

## Soakpit Calculator

## Easy Flow Plumbing &amp; Drainage

Date:

Street Address	24C Gawler Street
Suburb	Te Horo Beach
Annual Return Interval	100 years
Duration of Event	1h
Site Soakage Rate	240 mm/h

House Area	506
Driveway Area	245
Rainfall Intensity	50.8 mm
Total Catchment	41.20
Soakpit Type	Cirtex Crate

m <sup>2</sup>	C=	0.9
m <sup>2</sup>	C=	0.9
Global Warming		1.2
m <sup>3</sup>		

## Cirtex Crate Modules

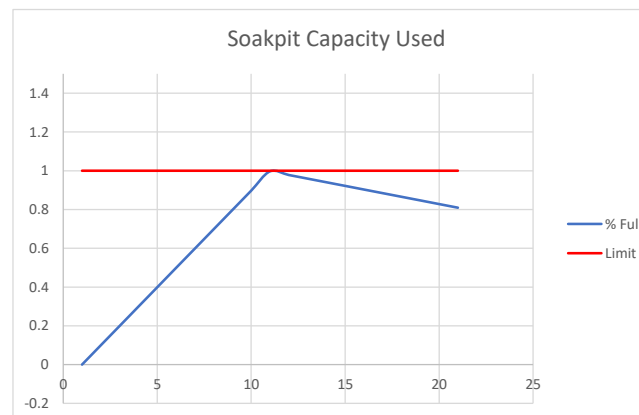
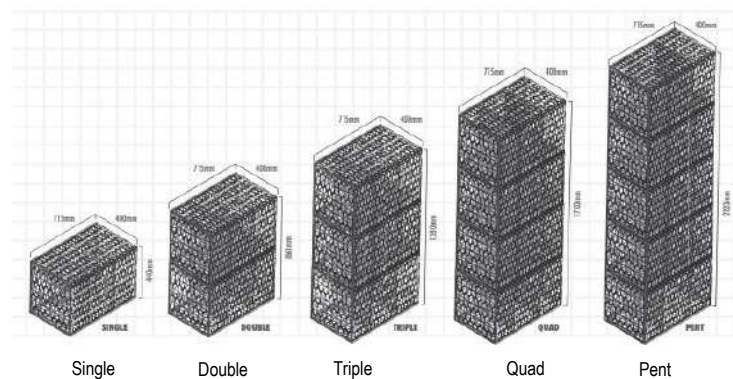
L	19	0.715 m per module
W	5	0.400 m per module
D	Triple	1.280 m per module

## Cirtex Soakpit System Dimensions

L	13.59 m	Area	27.18 m <sup>2</sup>
W	2.00 m	Vol	34.79 m <sup>3</sup>
D	1.28 m	Vol (net)	34.79 m <sup>3</sup>

## Rainfall Event

Duration	Water in (m <sup>3</sup> )	Water Soakage (m <sup>3</sup> )	Water Stored (m <sup>3</sup> )	% Full
0	0	0	0	0
6	4.12	0.65232	3.47	10%
12	4.12	0.65232	6.94	20%
18	4.12	0.65232	10.40	30%
24	4.12	0.65232	13.87	40%
30	4.12	0.65232	17.34	50%
36	4.12	0.65232	20.81	60%
42	4.12	0.65232	24.28	70%
48	4.12	0.65232	27.74	80%
54	4.12	0.65232	31.21	90%
60	4.12	0.65232	34.68	100%
66	0	0.65232	34.03	98%
72	0	0.65232	33.38	96%
78	0	0.65232	32.72	94%
84	0	0.65232	32.07	92%
90	0	0.65232	31.42	90%
96	0	0.65232	30.77	88%
102	0	0.65232	30.11	87%
108	0	0.65232	29.46	85%
114	0	0.65232	28.81	83%
120	0	0.65232	28.16	81%



## Soakpit Design

**24c Gawler Street,  
Te Horo Beach**

*Easy-flow*

### Soak pit

Easy Flow Plumbing and Drainage has been engaged to design a soak pit for the existing dwelling located at **24c Gawler Street, Te Horo**. The Soak pit is designed to collect the water from the proposed **394.7m<sup>2</sup>** dwelling and **245m<sup>2</sup>** of driveway.

### Site Testing

Soakage testing on site was completed on the **18/03/2022** by Easy Flow Plumbing and Drainage. A **300mm** diameter hole to **1.2-metre**-deep due to the water table was used for the test. The hole was filled, and soakage measured in accordance with NZBC/E1. This is shown on the attached calculations. Please note, the test was done during high tide.

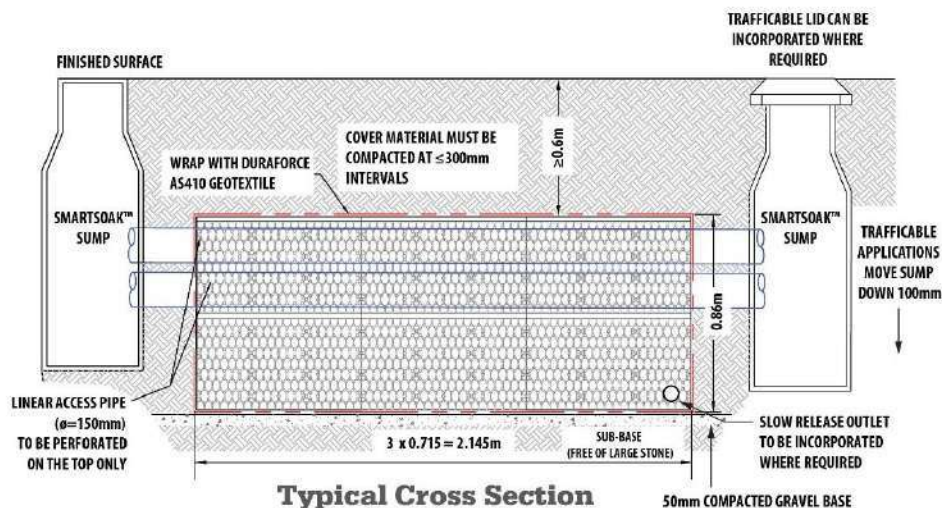
The tested soakage rate is **240** mm/hr.

### Soak Pit Design Methodology

The soak pit has been designed for site rainfalls based on rainfall depths obtained from Niwa Hirds (<https://hirds.niwa.co.nz/>). The rainfall data obtained was for a 1 in 100-year event for a 60-minute duration. The historical data was used by taking the historical rainfall data, adding the standard error provided and multiplying this value by a global warming factor of 120%. We note that the value used in this methodology is higher than any of the global warming scenarios (RCP2.6, RCP4.5, RCP6.0 & RCP 8.5) provided by NIWA, therefore we consider this conservative. Refer calculations for design.

### Proposed Soak pit

It is proposed to use a Cirtex soak away crate soak pit wrapped in filter cloth using double modules. The proposed soak pit is **23** modules long, **5** modules wide and **1 double** module deep measuring **9.2m x 3.58m x 0.86m** deep below inlet pipe. Below is a similar example but not identical.



