself – no other person will be providing any additional memoranda for the project
()	<b>lead</b> designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and no other person will be providing any additional memoranda for the project
(✓)	<b>lead</b> designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the other designers will provide their own memoranda relating to their specific RBW design
()	<b>specialist</b> designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

## IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)

I <u>NICK GILLINGHAM</u> carried out / **supervised** the following design work that is restricted building work

## **PRIMARY STRUCTURE: B1**

Design work that is restricted building work	Description	Carried out/ supervised	Reference to plans and specifications
Tick(✓)if included Cross ( X) if excluded	[If appropriate, provide details of the restricted building work]	[Specify whether you carried out this design work or supervised someone else carrying out this design work]	[If appropriate, specify references]

BC220856 Received by Kapiti Coast District Council 26/10/23

Primary structure				via Simpli
<b>All</b> RBW Design work relating to B1	()		() Carried out (✓) Supervised	
Foundations and subfloor framing	(√)	Ribraft floor system as per technical manual.	() Carried out (✓) Supervised	Sheets 4.1 & 7.1 Geotech Report
Walls	(√)	Timber wall framing designed to NZ\$3604	() Carried out (✓) Supervised	Sheets 2.1 & 5.1
Roof	(✓)	Battens fixings / Roof plane bracing	() Carried out (✔) Supervised	Sheet 4.2
		Carters Truss Layout	( $\checkmark$ ) Supervised	Sheet 4.2
Columns and beams	(√)	Lintel fixings & Beams / Post connections	() Carried out (✓) Supervised	Sheets 4.4 - 4.4.4 & E3 report
Bracing	(✓)	Wall bracing to NZS3604 using GIB Ezybrace	() Carried out (✓) Supervised	Sheet 4.3 - 4.3.9 / Ezybrace calc. sheets & E3 report
Other	( )		() Carried out () Supervised	

# EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2

<b>All</b> RBW design work relating to E2	(✓)		() Carried out (✔) Supervised	
Damp proofing	(✓)	DPC to underside of Ribraft floor	() Carried out (✓) Supervised	Sheet 7.1
Roof cladding or roof cladding system	(✓)	Steel & Tube 'Trimline' profiled metal roofing	() Carried out (✔) Supervised	Sheets 5.1 & 7.2 & 7.2.1
Ventilation system (i.e. subfloor or cavity)	(✓)	Brick veneer & Ezpanel Cladding System with ventilated cavity	() Carried out (✔) Supervised	Sheets 7.1 & 7.2 & 7.2.1
Wall cladding or wall cladding system	(✓)	70 Series clay brick veneer & Ezpanel Cladding System	() Carried out (✓) Supervised	Sheets 5.1, 7.1 – 7.3.5
Waterproofing	(✓)	Ardex wet area membranes	() Carried out (✔) Supervised	Sheet 7.4 – 7.4.3
Other	( )		() Carried out () Supervised	

## FIRE SAFETY SYSTEMS: C1 – C6

systems, suppression or	Emergency ( warning systems, evacuation & fire service operation	✓)	Smoke alarms within 3.0m of bedrooms	() Carried out (✓) Supervised	Sheet 4.5
control systems, or other	systems, suppression or control systems,				

**Note:** The design of fire safety systems is only restricted building work when it involves small-tomedium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.

Note: continue on another page if necessary.

## WAIVERS AND MODIFICATIONS

Waivers or modifications of the building code are ( ) Yes ( $\checkmark$ ) No required

If Yes, provide details of the waivers or modifications below:

Clause	Waiver/modification required
[List relevant clause numbers of building code]	[Specify nature of waiver or modification of building code]

Note: continue on another page if necessary.

# **ISSUED BY**

Name: NICKOLAS JAMES GILLINGHAM		LBP or Registration number: BP109732			
The practitioner is a:	(✓) Design	LBP ()	Registered architect	( )	Chartered professional engineer
Design Entity or Comp	any (optional	):			
Mailing address (if diffe	erent from below	w): 51 AIN	sworth road	, RD7	
Street address / Regist	tered office:				
Suburb:			Town/City: Ta	urang	a
PO Box/Private Bag:			Postcode: 317	79	
Phone number: (07) 5	712761		Mobile:		
After Hours:			Fax:		
Email address: nick.gillingham@classi	icbuilders.co.r	<u>1Z</u>	Website:		

## DECLARATION

I NICK GILLINGHAM

[name of practitioner], LBP,

state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code; or
- Complies with the building code subject to any waiver or modification of the building code recorded on this form.

Signature:

BC220856 Received by Kapiti Coast District Council 26/10/23 via Simpli

Date: 21/06/2022





# SPECIALIZED EZ PANEL CLADDING SYSTEM MATERIAL WARRANTY

Warranty Number	SCP 8199		
Owner Name	Classic Homes		
Project Address	Lot 1, 95 Muri Rd, Puk	erua Bay	
Date of Purchase	27.06.2023	Colour	Dulux-Black White
Specification	Ezpanel System	Finish	Float
Contractor	OPL Ltd		- 1

This warranty in respect of the installed products and components of Specialized Construction Products, a Dulux Group a Division of DuluxGroup (New Zealand) Pty Ltd EZ panel Cladding System is made up of the terms set out expressly in this document (the **Warranty**). The benefits of the Warranty are in addition to other rights and remedies under any applicable law.

## The Warranty:

Specialized Construction Products, of DuluxGroup (New Zealand) Pty Ltd ACN 133 404 118 (**Dulux NZ**) warrants to the Customer that the Specialized Construction Products, a division of DuluxGroup (New Zealand) Pty Ltd products and components of the Specialized EZ panel Cladding System as installed by the certified Specialized Contractor and maintained in accordance with the Specialized EZ panel Installation Manual and BRANZ appraisal 649 (2020) will comply with New Zealand Building Code sections; B1 Structure; B2 Durability; E2 External Moisture; E3 Internal Moisture; F2 Hazardous Building Materials; and H1 Energy Efficiency. **The Warranty applies for 15 years from the date of purchase**.

If, subject to the terms of the Warranty, the products and or components do not comply with the Specification, Specialized Construction Products, a Division of DuluxGroup (New Zealand) Pty Ltd will (after undertaking all reasonable investigations and assessments) supply replacement or equivalent materials selected by Specialized Construction Products, a Division of DuluxGroup (New Zealand) Pty Ltd to enable refinishing or repair of affected areas. This warranty is limited to the replacement of product only and excludes all labour and other charges.

The Warranty is personal to the Customer and supersedes any and all other prior agreements and understandings between the parties in relation to its subject matter.

## **Exclusions:**

Our warranty excludes issues with the System relating to:

- (a) The Installer preparing, applying and installing the System other than in accordance with the Installation Instructions and the NZ Building Code;
- Maintaining (or failing to maintain) the System other than in accordance with the system manual and maintenance instructions;
- (c) The surface on which the System is installed not meeting the standard or fitness specified in the NZ Building Code or by law or not being prepared in accordance with the Installation Instructions;

On behalf of Specialized Construction Products, a Division of DuluxGroup (New Zealand) Pty Ltd Dated this 28th day of June 2023

Signed:

Name: Rob Knol – Specification & New Housing Manager

1.

# Installer's Confirmation

The Installer warrants that the Specialized Construction Products, a Division of DuluxGroup (New Zealand) Pty Ltd, products and components of the Specialized Cavitclad EIFS Cladding System have been installed to the Project in strict accordance with the instructions provided by or available from the NZ Building Code, Caviteclad EIFS BRANZ appraisal 510(2019) including the Specialized Caviteclad EIFS Specification Manual, and that the Installer Indemnifies Specialized Construction Products, a Division of DuluxGroup (New Zealand) Pty Ltd for any loss, expense, damage or liability that maybe suffered or incurred Installer's failure to install the system in accordance with the Installation Instructions, BRANZ appraisal and the NZ Building Code.

Dated this 28<sup>th</sup> day of June 2023

Certified Installer Company Name: OPL Ltd

Certified Installer Name: James O'Sullivan

LBP Number: 11469

Signed:

On behalf of the Installer

\*\*IMPORTANT: Please note the Warranty is Invalid if the Specialized Construction Products, a Division of DuluxGroup (New Zealand) Pty Ltd and customer signed copies do not include the Installer company name, Installer Name, LBP Number and is signed by the installer.

The following terms have the following meanings in this warranty:

Term	Meaning
Appraisal	BRANZ appraisal 510 (2019) NZ Building Code sections B1 Structure, B2 Durability, E2 External Moisture, E3
NZ Building Code	Internal Moisture, F2 Hazardous Building Materials including the Specification
Installation Instructions	in the shoots installation speets, the oppration
The System	All products and components of the Caviteciad EIFS Clauding System
System Manual	Caviteclad Thermashell Specification
System Specification	Caviteclad EIFS Manual

- (d) Hydrostatic pressure, settling, movement, cracking, lifting, peeling, flaking or other deterioration of the surface or previous coating;
- (e) corrosion, ingress of moisture or other contaminants, maltreatment, excessive wear and tear, staining or discoloration;
- (f) faulty design or construction of the building;
- (g) defective products manufactured by another person and supplied or specified by us, provided we notify you that the product is supplied by another person;
- (h) Non-Specialized Construction Products, a Division of DuluxGroup (New Zealand) Pty Ltd are subsequently applied over the System;
- Non-Specialized Construction Products, a Division of DuluxGroup (New Zealand) Pty Ltd components are subsequently installed as a part of the System; and
- (j) any other cause outside our reasonable control.

## Limitations:

Our warranty is limited to replacement of product or components of the system only, and does not include the following:

- (a) your costs in making a claim;
- (b) labour, rectification works, site establishment, access or any other associated costs or charges; and
- (c) consequential or indirect loss or loss of income, profit, business, goodwill or reputation arising out of or in any way connected with our supply of the system. limitations of the warranty

## Making a claim under the Warranty:

- 1. The Customer must give Specialized Construction Products, a Division of DuluxGroup (New Zealand) Pty Ltd written notice of any claim pursuant to the Warranty within fourteen (14) days of any defect coming to the Customer's notice.
- The Customer must contact Dulux a Division of DuluxGroup (New Zealand) Pty Ltd by post: Dulux NZ Customer Services, Po Box 30749, Lower Hutt, Wellington, telephone 0800 800 424 or email ordersduluxnz@duluxgroup.com.au. The Customer must provide proof of purchase and bear all expenses incurred in making a claim.
- 3. As soon as you become aware of any possible non-compliance with the System, please immediately (and no later than 14 days) contact us. We'll request you to provide us with your proof of purchase receipt and we will complete a warranty claim. We'll then carry out an inspection and assessment of the non-compliance. If you're claim is in order, we'll notify you and arrange to supply the same or similar products or components selected by us to enable the refinishing or repair of the non-complying part of the System.
- If we require any further information or if the claim doesn't meet the requirements specified in this warranty, we'll let you know.





## SPECIALIZED CONSTRUCTION PRODUCTS COATINGS MATERIAL WARRANTY GUIDE FOR COATING PRESERVATION AND MAINTENANCE

- The exterior of your home or building should be maintained and cleaned on a regular basis or twelve monthly intervals. This will help improve your home's appearance and help to preserve the coating system. A clean once every year will remove any light soil as well as grime and airborne pollutants.
- The exterior can be cleaned with a low-pressure water wash (less than 450 psi) using a fan jet at a 45° angle from the wall surface (not perpendicular). The fan of the water should be kept at a minimum of 20cm from the wall surface to avoid any damage to the paint coating.
- Any localised grime or ingrained dirt should be removed by cleaning with a scrubbing brush using a mixed solution of detergent and warm water. Under no circumstances should you attempt to remove heavy staining using a high pressure water blast as this will damage the paint coating.
- It is important to check for any cracked, loose or missing sealant from around windows, junctions
  and any penetrations as a part of your regular maintenance inspections. All deteriorated or
  damaged sealant should be removed and replaced with new sealant as soon as possible. Use a
  recommended paintable MS sealant available from any paint, hardware or building merchant.
- If any accidental damage occurs to the Dulux Acratex paint coating on your home contact your local Dulux Trade Centre for professional advice, they will provide the technical expertise required to fix the problem.
- During your regular maintenance inspection be-sure to check under decks or heavy foliage that is
  against your home. Plant roots can cling to the paint coating which will cause the paint coating to
  deteriorate or receive damage.
- Depending on the type of paint system, environment and depth of colour used on your home most paint systems may require repainting within 10 years. For repainting we recommend at least two coats of a compatible Dulux paint coating system.
- Ensure that you follow the Dulux paint systems specification for preparation and application or contact your local Dulux Trade Centre and they will recommend a trade painter who will quote to do all works required and do the preparation and application for you.
- If further advice is required visit <u>www.dulux.co.nz</u> or contact your nearest Dulux Trade Centre

# BC220856 Received by Kapiti Coast District Council 26/10/23 via Simpli Workmanship Warranty

Warranty Reference:PFS Tiling LimitedDate of Installation:19-Sep-2023Building Owner:Rose TeagueBuilding/Project Address:LOT 5, 24C Gawler Street, Te Horo, ParaparaumuCompany:PFS Tiling LimitedAddress:218 Paekakariki Hill Road, Pauatahanui, Porirua 5381Phone:027 646 1173Product Type and Use:ARDEX Superflex WPM 001, Bathroom and EnsuiteArea Laid:38.00 SquareMetres

Warranty Period: 2 years from the date of installation of the Product. Installer: Philip Bryan

#### Warranty

Subject to the conditions below, the Installer warrants that the Product stated as the Product Type (the "Product") will be free from all defects arising from workmanship that will prevent it from performing in accordance with the performance properties described in the datasheet relating to the Product for the Warranty Period.

#### This Warranty is subject to the following conditions.

#### **Extent of Liability**

1. The Installer's obligations under this Warranty shall be limited to, at the Installer's cost:

- the timely reprovision by the Installer of any defective workmanship which means the Product does not meet the performance properties referred to in the Warranty above;
- b. the removal, repair and/or replacement (at its option) of any materials where the defect in workmanship results in the same being required; and
- c. the timely repair or replacement (at its option) of any damage to the immediate surface or covering material to, on or below which the Product was applied or installed, such repair to include the cost of any goods or materials directly associated with such repair or replacement (but excluding any labour costs and/or other costs associated with the dismantling and reassembly of any structure on or in which the Product has been installed or applied).

where written notice of the defects is given to the Installer within the periods set out in paragraph 4.

- 2. To the maximum extent permitted by law paragraph 1 sets out the Installer's sole and total liability under this Warranty and accordingly the Installer shall not be liable for any other direct costs, damages or losses or for any loss of profits or loss of revenue or for any other economic loss or for any special, indirect, incidental, consequential damage, loss or injury of any kind, including but not limited to, damage to the structure or its contents arising under any theory of law.
- 3. Without limiting the generality of the preceding clauses, this Warranty shall not cover and the Installer shall have no liability for the following acts, conditions, or circumstances or any damage or defects which may arise there from:
  - Wars, strikes, lock-outs, delays, acts of God, fire, earthquake, flood, hail, lightning, hurricane, tornado, windstorm, governmental or environmental interference or any other cause (whether similar or dissimilar) beyond the reasonable control of the Installer; or
  - b. The act, omission, default or representation of any party other than the Installer, the Installer or any of its servants or agents; or
  - c. Exposure of the Product to a chemical or solution, fire or radiation, or contamination by radioactivity from any nuclear fuel or waste; or
  - d. Settlement, distortion, failure of the walls or foundations of the building; or
  - e. Infiltration or condensation of moisture in, through, or around the walls, copings, building structure, or underlying or surrounding materials; or
  - f. Any design defect or structural failure of any framework or material in or on which the Product has been installed or applied which was not supplied by the Installer; or
  - g. Materials other than the Product, including, but not limited to, metal work expansion or control joints, fasteners, drains, vents, vapour retarders, walkways, pitch pockets, flashing materials and rooftop units and equipment; or
  - Expansion or contraction of any flashing or metal work, any adjacent or abutting building, structure or improved or unimproved property, or any component thereof, including but not limited to, structural failure or damage, leakage, or drainage; or
  - i. Any new installations, repairs, or other maintenance or construction on, to or through the Product ; or

PFS Tiling Limited

à

- Damage caused directly or indirectly by falling objects or traffic of any nature on the system; or j.
- Improper installation or defects or failure of any material used in any substrate over which the Product is applied or k. installed (to the extent not installed or provided by the Installer); or
- The failure of material or structures to conform with all applicable laws and/or the specifications of the manufacturer or other I. requirements; or
- Negligence, misuse, improper treatment or improper site preparations; or m.
- Storage or handling of the Product by a person other than the Installer otherwise than in accordance with the n. manufacturer's published use and handling procedures and installation specifications.

#### Claim

- This Warranty shall be invalid unless the Installer receives the owners written claim within the Warranty Period and within fourteen (14) 4. days after the date of reasonable discovery of any alleged defect. Any claim under this Warranty must be accompanied by reasonable evidence that the Building Owner has complied with the requirements and recommendations in the Technical literature, Specification, General Care and Maintenance Guide and/or all applicable laws, including evidence that the Product has been subject to annual checks and maintenance as required by General Care and Maintenance.
- This Warranty remains current for the Warranty Period and is transferable should ownership of the property on which the Product 5. is applied or installed change.

#### Access to Material and Site

- In the event that it is necessary for the Installer to repair or replace any defects in the Product arising from workmanship, the 6. Building Owner must provide the Installer with clear and unrestricted access to the Product. Nothing in this Warranty shall require the Installer to remove and/or replace plant, equipment or any other object or substance in order to gain access to the Product.
- The cost of any site visit requested under a Warranty claim which does not reveal any problem which the Installer has liability for 7. under this Warranty shall be paid for, at the Installer's sole discretion, by the party requesting the inspection at the rate of \$150 per hour or part thereof plus all out of pocket expenses incurred such as travel costs.

#### No Other Warranty

- To the maximum extent permitted by law and except as expressly set out in this Warranty, any other warranty or agreement 8. agreed by the Installer in writing, all express or implied representations, warranties, guarantees, or conditions are expressly excluded (whether such obligations arise under statute, at common law or otherwise).
- This Warranty is valid and enforceable on the condition that the Installer has been paid in full for the workmanship. 9.

#### **Applicable Law**

10. This Warranty is governed by the laws of New Zealand.

Signed by:

A Mataliante

PFS Tiling Limited 218 Paekakariki Hill Road Pauatahanul, Porirua 5381

22-Sep-2023 Date:



**Standard Product Warranty: General** 

Warranty Number:	WLGSF-0109483	Date of Installation:	19-Sep-2023
Building Owner:	Rose Teague		
Building/Project Address:	LOT 5, 24C Gawler	Street, Te Horo, Paraparau	mu
Company:	PFS Tiling Limited		
Address:	218 Paekakariki Hill Road, Pauatahanui, Porirua 5381		
Phone:	027 646 1173		
Product Type and Use:	ARDEX Superflex W	PM 001, Bathroom and En	suite
Area Laid:	38.00 SquareMetres	1	

Warranty Period: (15) fifteen years from the date of installation of the Membrane.

#### **ARDEX Warranty**

Subject to the conditions below, ARDEX NEW ZEALAND LIMITED ("ARDEX") warrants to the Building Owner that the ARDEX Product stated as the Product Type (the "Product") will be free from all defects that will prevent it from performing in accordance with the performance properties described in the ARDEX datasheet relating to the Product for the Warranty Period.

#### This Warranty is subject to the following conditions.

#### Extent of Liability

- 1. Failure to comply with the requirements and recommendations in the ARDEX Specification, ARDEX's General Care and Maintenance Guide and/or all applicable laws will render this Warranty null and void. ARDEX advise that products may have limitations as detailed in the product datasheets.
- This Warranty will not apply where any other product or material has been added to or used in conjunction with the Product by a
  person (other than by ARDEX), unless first approved by ARDEX in writing (permission can be given or withheld at ARDEX's
  discretion and is not required when using ARDEX Tile adhesives in conjunction with ARDEX Undertile Products).
- ARDEX's obligations under this Warranty shall be limited to, at ARDEX's cost, the timely repair or replacement by ARDEX (at its option) of any defective part of the Product where written notice of the defect is given to ARDEX within the periods set out in paragraph 6.
- 4. To the maximum extent permitted by law paragraph 3 sets out ARDEX's sole and total liability under this Warranty and accordingly ARDEX shall not be liable for any other direct costs, damages or losses or for any loss of profits or loss of revenue or for any other economic loss or for any special, indirect, incidental, consequential damage, loss or injury of any kind, including but not limited to, damage to the structure or its contents arising under any theory of law.
- 5. Without limiting the generality of the preceding clauses, this Warranty shall not cover and ARDEX shall have no liability for the following acts, conditions, or circumstances or any damage or defects which may arise there from:
  - a. Wars, strikes, lock-outs, delays, acts of God, fire, earthquake, flood, hail, lightning, hurricane, tornado, windstorm, governmental or environmental interference or any other cause (whether similar or dissimilar) beyond the reasonable control of ARDEX: or
  - b. The act, omission, default or representation of any party other than ARDEX or any of its servants or agents; or
  - c. Exposure of the Product to a chemical or solution, fire or radiation, or contamination by radioactivity from any nuclear fuel or waste: or
  - d. Settlement, distortion, failure of the walls or foundations of the building, ponding or cracking of the roof or the deck; or
  - e. Infiltration or condensation of moisture in, through, or around the walls, copings, building structure, or underlying or surrounding materials; or
  - f. Any design defect or structural failure of any framework or material in or on which the Product has been installed or applied which was not supplied by ARDEX; or
  - g. Materials other than the Product, including, but not limited to, metal work expansion or control joints, fasteners, drains, vents, vapour retarders, walkways, pitch pockets, flashing materials and rooftop units and equipment; or
  - Expansion or contraction of any flashing or metal work, any adjacent or abutting building, structure or improved or unimproved property, or any component thereof, including but not limited to, structural failure or damage, leakage, or drainage; or
  - i. Any new installations, repairs, or other maintenance or construction on, to or through the Product; or
  - j. Damage caused directly or indirectly by falling objects or traffic of any nature on the system; or
  - k. Improper installation of the Product or defects or failure of any material used in any substrate over which the Product is applied or installed; or

Head Office 15 Alfred Street, Onehunga, 1061 Auckland, New Zealand PO Box 13824, Auckland 1643 Auckland, New Zealand Telephone: 027 227 339



- I. The failure of material or structures to conform with all applicable laws and/or the specifications of ARDEX or other requirements; or
- m. Negligence, misuse, improper treatment or improper site preparations; or
- n. Storage or handling of the Product by a person other than ARDEX otherwise than in accordance with ARDEX's published use and handling procedures and installation specifications.

#### Claim

- 6. This Warranty shall be invalid unless ARDEX receives the Building Owner's written claim within the Warranty Period and within fourteen (14) days after the date of reasonable discovery of any alleged defect. Any claim under this Warranty must be accompanied by reasonable evidence that the Building Owner has complied with the requirements in paragraph 1 above, including evidence that the Product has been subject to annual checks and maintenance as required by ARDEX's General Care and Maintenance Guide.
- 7. This Warranty remains current for the Warranty Period and is transferable should ownership of the property on which the Product is applied or installed change.

