

Sharalyn Fraser *Agency*

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Code Compliance Certificate

Section 95, Building Act 2004

The Owner

Morgan Noel James & Morgan Rezea Diane	No.	060766
428 Te Moana Road	Issue date	18/12/07
WAIKANAE	Application date	5/07/06

The Building

Street Address	428 Te Moana Road, Waikanae
Valuation No.	1494112100
Legal Description	LOT 1 DP 75298
Intended Use	Residential
Intended Life	Indefinite, but not less than 50 years
Current Use	
Proposal	New Garage and Lobby link to existing house
Estimated Value	\$19,900

Code Compliance

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

- The building work complies with the building consent; and
- The property owner must follow and carry out the manufacturers prescribed maintenance procedures.

Signed for and on behalf of the Kapiti Coast District Council:

Signature: 

Date: 25 JAN 2008



CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

THE OWNER

Morgan Noel James & Morgan Rezea Diane
428 Te Moana Road
WAIKANAE

No. 055770
Issue date 10/07/06
Application date 17/08/05

THE BUILDING

Street Address	428 TE MOANA ROAD, WAIKANAE
Valuation No.	1494112100
Legal Description	LOT 1 DP 75298
Intended Use	
Intended Life	Indefinite, but not less than 50 years
Current Use	Residential Dwelling
Proposal	Change Hot Water Cylinder to Gas
Estimated Value	\$600

Code Compliance

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

- The building work complies with the building consent; and
- The property owner must follow and carry out the manufacturers prescribed maintenance procedures.

Signed for and on behalf of the Kapiti Coast District Council:

Name:

Date:

7/7/06

Fees not to be paid until requested by Office.

SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.

In any dispute as to value, the County Engineer shall have the absolute determination of the value of the proposed work or building.

ESTIMATED VALUE OF WORK

Over	\$400 and not exceeding	Not exceeding \$400	FEES
"	\$400	\$400	\$2.00
"	\$600	\$600	\$3.00
"	\$800	\$800	\$4.00
"	\$1,000	\$1,000	\$5.00
"	\$1,200	\$1,200	\$6.00
"	\$1,400	\$1,400	\$7.00
"	\$1,600	\$1,600	\$8.00
"	\$1,800	\$1,800	\$9.00
"	\$2,000	\$2,000	\$10.00
"	\$2,500	\$2,500	\$12.00
"	\$3,000	\$3,000	\$14.00
"	\$3,500	\$3,500	\$16.00
"	\$4,000	\$4,000	\$18.00
"	\$5,000	\$5,000	\$21.00
"	\$6,000	\$6,000	\$24.00
"	\$7,000	\$7,000	\$27.00
"	\$8,000	\$8,000	\$30.00
"	\$9,000	\$9,000	\$33.00
"	\$10,000	\$10,000	\$36.00
"	\$12,000	\$12,000	\$40.00
"	\$14,000	\$14,000	\$44.00
"	\$16,000	\$16,000	\$48.00
"	\$18,000	\$18,000	\$52.00
"	\$20,000	\$20,000	\$56.00
"	\$25,000	\$25,000	\$64.00
"	\$30,000	\$30,000	\$72.00
"	\$35,000	\$35,000	\$80.00
"	\$40,000	\$40,000	\$88.00
"	\$50,000	\$50,000	\$98.00
"	\$60,000	\$60,000	\$108.00
"	\$70,000	\$70,000	\$118.00
"	\$80,000	\$80,000	\$128.00
"	\$90,000	\$90,000	\$138.00
"	\$100,000	\$100,000	\$148.00
"	\$120,000	\$120,000	\$158.00
"	\$140,000	\$140,000	\$168.00
"	\$160,000	\$160,000	\$178.00
"	\$180,000	\$180,000	\$188.00
"	\$200,000	\$200,000	\$198.00
"	\$240,000	\$240,000	\$210.00
"	\$280,000	\$280,000	\$220.00

For every \$40,000 or part thereof in excess of \$280,000 add additional fee of \$10.00.

FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans for approval \$5.00

For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building \$0.50

For inspecting old timber before re-using the same in a new building \$5.00

For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid \$5.00

For inspecting any timber or building outside the County prior to re-using or re-siting within the County \$5.00
(plus car mileage allowance)

H.C.C./B.1.

Horowhenua County Council

PERMIT No. 11133

1004574

LOCALITY WAIKANAHE

DATE RECEIVED 4 : 10 : 78

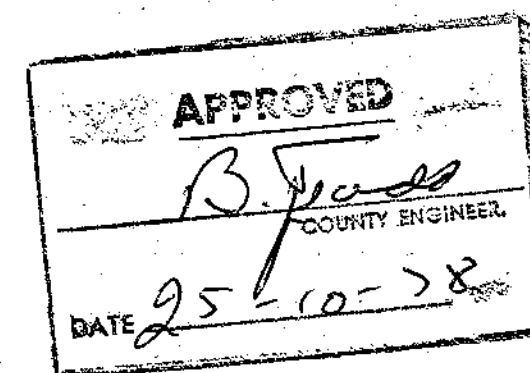
DATE ISSUED 1 : 11 : 78

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME MR + MRS. T. L. TAYLOR

REMARKS:

FOR OFFICE USE ONLY



NOTE.—

1 All Plans and Specifications must be in ink.

Application for Building Permit

TO THE BUILDING INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address: Horowhenua County Council,
P.O. Box 258
Levin.

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the undermentioned particulars in WAIKANAÉ RIDING.

1. Type of Building: GARAGE
Dwellings, etc.; additions or alterations.
Particulars of Building: Foundations: CONC Walls: Highline Roof: Decramen
Total floor area: 23.4 sq. metres.

2. Purpose for which every part of Building is to be used or occupied (Describing separately each part intended for use or occupation for a separate purpose) _____

3. Allotment: Lot: 2 D.P.: 26187 Section: _____

Area: _____ Block: _____ S.D. _____ Locality: _____

4. Owner's Full Name MR & MRS T. L. TAYLOR
Address 428 TE MOANA ROAD WAIKANAÉ

5. Previous Owner { If Section has been recently transferred } _____

6. Frontage (Length): _____ Name of Street or Road 428 TE MOANA

7. Estimated Value of Building— \$ 3800.00

Plumbing and Drainage— \$ _____ Total \$ 3800.00

8. Fees \$ 27.00 : No. of Receipt 23841

See Scales of Fees on Back Page.

Building Research Levy \$ 4.00 : Footpath Damage Deposit \$ _____

All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate, including —

- Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.
- Where the building is on a sloping site the correct height of foundations must be shown.
- Front, Rear and Side Elevations.
- Cross section showing framing with bracing.
- Where a building requires Plumbing and Drainage Work, a Separate Application Form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant E. F. Gater as BUILDER or OWNER.

Address 11 Fu Grove Waikeano.

Builder's Name and Address { If not the applicant } E. F. GATER LTD.
11 FU GROVE
WAIKANAÉ

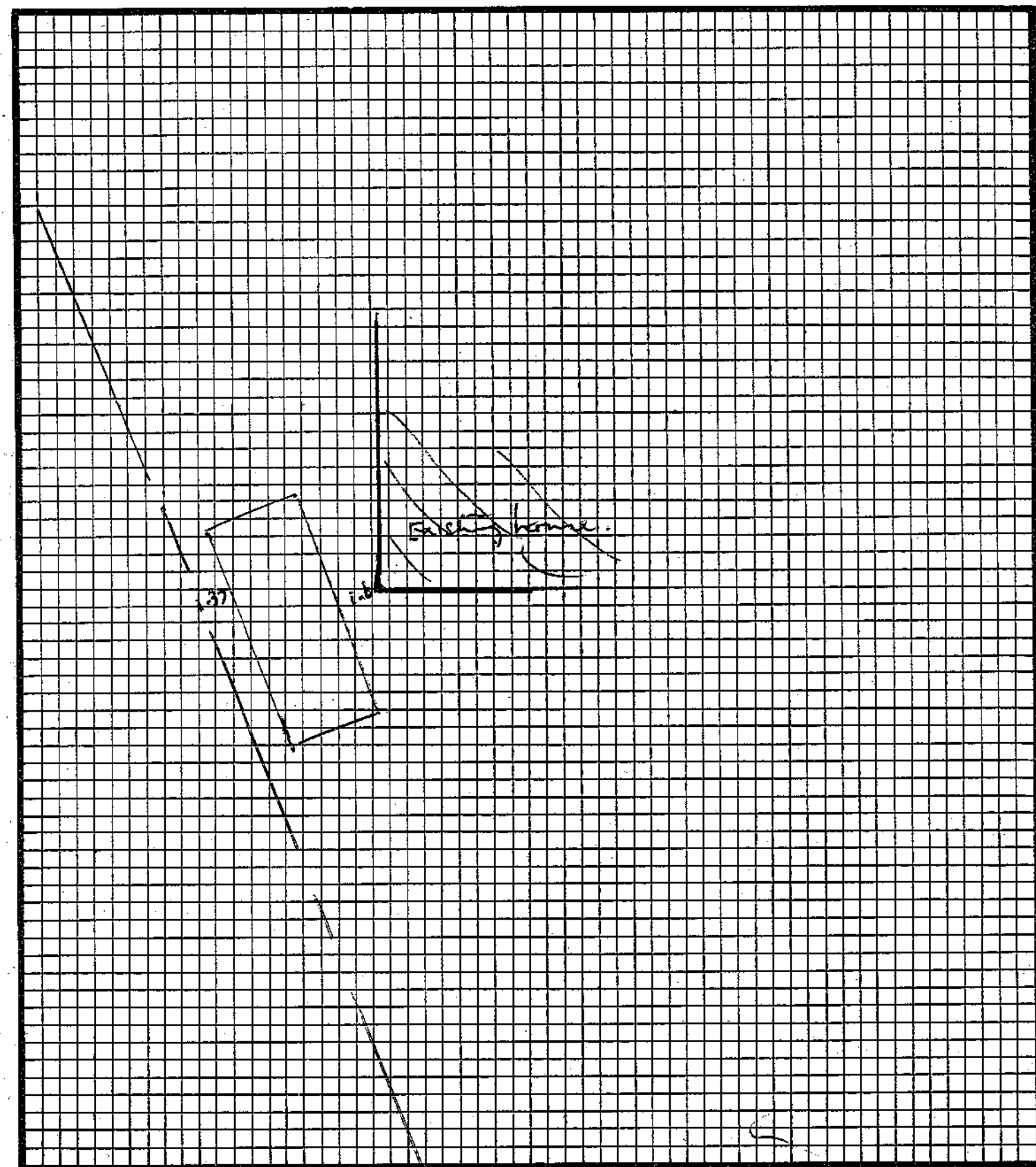
PLAN OF ALLOTMENT

Showing position of proposed building on such allotment.
NOTE—Distances of each building from boundary lines must be clearly indicated.
(Scale: Two squares to one metre.)

Boundary Lines to be shown thus: _____

Generally DWELLINGS must NOT be ERECTED within 1.5 METRES of ADJOINING properties.

Frontage to _____ Road



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

471582
Fees not to be paid until requested by Office.

SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.

In any dispute as to value, the County Engineer shall have the absolute determination of the value of the proposed work or building.

ESTIMATED VALUE OF WORK		FEES	
Over	Not exceeding	\$20	\$0.50
"	"	\$200	\$1.00
"	"	\$400	\$2.00
"	"	\$600	\$3.00
"	"	\$800	\$4.00
"	"	\$1,000	\$5.00
"	"	\$1,200	\$6.00
"	"	\$1,400	\$7.00
"	"	\$1,600	\$8.00
"	"	\$1,800	\$9.00
"	"	\$2,000	\$10.00
"	"	\$2,500	\$12.00
"	"	\$3,000	\$14.00
"	"	\$3,500	\$16.00
"	"	\$4,000	\$18.00
"	"	\$5,000	\$21.00
"	"	\$6,000	\$24.00
"	"	\$7,000	\$27.00
"	"	\$8,000	\$30.00
"	"	\$9,000	\$33.00
"	"	\$10,000	\$38.00
"	"	\$12,000	\$40.00
"	"	\$14,000	\$44.00
"	"	\$16,000	\$48.00
"	"	\$18,000	\$52.00
"	"	\$20,000	\$56.00
"	"	\$25,000	\$64.00
"	"	\$30,000	\$72.00
"	"	\$35,000	\$80.00
"	"	\$40,000	\$88.00
"	"	\$50,000	\$98.00
"	"	\$60,000	\$108.00
"	"	\$70,000	\$118.00
"	"	\$80,000	\$128.00
"	"	\$90,000	\$138.00
"	"	\$100,000	\$148.00
"	"	\$120,000	\$158.00
"	"	\$140,000	\$168.00
"	"	\$160,000	\$178.00
"	"	\$180,000	\$188.00
"	"	\$200,000	\$198.00
"	"	\$240,000	\$210.00
"	"	\$280,000	\$220.00

For every \$40,000 or part thereof in excess of \$280,000 add additional fee of \$10.00.

FEES PAYABLE FOR SPECIAL DUTIES

- For inspection required in the case of proposed structural alterations before plans for approval \$1.00
- For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building \$0.50
- For inspecting old timber before re-using the same in a new building \$1.50
- For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid \$0.25

H.C.C./B.1.

Horowhenua County Council

PERMIT No. 8853

LOCALITY Warkarua

DATE RECEIVED 26 : 5 : 75.

DATE ISSUED 13 : 6 : 75.

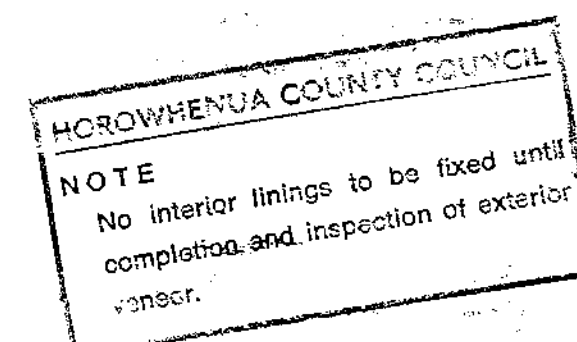
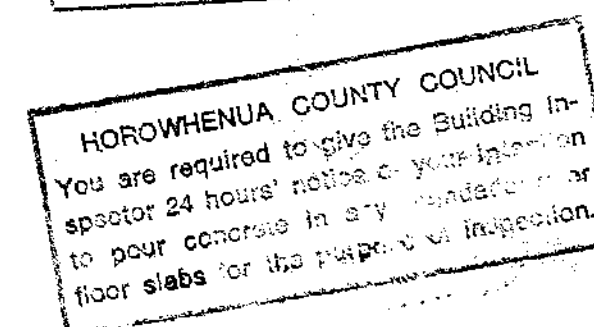
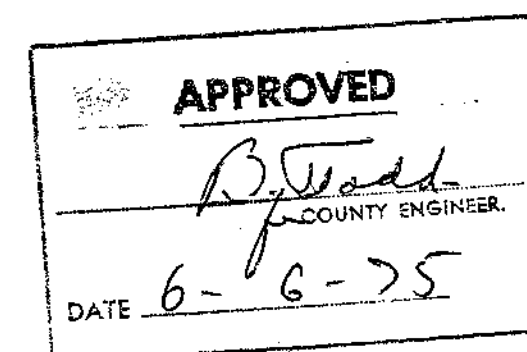
APPLICATION FOR BUILDING PERMIT

OWNER'S NAME

T. L. Taylor

FOR OFFICE USE ONLY

REMARKS:



NOTE.—

1 All Plans and Specifications must be in ink.

Valuation Book No.

1496/60/1

Date

, 19

Application for Building Permit

TO THE BUILDING INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address: Horowhenua County Council,
Levin.
P.O. Box 258,

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the undermentioned particulars in WAIKANA RIDING.

1. Type of Building: DWELLING
Dwellings, etc.; additions or alterations.
- Particulars of Building: Foundations: CONC - CONC BLK, Walls: VENETIAN + V. GL, Roof: DECELMATIC.
- Total floor area: 1537 162.8 sq. m. 374 sq. ft. Basement.
34.74 sq. m.
2. Purpose for which every part of Building is to be used or occupied (Describing separately each part intended for use or occupation for a separate purpose)

3. Allotment: Lot: 2 D.P.: 26187 Section: _____
Area: _____ Block: IX S.D. KANAWA Locality: NICARAGUA RD A78
4. Owner's Full Name T. L. TAYLOR
Address 148 KANAWA RD. WGTN 4.

5. Previous Owner { If Section has been recently transferred } 430

6. Frontage (Length): 3400 Name of Street or Road TE MOANA

7. Estimated Value of Building— \$ 38000 : 00
Plumbing and Drainage— \$ 2563 : 00 Total \$ 36563 : 00

8. Fees \$ 80-00 :
See Scales of Fees on Back Page.

- Building Research Levy \$ 18-50 : Footpath Damage Deposit \$ _____
All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate, including —

- Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.
- Where the building is on a sloping site the correct height of foundations must be shown.
- Front, Rear and Side Elevations.
- Cross section showing framing with bracing.
- Where a building requires Plumbing and Drainage Work, a Separate Application Form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant E. F. GATES LTD as BUILDER or OWNER.

Address 11 9th GENE WAIKANA

Builder's Name and Address { If not the applicant }

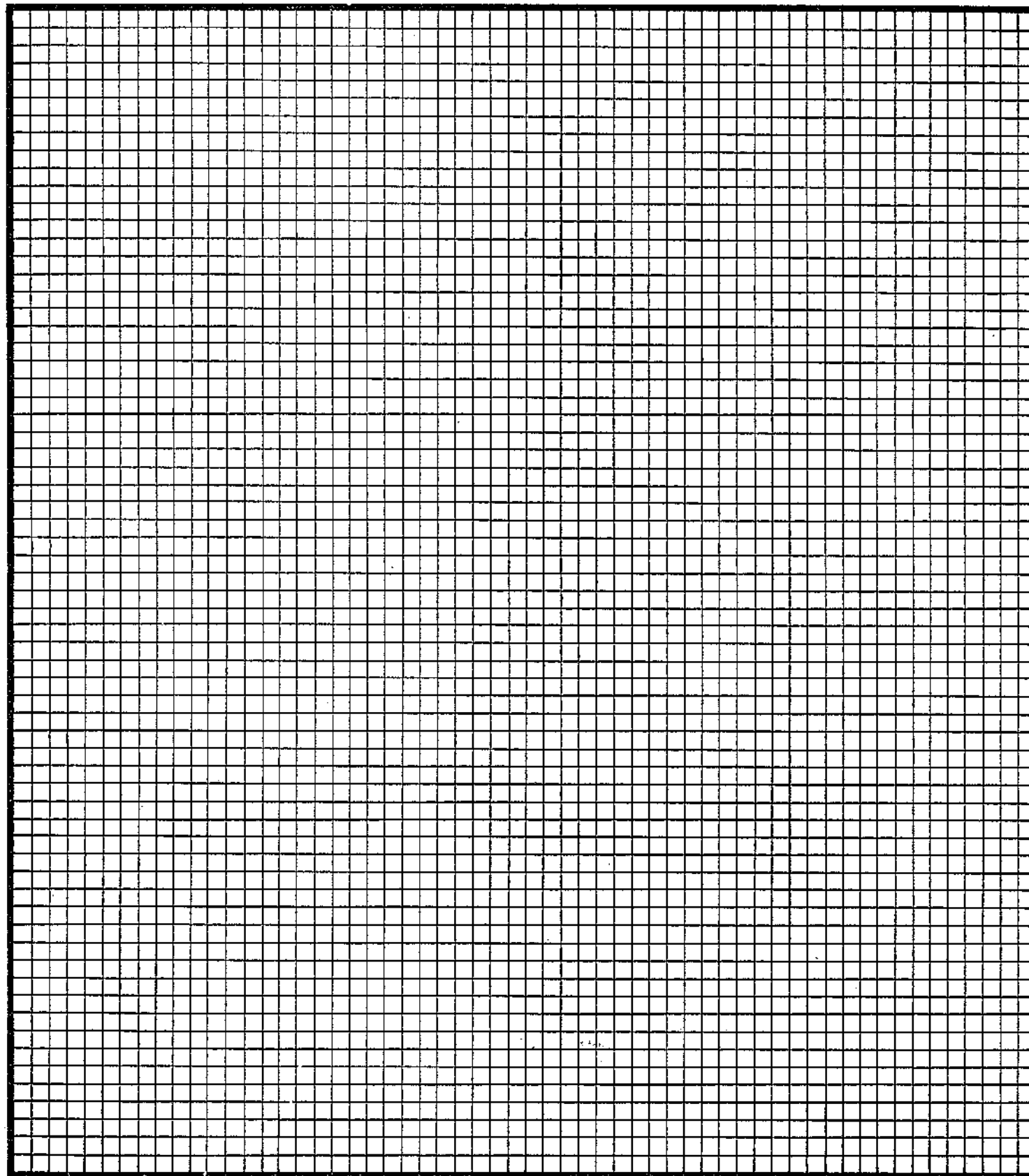
PLAN OF ALLOTMENT

See site plan on plan.