## Soakage Rate Calculator

## Easy Flow Plumbing &amp; Drainage

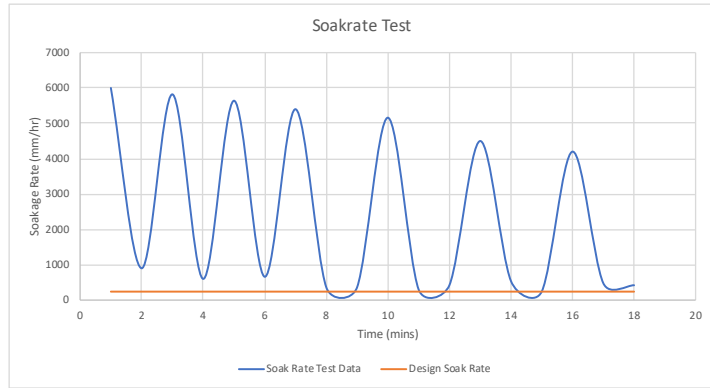
Date: 

Street Address	24c Gawler Street
Suburb	Te Horo Beach

Depth of Hole	1200
Diameter of Hole	300

TEST DATA: (Max 30min interval)

Time Interval	Depth (mm)	Soakage Rate (mm/hr)
0	0	0
10	1000.00	6000
20	1150.00	900
30	0.00	0
40	970.00	5820
50	1070.00	600
60	0.00	0
70	940.00	5640
80	1050	660
90	0.00	0
100	900.00	5400
110	960.00	360
120	1020.00	360
130	0.00	0
140	860.00	5160
150	910.00	300
160	980	420
170	0.00	0
180	750.00	4500
190	840.00	540
200	880.00	240
210	0.00	0
220	700.00	4200
230	780.00	480
240	850.00	420



Design Soak Rate:

240 mm/hr



## Statement of Compliance with the NZ Building Code

**Consent No: 220811**

**ISSUED BY: Kapiti Coast District Council**

### PROJECT

Site Address: 24C Gawler Street, Te Horo  
Legal Description: LOT 5 DP 512385  
Work Description: Construction of a Totalspan steel portal frame garage on a concrete slab.  
Building Category: R1

### OWNER

Name(s): Brooke and Rose Teague  
Address: 5 Falla Street, Paraparaumu Beach, 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
  - [NA] Confirm new owner details and evidence of ownership are correctly documented
  - [NA] Confirm all required inspections completed and documented in GoGet
  - [ P ] If inspection(s) have been missed, have they been compensated for?
  - [NA] If supervision was required for any inspection - did it occur?
  - [ P ] Work in accordance with approved consent and approved amendments
  - [NA] Have any notices to fix been uplifted?
  - [ P ] Supporting documentation required in building consent addenda received
  - [NA] Quality assurance documentation
  - [NA] Restricted building work
  - [NA] Owner Builder declaration supplied
  - [NA] Additional information required and received
  - [NA] Earthquake prone building
  - [NA] Swimming Pool details updated
  - [NA] Warnings and Bans
  - [NA] Supervision review
  - [ P ] Code Compliance Certificate Sign Off
  - [ P ] All Amendments have been approved & issued
  - [ P ] Where applicable, the compliance schedule and compliance schedule statement has been updated or new statement issued
  - [ P ] Approve to issue Code Compliance Certificate if all fees paid
  - [ P ] Approve to issue Certificate of Acceptance if all fees paid
  - [ P ] Approve to issue Certificate of Public Use if all fees paid

#### NOTES:

No drainage inspection completed. An inspection of the garage drains were carried out as part of the main house consent BC220856

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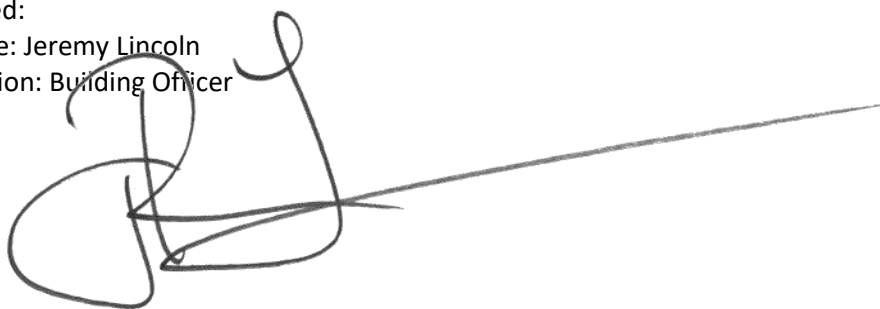
On review of the documentation and inspection notes it can be considered on reasonable grounds that all work has been completed in compliance with the building consent.

Signed:

Name: Jeremy Lincoln

Position: Building Officer

Date: 12 September 2023

A handwritten signature in dark ink, consisting of a large, stylized 'J' followed by a horizontal line extending to the right.

## Building Consent Office Record

<b>Building Consent No.</b>	220811
<b>Building Project</b>	Construction of a Totalspan steel portal frame garage on a concrete slab.
<b>Location (Site Address)</b>	24C Gawler Street, Te Horo
<b>Building Category</b>	R1

### CONSENT DATA INPUT REQUIREMENTS

Please delete yes/no as applicable

<b>Yes</b>	<b>No</b>	<b>Compliance Schedule</b>	
<b>Yes</b>	<b>No</b>	<b>Restricted building work</b>	
<b>Yes</b>	<b>No</b>	<b>Owner Builder</b>	<b>Owner Builder register: ED2526609</b>
<b>Yes</b>	<b>No</b>	<b>Certificate for Public Use</b>	
<b>Yes</b>	<b>No</b>	<b>Natural Hazard</b>	<b>Type:</b>

### Dialogue Record

Record all telephone discussions in relation to the application.

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

Date / time	State content of discussion!!!	Initials

[illegible]

# PLANNING PROCESSING CHECKSHEET

Building Consent Number: **BC220811**

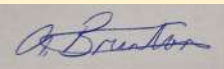


Property Information				
Property Address:	24C Gawler Street. Te Horo			
Legal Description:	LOT 5 DP 512385			
Planning Zone:	General Rural			
Building Project:	Construction of a Totalspan steel portal frame garage on a concrete slab.			
	Yes	No	Action Required	
Record of Title	Y			
Easements	Y			
Section 221	Y		Include copy –	

District Plan Items to Check				
	Yes	No	Action Required	Page
Heritage Register		N		10-9
Eco-site/Native Veg		N	Check PDP tree list	3-12 & 3-13
Flood Hazards	Y		But not where garage is located	9-9
Min Floor Level	Y		Check Latest Flood Extent layer	
Coastal B.L.R.		N		D1 - 31
Relocatable / No build		N		D1 - 32
EQ Hazard		N		9-21
Airport Zones		N		
	Complies?		Action Required	Page
Yards	Y		Setback 5m from side. Other setbacks larger.	5-19 & 7-13
HIRB	Y			5-18 & 7-14
Site Coverage – 40% / 35%	Y		2.58% - total 9.68%	5-18
Max Height	Y		3.923m	5-18 & 7-13
Permeable Surface - 30%	Y			5-15
Accessory Buildings <60m²	Y		111.29m²	5-18 & 7-13
Earthworks	Y			3-15, 4-7 & 9-9
Water Tank	Y		3 x 30,000L	11-32 & 11-34
Stormwater system	Y		Soak Pit	11-32
Parking x2 per dwelling	Na			11-87
Minor flat – 54m² / 60m²			Garage	5-18 & 7-13
Retaining Walls			Not a building if 1.5m or less in height	
Outdoor Court 40m²				5-19
Noise Corridor	Y			12-53
National Grid Yard (HVT lines)	Y			11-43
Separation from waterbodies	Y			9-8