#### Access to Material and Site

- 8. In the event that it is necessary for ARDEX to repair or replace any defects in the Product, the Building Owner shall provide ARDEX with clear and unrestricted access to the Product. Nothing in this Warranty shall require ARDEX to remove and/or replace plant, equipment or any other object or substance in order to gain access to the Product. The Building Owner shall co-operate in all respects with ARDEX to accomplish the said repair or replacement.
- 9. The cost of any site visit requested under a Warranty claim which does not reveal any problem which ARDEX has liability for under this Warranty shall be paid for, at ARDEX's sole discretion, by the party requesting the inspection at the rate of \$150 per hour or part thereof plus all out of pocket expenses incurred such as travel costs.

#### **Consumer Guarantees Act**

10. Where the Product is being acquired by you in trade you agree that it is fair and reasonable in all the circumstances that the Consumer Guarantees Act 1993 (CGA) not apply. Accordingly, to the maximum extent permitted by law, the CGA shall not apply.

#### **No Other Warranty**

- 12. To the maximum extent permitted by law and except as expressly set out in this Warranty, any other warranty agreed by ARDEX in writing or any warranties or guarantees contained in the CGA that cannot be excluded by law, all express or implied representations, warranties, guarantees, or conditions are expressly excluded (whether such obligations arise under statute, at common law or otherwise).
- 13. This Warranty is valid and enforceable on the condition that ARDEX has been paid in full for the Product supplied.

#### **Applicable Law**

14. This Warranty is governed by the laws of New Zealand.

Signed on behalf of ARDEX by:

Date: 22-Sep-2023

WLGSF-0109483

Head Office 15 Alfred Street, Onehunga, 1061 Auckland, New Zealand PO Box 13824, Auckland 1643 Auckland, New Zealand Telephone: 027 227 339 Page 2

# BC220856 Received by Kapiti Coast District Council 26/40/25 **Coast**

# STATEMENT DRAINAGE WORK INSTALLED Construction Review

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: Easyflow Plumbing & Drainage LTD				
Registration	number: 20388			
Tick applicable				
$\boxtimes$	<b>In respect of:</b> Stormwater Drains installed in accordance with E1 AS1 as shown on the approved plans or as per the attached amended plan.			
$\boxtimes$	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:				
	24c Gawler, Te-horo beach			
Building Consent No: BC220856				
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: Joe Brosnahan Signature:				
Address: 105 Swamp rd, Tehoro Date: 30/08/23				
Phone:	Fax:			
Mobil: 027	2007044 Email: easyflow.plumbing@yahoo.co.nz			

*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.

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.				
Name:				
Signature: Date:	×	Date:		

# STATEMENT PIPED SERVICES AND PLUMBING STACKS



# **Construction Review**

Send or deliver this form to: Kapiti Coast District Council, 175 Rimu Road, Paraparaumu 5032 Private Bag 60601, Paraparaumu 5254 For enguiries, phone 04 296 4700 (Toll Free: 0800 486 486) BC220856 Received by Kapiti Coast District Council 26/10/23 via Simpli

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: 0) 74421028 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:

Form 125 Statement - Piped Services and Plumbing Stacks (421509)\_v2 August 2017

Signature:

BC220856 Received by Kapiti Coast District Council 26/**10/25** Via **Struct Council** 

# STATEMENT DRAINAGE WORK INSTALLED Construction Review

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 COM	PLETED BY THE INSTALLER			
Issued by:	Grant Patte	rson		
Registration				
Tick applicabl	•			
	In respect of: Stormwater Drains insta approved plans or as per the attached	lled in accordance with E1 AS1 as shown on the amended plan.		
ď	In respect of: Private Sewer Drains ins AS/NZS 3500 .2.2 as shown on the ap	stalled in accordance with G13 AS2 or proved plans or as per the attached amended plan.		
Installed at:	24 C Gawl	er st. Te Horo		
Building Co	nsent No: 22085	6		
my control, h		practicing license, I certify that I, or personnel under ove system and I believe on reasonable grounds that ng Code.		
Name: G	rant Patterson	Signature		
Address:	Porirua	Date: 7.03.2023		
Phone:		Fax:		
Mobil: 0274421028 Email:				
Drai	/ dimensioned as built drain plan to be suppli ns may be laid and backfilled without inspect of 1.0 m head and the inspection at the later	tion provided that the drain is left under test with a		
Kāpiti Coast District Council Office Use Only				
Statement a	uthor authenticated and current registrati	on verified. Verification and Registration checked		

Statement author author through public register	nticated and current registration vernied. Vernication and Registration checker in www.pgdb.co.nz.	
Name:		
Signature:	Date:	
an a		

Form 126 Statement - Drainage Work Installed\_ v3 August 2017

Page 1 of 1

	BC220856	association of consulting and engineering
	Received by	engineering new zealand te ao rangahau
PRODUCER STATEMENT – PS4	Kapiti Coast District Council 26/10/23	
CONSTRUCTION REVIEW	via Simpli	
BUILDING CODE CLAUSE(S): B1	JOB NUMB	SER: [8759
<b>ISSUED BY:</b> e3 Consultants NZ Ltd (Construction Monitoring Firm)		
TO: Classic Builders WG (Owner/Developer)		
<b>TO BE SUPPLIED TO:</b> [Kapiti Coast District Cour (Building Consent Authority)	cil	]
IN RESPECT OF: SED steel and timber		]
(Description of Building Work)		1
AT: 24c Gawler Street, Kapiti Coast (Address, Town/City)		
LEGAL DESCRIPTION: Lot 5 DP 512385		N/A 🗌
We have been engaged by the owner/develope relating to the Clause(s) named above of the B e3 Consultants NZ Ltd documents relating to the Building Consent No	uilding Code for the building work which is o (Engineering Design	Firm) and which is described in the and those relating to Building
Consent Amendment(s) No.		issued during the course of the works, .
We have sighted these Building Consents and t If any of the fields above are too small, please write "refer		
Authorised instructions/variation(s) detailed/lis	sted in the Schedule have been issued during	g the course of the works.
On the basis of these review(s) and information engineering firm undertaking this Construction the above-mentioned PS1(s) have been comple Building Consent Amendments identified above of the Building Code. I also believe on reasonab the necessary competency to do so.	Monitoring, <b>I believe on reasonable groun</b> eted in accordance with the relevant require e or in the Schedule on page 2, with respect	<b>ds</b> that the building works covered by ments of the Building Consent and to Clause(s) B1
I, (Name of Construction Monitoring Profession CPEng number 1008899 I hold the following qualifications Dip		), am:
The Construction Monitoring Firm holds a curr \$200,000 The Construction Monitoring Firm Is	ent policy of Professional Indemnity Insural	
SIGNED BY (Name of Construction Monitoring (Signature below):	Professional): Stefan Reuther	

ON BEHALF OF (Construction Monitoring Firm): e3 Consultants NZ Ltd

**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

Date: 6/08/2023

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

As per attached site reports.

# **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 2011<sup>2</sup>

**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.

BC220856 Received by Kapiti Coast District Council 26/10/23 via Simpli

## **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 engineers<sup>3</sup>). 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:**

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

www.acenz.org.nz www.engineeringnz.org

Classic Builders Job No.:	WG.WLG101289
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Client: Calssic Builders Wellington

BC220856 Received by Kapiti Coast District Council 26/10/23 via Simpli

		Site Address: 24c Gawler Te Horo	
Floor/ Ro	of beams Inspection	Date: 17/04/2023 Re-inspection d	late: 3 July 2023
Check Bu	ilding Consent for specific requirements	BC. Number BC220856	
Steelwork			
	Have steel fabrication drawings been revie	ewed (only required for bigger jobs)	Yes.
	Check steelwork is as per consent/fabrica	tion drawings	No.
	Dry pack under columns		Yes.
	Posts		Incorrect
	Floor Beams		Correct
	Roof Beams		Incorrect
	Portal frames (bolting of knee joint is not	permitted unless detailed)	Correct.
	All connection bolts are in place		Yes.
	All holding down bolts are in place		Yes.
Timber			
	Check timber beams are as per consent/fa	abrication drawings	Yes.
	Floor beams		Correct.
	Roof beams		Correct.
	Posts/ supporting studs		Correct.
	Beam hold downs		Incorrect.
Elements	inspected:		
		Items rectified by	

Structural steel

## Site Instructions:

Install missing fixings and connections see photo gallery. SHS foundations already poured, builder says inspection by Hamish Wells.

Refer to required mark for required remedial works. Please book reinsepction once completed

all work reinspected => ok

Inspection carried out by: Bruce Symon Accredited Building Surveyor.

Site Foreman: Leon

(name and position)

# Photo gallery for remedial work









# **PHOTO GALLERY**





Photo 9 All portal leg bolts loose



Photo 10 Bolts to close to edge

refer photo 11

Tighten all bolts



Photo 11 Refer comments photo 10

BC220856 Received by Kapiti Coast District Council 26/10/23



Photo 12 Cleats to SHS have be moved, only welded one side





# Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

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6.5	10	i coli i	6181	1891	11/161
	đЫ	-	and in such	And in case of the	A Destroyed

Street address: 24C GAWLER STREET

Suburb:

Town/City: KAPITI COAST

# THE PROJECT

Building consent number: BC220856

# THE OWNER(S)

Name(s): Rose Teague & Brooke Teague				
Mailing address: 24c Gawler Street, Te Horo, Kapiti Coast				
Suburb: PO Box/Private Bag:				
Town/City: Postcode:				
Phone number: 0273336978	Email address: rteague@outlook.co.nz			

Postcode:

# RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

Work that is restricted building work		Description of restricted building work	Carried out or supervised	
Tick Ø		If necessary, describe the restricted building work.	Tick W whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.	
Foundations and subfloor framing	$\checkmark$	Installed Ribraft Concrete Foundation to Engineers design and as per consented plans	<ul> <li>Carried out</li> <li>Supervised</li> </ul>	
Walls			<ul> <li>Carried out</li> <li>Supervised</li> </ul>	
Roof			<ul> <li>Carried out</li> <li>Supervised</li> </ul>	
Columns and beams			<ul> <li>Carried out</li> <li>Supervised</li> </ul>	
Bracing			<ul> <li>Carried out</li> <li>Supervised</li> </ul>	
Other			<ul> <li>Carried out</li> <li>Supervised</li> </ul>	

EXTERNAL MOISTURE MANAGEMENT SYSTEMS			
Work that is restric building work	ted	Description of restricted building work	Carried out or supervised
Tick Ø		If necessary, describe the restricted building work.	Tick W whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing	$\checkmark$	Installed Polythene to underside of concrete foundation as per Ribraft design shown in consented plans	<ul> <li>Carried out</li> <li>Supervised</li> </ul>
Roof cladding or roof cladding system			<ul> <li>Carried out</li> <li>Supervised</li> </ul>
Ventilation system (for example, subfloor or cavity)			<ul> <li>Carried out</li> <li>Supervised</li> </ul>
Wall cladding or wall cladding system			<ul> <li>Carried out</li> <li>Supervised</li> </ul>
Waterproofing			<ul> <li>Carried out</li> <li>Supervised</li> </ul>
Other		يك.	<ul> <li>Carried out</li> <li>Supervised</li> </ul>

BC220856
Received by
Kapiti Coast District Council
26/10/23
via Simpli

ISSUED BY		
Name and contact details of the licensed building restricted building work.	g practitioner who is licensed to carry out or supervise	
Name: Hayden Goodin LBP number: 132234		
Class(es) licensed in: Foundations		
Plumbers, Gasfitters and Drainlayers registration	number (if applicable):	
Mailing address (if different from below):		
Street address/Registered office: 19 Truebrid	ge Drive	
Suburb:	Town/City: LEVIN	
PO Box/Private Bag Postcode: 5510		
Phone number: Mobile: 02102724527		
After hours: Fax:		
Email address: hgoodin30@gmail.com	Website:	

# DECLARATION

Hayden	Goodin	carried out or supervised the restricted building
work record	ded on this form.	
Signature:	Mart-	
Date:	28/02/2023	

				BC220856	
				Received by	
5		Te Kāhui		Kapiti Coast District Council	
engineering	(独理))	Whaihanga New Zealand		26/10/23	
new zealand		Institute of Architects	ACENZ	via Simpli	D1 9 D2
				Building Code Clause(s	s) DI & DZ

# **PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW**

ISSUED BY: Hamish Wells Engineer Limited (Construction Review Firm)
(Construction Review Firm)
10:
TO DE OUDDU ED TO Kaniti Coast District Council
IO BE SUPPLIED TO: reprint oods't District Counterin (Building Consent Authority)
IN RESPECT OF: Rib-Raft Pre- Pour Inspection
(Description of Building Work)
AT: 24c Gawler Street (Address)
Town/City: Te Horo LOT 5
We Hamish Wells Engineer Limited (Construction Review Firm)
To provide CM1 CM2 CM3 CM4 CM5 (Engineering Categories) or observation as per agreement with
owner/developer.R.F.L./ Classic Homes.
or other None (Extent of Engagement)
in respect of clause(s) B1 & B2
documents relating to Building Consent No. 220856 and those relating to
Building Consent Amendment(s) Nos. None issued during the
course of the works. We have sighted these Building Consents and the conditions of attached to them,
Authorised instructions/variations(s) No. None or by the attached Schodula These have larged divide the second structure of the structure of t
or by the attached Schedule have been issued during the course of the works.
On the basis of this review these review(s) and information supplied by the contractor during the course of the works and on behalf of the firm undertaking this Construction Review, I believe on reasonable grounds that
All or Part only of the building works have been completed in accordance with the relevant requirements of the
Building Consent and Building Consent Amendments identified above, with respect to Clause(s).B1 & B2
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.
Hamish Wells
I, Hamish Wells (Name of Construction Review Professional) am: CPEng .186323 # Reg Arch
am a member of: Engineering New Zealand NZIA and hold the following qualifications NZCE Civil & Structural REA
The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no
less than \$200,000*. The Construction Review Firm is a member of ACENZ:
SIGNED BY Hamish Wells (Signature)
(Name of Construction Review Professional)
ON BEHALF OF Hamish Wells Engineer Limited Date. 24/02/2023
(Construction Review 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 Forms 6 or 8 of the Building (Form) Regulations 2004 for the issue of a Code Compliance Certificate.

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

PRODUCER STATEMENT PSA

# Hamish Wells Engineer Ltd

Hamish Wells Consulting Engineer CMEng NZ#186323 Mobile: 0274 459 757 202 Otaki Gorge Road, PO Box 188, Otaki 5542 E: hamish@engenr.co.nz

	Site Inspection / Report	Form , No: 5166			
Controlling Authority	KCDC	Date 24/2 2023			
BC/RC reference #	220856	Job # PSU CALY			
Site location (add UTM co-ords for rural sites)	24 C GAWLER ST TE HORD LOTS DO				
Client & designer Phone # Email	R.F.L./ CLASSIC HOMES				
Contractor Phone # Email	R.F.L. HAYDON				
Description of work bei	ng inspected: RI3-RAFT PRE-POUL	-			
	WITH RÉO CAGES SE62 MESIT	OLREGT TO DESISU 555 × 2 × 4 TH PLACE AS PER DESIGN			
S472	SFACTORY - READY TO	d Pour			
Signed	3 men 1	Page ) of 1			

6

BC220856 Received by Kapiti Coast District Council 26/10/23









# LICENSED BUILDING PRACTITIONERS

# Form 6A Memorandum from Licensed Building Practitioner: Record of building work Section 88, Building Act 2004

## THE BUILDING

Street address: 24c Gawler Street

Suburb:

Town / City: Te Horo, Otaki

Postcode:

THE PROJECT

Building consent number: BC220856

THE OWNER(S)

Name(s):Classic Builders Wellington Ltd

Mailing Address:

Suburb:

PO Box / Private Bag: PO 58080

Town / City: Porirua, Wellington

Postcode:

Phone Number:

Email:

Work that is restricted building work Description

Carried out/Supervised

## PRIMARY STRUCTURE

No record added

# EXTERNAL MOISTURE MANAGEMENT SYSTEM

Damp proofing	RU24 Underlay	Supervised
Roof cladding or roof cladding system	Installation of Colorsteel Maxx Roof	Supervised

ISSUED BY				
Name: Benjamin Kendall				
LBP number: BP121518				
Class(es) licensed in: Roofing				
Plumbers, gasfitters and drainlayers registration number (if applicable):				
Mailing Address: PO BOX 32				
Street Address: 39 Karu Crescent				
Suburb:				
Town/City: Waikanae				
PO Box/Private bag: Postcode: 5250				
Phone number: 212489095 Mobile: 212489095				
After hours: Fax:				
Email: kendallroofing@xtra.co.nz	•			
Website:				

# DECLARATION

I, Benjamin Kendall LBP supervised the restricted building work recorded

on this form. Declaration made on 30/4/2023

Signature:\_




# **AS BUILT FINAL LAYOUT**

For valley/saddle truss fixing unless stated otherwise use a pair of wire dogs at 900mm centres for up to and including a very high wind zone. Or a pair of CT200's at 900mm centres for extra high wind zone. This fixing is to meet the minimum requirements as per NZS3604.

FR3 FR3 <del>EN3</del>

# CARTER



All gable trusses are designed to suit cladding manufacturer's framing requirements. If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout.

	CARTERS Carters Manufacturing Wellington (04) 5670274			
220856 ceived by piti Coast District Council /10/23 Simpli	JOB No 366570M1 Client: Classic Builders Job: Lot 5 - 24c Gawler St, Te Horo Site: Lot 5 - DP 512385 24c Gawler St Te Horo			
ERNAL LOAD BEARING	Pitch: 25. deg Roof Type: Colorsteel Overhang: 595mm Wind Area: Very High Roof Snow: 0.000kPa Trusses and rafters at 900 mm			
	max centres unless stated otherwise. This layout is to be read in conjunction with the Architectural plans.			
	DRAWN Mark Fletcher 22 Dec,2022			
Rêđ J4 J4 Rêđ J4 R8A R7 J1B J1 J1 J1 J1 J1 J1 J1 J1 J1	A = 47x90 Joist Hanger B = 47x120 Joist Hanger C = CT200 (pair) D = 47x190 Joist Hanger E = 95x165 Joist Hanger F = SH-140 Split Hanger G = SH-180 Split Hanger H = SH-220 Split Hanger J = 2x6kN Strap (12kN Total) K = 6kN Strap L = Multigrip (single) M = Multigrips (pair) N = Nailon Plate (200x100) P = 16kN Pack G = 9kN Pack S = CPC 40 Single Cleat T = CPC 40 Short (pair) U = CPC 80 Single Cleat V = 16kN Uplift W = 24kN Uplift X = 25kN Uplift Z = 45kN Uplift Unless otherwise indicated, all specified truss fixings are to use L/Lok product nail fasteners (as per the MiTek On-site Guide) when the choice of using screws or nails is optional.			
R7 R8A	All truss to frame fixings require 2 additional 2/90x3.15dia skew nails. All truss fixings not indicated as above must have 2 wire dogs for cross joints and			
22 23 21 22 16 88 28 28	2/90x3.15dia nails for butt joins. Fixings shown are for fixing trusses to the top plate. Any other point load uplift fixings down through the framing stud to top plate, stud to bottom plate, bottom plate to floor remain the responsibility of the architect / draughtsman.			
Please contact your local CARTERS Manufacturing Branch, for any queries regarding this layout, or if any on site remedial work is required. No modifications to Roof Trusses or Wall Frames are to be undertaken without first obtaining written authority from CARTERS.	Truss Layout			

# **AS BUILT FINAL LAYOUT**





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# Your Building Partner

CARTERS Carters Manufacturing Wellington (04) 5670274 JOB No 366570M1 Client: Classic Builders Job: Lot 5 - 24c Gawler St, Te Horo Site: Lot 5 - DP 512385 24c Gawler St Te Horo Pitch: 25. deg Roof Type: Colorsteel Overhang: 595mm Wind Area: Very High Roof Snow: 0.000kPa Trusses and rafters at 900 mm max centres unless stated otherwise. This layout is to be read in conjunction with the Architectural plans. DRAWN Mark Fletcher 22 Dec,2022 V Ultimate Limit Dn kN Up kN State Loads Notification of point loaded lintels or point loads on internal walls where the downward load is higher than 8kN (85mm raft type slab) or 10kN (100mm standard slab), or the upward load is greater than 10kN. No allowance for any loading within the truss space has been allowed for including storage unless specifical stated. Any roof loads as stated on this layout over 16kN up or down are 6680 outside the scope of NZS3604, and 6335 the architect / draughtsperson is 6018 responsible for the design to transfer the loads to the ground. 5118 **Coloured Lines** 4218 Indicate Left Hand Side of Truss 3318 **Truss Dimensions** 2417 Please contact your local CARTERS 1517 Manufacturing Branch, for any queries regarding this layout, or if any on site remedial work is required. No modifications 300 to Roof Trusses or Wall Frames are to be undertaken without first obtaining written authority from CARTERS. NEW ZEALAND

# **AS BUILT FINAL LAYOUT**

BC220856 Received by Kapiti Coast District Council 26/10/23

# CARTERS





# Your Building Partner

CARTERS Carters Manufacturing Wellington (04) 5670274

#### JOB No 366570M1

Client: Classic Builders Job: Lot 5 - 24c Gawler St, Te Horo Site: Lot 5 - DP 512385 24c Gawler St Te Horo

Wind Area: \	/ery High
Roof Snow: (	0.000kPa
Ext Stud Spacing: 3	300 / 400
Int Stud Spacing: 6	600
Nog Spacing: 8	800 / 850
Frame Height: 2	2610 DTP / RAKING

**DRAWN Mark Fletcher** 

22 Dec,2022

The lintels have been sized using one of the following:

hy90, hyONE and hySPAN lintels have been sized using the designIT for houses - New Zealand series 6 software.

GANGLAM and FLITCH BEAMS have been sized using the MiTek Beam Program V1.10 June 2011.

Any treated LVL product is H3.1, which satisfies the minimum treatment requirement of H1.2 as per NZS3602.

Unless otherwise stated the timber grade for all lintels is SG8. Lintels not shown are to be selected as per NZS3604: 2011.

Please contact your local CARTERS Manufacturing Branch, for any queries regarding this layout, or if any on site remedial work is required.

No modifications to Roof Trusses or Wall Frames are to be undertaken without first obtaining written authority from CARTERS.







## **Manufacturing Statement**

This statement, supplied to the Carters customer listed below, has been provided to assist a Building Consent Authority in determining compliance with the NZ Building Code and is issued subject to Carters Standard Terms and Conditions of Sale. (available at www.carters.co.nz)

24-February-2023 CLASSIC BUILDERS WELLINGTON LIMITED LOT 5, 24C GAWLER STREET, TE HORO, KAPITI KC1366570M1 (Mitek Job Ref: 366570M1)

#### **Roof Trusses**

Roof trusses supplied by Carters to the above project have been manufactured as per any Producer Statement Design issued by MiTek for consent purposes on the above project using verified timber grades that meet the requirements of NZS3603 and NZS3622. Any laminated veneer lumber that has been supplied as part of a roof truss meets the requirements of AS/NZS4357 and NZS3603. Carters is a licensed MiTek fabricator.