Showing position of proposed building on such allotment.
NOTE—Distances of each building from boundary lines must be clearly indicated.
(Scale: Two feet to a square.)

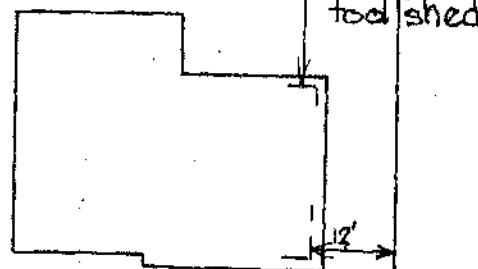
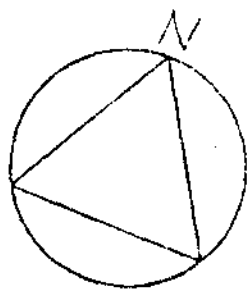
Boundary Lines to be shown thus: _____
Generally DWELLINGS must NOT be ERECTED within FIVE FEET of ADJOINING properties.

Frontage to Te Moana Road Road

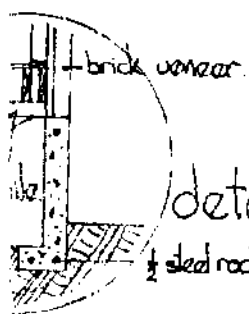


ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

te moana road

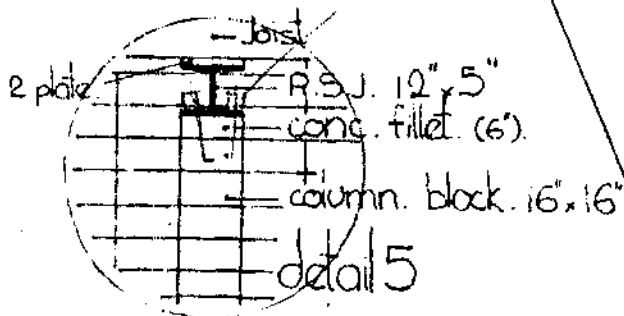


9 x 5/8" bolts.

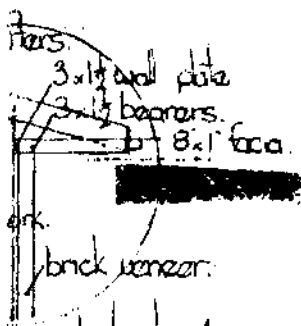


detail 3.

1/2 steel rods.

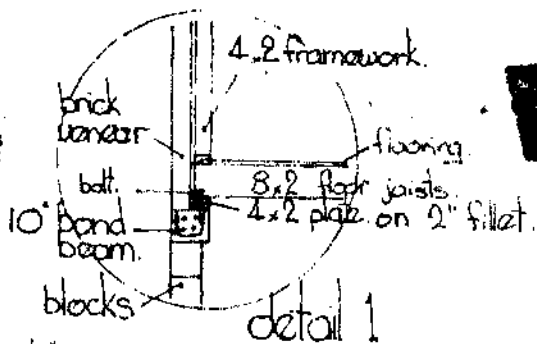


detail 5



detail 4.

scale 1/4" = 1'-0"

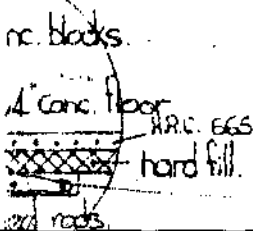


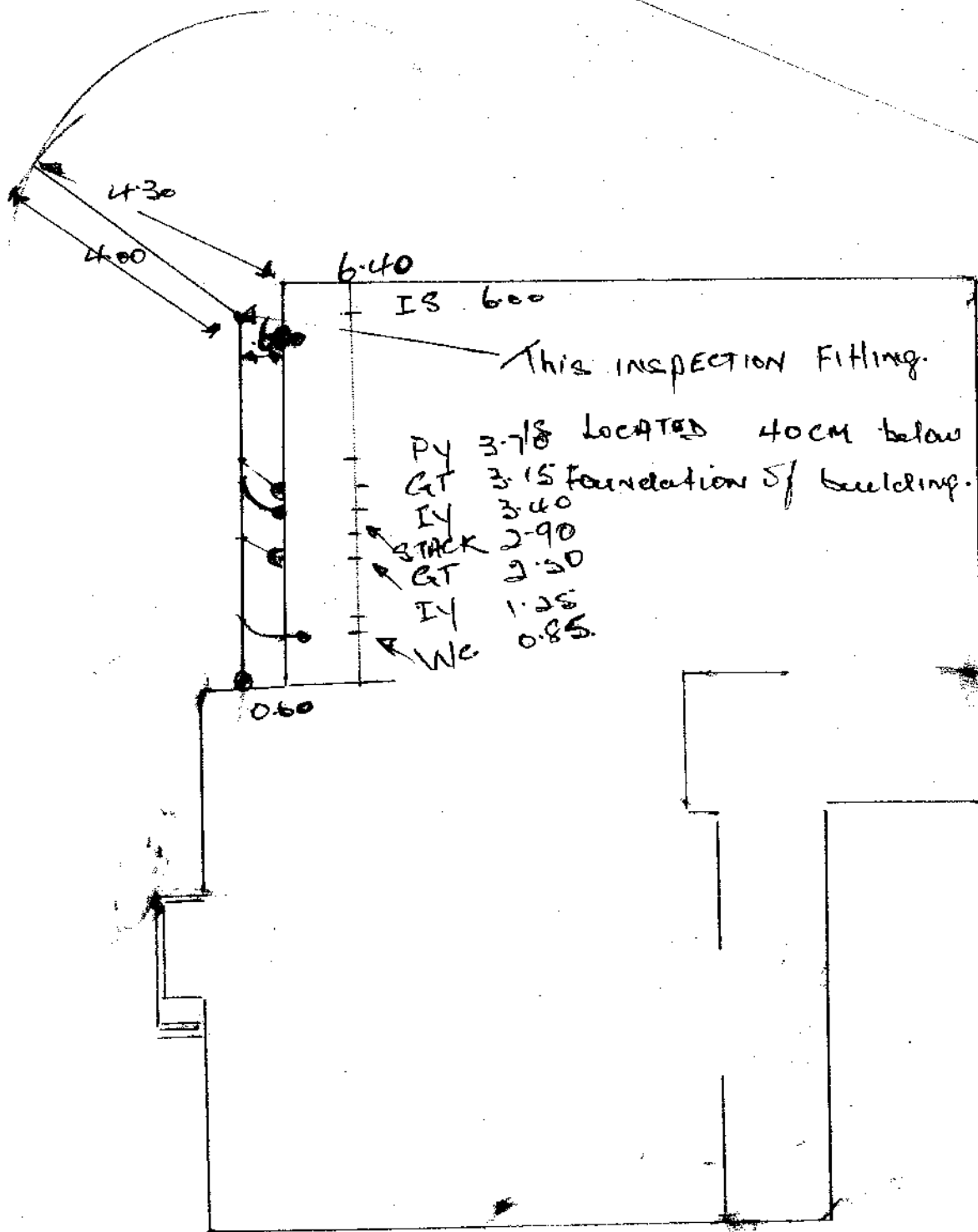
detail 1

scale: 1" = 32'

lot 2.

d.p. 26187.

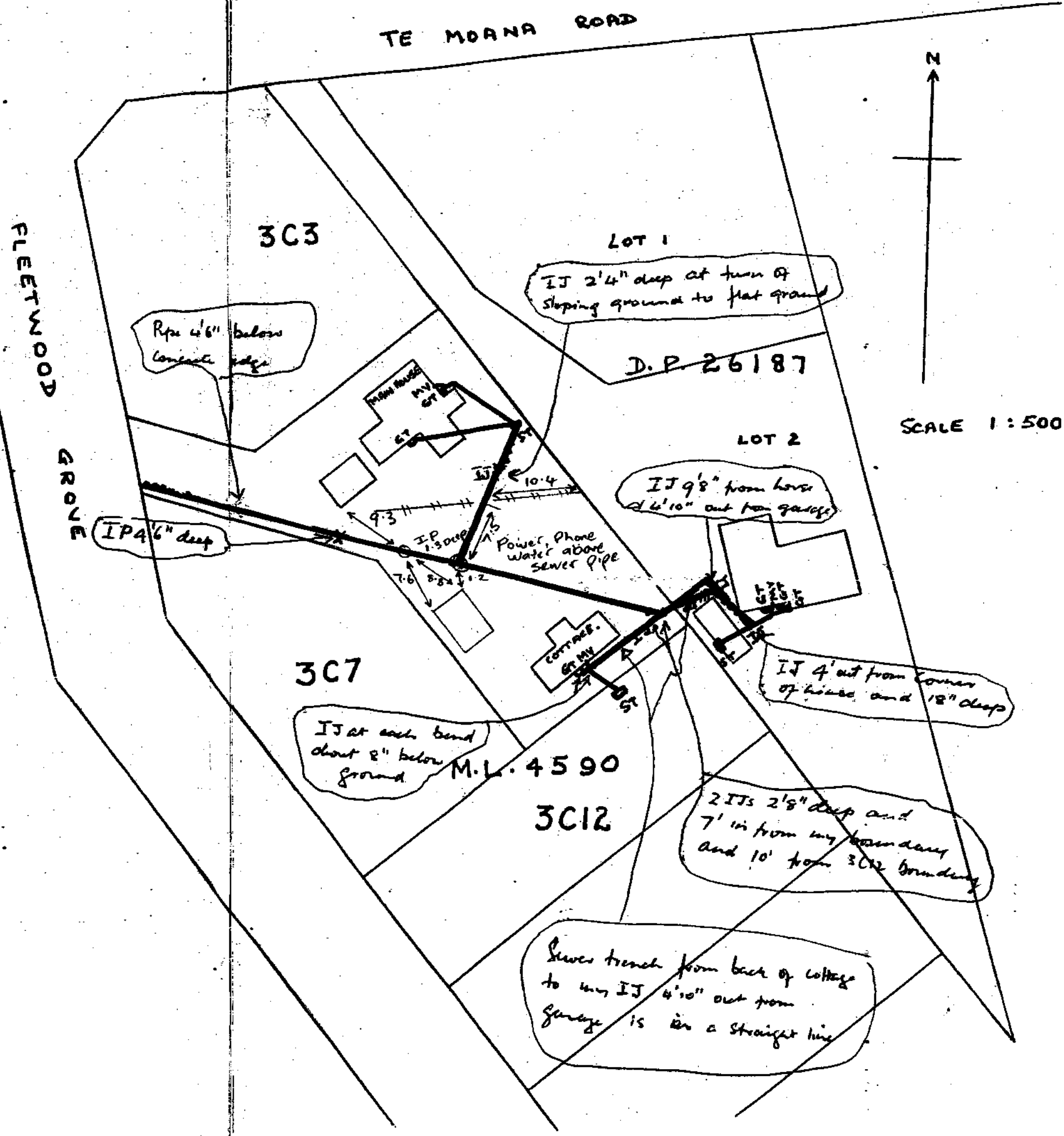


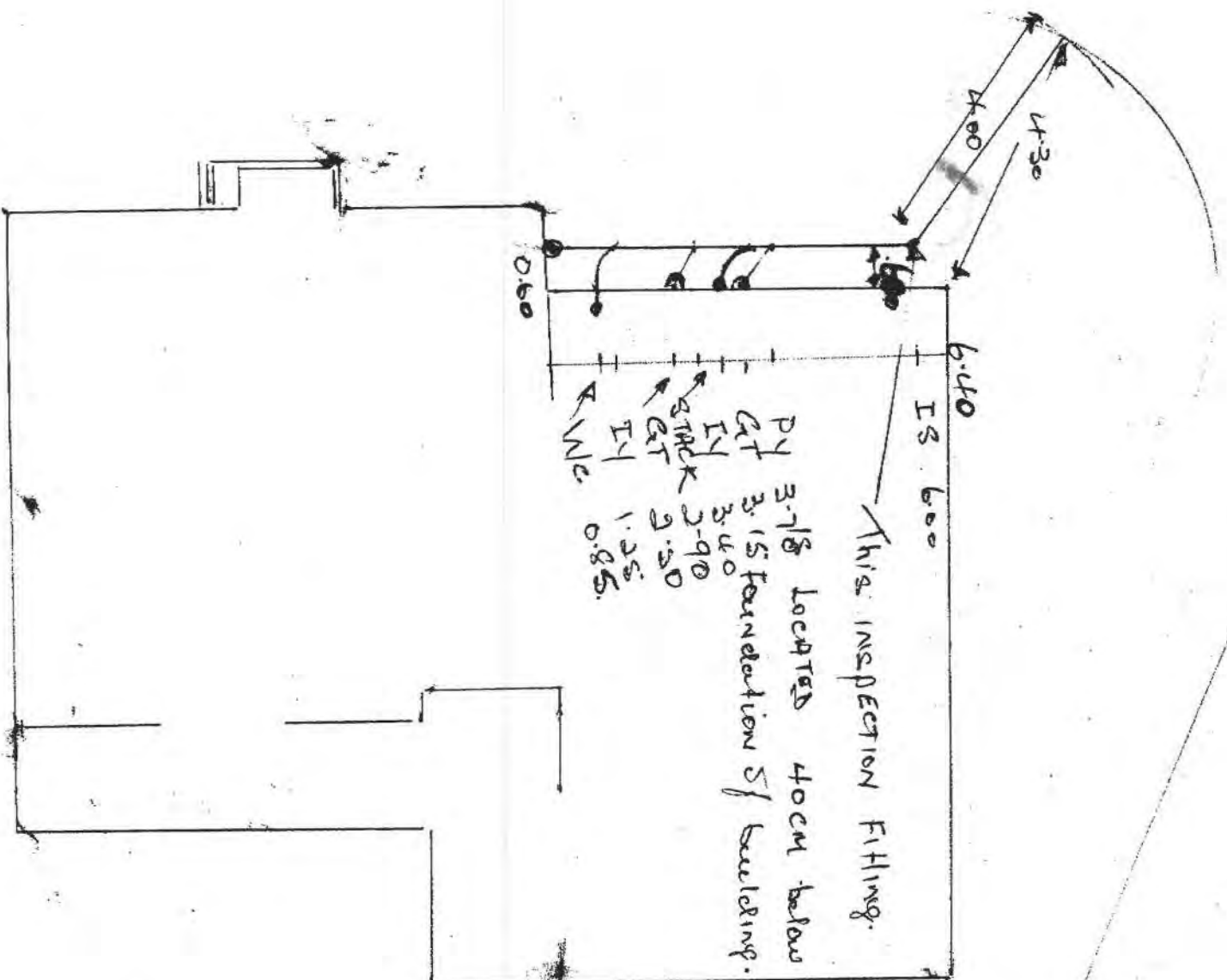


LEGEND.
 — NEW SEWER AS ACTUALLY LAID
 — EXISTING SEWER DRAINAGE.
 NEW SEWER DRAINAGE. (SCHEMATIC FOR TENDER)
 ST SEPTIC TANK
 GT GULLY TRAP
 MV MAIN VENT
 IJ INSPECTION JUNCTION

MR. AND MRS. T. L. TAYLOR
 428 TE MOANA ROAD.
 LOT 2 DP 26187 BLOCK IX
 KAITAWA SURVEY DISTRICT
 C. of T. VOL. 6D FOLIO 422

MRS. J. M. EDWIN AND MR. G. E. EDWIN
 1 FLEETWOOD GROVE.
 BLOCK IX KAITAWA SURVEY DISTRICT
 BEING THE NGARARA WEST BLOCK A3C8
 C. of T. VOL. 718 FOLIO 5

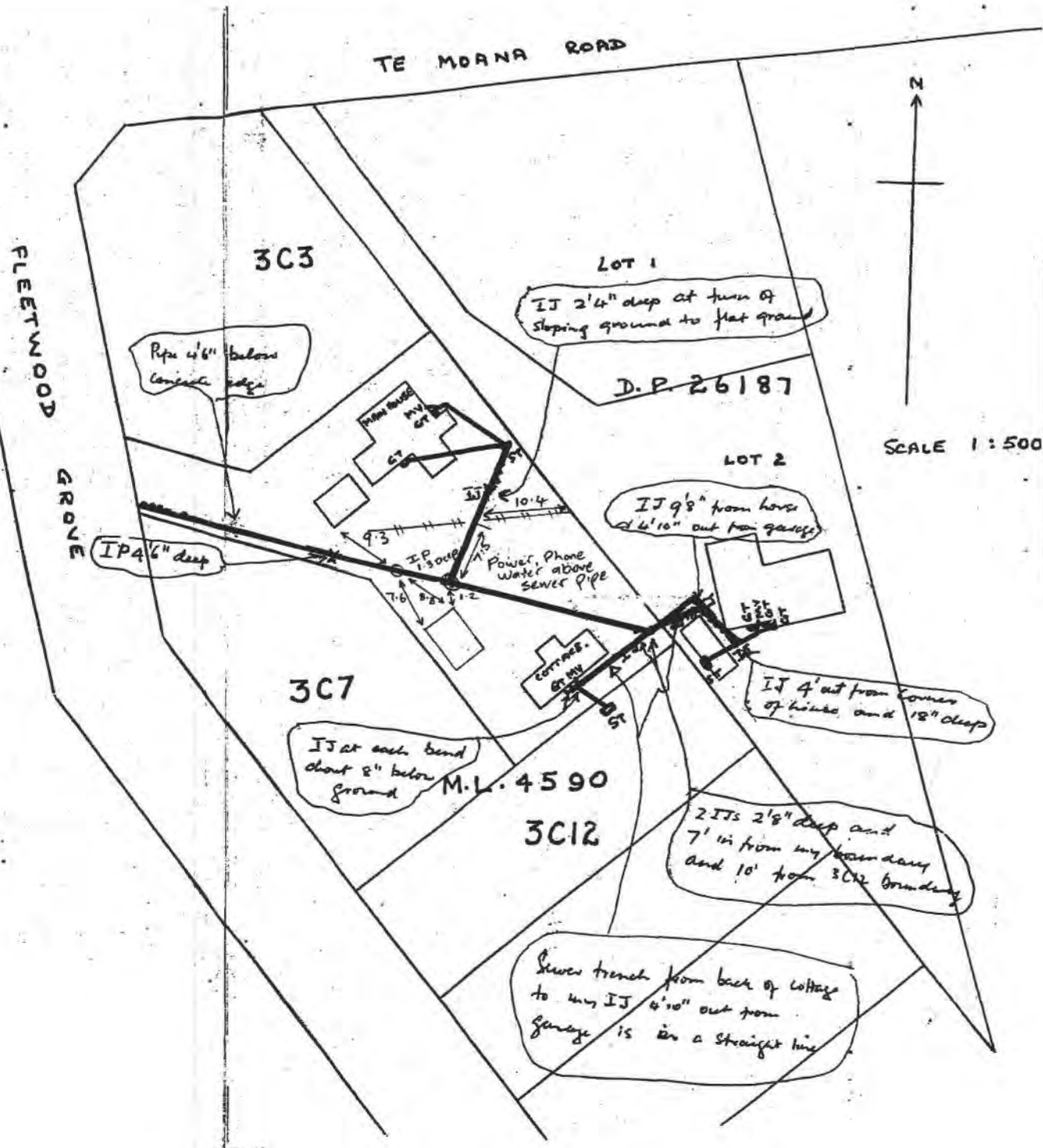


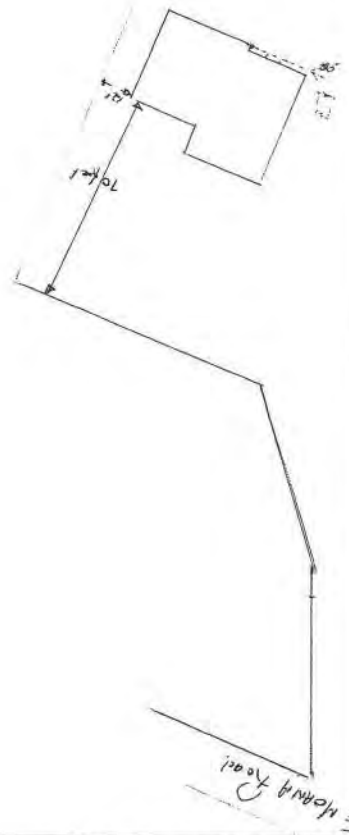
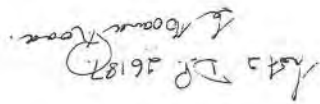