# Building Consent Number: **BC220811**

Other Provisions				
	Yes	No	Action required	Page
Designations	Na		None	
Outstanding natural landscape and feature	Na		Buildings must be no greater than 60m <sup>2</sup> and 6m in height	3-17
Paraparaumu North Rural Precinct	Na		All buildings in this precinct are Controlled Activity	7-20
Rural Eco-Hamlet Zone	Na		Waikanae North Eco-Hamlet, Ōtaki North Eco-Hamlet & Ngarara Precinct	7-16
Does the building straddle Title/crosslease boundary	Na		Section 77 required	
<b>Waikanae North</b>	Na			5-47 to 5-49
Yards	Na			
Insulation	Na			5-48
Solar Panels 2m <sup>2</sup>	Na			5-48
Design Certificate	Na			5-48
<b>Boundary Activity</b>				
Type	Na			
Application forms sent	Na		Apply Section 37 and advise Plan Vetting Team	
Existing Resource Consent			No just the subdivision prior that created this LOT	
Resource Consent required	No	No	Apply Section 37 and advise Plan Vetting Team	
Marginal / Temporary				
DIF Required?		No		
Calculate DIF Fees			<b>USE CALCULATOR SHEET</b> , print and attach	Amount
Send DIF letter out			Date sent	
<b>Additional Comments</b>				
<b>Decision: (tick item which applies)</b>				
<input type="checkbox"/> Application complies with District Plan requirements <input type="checkbox"/> Application does not comply with District Plan – BC to be issued subject to s37				
Officers Name: <b>Alan Brunton</b>			Officers Signature: 	Date: <b>12/010/22</b>

## GoGet Inspection Audit Report

Consent No: **220811**  
Applicant: **Totalspan Wellington**  
Site Address: **24C Gawler Street, Te Horo**  
Work Type: **Construction of a Totalspan steel portal frame garage on a concrete slab.**

Inspection Type: **Final Inspection**  
Inspection Outcome: **Fail**  
Inspected By: **Jeremy Lincoln**  
Inspection Date: **29 August 2023 11:09 a.m.**  
Duration: **30 minutes**

Inspection Element	Status
Exterior	Fail
All previous inspections/notes passed	Pass
Drawings	Pass
Additional information/plan	N/A
Sub-floor ventilation	N/A
Roof fixings	Pass
Spouting and down-pipes	Pass
<b>X2</b>	
Deck structure	N/A
Flashings - roof	Pass
Penetrations - flashings	N/A
Barriers	N/A
Gully dishes	N/A
Stormwater and site drainage	Pass
<b>Drainage laid &amp; inspected with house consent</b>	
Handrails	N/A
Wastes to gully	N/A
Fixings - durability	Pass
Steps/stairs	N/A
Terminal vents/AAVs	N/A
Cladding painted/sealed	Pass
Flashings - windows/doors	N/A
Cladding ground clearance	Fail
<b>FFL of 100mm below bottom edge of cladding to be achieved</b>	
non compliance discussed onsite	Pass
<b>With Rosemary &amp; Mark</b>	
Final check complete	N/A
Other	N/A
Interior	N/A
Intertenancy/commercial	N/A
Other	N/A



Taken at 11:02 AM on Tuesday 29/08/2023



Taken at 11:02 AM on Tuesday 29/08/2023





Taken at 11:02 AM on Tuesday 29/08/2023



Taken at 11:03 AM on Tuesday 29/08/2023



**interior**

Taken at 11:05 AM on Tuesday 29/08/2023



**interior**

Taken at 11:05 AM on Tuesday 29/08/2023

## SITE NOTICE

Consent No: **220811**  
Applicant: **Brooke and Rose Teague**  
Site Address: **24C Gawler Street, Te Horo**  
Work Type: **Construction of a Totalspan steel portal frame garage on a concrete slab.**  
Building Category: **R1**

Inspection Type: **Final Inspection**  
Inspection Outcome: **Fail**  
Inspected By: **Jeremy Lincoln**  
Inspection Date: **29 August 2023**

### Failed Items

#### Exterior

Cladding ground clearance

**FFL of 100mm below bottom edge of cladding to be achieved**

### Passed Items

#### Exterior

All previous inspections/notes passed

Drawings

Roof fixings

Spouting and down-pipes

**X2**

Flashings - roof

Stormwater and site drainage

**Drainage laid & inspected with house consent**

Fixings - durability

Cladding painted/sealed

non compliance discussed onsite

**With Rosemary & Mark**



## GoGet Inspection Audit Report

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Consent No: **220811**

Applicant: **Totalspan Wellington**

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

Work Type: **Construction of a Totalspan steel portal frame garage on a concrete slab.**

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Inspection Type: **Final Inspection**

Inspection Outcome: **Pass**

Inspected By: **Jeremy Lincoln**

Inspection Date: **1 September 2023 3:52 p.m.**

Duration: **15 minutes**

Inspection Element	Status
Exterior	Pass
Cladding ground clearance	Pass
<b>Ground clearance meets specification of 40mm</b>	



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

## SITE NOTICE

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Consent No: **220811**  
Applicant: **Brooke and Rose Teague**  
Site Address: **24C Gawler Street, Te Horo**  
Work Type: **Construction of a Totalspan steel portal frame garage on a concrete slab.**  
Building Category: **R1**

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Inspection Type: **Final Inspection**  
Inspection Outcome: **Pass**  
Inspected By: **Jeremy Lincoln**  
Inspection Date: **1 September 2023**

### Passed Items

#### Exterior

Cladding ground clearance

**Ground clearance meets specification of 40mm**



## GoGet Inspection Audit Report

Consent No: **220811**  
Applicant: **Totalspan Wellington**  
Site Address: **24C Gawler Street, Te Horo**  
Work Type: **Construction of a Totalspan steel portal frame garage on a concrete slab.**

Inspection Type: **Pre Clad**  
Inspection Outcome: **Pass**  
Inspected By: **Jeremy Lincoln**  
Inspection Date: **3 May 2023 9:13 a.m.**  
Duration: **30 minutes**

Inspection Element	Status
General	Pass
Inspection notes	Pass
Drawings	Pass
Additional information/plan	N/A
Fire Separations	N/A
Building wrap type	N/A
Flexible sealing tape	N/A
Deck membrane fixed in accordance with specification	N/A
Head flashings	N/A
Sill flashings	N/A
Back flashings	N/A
Saddle flashings	N/A
Internal/external corner flashings	N/A
Jamb flashings	N/A
Capillary clearances	N/A
Flashing penetrations	N/A
Ground/Deck Cladding Clearance	Pass
Additional strapping to wrap	N/A
Batten timber treatment	N/A
Cavity closers	N/A
Battens in place	N/A
Battens structural fixing	N/A
Cavity spacers	N/A
Cavity spacers size and slope	N/A
LBP number	N/A
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	Pass
<b>Final</b>	
Other	N/A



**Bracing connections**

Taken at 9:09 AM on Wednesday 3/05/2023



**Bracing connections**

Taken at 9:09 AM on Wednesday 3/05/2023



**Bracing connections**

Taken at 9:10 AM on Wednesday 3/05/2023



**Bracing connections**

Taken at 9:11 AM on Wednesday 3/05/2023





**overview of site**

Taken at 9:11 AM on Wednesday 3/05/2023



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

## SITE NOTICE

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Consent No: **220811**  
Applicant: **Brooke and Rose Teague**  
Site Address: **24C Gawler Street, Te Horo**  
Work Type: **Construction of a Totalspan steel portal frame garage on a concrete slab.**  
Building Category: **R1**

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Inspection Type: **Pre Clad**  
Inspection Outcome: **Pass**  
Inspected By: **Jeremy Lincoln**  
Inspection Date: **3 May 2023**