#### **Pre Nailed Wall Frames**

Pre-nailed Wall frames supplied by Carters to the above project have been manufactured using verified timber grades, where required, that meet the requirements of NZS3603 and NZS3622. Any Laminated veneer lumber lintels that have been supplied as part of a pre-nailed wall frame meet the requirements of AS/NZS4357 and NZS3603.

#### **MiTek Flitch Beams**

MiTek Flitch Beams supplied by Carters for the above project have been manufactured in accordance to the plans, MiTek fabrication details and/or engineering details supplied.

Flitch steel is sourced from MiTek NZ as per MiTek fabricator requirements

Any timbers used for structural purposes are verified grades that meet the requirements of NZS3603 and NZS3622.

#### **Floor Systems**

Floor Systems supplied by Carters for the above project have been manufactured in accordance to the plans and/or engineering details supplied.

Any timbers used for structural purposes are verified grades that meet the requirements of NZS3603 and NZS3622.

#### **Timber Treatment**

All treated timber and engineered wood products used in any items manufactured by Carters in the above project, are not less than the minimum levels specified in the plans, specifications and information supplied by the customer.

#### **NZ Standards**

NZ Standards listed in this statement are cited as acceptable solutions in the approved documents NZBC B1/AS1 Structure or B2/AS1 Durability as a means of complying with the NZ Building Code.

Graeme Fletcher MANUFACTURING MANAGER WELLINGTON

**Carters Building Supplies Limited** 

				CARTERS			MANUFACTURER ST	ATEMENT : Page 1
Job:	366570M1	Client: Phone:	Classic Builders		Site:	Lot 5 - 24c Gawler St, Te Horo Lot 5 - DP 512385		
Descripti	on:					24c Gawler St		
	Consent No.:					Te Horo	Phone:	
MiTek 20/20	Engineering 4.7.346.0			MiTek New Zealand Limited				Printed: 14:10:17 24 Feb 2023

#### MANUFACTURER STATEMENT

This statement is issued by CARTERS to the client listed above, and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek® trusses for the job reference 366570M1 have been fabricated in accordance with the MiTek 20/20® truss design, truss layout and shop drawing output and the specifications for timber defined therein, and are covered by the Producer Statement issued by MiTek New Zealand Limited and the MiTek Fabricator Design Statement.

#### Summary of fabricated MiTek<sup>®</sup> trusses in accordance with MiTek 20/20<sup>®</sup> output

These MiTek® trusses must be erected in accordance with the Truss Layout. Proper erection bracing must be installed to hold the trusses true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied.

Importance Level :	2	Design Working Life : 50 years		
<b>Ceiling</b> Material: Dead Load: Restraints: Live Load:	Gib 13mm/Rondo Screwed 0.200 kPa 600 mm centres Qc = 1.400 kN	Wind Area: Pressure Coeff:	Very High (50.0 m/s ) Cpe = varies; Cpi = -0.30, 0.20	
	<b>Ceiling</b> Material: Dead Load: Restraints:	Ceiling Material: Gib 13mm/Rondo Screwed Dead Load: 0.200 kPa Restraints: 600 mm centres	Ceiling       Wind         Material:       Gib 13mm/Rondo Screwed       Area:         Dead Load:       0.200 kPa       Pressure Coeff:         Restraints:       600 mm centres	

#### MiTek<sup>®</sup> Truss List

\* = detail only, ? = input only, Txx = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required GB = gable brace required, CF = Chemical Free Treatment Legend:

#### Roof Truss

Treatment: To	p Chord	ls - H1.2	Bottom	Chords - H1.2	Webs - H1.2									
Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
*CN	10	853	0.000	900	*R11	1	1518	25.000	900	T13	1	7300	25.000	900
EN1	1D	6280	25.000	900	*R12	1	1232	18.249	900	T1A	1	5180	25.000	900
EN2	1	6280	25.000	900	*R13	1	843	25.000	900	T1B	1	5180	25.000	900
EN3	1D	7770	25.000	900	*R14	1	1483	18.249	900	T2	1	5180	25.000	900
ET1	1D	5180	25.000	900	*R15	1	878	25.000	900	Т3	8	7770	25.000	900
*FR1	2	7470	25.000	900	*R16	2	946	25.000	900	T3A	1	7770	25.000	900
*FR2	1	6370	25.000	900	*R3	1	1563	25.000	900	T3B	1	7770	25.000	900
*FR3	2	8960	25.000	900	*R4	1	2055	18.249	900	T4	3	6680	25.000	900
*HB1	2	5511	18.249	900	*R5	1	1126	18.249	900	T5	1	7000	25.000	900
*HB2	1	6932	18.249	900	*R7	2	1203	25.000	900	T6	1	6300	25.000	900
*HB3	1	6812	18.249	900	*R8	1	886	25.000	900	T7	1	6300	25.000	900
J1	2	2417	25.000	900	*R8A	7	886	25.000	900	Т8	1	7680	25.000	900
J1A	1	2417	25.000	900	*R9	1	1209	18.249	900	Т9	1	6870	25.000	900
J1B	1	2417	25.000	900	*R9A	1	1214	18.249	900	TG1	1	6680	25.000	900
J1C	1	2417	25.000	900	S1	8	6280	25.000	900	TR1	1	6680	25.000	900
J2	1	1517	25.000	900	S1A	3	6280	25.000	900	V1	1	2218	25.000	900
J2A	1	1517	25.000	900	S2	3	7840	25.000	900	V10	1	2040	25.000	900
J2B	1	1517	25.000	900	S2A	1	7840	25.000	900	V11	1	773	25.000	900
J2C	1	1517	25.000	900	S3	1	6280	25.000	900	V12	1	955	25.000	900
J3	1	3100	25.000	900	S3A	1	6280	25.000	900	V2	1	1115	25.000	900
J3A	1	3100	25.000	900	S4	1	6280	25.000	900	V3	1	1483	25.000	900
J4	1	2200	25.000	900	S5	4	7770	25.000	900	V4	1	1968	25.000	900
J4A	1	2200	25.000	900	*SB1	104	550	0.000	900	V5	1	2868	25.000	900
J4B	1	2200	25.000	900	*SB2	4	2110	0.000	900	V6	1	2880	25.000	900
J5	1	1300	25.000	900	T1	2	5180	25.000	900	V7	1	3780	25.000	900
J5A	1	1300	25.000	900	T10	1	7300	25.000	900	V8	1	1980	25.000	900
J6	1	1743	25.000	900	T11	1	5422	25.000	900	V9	1	1795	25.000	900
J7	1	1855	25.000	900	T12	1	7300	25.000	900	*VB	24	205	0.000	900
*OR	10	1150	0.000	900						*VN	8	853	0.000	900
*R10	1	986	25.000	900										

#### Roof Truss quantity : 277

Total quantity : 277

BC220856 Received by Kapiti Coast District Council 26/10/23 via Simpli

The computer design input has been carried out by:

MiTek 20/20 Software Operator:

Reece Patterson

MiTek Candidate Number and Qualifications:

Accredited Fabricator:



•



15 May 2023

Classic Builders Wellington 10A Norrie Street Porirua 5022

## PRODUCER STATEMENT – Windows and Doors Job No. 150868 PO No. 780246

# Project Name: CBWEL - Lot 5 - 24C Gawler Street - WLG101289 Project Address: 24C Gawler Street, Te Horo

We certify that the products supplied by our company for this project, meet or exceed the requirements of the New Zealand Building Code, NZS 4211:2008 Performance of Windows and NZS 4223 Glazing in Buildings.

More specifically, we have manufactured the windows and doors for this project in accordance with the design and manufacturing specifications provided by Architectural Profiles Limited and those required by NZS 4223.

All units manufactured to these specifications have been tested to, and comply with, the wind pressure rating, deflection, weather performance and glazing requirements of the above New Zealand Standards.

The products supplied by our company for this project, can be expected to have a serviceable life of not less than 15 years in accordance with section B2 of the New Zealand Building Code. This relates specifically to the structural elements of the windows and doors.

A guarantee for all Vantage products is provided under normal conditions of use against failure of materials and workmanship for 5 years from date of invoice.

Over time, even with regular maintenance, decorative elements, and non-structural fittings such as handles, roller mechanisms, mohairs and other components may require replacement as they wear out. This process does not contravene the durability requirement of section B2 of the New Zealand Building Code or this Producer Statement.

Yours faithfully, **NZWINDOWS BOP LIMITED** 

Kevin Allum <u>Director</u>



# Independent Electrical Inspectors Ltd.

3 Celtic Way, Paraparaumu. Andrew Stellingwerf -I2866 ph:027 280 4588

	COMBINED COC / F	ROI/ESC	
Customer Name: FAN	TAIL	Reference: 210723/4-	
Location of Installation:	40 GAWLER AVE		
	TE HONO	ICP#	
	I on this site in accordance with	E.I.P.C code by:	
Delta testhouse	Wells testhouse	JOther Revenue Tomp	

Description of work inspected: NEW HOUSE NEW MEN MEN THEN EARCH.



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

Client:	FANTAN	Electra acknowledgement #	PHOME PIED
Job Type:		Time on: 121	
	NIC TTP	Time off: 141	
Asset #:	109077A		Other <b>D</b>

			Fole LI Fillar LI Other LI					
HAZARD	POTETIAL HARM	ACTIONS PROPOSED	COMMENTS	WORK CARRIED				
Electricity	Shock, burns	Minimise /	Pilos Giana in	OUT				
Heights	Gravity	Minimise	CHECK GLOVES +P					
Falls, trips & slips		Minimise		1 PH tie in				
	Injury Cold/Weat/Dain			3 PH tie in				
Outdoor/Weather	Cold/Heat/Rain	Minimise		Disco/Recon				
Traffic	Hit by	Minimise		Fuse 3				
Public Access	Danger to public	Minimise						
CONSIDER ALSO: SITE SECURITY, OTHER SERVICES, ENVIROMENTAL ISSUES, HEAVY LIFTING, ELEVATED								
	,		VINCIVILIAL ISSUES, F	1EAVY LIFTING. ELEVATED				
WORKING, ETC			TAL ISSUES, F	IEAVY LIFTING, ELEVATED				
TESTING AND CC	MMISSIONING							
TESTING AND CO	MMISSIONING							
TESTING & INSPE	MMISSIONING ECTIONS CARRIE	ED OUT IN ACC		IEAVY LIFTING, ELEVATED				
TESTING & INSPE	MMISSIONING ECTIONS CARRIE	ED OUT IN ACON NZS3019	CORDANCE WITH TH	IE ELECTRICITY SAFETY				
WORKING, ETC <u>TESTING AND CC</u> <u>TESTING &amp; INSPE</u> <u>REGULATIONS A</u> Voltage:	MMISSIONING ECTIONS CARRIE S/NZS 3000 / AS/ R: 237 v	ED OUT IN ACC NZS3019 W: 240 v	B: 239 v Com	<b>IE ELECTRICITY SAFETY</b> ments:				
WORKING, ETC <u>TESTING AND CC</u> <u>TESTING &amp; INSPE</u> <u>REGULATIONS A</u> Voltage: Earth Loop	MMISSIONING ECTIONS CARRIE S/NZS 3000 / AS/	ED OUT IN ACON NZS3019	<b>DRDANCE WITH TH</b> B: $239 \times Com$ B: $239 \times Com$ B: $35x$	HE ELECTRICITY SAFETY ments:				
WORKING, ETC <u>TESTING AND CO</u> <u>TESTING &amp; INSPE</u> <u>REGULATIONS A</u> Voltage: Earth Loop impedance:	$\frac{OMMISSIONING}{CTIONS CARRIE} \\ S/NZS 3000 / AS/ \\ R: 237 v \\ R: 36 \Omega$	EDOUTINACONZS3019 W: $2400$ V R -33 Ω	$\begin{array}{c} \textbf{S} \\ \textbf{S} \end{matrix} \\ \textbf{S} \end{matrix} \\ \textbf{S} \end{matrix} \\ S$	HE ELECTRICITY SAFETY ments:				
WORKING, ETC <u>TESTING AND CO</u> <u>TESTING &amp; INSPE</u> <u>REGULATIONS A</u> <u>Voltage:</u> Earth Loop impedance: <u>PSSC:</u>	$\frac{\mathbf{DMISSIONING}}{\mathbf{CTIONS CARRIE}} \\ \frac{\mathbf{CTIONS CARRIE}}{\mathbf{S/NZS 3000 / AS/}} \\ \mathbf{R: 237 v} \\ \mathbf{R: 36 \Omega} \\ \mathbf{R: 36 \Omega} \\ \mathbf{R: 66 ka} \\ \end{array}$	EDOUT IN ACC NZS3019 W: $2400$ V R $-33$ $\Omega$ W: $-73$ ka	<b>DRDANCE WITH TH</b> B: $239 \times Com$ B: $239 \times Com$ B: $35x$	HE ELECTRICITY SAFETY ments:				
WORKING, ETC <u>TESTING AND CO</u> <u>TESTING &amp; INSPE</u> <u>REGULATIONS A</u> Voltage: Earth Loop impedance:	OMMISSIONINGCTIONS CARRIES/NZS 3000 / AS/R: 237VR: 36ΩR: 66Ka	DOUT IN ACC NZS3019W:260VR-33ΩW:-73KaEarth Lead	SORDANCE WITH TH $B: 239$ vCom $B: 239$ vCom $B: 32$ ΩSon $B: -75$ kaΩBonc	HE ELECTRICITY SAFETY ments: 230~15 mans 24				
WORKING, ETC <u>TESTING AND CO</u> <u>TESTING &amp; INSPE</u> <u>REGULATIONS A</u> <u>Voltage:</u> Earth Loop impedance: <u>PSSC:</u>	$\frac{\mathbf{DMISSIONING}}{\mathbf{CTIONS CARRIE}} \\ \frac{\mathbf{CTIONS CARRIE}}{\mathbf{S/NZS 3000 / AS/}} \\ \mathbf{R: 237 v} \\ \mathbf{R: 36 \Omega} \\ \mathbf{R: 36 \Omega} \\ \mathbf{R: 66 ka} \\ \end{array}$	EDOUT IN ACC NZS3019 W: $2400$ V R $-33$ $\Omega$ W: $-73$ ka	Sordance with thB: $239$ vComB: $32$ $\Omega$ $354$ B: $-75$ ka	HE ELECTRICITY SAFETY ments: 230~15 mans 24				

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 an is safe to use.

SIGNATURE

ICP

Mete

'c11

t'en

Ce.

DATE 27-7-23



Received by

via Simpli

Kapiti Coast District Counci

01 November 2022

Attn: Leon McGavin <Leon.McGavin@classicbuilders.co.nz> Classic Builders 10A Norrie Street Porirua City Centre Porirua 5022

Miyamoto Ref: 220013-PS1-001[A]

Dear Leon,

Please find enclosed Producer Statement (PS) 1 and supporting documentation for the engineered fill raft at 24C Gawler Street, Te Horo Beach, including:

- A.1: PS1 documentation.
- A.2: Engineered Fill Raft Schematic Sketch, Requirements and Limitations.
- A.3: Structural Loading (as per e3 Professional Consulting Engineers, July 2022).

Regards, Charles NicDermott

BEng(Hons) CMEngNZ CPEng IntPE(NZ) Associate Geotechnical Engineer M +64 (027) 566 6535

**Miyamoto International NZ Ltd** 



niyamoto.

BC220856 Received by Kapiti Coast District Council 26/10/23 via Simpli This page has been left intentionally blank

236 Hereford Street, Christchurch 8011 • PO Box 137, Christchurch 8140 • P +64 03 377 4095 Christchurch • Wellington • Auckland • Masterton • California • Nevada • Washington, D.C Costa Rica • Colombia • Haiti • Liberia • Italy • Turkey • India • Nepal • Japan

# **Appendices**

#### A.1: PS1 Documentation

BC220856 Received by Kapiti Coast District Council 26/10/23 via Simpli

236 Hereford Street, Christchurch 8011 • PO Box 137, Christchurch 8140 • P +64 03 377 4095 Christchurch • Wellington • Auckland • Masterton • California • Nevada • Washington, D.C Costa Rica • Colombia • Haiti • Liberia • Italy • Turkey • India • Nepal • Japan

DESIGN	via Simpli		
BUILDING CODE CLAUSE(S):		JOB NUMBER:	
ISSUED BY:			
(Engineering Design Firm)			1
TO:			
(Owner/Developer)			
TO BE SUPPLIED TO:			
(Building Consent Authority)			
IN RESPECT OF:			
(Description of Building Work)			
AT:			
(Address, Town/City)			,
LEGAL DESCRIPTION:			N/A 🗆

220856 Received by

Capiti Coast District Council

We have been engaged by the owner/developer referred to above to provide (Extent of Engagement):

in respect of the requirements of the Clause(s) of the Building Code specified above for Choose an item., as specified in the Schedule, of the proposed building work. Part Only

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

- Compliance documents issued by the Ministry of Business, Innovation & Employment (Verification method/acceptable • solution) and/or;
- □ Alternative solution as per the attached Schedule.

The proposed building work covered by this producer statement is described on the drawings specified in the Schedule, together with the specification, and other documents set out in the Schedule.

#### On behalf of the Engineering Design Firm, and subject to:

- Site verification of the following design assumptions: •
- All proprietary products meeting their performance specification requirements; •

#### I believe on reasonable grounds that:

**PRODUCER STATEMENT – PS1** 

- the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the Schedule, will comply with the relevant provisions of the Building Code and that;
  - the persons who have undertaken the design have the necessary competency to do so.

#### CM<sub>2</sub>

#### I recommend the Choose one level of construction monitoring.

#### I, (Name of Engineering Design Professional)

□ CPEng number •

and hold the following qualifications

The Engineering Design Firm holds a current policy of Professional Indemnity Insurance no less than \$200,000 The Engineering Design Firm Choose one a member of ACE New Zealand. is

SIGNED BY (Name of Engineering Design Professional): (Signature below):

Altre	
Alla	

#### **ON BEHALF OF** (Engineering Design Firm):

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 Engineering Design 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 Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent.

Date:



. am:

#### **SCHEDULE to PS1**

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

Level	Review	Comment
CM1	Monitor the outputs from another party's quality assurance programme against the requirements of the plans and specifications. Visit the works at a frequency agreed with the client to review important materials of construction critical work procedures and/or completed plant or components. Be available to advise the constructor on the technical interpretation of the plans and specifications	This level is only a secondary service. It may be appropriate where: - For the design consultant when another party is engaged to provide a higher level of construction monitoring or review during the period of construction or - When the project works are the subject of a performance based specification and performance testing is undertaken and monitored by others.
CM2	Review, preferable at the earliest opportunity, a sample of each important work procedure, material of construction and component for compliance with the requirements of the plans and specifications and review a representative sample of each important completed work prior to enclosure or completion is appropriate. Be available to provide the constructor with technical interpretation of the plans and specification.	This level of service is appropriate for smaller projects of a routine nature being undertaken by an experienced and competent constructor and where a higher than normal risk of non- compliance is acceptable. It provides for the review of a representative sample of work procedures and materials of construction. The assurance of compliance of the finished work is dependent upon the constructor completing the work to at least the same standard as the representative sample reviewed.
CM3	Review, to an extent agreed with the client, random samples of important work procedures, for compliance with the requirements of the plans and specifications and review important completed work prior to enclosure or on completion as appropriate. Be available to provide the constructor with technical interpretation of the plans and specifications.	This level of service is appropriate for medium sized projects of a routine nature being undertaken by an experienced constructor when a normal risk of non-compliance is acceptable.
CM4	Review, at a frequency agreed with the client, regular samples of work procedures, materials of construction and components for compliance with the requirements of the plans and specifications and review the majority of completed work prior to the enclosure or on completion as appropriate.	This level of services is appropriate for projects where a lower than normal risk of non-compliance is required.
CM5	Maintain personnel on site to constantly review work procedures, materials of construction and components for compliance with the requirements of the plans and specifications and review completed work prior to enclosure or on completion as appropriate.	This level of service is appropriate for - Major projects -Projects where the consequences of failure are critical -Projects involving involving or complex construction procedures. The level of service provides the client with the greatest assurance that the completed work complies with the requirements of the plans and specifications.

#### 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 2011<sup>2</sup>

**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 engineers<sup>3</sup>). 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:**

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

www.acenz.org.nz www.engineeringnz.org

A.2: Engineered Fill Raft - Schematic Sketch, Requirements and Limitations

BC220856 Received by Kapiti Coast District Council 26/10/23 via Simpli

> 236 Hereford Street, Christchurch 8011 • PO Box 137, Christchurch 8140 • P +64 03 377 4095 Christchurch • Wellington • Auckland • Masterton • California • Nevada • Washington, D.C Costa Rica • Colombia • Haiti • Liberia • Italy • Turkey • India • Nepal • Japan



#### Limitations

Design based on loadings provided by e3 Professional Consulting Engineers, dated July 2022 (Appendix A.3).

Only valid for areas of the site at RL+5.1 m or greater and subject to verification of the ground conditions during construction.

The downhill side of the site is significantly lower (~ RL +4.0 m) than the finished floor level on the design drawings (RL +5.3 m). The gravel raft shall be suitably confined on the downhill side, with 1 m min of flat ground adjacent to the gravel raft, and followed by a retaining structure, or by a suitable fill slope. We propose a maximum slope angle of 2:1 (26.6 degrees) for site-won sand soil, or 32 degrees for imported gravel. Soil slopes should be vegetated as soon as possible to limit erosion.

A.3: Structural Loading (as per e3 Professional Consulting Engineers, July 2022).