LEGEND.
 — NEW SEWER AS ACTUALLY LAID
 — EXISTING SEWER DRAINAGE.
 NEW SEWER DRAINAGE. (SCHEMATIC FOR TENDER)
 ST SEPTIC TANK
 GT GULLY TRAP
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MR. AND MRS. T. L. TAYLOR
 428 TE MOANA ROAD.
 LOT 2 DP 26187 BLOCK IX
 KAITAWA SURVEY DISTRICT
 C. of T. VOL. 6D FOLIO 422

MRS. J. M. EDWIN AND MR. G. E. EDWIN
 1 FLEETWOOD GROVE.
 BLOCK IX KAITAWA SURVEY DISTRICT
 BEING THE NGARARA WEST BLOCK A3C8
 C. of T. VOL. 718 FOLIO 5





CIL	APPROVED	AMENDMENTS	DATE	DRAWING NUMBER	
	COUNTY ENGINEER			SHEET OF SHEETS	
		DATE			SCALE

Council owns most of the manholes, pipes, connections etc shown on this plan including where they cross private property. It is illegal to interfere with any of Council services.

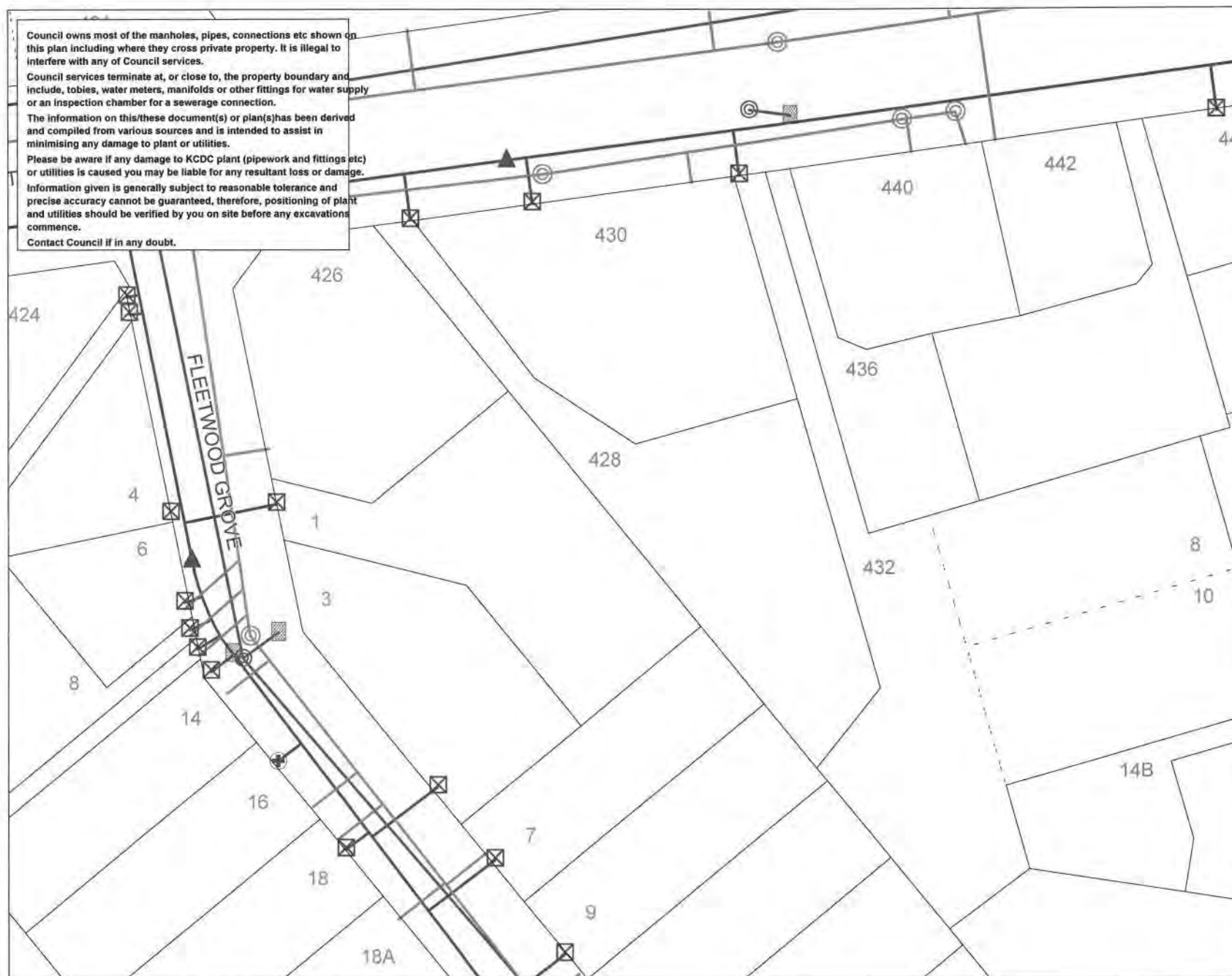
Council services terminate at, or close to, the property boundary and include, tobies, water meters, manifolds or other fittings for water supply or an inspection chamber for a sewerage connection.

The information on this/these document(s) or plan(s) has been derived and compiled from various sources and is intended to assist in minimising any damage to plant or utilities.

Please be aware if any damage to KCDC plant (pipework and fittings etc) or utilities is caused you may be liable for any resultant loss or damage.

Information given is generally subject to reasonable tolerance and precise accuracy cannot be guaranteed, therefore, positioning of plant and utilities should be verified by you on site before any excavations commence.

Contact Council if in any doubt.



LEGEND



- Sewer Pump
- Sewer Manhole
- ★ Stormwater Soak Hole
- Stormwater Pump
- Stormwater Manhole
- Stormwater Sump
- ◆ Stormwater Outlet
- ▲ Stormwater Inlet
- Water Hydrant
- ⊕ Water Valve
- ⊠ Water Toby
- Sewer Rising Main
- Sewer Pipe
- Stormwater Pipe
- Stormwater Rising Main
- Water Pipe

Map Drawn Date: 3/08/2006 By STA-BUILDCON-11

Scale: A4 1:890

Date of Aerial Photography:

Cadastral information derived from Land Information New Zealand. Crown Copyright reserved. Approved for internal reproduction by Kapiti Coast District Council.

NB: The property boundaries and address numbers shown are indicative only.



SERVICE NETWORK

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

Criteria: All building work except for major projects.

Address: 428 Te Moana Rd Waikanae	Date: 14/12/07
	BC No: 060766

application for code compliance certificate (Form 278) completed	<input checked="" type="radio"/> Y	<input type="radio"/> N
--	------------------------------------	-------------------------

Confirm all required inspections have been completed and passed:	Answer: <input checked="" type="radio"/> Yes <input type="radio"/> No
--	---

If inspections have been missed, what supporting info and method of verification has been provided to compensate for missed inspection. (Describe):

Work in accordance with approved consent and approved amendments	<input checked="" type="radio"/> Yes	<input type="radio"/> No
If no, has NTF been issued:	N/A	<input checked="" type="radio"/> Yes <input type="radio"/> No
Have items of non compliance been resolved and NTF uplifted.	N/A	<input type="radio"/> Yes <input type="radio"/> No

Note: If work is not in accordance with consent, (and approved amendments) or NTF matters have not been resolved, suspend application for Code Compliance Certificate

Supporting documentation required in building consent addenda (Accept in accordance with AP-WI-020 – Acceptance of expert opinion)

Tick (✓) indicates yes, N/A indicates considered - but not applicable	Req'd	Supplied	Accept
copy of electrical certificate	✓	✓	✓
copy of gas certificate	N/A		
an "as-built" drainage plan	N/A		
plumbing (Form 125) for pressure test and installation piped services	N/A		
drainage (Form 126) for stormwater installation	N/A		
drainage (Form 127) for private sewer installation	N/A		
a Construction Review (PS4) statement for Structural engineering	N/A		
a Construction Review (PS4) statement for Fire engineering	N/A		
a Construction Review (PS4) statement for Geo-technical engineering	N/A		
Roof cladding warranty	✓	✓	✓
Solar water heating technical specifications	N/A		
wall cladding/texture coating installation applicator warranty	N/A		
a copy of the lift certificate	N/A		
a certificate from the fire alarm installer	N/A		
a certificate from the sprinkler installer	N/A		
a copy of wet-area membrane installers warranty	N/A		
A copy of deck membrane manufacturer's installers warranty/guarantee	N/A		

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

If specified supporting documentation has not been provided, what alternative information or verification method has been provided to compensate. (describe):

Compliance Schedule

Is a new or amended compliance schedule required?	Y	N
If "Y" Has it been issued? (Refer note below)	Y	N
If the new/ revised compliance schedule has not been issued, what action has been taken to ensure it will be issued? Outline:		

Note: If the draft/ revised compliance schedule has not been issued, the Code Compliance Certificate cannot be issued. Suspend issuing CCC until this matter is addressed.

Building consent requirements.

Are there any item specified in the building consent or PIM that have not been completed.

Outline: -----

Are there any development impact fees to be paid outstanding? Yes ☒ No ☐ (if yes, CCC cannot be issued)

Approve to issue Code Compliance Certificate if all other outstanding fees are paid. ☒ YES ☐ NO

Building officer:

Signature: [Signature]

Date: 14/12/07

Name: Russell Brook

Co-reviewer:

Signature: [Signature]

Date: 25 JAN 2008

Name: SAAR

SCOPE OF INSPECTION SHEET

Date 14/12/07 SR or BCA 060766 Inspection No. 8

Time Documents on site YES / NO

Owner Name M.S. & R.D. Morgan Project Description Garage Lobby

Site Address A28 Te Mogan Rd Waikeke

☒ Building ☐ Plumbing
Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall ☒ Final

Engineer Supervision Yes No n/a - Name

Notes X All work completed as per plans & specification
* Exterior painted & sealed
Diagram (if necessary)

OK to issue
C.C.C

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

Result: ☒ Pass ☐ Part pass ☐ Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☒ Other ☐ No One on site ☐

Your next inspection will be
(Guidance notes for inspection on the rear of this sheet)

Agreed, Noel Morgan (Print Name) Sign [Signature] Date 14/12/07

Officer sign Russell Brown Name [Signature] Date 14/12/07

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date/...../.....

SCOPE OF INSPECTION

Inspections are made in conjunction with, and with the cooperation of, the owner/owner's agent to ensure that the building work complies with the provisions of the Building Act and NZ Building Code. The inspection is general in nature and involves an audit of the following aspects:

Engineer – Civil/Structural/Fire/Geotechnical: An engineer has been engaged to carry out inspections on behalf of the owner. Please ensure those inspections are carried out. A construction statement (PS4) is required to be supplied to Council.

Site: A surveyor's report, or visible boundary markers provided, so that the set out of the project can be clearly identified.

Foundation: When all formwork has been completed, footings have been excavated and reinforcement is in place.

Piles: When all holes are excavated prior to installation.

Pre-slab plumbing (concrete slab): When all plumbing and drainage pipes have been installed, prior to backfilling.

Pre-slab building (concrete slab): When DPM has been placed with all laps and penetrations sealed, reinforcing in place and in position with chairs as appropriate.

Sub-floor (timber suspended floor): When all sub-floor connections, joists and required blocking, and any suspended plumbing pipe work have been completed, but before any flooring or base boards have been fitted. Relocated dwellings require a sub-floor inspection prior to the base boards being fitted.

Drainage: When all drainage works is completed and is under test, before backfilling occurs. As laid drainage plan is required at time of inspection.

Pre-wrap: When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.

Pre-clad: When building wrap and window and door flexible flashing tape has been installed, cavity battens (cavity systems), cavity closers and all flashing systems are in place, but before joinery has been installed.

Post-clad: When exterior cladding has been installed, flashings in place, air seals fitted to openings, but before any coating system have been applied.

Pre-stucco: After the post-wrap inspection and when all the reinforcing and flashings are in place.

Pre-line (plumbing): When all internal plumbing is complete and plumbing pipe work is under test pressure.

Pre-line (building): When the exterior of the building is weather tight, all structural components (including bracing) have been completed and wall insulation is in place.

Wet area membranes, decks, roofs and shower area: Pre application of wet area membrane, when all outlets and flashings have been installed, ready for membrane installation.

Post application of wet area membrane.

Post-line: When all interior linings have been installed, but before skirting, Scotia or plastering stopping. Installation details of screws check of wall bracing element.

Block: When all masonry block work including block foundations for slab floors, is completed, reinforcing in place and washout openings in place.

Brick Veneer: When veneer is at half height and all flashings are in place.

Retaining wall: Pre application of waterproof membrane system.

Post application of waterproof membrane system.

Protection installed for membrane system and installation of perforated drainage system before back filling.

Final: Final inspections are carried out at the completion of the project and may include entire project, plumbing, drainage and storm water. The Code Compliance Certificate is issued if the building work complies with the approved building consent.

Free Standing Fireplace: Final inspection required only.

In Built Fireplace: Inspection required before installation and after installation.

PRIVACY STATEMENT

1. The information contained on the Building Inspection Report Sheet is held by the Kapiti Coast District Council, whose address is 175 Rimu Road, Private Bag 601, Paraparaumu.
2. The information is available for public inspection as part of the Building Record of the property concerned.
3. You have the right under the Privacy Act 1993 to obtain access to, and to request correction of any personal information held by Council concerning you.

Council has a Privacy Officer. If you have any concerns regarding privacy issues please telephone (04) 904 5700

FINAL INSPECTION

Date 14/12/07 SR or BCA 060766 Inspection No. 8

Time Documents on site YES / NO

Owner Name M. J. & P. D. Morgan Project Description Garage Lobby

Site Address 428 Te Mōana Rd Whakae

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applicable to all inspections

Sighted previous inspection notes	Y	N	NA	Conforms with approved drawings	Y	N	NA	Confirm Additional information/amended plan	Y	N	NA
FINAL – Exterior											
Sub-floor ventilation	P	F	NA	Roof fixings	P	F	NA	Spouting + Down-pipes	P	F	NA
Deck Structure	P	F	NA	Flashings – Roof	P	F	NA	Penetrations – Flashings	P	F	NA
Barriers	P	F	NA	Gully Dishes	P	F	NA	Storm-water + site drainage	P	F	NA
Handrails	P	F	NA	Wastes to gully	P	F	NA	Fixings – Durability	P	F	NA
Steps/Stairs	P	F	NA	Terminal vents/AAV's	P	F	NA	Cladding painted/sealed	P	F	NA
Flashings – Windows/Doors	P	F	NA	Cladding Ground Clearance	P	F	NA		P	F	NA

FINAL – Interior

Service areas – floors/walls	P	F	NA	Food storage	P	F	NA	Hot water temp	P	F	NA
Stair design	P	F	NA	Ventilation	P	F	NA	Solid fuel heater	P	F	NA
Handrails	P	F	NA	Insulation + clearance	P	F	NA	Water supply tank	P	F	NA
Balustrades	P	F	NA	HWC flues	P	F	NA	Trap seals + AAV's	P	F	NA
Lightings	P	F	NA	HWC valves	P	F	NA	Cistern flushing	P	F	NA
Laundering	P	F	NA	HWC restraint	P	F	NA	WC pan connection	P	F	NA
Cooking facilities	P	F	NA	Tempering valve	P	F	NA	Septic tank	P	F	NA
Smoke detectors	P	F	NA	Glazing – Human Impact	P	F	NA	Window labels	P	F	NA

FINAL – Intertency/Commercial

Fire/Life systems sighted	P	F	NA	Guarantees/Warranties/Certificates/Expert Opinion	P	F	NA	Intertency STC	P	F	NA
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All Inspections

Road Crossing Complete	P	F	NA	Energy Certificates supplied	P	F	NA	Final Check Complete	Y	N
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Officer Sign: Russell Brown Name: Morgan Date: 14/12/07

SCOPE OF INSPECTION SHEET

Date 4/5/07 SR or BCA 060766 Inspection No. 5

Time 9.25 Documents on site YES / NO

Owner Name MJ + RD MORRAN Project Description GARAGE & LOBBY

Site Address 428 TE MOANA RD WAIKANAE

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine ☒ PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes.....