### Passed Items

#### General

Inspection notes

Drawings

Ground/Deck Cladding Clearance

Next Inspection required

**Final**

## GoGet Inspection Audit Report

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Consent No: **220811**

Applicant: **Totalspan Wellington**

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

Work Type: **Construction of a Totalspan steel portal frame garage on a concrete slab.**

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Inspection Type: **Pre-Slab Building**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **31 March 2023 1:14 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Engineers details required	Pass
Rebate for brick veneer	N/A
Ground clearance <b>125</b>	Pass
Concrete cover	Pass
Driveway S/W control	N/A
Sand blinding	Pass
Slab thickenings <b>100mm</b>	Pass
Vapour barrier	Pass
Bottom plate fixings	N/A
Steel reinforcing <b>All steel work placed and tied as per consented documentation</b>	Pass
Bar chairs <b>Bar chairs placed as required</b>	Pass
DPC penetrations taped <b>All penetrations taped as required</b>	Pass
Minimum floor level	Pass
Registration numbers	N/A
Siting	Pass
Sub slab insulation	N/A
In-slab heating	N/A
LBP number	N/A
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other	N/A





Taken at 1:12 PM on Friday 31/03/2023



Taken at 1:12 PM on Friday 31/03/2023





Taken at 1:12 PM on Friday 31/03/2023



Taken at 1:12 PM on Friday 31/03/2023





Taken at 1:13 PM on Friday 31/03/2023

## SITE NOTICE

Consent No: **220811**  
Applicant: **Brooke and Rose Teague**  
Site Address: **24C Gawler Street, Te Horo**  
Work Type: **Construction of a Totalspan steel portal frame garage on a concrete slab.**  
Building Category: **R1**

Inspection Type: **Pre-Slab Building**  
Inspection Outcome: **Pass**  
Inspected By: **Alan Tinney**  
Inspection Date: **31 March 2023**

### Passed Items

#### General

Engineers details required	
Ground clearance	<b>125</b>
Concrete cover	
Sand blinding	
Slab thickenings	<b>100mm</b>
Vapour barrier	
Steel reinforcing	<b>All steel work placed and tied as per consented documentation</b>
Bar chairs	<b>Bar chairs placed as required</b>
DPC penetrations taped	<b>All penetrations taped as required</b>
Minimum floor level	
Siting	

# GoGet Processing Summary Report

Consent No: 220811

Site Address: 24C Gawler Street, Te Horo

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

Checklist/Elements	Status	Notes	Processed By
<u>Pre-Application Record</u>	N/A		Scott Kyle
<u>Vetting</u>	Pass	Leon Smith,Lia Apperley,Scott Kyle	
Application documentation	Pass		SKYL
Application type	Pass	The application is for a building consent.	SKYL
Application form signed	Pass	The owners match those listed on the CT. The application form is signed by an agent nominated by the owner.	SKYL
Proof of ownership	Pass	A certificate of title dated within the last three months.	SKYL
Drawings and plans	Pass	Detailed plans are provided that clearly show existing building and the proposed modification or new build.	SKYL
Site specific specifications	Pass	Specifications provided that are relevant to the proposed works.	SKYL
Compliance documentation	N/A	Relevant documentation is shown for:	SKYL
Specific engineered design	Pass	The design involves specific engineering design and: - a PS1 has been provided. - the designer is a John McCurran CPEng #48451	SKYL
Heritage Building	N/A		SKYL
Owner Builder	N/A		SKYL
Any outstanding CCC's	N/A		SKYL
Building act	Pass		SKYL
S71 Natural Hazard	Pass	The site is subject to the following hazard(s):Inundation.	SKYL
S71-72 assessment	Pass	S71-74 do not apply because the work can be disassociated by distance by over 10mtrs from the ponding onsite (as per KCDC guidance). <provide specifics such as floor area> No s73 certificate is required.	SKYL
S71-72 Recommendation	Pass	The building consent can be granted without a s73 certificate	SKYL
S 84 - Restricted building work	N/A		SKYL
S 112 or 133AT - Alterations to existing buildings	N/A		SKYL
S 115 - Change of use	N/A		SKYL
S 118 - Access and facilities for persons with disabilities	N/A		SKYL
Decision- s71-74	Pass		LPS,SKYL
Hazard entered into register in ED	Pass	<a href="http://ed.kcdc.govt.nz/otcs/IIisapi.dll/Overview/1271958">http://ed.kcdc.govt.nz/otcs/IIisapi.dll/Overview/1271958</a>	SKYL
Signing officer	Pass	Leon Smith I have reviewed the BOs email with the council GIS information , along with the Building Officers assessment and confirm the decision to issue the building consent without a section 72.	LPS
Waivers and Modifications	N/A		SKYL
Multi Use	N/A		SKYL
Payment	Pass		LAP
Payment requested	Pass		LAP
Payment received	Pass		LAP
<u>CCC and Category</u>	Pass		Simon Copp

Checklist/Elements	Status	Notes	Processed By
Outstanding CCCs	N/A		SC
Consent Category	Pass		SC
Consent categorised correctly	Pass	Check consent is categorised correctly, if not advise Team Leader so it can be changed and re-allocated if necessary	SC
<u>Planning</u>	Pass		Alan Brunton
District Plan	Pass		ALB
District Plan Items Checked	Yes		ALB
Section 221 checked	Yes		ALB
Resource Consent granted	N/A		ALB
Building Act	N/A		ALB
Sec 37 required	N/A		ALB
<u>Specified Systems Compliance</u>	N/A	No Specified systems.	Simon Copp
<u>Environmental Health</u>	N/A	No Environmental Health input required for this application.	Simon Copp
<u>Quick Consent</u>	N/A	The scope of this building consent application falls outside of the scope of the quick consenting process.	Simon Copp
<u>B1 - Structure</u>	Pass		Simon Copp
Verification method	Pass		SC
Structural review	N/A		SC
Structural risk assessment	Pass	The building work contains SED. The engineering has been assessed against structural policy, and given the scope of the engineering and the evidence provided, the risk is not considered to be high enough to require structural review.	SC
Engineer	Pass	The engineer is working within their scope. The PS1 identifies the engineer, their CPEng number is: John McCurran 48451 resigister checked engineer is current	SC
Scope	Pass	The scope of the engineering is: structural design.	SC
		Refer Geotechnical Assesment. Report by Miyamoto dated 24.05.2022	
Monitoring requirements	Pass	engineer for site preparation	SC
Structural proprietary systems	Pass	The building work contains SED. The following elements are proprietary systems, and compliance with B1 requirements has been ascertained by manufacturer's tables / producer statements.	SC
NZS 3604	Pass		SC
Scope	Pass	The building is within the scope and limitation of NZS 3604.	SC
Good ground	Pass		SC
Site requirements	Pass	The requirements for site have been considered, including provisions for: bearing capacity; site preparation;	SC
Risk of Liquefaction/ lateral spread	Pass	Miyamoto International New Zealand Ltd 53 Kapiti Road I Paraparaumu 5032 has carried out a on site assessment covering Liquification	SC
Deck structure	N/A	no decks	SC
Foundations and sub-floor framing	N/A		SC
Piles	N/A		SC