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<u>e3</u>	Professio Consultin Engineers	q	Client:	Propo Classi	sed Dwelling - ic Builders WG ng check			Page: Designed: SR Checked: MS Date: Jul-2022
Ribraft	bearing checl	ĸ				BC220856	i	
Ultimate Strength	bearing stren reduction fac	tor, φ	175 0.5	kPa		26/10/23	· · ·	rict Council
Design	bearing streng	tn, q <sub>dbs</sub> =	87.5	кРа		via Simpli		
Slab Ed	lge	Footing width			300 mm	Ro	oof angle=	= 25°
Roof		0.30 kPa x 0.25 kPa x	4.7 m = 4.7 m =	1.56	1.18			
Lower F		3.13 kPa x		1.88	4 50			
Upper/S		2.50 kPa x	0.6 m =		1.50			
wall	G =	1.55 kPa x	2.4 m =					
Lower w	/all G =	1.55 kPa x	0.0 m =		kN/m 2.7 kN/r	 m		
				1.2		Bearing pres	ssure	
G + Qu		8.0 kN/m			Allowable be	earing pressure =		
1.2G+1.	5Q=	12.6 kN/m				q <sub>d</sub> =	42 kPa	<= qbs, OK
Internal	Load bearing	g rib	width		300 mm			
Roof		0.30 kPa x	4.0 m =	1.32				
Lower F		0.25 kPa x 3.13 kPa x	4.0 m = 1.2 m =	3 76	1.00			
Lowerr		2.50 kPa x	1.2 m =	0.70	3.00			
Lower w	/all G =	1.55 kPa x	0.0 m =					
				5.1	kN/m 4.0 kN/r		assure if «	supported on ground
G + Qu	=	6.3 kN/m			Allowable be	earing pressure =		
1.2G+1.	5Q=	12.1 kN/m				q <sub>d</sub> =	40 kPa	<= qbs, OK
Internal	Rib 0.1m wid	le	Footing w	idth		100 mm		
Lower F	loor G =	3.13 kPa x	0.6 m =	1.88				
	Q =	2.50 kPa x	0.6 m =		1.50			
				1.9	kN/m 1.5 kN/r		accure if (	supported on ground
G + Qu	=	2.3 kN/m			Allowable be	earing pressure =		supported on ground
1.2G+1.	5Q=	4.5 kN/m						<= qbs, OK
Point lo	ad over 10kN	from Truss la	yout supp	orted	on	300 mm wide x	1200	) mm long rib
Critical	Load case P*=	= 14.1 kN				q <sub>d</sub> =	39 kPa	<= qbs, OK
Isolated	foundation					600 mm wide x	800	) mm long
1.3	5G+1.5Q - P*=	= 20.7 kN				q <sub>d</sub> =	43 kPa	<= qbs, OK
1.3	י+1.5Q - ۲*=	= 2U. <i>1</i> KN				Ч <sub>d</sub> –	43 KPa	<= qb\$, UK

			BC220856
Memorandum f Record of Build	rom licensed bι ling work (Brick	uilding practitior & Block Work)	Kapiti Coast District Counci 26/10/23 via Simpli
Section 88, Building A	Act 2004		
THE BUILDING			
Street Address: Lot 5, 24c G	awler Street		
Suburb: Te Horo, Kapiti Coas	t		
THE PROJECT			
Building consent number: 2	20856		
THE OWNER(S)			
Name(s): Rose Teague			
Mailing Address:			
Phone Number: 0273336978			
Email Address: rteague@outl	ook.co.nz		
RECORD OF WORK THAT IS	RESTRICTED BUILDING	WORK	
PRIMARY STRUCTURE			
Work that is restricted building work	Description of restricted building	ng work	Carried out or supervised
Tick	If appropriate, provide details of t	he restricted building work	Tick ☑ whether you carried out this design work or supervised someone else carrying out this design work
Other	Block wall		□ Carried out □ Supervised
EXTERNAL MOISTURE MANAGEME	ENT SYSTEMS		
Work that is restricted building work	Description of restricted building	ng work	Carried out or supervised
Tick 🗹	If appropriate, provide details of t	he restricted building work	Tick ☑ whether you carried out this design work or supervised someone else carrying out this design work
Damp proofing	Ensured DPC is breaking mortar	joint	Carried out Supervised
Wall cladding or wall cladding	Brick Veneer as per plan		Carried out
system			<ul> <li>✓ Supervised</li> <li>□ Carried out</li> </ul>
Other			□ Supervised
Name and contact details of the licens	ed building practitioner who is licen	sed to carry out or supervise design	work that is restricted building work:
Name: Daniel Smithson Mailing Address (if different from be	Now)-	LBP number: 118383 Class(es) licensed in: Ø Brick 8	Block laying
Street Address/Registered Office: 1	-	ranga 3110	
-	40 5117 Robyn	Email address: synergycontract@	
Mobile: 027 489 5721 Dan 027 4	gmail.com		
I Daniel Smithson carried out or supe	ervised the restricted building work	identified on this form:	
Signature:			Date: <u>03/07/ 2023</u>

# Form 6A

# Memorandum from licensed building Received by Kapiti Coast District Council practitioner: Record of building work

BC220856 26/10/23 via Simpli

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING	
Street address: 24c Gawler Street	
Suburb: Te Horo	
Town/City: Kapiti Coast	Postcode: 5581

#### THE PROJECT

Building consent number: 220856

#### THE OWNER(S)

Name(s): Rose Teague and Bro	oke Teague
Mailing address: 116 Rimu Road	
Suburb: Paraparaumu	PO Box/Private Bag:
Town/City: Kapiti Coast	Postcode: 5032
Phone number: 0211942243	Email address: rteague@outlook.co.n

PRIMARY STRUCT	URE		
Work that is restric building work	cted	Description of restricted building work	Carried out or supervised
Tick Ø		If necessary, describe the restricted building work.	Tick Wwhether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing			<ul> <li>Carried out</li> <li>Supervised</li> </ul>
Walls		stood fre-nail frames as per plans	<ul> <li>✓ Carried out</li> <li>✓ Supervised</li> </ul>
Roof		Stood Pre nail Trusses as per plans. Installed 4.1.2 Purlins 75x45m	Carried out
Columns and beams	7	installed all steel beans as per plans	Carried out
Bracing	<u>\</u>	Installed Bracing Ply as per plans. All handi-Brac's in place	Carried out
Other			<ul> <li>Carried out</li> <li>Supervised</li> </ul>

EXTERNAL MOISTURE MANAGEMENT SYSTEMS					
Work that is restricted building work	Description of restricted building work	Carried out or supervised			
Tick Ø	If necessary, describe the restricted building work.	Tick Wwhether you carried out the restricted building work or supervised someone else carrying out the restricted building work.			
Damp proofing		<ul> <li>Carried out</li> <li>Supervised</li> </ul>			
Roof cladding or roof cladding system		<ul> <li>Carried out</li> <li>Supervised</li> </ul>			
Ventilation system (for example, subfloor or cavity)	Brilding wrop on Cavity as per plans	Carried out			
Wall cladding or wall cladding system		<ul> <li>Carried out</li> <li>Supervised</li> </ul>			
Waterproofing		<ul> <li>Carried out</li> <li>Supervised</li> </ul>			
Other		<ul> <li>Carried out</li> <li>Supervised</li> </ul>			

#### **ISSUED BY**

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

IDD numbers 20122 - 0 - 0
LBP number: 3713302 9
n number (if applicable):
iko Place
Town/City: Poring
Postcode: 5022
Mobile: 020 410 32157
Fax:
Website:

DECLARATION	
Work recorded on this form.	carried out or supervised the restricted building
Signature: Milled	
Date: 19/3/23	

							BC220	856	
	ELECTRICAL						Receiv		
							Kapiti (	Coast Distric	t Cou
	REFERENCE/CERT	IFICATE ID NO	) • •		1624	w that installs	<u>26/10/2</u>	23	
	Part 2 of AS/NZS 3	<b>000</b> are safe to	be connected to	the <u>specified</u> sy	stem of elec	ctrical supply.	via Sin	allations under Part 1 o	)r
cation Details:	24C Gaw	/ler Street,	Te Horo, Ka	piti Coast, V	Vellingto	on			
ontact Details: lame and address)	Classic	Builder	S						
ame of Electrical orker:	Simon Chu	ırchill		Registratio			1464		
one & email:		<u>sc@fan</u> t	tailservices.co	<u>.nz</u>					
ame and registrati person(s) supervi									
ertificate of Co ype of work: he prescribed elec	-		dition v risk		teration eneral		New work High-risk (Speci	ify):	
eans of compliand	ce:	Par <sup>i</sup>	t 1 of AS/NZS	3000 🔳 Pa	rt 2 of AS	5/NZS 3000			
ditional Standard				_		/es (specify			
te or range of da	-				/10/2023	6			
ontains fittings th					Yes		No		
ecify type of sup		-							
e installation has		-	-			×	Yes	No	
rts of the installa		Inis certifica	ite relates tha	t are safe to	connect	to a power	r supply?		
All Parts (s e work relies on		s instruction	nc <sup>,</sup>		Yes		No		
es – identify the instru			-	lso attach a copy		cturer's instr	-	rtificate.	
provide reference to		-							
dentify:									
Link: e work has been	done in accord	ance with a	a certified desi	ign· 🗖	Yes		No		
ves – identify the certi						_	-		
r provide reference to Identify:	-	-							
Link: he work relies on	a Supplier Dec	aration of C	onformity (SI	)oC):	Yes		No		
yes - identify the SDoC						he SDoC to th			
r provide reference to	readily accessible	electronic form	nat, eg Internet lir	nk.)					
ldentify: Link:									
e installation has b	een satisfactoril	y tested in ac	cordance with	the Electricity	(Safety) R	egulations 2	2010 🗖	No 🔳 Yes	
Description of Work:		<u>.</u>		•				(provide values)	
tall 57 power points on 9 tall 87 lighting points con				RCD supplied by 3	c circuits.		Polarity	Passed	
nnect wall oven Fed via 2 nnect induction hob ( 2 p	25amp dedicated circu	uit. Controlled via	isolator in kitchen pr	otected by 25a MC			ependent earth): ation resistance:	>500M Oh	ms
tall Outdoor Heat pump unitall indoor heat pump unitall	unit fed via 32amp deo						rth Continuity:	.02 Oh	
nnect H.W.C on dedicate	ed feed protected by 1						Bonding:	.02 Oh	ms
stall dedicated socket for nnect and supply alarm p	panel on dedicated cire	cuit protected by		A RCD.		Fault	Loop impedance	.29 Oh	ms
wage pump circuit dedica esh water pump on dedica			30mA RCD.			01	ther (specify):	RCD testing,	
tall cable for spa not con signing this docu	ument, I certify	that the co	mpleted pres	cribed electr	ical work	to which t	his Certificate	e of	
mpliance applies	has been don	e lawfully a	nd safely, and	the informa	tion in th	e certifica	te is correct.		
ifier's signature:	Arring	hurd	1		Date	26-10-23			
	100	u tel			, bute.				
ectrical Safety		v that the in	stallation. or	part of the in	stallatio	n. to which	this Electrica	Il Safety Certificate	e
oplies is connecte						,			-
ertifier's	Simon C				-	ation/Pract number:	icing E281	464	
ertifier's ignature:	Sour Junell	/	Certificate Issue Date:	26-10-23	c	Connection [	Date: 26-10	)-23	
	STOMER COPY - T	HIS IS AN IMPO		ENT AND SHOUL	D BE RETAI	NED FOR A N		EARS	

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.



## INSTALLERS CHECKSHEET: FREESTANDING OR INBUILT FIRE



**Note:** Please have this form completed by the installer and ready for our Building Inspector to collect when doing the final inspection.

Building Consent Number: BC220856		
Installers Details:		
Installers Name: (Please print) Kapiti Woodfires		
Address: 2/5-7 Ihakara St, Paraparaum@one: 04-212	-5509	
Freestanding Fire or Inbuilt Fire installed at:		
Address: 24c Gawler Tce, Te Horo		
For: Classic Builders		
The following requirements under NZS 7421:1990 or AS/NZ 2918:2001 have been met and the solid fue	el burning domestic applianc	e type
and model Yunca Monte Euro has been installed in accordance with the main	nufacturer's installation instru	uctions.
Please Tick (where applicable) the following:		~
The chimney has been cleaned.		N/A
The chimney is in a sound condition.		
The chimney is of pumice and correct dimensions to comply with BRANZ zero clearance certificates.		
The chimney is of purfice and correct dimensions to comply with BRANZ 2010 clearance certificates.		N/A N/A
The chimney is of purfice and correct dimensions to comply with BRANZ zero clearance certificates.		
		N/A
The chimney is ventilated to manufacturer's requirements.	ificate.	N/A
The chimney is ventilated to manufacturer's requirements. The appliance is restrained against seismic activity (freestanding & fireplace heaters).	ificate.	N/A N/A
The chimney is ventilated to manufacturer's requirements. The appliance is restrained against seismic activity (freestanding & fireplace heaters). The Inbuilt heating appliance has been approved by BRANZ as complying with their zero clearance cert	ificate.	N/A N/A
The chimney is ventilated to manufacturer's requirements. The appliance is restrained against seismic activity (freestanding & fireplace heaters). The Inbuilt heating appliance has been approved by BRANZ as complying with their zero clearance cert The hearth is an approved type according to the manufacturer's requirements.		N/A N/A
The chimney is ventilated to manufacturer's requirements. The appliance is restrained against seismic activity (freestanding & fireplace heaters). The Inbuilt heating appliance has been approved by BRANZ as complying with their zero clearance cert The hearth is an approved type according to the manufacturer's requirements. The hearth is restrained against seismic activity. The fire-surround at its connection to the fire place is fully insulated with approved material [see BRANZ		N/A N/A V N/A V

# **Residential Warranty and Maintenance Requirements**

SUPPLY DATE: MARCH 2023					
PROPERTY OWNER	Classic Builders Wellingto	on Ltd			
SITE ADDRESS	24C Gawler Street, Te Ho	24C Gawler Street, Te Horo Beach 5581, New Zealand			
SITE ENVIRONMENT	Severe				
BUILDING TYPE	Residential				
ROLLFORMER	Steel & Tube Roofing We	llington			
GROUP HOME BUILDER	Classic Builders				
WARRANTY THAT PRODUCT:	ROOFING	WALL CLADDING	GUTTERS/DOWNPIPES	FLASHINGS	FASCIA
Paint will not flake, peel or excessively fade	15 Years	-	-	15 Years	-
Will not perforate through corrosion	20 Years	-	-	20 Years	-

The product manufactured from **COLORSTEEL® MAXX®** is subject to normal wear and tear, which may include uniform fading, chalking and dirt collection. Minor white corrosion, which may appear at unwashed tension bends or cut edges, is a natural weathering phenomenon of **COLORSTEEL® MAXX®** and does not constitute a failure of the coating system. Testing to determine coating performance will be in accordance with the methods described in Australian Standard AS1580.

## This warranty is issued by New Zealand Steel Limited and is subject to the following terms and conditions:

(Note: all New Zealand Steel literature referred to in this warranty is that which is current at the time of installation and is available from the rollformer or www.colorsteel.co.nz)

- 1. The maintenance programme specified on the reverse BEING STRICTLY ADHERED TO and documented.
- The warranty periods stated above start from the date the material is supplied to site.
- 3. The installed pitch of the roof is equal to or greater than  $3^{\circ}$ , or the minimum recommended for the profile, whichever is greater.
- The product is only used in the environments and applications as recommended in the Environmental Categories, Warranty & Product Maintenance Recommendations brochure (or on-line Guidelines for Use).
- The product is designed, formed, stored, handled and installed in accordance with recommendations given in Specifiers and Builders Guide (on-line Guidelines for Use), Information Bulletins and NZ Metal Roof and Wall Cladding Code of Practice.
- This warranty covers the COLORSTEEL® MAXX® material only and no accessories supplied which include, without limitation, fasteners, soft edge and building wrap.
- 7. All warranties, conditions, liabilities and obligations other than those specified in this warranty are excluded to the fullest extent allowed in law. In particular, where the product is supplied for the purpose of business, the guarantees contained in the Consumer Guarantees Act 1993 do not apply.
- Failure of the material or the coating partially or wholly due to one or more of the following causes is not covered by this warranty:
  - Use of the product within 25m of the high water mark on the East Coast or 50m of the high water mark on the West Coast.
  - Physical damage during or after installation, including scratching, contact with other metal items, incorrect installation of external objects such as airconditioning units, PV/Solar energy systems, and failure to remove swarf.
  - Contact or immersion in soil, ash, fertilizer, moisture retaining substances, sunscreen or water (of any type).

- Contact with or runoff from lead or copper and other dissimilar metals, chemical agents, green or wet timber or treated timber.
- Water entrapment or ponding for any reason.
- Mechanical damage, chemical attack, corrosion or other damage sustained during transport, handling, storage, installation or subsequent to installation.
- Attack from chemical or other agents, fumes, solids or liquids other than direct rain or run-off falling onto the product under warranty.
- Application of post paint treatments or systems.
- Failure to install, use and maintain the product in accordance with NZ Steel's guidelines and applicable industry standards.
- Underside corrosion as a result of high humidity, condensation or pollution generated within a building.
- Failure to replace corroded fasteners, or use of incorrect fasteners.
- Corrosion arising from lapped areas of end-lapped sheets.
- The product having been inappropriately stored prior to installation.
- Causes beyond the control of New Zealand Steel or the roofing manufacturer, including earthquakes, fires, cyclones, tornadoes, storms, hurricanes, lightning, hail, volcanic activity and other similar extreme "Acts of God".
- Actions by other persons.

If **COLORSTEEL® MAXX®** pre-painted steel has failed to perform as warranted, then a claim, in writing, specifying in what respect the **COLORSTEEL® MAXX®** has failed to perform, must be made within the applicable warranty period, to New Zealand Steel who will at its sole option repair or replace (including labour) the affected material or provide a refund equal to the cash value based on New Zealand Steel's estimate of the cost of the then current New Zealand Steel equivalent product. All claims must be accompanied by this original warranty document. A new warranty will be issued to cover the balance of the original warranty offer for both the paint coating and perforation protection where repair or replacement is made, this period is not extended in case of replacement. Neither the roofing manufacturer named below nor New Zealand Steel will be liable for any consequential loss or damage except as may be required under any mandatory statutory provisions. Nothing in this warranty is intended to exclude or limit any rights consumers may have under the Consumer Guarantees Act 1993.

New Zealand Steel and/or the roofing manufacturer reserve the right to inspect a building prior to issuing of the warranty and/or to inspect and conduct tests as necessary at any time after a claim is made under this warranty and accordingly have access to the property.



#### Warranty ID: 95600

For information relating to your warranty certificate please call 0800 697 833, or you can write to us at nzs.warranty@bluescopesteel.com



#### PRODUCT USAGES

Roofing with a Trimline profile and a pitch of 25 degrees

- Paint will not flake, peel or excessively fade for 15 years
  Will not perforate through corrosion for 20 years
- Will hot periorate through conosion for 20 years

Coil References: P768576: FlaxPod®, 0.4mm

Flashings with a Wide Ridging profile

- Paint will not flake, peel or excessively fade for 15 years
  Will not perforate through corrosion for 20 years
- Coil References: V599700: FlaxPod®, 0.55mm

Flashings with a Flashings profile

Paint will not flake, peel or excessively fade for 15 years
Will not perforate through corrosion for 20 years

Coil References: W108886: FlaxPod®, 0.55mm

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#### MANUFACTURING

COLORSTEEL® MAXX® manufactured by New Zealand Steel LImited.

Rollformed by Steel & Tube Roofing Wellington .

Installed by Kendall Roofing Limited.

#### APPROVAL

This Warranty is issued by (the manufacturer), New Zealand Steel Limited.

Date: 03 May, 2023

#### MAINTENANCE PROGRAMME

All roofing and cladding products are subject to the cumulative effects of weather, dust and other deposits. Normal rain-washing will remove accumulated atmospheric contaminants from roofs. Gutters must be regularly inspected to remove debris, which may cause ponding.

ENVIRONMENT	MODERATE ISO CATEGORY 3	SEVERE ISO CATEGORY 4	VERY SEVERE ISO CATEGORY 5
Roof	Rain washing	Rain washing	Rain washing
Wall Cladding	Manual washing every year	Manual washing every 6 months	Manual washing every 3 months
Gutters, fascias and unwashed or <b>high risk</b> areas	Manual washing every 6 months	Manual washing every 3 months	Manual washing every month

Environment zones are described in detail in the Environmental Categories, Warranty & Product Maintenance Recommendations brochure. If your building is within 1000 metres of the sea or in an area with a corrosive environment you should check these Categories.

Regular washing of **COLORSTEEL® MAXX®** products increases the durability by reducing attack from airborne salts and pollutants. **COLORSTEEL® MAXX®** surfaces should be manually washed with water and a sponge or a soft nylon-bristled brush. For large areas it may be appropriate to use water blasting at pressures up to 20 MPa. Regular inspection for, and removal of lichen should be carried out as per Information Bulletin - *Removal of Lichen*.

Note: **high risk** areas include areas around flues, chimneys and extractor vents, under television aerials and trees and sites prone to mould, lichen, bird droppings or debris. External objects such as walkways and platforms, air conditioning units, solar hot water and solar photovoltaic systems, all have the potential to create areas on the roof that are sheltered from the rain (unwashed areas) and, as such, additional maintenance of the roof areas affected is required as highlighted in the above table.

COLORSTEEL® and COLORSTEEL® MAXX® are registered trademarks of New Zealand Steel Limited.





Classic Builders Job No.:	WG
---------------------------	----



Client: Calssic Builders Wellington

BC220856 Received by Kapiti Coast District Council 26/10/23 via Simpli

	Site Address:	Iress:		
Floor/ Ro	of beams Inspection	Date:		
Check Bui	Iding Consent for specific requirements	<mark>Re-insr</mark> 3C. Number	pection da	ate: 3 July 2023
Steelwork				
	Have steel fabrication drawings been reviewed (only requ	uired for bigge	er jobs)	
	Check steelwork is as per consent/fabrication drawings			
	Dry pack under columns			
	Posts			
	Floor Beams			
	Roof Beams			
	Portal frames (bolting of knee joint is not permitted unles	ss detailed)		
	All connection bolts are in place			
	All holding down bolts are in place			
Timber				
	Check timber beams are as per consent/fabrication draw	vings		
	Floor beams			
	Roof beams			
	Posts/ supporting studs			
	Beam hold downs			
Elements	nspected:			
		Items rectifie (name and pos	•	
Site Instru	ctions:		-	

Refer to required mark for required remedial works. Please book reinsepction once completed

Inspection carried out by:

Site Foreman:

#### Photo gallery for remedial work









## **PHOTO GALLERY**





Photo 9 All portal leg bolts loose



Photo 10 Bolts to close to edge

refer photo 11

Tighten all bolts



Photo 11 Refer comments photo 10

BC220856 Received by Kapiti Coast District Council 26/10/23



Photo 12 Cleats to SHS have be moved, only welded one side




ecoinsulation

# energy and installation

Job Status	Completed
Date	12/6/2023
Customer	Classic Builders
Address	Lot 5, 24C Gawler Street, Te Horo
Contact	Mark Turner

#### **Product Verification & Materials**

- Installation of ecoinsulation glasswool R2.2 Wall
- Installation of ecoinsulation glasswool R3.6 Ceiling

BC220856 Received by Kapiti Coast District Council 26/10/23 via Simpli

#### **Product Information**

#### ecoinsulation<sup>®</sup> glasswool is a BRANZ Appraised product range (see BRANZ Appraisal 1050 & 1049)

#### New Zealand Building Code (NZBC)

**3.1** In the opinion of BRANZ, ecoinsulation<sup>®</sup> glasswool Insulation, if designed, used, installed and maintained in accordance with the statements and conditions of this Appraisal, will meet or contribute to meeting the following provisions of the NZBC:

- Clause B2 DURABILITY: Performance B2.3.1 (a) not less than 50 years and B2.3.1 (b) 15 years. ecoinsulation<sup>®</sup> glasswool Insulation meets these requirements. See Paragraph 8.1.
  - *Clause E3* INTERNAL MOISTURE: Performance E3.3.1. ecoinsulation<sup>®</sup> glasswool Insulation will contribute to meeting this requirement. See Paragraphs 13.1 and 13.2.
  - *Clause F2* HAZARDOUS BUILDING MATERIALS: Performance F2.3.1. ecoinsulation<sup>®</sup> glasswool Insulation meets this requirement and will not present a health hazard to people.
  - *Clause H1* ENERGY EFFICIENCY: Performance H1.3.1 (a) and H1.3.2E. ecoinsulation<sup>®</sup> glasswool Insulation will contribute to meeting these requirements.
    - See Paragraphs 14.1 and 14.2.