Diagram (if necessary)

1. BULKING UNITS FIXED
correctly

OK To
PLASTER

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

Confirmation of inspection by person on site

Person on site: Builder ☐ Owner ☒ Other ☐ No One on site ☐

Your next inspection will be FINAL
(Guidance notes for inspection on the rear of this sheet)

Agreed, NJ MORRAN Sign [Signature] Date 4/5/07
(Print Name)

Officer sign [Signature] Name J. Keckwick Date 4/5/07

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 4/5/07

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 4/5/07 SR or BCA 060766 Inspection No. 5
 Time 9.25 Documents on site YES / NO
 Owner Name MT & RD Morgan Project Description GARAGE & LOBBY
 Site Address 428 TE MOANA RD WAIKANAE

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	Y	N	NA	Conforms with approved drawings	Y	N	NA	Confirm Additional information/amended plan	Y	N	NA
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WEATHERTIGHTNESS

Cladding selection complies with BC?	P	F	NA	Roof material complies with BC?	P	F	NA	Sheets fixed to manufacturers	P	F	NA
Roof fixing complies	P	F	NA	Fixings appropriate for durability?	P	F	NA	Sheet layout	P	F	NA
Ridge/hip flashings in place	P	F	NA	Roof/wall junctions flashed	P	F	NA	Control joints where appropriate	P	F	NA
Penetrations correctly flashed	P	F	NA	Fixings appropriate for bracing elements	P	F	NA	Flashings in place	P	F	NA
Clearance provided for fascia & spouting	P	F	NA	Ground clearances achieved	P	F	NA	Clearance off deck surface	P	F	NA
Flashings/wraps in place, parapets/barriers	P	F	NA	Glazing – human impact	P	F	NA	Truss/Rafter fixings	P	F	NA

PRELINE

Max moisture Content	P	F	NA	Insulation R Value	P	F	NA	Bracing connections	P	F	NA
Ventilation to rooms	P	F	NA	Top plate connection	P	F	NA	Air seals	P	F	NA
Timber treatment	P	F	NA	Ceiling batten spacing	P	F	NA	Bottom plate fixings	P	F	NA
Lintel/beam size & fixing	P	F	NA	Stud spacing	P	F	NA		P	F	NA
Plumber Name				TPR line	P	F	NA	Waste pipe size & test	P	F	NA
Soil pipe size and test	P	F	NA	Inbuilt S/W pipes tested	P	F	NA	Floor wastes	P	F	NA
Pipes fixed/supported	P	F	NA	Vents terminated	P	F	NA	Shut off valves	P	F	NA
System: AS3500, G13, Other	P	F	NA	Pressure Test	P	F	NA		P	F	NA

POSTLINE

Sheet bracing	P	F	NA	Wet area substrate system	P	F	NA	Sheet fixings	P	F	NA
Penetrations sleeved	P	F	NA		P	F	NA		P	F	NA

Officer Sign: [Signature] Name: [Signature] Date: 4/5/07

SCOPE OF INSPECTION SHEET

Date 23/4/2007 SR or BCA 060766 Inspection No. 4
 Time Documents on site YES NO
 Owner Name MJ & RO MORGAN Project Description Garage & Lobby
 Site Address 428 Temoana Rd Waiwaka

Building Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Diagram (if necessary)

Notes All Fixing / Flashings OK

ALL OK
TO
LINE

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☐ Owner ☒ Other ☐ No One on site ☐

Your next inspection will be Post Clad.
 (Guidance notes for inspection on the rear of this sheet)

Agreed, NJ MORGAN Sign [Signature] Date 23/4/07
 (Print Name)

Officer sign [Signature] Name John McGeachie Date 23/4/07

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1/

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 23/4/2007 SR or BCA 060766 Inspection No. 4

Time Documents on site YES / NO

Owner Name M J & R D MORGAN Project Description Garage & Lobby

Site Address 1128 TE MOANA RD WAIKANA

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Conforms with approved drawings	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Confirm Additional information/amended plan	<input type="radio"/> Y	<input type="radio"/> N	<input checked="" type="radio"/> NA
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WEATHERTIGHTNESS

Cladding selection complies with BC?	P	F	NA	Roof material complies with BC?	P	F	NA	Sheets fixed to manufacturers	P	F	NA
Roof fixing complies	P	F	NA	Fixings appropriate for durability?	P	F	NA	Sheet layout	P	F	NA
Ridge/hip flashings in place	P	F	NA	Roof/wall junctions flashed	P	F	NA	Control joints where appropriate	P	F	NA
Penetrations correctly flashed	P	F	NA	Fixings appropriate for bracing elements	P	F	NA	Flashings in place	P	F	NA
Clearance provided for fascia & spouting	P	F	NA	Ground clearances achieved	P	F	NA	Clearance off deck surface	P	F	NA
Flashings/wraps in place, parapets/barriers	P	F	NA	Glazing - human impact	P	F	NA	Truss/Rafter fixings	P	F	NA

PRELINE

Max moisture Content <u>15</u> %	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Insulation R Value	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Bracing connections	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Ventilation to rooms	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Top plate connection	<input checked="" type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Air seals	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Timber treatment	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Ceiling batten spacing	<input checked="" type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Bottom plate fixings	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Lintel/beam size & fixing	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Stud spacing	<input checked="" type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA		<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Plumber Name				TPR line	<input checked="" type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Waste pipe size & test	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Soil pipe size and test	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Inbuilt S/W pipes tested	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Floor wastes	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Pipes fixed/supported	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Vents terminated	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Shut off valves	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
System: AS3500, G13, Other	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Pressure Test	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA		<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA

POSTLINE

Sheet bracing	P	F	NA	Wet area substrate system	P	F	NA	Sheet fixings	P	F	NA
Penetrations sleeved	P	F	NA		P	F	NA		P	F	NA

Officer Sign: [Signature] Name: John McArthur Date: 23/4/07

SCOPE OF INSPECTION SHEET

Date 13/4/07 SR or BCA 060766 Inspection No. 3

Time Documents on site YES / NO

Owner Name N.J. & RD Morgan Project Description Garage & Lobby

Site Address 428 Te Moana Rd Waikeke

Building Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes: * Box gutter against house
has been formed, slot chased
in existing house wall for flashing
* Trusses fixed to top plate
* Top plate fixed to studs
* Roof strap bracing fixed
in place
* Top plate fixed concrete
blocks and to rafters

Diagram (if necessary)

OK to
Continue

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☒ Other ☐ No One on site ☐

Your next inspection will be Post Wrap
(Guidance notes for inspection on the rear of this sheet)

Agreed, N. Morgan Sign [Signature] Date 12/4/07
(Print Name)

Officer sign [Signature] Name Russell Brook Date 12/4/07

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1

PRE WRAP / PRE CLAD

Date 13/4/07 SR or BCA 060766 Inspection No. 3

Time Documents on site YES / NO

Owner Name N.J. & RD Morgan Project Description Garage & Lobby

Site Address 428 Te Moma Rd Waiwera

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections against house

Sighted previous inspection notes	Y	N	NA	Conforms with approved drawings	Y	N	NA	Confirm Additional information/amended plan	Y	N	NA
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PRE WRAP Shing house wall for flashing

Cladding type identified	P	F	NA	Exterior sheet bracing & angle brace fixing	P	F	NA	Bracing requirements	P	F	NA
Framing moisture meets cladding requirements	P	F	NA	Bottom plate connections	P	F	NA	Purlin fixing	P	F	NA
Stud spacing appropriate for cladding	P	F	NA	Building wrap type	P	F	NA	Decking substrate	P	F	NA

PRE CLAD

Building wrap	P	F	NA	Building wrap	P	F	NA	Head flashings	P	F	NA
Flexible sealing tape type				Flexible sealing tape	P	F	NA	Sill flashings	P	F	NA
Deck membrane type				Deck membrane fixed in accordance with Spec	P	F	NA	Back flashings	P	F	NA
Saddle flashings	P	F	NA	Internal/external corner flashings	P	F	NA	Jamb flashings	P	F	NA
Capillary clearances	P	F	NA	Flashing of penetrations	P	F	NA	Ground/deck cladding clearance	P	F	NA

CAVITY SYSTEM

Additional strapping to wrap	P	F	NA	Batten timber treatment	P	F	NA	Cavity closers	P	F	NA
Battens in place	P	F	NA	Battens structural fixing	P	F	NA	Cavity spacers	P	F	NA
Cavity spacers size & slope	P	F	NA	Reinforcing fixed in place (stucco)	P	F	NA	Proprietary self spacing mesh	P	F	NA
Mesh spacers (stucco)	P	F	NA	Proprietary control joints (stucco)	P	F	NA	Rigid backing type (stucco)	P	F	NA
Fixings (galvanized or stainless) (stucco)	P	F	NA		P	F	NA		P	F	NA

Post wrap

Officer Sign: [Signature] Name: Russell Burt Date: 12/4/07

SCOPE OF INSPECTION SHEET

Date 27/3/07 SR or BCA 060766 Inspection No. 2

Time Documents on site YES / NO

Owner Name N Te RD Morgan Project Description Garage Lobby

Site Address 428 Te Moana Rd Waikeke

Building Plumbing Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes * Inspection to block boundary wall. Diagram (if necessary)

* Steel vertical rods

@ 400's 1#12

* Horizontal rods #12

@ every 3rd row #12

* Wash outs in place

All steel work appear to

be placed etical as per

plan & specs

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

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Confirmation of inspection by person on site

Person on site: Builder ☐ Owner ☒ Other ☐ No One on site ☐

Your next inspection will be

(Guidance notes for inspection on the rear of this sheet)

Agreed, Regea Morgan Sign [Signature] Date 27/3/07

Officer sign [Signature] Name Regea Morgan Date 27/3/07

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1/

BLOCK / BRICK / RETAINING WALL / OTHER

Date 27/3/07 SR or BCA 060766 Inspection No. 2

Time Documents on site YES / NO

Owner Name N. Se RD Morgan Project Description Garage lobby

Site Address 428 Te Moana Rel Waikeano

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

BLOCK

Washouts	<u>P</u>	<u>F</u>	NA	Control joints	<u>P</u>	<u>F</u>	<u>NA</u>	Engineer Design	<u>P</u>	<u>F</u>	NA
Reinforcing	<u>P</u>	<u>F</u>	NA	Mortar Bedding	<u>P</u>	<u>F</u>	NA	Engineer Report available	<u>P</u>	<u>F</u>	NA
Starters	<u>P</u>	<u>F</u>	NA	Eng. Company:				Eng. Name:			

BRICK VENEER

Waterproof slab edge	P	F	NA	Mortar Bedding	P	F	NA	Rebate clear of debris	P	F	NA
Min/max cavity achieved	P	F	NA	Flashings to openings	P	F	NA	Veneer overhang	P	F	NA
Brick tie fixings	P	F	NA	Brick tie durability	P	F	NA	Brick tie spacing	P	F	NA
Washouts	P	F	NA	Building wrap	P	F	NA	Head Lintels	P	F	NA
Weep holes	P	F	NA	Under window vents	P	F	NA	Control Joints	P	F	NA

RETAINING WALL

Reinforcing	P	F	NA	Backfill drainage material	P	F	NA	Timber treatment	P	F	NA
Waterproof membrane	P	F	NA	Discharge point	P	F	NA	Surcharge to design assumptions	P	F	NA
Membrane protection	P	F	NA	subsoil drain	P	F	NA	Inclination angle	P	F	NA
Cleaning/Flush point	P	F	NA	Engineer design	P	F	NA	Engineer Report Available	P	F	NA
	P	F	NA	Eng. Company:				Eng. Name:			

OTHER

	P	F	NA		P	F	NA		P	F	NA
	P	F	NA		P	F	NA		P	F	NA
	P	F	NA		P	F	NA		P	F	NA
	P	F	NA		P	F	NA		P	F	NA
	P	F	NA		P	F	NA		P	F	NA
	P	F	NA		P	F	NA		P	F	NA

Officer Sign: [Signature] Name: Russell Brook Date: 27, 3 07

SCOPE OF INSPECTION SHEET

Date 16/3/07 SR or BCA 060766 Inspection No. 1

Time Documents on site YES / NO

Owner Name NJ & RD Morgan Project Description Garage Lobby

Site Address 128 Te Moana Rd Waikeke

Building Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes * All steel work & mesh Diagram (if necessary)

appears to be placed and

fixed as per plans & detail.

* Polythene lapped & taped

* Mesh supports placed as

required

* Steel starters fixed into

all existing foundations @

400mm

* Survey peg sighted

* Inspection holding eye

placed in garage floor as per plan

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

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Result: **Pass** Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☒ Other ☐ No One on site ☐

Your next inspection will be

(Guidance notes for inspection on the rear of this sheet)

Agreed, NJ MORGAN Sign [Signature] Date 16/3/07

(Print Name)

Officer sign [Signature] Name Russen Brook Date 16/3/07

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1/

PRE WRAP / PRE CLAD

Date 16/3/07 SR or BCA 060766 Inspection No. 1

Time Documents on site YES / NO

Owner Name W J & R D Morgan Project Description Garage Lobby

Site Address 128 Te Moana Rd Waikeano

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	Y	N	NA	Conforms with approved drawings	Y	N	NA	Confirm Additional information/amended plan	Y	N	NA
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PRE WRAP

Cladding type identified	P	F	NA	Exterior sheet bracing & angle brace fixing	P	F	NA	Bracing requirements	P	F	NA
Framing moisture meets cladding requirements	P	F	NA	Bottom plate connections	P	F	NA	Purlin fixing	P	F	NA
Stud spacing appropriate for cladding	P	F	NA	Building wrap type	P	F	NA	Decking substrate	P	F	NA

PRE CLAD

Building wrap	P	F	NA	Building wrap	P	F	NA	Head flashings	P	F	NA
Flexible sealing tape type	P	F	NA	Flexible sealing tape	P	F	NA	Sill flashings	P	F	NA
Deck membrane type	P	F	NA	Deck membrane fixed in accordance with Spec	P	F	NA	Back flashings	P	F	NA
Saddle flashings	P	F	NA	Internal/external corner flashings	P	F	NA	Jamb flashings	P	F	NA
Capillary clearances	P	F	NA	Flashing of penetrations	P	F	NA	Ground/deck cladding clearance	P	F	NA

CAVITY SYSTEM

Additional strapping to wrap	P	F	NA	Batten timber treatment	P	F	NA	Cavity closers	P	F	NA
Battens in place	P	F	NA	Battens structural fixing	P	F	NA	Cavity spacers	P	F	NA
Cavity spacers size & slope	P	F	NA	Reinforcing fixed in place (stucco)	P	F	NA	Proprietary self spacing mesh	P	F	NA
Mesh spacers (stucco)	P	F	NA	Proprietary control joints (stucco)	P	F	NA	Rigid backing type (stucco)	P	F	NA
Fixings (galvanized or stainless) (stucco)	P	F	NA		P	F	NA		P	F	NA

NO MORGAN Russen Brook 16 3 07

Officer Sign: Name: Date: 1/1

Producer Statement
Piped Services
&
Sanitary Plumbing Stacks

Construction Review

Issued by.....*A. S. Hunter*..... Registration Number.....*04104*.....

To Kapiti Coast District Council

In respect to the following

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.....*428 TEMOANA RD*.....

Building Consent No.....*055710*.....

As a Craftsman 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.

Signed.....*[Signature]*.....Date.....

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.



Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).
To be completed whether or not an inspection is required.

80060764 EWRB 551

No 2500230

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer NOEL MORGAN Phone: 2933305

Address of installation 428 TE MOANA RD

Postal address of customer (if not as above)

WORK DETAILS

☒ 8 No. of lighting outlets

☐ No. of ranges

☒ 9 No. of socket outlets

☐ No. of water heaters

Was any installation work carried out by the homeowner? ☐ Yes ☒ No

Please tick (✓) as appropriate where work includes:

☐ Mains ☐ Main earthing system

☐ Switchboard ☐ Electric lines

Description TO WIRE INSTALLATION/ALTER NEW P/PS IN GARAGE. WIRE IN NEW LGTS @ FRONT DOOR - WIRE NEW DOUBLE SW WITH NEW TRANNY FOR CROWN LIGHTING

It is recommended that test results be recorded here:

Visual Examination

Earth Continuity

Bonding

Polarity

Insulation Resistance Mohm

Other

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name BRENT MALIN

Registration no. E17201

Company MALIN ELECTRICAL

Signature

Date 15.10.07

Contact Ph No. 0272101575

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name

Registration no.

Company

Signature

Date

Contact Ph No.

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector

☐ New mains

☐ Switchboard

☐ Earthing system

☐ Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name

Registration no.

Signature

Date

Daytime Contact Ph No.

How to use...

Certificates of Compliance

CUSTOMER INFORMATION

Please print clearly and press firmly. Please include:

- the customer's name,
- Address of the installation,
- Customer contact details (Telephone No., Postal Address, etc)

WORK DETAILS

The description needs to clearly define what work has been done and what you are certifying. Use the boxes (No. of socket outlets etc) to assist with the description.

If extra space is needed for the description use an extra sheet of paper or an attachment form (available from the EWRB bookshop and some COC resellers).

It is recommended that the results of tests (for insulation resistance, polarity, earth continuity etc) be recorded in this section.

CERTIFICATION OF WORK

Complete the "Electrical Worker Details" part in all cases. The "Certification of Electric Lines" part need only be completed where the worker installing electric lines is different to that carrying out other electrical work.

INSPECTION DETAILS

Where the work requires inspection (under regulation 41 of the Electricity Regulations 1997) this section must be completed by the electrical inspector.

The electrical Inspector who inspects the prescribed electrical work is required to give a certificate of compliance to the owner/occupier of the fittings/premises within 20 working days.

WORKERS RESPONSIBILITIES

Electrical workers carrying out prescribed electrical work that involves the placing or positioning, or the replacing or repositioning of conductors (and fittings connected to those conductors), are required by law to ensure that:

- A Certificate of Compliance is completed for that work (regulation 39).
- Any work requiring inspection (regulation 41), is inspected and the appropriate section of the COC filled in by the electrical inspector.
- The relevant copy of the COC is given to the owner of the fittings or the occupier of the Premises within 20 working days of the works being completed (unless work requires inspection).
- A copy of the COC is retained for a minimum period of 3 years by the electrical worker completing the COC.

PARTIALLY COMPLETED ELECTRICAL WORK

If for any reason (e.g. a commercial dispute) a wiring job is left incomplete or unfinished a COC should be issued for the partially completed electrical work (regulation 39(8)). Any work that may not be safe should be recorded in writing on a separate sheet and immediately handed to the customer. A copy can also be forwarded to the EWRB Registrar, PO Box 10156, Wellington.



PLUMBERS, GASFITTERS AND DRAINLAYERS BOARD
GASFITTING CERTIFICATION CERTIFICATE
(Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)
ENERGY WORK CERTIFICATE
(Pursuant to the Building Act 1991)

Certificate No **361738**

9th Floor, 70 The Terrace
PO Box 10655
WELLINGTON
Tel 04 494 2970
Fax 04 494 2975
website www.pgdb.co.nz

THIS CERTIFICATE IS NOT TRANSFERABLE

Installation address:

Please complete in block letters

(Box No's not acceptable)

(Number)

(Street name)

428**TE MOANA RD**

(Suburb)

Waikanae**Kapiti**

(Town/City)

MORGAN

Consumer:

MQ.**N**

(Title)

(Initials)

(Family/Business name)

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Appliance

Flue

Ventilation

Qty	Type	Location	Make/model	Input rate	Type	Location	Type	Location
1	WATER Heater	Rear of House	Rinnai Infinity 24	188ms	Power Flue		Complies	

Category

Type (Regulation 24(1))

- ☒ Domestic
☐ Commercial
☐ Industrial
☐ Temporary
☐ Other

- ☐ New
☒ Addition, ☐ Extension,
☐ Replacement
☐ Alteration
☐ Repair following accident

Gas Type

☒ NG ☐ LPG ☐ TLP ☐ Bio

Name of Gas Supplier

Genesis Energy

Pipework Installed

☒ YES ☐ NO

(attach pipework diagram)

Test Results**Other Testing****8**

min Duration

Combustion

5.5

kPa Test pressure

☐ Yes ☐ No
Nil

kPa Loss / gain

Ventilation

3.25

kPa Working pressure

☐ Yes ☐ No

Test Date

8 / 8 / 05

I certify that :-

- ① All appliances and fittings worked on by me or by persons working under my supervision are safe and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas Regulations 1993 as amended.
- ② The gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas Regulations 1993 as amended.
- ③ Gasfitting work to which this certificate applies
☐ does ☒ does not include work on an appliance or fitting imported or manufactured by a person for their own use.