Checklist/Elements	Status	Notes	Processed By
Foundation walls	N/A		SC
Bearers	N/A		SC
Stringers	N/A		SC
Sub-floor bracing	N/A		SC
Moisture control and access	N/A		SC
Floors	Pass		SC
Suspended timber floors (ground)	N/A		SC
Suspended timber floors (first floor and above)	N/A		SC
Flooring	N/A		SC
Concrete slab	Pass	<p>There is adequate clearance, both vertically and horizontally, to the surrounding ground around the concrete slab.</p> <p>The foundation edge of the slab is detailed appropriately given the type of construction, with sufficient dimensions and reinforcing.</p> <p>The slab is constructed over granular fill with an appropriate damp proof membrane.</p> <p>The thickness of the slab meets requirements, with adequate reinforcing and shrinkage control where required.</p>	SC
Walls	Pass		SC
Studs	N/A		SC
Lintels	Pass	<p>Lintels over openings in wall framing have been sized appropriately given the building elements they support, their loaded dimension, and their span.</p> <p>Fixings are detailed to prevent uplift.</p> <p>Part of the SED</p>	SC
Plates	N/A		SC
Bracing	Pass	<p>Correct parameters have been used for calculating wall bracing demand. This includes considerations around wind, earthquakes, cladding types, and building characteristics.</p> <p>The wall bracing design shows adequate strength to resist lateral loads expected given the above parameters. The layout of the bracing meets the provisions to avoid torsion due to asymmetric design.</p> <p>Bracing part of the SED</p>	SC
Posts	N/A	no isolated posts	SC
Roof structure	Pass		SC
Framed roof	Pass	<p>Rafters, including valley and hip rafters, are adequately sized with appropriate fixings given the wind zone, their span, and spacing.</p> <p>Part of the SED</p>	SC
Truss roof	N/A		SC
Eaves and gable verges	N/A		SC
Purlins / tile battens	Pass	<p>The purlins or tile battens are adequately sized given the wind zone, their span and spacing.</p> <p>Part of the SED</p>	SC
Bracing	Pass	<p>Adequate bracing is provided for the roof given the roof pitch and area. Bracing is provided by: bracing straps.</p> <p>Part of the SED</p>	SC
Ceilings	N/A	none	SC
Verandah beams	N/A	no verandah beams	SC
Snow loading	N/A		SC
External stairs	N/A		SC

Checklist/Elements	Status	Notes	Processed By
Internal Barriers	N/A		SC
3kPa floor loads	N/A		SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>B2 - Durability</u>	Pass		Simon Copp
B2 prompts	Pass		SC
Material compatibility	Pass	Adjoining materials are compatible.	SC
Concrete and concrete masonry	Pass	<p>B2 25MPA concrete required as the building is located in the corrosion zone</p> <p>--- RFI Details ---</p> <p>B2 25MPA concrete required as the building is located in the corrosion zone</p> <p>--- Customer Response ---</p> <p>See revised PS1</p> <p>--- Council Response - Accepted - SC - 24 Nov 2022 5:37am ---</p> <p>5. CONCRETE</p> <p>5.1. Designed to NZS 3101</p> <p>5.2 .Remove vegetation and loose material from the building footprint, backfill with compacted hard-fill if required and lay sand blinding to the underside of the concrete slab. Ensure the surface of the slab will be at least 100mm above the highest level of cleared ground around the slab.</p> <p>5.3 shall have a maximum aggregate size of 20mm and minimum 25Mpa compression strength at 28 days.</p> <p>Noted</p>	SC
<u>Request for Further Information:</u>			
Request: B2 25MPA concrete required as the building is located in the corrosion zone			SC
Response: See revised PS1			SC
Timber treatment	N/A	no timber	SC
Steel fixings and fastenings	Pass	Steel fixings are specified where required to meet durability requirements.	SC
Engineered elements	Pass	The durability aspects of all of the elements designed by the client's structural engineer have been satisfactorily checked for compliance to B2 in respect to B1 structure. noted in PS1	SC
Plumbing materials	Pass	Given the water supply and drainage principles used in the plumbing design appropriate materials are used for water supply and drainage pipes.	SC
Limited life consent	N/A		SC
Maintenance Requirements	Pass	<p>The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work.</p> <p>Cladding</p> <p>To satisfy the requirements of Clause B2:"Durability" of the NZBC and to ensure the cladding material meets a 15-year durability life and a 50 year intended working life (design life), the following requirements must be followed:</p> <p>Cladding Range of Product and Use</p>	SC

Checklist/Elements	Status	Notes	Processed By
		<p>. Coating Type: Zinc/Aluminium &amp; Painted (Coloured Steel).</p> <p>. Steel thickness range: 0.35mm - 0.55mm BMT</p> <p>. Steel grade range: G300 - G550</p> <p>. Application: Standard Totalspan Roof and Wall Cladding</p> <p>. Profile: Totalspan 7 Rib, Totalspan 6 Rib, Totalspan Corrugate</p> <p>Requirements</p> <p>. Fixing and installation of the cladding must be done exactly in accordance with the manufacturer's instructions and specifications.</p> <p>. Normal maintenance must be regularly carried out on the exterior surface of the cladding and visible internal surfaces of the cladding. The following guide must be followed to ensure the durability requirements are met.</p> <p>Normal Maintenance</p> <p>. Normal Maintenance to be completed in accordance with Durability - Acceptable Solution B2/ AS 2.1.3</p> <p>. Corrosion Zones C1 and C2 (Reference SNZ TS 3404:2018, Durability requirements for steel structures and components, corrosivity zone maps, Figure 1 -7, page 10 -16)</p> <p>Rain-washing only required on exposed (open to airborne salts and rain wetting) material. Sheltered (open to airborne salts, but not rain washed) or protected areas such as under spouting, top-cladding sheets and tops of doors and underside of Awnings and Garaports require washing every 3 months.</p> <p>. Corrosion Zones C3 and C4 (Reference SNZ TS 3404:2018, Durability requirements for steel structures and components, corrosivity zone maps, Figure 1 -7, page 10 -16)</p> <p>Rain-washing only required on exposed (open to airborne salts and rain wetting) areas. Sheltered (open to airborne salts, but not rain washed) and protected areas such as under spouting, top cladding and tops of doors and underside of Awnings and Garaports require washing down every month and whenever corrosive salts are present.</p>	
Coastal Corrosion	Pass	<p>Are materials specified appropriate for location in a coastal corrosion zone, i.e Cladding</p> <p>To satisfy the requirements of Clause B2: "Durability" of the NZBC and to ensure the cladding material meets a 15-year durability life and a 50 year intended working life (design life), the following requirements must be followed:</p> <p>Cladding Range of Product and Use</p>	SC