**3.2** This is an Appraisal of an Acceptable Solution in terms of the New Zealand Building Code Compliance. ecoinsulation<sup>®</sup> glasswool Insulation thermal resistance (R-value) has been determined by testing to AS/NZS 4859.1 which is an acceptable method.

This statement issued based on services completed ON THE DAY of INSTALLATION.

VERIFICATION OF INSTALLATION Reference #PR294691

Eco Insulation Energy & Installation has installed the installation taking into consideration the project plans, agreed requirements by the builder, the 'as built' environment, and requirements of the NZ Building Code (as they apply to installation of insulation) and the requirements of NZS 4246: Energy Efficiency – Installing Insulation in Residential Buildings.



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# ON-SITE WASTEWATER TREATMENT and DISPOSAL ASSESSMENT

For: Kapiti District Council Wellington Regional Council

Site: 24c Gawler Rd Lot 5 DP 512385 TE Horo Kapiti Coast

Report by: Kingston and Kemp Ltd

Authorised installers for Devan Plastics Limited



BC220856	
Received by	
Kapiti Coast District Council	
26/10/23	
via Simpli	

Customer Ref: EC WR

Date: 8/8/ 2022

Site:

24c Gawler Rd Lot 5 DP 512385 TE Horo Kapiti Coast

Postal:

32 Mountain View Drive

By: Kingston and Kemp Ltd

Registered drainlayer Authorised Devan Plastics installer



Our Ref 605632-LO-34

Contact David Beneke

19 August 2008

Mr. Angus McDonald Trymak Pty Ltd 15/2 Garden Blvd Dingley VIC 3172

Attention: Angus McDonald

Dear Angus,

## RE: BARLOW GROUP 'BALL' UNDERGROUND POLYETHYLENE STORAGE TANK

BC220856

26/10/23

via Simpli

Received by

The structural engineering analysis and design for the above mentioned underground storage tank was carried out by this firm as in our report 605632 - LO - 44 dated 21 July 2008. We certify that this design is in accordance with normal engineering practice and principals, the relevant sections of the following Australian and New Zealand Standards, test reports and design loads:

Kapiti Coast District Council

- AS/NZS 1170.0-2002 Structural Design Actions Part 0: General Principles
- AS/NZS 4766: 2006 Polyethylene Storage Tanks for Water and Chemicals
- AS 4678: 2002 Earth Retaining Structures
- AS/NZS 1546.1.2008. Septic Tanks
- Draft underground water storage tank standard
- ICO Courtenay reports dated 7 May 2008, 4 June 2008 and 23 June 2008 for Cotene 3925 polyethylene at 20 degrees centigrade
- 5kPa uniformly distributed surcharge
- 13kN wheel load surcharge from a maximum 1300kg vehicle
- Backfill soil density 18 kN/m<sup>3</sup> min, 21 kN/m<sup>3</sup> maximum
- Backfill minimum angle of internal friction 20° for a worst case soft clay backfill
- Backfill minimum angle of internal friction 30° for an imported granular backfill

This certificate shall not be construed as relieving any other party of their legal responsibilities or contractual obligations.

Yours faithfully,

DAVID BENEKE Principal for Cardno



Level 3, 910 Pacific Highway Gordon New South Wales 2072 Australia Telephone: 02 9496 7700 Facsimile: 02 9499 3902 International: +61 2 9496 7700 Email: sydney@syd.cardno.com.au Web: www.cardno.com.au

Cardno

Shaping the Future

Cardno Offices Brisbane Sydney Canberra Mełbourne Perth Darwin

Caims Townsville Rockhampton Hervey Bay Sunshine Coast Toowoomba Gold Coast Gosford Baulkham Hills Busselton

Port Moresby, PNG Abu Dhabl, UAE Portland, USA

## **Onsite Wastewater Treatment and Disposal Assessment**

The following report has been based on the information provided in the Australian/New Zealand Standard AS/NZS 1547:2012 for On-site domestic-wastewater management, and on-site inspection by

The proposed building site meets the subdivision criteria for unsewered sites.

The following report demonstrates that the site is sustainable for on-site treatment and disposal of waste water.

The site has roof water supply.

The owners propose and connect to a Devan Integra S-15 Aerated Wastewater Treatment System.

We suggest that water saving devices be installed to all tap ware, and dual flush toilet cisterns be installed; this will ensure lower daily water consumption.

The total number of bedrooms is 4

Soil Category has been identified by Kingston and Kemp

The soil category is 3

Topsoil thickness is 350mm

Water Table is Nil found to 1.m

Distance to water ways a small lake on property exist 25m closest point

Disposal field slope 2%

Stabliity issues No

On this information we have designed the following wastewater treatment and disposal system (Australian/New Zealand Standard AS/NZS 1547:2012 for On-site domestic-wastewater management).

Disposing of wastewater will have no environmental impact to the surrounding properties with regards to the wastewater disposal or storm water run off.

The recommended design irrigation rate for irrigation system with secondary treated waste water is less than 28mm/week.

On these findings the following formula will apply for the footprint of the irrigation field. The treatment plant system will have to produce a quality of effluent better than 20g/m<sup>3</sup> BOD and 30g/m<sup>3</sup> TSS.





## **Irrigation Field Specifications**

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	5m
Reserve area available	50%

BC220856 Received by Kapiti Coast District Council 26/10/23 via Simpli

The treatment plant (S-15) has the capability of treating up to 1.5 cubes per day and will incorporate a holiday/vacation mode. This mode will allow the system to cope with peak loadings along with extended periods of the house not being used. This mode is critical for the treatment system to function correctly.

The installation of the dripper line disposal system (which can utilise excess soil on site). This should be installed below the ground at 150mm, insure to hoe up the existing ground to free the existing top layer of soil from compaction. The grasses and plants will maximize absorption along with evapotranspiration taking place. There will be no environmental impact surrounding the irrigation field as the irrigation system will achieve a ground water clearance greater than 600mm.

The dripper rate of the drip line pipe is 2.3 litres per hour at 600mm spacing's and the distance between the installed pipes will be 1000mm. The dripper pipe also incorporates the following features –

- a) Advanced filter on the emitter reducing clogging potential.
- b) Heavy wall thickness.
- c) Pressure compensating emitters.

The installation of a back flush valve to the inline filter is a requirement along with the installation of a 130 micron long body 25mm disc filter. This will prevent possible solid particles entering the irrigation field causing potential blockages of the dripper.

A full service and maintenance schedule will be required for the on-site disposal system and treatment plant.

Only a registered drainage contractor is permitted by Council and legislation to install drainage works.



## Irrigation pump requirements

Dripline min operating pressure	5	
Lateral loss (per 50m)	1	
Mainline (per 50m)	1	
Irrigation filter (semi blocked)	3	BC220856
Tank depth	2	Received by
Height to disposal field	2	Kapiti Coast District Council
TOTAL	17	26/10/23
TOTAL + 10%	18.70	via Simpli

## Irrigation pump performance

Total emitter number	600
Required flow rate	1,380
Pump duty	Check on pump curve

### **Additional Notes**

Note system design is for new 4 Bedroom house with roof collection tank water supply.

Soil category across site is consistent with a top soil loam continuing down for 1.3m as a dune sand

As no areas of significance are on the site or water ways a 50 percent reserve area is easily achievable



## **Irrigation Pump Specifications**

# BC220856 Received by Kapiti Coast District Council 26/10/23 via Simpli

### APPLICATIONS

The Hilift 35 is a multi-purpose submersible pressure pump ideal for rainwater systems, treated grey water irrigation, operating sprinklers, and pumping water from tanks.

#### **FEATURES**

- Silent alternative to surface pumps
- Environmentally safe, oil-free
- Ceramic shaft sleeve for long life
- Built-in thermal overload protection

## CONSTRUCTION

- Composite and stainless steel materials
- Anti-debris stainless steel strainer
- Supplied with 10 m lead and plug, non return valve, float switch and a hose adapter for 3/4" and 1" thread or clamp version
- 1 x 240 V, IP68 motor, Class B

### PERFORMANCE

	A PANLANCE	Discharge Pre	ssure (kPa/psi)	Viteral Pro-
	150	200	250	300
10-11-11-11-11-11-11-11-11-11-11-11-11-1	22	29	36	44
Pumps	N STATE	Output	(I/min)	and the second
Hillift 35A-1	68	55	40	20

As a guide 1 tap 👗 = 10 litres per minute • 1 sprinkler 🛣 = 15 litres per minute



### **TECHNICAL FEATURES**

Pumps	Cable (m)	and the second second		Water temp(°C)		Dime	nsions	Weight	l/min	10	20	30	40	50	60	70	30
	trut	10.117	in ver	termp( c)		D	H	(kg)	m³/h	0.6	12	1.8	24	3	3.6	4.7	1.9
Hillift 35 A-1	10	0.76	3.8	0/35	1"F	150	397	0.7									
				4122	+1	150	397	8.7	m Head	33	31	28	25	22	18	15	10

150 (D)



## Assessment of Environmental Effects of the Devan Integra S-15

- The Devan Integra S-15 Wastewater Treatment System has the capacity to treat up to 1500litres per day with standard appliances and no sink waste disposal.
- The Devan Integra S-15 Treatment System is designed to perform to a quality of 15-20mg/ L BOD5 and 20-30mg/L Suspended Solids.
- The Devan Integra S-15 Treatment System has an audible and visible alarm systems which indicates high water level, air interruption and pump failure.
- The waste water is distributed through self compensating drip irrigation tube which is designed to evenly distribute the liquid over the designed area. The design of the irrigation field is laid to ensure ponding does not occur.
- Slope, Aspect and Planting of suitable water and nutrient tolerant plants or vegetation to suit the application to maximise the evapotranspiration, have been recommended.
- All separation distances have been maintained as per TP58 Third edition 2004.
- The Devan Integra S-15 has a 1500l capacity of storage in case of system failure.
- Irrigation is laid in an area where there is no foot, animal or vehicle traffic. Where location offers fenced areas, these are mostly considered.
- Odour effects are eliminated by sealed lids on the system, or the application of a carbon filter if requested.
- The Devan Integra S-15 aeration system is within a sealed container and is considered extremely low noise. The irrigation pump is submerged which does not produce a noise effect.
- The Devan Management Plan includes 6 monthly servicing. The system is maintained to
  ensure efficient functioning resulting in the quality of the waste water being consistently
  high. This is also required by Local Councils' and New Zealand Health legislation.
- The Devan Integra S-15 is wired to an alarm panel which alerts the customer to any problems occurring within their system.
- Each homeowner receives a user guide on the system at commissioning date. Commissioning date is used for education of the system for the client including cleaning product usage and general filter maintenance.
- The visual effect on the surrounding environment is minimal with only a small dome shaped lid and box visual above ground that can simply be disguised with planting.



## Service Contract / Renewal Advice

BC220856 Received by Kapiti Coast District Council 26/10/23 via Simpli

This agreement is made between (Owner/Occupier): Rose and Brooke Teague

Of (Address): 24c Gawler Street Tehoro

And the Authorised Distributor or their duly appointed agent: Kingston & Kemp Ltd

The duration of the Agreement is for a period of 24 calendar months.

Authorised Distributor or their agent, upon payment of the sum of \$

signature of the afore-named person at the place indicated below, and upon acceptance of this application by a duly Authorised Distributor/Agent agrees, for the peirod to the following:

1. A factory-trained technician will make field service inspections during the 24 month period.

Inspections include:

(a) Any adjustment, cleaning and field service of the unit necessary for proper opera tion.

(b) Inspection of the control panel and alarm plate, aeration blower, bio-mass, sludge return, clarifier, filter, effluent quality, irrigation pump, and float alarm.

2. Both labour and materials will be charged for any emergency service call, outside the callspecified above.

3. In the event of any repairs being necessary on the purifier or electrical equipment during the

first year because of damage which has occurred outside the warranty, then these repairs

will be charged to the owner and will include labour and materials.

4. All repairs are on a strictly COD basis.

5. This agreement does not bind Devan Plastics Limited, or its duly appointed agent to be responsible for the quality of the effluent. However, it will at all times whenever possible, recommend how the effluent quality can be maintained at it's maximum efficiency. It will also alter and adjust the system during service visits in an endeavour to obtain the best possible effluent standard.

In applying for this agreement, the undersigned acknowledges that this Agreement is binding while they are Owner/Occupier of the premises. There is an obligation by the Authorised Distributor/Agent and homeowner to transfer this Contract to any new Owner/Occupier to comply with the relevant health legislation, until a new contract is negotiated with the new Owner/Occupier.

I herewith apply for the above Agreement and submit the sum of \$XXXX

**Owner/Occupier's Signature** 

Date Date



## Appendix

Planting list

Geotechnical Report

Site Plan













## List of water tolerant plants suitable for Onsite wastewater disposal systems

Plants that are suitable for planting in moist conditions, such as those associated with wastewater land disposal fields need to be selected on the basis of both their tolerance for such moist conditions and for their potential for high level of growth/high transpiration of moisture in such conditions.

Standard lawn grass is a proven effective high transpiration plant species in such conditions, as are a large number of other plant species seen in typical domestic gardens.

Consideration needs to be given to effects of roots from plants and from trees in particular on wastewater distribution pipe networks/emitter lines in land application systems. Potential for root intrusion/disruption to the pipe system must be considered prior to selection and planting of a plant or tree species.

Advise on such matters for particular plant species can be obtained from garden centre specialists and landscaping consultants.

The following list covers native plant species are considered to be suitable for planting in moist conditions, such as those associated with wastewater disposal fields in Auckland situations. They are all tolerant or fond of moist conditions and all are native to the Auckland region. Much of this information has been adapted from one of the ARC Botanic Gardens advisory leaflets; 14— New Zealand plants for wet places and the list edited and reviewed by Dr. Rhys Gardner Consulting Botanist, Auckland War Memorial Museum (August 2004).

#### Grasses, ground covers, and other plants

#### Astelia grandis (swamp astelia)

Large clump forming plant with bright green, flax-like foliage. Female plants produce up right panicles of orange berries in the centre of the plant. This endemic species will not tolerate eutrophic conditions and prefers peat soils.

#### Blechnum novaezealandiae (kiokio)

Large, robust fern growing to 1 or even 2m, Hardy species that tolerates most conditions, but does best in well drained, shady areas.

#### Carex

There are many members of this genus which grow naturally in damp to wet areas. They all have quite fine drooping foliage and are vigorous in moist conditions. Most prefer very lightshade. The following species have been identified for their suitability

#### Carex dissita

Endemic species with dull green to reddish tufts often 0.5m tall (although this can vary). Tolerates a range of swampy habitats, but is also noted to grow on drier soils under for est cover.



#### Carex flagellifera

Endemic species with dense spreading reddish-brown tuffs to 0.5m tall. Prefers damp soil and full sun, but is noted to thrive in a variety of habitats including boggy pasture.

#### Carex geminata

Robust and vigorous endemic species that grows to 1.5m tall. Thrives in a range of wet habitats. Suitable for a larger area.

#### Carex lessoniana

Robust and vigorous endemic species that grows to 1.5m tall. Similar to C.geminata in that the species is spreading and suitable for a larger wet area.

#### Carex secta (purei, makura)

Endemic species that exhibits tall spreading tussocks. Has been noted to grow to 3m tall, wide spread in swampy areas. Useful in the creation of bird habitat.

#### Carex virgata

Endemic species that forms dense, light green tussocks up to 1m tall. Thrives in a vari ety of habitats including swamps, drain margins, seepages and wet pastures. Useful in the creation of bird habitat.

#### Cortaderia fulvida (toetoe)

Branching from the base and forming a clump to 4m high. Long strap-shaped leaves with red-orange coloured veins, flower heads cream yellow. New shoots exhibit pale waxy cover on lower parts (unlike pampas grass). Prefers good drainage and semi-shade. Will struggle to compete if dried out in summer.

### Cyperus ustulatus (toetoe upoko-tangata, giant umbrella sedge)

Vigorous leafy sedge growing to im in open damp places. Tolerates immersion in standing water within a range of habitats from seepages to wetlands.

### Dicksonia squarrosa (wheki, tree fern)

Tree fern up to 7m tall that exhibits tolerance of wet open ground, and floods. Found to shelter and accumulate with other native plants. The base of the fern attracts biodi versity. Useful application to stream bank and seepage habitats.

#### Elatostema rugosum (parataniwha)

Herbaceous plant up to 0.5m tall that spreads by rhizomes. Bronze coloured foliage with serrated edge. Grows on moist sites in light to heavy shade. Intolerant of dry habi tats.

#### Hypolepis dicksonioldes

Large fern that prefers fertile moist, but well-drained ground, grows vigorously and spores into planted areas with abundance. Does however, die back during winter.



#### **Trees and shrubs**

Consideration needs to be given to the effects of roots land application on wastewater distribution pipe networks. This problem can be more significant for large tree species.

### Carpodetus serratus (putaputaweta, marbleleaf)

Lowland forest tree up to 7m tall. Large bunches of cream coloured flowers appear in spring followed by black berries

#### Coprosma areolata

Species that grows to 4m tall. Low tolerance to drought, with medium to high fertility.

## Coprosma robusta (karamu, shining karamu)

Shrubs or small trees growing to 3m+, with glossy green leaves. Masses of orange-red fruit in autumn are attractive to birds. Hardy plant.

#### Coprosma tenuicaulis (swamp coprosma)

Endemic species that grows to 3m tall. Leaves pale green with slender branches. Will tolerate a range of swampy to boggy habitats including standing water.

#### Cord yline australis (ti kouka, cabbage tree)

Palm-like in appearance with large heads of linear leaves and panicles of scented flow ers. Sun tosemi-shade. Prefers damp to moist soil. Grows eventually to 12m+ height.

## Dacrycarpus dacrydioides (kahikatea, white pine)

Tree that grows to 40m. Moderately growing species, which prefers wetland and boggy environments. Application of this species must consider the possible impact of its root systems on the wastewater disposal field.

### Geniostoma rupestre (hangehange)

Common forest shrub with pale green glossy foliage, growing to 2-3m. Tiny flowers give off strong scent in spring. Looks best in sunny position where it retains a bushy habit, and prefers well-drained soil.

#### Hebe stricta (koromiko)

Shrub or small tree growing to 2-5m in height. Natural forms have white to bluish flow ers. Plant in full sun. Tolerates exposure. (NB Many cultivars and hybrids are available commercially, but these are all unsuitable for use near existing natural vegetation.)

## Laurelia novae-zelandiae (pukatea)

Large upright tree (to 30m) with attractive bright green foliage and distinctive whitish bark. Fast growing and able to handle a wide variety of soils. It will tolerate periodic flooding, breathing roots develop in water logged soils. Can be grown from seed. Tol erant of some sun and frost. Not tolerant of wind.



### Leptospermum scoparium (manuka)

Shrub or small tree growing to 4m+ in height. Ubiquitous shrub varying in form throughout New Zealand. Ideal to provide shelter for other plants as it is quick growing and hardy. Requires full sun and. Hardy and tolerant of difficult conditions, including waterlogging and drought.

#### Melicytus ramiflorus (mahoe)

A fast growing yet long lived tree to 7m height. Prefers well drained fertile soils. Toler ates some frost, wind and sun. Birds are attracted to the blue berries.

### Pennantia corymbosa (kaikomako)

Slow growing species that will reach 12m in moist, fertile sites. Useful species applica tion in bank stabilisation or wetland habitats.

### Plagianthus betulinus (ribbonwood) -

Fast growing species to 15m. Similar application to that of Pennantia corymbosa.

#### Rhopalostylis sapida (nikau)

New Zealand's only native palm, with red berries attractive to birds. Requires light shade, plenty of moisture and protection from wind when young. Grows well in areas of permanent dampness.

#### Syzygium maire (maire tawake)

Attractive and moderately growing wetland tree to 15m with bronze foliage, large bunches of reddish fruit and distinctive whitish bark. Requires a sheltered sunny position. Tolerates some frost.

#### Vitex lucens (puriri)

Fast growing to 20m in fertile, open but sheltered conditions. Will struggle with poor drainage during adolescence.



## Via Simpli Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING	
Street address:	
Suburb:	
Town/City:	Postcode:

## THE PROJECT

Building consent number:

## THE OWNER(S)

Name(s):		
Mailing address:		
Suburb:	PO Box/Private Ba	g:
Town/City:		Postcode:
Phone number:	Email address:	

### **RECORD OF WORK THAT IS RESTRICTED BUILDING WORK**

### **PRIMARY STRUCTURE** Work that is restricted Carried out or Description of restricted building work building work supervised Tick Ø whether you carried out the restricted building work or supervised Tick 🖉 If necessary, describe the restricted building work. someone else carrying out the restricted building work. ○ Carried out Foundations and $\bigcirc$ subfloor framing Supervised ○ Carried out Walls $\bigcirc$ ○ Supervised ○ Carried out Roof $\bigcirc$ ○ Supervised ○ Carried out Columns and $\bigcirc$ beams ○ Supervised ○ Carried out $\bigcirc$ Bracing ○ Supervised ○ Carried out Other $\bigcirc$ ○ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS							
Work that is restricted building work	Description of restricted building work	Carried out or supervised					
Tick 🖉	If necessary, describe the restricted building work.	Tick W whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.					
Damp proofing O		<ul> <li>Carried out</li> <li>Supervised</li> </ul>					
Roof cladding or roof cladding O system		<ul> <li>Carried out</li> <li>Supervised</li> </ul>					
Ventilation system (for example, O subfloor or cavity)		<ul> <li>Carried out</li> <li>Supervised</li> </ul>					
Wall cladding or wall cladding O system		<ul> <li>Carried out</li> <li>Supervised</li> </ul>					
Waterproofing O		<ul> <li>Carried out</li> <li>Supervised</li> </ul>					
Other 🔿		<ul> <li>Carried out</li> <li>Supervised</li> </ul>					

ISSUED BY					
Name and contact details of the licensed building processors of the licensed building processors of the licensed building work.	actitioner who is licensed to carry out or supervise				
Name: LBP number:					
Class(es) licensed in:					
Plumbers, Gasfitters and Drainlayers registration nur	nber (if applicable):				
Mailing address (if different from below):					
Street address/Registered office:					
Suburb:	Town/City:				
PO Box/Private Bag	Postcode:				
Phone number:	Mobile:				
After hours:	Fax:				
Email address:	Website:				

## DECLARATION

Ι	carried out or supervised the restricted building
work record	ed on this form.
Signature:	2-3
Date:	13/07/2023
2410.	





## RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD



Search Copy BC220856 Received by Kapiti Coast District Council 26/10/23 via Simpli



Identifier788831Land Registration DistrictWellingtonDate Issued12 January 2021

**Prior References** 654199

Estate	Fee Simple
Area	4317 square metres more or less
Legal Description	Lot 5 Deposited Plan 512385
<b>Registered Owners</b>	

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

12791680.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation as (a) natural hazard(s) - 27.7.2023 at 7:00 am



## PLANNING PROCESSING CHECKSHEET

## Building Consent Number: BC220856



Property Information						
Property Address:	24C G	24C Gawler Street, Te Horo				
Legal Description:	LOT 5	LOT 5 DP 512385				
Planning Zone:	Gener	General Rural				
Building Project:		4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete Panel cladding.				
	Yes	Yes No Action Required				
Record of Title	Y					
Easements	Y					
Section 221	Y		Include copy			

District Plan Items to Chec				
	Yes	No	Action Required	Page
Heritage Register				<del>10-9</del>
Eco-site/Native Veg			Check PDP tree list	<del>3 12 &amp; 3 13</del>
Flood Hazards	Y		Not on build site – FFL 5.30	9-9
Min Floor Level			Check Latest Flood Extent layer	
Coastal B.L.R.				<del>D1-31</del>
Relocatable / No build				<del>D1 32</del>
EQ Hazard				<del>9-21</del>
Airport Zones				
	Com	olies?	Action Required	Page
Yards	Y		13m side, 10.9m side	5-19 & 7-13
HIRB	Y		Tanks comply	5-18 & 7-14
Site Coverage – 40% / 35%	Y		8%	5-18
Max Height	Y		4.9m	5-18 & 7-13
Permeable Surface - 30%	Y			5-15
Accessory Buildings <60m <sup>2</sup>			Max height 4.5m	<del>5-18 &amp; 7-13</del>
Earthworks			1.350m high fill – RFI sent 03/11 – rfi- cut 600m3 & Fill 350m3	<mark>3-15, 4-7 &amp; 9-9</mark>
Water Tank	Y		3x30,000L	11-32 & 11-34
Stormwater system	Y			11-32
Parking x2 per dwelling				<del>11-87</del>
Minor flat - 54m <sup>2</sup> / 60m <sup>2</sup>				<del>5-18 &amp; 7-13</del>
Retaining Walls			Not a building if 1.5m or less in height	
Outdoor Court 40m <sup>2</sup>				<del>5-19</del>
Noise Corridor				<del>12-53</del>
National Grid Yard (HVT lines)				11-43
Separation from waterbodies				<del>9-8</del>

## Building Consent Number: BC220856

Other Provisions					
	Yes	No	Action required	Page	
Designations					
Outstanding natural landscape and feature			Buildings must be no greater than 60m <sup>2</sup> and 6m in height	<del>3-17</del>	
Paraparaumu North Rural					
Precinct			All buildings in this precinct are Controlled Activity	<del>7-20</del>	
Rural Eco-Hamlet Zone			Waikanae North Eco-Hamlet, Ötaki North Eco-Hamlet & Ngarara Precinct	<del>7-16</del>	
Does the building straddle			Section 77 required		
Title/crosslease boundary					
	T				
Waikanae North				5-47 to 5-49	
Yards					
Insulation				<del>5-48</del>	
Solar Panels 2m <sup>2</sup>				<del>5-48</del>	
Design Certificate				<del>5-48</del>	
Doundom: Activity				1	
Boundary Activity					
Туре					
Application forms sent			Apply Section 37 and advise Plan Vetting Team		
Existing Resource Consent			RM		
Resource Consent required	Y		Apply Section 37 and advise Plan Vetting Team		
Marginal / Temporary					
	1	1	1	<u> </u>	
DIF Required?					
· ·					
Calculate DIF Fees			USE CALCULATOR SHEET, print and attach	Amount	
Send DIF letter out			Date sent		
Additional Comments					
Earthworks well over permitte	d – Secti	ion 37 is	sued		
Decision: (tick item which a					
Application complies with	District	Plan req	uirements		
Application does not com	ply with	District F	Plan – BC to be issued subject to s37		
Officers Name: Kirstie Spille	er		Date:04/11/22		
			Officers Signature:		



## Certificate attached to Project Information Memorandum 220856

Section 37, Building Act 2004

#### **Restrictions on Commencing Building Work Under the Resource Management Act 1991**

The building work referred to in the attached Project Information Memorandum is also required to have the following resource consents under the Resource Management Act 1991:

Resource Consent is required to comply with Rule EW-R2.2(b,c) In all other areas except as provided for in Standard 3, earthworks must not: b. disturb more than 100m3 (volume) of land per subject site in rural zones within a 5 year period; and

c. alter the original ground level by more than 1 metre, measured vertically.

As these resource consents will or may materially affect the building work to which the attached Project Information Memorandum relates, until they have been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature: _	
Position: _	RMA Compliance & Resource Consents Projects Officer
On behalf of: _	Kāpiti Coast District Council
Date _	04 November 2022



Classic Builders Wellington Limited 10A Norrie Street Ground Floor Porirua 5022

4 November 2022

Dear Building Consent Applicant / Building Owner

#### **Building Consent Application Requiring Resource Consent - 220856**

Site Address:	24C Gawler Street, Te Horo
Legal Description:	LOT 5 DP 512385
Project Description:	4-bedroom dwelling with 2.5 bathrooms, attached double garage.
-	Clad with Brick Veneer and EZPanel 50mm ACC Concrete

We recently received an application from you for a building consent for the above property.

I have just completed a preliminary assessment of the application's compliance with the Council's District Plan.

Under the provisions of the District Plan, the site is within the General Rural Zone.

Your application does not comply with Rule EW-R2.2(b,c) In all other areas except as provided for in Standard 3, earthworks must not: b. disturb more than 100m3 (volume) of land per subject site in rural zones within a 5 year period; and

c. alter the original ground level by more than 1 metre, measured vertically.

A certificate will be attached to the building consent advising that a resource consent is required and restricting the work until the resource consent is obtained. I have therefore enclosed an application form and information relating to applying for a resource consent under the Resource Management Act, 1991. A Resource Consent fee of \$1,837.00 is payable with this application.

Your application for resource consent should be submitted together with a set of the related drawings. Council reserves the right to assess this application for other dispensations that may be required.

Under the Building Act 2004, section 37, Council has the right to determine what building work, **if any**, may proceed before a resource consent has been obtained. The extent to which any building work may proceed on your project will be detailed on the certificate attached to the building consent.

Please contact me urgently should you wish to voluntarily suspend processing of this building consent while you reassess your options. You may wish to consider altering your proposal to make it comply with the District Plan rules.

Please contact me if you would like to discuss this matter.

Yours sincerely

Kirstie Spiller RMA Compliance & Resource Consents Projects Officer



Classic Builders Wellington Limited 10A Norrie Street Ground Floor Porirua 5022

30 January 2023

Dear Building Consent Applicant/ Building Owner

### Section 37 Certificate - Building Consent 220856

Site Address:	24C Gawler Street, Te Horo
Legal Description:	LOT 5 DP 512385
Project Description:	4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete

This letter is to advise that as your resource consent RM220327 was granted on 30 January 2023 the section 37 certificate attached to your building consent has been uplifted.

Building work may now commence.

If you have any questions or you would like to discuss this matter, please contact me on (04) 296 4700 or toll free 0800 486 486 referencing Building Consent: 220856.

Yours sincerely

Kirstie Spiller **RMA Compliance & Resource Consents Projects Officer** On behalf of the Kāpiti Coast District Council



Classic Builders Wellington 10A Norrie Street Ground Floor Porirua 5022

Dear Building Consent Amendment Applicant / Building Owner

#### Approval of Building Consent Amendment: 220856A

Location:24C Gawler Street, Te HoroLegal Description:LOT 5 DP 512385Description:Require a slab thickening under the end of T10. This will stop on thewall short of T12 and then T12 won't be required

I am pleased to inform you that the above building consent amendment application has been granted. The building consent amendment documents have been issued and are enclosed and the work to which the amendment relates may now commence. Under section 49 of the Building Act 2004, Council is satisfied that the provisions of the building code will be met if the proposed building work is completed in accordance with those plans and specifications.

This amendment does not affect any duty or responsibility under any other Act or permit any breach of any other Act and 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 amendment documents carefully and in full so that you, as the owner, understand the conditions under which the amendment has been issued.

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.

Signature

Officer Position

On behalf of: KAPITI COAST DISTRICT COUNCIL Date: 14 February 2023

220856A-BC Amendment Cover letter - 230301 12.04.03.143 v2 April 2019

### KAPITI COAST DISTRICT COUNCIL

Consent No:220856ASite Address:24C Gawler Street, Te HoroOwner/Agent:Classic Builders Wellington

**Building Category: R1** 

2





Received by Kapiti Coast District Council



#### GENERAL NOTES:

THE FOUNDATION DESIGN IS BASED ON THE ASSUMPTION THAT THE BUILDING SITE MEETS THE REQUIREMENTS IN NZS3604:2011 FOR 'GOOD GROUND' WITH THE EXCEPTION THAT "ULTIMATE" BEARING CAPACITY DETERMINED BY SCALA PENETROMETER TESTING SHALL EXCEED 5 BLOWS PER 300mm OF DEPTH.

3

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

FLOOR SLAB DESIGNED IN ACCORDACE WITH FIRTH RIBRAFT TECHNICAL MANUAL 2020. SECTION 1 AND TO BE INSTALLED IN ACCORDANCE WITH SECTION 2.

LOADBEARING RIBS REQUIRED UNDER ALL ROOF LOADS AS INDICATED ON THE ATTACHED TRUSS LAYOUT, AND UNDER ALL WALLS SUPPORTING A SECOND FLOOR LEVEL.

REFER TO SHEETS PREFIXED 7.1 FOR FOUNDATION CONSTRUCTION DETAILS.

EXPOSURE ZONE - SEASPRAY RAFTMIX - 25MPa CONCRETE

#### SETTING OUT:

THIS PLAN IS TO BE READ IN CONJUNCTION WITH SHEET 1.2 - SITE PLAN - DWELLING SETOUT.

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.

#### DO NOT SCALE FROM THIS DRAWING

#### CAUTION!

MAINS POWER AND WATER SUPPLY TO PENETRATE FLOOR WITHIN THIS SHADED AREA. IF MAINS POWER OR WATER SUPPLY IS REQUIRED IN ALTERNATIVE LOCATION ENSURE NO BRACING ELEMENTS ARE TO BE INSTALLED ABOVE. REFER TO BRACING PLAN FOR BRACE LOCATIONS.

#### 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 PILED, 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.

#### ENGINEER DESIGN REPORT

PLANS TO BE READ IN CONJUNCTION WITH 'E3 CONSULTANTS' REPORT, STRUCTURAL DESIGN CALCULATIONS AND PLANS. IN THE CASE OF ANY DISCREPANCIES THE ENGINEERS DESIGN IS TO TAKE PRECEDENCE. E3 CONSULTANTS REF NUMBER: 8759

		K McDONAGH	PROJEC	T NUMBER :	WI	G101289
:	- WD:	NG	PROJEC	T STATUS :	(	CONSENT
TANT:		T McCOMBIE	DATE :	10/01/2023	<b>REVISION</b> :	REV. 03
			SCALE :		1:1	25 AT A3
ATION PLAN			SHEET NU	JMBER :		4.1




### Received by Kapiti Coast District Council

### GENERAL NOTES:

THE FOUNDATION DESIGN IS BASED ON THE ASSUMPTION THAT THE BUILDING SITE MEETS THE REQUIREMENTS IN NZS3604:2011 FOR 'GOOD GROUND' WITH THE EXCEPTION THAT "ULTIMATE" BEARING CAPACITY DETERMINED BY SCALA PENETROMETER TESTING SHALL EXCEED 5 BLOWS PER 300mm OF DEPTH.

4

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

FLOOR SLAB DESIGNED IN ACCORDACE WITH FIRTH RIBRAFT TECHNICAL MANUAL 2020. SECTION 1 AND TO BE INSTALLED IN ACCORDANCE WITH SECTION 2.

LOADBEARING RIBS REQUIRED UNDER ALL ROOF LOADS AS INDICATED ON THE ATTACHED TRUSS LAYOUT, AND UNDER ALL WALLS SUPPORTING A SECOND FLOOR LEVEL.

REFER TO SHEETS PREFIXED 7.1 FOR FOUNDATION CONSTRUCTION DETAILS.

EXPOSURE ZONE - SEASPRAY RAFTMIX - 25MPa CONCRETE

### SETTING OUT:

THIS PLAN IS TO BE READ IN CONJUNCTION WITH SHEET 1.2 - SITE PLAN - DWELLING SETOUT.

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.

DO NOT SCALE FROM THIS DRAWING

G OUT DIMENSIONS		SHEET NU	JMBER :		4.1.1	
DATION PLAN - MAIN		SCALE :		1:1	25 AT A3	
LTANT:		T McCOMBIE	DATE :	10/01/2023	<b>REVISION</b> :	REV. 03
4: -	WD:	NG	PROJECT	I STATUS :	(	CONSENT
		K McDONAGH	PROJECT	I NUMBER :	WI	G101289

## **AS BUILT FINAL LAYOUT**

For valley/saddle truss fixing unless stated otherwise use a pair of wire dogs at 900mm centres for up to and including a very high wind zone. Or a pair of CT200's at 900mm centres for extra high wind zone. This fixing is to meet the minimum requirements as per NZS3604.





All gable trusses are designed to suit cladding manufacturer's framing requirements. If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout.



# Your Building Partner

5

	CARTERS Carters Manufacturing Wellington (04) 5670274			
	JOB No 366570M1			
	Client: Classic Builders Job: Lot 5 - 24c Gawler St, Te Horo Site: Lot 5 - DP 512385 24c Gawler St Te Horo			
TERNAL LOAD BEARING ALLS SHOWN HATCHED	Pitch: 25. deg Roof Type: Colorsteel Overhang: 595mm Wind Area: Very High Roof Snow: 0.000kPa			
	Trusses and rafters at 900 mm max centres unless stated otherwise. This layout is to be read in conjunction with the Architectural plans.			
	DRAWN Mark Fletcher 22 Dec,2022			
	FIXINGS			
	A = 47x90 Joist Hanger			
	B = 47x120 Joist Hanger C = CT200 (pair)			
	D = 47x190 Joist Hanger			
	E = 95x165 Joist Hanger			
	F = SH-140 Split Hanger G = SH-180 Split Hanger			
Rŧð	H = SH-220 Split Hanger			
	J = 2x6kN Strap (12kN Total)			
₩ <u></u> J4	K = 6kN Strap L = Multigrip (single)			
× 12 × 12 × 12 × 12 × 12 × 12 × 12 × 12	M = Multigrips (pair)			
	N = Nailon Plate (200x100)			
R8A	P = 16kN Pack Q = 9kN Pack			
R7	S = CPC 40 Single Cleat			
	T = CPC 40 Short (pair)			
A A JIB	U = CPC 80 Single Cleat			
	V = 16kN Uplift W= 24kN Uplift			
JI	X = 25kN Uplift			
J1C	Y = 35kN Uplift			
	Z = 45kN Uplift			
JI	Unless otherwise indicated, all specified truss fixings are to use L/Lok product nail fasteners (as per the MiTek On-site Guide) when the choice of using screws or nails is optional.			
A JIA	All truss to frame fixings require 2 additional 2/90x3.15dia skew nails.			
R7 R8A	All truss fixings not indicated as above must have 2 wire dogs for cross joints and 2/90x3.15dia nails for butt joins.			
1G1	Fixings shown are for fixing trusses to the top plate. Any other point load uplift fixings down through the framing stud to top plate, stud to bottom plate, bottom plate to floor remain the responsibility of the architect / draughtsman.			
Please contact your local CARTERS Manufacturing Branch, for any queries regarding this layout, or if any on site remedial work is required. No modifications to Roof Trusses or Wall	Truss Layout			
Frames are to be undertaken without first obtaining written authority from CARTERS.	NEW ZEALAND			

## **AS BUILT FINAL LAYOUT**





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# **Building** Partner

6

Your CARTERS Carters Manufacturing Wellington (04) 5670274 JOB No 366570M1 Client: Classic Builders Job: Lot 5 - 24c Gawler St, Te Horo Site: Lot 5 - DP 512385 24c Gawler St Te Horo Pitch: 25. deg Roof Type: Colorsteel Overhang: 595mm Wind Area: Very High Roof Snow: 0.000kPa Trusses and rafters at 900 mm max centres unless stated otherwise. This layout is to be read in conjunction with the Architectural plans. DRAWN Mark Fletcher 22 Dec,2022 V Ultimate Limit Dn kN Up kN State Loads Notification of point loaded lintels or point loads on internal walls where the downward load is higher than 8kN (85mm raft type slab) or 10kN (100mm standard slab), or the upward load is greater than 10kN. No allowance for any loading within the truss space has been allowed for including storage unless specifical stated. Any roof loads as stated on this layout over 16kN up or down are outside the scope of NZS3604, and the architect / draughtsperson is responsible for the design to transfer the loads to the ground. **Coloured Lines** Indicate Left Hand Side of Truss **Truss Dimensions** 

Please contact your local CARTERS Manufacturing Branch, for any queries regarding this layout, or if any on site remedial work is required. No modifications to Roof Trusses or Wall Frames are to be undertaken without first obtaining written authority from CARTERS.





## **AS BUILT FINAL LAYOUT**

BC220856A Further Information Received 13/02/2023

# CARTERS





# Your Building Partner

7

CARTERS Carters Manufacturing Wellington (04) 5670274

### JOB No 366570M1

Client: Classic Builders Job: Lot 5 - 24c Gawler St, Te Horo Site: Lot 5 - DP 512385 24c Gawler St Te Horo

Wind Area: V	/ery High
Roof Snow: (	).000kPa
Ext Stud Spacing: 3	300 / 400
Int Stud Spacing: 6	500
Nog Spacing: 8	300 / 850
Frame Height: 2	2610 DTP / RAKING

**DRAWN Mark Fletcher** 

22 Dec,2022

The lintels have been sized using one of the following:

hy90, hyONE and hySPAN lintels have been sized using the designIT for houses - New Zealand series 6 software.

GANGLAM and FLITCH BEAMS have been sized using the MiTek Beam Program V1.10 June 2011.

Any treated LVL product is H3.1, which satisfies the minimum treatment requirement of H1.2 as per NZS3602.

Unless otherwise stated the timber grade for all lintels is SG8. Lintels not shown are to be selected as per NZS3604: 2011.

Please contact your local CARTERS Manufacturing Branch, for any queries regarding this layout, or if any on site remedial work is required.

No modifications to Roof Trusses or Wall Frames are to be undertaken without first obtaining written authority from CARTERS.







MiTek 20/20 Engineering 4.7.346.0

BC220856A Further Information Received MiTek New Zealand Limited

Correspondence from : AUCKLAND 40 Neales Road, East Tamaki 2013 PO Box 58-014, Botany 2163 Phone: 09 274 7109 Fax: 09 274 7100 CHRISTCHURCH 14 Pilkington Way, Wigram 8042 PO Box 8387, Riccarton 8440 Phone: 03 348 8691 Fax: 03 348 0314 8

www.miteknz.co.nz Printed: 18:45:36 22 Dec 2022

**PRODUCER STATEMENT for MiTek 20/20® TRUSS DESIGN - Version 4.7** 

ISSUED BY: MiTek New Zealand Limited

TO:

CARTERS

IN RESPECT OF: <u>MiTek® Truss Designs</u>

This producer statement covers the MiTek 20/20<sup>®</sup> truss design and the structural performance of the GANG-NAIL<sup>®</sup> connector plate for the job reference **366570M1** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek 20/20<sup>®</sup> truss design program has been developed by MiTek New Zealand Limited for the design of MiTek<sup>®</sup> timber roof, floor and attic trusses in New Zealand. The truss designs computed by MiTek 20/20<sup>®</sup> are prepared using sound and widely accepted engineering principles, and in accordance with compliance documents of the New Zealand Building Code and Verification Method B1/VM1; and internationally accepted standard ANSI/TPI 1 - 2002 as an alternative solution, to satisfy the requirements of Clause B1 of the New Zealand Building Code.

### On behalf of MiTek New Zealand Limited, and subject to:

- i) All proprietary products meeting their performance specification requirements
- ii) The provision of adequate roof bracing and overall building stability
- iii) Correct selection and placement of GANG-NAIL connector plates
- iv) Correct input of Truss Design Data as shown in the Fabricator Design Statement for this job
- v) The design being undertaken by the accredited fabricator under the terms of the software licence
- vi) Timber is graded to the requirements of NZS 3603:1993
- vii) Minimum timber treatment for these MiTek<sup>®</sup> trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003

**I believe on reasonable grounds** that the trusses, if constructed in accordance with the MiTek 20/20<sup>®</sup> truss design and shop drawings, will comply with the relevant provisions of the New Zealand Building Code.

MiTek New Zealand Limited holds a current policy of Professional Indemnity Insurance no less than \$500,000.

On behalf of MiTek New Zealand Limited,

Date: Thursday, 22 December 2022

In Ling Ng, BE (Hons), CPEng, IntPE, MIPENZ (ID: 146585) TECHNICAL SERVICES MANAGER, MiTek New Zealand Limited

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Lot 5 - 24c Gawler St, Te Horo Lot 5 - DP 512385 24c Gawler St Te Horo

Site:

Phone: Printed: 18:45:36 22 Dec 2022

### **MITEK FABRICATOR DESIGN STATEMENT**

MiTek New Zealand Limite

This statement is issued by MiTek accredited fabricator CARTERS, being licensed to use the MiTek 20/20° software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

### MiTek 20/20<sup>®</sup> TRUSS DESIGN DATA

The MiTek 20/20° computer design for this job is based on the following design parameters entered into the program. The Fabricator shall ensure that these job details are current and relevant to the project for the design of the MiTek® trusses.

Job Details		Importance Level :	2	Design Working Life :	50 years
Roof Truss					
Timber Group:	MSG8 DDP H1.2	Pitch:	25.000 deg	Nominal Overhang:	595 mm
Roof		Ceiling		Wind	
Material:	Galv Iron .5mm	Material:	Gib 13mm/Rondo Screwed	Area:	Very High (50.0 m/s )
Dead Load:	0.210 kPa	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Restraints:	900 mm centres	Restraints:	600 mm centres		
Live Load:	Qur = 0.250 kPa	Live Load:	Qc = 1.400 kN		
	Qc = 1.100 kN				

The minimum timber treatment for these MiTek® trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003. The timber for these MiTek <sup>®</sup> trusses shall be graded to the requirements of NZS 3603:1993. Proprietary fixings and timber connectors shall be selected in accordance with NZS3604:2011 Section 4 - Durability.