Certifiers Name

A S Hunter

Address

**4 West Peak Way
Otaki**

Registration No

04 104

Signature

[Signature]

Date

11 / 8 / 05

Registered Gasfitter/s Supervised by certifier

Name

Registration No

Name

Registration No

Certificate owner

Registration No

On behalf of

Address

Pre-Nail Systems LTD

BC 060764
Producer Statement : Page 1

Job: Q1581

Client: Crighlon ITM Levin
Phone:Site: Morgan
428 Te Moana Rd
WaikanaeDescription:
Building Consent No.:
MITek 20/20 - Engineering 4.4 Gamma 1.3 (build 1507-3)

MITek New Zealand Ltd

Phone:
Printed: 14:36:49 04 May 2007**PRODUCER STATEMENT**
MITek 20/20™ TRUSS DESIGN PROGRAM**Certification of MITek 20/20™ Truss Design Program**

The MITek 20/20™ truss design program has been developed by MITek New Zealand Ltd for the design of GANG-NAIL timber roof, floor and attic trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents of the New Zealand Building Code to satisfy the requirements of the Building Regulations 1992: Clause B1 - Structure. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

Summary of MITek 20/20™ Truss Design Data and Output

The MITek 20/20™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the GANG-NAIL trusses.

Job Details**Roof Truss**

Timber Group: PNS MSG H1.2
Roof Material: Metal Tiles
Dead Load: 0.210 kPa
Restraints: 400 mm centres
Live Load: Q_{ur} = 0.250 kPa
Q_c = 1.000 kN

Pitch: 20.000 deg
Ceiling Material: Gib Board
Dead Load: 0.200 kPa
Restraints: 600 mm centres

Std Overhang: 0 mm
Wind Area: Very High (50.0 m/s)
Pressure Coeff: C_{pe} = varies; C_{pi} = -0.30, 0.20

These trusses must be fabricated and erected in accordance with the GANG-NAIL manual. Proper erection bracing must be installed to hold the components 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. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640. Unless otherwise noted, this design assumes that the steel fixings and timber connectors are situated in a closed environment, as defined by NZS3604:1999 Section 4.

Truss List

Legend: * = detail only, ? = input only, ~~xxx~~ = failed design, Unmarked trusses = designed successfully, LB = lateral bracing required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
CT01	7	5500	20.000	900
ET01	1	5500	20.000	900

Total quantity : 8

The computer design input has been carried out by:

Signed: 

Date: 4/05/07





Name of Computer Operator:

Qualifications and Title:

Company:

Pre-Nail Systems LTD

KEY TO TRUSS FIXING

-  CT: Cyclone tie
-  JH: Joist Hanger
-  M: Multigrip
-  Nailon plate

NOTES

Roof & Ceiling bracing
as per permit plans otherwise
to comply with NZS3604

Builder to confirm all soffit details
with Fascia manufacturer.

Wind Area: Very High

TC Restraints: 400mm

Roof Material: Metal Tiles

Roof Live Load: 0.25 kPa

Roof Pitch: 20°

Design Wind speed: 50m/s

BC Restraints: 600mm

Ceiling : Standard

Truss centres: 900mm

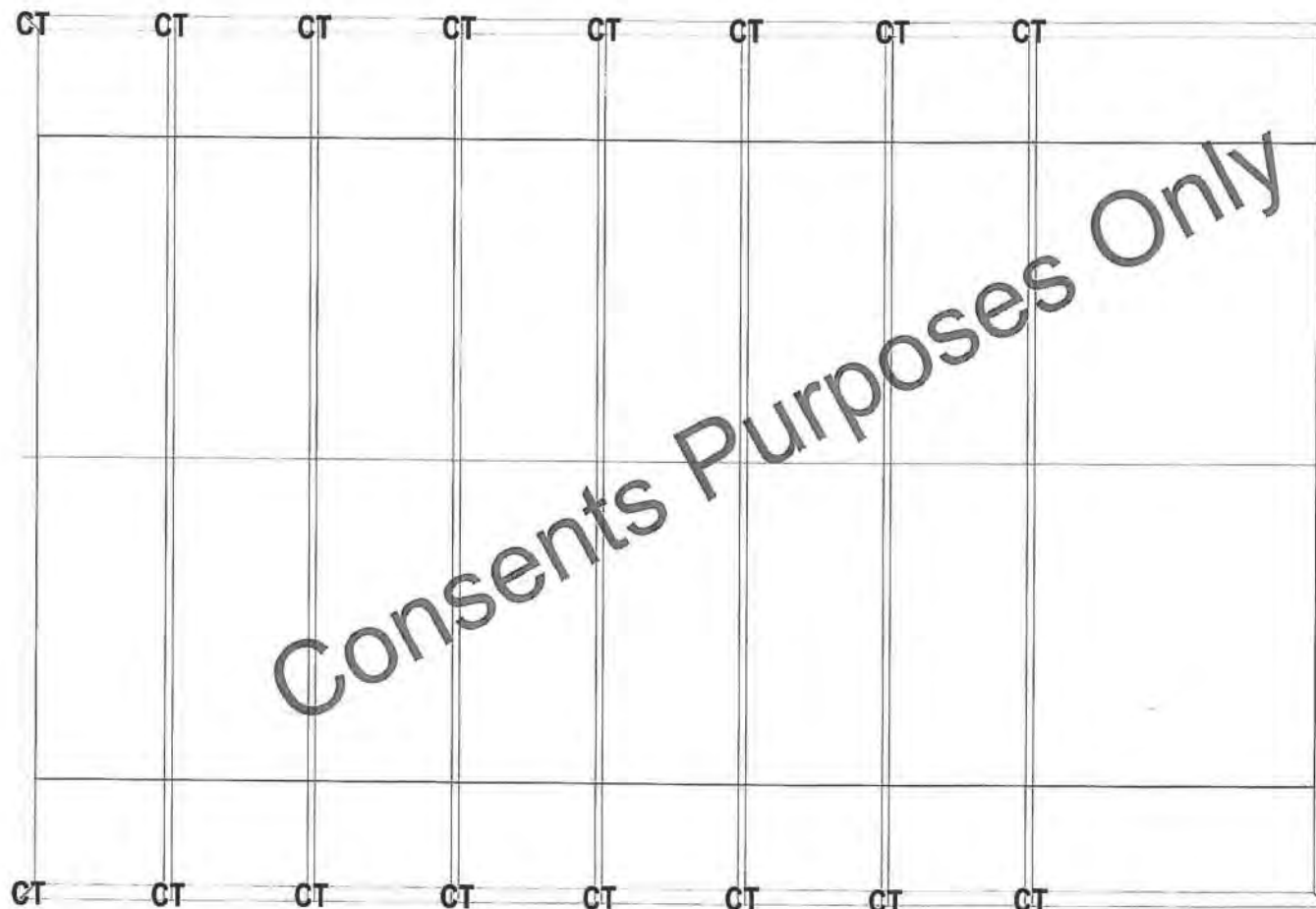
PROJECT NO

Q1581

TITLE

Morgan
428 Te Moana
Road
Waikanae

SCALE	DESIGN	DATE
NTS	RAC	4/06/07
DRAWING No.	DRAWN	REVISION
1	RAC	



BC060706



1585

PROCESS PERFORMANCE WARRANTY

HITCHINS NEW ZEALAND LIMITED

.....(Name)

A duly incorporated company having its registered office at

Level 6, Transalta Building, 45 Knights Road, Queensgate, Lower Hutt

(hereinafter called 'the company') being the manufacturer or distributor of the processes set out in Schedule 'A' attached hereto **HEREBY WARRANTS THAT THE SAID PROCESSES SHALL PERFORM THE FUNCTIONS STATED IN SCHEDULE 'A' FOR THE TIME THEREIN STATED.**

This warranty is subject to and conditional upon compliance with the following terms and conditions and in the event of non-compliance with the said terms and conditions this warranty shall be null and void.

1. THE processes shall be applied by an applicator approved by the company.
2. THE applicator shall provide the person for whom the processes are applied (hereinafter called 'the client') with a written workmanship and application warranty providing the same function for the same or a lesser period as set out in Schedule 'A' in respect of the processes applied.
N.B. This warranty shall be null and void if there is no correlated written workmanship and application warranty given to the client by the applicator.
3. THE processes shall be applied strictly in accordance with the current specifications supplied by the company for their application, and the standard of workmanship and finish shall be to the satisfaction of the client or his agent. The company will attend on request during the course of the application of the processes to give any advice, instruction or supervision necessary to ensure the correct application of the processes.
4. THE processes shall be applied on correctly prepared and/or designed surfaces, and the surface on which the processes shall be applied together with adjacent and surrounding surfaces shall remain sound and stable and not develop shrinkage, expansion, cracking, spalling or movement which causes the applied processes to break, fracture or deteriorate, thereby affecting their performance.
5. THE applicator shall apply the correct processes on the surface provided to enable the client's requirements in respect of function and duration of warranty to be met, according to the qualifications in Schedule 'A' of this warranty.
6. THE completed processes shall not be cleaned, treated, covered or defaced whether by signwriting or painting or in any other manner without the prior written approval of the applicator and the company.
7. IN the event of any alleged failure or deterioration relating to the processes, the client shall give written notice thereof to the applicator and the company within seven days of the discovery of such alleged failure or deterioration (time being of the essence).
N.B. The issue of this warranty is not a warranty in respect of workmanship or the application of the processes, and is not confirmation by the company that the applicator has correctly nominated and applied the processes on correctly prepared or designed surfaces.
8. This warranty shall be construed according to the laws of **NEW ZEALAND**

Liability of the Company under this Warranty

- a) There shall be no liability for the company in respect of this warranty unless Schedule 'B' of this warranty is completed correctly and signed by the applicator and a completed and correlated workmanship and application warranty for the same period of time as this warranty signed by the approved applicator is produced to the company by the client making a claim.
- b) In the event of liability being established pursuant to this warranty the company shall supply further materials constituting the processes as may be required to make good the areas requiring repair PROVIDED that the company shall be entitled to demand and be reimbursed by the client for all expenses incurred in investigating any alleged failure, fault or deterioration, if, on investigation and in accordance with the foregoing terms and conditions, this warranty shall not apply, and it shall not be the responsibility under the terms of this warranty for the company to rectify such alleged failure, fault or deterioration.
- c) The company does not warrant that any processes/material supplied for repair work carried out pursuant to the terms of this warranty when completed shall exactly match the existing processes/material in respect of colour or texture.
- d) All other warranties, guarantees or conditions of whatsoever nature, relating to the performance of the processes and whether expressed or implied or given or to be expressed, implied or given by any agent or employee of the company, or the applicator, or implied or prescribed, or to be implied or to be prescribed by law are hereby excluded. However, in respect to Australia only, this warranty does not exclude the following:-
 - (i) Any condition or warranty implied by the Trade Practices Act 1974 (as amended) of Australia.
 - (ii) Any condition or warranty implied or prescribed by the various laws of the States and Territories of Australia which conditions or warranties are implied or prescribed notwithstanding any term negating or excluding such conditions or warranties.
- e) There shall be no liability for the company in respect of this warranty for any damage to the processes caused by an act of God, exceptional weather conditions, fire, war, riots, civil commotion, vandalism, nuclear explosion and/or fallout, damaged caused by objects dropping or falling from aeroplanes or other airborne devices, bursting or other forms of destruction or failure of gas or fluid carrying pipes or other vessels, electrical faults including but restricted to fusion and short circuits, negligence or willful damage by the main contractor, owner and/or occupier of the building and/or visitors to the building on which the processes are placed, and any criminal act or illegal act or any consequential damage.
- f) There shall be no liability for the company for any failure or deterioration of the processes/material resulting from physical damage by point loads or mechanical causes, spillage of any substance onto the surface however caused during construction work or thereafter which were not allowed for in the original design brief and specification details supplied to the company and the approved applicator, or arising from any natural disturbance of the structure.
- g) This warranty is null and void if any work is carried out on the finished processes without prior written consent of the company or if a change in use of the building from that for which it was designed at the time of completion of the applicator's contract affects the performance of the processes.
- h) The benefit of this warranty is not assignable without prior written consent of the company.
- i) Notwithstanding anything hereinbefore contained, the company will under no circumstances be liable for any consequential loss or damage resulting from the defective nature of any materials supplied by them.
- j) This warranty shall come into force upon completion of the application of the material by the said approved applicator and upon the strict adherence to the terms of Payment and all other conditions contained in the contract with the said approved applicator.



J E Gerbes
MANAGING DIRECTOR
HITCHINS NEW ZEALAND LIMITED

Record of Warranties Issued

TO BE COMPLETED & SIGNED BY THE APPLICATOR (One copy to the "Client", one copy retained by the 'Applicator')

1585**SCHEDULE 'B'**

Client NOEL MORGAN

Address 428 TE MOANA ROAD, WAIKANAE

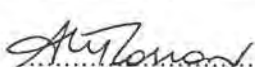
Building Treated RESIDENCE

Address 428 TE MOANA ROAD, WAIKANAE

Process	Where Applied	Warranty Period	Commencement Date of Warranty Period
Traffigard Reinforced Membrane System	Box Gutter and Roof 10m ²	15 Years	August 2007

Issuing Applicator KG ROSSON BUILDING CONTRACTORS LIMITED

Date 06/09/07

Signed 

Director of Applicator Company

A Warranty issued for any process not listed on Schedule 'A' or for any variation from the qualification of Schedule 'A' must be countersigned as approved by a director of The Hitchins Group of Companies before issue.

SCHEDULE 'A'

TRAFFIGARD WARRANTY – PLYWOOD SUBSTRATE

HITCHINS NEW ZEALAND LIMITED are the manufacturers and marketers of the Traffigard Membrane System that has been on the New Zealand market for in-excess-of 20 years; has been tested and appraised by CSIRO and the Australian Building Systems Appraisal Council Limited and certified that Traffigard complies with all the relevant New Zealand Building Codes including the E2 and B2 requirements.

HITCHINS NEW ZEALAND LIMITED warrants that the Traffigard Membrane system installed over a sound substrate that conforms to the Building Code and by **BUILDERS PLASTICS LIMITED** an approved Applicator in accordance with Hitchins' written application procedure and instructions will perform and function as stated in the Hitchins Technical Dataspec. The warranty period is **Fifteen (15) Years** and is subject to maintenance requirements as covered below:-

Maintenance

1. When required, wash down (with mild detergent) at low pressure.
2. If affected by moss and mould infestation, treat with an appropriate solution and clean down.
3. Should the membrane become faulty or if mechanically damaged, have repairs carried out immediately.
4. Inspect after eight (8) and then fifteen (15) years. Clean, prepare and repair (if and where necessary) and recoat with Traffigard's coloured resin to the complete membrane surface.

Note:

1. All maintenance work (items 1, 2, 3, and 5) is at the client's expense. The warranty is provided as required and maintenance is recommended to ensure that the Traffigard performs as required over and beyond the warranty period.
2. To extend the warranty beyond the initial warranty period for a further 15 Years, the membrane surface is to be cleaned, prepared, repaired (if and where necessary) and re-surfaced with reinforced Traffigard system.

Traffigard Characteristics

This is a liquid applied reinforced membrane which has certain natural characteristics.

- A. Slight profile surface due to the incorporation of the glass mat.
- B. Slight ridging on plywood sheet joints.
- C. Slight wrinkling at upstands to building.

Signed:



.....
J E Gerbes

Title:

MANAGING DIRECTOR
Hitchins New Zealand Limited

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents (refer PIM Sheet)	✓		<i>[Signature]</i> 12-07-06
Plumbing and Drainage			
Building			<i>[Signature]</i> 3/8/06 Shant Ngu 11/08/06
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
Site- Footpath & Entrance Conditions		Ground	
Metal to kerb xing		Appears firm 25-50mm Penetration	
Photos taken. <i>[Signature]</i> NOTES: 31/7/06			



Building Consent No...BC.060766

 Building Project...New Garage + Lobby.
 428 48 Te Moana Rd, Waikeanae

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS								
1	✓	Foundation inspection	32	✓	Lapse and cancellation after 12mths of consent	21	✓	Minimum FFL to comply with NZS3604
3		Sub-Floor inspection, suspended floor	2	✓	Engineer design specific components	22		Deck and stair balustrades with greater drop than 1 m
7	*	<u>Pre-concrete slab inspection of plumbing</u>	3	✓	foundations to solid bearing of 200mm	23		Installation of solid fuel appliance (wood burner) comply and secured
2	✓	Pre-Slab inspection, concrete floor	4	✓	NZS3604 as accept. solution in terms of NZ Bld Code	23A		Second hand wood burner - certified
16	✓	Pre-Block-Fill inspection	5		Not approved as Habitable BUILDING	24		Chimney to be cleaned prior to fitting of new unit
23	✓	Pre-Wrap inspection	6		Not approved as Habitable ROOM	24A	✓	Section F7 requires fitting of smoke detectors
24	✓	Post-Wrap inspection	7		Fit proprietary Head, Jamb, Sill flashings & air seals to ext joinery	25	✓	Contractor to leave site clean and clear
25	✓	Post-Clad inspection	8		As in V H Wind Zone, ext load bearing walls, extra fixing for roof	26		Sewer and water services to be disconnected and capped
18		Substrate inspection – solid plaster	8A		As in Very High Wind Zone, extra fixings for roof	27	✓	Provide from contractor roof warranty
19		Brick Veneer inspection	8B		All glazing, constr. system to comply with V H Wind and CCZ	28		Contractor warranty covering roof, fascia and gutter system
8	*	<u>Prelining inspection of plumbing</u>	9	✓	Note and comply with all endorsements on approved plans	29		Provide from contractor texture coating warranty
4	✓	Prelining inspection, moisture test, check bracing	10		Names and Reg'n of plumber and drain layer req'd	30		To comply with food hygiene regulations 1974
5	✓	Post-lining inspection, linings, fixed as per brace design	11		Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	31		As in CCZ, all fixings need to be stainless steel
10	✓	<u>Water test on sewer drains</u>	12		Hot & Cold water pipes tested to 1500kPa	33		Approval only given for relocation purposes
15	✓	<u>Completion inspection</u>	13		Roof storm water to be connected to existing	34		If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
			14		Copper water pipes not permitted	38		Window sashes on upper levels less than 760mm above floor to have stays fixed
		* = plumbing inspections	15		Owner/builder to ensure prop foundation height will allow satisfactory connection	39		Construction of playground to comply with NZS 5828
			16		Drainlayer to discuss septic tank, etc	40		Fencing, gates, doors directly leading to swimming pool to comply Pool act 1987
		STANDARD CONSENT CONDITIONS	17		Owner's responsibility to arrange septic tank design	41		Owner's legal responsibility to provide locking lid for spa pool
37			18		Roof stormwater to be disposed inside property boundary	42		Intended appraised/approved Polystyrene Texture Coating system to be advised
72			19		Roof stormwater to be piped to kerb	43		Textured systems should be applied by licensed, trained applicators - supply warranty
80			20		Tempering valve to be installed on HW cylinder	44	✓	Exterior cladding system to be completed and inspected prior to internal lining.

NON STANDARD ADDENDA

This consent contains engineering design as calculated by the owner. An independent Engineer is required to sign off all engineering work.