Checklist/Elements	Status	Notes	Processed By
		<p>. Coating Type: Zinc/Aluminium &amp; Painted (Coloured Steel).</p> <p>. Steel thickness range: 0.35mm - 0.55mm BMT</p> <p>. Steel grade range: G300 - G550</p> <p>. Application: Standard Totalspan Roof and Wall Cladding</p> <p>. Profile: Totalspan 7 Rib, Totalspan 6 Rib, Totalspan Corrugate</p> <p>Requirements</p> <p>. Fixing and installation of the cladding must be done exactly in accordance with the manufacturer's instructions and specifications.</p> <p>. Normal maintenance must be regularly carried out on the exterior surface of the cladding and visible internal surfaces of the cladding. The following guide must be followed to ensure the durability requirements are met.</p> <p>Normal Maintenance</p> <p>. Normal Maintenance to be completed in accordance with Durability - Acceptable Solution B2/AS 2.1.3</p> <p>. Corrosion Zones C1 and C2 (Reference SNZ TS 3404:2018, Durability requirements for steel structures and components, corrosivity zone maps, Figure 1 -7, page 10 -16)</p> <p>Rain-washing only required on exposed (open to airborne salts and rain wetting) material. Sheltered (open to airborne salts, but not rain washed) or protected areas such as under spouting, top-cladding sheets and tops of doors and underside of Awnings and Garaports require washing every 3 months.</p> <p>. Corrosion Zones C3 and C4 (Reference SNZ TS 3404:2018, Durability requirements for steel structures and components, corrosivity zone maps, Figure 1 -7, page 10 -16)</p> <p>Rain-washing only required on exposed (open to airborne salts and rain wetting) areas. Sheltered (open to airborne salts, but not rain washed) and protected areas such as under spouting, top cladding and tops of doors and underside of Awnings and Garaports require washing down every month and whenever corrosive salts are present.</p>	
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>C1-C2 - Protection From Fire</u>	Pass		Simon Copp
C/AS1 - Residential and outbuildings	Pass		SC
Fire cells, systems, and resistance ratings	N/A	The building of a detached propitiatory garage is not a trigger for smoke detection upgrade as this work is disassociated with the dwelling. Smoke detection doesn't need to be considered for an out building.	SC
Means of escape	Pass	An escape route leading to a place of safety is	SC



Checklist/Elements	Status	Notes	Processed By
		provided, with the length of the route not exceeding the length allowed given the type of fire safety system provided. less than 25m	
Control of internal fire and smoke spread	N/A		SC
Control of external fire spread	Pass	Adequate fire rated separations are provided where the building, or building elements such as eaves, are at risk of fire spread over the relevant boundary. building is located 5 m from the closest boundary.	SC
Firefighting	N/A		SC
Prevention of fire occurring	N/A	no fire proposed	SC
C/AS* - Large multi-residential, commercial, and vehicle storage	N/A		SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>D1 - Access Routes</u>	N/A	Access route to a residential detached garage/ out building does not need to be considered.	Simon Copp
<u>D2 - Mechanical Installations For Access</u>	N/A	No lift or mechanical means of access shown on the plans of documentation.	Simon Copp
<u>E1 - Surface Water</u>	Pass		Simon Copp
Drainage design	Pass		SC
Connections	Pass	Existing drainage plans have been checked to ensure the feasibility of the connections proposed. storm water to 3/30,000Ltr WATER TANKS (BY OTHERS)	SC
Verification method	N/A		SC
Soak pits	Pass		SC
Field testing	Pass	The surrounding ground is suitable to receive and dispose of the water from the soak pit.	SC
Soak pit design	Pass	The soak pit has an adequate volume, with appropriate filling and lining to the pit. \ CIRTEX STORMWATER DISPOSAL -DOUBLE MODULE (0.71SmL X 0.4mW X 0.86D) (BY OTHER-)  E1 Please provide soak pit design ensure design has factored in the future house and the workshop. --- RFI Details --- E1 Please provide soak pit design ensure design has factored in the future house and the workshop. --- Customer Response --- Please see uploaded soakpit design from Easyflow plumbing --- Council Response - Accepted - SC - 24 Nov 2022 5:27am --- Soak pit Easy Flow Plumbing and Drainage has been engaged to design a soak pit for the existing dwelling located at 24c Gawler Street, Te Horo. The Soak pit is designed to collect the water from the proposed 394.7m2 dwelling and 245m2 of driveway. Site Testing Soakage testing on site was completed on the 18/03/ 2022 by Easy Flow Plumbing and Drainage. A 300mm diameter hole to 1.2-metre-deep due to the	SC

Checklist/Elements	Status	Notes	Processed By
		<p>water table was used for the test. The hole was filled, and soakage measured in accordance with NZBC/E1. This is shown on the attached calculations. Please note, the test was done during high tide.</p> <p>The tested soakage rate is 240 mm/hr.</p> <p>Soak Pit Design Methodology</p> <p>The soak pit has been designed for site rainfalls based on rainfall depths obtained from Niwa Hirds (<a href="https://hirds.niwa.co.nz/">https://hirds.niwa.co.nz/</a>). The rainfall data obtained was for a 1 in 100-year event for a 60-minute duration. The historical data was used by taking the historical rainfall data, adding the standard error provided and multiplying this value by a global warming factor of 120%. We note that the value used in this methodology is higher than any of the global warming scenarios (RCP2.6, RCP4.5, RCP6.0 &amp; RCP 8.5) provided by NIW A, therefore we consider this conservative. Refer calculations for design.</p> <p>Proposed Soak pit</p> <p>It is proposed to use a Cirtex soak away crate soak pit wrapped in filter cloth using double modules. The proposed soak pit is 23 modules long, 5 modules wide and 1 double module deep measuring 9.2m x 3.58m x 0.86m deep below inlet pipe. Below is a similar example but not identical.</p>	
		<u>Request for Further Information:</u>	
		Request: E1 Please provide soak pit design ensure design has factored in the future house and the workshop.	SC
		Response: Please see uploaded soakpit design from Easyflow plumbing	SC
Acceptable solution	Pass		SC
Scope	Pass	The site is within the area, location, and site history requirements of E1/AS1.	SC
Floor level	Pass		SC
Minimum finished floor level	Pass	The slab and/or suspended timber floor is: at least 150mm above surrounding ground, and; 150mm above the lowest point of the site boundary.	SC
Stormwater drainage	Pass		SC
Size and gradient	Pass	The stormwater drains are adequately sized given their gradient and catchment area. The gradient meets or exceeds the minimum requirements.	SC
Sumps	Pass	<p>100Ø UPVC S.W. PIPE INTO WATER TANK (MIN 1:120tALL),,.</p> <p>E1 Provide details of how sealed drive way areas will capture and dispose of run off</p> <p>--- RFI Details ---</p> <p>E1 Provide details of how sealed drive way areas will capture and dispose of run off</p> <p>--- Customer Response ---</p> <p>See revised plan with driveway removed. Driveway will be by Classic Builders as part of the dwellings Consent application.</p> <p>--- Council Response - Accepted - SC - 24 Nov 2022 5:31am ---</p> <p>unsealed access now</p>	SC
		<u>Request for Further Information:</u>	
		Request: E1 Provide details of how sealed drive way areas will capture and dispose of run off	SC
		Response: See revised plan with driveway removed. Driveway will be by Classic Builders as part of the dwellings	SC

Checklist/Elements	Status	Notes	Processed By
Consent application.			
Roof catchment	Pass		SC
Downpipes	Pass	The downpipe size is adequate given the roof pitch and plan area of the roof catchment area. CAPACITY OF DOWNPIPES Maximum Plan Area of Roof 111.9m2 Served by Downpipe (m2) 56m2 Downpipe Dia used:80mm Roof Pitch 0 - 250 : Downpipe Size:80 No. of Downpipes:2 Area per Downpipe:56m2	SC
Gutters	Pass	Gutters have an adequate cross sectional area given the rainfall intensity, plan area of the roof catchment area, and the pitch of the roof. GUTTER PROFILE GUTTER CROSS SECTION AREA: = 9000mm2 MAX PLAN AREA OF ROOF DISCHARGING INTO EACH GUTTER : = 55.64m2 E1/AS1, MAX ROOF PLAN AREA FOR 0 - 25" PITCH WITH 9000mm2 GUTTER : = 95m2	SC
Flood Hazard	N/A	building clear of any ponding zone	SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>E2 - External moisture</u>	Pass		Simon Copp
Acceptable solution	Pass		SC
Scope	Pass	The building work is within the scope of E2	SC
Risk matrix	N/A	A risk matrix is not required for an out building.	SC
Roof cladding	Pass		SC
General	Pass	Gutters and downpipes are adequately sized, and where necessary, to calculations as laid out in E1/AS1. The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work. Cladding  To satisfy the requirements of Clause B2:"Durability" of the NZBC and to ensure the cladding material meets a 15-year durability life and a 50 year intended working life (design life), the following requirements must be followed:  Cladding Range of Product and Use  . Coating Type: Zinc/Aluminium & Painted (Coloured Steel). . Steel thickness range: 0.35mm - 0.55mm BMT . Steel grade range: G300 - G550 . Application: Standard Totalspan Roof and Wall Cladding . Profile: Totalspan 7 Rib, Totalspan 6 Rib, Totalspan Corrugate Requirements . Fixing and installation of the cladding must be done exactly in accordance with the manufacturer's instructions and specifications. . Normal maintenance must be regularly carried out	SC