### MiTek<sup>®</sup> Truss List

\* = detail only, ? = input only, Txx = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required Legend: GB = gable brace required, CF = Chemical Free Treatment

### Roof Truss

Truss	Qty	Span	Pitch	Spacing	Truss	Qty	Span	Pitch	Spacing	Truss	Qty	Span	Pitch	Spacin
		(mm)	(deg)	(mm)			(mm)	(deg)	(mm)			(mm)	(deg)	(mm)
*CN	10	853	0.000	900	*R10	1	986	25.000	900	T13	1	7300	25.000	900
EN1	1D	6280	25.000	900	*R11	1	1518	25.000	900	T1A	1	5180	25.000	900
EN2	1	6280	25.000	900	*R12	1	1232	18.249	900	T1B	1	5180	25.000	900
EN3	1D	7770	25.000	900	*R13	1	843	25.000	900	T2	1	5180	25.000	900
ET1	1D	5180	25.000	900	*R14	1	1483	18.249	900	Т3	8	7770	25.000	900
*FR1	2	7470	25.000	900	*R15	1	878	25.000	900	T3A	1	7770	25.000	900
*FR2	1	6370	25.000	900	*R16	2	946	25.000	900	T3B	1	7770	25.000	900
*FR3	2	8960	25.000	900	*R3	1	1563	25.000	900	T4	3	6680	25.000	900
*HB1	2	5511	18.249	900	*R4	1	2055	18.249	900	T5	1	7000	25.000	900
*HB2	1	6932	18.249	900	*R5	1	1126	18.249	900	T6	1	6300	25.000	900
*HB3	1	6812	18.249	900	*R7	2	1203	25.000	900	T7	1	6300	25.000	900
J1	2	2417	25.000	900	*R8	1	886	25.000	900	T8	1	7680	25.000	900
J1A	1	2417	25.000	900	*R8A	7	886	25.000	900	Т9	1	6870	25.000	900
J1B	1	2417	25.000	900	*R9	1	1209	18.249	900	TG1	1	6680	25.000	900
J1C	1	2417	25.000	900	*R9A	1	1214	18.249	900	TR1	1	6680	25.000	900
J2	1	1517	25.000	900	S1	8	6280	25.000	900	V1	1	2218	25.000	900
J2A	1	1517	25.000	900	S1A	3	6280	25.000	900	V10	1	2040	25.000	900
J2B	1	1517	25.000	900	S2	3	7840	25.000	900	V11	1	773	25.000	900
J2C	1	1517	25.000	900	S2A	1	7840	25.000	900	V12	1	955	25.000	900
J3	1	3100	25.000	900	S3	1	6280	25.000	900	V2	1	1115	25.000	900
J3A	1	3100	25.000	900	S3A	1	6280	25.000	900	V3	1	1483	25.000	900
J4	1	2200	25.000	900	S4	1	6280	25.000	900	V4	1	1968	25.000	900
J4A	1	2200	25.000	900	<b>S</b> 5	4	7770	25.000	900	V5	1	2868	25.000	900
J4B	1	2200	25.000	900	*SB1	104	550	0.000	900	V6	1	2880	25.000	900
J5	1	1300	25.000	900	*SB2	4	2110	0.000	900	V7	1	3780	25.000	900
J5A	1	1300	25.000	900	T1	2	5180	25.000	900	V8	1	1980	25.000	900
J6	1	1743	25.000	900	T10	1	7300	25.000	900	V9	1	1795	25.000	900
J7	1	1855	25.000	900	T11	1	5422	25.000	900	*VB	24	205	0.000	900
*OR	10	1150	0.000	900	T12	1	7300	25.000	900	*VN	8	853	0.000	900

Roof Truss quantity : 277

Total quantity : 277

#### The computer design input has been carried out by:

MiTek 20/20 Software Operator:

MiTek Candidate Number and Qualifications:10333 - MiTek 101, 201, 301, COC



PARTERS Your Building Partner

Mark Fletcher

Thursday, 22 December 2022

Received by Kapiti Coast District Council



### RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD

Search Copy



R.W. Muir Registrar-General of Land

Identifier**788831**Land Registration DistrictWellingtonDate Issued12 January 2021

220856A

**Prior References** 654199

Estate	Fee Simple
Area	4317 square metres more or less
Legal Description	Lot 5 Deposited Plan 512385
<b>Registered Owners</b>	

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





Classic Builders Wellington 10A Norrie Street Ground Floor Porirua 5022

Dear Building Consent Amendment Applicant / Building Owner

### Approval of Building Consent Amendment: 220856B

Location:24C Gawler Street, Te HoroLegal Description:LOT 5 DP 512385Description:Change from Hot water heat pump E300 to a Rheem 250L Mainspressure electric water cylinder.

I am pleased to inform you that the above building consent amendment application has been granted. The building consent amendment documents have been issued and are enclosed and the work to which the amendment relates may now commence. Under section 49 of the Building Act 2004, Council is satisfied that the provisions of the building code will be met if the proposed building work is completed in accordance with those plans and specifications.

This amendment does not affect any duty or responsibility under any other Act or permit any breach of any other Act and 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 amendment documents carefully and in full so that you, as the owner, understand the conditions under which the amendment has been issued.

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.

Signature

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL Date: 4 May 2023

220856B-BC Amendment Cover letter - 230508 09.12.02.923.docx v2 April 2019

### KAPITI COAST DISTRICT COUNCIL

Consent No:220856BSite Address:24C Gawler Street, Te HoroOwner/Agent:Classic Builders Wellington

**Building Category: R2** 

2



= 2040 = 2075



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

### GENERAL NOTES:

= No. OF SHELVES IN CUPBOARDS / WARDROBES (4)

3

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 (INC. GARAGE EXTERNAL WALLS) CEILING R3.6 ECOINSULATION (INC. GARAGE) INSULATED GARAGE DOOR

#### WALL CLADDINGS:

NZ BRICK 70 SERIES CLAY BRICK VENEER EXTERIOR CLADDING

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

UNDERLAY - THERMAKRAFT WATERGATE PLUS BUILDING WRAP

### **ROOF CLADDING:**

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

UNDERLAY DRISTUD RU24 SELF SUPPORTING ROOF UNDERLAY

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

FLOOR FINISH - VINYL PLANKING NON SLIP VINYL PLANKING OVER SEALED FLOOR. VINYL TO HAVE MINIMUM SLIP RESISTANCE CO-EFFICIENT OF 0.25 - 0.50 IN ACCORDANCE WITH NZBC D1/AS1 TABLE 2. WATERPROOF SEAL TO EDGE OF PAINTED SKIRTING.

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
	LIGTOR A	TED 1		1/IT110	001

MIN. H4 TREATED TIMBER WITH GROUND CONTACT. MIN. H3.2 FOR ALL OTHER TIMBERS

		K McDONAGH	PROJECT	NUMBER :	WL	.G101289
:	- WD:	NG	PROJECT	STATUS :	(	CONSENT
.TANT:		T McCOMBIE	DATE :	22/02/2023	<b>REVISION</b> :	REV. 04
			SCALE :		1:1	00 AT A3
ND FLOOR PLAN		SHEET NU	IMBER :		2.1	









COLD WATER

NOTE: STORAGE WAT
CONTROL THERMOSTAT
AT A TEMPERATURE OF N
60°C TO PREVENT THE C
LEGIONELLA BAC





TEMPERING VALVE

(B) WHERE ALL HOT WATER IS TEMPERED

TER HEATER SHALL BE SET NOT LESS THAN GROWTH OF CTERIA

HEATING DETAILS		SCALE : SHEET NU	JMBER :		7.5	
LTANT:		T McCOMBIE		22/02/2023	REVISION :	REV. 04
H:	- WD:	NG	PROJEC	T STATUS :		CONSENT
		K McDONAGH	PROJEC	T NUMBER :	W	LG101289

AC24 COSTX TEMPLATE VERSION 1.2 - 18/06/21

4

### RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD

### Search Copy

788831

Land Registration District Wellington Date Issued 12 January 2021

**Prior References** 654199

Identifier

Estate	Fee Simple
Area	4317 square metres more or less
Legal Description	Lot 5 Deposited Plan 512385
<b>Registered Owners</b>	

Brooke Adam Teague and Rosemary Johanna Teague

### Interests

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Kapiti Coast District Council

5

220856**B** 

Received by

R.W. Muir Registrar-General of Land



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 EZPanel 50mm ACC Concrete Panel cladding.	d double garage. Clad with Brick Veneer and
nspection Ty	rpe: Brick Veneer	
nspection Ou	utcome: Pass	
nspected By	: Anthony Wilson	
nspection Da	ate: 26 May 2023 1:46 p.m.	
Duration:	45 minutes	
nspection E	lement	Status
General		Pass
Min/max	cavity achieved	Pass
Brick tie f <b>Stair</b>	fixings Iless steel tek screws	Pass
Washout	S	Pass
Weep ho	les	Pass
Mortar st <b>Pre</b> r	rength <b>nixed mortar</b>	Pass
Mortar be	edding	Pass
Flashings	3	Pass
Brick tie o <b>Stair</b>	durability Iless steel for zone D	Pass
Building	wrap	Pass
Under wi	ndow vents	N/A
Rebate Clea	r of debris	Pass
Veneer o <b>5mm</b>	verhang i <b>in some places</b>	Pass
Brick tie s	spacing	Pass
Head lint	els	N/A
Control joints		N/A
LBP num Dan	ber Smithson.	Pass
Agent/ow	ner written approval	N/A
non com	pliance discussed onsite	N/A
Next Insp	pection required	N/A
Other		N/A



Taken at 1:37 PM on Friday 26/05/2023



Taken at 1:37 PM on Friday 26/05/2023



Taken at 1:37 PM on Friday 26/05/2023



Taken at 1:37 PM on Friday 26/05/2023



Taken at 1:38 PM on Friday 26/05/2023



Taken at 1:38 PM on Friday 26/05/2023



Taken at 1:39 PM on Friday 26/05/2023



Taken at 1:39 PM on Friday 26/05/2023



Taken at 1:40 PM on Friday 26/05/2023



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:	Brick Veneer
Inspection Outcome:	Pass
Inspected By:	Anthony Wilson
Inspection Date:	26 May 2023

### **Passed Items**

General	
Min/max cavity achieved	
Brick tie fixings	Stainless steel tek screws
Washouts	
Weep holes	
Mortar strength	Pre mixed mortar
Mortar bedding	
Flashings	
Brick tie durability	Stainless steel for zone D
Building wrap	
Rebate	Clear of debris
Veneer overhang	5mm in some places
Brick tie spacing	
LBP number	Dan Smithson.



Our Ref: W23006 – Gawler Street Your Ref: BC220856



Orogen Limited Registered Company 5908347

14 February 2023

Resource Consent Monitoring Kapiti Coast District Council via email: <u>resource.consents@kapiticoast.govt.nz</u>

To Whom it May Concern

## SURVEYORS CERTIFICATE – BUILDING SETOUT 24C GAWLER STREET, TE HORO (BC220856)

This is to confirm that Orogen Limited has been engaged by Classic Builders Wellington Limited for the provision of survey setout services for the placement of a concrete slab at **24C GAWLER SREET, TE HORO** known legally as **Lot 5 DP 512385**.

We visited site on 13<sup>th</sup> February 2023 to set out the concrete slab extent for construction as shown on Orogen setout plan **W23006-SU011**. Setout has been completed in accordance with Classic Builders plan WLG101289 '*Site Plan - Dwelling Setout*' sheet number 1.2 rev 01, approved under **BC220856**.

We trust that this gives Council sufficient certainty as to the location of the boundaries and the relationship of the proposed building thereto.

If you have any queries or concerns regarding the information provided, please contact the writer at the office.

Yours faithfully,

Ella Dangerfield Licensed Cadastral Surveyor | BSurv (Hons) MS+SNZ for Orogen Limited

Ph. 04 232 0973 ella.dangerfield@orogen.nz

Enc: Orogen Plans W23006-SU011 Classic Builders Plans WLG101289 Sheet 1.2

Cc: Classic Builders via email: <u>Leon.McGavin@classicbuilders.co.nz</u>









01 November 2022

Attn: Leon McGavin <Leon.McGavin@classicbuilders.co.nz> Classic Builders 10A Norrie Street Porirua City Centre Porirua 5022

Miyamoto Ref: 220013-PS1-001[A]

Dear Leon,

Please find enclosed Producer Statement (PS) 1 and supporting documentation for the engineered fill raft at 24C Gawler Street, Te Horo Beach, including:

- A.1: PS1 documentation.
- A.2: Engineered Fill Raft Schematic Sketch, Requirements and Limitations.
- A.3: Structural Loading (as per e3 Professional Consulting Engineers, July 2022).

Regards, Charles NicDermott

BEng(Hons) CMEngNZ CPEng IntPE(NZ) Associate Geotechnical Engineer M +64 (027) 566 6535

**Miyamoto International NZ Ltd** 



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### **Appendices**

### A.1: PS1 Documentation

### **PRODUCER STATEMENT – PS1** DESIGN

BUILDING CODE CLAUSE(S):	JOB NUMBER:
ISSUED BY:	
(Engineering Design Firm)	
TO:	
(Owner/Developer)	
TO BE SUPPLIED TO:	
(Building Consent Authority)	
IN RESPECT OF:	
(Description of Building Work)	
AT:	
(Address, Town/City)	
LEGAL DESCRIPTION:	N/A 🗆

We have been engaged by the owner/developer referred to above to provide (Extent of Engagement):

in respect of the requirements of the Clause(s) of the Building Code specified above for Choose an item., as specified in the Schedule, of the proposed building work. Part Only

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

- Compliance documents issued by the Ministry of Business, Innovation & Employment (Verification method/acceptable solution) and/or;
- □ Alternative solution as per the attached Schedule.

The proposed building work covered by this producer statement is described on the drawings specified in the Schedule, together with the specification, and other documents set out in the Schedule.

### On behalf of the Engineering Design Firm, and subject to:

- Site verification of the following design assumptions: •
- All proprietary products meeting their performance specification requirements; •

### I believe on reasonable grounds that:

- the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the Schedule, will comply with the relevant provisions of the Building Code and that;
- the persons who have undertaken the design have the necessary competency to do so.

### CM<sub>2</sub>

### I recommend the Choose one level of construction monitoring.

### I, (Name of Engineering Design Professional)

□CPEng number •

and hold the following qualifications

The Engineering Design Firm holds a current policy of Professional Indemnity Insurance no less than \$200,000 The Engineering Design Firm Choose one a member of ACE New Zealand. is

SIGNED BY (Name of Engineering Design Professional): (Signature below):

Alta	
the work	

### **ON BEHALF OF** (Engineering Design Firm):

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 Engineering Design 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 Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent.

### November 2021

Date:





### **SCHEDULE to PS1**

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

Level	Review	Comment
CM1	Monitor the outputs from another party's quality assurance programme against the requirements of the plans and specifications. Visit the works at a frequency agreed with the client to review important materials of construction critical work procedures and/or completed plant or components. Be available to advise the constructor on the technical interpretation of the plans and specifications	This level is only a secondary service. It may be appropriate where: - For the design consultant when another party is engaged to provide a higher level of construction monitoring or review during the period of construction or - When the project works are the subject of a performance based specification and performance testing is undertaken and monitored by others.
CM2	Review, preferable at the earliest opportunity, a sample of each important work procedure, material of construction and component for compliance with the requirements of the plans and specifications and review a representative sample of each important completed work prior to enclosure or completion is appropriate. Be available to provide the constructor with technical interpretation of the plans and specification.	This level of service is appropriate for smaller projects of a routine nature being undertaken by an experienced and competent constructor and where a higher than normal risk of non- compliance is acceptable. It provides for the review of a representative sample of work procedures and materials of construction. The assurance of compliance of the finished work is dependent upon the constructor completing the work to at least the same standard as the representative sample reviewed.
СМЗ	Review, to an extent agreed with the client, random samples of important work procedures, for compliance with the requirements of the plans and specifications and review important completed work prior to enclosure or on completion as appropriate. Be available to provide the constructor with technical interpretation of the plans and specifications.	This level of service is appropriate for medium sized projects of a routine nature being undertaken by an experienced constructor when a normal risk of non-compliance is acceptable.
CM4	Review, at a frequency agreed with the client, regular samples of work procedures, materials of construction and components for compliance with the requirements of the plans and specifications and review the majority of completed work prior to the enclosure or on completion as appropriate.	This level of services is appropriate for projects where a lower than normal risk of non-compliance is required.
CM5	Maintain personnel on site to constantly review work procedures, materials of construction and components for compliance with the requirements of the plans and specifications and review completed work prior to enclosure or on completion as appropriate.	This level of service is appropriate for - Major projects -Projects where the consequences of failure are critical -Projects involving innovative or complex construction procedures. The level of service provides the client with the greatest assurance that the completed work complies with the requirements of the plans and specifications.

### 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 2011<sup>2</sup>

**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 engineers<sup>3</sup>). 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:**

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

### www.acenz.org.nz www.engineeringnz.org

A.2: Engineered Fill Raft - Schematic Sketch, Requirements and Limitations

### **Schematic Sketch & Requirements**



### Limitations

Design based on loadings provided by e3 Professional Consulting Engineers, dated July 2022 (Appendix A.3).

Only valid for areas of the site at RL+5.1 m or greater and subject to verification of the ground conditions during construction.

The downhill side of the site is significantly lower (~ RL +4.0 m) than the finished floor level on the design drawings (RL +5.3 m). The gravel raft shall be suitably confined on the downhill side, with 1 m min of flat ground adjacent to the gravel raft, and followed by a retaining structure, or by a suitable fill slope. We propose a maximum slope angle of 2:1 (26.6 degrees) for site-won sand soil, or 32 degrees for imported gravel. Soil slopes should be vegetated as soon as possible to limit erosion.

A.3: Structural Loading (as per e3 Professional Consulting Engineers, July 2022).