R:\consents and compliance\Building Control\BUILDING\msword\datainp

FOR OFFICE USE ONLY

FEES		APPLICATION FEE	
Building Fee	\$ 878.00	RECEIPT NO	DATE
Sewer Connection	\$	INVOICE NO	DATE
Water Connection	\$	27947	5/7/06
Vehicle Crossing	\$	RECEIPT NO	DATE
Damage Deposit	\$	174578	5/7/06
Structural Checking	\$	FEES PAID BY:	
Building Research Levy	\$	NJ - RD Morgan	
Development Levy	\$	BUILDING CONSENT	DATE ISSUED
DBH Levy	\$	NUMBER	
Compliance Schedule	\$	060766	17.8.06
Digital Storage Fee	\$	AUTHORISATION FOR REFUND OF DEPOSIT	
Certificate of Title Charge	\$	Deposit held =	\$
Photocopying	\$	Cost to Repair Damage Caused During	
SUBTOTAL	\$	Construction =	\$
Less Fee Paid	\$ 878.00	Total Balance to be Refunded	
TOTAL	\$	Authority Number:	
GST INCLUDED	\$	Authorised:	DATE:

GST 51-860-E08

Received with thanks by 48/01
KAPITI COAST DISTRICT COUNCIL

5-07-06 10:20 Receipt no.174578

COPY *COPY* *COPY*

DR BC060766

N J & R D MORGAN

N J & R D Morgan::428 Te Moana Road:Wa

CQ W

N J & R D Morgan

878.00



Building consent 060766

Section 51, Building Act 2004

The building

Street address of building: 428 Te Moana Road, Waikanae

Legal description of land where building is located: LOT 1 DP 75298

Valuation number: 1494112100

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: N J & R D Morgan

Contact person: Noel Morgan

Mailing address: 428 Te Moana Road, Waikanae

Street address/registered office:

Phone number: Landline: 9182323

Mobile: 0274 353782

Daytime:

After hours:

Facsimile number: 9182320

Email address: njmorgan@xtra.co.nz

Website:

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

As above

Building work

The following building work is authorised by this building consent:

New Garage and Lobby link to existing house

Residential

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.

Kapiti Coast District Council

Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website www.kapiticoast.govt.nz

Compliance schedule


A compliance schedule is not required for the building.

Attachments

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



Signature



Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 17/08/06

17 August 2006

N J & R D Morgan
428 Te Moana Road
Waikanae

Dear Sir/Madam

Approval of Building Consent: 060766

Description: New Garage and Lobby link to existing house
Location: 428 Te Moana Road, Waikanae
Legal Description: LOT 1 DP 75298

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.

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.

As the owner you are also responsible for the following:

- ensuring that building work starts within 12 months of the approval of the building consent and that work progresses at a reasonable pace.
- ensuring that all required inspections are completed and that a Code Compliance Certificate is obtained once the work has been completed – please be aware that before a Code Compliance Certificate is issued, the building work must comply with the Building Act 2004 and the Building Code as at the date of final inspection.
- that 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.
- ensuring that no damage occurs to public property, for example footpaths or retaining structures. Should damage occur you will be required to pay for any repairs.
- ensuring that if you wish to make any changes to the approved building consent, then an amendment to the building consent will need to be lodged with us.

If you have any questions regarding your building consent or your responsibilities, please contact Kapiti Coast District Council on (04) 9045 617.

Addenda to Application

Application

N J & R D Morgan
428 Te Moana Road
Waikanae

No.

060766

Project

Description	Domestic only - garages Being Stage 1 of an intended 1 Stages New Garage and Lobby link to existing house
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$19,900
Location	428 Te Moana Road, Waikanae
Legal Description	LOT 1 DP 75298
Valuation No.	1494112100

Builder: J D Plimmer 26 Rata Street, Waikanae : 9047904
Designer: Woolcraft Architects PO Box 695, Taupo : 07 3768111
Drainlayer: AG Hunter 4 West Peak Road, Otaki
Contractor: Noel Morgan 428 te Moana Road, Waikanae : 0274 353782

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Foundations
 2. Pre-slab
 3. Block
 4. Pre Wrap
 5. Pre Clad
 6. Weathertightness
 7. Preline
 8. Postline
 9. Drainage
 10. Final Inspection
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall 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.
2. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. All foundations are to be to solid bearing minimum of 300mm
4. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
5. Note and comply with endorsements on approved plans.
6. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
7. Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire. Alarms are to be of a type which include a reset and test buttons.
8. Contractor to leave site clear of all demolition materials and in a tidy state.
9. Provide from your Contractor a roof warranty covering the product and its installation.
10. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.
11. This consent contains engineering design as calculated by the owner. An independent Engineer is required to sign off all engineering work.

I have read the foregoing addenda to application, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

**OWNER/BUILDER/
AUTHORISED PERSON**

Date:

COUNCIL COPY



Inspection Advice

Commencing 1 July 2004 Kapiti Coast District Council Building Control has introduced additional inspection requirements primarily to cover the exterior envelope of buildings to ensure compliance with Clause E2 of the Building Code.

The following list provides an explanation of when the 'normal' inspections and those new ones should be carried out. (* indicates new inspection.)

1. **Foundation Inspection:** When all formwork has been completed, footings have been excavated and reinforcement is in place.
2. **Sub-floor Inspection (timber suspended floor):** When all sub-floor connections, joists and required blocking have been completed but before any flooring or base boards have been fitted. Relocated dwelling require a sub-floor inspection prior to the base boards being fitted.
3. **Pre-slab plumbing Inspection (concrete slab):** When all plumbing and drainage pipes have been installed prior to backfilling.
4. **Pre-slab building Inspection (concrete slab):** When DPM has been placed with all laps and penetrations sealed, reinforcing in place and in position with chairs as appropriate.
5. **Pre-block-fill Inspection:** When all masonry block work is completed, reinforcing in place and washout openings in place.
6. *** Pre-wrap Inspection:** When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.
7. *** Post-wrap Inspection:** When building wrap and window and door flexible flashing tape has been installed, cavity battens (cavity system) cavity closers and all flashing systems are in place, but before joinery has been installed.
8. *** Post-clad Inspection:** When exterior cladding has been installed, flashings in place, air-seals fitted to openings, but before any coating system has been applied.
9. **Pre-stucco Inspection:** After the post-wrap inspection and when all the reinforcing and flashings are in place.
10. **Brick veneer Inspection:** When veneer is at half-height and all flashings are in place.
11. **Pre-line Inspection (plumbing):** When all internal plumbing is complete and plumbing pipe work is under pressure test (when required).
12. **Pre-line Inspection (building):** When the exterior of the building is weather tight, all structural components (including bracing) have been completed and wall insulation is in place.
13. **Post-line Inspection:** When all interior linings have been installed.
14. **Waste water drain Inspection:** When all drainage work is complete, drain under test and as-built drawing available.
15. **Final Inspections:** Final inspections carried out at completion of project and may include, entire project, plumbing, drainage, stormwater.

Building Consent Number : 060766
 Applicant Name : Name N J & R D Morgan
 Project : New Garage and Lobby link to existing hou
 Location : 428 Te Moana Road, Waikanae
 Legal Description : LOT 1 DP 75298

Please note the list below, which identifies the inspections required for this project. To ensure that a Code Compliance Certificate can be obtained at completion of your building project, these inspections must be carried out.

It is your responsibility to advise Council, giving 24 hours notice, when your project has reached the stage identified on the adjacent page to enable the inspection to be scheduled. This can be arranged by contacting Council on 04-9045-617 between the hours of 7.30am and 5.30pm Monday- Friday inclusive. Close off for booking inspections is 4.30pm on the day prior to the requested inspection.

Inspection	Required	Inspecting Officer	Date Inspected
Foundation	Yes	<i>MBrook</i>	16/3/07
Sub-floor	No		
Pre-slab Plumbing	No		
Pre-slab Building	Yes	<i>MBrook</i>	16/3/07
Pre-block-fill	Yes		
Pre-wrap	Yes		
Post wrap	Yes		
Post-clad	Yes		
Pre-stucco	No		
Brick veneer	No		
Pre-lining (plumbing)	No		
Pre-lining (building)	Yes	<i>J. Jones</i>	23/4/07
Post-lining	Yes		
Waste Water Drain	Yes	<i>MBrook</i>	16/3/07
Final Inspection	Yes	<i>MBrook</i>	14/12/07

COUNCIL COPY

The drain layer is to fill out drainage producer statement form and draw an as laid drawing an return to Council.

All work must be carried out to conform to relevant sections of The New Zealand Building Code and New Zealand Standards, particularly NZS.3604:1999 For Light Timber Framed construction.

CAUTION

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

All references to standards and codes etc shall be taken as reference to latest version including amendments.

Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire.

The truss manufacturer must confirm the minimum size requirement of all lintels or beams supporting girder truss point loads. Provide in writing to Council and contractor. Producer statements and actual layout including fixings to be provided.

Existing glasshouse to be dismantled and reassembled in new location

New sewer rodding eye at existing IT.



Water (20mm Nova pipe)

Power cable

Relocate gas pipe around new garage

SITE PLAN

Low Wind Zone as per engineer specific design

Gas (10nb PE80-MD in 40mm PVC duct)

BED DRAIN IN PEA METAL

leave drain open for inspector

APPROVED
BY BUILDING
Stuart Nepia
OFFICER
8/08/2006

BOUNDARY LINES

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 site boundary.

Common Sewer (800 mm deep)
in red

the portion of drain that runs under the proposed garage is to be laid in p.v.c pipe

APPROVED
BY PLANNING
Colin Bridges
Officer

12/07/2006

APPROVED
BY P & D
Simon Copp
Officer

2/8/2006

ENGINEERS DESIGN

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

TE MOANA RD

WOOLCOTT ARCHITECTS
PO Box 695 TAUPO
Tel/Fax: 07 3768111

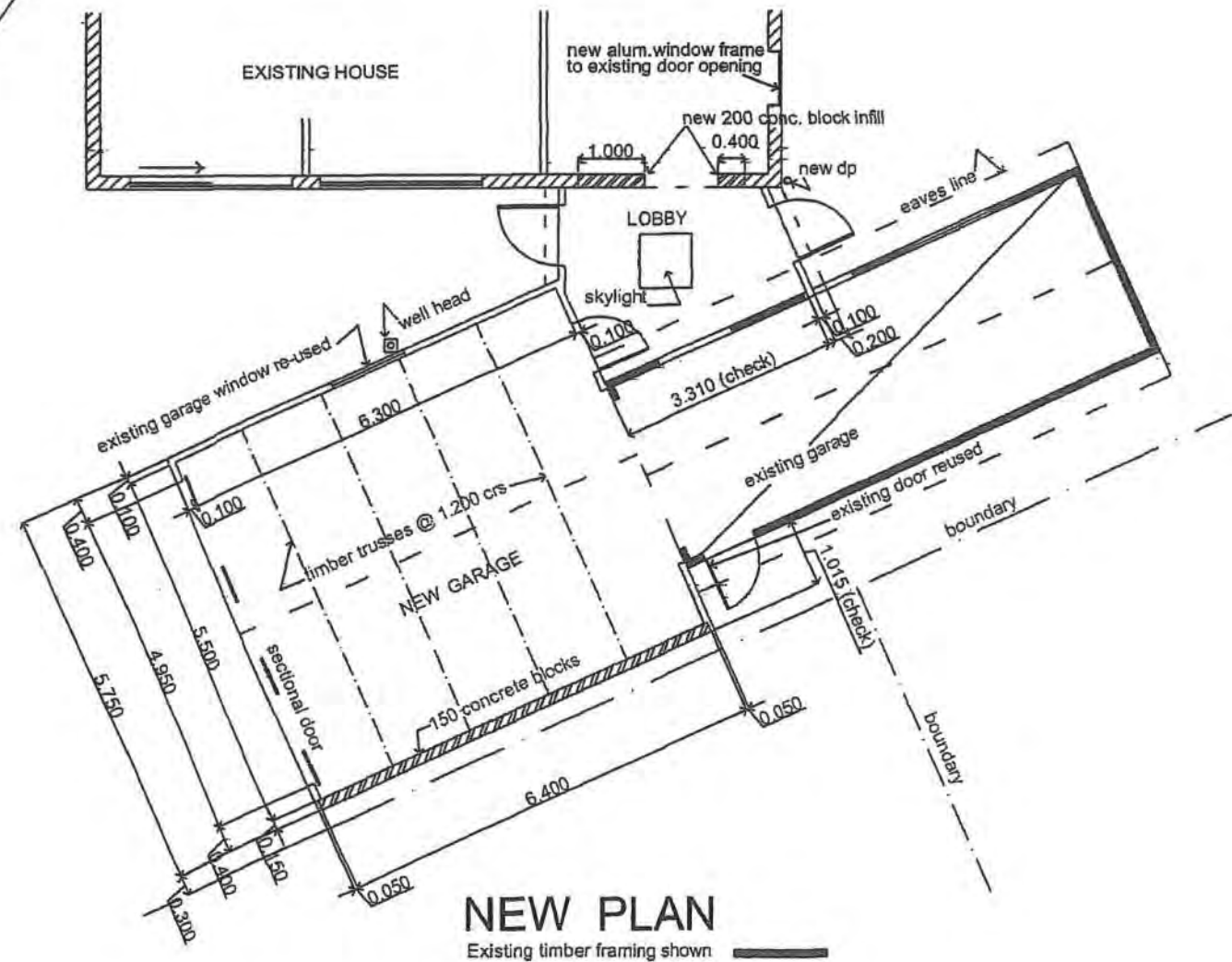
MR & MRS N. & R. MORGAN 428 TE MOANA RD WAIKANAE
NEW GARAGE

DATE May 2006
SCALE 1:250

DRAWING
W1

APPROVED
BY P & D
Simon Copp
Officer

Roofing Membrane. The membrane to be used will be the Equus Chevaline Dëxx system and will be applied by a licenced applicator (probably Builders Plastics Ltd, Johnsonville).



NEW PLAN

Existing timber framing shown

EXISTING PLAN

Stormwater is to be connected to the existing stormwater system.

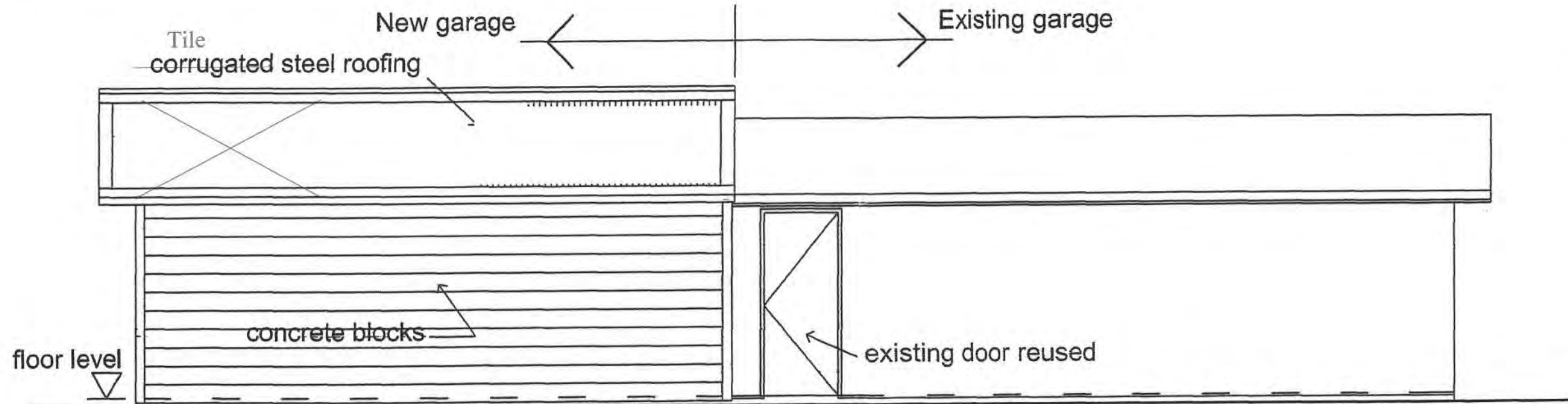
WOOLCOTT ARCHITECTS
PO Box 695 TAUPO
Tel/Fax: 07 3768111

MR & MRS N.& R. MORGAN 428 TE MOANA RD. WAIKANAE
NEW GARAGE

DATE	May 2006
SCALE	1:100

DRAWING

W2



APPROVED
BY P & D
Simon Copp
Officer

2/8/2006

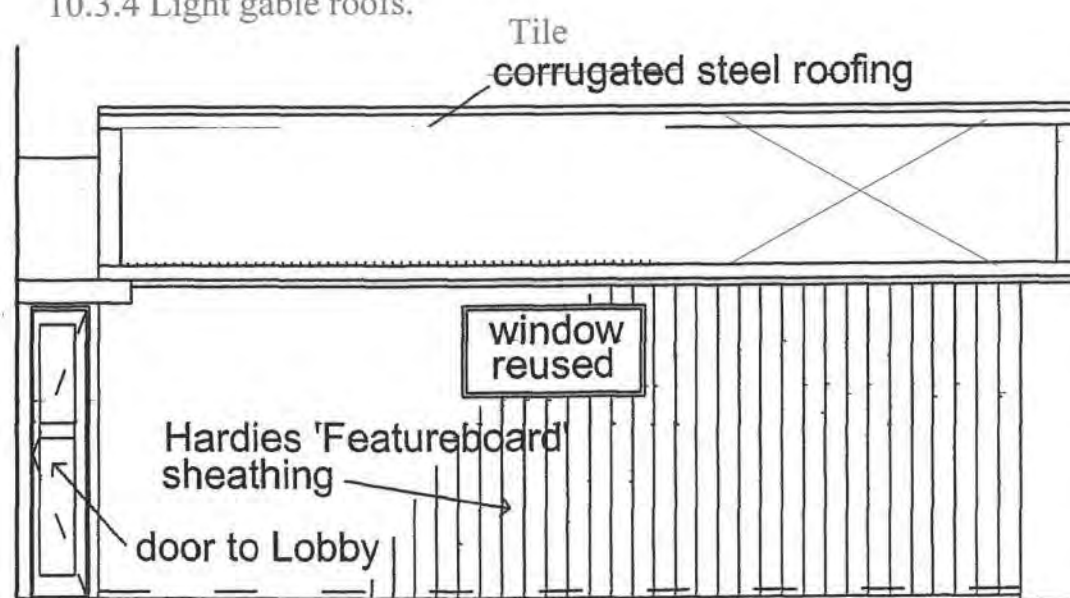
SOUTH - WEST ELEVATION

Roof bracing to comply with
the requirements of NZS3604,
10.3.4 Light gable roofs.

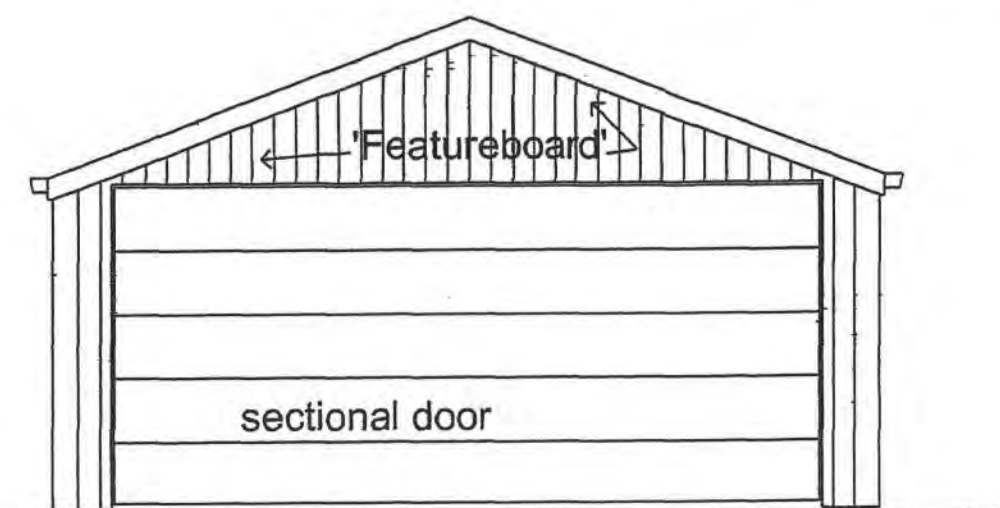
Supply copy of relevant
warranties for roofing,
membrane systems or
fascia/gutter systems
as appropriate to Council

Roofing material to be installed
to manufacturers requirements.
In particular, fixing and minimum
pitch (reference also sect. 8 of
E2 NZ Building Code.)