Checklist/Elements	Status	Notes	Processed By
		on the exterior surface of the cladding and visible internal surfaces of the cladding. The following guide must be followed to ensure the durability requirements are met.	
		Normal Maintenance . Normal Maintenance to be completed in accordance with Durability - Acceptable Solution B2/ AS 2.1.3 . Corrosion Zones C1 and C2 (Reference SNZ TS 3404:2018, Durability requirements for steel structures and components, corrosivity zone maps, Figure 1 -7, page 10 -16) Rain-washing only required on exposed (open to airborne salts and rain wetting) material. Sheltered (open to airborne salts, but not rain washed) or protected areas such as under spouting, top-cladding sheets and tops of doors and underside of Awnings and Garaports require washing every 3 months.  . Corrosion Zones C3 and C4 (Reference SNZ TS 3404:2018, Durability requirements for steel structures and components, corrosivity zone maps, Figure 1 -7, page 10 -16) Rain-washing only required on exposed (open to airborne salts and rain wetting) areas. Sheltered (open to airborne salts, but not rain washed) and protected areas such as under spouting, top cladding and tops of doors and underside of Awnings and Garaports require washing down every month and whenever corrosive salts are present.	
Cladding junctions	N/A		SC
Masonry tiles	N/A		SC
Pressed metal tiles	N/A		SC
Profiled metal	Pass	The pitch of the profiled metal roof is appropriate given the type of the metal profile. 15 degree Details, including flashing sizes and material compatibility are appropriate for the ridge, barge, eave, apron, and roof/wall junctions given the type of the metal profile.	SC
Membrane roofs	N/A	none	SC
Wall cladding	Pass		SC
General	Pass	Construction moisture will be able to be adequately dissipated without damaging building elements. This will include inspections testing moisture content levels to ensure they do not exceed allowable levels.	SC
Threshold junctions	N/A	no decks or drainage channels	SC
Cladding junctions	Pass	one cladding type	SC
Masonry veneer	N/A	none	SC
Stucco	N/A	none	SC
Timber weatherboards	N/A	none	SC
Fibre cement weatherboards	N/A	none	SC
Profile metal wall cladding	Pass	The vertical profile metal wall cladding is direct fixed.	SC

Checklist/Elements	Status	Notes	Processed By
		The bottom of the profile metal wall cladding has adequate clearance to paved and unpaved surfaces. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and junctions to the floor / deck structure. External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone. Appropriate fixings are specified given the profile type.	
Fibre cement sheet	N/A	none	SC
Plywood sheet	N/A	none	SC
EIFS	N/A	none	SC
Wall tanking	N/A	no wall tanking	SC
Parapets	N/A	no parapets	SC
Decks	N/A	no decks	SC
Manufacturer's details	Pass		SC
Roof claddings	Pass	The manufactured cladding proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined, and details shown on the consent drawings match those provided by the manufacturer and covered by the appraisal. The pitch of the roof cladding is appropriate. Details, including flashing sizes and material compatibility are appropriate for the ridge, barge, eave, apron, and roof/wall junctions of the roof cladding.	SC
Wall claddings	Pass	The manufactured cladding proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined, and details shown on the consent drawings match those provided by the manufacturer and covered by the appraisal. The bottom of the cladding has adequate clearance to paved and unpaved surfaces. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and raking windows where relevant. External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone.	SC
Re-cladding	N/A	a new build	SC
Timber joinery	N/A	none	SC
Skylights	N/A	no skylights	SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>E3 - Internal Moisture</u>	N/A	no service rooms within this building.	Simon Copp
<u>F1 - Hazardous Agents On Site</u>	N/A	No record of any Hazardous Agents being present on site.	Simon Copp
<u>F2 - Hazardous Building Materials</u>	N/A	No hazardous building materials or processes' identified. Timber and steel door	Simon Copp
<u>F3 - Hazardous Substances And Processes</u>	N/A	No Hazardous substances or processes identified a residential lot.	Simon Copp
<u>F4 - Safety From Falling</u>	N/A	This code clause doesn't apply to the proposed work. Low level building with no fall greater than 1.0m.	Simon Copp

Checklist/Elements	Status	Notes	Processed By
<u>F5 - Construction and Demolition Hazards</u>	Pass		Simon Copp
F5 prompts	Pass	Provide barriers and signage sufficient to comply with F5 of NZ Bldg Code and Worksafe requirements for the construction/demolition site	SC
Consent addendum	Pass	Provide barriers and signage sufficient to comply with F5 of NZ Bldg Code and Worksafe requirements for the construction/demolition site	SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>F6 - Visibility In Escape Routes</u>	N/A	This code clause is not applicable for a residential out building.	Simon Copp
<u>F7 - Warning Systems</u>	N/A	F7 The building of a retaining wall is not a trigger for smoke detection	Simon Copp
<u>F8 - Signs</u>	N/A	no signage required no power supply indicated	Simon Copp
<u>F9 Means of Restricting Access to Residential Pools</u>	N/A	no pool	Simon Copp
<u>G1 - Personal hygiene</u>	N/A	G clauses not shown or indicated.	Simon Copp
<u>G2 - Laundering</u>	N/A	G clauses not shown or indicated.	Simon Copp
<u>G3 - Food Preparation And Prevention Of Contamination</u>	N/A	G clauses not shown or indicated.	Simon Copp
<u>G4 - Ventilation</u>	N/A	G clauses not shown or indicated.	Simon Copp
<u>G5 - Interior Environment</u>	N/A		Simon Copp
<u>G6 - Airborne And Impact Sound</u>	N/A		Simon Copp
<u>G7 - Natural Light</u>	N/A	G clauses not shown or indicated.	Simon Copp
<u>G8 - Artificial Light</u>	N/A	G clauses not shown or indicated.	Simon Copp
<u>G9 - Electricity</u>	Pass		Simon Copp
G9 prompts	Pass		SC
Energy works certificate	Pass	An energy works certificate will be required upon completion. if any	SC
Electrical switches and outlets	N/A	no accessible requirements	SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>G10 - Piped Services</u>	N/A	G clauses not shown or indicated.	Simon Copp
<u>G11 - Gas As An Energy Source</u>	N/A	G clauses not shown or indicated.	Simon Copp
<u>G12 - Water Supplies</u>	Pass	G clauses not shown or indicated.	Simon Copp
Water supply	Pass		SC
Potable water	Pass	G12 Please provide details of water filtration and UV treatment. --- RFI Details --- G12 Please provide details of water filtration and UV treatment. --- Customer Response --- Please see uploaded water filter/UV treatment specifications. --- Council Response - Accepted - SC - 24 Nov 2022 5:31am --- Puretec PRODUCT DESCRIPTION Medium large house Roof waler or bore supply Provides safe aod purified water at every tap. Designed for both maios and roinwater supply, this	SC