$1.2G+1.5Q=$ $12.6 \text{ kN/m}$ Internal Load bearing rib       width $300 \text{ mm}$ Roof       G = 0.30 kPa x $4.0 \text{ m} = 1.32$ Q = 0.25 kPa x $4.0 \text{ m} = 3.76$ $1.2 \text{ m} = 3.76$ Lower Floor       G = 3.13 kPa x $1.2 \text{ m} = 3.00$ Lower wall       G = 1.55 kPa x $0.0 \text{ m} = 0.00$ Lower wall       G = 1.55 kPa x $0.0 \text{ m} = 0.00$ Lower Floor       G = 3.18 kN/m       Allowable b         1.2G+1.5Q=       12.1 kN/m       Allowable b         Internal Rib 0.1m wide       Footing width $0.6 \text{ m} = 1.88$ Q = 2.50 kPa x $0.6 \text{ m} = 1.88$ $0.6 \text{ m} = \frac{1.50}{1.9 \text{ kN/m 1.5 kN}}$	- WLG101289 Designed: SR G Checked: MS Date: Jul-2022
Ultimate bearing strength, $q_{u} =$ 175 kPaStrength reduction factor, $\phi$ 0.5Design bearing strength, $q_{dbs} =$ 87.5 kPaSlab EdgeFooting width300 mmRoofG = 0.30 kPa x4.7 m = 1.56Q = 0.25 kPa x4.7 m = 1.66Q = 2.50 kPa x0.6 m = 1.88Q = 2.50 kPa x0.6 m = 1.50Upper/SingleWallG = 1.55 kPa xUwer wallG = 1.55 kPa x2.4 m = 3.72Lower wallG = 1.55 kPa x0.0 m = 0.007.2 kN/m 2.7 kNAllowable t1.2G+1.5Q=12.6 kN/mAllowable tLower FloorG = 0.30 kPa x4.0 m = 1.32Q = 0.25 kPa x4.0 m = 1.321.00Lower FloorG = 3.13 kPa x1.2 m = 3.76Q = 0.25 kPa x1.2 m = 3.762.50 kPa xLower WallG = 1.55 kPa x0.0 m = 0.00Lower wallG = 1.55 kPa x0.0 m = $\frac{0.00}{5.1 \text{ kN/m} 4.0 \text{ kN}}$ G + Qu =6.3 kN/mAllowable t1.2G+1.5Q=12.1 kN/mAllowable tLower FloorG = 3.13 kPa x0.6 m = $\frac{1.88}{1.2G+1.5Q=}$ Q = 2.50 kPa x0.6 m = $\frac{1.50}{1.9 \text{ kN/m} 1.5 \text{ kN}}$ G + Qu =2.3 kN/mAllowable t1.2G+1.5Q=4.5 kN/mHowable t1.2G+1.5Q=4.5 kN/mAllowable t	
Roof       G = 0.30 kPa x $4.7 \text{ m} = 1.56$ Q = 0.25 kPa x $4.7 \text{ m} = 1.88$ Lower Floor       G = 3.13 kPa x $0.6 \text{ m} = 1.88$ Q = 2.50 kPa x $0.6 \text{ m} = 1.88$ Q = 2.50 kPa x $0.6 \text{ m} = 1.88$ Q = 2.50 kPa x $0.6 \text{ m} = 1.88$ Upper/Single       wall       G = 1.55 kPa x $2.4 \text{ m} = 3.72$ Lower wall       G = 1.55 kPa x $0.0 \text{ m} = 0.00$ $7.2 \text{ kN/m} 2.7 \text{ kN}$ G + Qu =       8.0 kN/m       Allowable k $1.2G+1.5Q=$ 12.6 kN/m         Internal Load bearing rib       width       300 mm $7.2 \text{ kN/m} 2.7 \text{ kN}$ Roof       G = 0.30 kPa x $4.0 \text{ m} = 1.32$ $Q = 0.25 \text{ kPa x}$ $4.0 \text{ m} = 1.32$ Q = 0.25 kPa x $4.0 \text{ m} = 1.32$ $Q = 0.25 \text{ kPa x}$ $1.2 \text{ m} = 3.76$ $Q = 2.50 \text{ kPa x}$ $1.2 \text{ m} = 3.00$ Lower Floor       G = 1.55 kPa x $0.0 \text{ m} = 0.00$ $5.1 \text{ kN/m} 4.0 \text{ kN}$ Internal Rib 0.1m wide       Footing width       Allowable k $1.2G+1.5Q=$ $1.2 \text{ kN/m}$ $1.2 \text{ m} = 1.88$ $0.6 \text{ m} = 1.88$ $0.6 \text{ m} = 1.50$ $1.2 \text{ G}+1.5 \text{ kN}$ $1.2 \text{ G}+1.5 \text{ Q} = 4.5 \text{ kN/m}$ Allowa	
Roof       G = 0.30 kPa x       4.7 m = 1.56 Q = 0.25 kPa x       4.7 m = 1.88 Q = 2.50 kPa x       1.88 Q = 2.50 kPa x         Lower Floor       G = 3.13 kPa x       0.6 m = 1.88 Q = 2.50 kPa x       0.6 m = 1.88 Q = 2.50 kPa x       1.60 Q = 0.00         Upper/Single       wall       G = 1.55 kPa x       2.4 m = 3.72 Q = 0.00       0.00         Lower wall       G = 1.55 kPa x       0.0 m = 0.00       7.2 kN/m 2.7 kN         G + Qu =       8.0 kN/m       Allowable t         1.2G+1.5Q=       12.6 kN/m       4.0 m = 1.32 Q = 0.25 kPa x       4.0 m = 1.32 Q = 0.25 kPa x         Lower Floor       G = 3.13 kPa x       1.2 m = 3.76 Q = 2.50 kPa x       1.2 m = 3.76 Q = 2.50 kPa x       3.00         Lower wall       G = 1.55 kPa x       0.0 m = 0.00 5.1 kN/m 4.0 kN       4.0 m = 1.88 Q = 2.50 kPa x       0.0 m = 0.00 5.1 kN/m 4.0 kN         G + Qu =       6.3 kN/m       Allowable t       1.2 m = 3.76 Q = 2.50 kPa x       0.6 m = 1.88 0.6 m = 1.88 Q = 2.50 kPa x       0.6 m = 1.50 1.9 kN/m 1.5 kN         G + Qu =       2.3 kN/m       Allowable t       1.2 m + 1.50       1.2 m + 1.50         Internal Rib 0.1m wide       Footing width       1.2 m + 1.50       1.9 kN/m 1.5 kN         G + Qu =       2.3 kN/m       Allowable t       1.2 m + 1.50         1.2 G+1.5Q=       4.5 kN/m       Al	Roof angle= 25°
Q = 2.50 kPa x $0.6 \text{ m} =$ $1.50$ Upper/Single wall       G = 1.55 kPa x $2.4 \text{ m} =$ $3.72$ Lower wall       G = 1.55 kPa x $0.0 \text{ m} =$ $0.00$ G + Qu =       8.0 kN/m       Allowable to         1.2G+1.5Q=       12.6 kN/m       Allowable to         Internal Load bearing rib       width       300 mm         Roof       G = 0.30 kPa x $4.0 \text{ m} =$ $1.00$ Lower Floor       G = 3.13 kPa x $1.2 \text{ m} =$ $3.00$ Lower wall       G = 1.55 kPa x $0.0 \text{ m} =$ $0.00$ Lower Floor       G = 3.13 kPa x $1.2 \text{ m} =$ $3.00$ Lower wall       G = 1.55 kPa x $0.0 \text{ m} =$ $0.00$ Lower wall       G = 1.55 kPa x $0.0 \text{ m} =$ $0.00$ Lower Wall       G = 3.13 kN/m       Allowable to         1.2G+1.5Q=       12.1 kN/m $0.6 \text{ m} =$ $1.88$ Q = 2.50 kPa x $0.6 \text{ m} =$ $1.50$ $1.9 \text{ kN/m 1.5 \text{ kN}$ G + Qu =       2.3 kN/m $0.6 \text{ m} =$ $1.50$ $1.9 \text{ kN/m 1.5 \text{ kN}$ G + Qu =       2.3 kN/m       Allowable to $1.2G+$	<b>J</b>
wall       G = 1.55 kPa x $2.4 \text{ m} = 3.72$ Lower wall       G = 1.55 kPa x $0.0 \text{ m} = \frac{0.00}{7.2 \text{ kN/m } 2.7 \text{ kN}}$ G + Qu =       8.0 kN/m       Allowable t         1.2G+1.5Q=       12.6 kN/m       Allowable t         Internal Load bearing rib       width       300 mm         Roof       G = 0.30 kPa x $4.0 \text{ m} = 1.32$ Q = 0.25 kPa x $4.0 \text{ m} = 1.32$ $1.00$ Lower Floor       G = 3.13 kPa x $1.2 \text{ m} = 3.76$ Q = 2.50 kPa x $1.2 \text{ m} = 3.00$ $5.1 \text{ kN/m } 4.0 \text{ kN}$ G + Qu = $6.3 \text{ kN/m}$ Allowable t $1.2G+1.5Q=$ 12.1 kN/m       Allowable t $1.2G+1.5Q=$ 12.1 kN/m       Allowable t $1.2G+1.5Q=$ 12.1 kN/m $0.6 \text{ m} = 1.88$ Q = 2.50 kPa x $0.6 \text{ m} = \frac{1.50}{1.9 \text{ kN/m } 1.5 \text{ kN}}$ G + Qu = $2.3 \text{ kN/m}$ Allowable t $1.2G+1.5Q=$ $4.5 \text{ kN/m}$ Allowable t $1.2G+1.5Q=$ $4.5 \text{ kN/m}$ Allowable t	
1.2G+1.5Q=       12.6 kN/m         Internal Load bearing rib       width       300 mm         Roof       G = 0.30 kPa x       4.0 m = 1.32         Q = 0.25 kPa x       4.0 m = 1.32         Lower Floor       G = 3.13 kPa x       1.2 m = 3.76         Q = 2.50 kPa x       1.2 m = 3.00         Lower wall       G = 1.55 kPa x       0.0 m = 0.00         Lower wall       G = 1.55 kPa x       0.0 m = 0.00         Lower state       G + Qu =       6.3 kN/m         1.2G+1.5Q=       12.1 kN/m       Allowable to 1.2G+1.5Q=         Internal Rib 0.1m wide       Footing width         Lower Floor       G = 3.13 kPa x       0.6 m = 1.88         Q = 2.50 kPa x       0.6 m = 1.88         Q = 2.50 kPa x       0.6 m = 1.50         Internal Rib 0.1m wide       Footing width         Lower Floor       G = 3.13 kPa x       0.6 m = 1.50         Q = 2.50 kPa x       0.6 m = 1.88       1.50         Q = 2.50 kPa x       0.6 m = 1.88       1.50         Mombular       Allowable to 1.2G+1.5Q=       4.5 kN/m         Point load over 10kN from Truss layout supported on       Allowable to 1.2G+1.5Q=	/m
Internal Load bearing rib       width       300 mm         Roof       G = 0.30 kPa x $4.0 m = 1.32$ Q = 0.25 kPa x $4.0 m = 1.32$ Lower Floor       G = 3.13 kPa x $1.2 m = 3.76$ Q = 2.50 kPa x $1.2 m = 3.00$ Lower wall       G = 1.55 kPa x $0.0 m = 0.00$ Lower wall       G = 1.55 kPa x $0.0 m = 0.00$ Lower state       G.3 kN/m       Allowable b         1.2G+1.5Q =       12.1 kN/m       Allowable b         Lower Floor       G = 3.13 kPa x $0.6 m = 1.88$ Q = 2.50 kPa x $0.6 m = 1.88$ $0.6 m = \frac{1.50}{1.9 \text{ kN/m } 1.5 \text{ kN/m}}$ G + Qu =       2.3 kN/m       Allowable b         1.2G+1.5Q =       4.5 kN/m       Allowable b	Bearing pressure earing pressure = 27 kPa
Roof $G = 0.30 \text{ kPa x}$ $4.0 \text{ m} = 1.32$ $Q = 0.25 \text{ kPa x}$ $4.0 \text{ m} = 1.32$ Lower Floor $G = 3.13 \text{ kPa x}$ $1.2 \text{ m} = 3.76$ $Q = 2.50 \text{ kPa x}$ $1.2 \text{ m} = 3.00$ Lower wall $G = 1.55 \text{ kPa x}$ $0.0 \text{ m} = 0.00$ Lower wall $G = 1.55 \text{ kPa x}$ $0.0 \text{ m} = 0.00$ State $f = 1.55 \text{ kPa x}$ $0.0 \text{ m} = 0.00$ State $f = 3.13 \text{ kN/m}$ Allowable to the state $1.2G+1.5Q=$ $12.1 \text{ kN/m}$ Allowable to the state         Internal Rib 0.1m wide       Footing width         Lower Floor $G = 3.13 \text{ kPa x}$ $0.6 \text{ m} = 1.88$ $Q = 2.50 \text{ kPa x}$ $0.6 \text{ m} = 1.88$ $Q = 2.50 \text{ kPa x}$ $0.6 \text{ m} = 1.50$ Internal Rib 0.1m wide       Footing width         Lower Floor $G = 3.13 \text{ kPa x}$ $0.6 \text{ m} = 1.88$ $Q = 2.50 \text{ kPa x}$ $0.6 \text{ m} = 1.80$ 1.9 \text{ kN/m 1.5 kN} $G + Qu = 1.23 \text{ kN/m}$ Allowable to 1.2G+1.5Q=       4.5 \text{ kN/m}         Point load over 10kN from Truss layout supported on       Allowable to 1.2G+1.5Q \text{ m} = 1.00 \text	q <sub>d</sub> = 42 kPa <= qbs, OK
$Q = 0.25 \text{ kPa x}$ $4.0 \text{ m} =$ $1.00$ Lower Floor $G = 3.13 \text{ kPa x}$ $1.2 \text{ m} = 3.76$ $Q = 2.50 \text{ kPa x}$ $1.2 \text{ m} =$ $3.00$ Lower wall $G = 1.55 \text{ kPa x}$ $0.0 \text{ m} = \frac{0.00}{5.1 \text{ kN/m} 4.0 \text{ kN}}$ G + Qu = $6.3 \text{ kN/m}$ Allowable to a state of the state	
Q = $2.50 \text{ kPa x}$ $1.2 \text{ m} =$ $3.00$ Lower wallG = $1.55 \text{ kPa x}$ $0.0 \text{ m} = \frac{0.00}{5.1 \text{ kN/m} 4.0 \text{ kN}}$ G + Qu =6.3 kN/mAllowable to $1.2\text{G}+1.5\text{Q}=$ 12.1 kN/mAllowable toInternal Rib 0.1m wideFooting widthLower FloorG = $3.13 \text{ kPa x}$ $0.6 \text{ m} = 1.88$ Q = $2.50 \text{ kPa x}$ $0.6 \text{ m} = \frac{1.50}{1.9 \text{ kN/m} 1.5 \text{ kN}}$ G + Qu = $2.3 \text{ kN/m}$ Allowable to $1.2\text{G}+1.5\text{Q}=$ $4.5 \text{ kN/m}$ Point load over 10kN from Truss layout supported on	
$G + Qu =$ 6.3 kN/mAllowable k $1.2G+1.5Q=$ 12.1 kN/mFooting widthInternal Rib 0.1m wideFooting widthLower Floor $G = 3.13$ kPa x $0.6$ m = $1.88$ $Q = 2.50$ kPa x $0.6$ m = $\frac{1.50}{1.9$ kN/m $1.5$ kN $G + Qu =$ 2.3 kN/mAllowable k $1.2G+1.5Q=$ 4.5 kN/mPoint load over 10kN from Truss layout supported on	
1.2G+1.5Q= $12.1  kN/m$ Internal Rib 0.1m wideFooting widthLower Floor $G = 3.13  kPa x$ $0.6  m = 1.88$ $Q = 2.50  kPa x$ $0.6  m = 1.88$ $0.6  m = 1.88$ $0.6  m = 1.50$ $1.9  kN/m 1.5  kN$ $1.9  kN/m 1.5  kN$ $G + Qu =$ $2.3  kN/m$ Allowable to 1.2G+1.5Q= $1.2G+1.5Q=$ $4.5  kN/m$ Point load over 10kN from Truss layout supported on	Bearing preassure if supported on ground earing pressure = 21 kPa
Lower Floor $G = 3.13 \text{ kPa x}$ $0.6 \text{ m} = 1.88$ $Q = 2.50 \text{ kPa x}$ $0.6 \text{ m} = 1.88$ $G + Qu = 1.38 \text{ kN/m}$ $1.9 \text{ kN/m} 1.5 \text{ kN}$ $G + Qu = 1.2G + 1.5Q = 1.5Q = 1.36 \text{ kN/m}$ Allowable to 1.2G + 1.5Q = 1.5G \text{ kN/m}         Point load over 10kN from Truss layout supported on	q <sub>d</sub> = 40 kPa <= qbs, OK
Q = 2.50 kPa x 0.6 m = <u>1.50</u> 1.9 kN/m 1.5 kN G + Qu = <b>2.3 kN/m</b> Allowable k 1.2G+1.5Q= <b>4.5 kN/m</b> Point load over 10kN from Truss layout supported on	100 mm
1.2G+1.5Q=     4.5 kN/m       Point load over 10kN from Truss layout supported on	
Point load over 10kN from Truss layout supported on	Bearing preassure if supported on ground earing pressure = 23 kPa
	q <sub>d</sub> = 45 kPa     <= qbs, OK
Critical Load case P*= <b>14.1 kN</b>	300 mm wide x 1200 mm long rib
	q <sub>d</sub> = 39 kPa     <= qbs, OK
Isolated foundation	600 mm wide x 800 mm long
1.35G+1.5Q - P*= <b>20.7 kN</b>	q <sub>d</sub> = 43 kPa     <= qbs, OK

Consent No: 220856			
Applicant:       Classic Builders Wellington Limited         Site Address:       24C Gawler Street, Te Horo			
Inspection Typ	be: Drainage		
Inspection Ou	tcome: Fail		
Inspected By:	Alan Tinney		
Inspection Da	te: 3 March 2023 1:10 p.m.		
Duration:	30 minutes		
Inspection El	ement	Status	
General		Fail	
Pipe diam <b>100m</b>	eter <b>m pvc glued</b>	Pass	
Bedding n <b>Sand</b>		Pass	
Gully trap		Pass	
Connections/angles		Pass	
Direction/fall		Pass	
Holding water Recheck		Fail	
Stormwate 20388		Fail	
Other		N/A	



Taken at 1:12 PM on Friday 3/03/2023



Taken at 1:13 PM on Friday 3/03/2023


Taken at 1:14 PM on Friday 3/03/2023



Taken at 1:14 PM on Friday 3/03/2023



Taken at 1:14 PM on Friday 3/03/2023



Taken at 1:15 PM on Friday 3/03/2023



Taken at 1:15 PM on Friday 3/03/2023



### SITE NOTICE

Consent No:	220	856	
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:		Drainage	
Inspection Outcom	ne:	Fail	
Inspected By:		Alan Tinney	
Inspection Date:		3 March 2023	
Failed Items			
General			
Holding water		Recheck	
Stormwater su	imps	20388	
Passed Items			
General			
Pipe diameter		100mm pvc glued	
Bedding material Sand		Sand	
Gully trap			
Connections/a	ngle	3	
Direction/fall			

Consent No: 220856			
Applicant: Classic Builders Wellington Limited			
		awler Street, Te Horo	
Work Type:		room dwelling with 2.5 bathrooms, attached doubl nel 50mm ACC Concrete Panel cladding.	e garage. Clad with Brick Veneer and
Inspection Ty	ype:	Drainage	
Inspection O	utcome	Pass	
Inspected By	<i>'</i> :	Alan Tinney	
Inspection Da	ate:	2 March 2023 2:10 p.m.	
Duration:		30 minutes	
Inspection E	Element		Status
General			Pass
Pipe diar	neter		N/A
Bedding	materia	I	N/A
Gully trap	р		N/A
Connecti	ions/ang	les	N/A
Branch le	ength		N/A
Direction	/fall		N/A
Holding	water		N/A
Terminal	vent		N/A
Registrat	tion num	iber	Pass
Stormwa <b>2038</b>		ps	N/A
Elevated	drainag	le	N/A
Soak pit As per consent		sent	Pass
Agent/owner written approval			N/A
non compliance discussed onsite		discussed onsite	N/A
Next Inspection required		required	N/A
Other			N/A



Taken at 2:07 PM on Thursday 2/03/2023



Taken at 2:07 PM on Thursday 2/03/2023



Taken at 2:08 PM on Thursday 2/03/2023



Taken at 2:09 PM on Thursday 2/03/2023



Taken at 2:10 PM on Thursday 2/03/2023



# 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:	Drainage
Inspection Outcome:	Pass
Inspected By:	Alan Tinney
Inspection Date:	2 March 2023
Passed Items	

#### General

Registration number Soak pit

As per consent

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

Inspected By: Luke Nattrass

Inspection Date: **30 October 2023 7:33 a.m.** 

Duration: **15 minutes** 

#### **Inspection Element**

Interior

rior Pass Smoke detectors Pass sighted photos of the four Cavius long life smoke alarms installed to within the property Final check complete Pass All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Other

Pass

Status

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:	Final Inspection		
Inspection Outcom	e: Pass		

Inspected By:	Luke Nattrass
Inspection Date:	30 October 2023

# **Passed Items**

Interior

Smoke detectors

Final check complete

Other

sighted photos of the four Cavius long life smoke alarms installed to within the property

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

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

Consent No:	220856		
Applicant:	Applicant: Classic Builders Wellington Limited		
Site Address: 24C Gawler Street, Te Horo			
Work Type:	4-bedroom dwelling with 2.5 bathrooms, attached double garage EZPanel 50mm ACC Concrete Panel cladding.	e. Clad with Brick Veneer and	
Inspection Typ	be: Pre Clad		
Inspection Ou	tcome: Fail		
Inspected By:	Jeremy Lincoln		
Inspection Da	te: 15 May 2023 12:23 p.m.		
Duration:	30 minutes		
Inspection El	ement	Status	
General		Fail	
Inspectior <b>Previ</b>	notes ous items to be addressed before next inspection	Fail	
Head flas <b>Head</b>	hings flashings installed as part of the ACC panel install	Pass	
Batten tim <b>Poly</b>	ber treatment	Pass	
	place small area completed, reinspection required, particularly interch C panel	Fail <b>ange between brick</b>	
	te plans water damaged, New legible copy to be kept on site de before next inspection	Fail	



poly battens in place Taken at 12:11 PM on Monday 15/05/2023



typical, Poly battens in place & window mouldings Taken at 12:37 PM on Monday 15/05/2023



### 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: Inspection Outcome: Inspected By:	Pre Clad Fail Jeremy Lincoln	
Inspection Date:	15 May 2023	
Failed Items		
General		
Inspection notes		Previous items to be addressed before next inspection
Battens in place		Only small area completed, reinspection required, particularly interchange between brick & AAC panel
Other		On site plans water damaged, New legible copy to be kept on site Provide before next inspection
Passed Items		
General		
Head flashings		Head flashings installed as part of the ACC panel install
Batten timber trea	tment	Poly

Consent No: 220856			
Applicant: Clas	Applicant: Classic Builders Wellington Limited		
Site Address: 24C	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: Pass			
Inspected By:	John Peterson		
Inspection Date: 22 September 2023 2:31 p.m.			
Duration:	0 minutes		
Inspection Element Status			
General Pass			

Battens in place Pass The following aspect has been confirmed at the wet area membrane inspection.

Will need to reinspect cavity isolation between brick & AC panel

Consent No: 2208	56		
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:
Inspection Outcome: Pass			
Inspected By: John Peterson			
Inspection Date: 22 September 2023 2:34 p.m.			
Duration:	0 minutes		
Inspection Element Status		Status	
General		Pass	
Sighted previous inspection notes Pass		Pass	

The following aspect has been confirmed at the wet area membrane inspection.

Previous items to be addressed, reinspection required for window foam packers to be sealed over

Consent No:	2208	56					
Applicant:	Applicant: Classic Builders Wellington Limited						
Site Address	: <b>24C C</b>	Gawler Street, Te Horo					
Work Type:		lroom dwelling with 2.5 bathrooms, attached douk nel 50mm ACC Concrete Panel cladding.	ble garage. Clad with Brick Veneer and				
Inspection Ty	ype:	Wet Area Post-application					
Inspection O	utcome	: Pass					
Inspected By:		John Peterson					
Inspection Date:		22 September 2023 2:39 p.m.					
Duration:		45 minutes					
Inspection Element		t	Status				
General			Pass				
<b>U</b>		s inspection notes evious inspection site notes	Pass				
Conforms with a		approved drawings	Pass				
Confirm addition		nal information/amended plan	N/A				
Penetrations slee		eved	N/A				
Base/Tray Formed slab		b	Pass				
Wet area membrane Ardex WPM 001			Pass				
LBP number			N/A				
Agent/owner written approval		itten approval	N/A				
non compliance discussed onsite		discussed onsite	N/A				
Next Insp	pection	required	Pass				
Other			N/A				



Main bathroom Taken at 9:09 AM on Friday 22/09/2023



Ensuite Taken at 9:09 AM on Friday 22/09/2023



Ensuite Taken at 9:09 AM on Friday 22/09/2023



### 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:	Postline / Wet area Pre Application		

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Inspection Outcome:	Pass
Inspected By:	John Peterson
Inspection Date:	22 September 2023

#### **Passed Items**

General

Sighted previous inspection notes

The following aspect has been confirmed at the wet area membrane inspection.

Previous items to be addressed, reinspection required for window foam packers to be sealed over

Pre Clad
Pass
John Peterson
22 September 2023

#### **Passed Items**

General

Battens in place

The following aspect has been confirmed at the wet area membrane inspection.

Will need to reinspect cavity isolation between brick & AC panel

Inspection Type:	Wet Area Post-application	
Inspection Outcome:	Pass	
Inspected By:	John Peterson	
Inspection Date:	22 September 2023	

#### **Passed Items**

General Sighted previous inspection notes Conforms with approved drawings Base/Tray Wet area membrane Next Inspection required

Refer to previous inspection site notes

Formed slab Ardex WPM 001

22 September 2023

Consent No: 220856						
pplicant: Classic Builders Wellington Limited						
Site Address: 24C Gawler Street, Te Horo						
Work Type:         4-bedroom dwelling with 2.5 bathrooms, attached double garage. C           EZPanel 50mm ACC Concrete Panel cladding.	lad with Brick Veneer and					
Inspection Type: Pre Wrap						
Inspection Outcome: Fail						
Inspected By: Luke Nattrass						
Inspection Date: 17 April 2023 1:42 p.m.	17 April 2023 1:42 p.m.					
Duration: 45 minutes						
Inspection Element	Status					
General	Fail					
Inspection notes sighted previous inspection notes	Pass					
Drawings	Pass					
on site and reviewed						
Additional information/plan	N/A					
Fire Separations not part of this consent	N/A					
Cladding type identified brick veneer and easy panel	Pass					
Framing moisture meets cladding requirements	N/A					
Stud spacing appropiate for cladding as required for cladding types	Pass					
Exterior sheet bracing and angle brace fixing h 3.2 ply braces nailed off at 150mm centers with round Head nails as rec	Pass quired					
Bottom plate connections	Pass					
All bottom plate connections fixed in compliance with the building conse Gib hand brackets and concrete boots in place where required	ent documentation					
Building wrap type Watergate plus	Pass					
Roof Cross Bracing Metal strap braces in place with tenishioners where required	Pass					
Purlin fixing roof installed prior to inspection , photos still to be provided	Fail					
Decking substrate	N/A					
Top Plate Connection stud straps in place	Pass					
Lintel Connections Gang nailplates In place as required	Pass					
Truss connections still to install internal truss fixings and z nail to outriggers, the 24kn hold installed	Fail down still to be					
Column posts all column posts in place and fixed as required	Pass					
LBP number no builder on site at time of inspection so no lbp information available	Fail					
Agent/owner written approval	N/A					
non compliance discussed onsite	N/A					
Next Inspection required pre clad	Pass					

Other



Taken at 12:33 PM on Monday 17/04/2023



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Taken at 12:41 PM on Monday 17/04/2023



Taken at 12:41 PM on Monday 17/04/2023



Taken at 12:42 PM on Monday 17/04/2023



Taken at 12:45 PM on Monday 17/04/2023





Taken at 12:48 PM on Monday 17/04/2023



Taken at 12:49 PM on Monday 17/04/2023



Taken at 12:50 PM on Monday 17/04/2023



Taken at 12:50 PM on Monday 17/04/2023



Taken at 12:52 PM on Monday 17/04/2023



Taken at 12:57 PM on Monday 17/04/2023