Where walls are not lined, such as attic spaces at gable ends, a rigid
sheathing (ply or fibre cement sheet) or an air barrier fixed to framing
prior to fixing cladding or cavity battens.
E2/AS1 9.1.4



NORTH - EAST ELEVATION



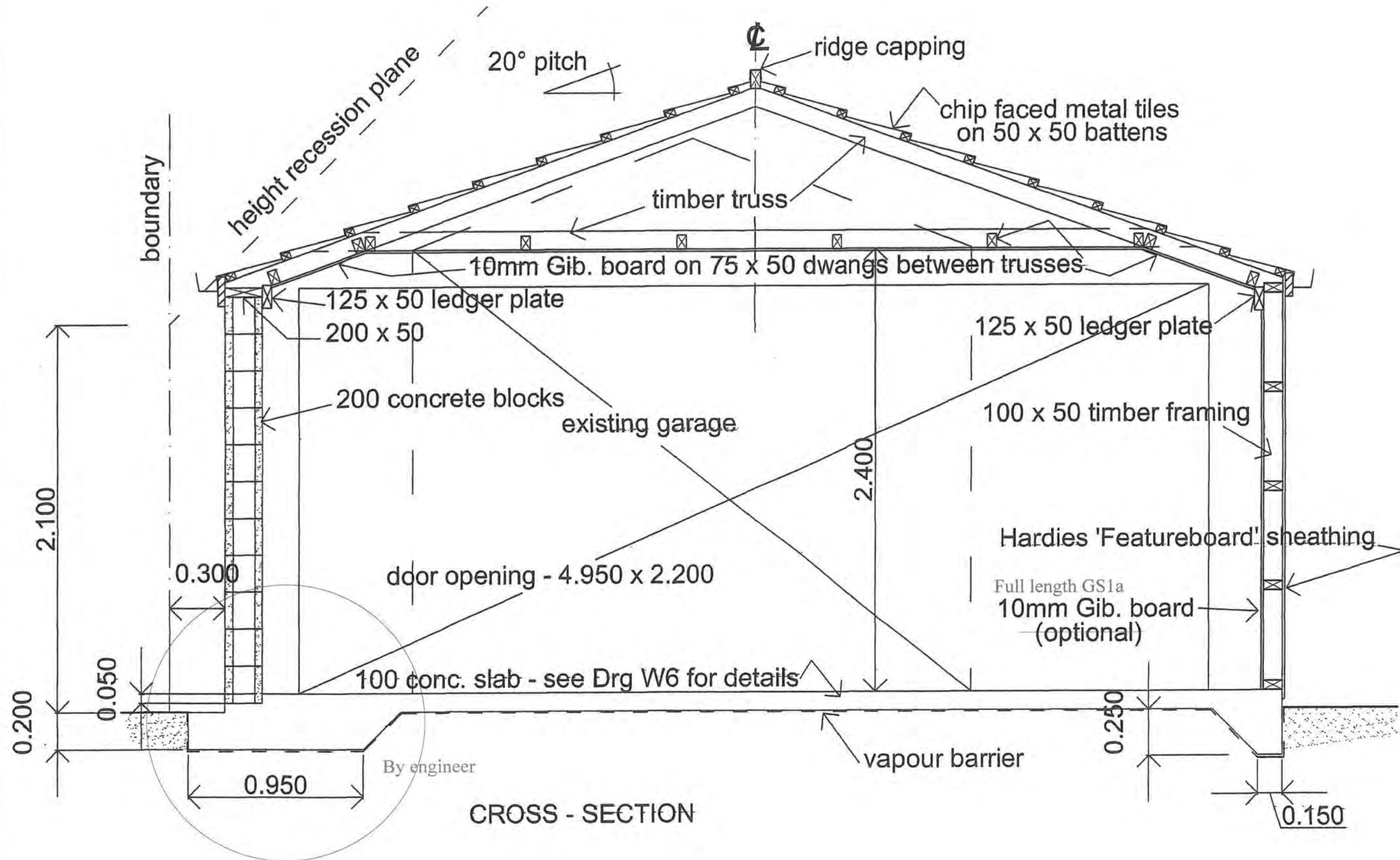
NORTH - WEST ELEVATION

WOOLCOTT ARCHITECTS
PO Box 695 TAUPO
Tel/Fax: 07 3768111

MR & MRS N. & R. MORGAN 428 TE MQANA RD WAIKANAE
NEW GARAGE

DATE May 2006
SCALE 1:50

DRAWING
W3



WOOLCOTT ARCHITECTS
PO Box 695 TAUPŌ
Tel/Fax: 07 3768111

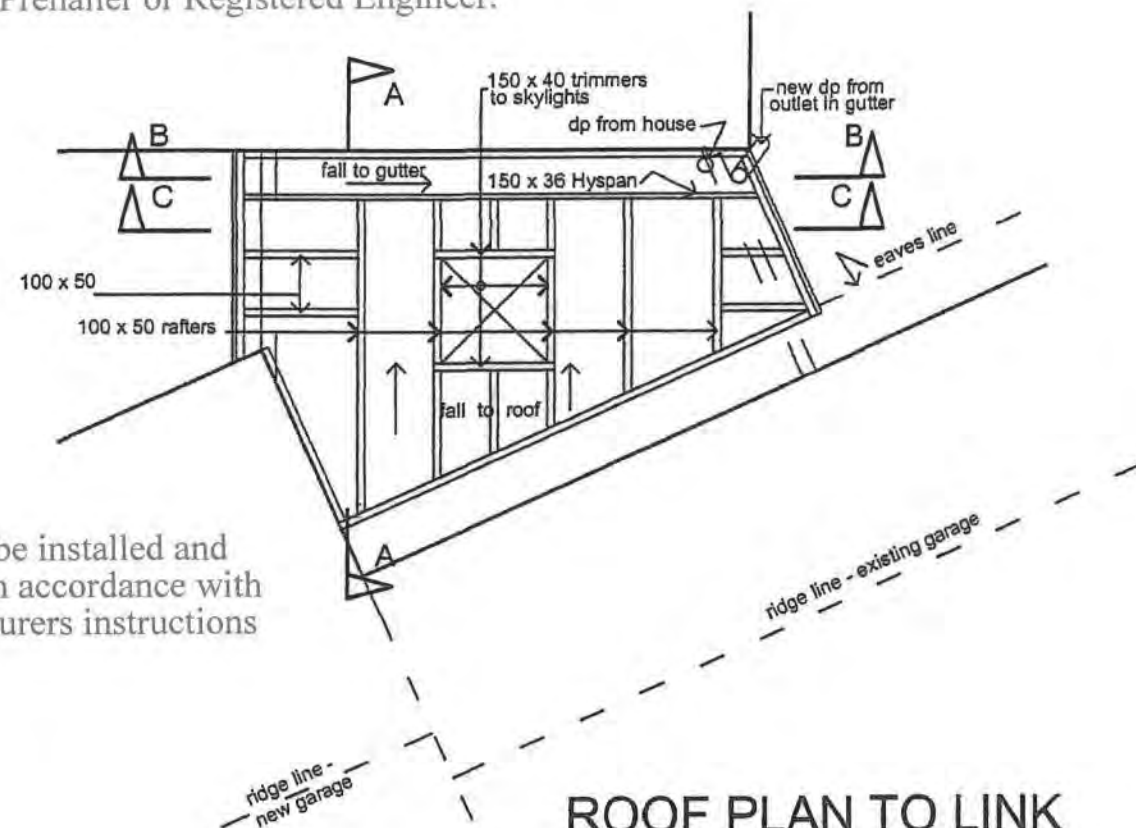
MR & MRS N. & R. MORGAN 428 TE MOANA RD WAIKANAE
NEW GARAGE

DATE May 2006
SCALE 1:20

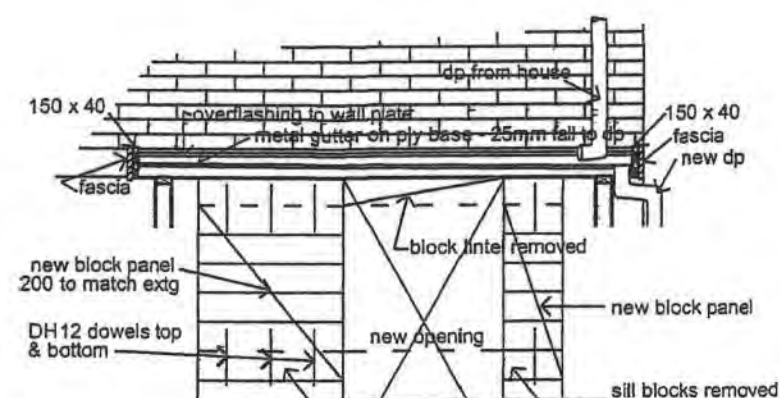
DRAWING
W4

Lintels where specified other than to tables of NZS 3604:1999 and all proprietary beams & trusses must be confirmed by the Supplying Licensed Prenailer or Registered Engineer.

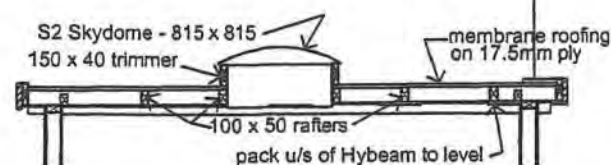
APPROVED
BY P & D
Simon Copp
Officer
2/8/2006



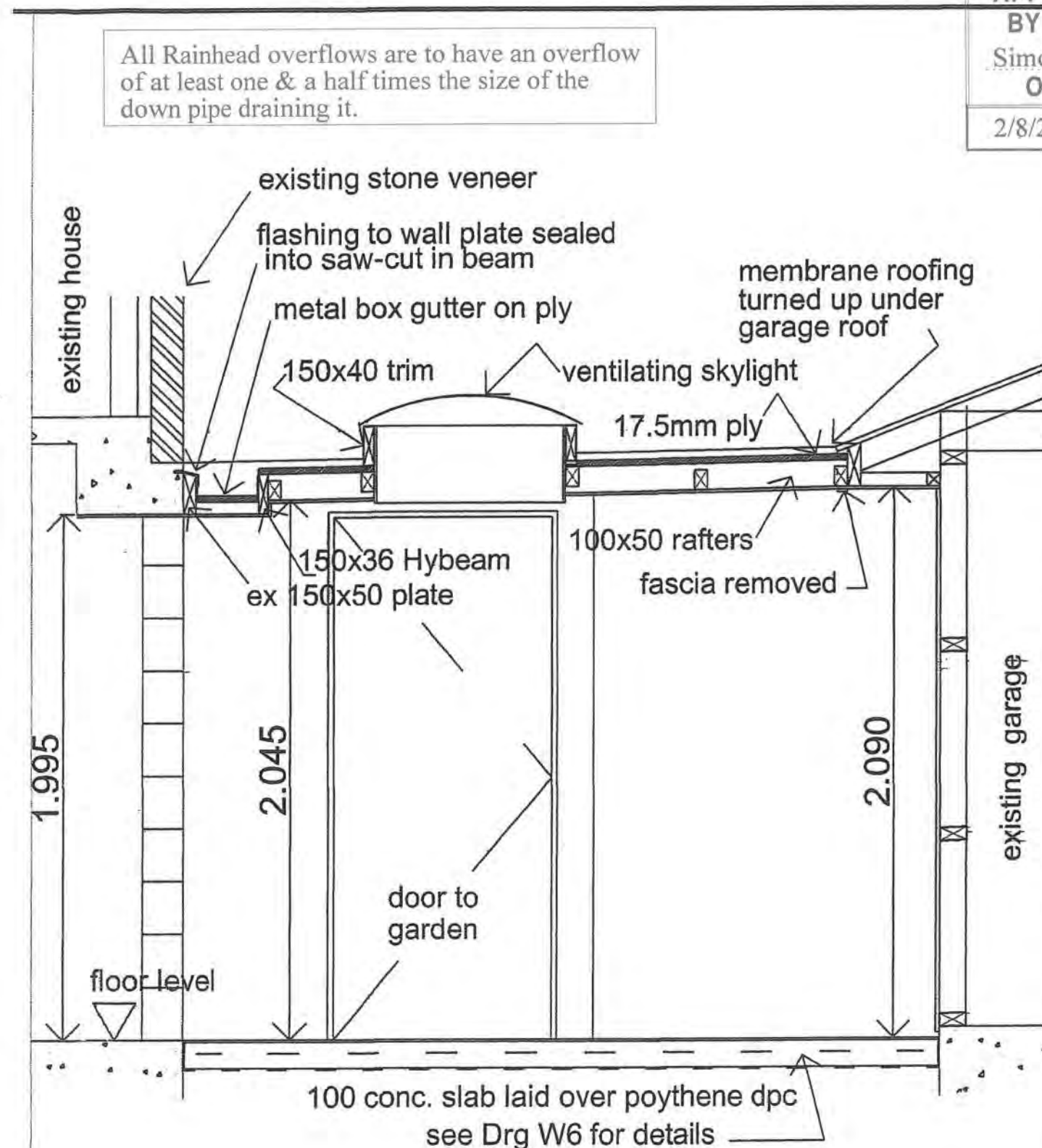
ROOF PLAN TO LINK
Scale: 1:50



SECTION B - B



SECTION C - C



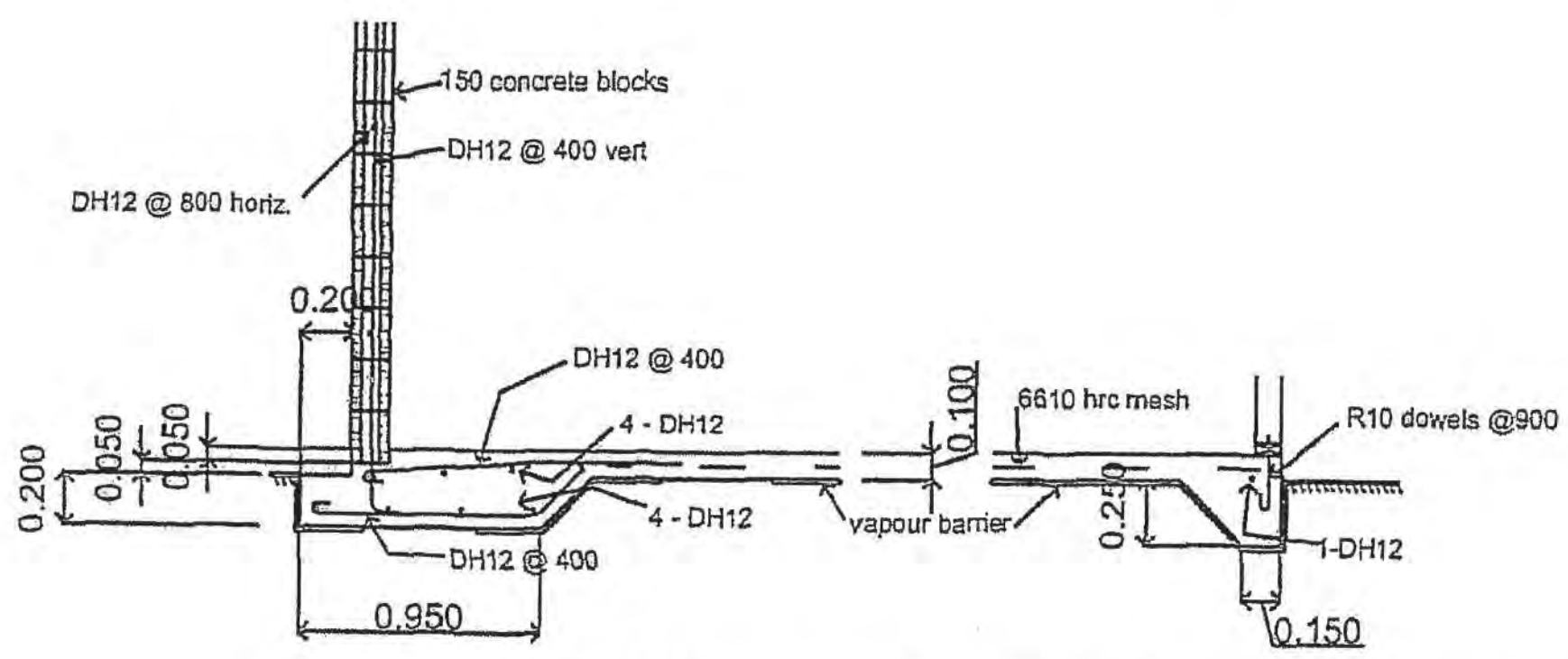
SECTION A - A Scale: 1:20

WOOLCOTT ARCHITECTS
PO Box 695 TAUPO
Tel/Fax: 07 3768111

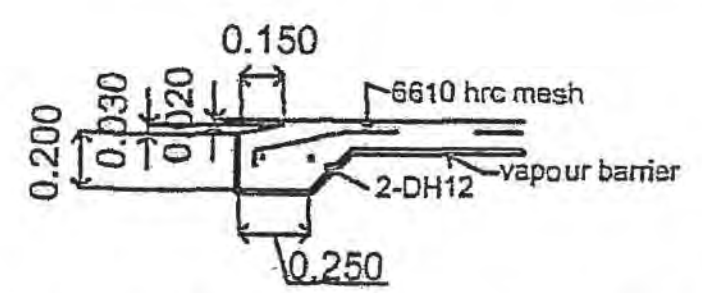
MR & MRS N. & R. MORGAN 428 TE MOANA RD WAIKANAE
NEW GARAGE

DATE May 2006
SCALE As shown

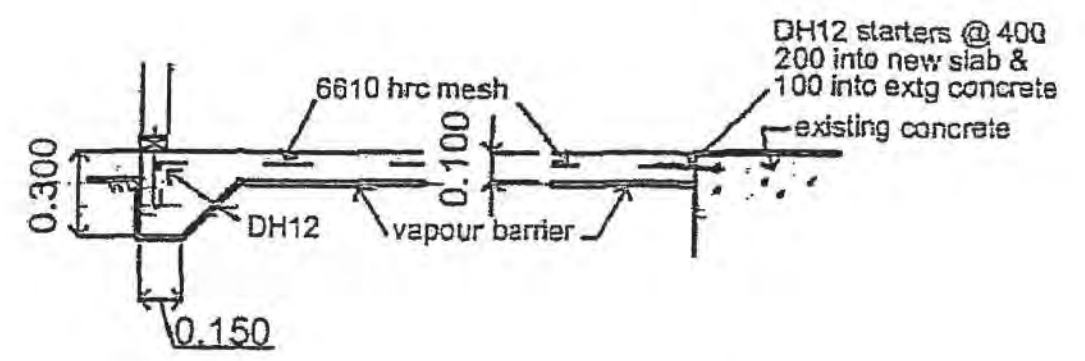
DRAWING
W5



SECTION D-D Scale: 1:50



SECTION E-E Scale: 1:50



SECN F-F SECN G-G Scale: 1:50

Reinforcing Steel Bends

D10mm = Min 50mm Ø & min 40mm for stirrups
D12mm = Min 60mm Ø & min 48mm for stirrups
D16mm = Min 80mm Ø

Refer also to NZS 3101 for clarity

**MINIMUM FINISHED GROUND
LEVEL CLEARANCES, (to FFL)**
BRICK VENEER

Protected ground minimum 100mm.