Checklist/Elements	Status	Notes	Processed By
		s)'item is highly effective in eliminating bacteria & parasites in your water, The Hybrid	
		System also removes slit, sludge, dirt, rust and other coarse particles giving good general purpose filtration. Enjoy the peace of mind of safe, purified water at every outlet in the house. The Puretec Hybrid system is highly effective and efficient in reducing taste, odour, chemicals and sediment in your water, giving good general purpose filtration. This system eliminates 99.9% bacteria in your water. Platinum Performance Product for Rain & Mains Water Supply with 3 year Warranty. WaterMark Certified License No. WM 74593).	
<u>Request for Further Information:</u>			
Request: G12 Please provide details of water filtration and UV treatment.			SC
Response: Please see uploaded water filter/UV treatment specifications.			SC
Backflow prevention	Pass	air gap separation	SC
Non-potable supply	N/A	none shown or required	SC
Freezing zones	N/A		SC
Water tanks	Pass	G12 Please provide installation instructions for the proposed water tanks.	SC
		G12 Please provide details of the proposed water pump.	
<u>Request for Further Information:</u>			
Request: G12 Please provide installation instructions for the proposed water tanks. Provide siting detail and ensure that the location shown meets the Planners requirements.			SC
Response: Please see uploaded water tank details. Water tank placement is by Classic builders and has been confirmed as per their house BC submission.			SC
<u>Request for Further Information:</u>			
Request: G12 Please provide details of the proposed water pump.			SC
Response: DLMAXIPUMP*Maxipump 5000 P/sy-pump S/Steel & Prs-Ctrl			SC
Rural water supply	Pass	Water tanks are located on suitable foundations, as outlined in manufacturer's literature.	SC
Community care water supply	N/A		SC
Overflow	Pass	Adequately sized overflow pipes are provided to the tanks given the rate of the inlet flow.	SC
Structural support	Pass	installed to the manufactures installation instructions	SC
Hot water	N/A		SC
Solar hot water	N/A		SC
Wetback hot water	N/A		SC
Accessible water supply	N/A		SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>G13 - Foul Water</u>	N/A	G clauses not shown or indicated.	Simon Copp
<u>G14 - Industrial Liquid Waste</u>	N/A	G clauses not shown or indicated.	Simon Copp
<u>G15 - Solid Waste</u>	N/A	G clauses not shown or indicated.	Simon Copp
<u>H1 - Energy Efficiency</u>	N/A	a garage no H1 requirements	Simon Copp
<u>S67 - Waivers And Modifications</u>	N/A	This section of the Building Act does not apply to this building consent.	Simon Copp

Checklist/Elements	Status	Notes	Processed By
<u>S75 - Build over 2 allotments</u>	N/A	This section of the Building Act does not apply to this building consent. The garage is to be built on one established lot.	Simon Copp
<u>S112 and S133 AT - Alterations To Existing Buildings</u>	N/A	This section of the Building Act does not apply to this building consent. a new build	Simon Copp
<u>S113 - Buildings with specified intended lives</u>	N/A	This section of the Building Act does not apply to this building consent. this application will meet the required durability requirements	Simon Copp
<u>S115 and S133 AN- Change Of Use</u>	N/A	This section of the Building Act does not apply to this building consent. this application will meet the required durability requirements. Use unchanged.	Simon Copp
<u>S116A - Subdivision Code Compliance Requirements</u>	N/A	This section of the Building Act does not apply to this building consent. No sub division proposed.	Simon Copp
<u>S363 - Certificate For Public Use (Construction)</u>	N/A	This section of the Building Act does not apply to this building consent. Intended for private use.	Simon Copp
<u>Warnings &amp; Bans</u>	N/A	No Warnings or Bans identified.	Simon Copp
<u>Restricted Building Work</u>	N/A	The work proposed is not classified as restricted building work.	Simon Copp
<u>Reviews</u>	N/A	Deemed to be competent no review required.	Simon Copp
<u>Contractor Review</u>	N/A	Assessed in house.	Simon Copp
<u>Amendment to Building Consent</u>	N/A	no amendment	Simon Copp
<u>Exempt work</u>	N/A	no exempted work	Simon Copp
<u>Certificate of Acceptance</u>	N/A	no CA	Simon Copp
<u>S363 -Certificate for Public Use (Occupancy)</u>	N/A	This section of the Building Act does not apply to this building consent.	Simon Copp

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

Signed: \_\_\_\_\_ Date: 24 November 2022 5:47 am  
Simon Copp



## Building Consent Office Record

<b>Building Consent No.</b>	220811
<b>Building Project</b>	Construction of a Totalspan steel portal frame garage on a concrete slab
<b>Location (Site Address)</b>	24C Gawler Street, Te Horo
<b>Building Category</b>	R1

### CONSENT DATA INPUT REQUIREMENTS

Please delete yes/no as applicable

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

### Dialogue Record

Record all telephone discussions in relation to the application.

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

Date / time	State content of discussion!!!	Initials

[illegible]

## FILE NOTE

### **Request for Further Information Notification**

Building Consent No: 220811

Site Address: 24C Gawler Street, Te Horo

Valuation Ref: 1487135014

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

### **Building Consent Request for Information**

The following RFIs were sent to the portal on 14 October 2022:

#### **BUILDING**

1. B2 25MPA concrete required as the building is located in the corrosion zone

#### **PLUMBING AND DRAINAGE**

1. E1 Please provide soak pit design ensure design has factored in the future house and the workshop.
2. G12 Please provide installation instructions for the proposed water tanks. Provide siting detail and ensure that the location shown meets the Planners requirements.
3. G12 Please provide details of the proposed water pump.
4. G12 Please provide details of water filtration and UV treatment.
5. E1 Provide details of how sealed drive way areas will capture and dispose of run off

Simon Copp

Date: 14 October 2022

Consent No: 220811

Building Category: R1

Site Address: 24C Gawler Street, Te Horo

Owner/Agent: Totalspan Wellington

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## Inspections

The following inspections are required:

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

## Documentation

The following documentation is required:

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

Further Information Received  
01/12/2022

NOTE - STEEL & TUBE .40ga "TRIMLINE" MAXX  
COLOURSTEEL ROOFING TO BE USED IN SEASPRAY ZONE

BC220856  
Received by  
Kapiti Coast District Council  
30/10/23  
via Email

**HEATING:**  
ECOSPRING HP300 HOT WATER HEAT PUMP  
INTERNAL INSTALLATION AS SHOWN

THE INSTALLATION OF HOT WATER HEAT PUMP IS TO BE IN STRICT ACCORDANCE TO THE MANUFACTURERS INSTRUCTIONS

SIZE = 1920(H)x650(W) • 123kg APP WT EMPTY

HEAT PUMP  
DAIKIN FDYANT60A-CV PREMIUM INVERTER  
SINGLE PHASE DUCTED SYSTEM

EVOAG POSITIVE PRESSURE SYSTEM

ALLOW FOR HOT WATER CONNECTION  
FOR OUTDOOR SHOWER BY HOSE TAP

ALLOW FOR DOG DOOR  
IN EXTERNAL LAUNDRY  
DOOR (SIZE TBC)

—DOUBLE GARAGE

DOMINATOR SECTION.

DOMINATOR SECTION.