Unprotected ground minimum 150mm

OTHER CLADDINGS

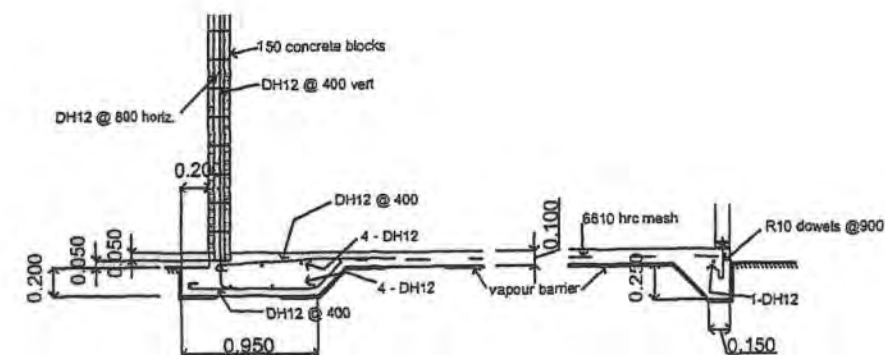
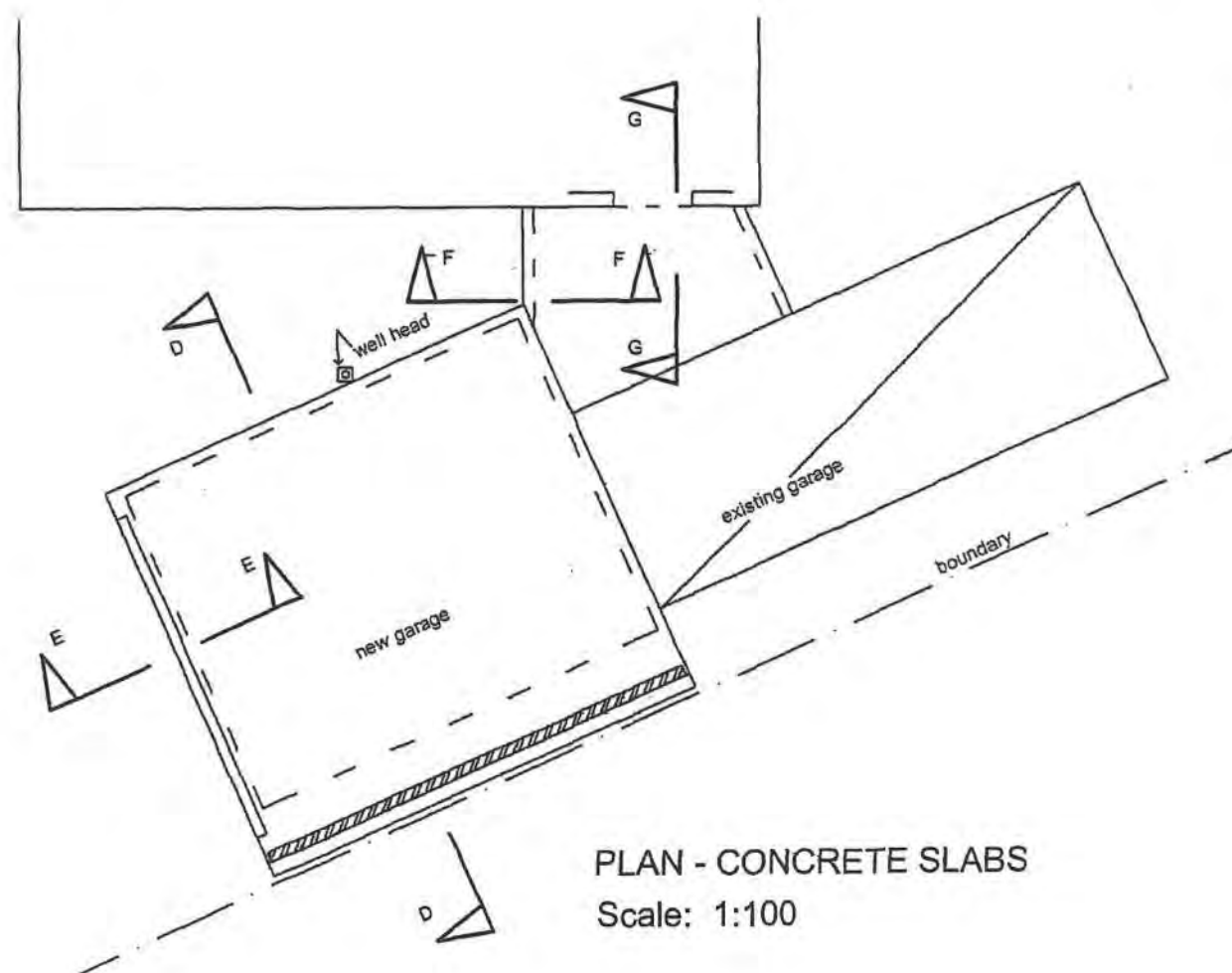
Protected ground minimum 150mm.

Unprotected ground minimum 225mm.

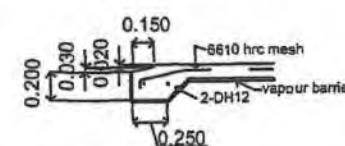
**EXPOSED CONCRETE
STRENGTH REQUIREMENTS**

Within 500m of mean high tide - 25mpa

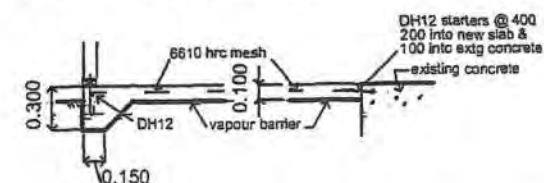
Beyond 500m of mean high tide - 20mpa



SECTION D-D Scale: 1:50



SECTION E-E Scale: 1:50



SECN F-F SECN G-G Scale: 1:50

Reinforcing Steel Bends

D10mm = Min 50mm \emptyset & min 40mm for stirrups
 D12mm = Min 60mm \emptyset & min 48mm for stirrups
 D16mm = Min 80mm \emptyset

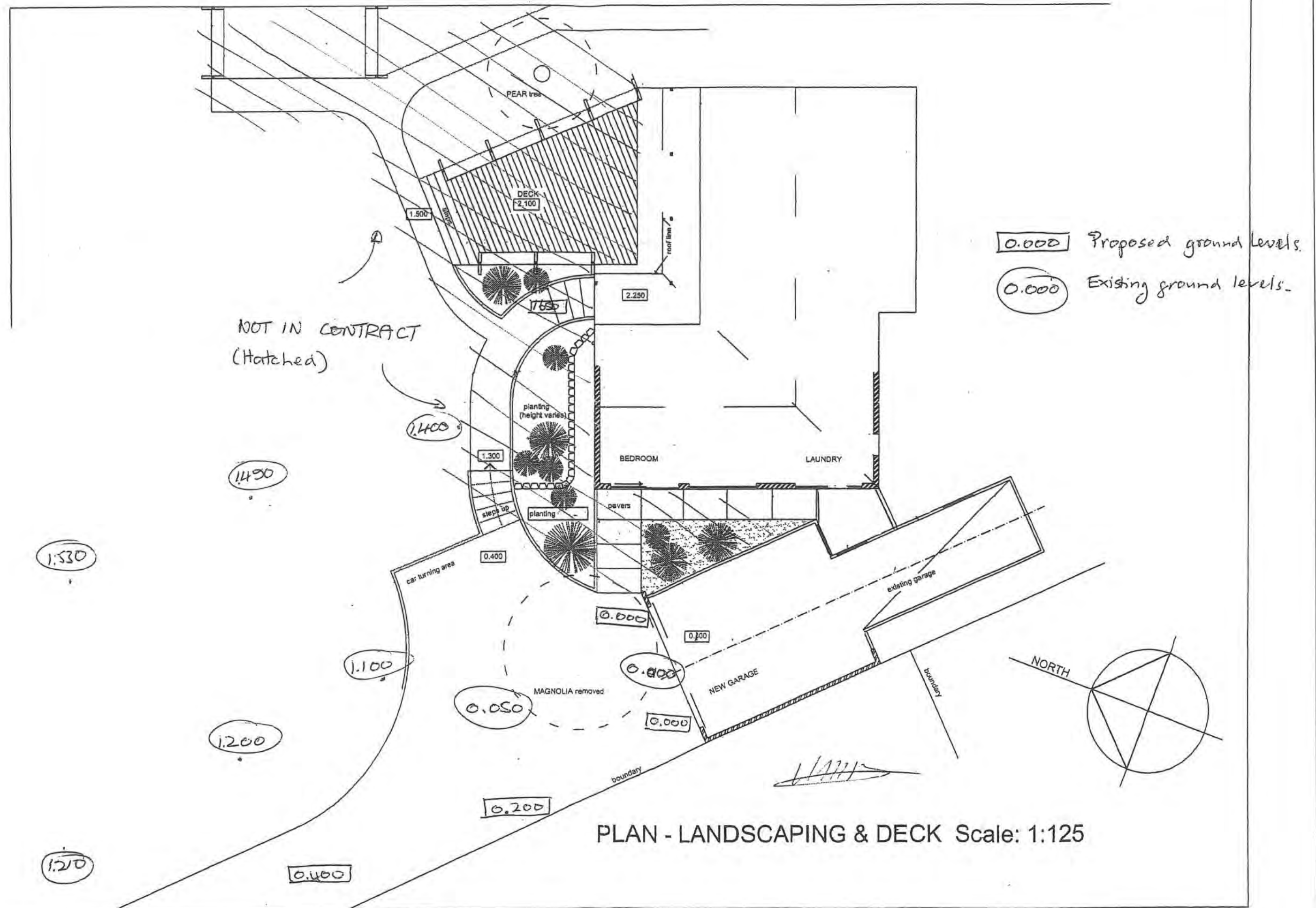
Refer also to NZS 3101 for clarity

WOOLCOTT ARCHITECTS
 PO Box 695 TAUPŌ
 Tel/Fax: 07 3768111

MR & MRS N. & R. MORGAN 428 TE MOANA RD WAIKANAE
 NEW GARAGE

DATE May 2006
 SCALE As shown

DRAWING
 W6



BC 060766



Proprietary Timber Roof Trusses

Timber roof trusses are to be designed and built by the contractor. They shall be designed in accordance with NZS 3603:1993 to withstand loads as specified in NZS 4203.

Dead Load is to include for 10 mm Gib Board ceiling lining.

Live Load to be as given in Table 3.4.1 item 11.1 "No Access for Pedestrian Traffic".

Wind Load to be as Pt 5 NZS 4203

No Snow Loads need to be considered.

Trusses may be at either 900 mm or 1200 mm centres with trusses located above the front door and at the junction between the existing and new garages.

The designer of the trusses shall prior to commencement of the works submit a Producer Statement (PS1) in the form attached for acceptance by the Building Consent Authority (KCDC).

Company : woolcott architects
Designer: barry

MEMBER SIZE OPTIONS

1) Member Description

Intermediate beam

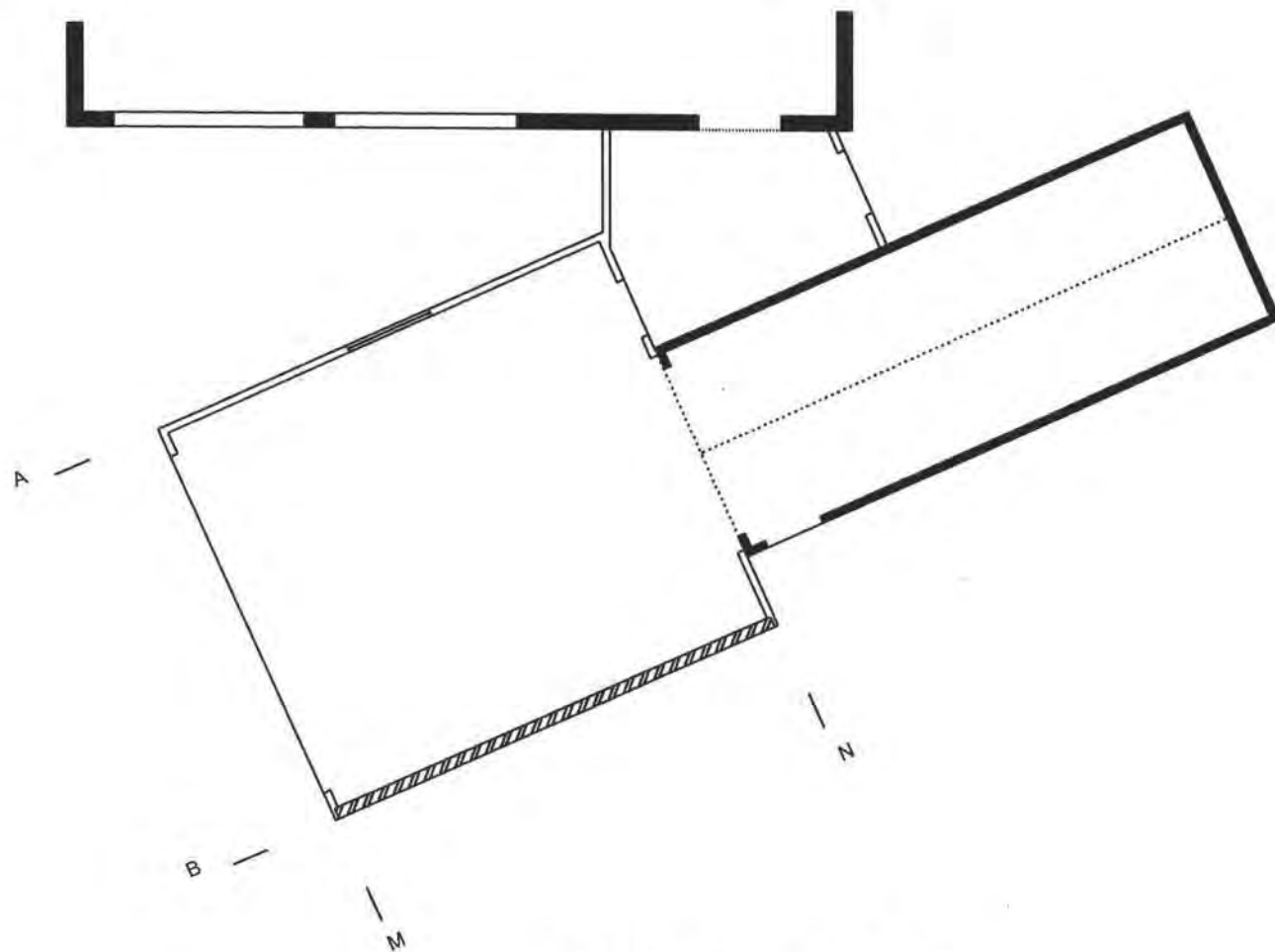
2) Design Inputs

Span 3.0 m - Single Span
Roof Load Width 'RLW' 1.3 m
Roof type and mass Light roof & ceiling - 40 kg/m²
Design wind zone LOW
Basic snow load 0.5 kPa

Member size options	Maximum allowable span (m)	Notes for installation
150 x 36 Hyspan	3.1	For tie down requirements see NZS 3604 (low wind zone).
150 x 45 Hyspan	3.4	For tie down requirements see NZS 3604 (low wind zone).
2/150 x 36 Hyspan	3.9	Nail lamination required as per detail H1. For tie down requirements see NZS 3604 (low wind zone).

Install in accordance with Hyspan/Hybeam installation details.

- End of output -



BRACING PLAN

GIB® Wall Bracing Calculation Sheet A

single storey

V85A

GIB® EzyBrace™

GIB® Bracing Systems, 2006

Job Details

Name	Mr & Mrs N.Morgan	note
Street and Number	428 Te Moana Rd, W	cells D4 and D8 appear as LH and RH
Lot and DP Number	Lot2, DP 268187	headers on all printed sheets
City/Town/District	Kapiti Coast	
Designer and date	Barry Woolcott	18-Jun-06
Company Name	Woolcott Architects	

Building Specification

Location of Storey	single	▼	
Floor Loading	2 kPa	▼	
Foundation Type	slab	▼	
Building Height to Apex (m)	3	▼	eaves 2 m or less from ground
Roof Height above Eaves (m)	1	▼	not a valid building scope
Stud Height (m)	2.4	▼	
Cladding Weight (top or single)	light	▼	
Cladding Weight (lower)	light	▼	not applicable (single storey building)
Cladding Weight (subfloor)	light	▼	not applicable (slab)
Roof Weight	light	▼	
Roof Pitch (degrees)	0-25	▼	
Room in Roof Space	no	▼	
Building Length (m)	6.5		
Building Width (m)	5.75		
Gross Building Plan Area (m2)	37.4		

Building Location

Wind Zone	Low		Earthquake Zone	
Region	R1	▼	A	▼
Terrain	Inland	▼		
Exposure	Sheltered	▼		
Topography	Gentle	▼		Enter at least 'moderate' in a Lee Zone

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	26 BUs/m
W across	n/a	18 BUs/m
Totals		
W along	n/a	150 BUs
W across	n/a	117 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	3.6 BUs/m2
Totals		
E along	n/a	135 BUs
E across	n/a	135 BUs

GIB® Wall Bracing Calculation Sheet B

single storey

V85A

GIB® EzyBrace™

GIB® Bracing Systems, 2006

Along									
Wall or Bracing Line	Bracing Elements provided							Wind	Earthq.
1	2	3	4	5	7	8	6	9W	10EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BUs Achieved	BUs Achieved
A	65	1	GIB®	GS1a	6.5	2.4		488	423
		2							
line totals		3							
W	488	4							
EQ	423	5							
B	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
C	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
D	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
E	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
F	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
G	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
H	enter	1							
		2							
line totals		3							
W		4							
EQ		5							

Totals Achieved								Wind	Earthq.
								488	423

OK

OK

Form of Producer Statement – Design (PS1)

P.I.M No:

Building Regulation Clause(s):

ISSUED BY:
(Suitably qualified Design Professional)TO: N J Morgan
(Owner)TO BE SUPPLIED TO: Kapiti Coast District Council
(Territorial Authority)IN RESPECT OF: Timber roof trusses for new Double Garage
(Description of Building Work)AT: 428 Te Moana Road, Waikanae
(Address)

LOT: 1 DP: 75298 SO:

..... has been engaged by
(Design Firm) (Owner/Developer/Contractor)

to provide design services in respect of the requirements of Clause(s) : of the Building Regulations 1992 for the timber roof trusses The design has been prepared by in accordance with

(respectively) of the approved documents issued by the Department of Building & Housing and the work is described on

..... drawings titled
(Design Firm)

and numbered and the specification and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, **I BELIEVE ON REASONABLE GROUNDS** that subject to:

(i) the site verification of the following design assumptions:

and (ii) all proprietary products meeting the performance specification requirements, the drawings specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the Building Code.

.....
(Signature of suitably qualified Design Professional)

Date:

.....
(Professional Qualifications)

ERB/AERB Reg No.

.....
(Address)Member ACENZ ☐
IPENZ ☐ NZIA

NOTICE OF WRITTEN APPROVAL

APPROVAL BY PERSON(S) AFFECTED BY AN APPLICATION FOR A RESOURCE CONSENT

To be completed by the person(s) requesting approval:

APPLICANT: NT & RD MORGAN
428 TE MOANA ROAD, WAIKANAE
 TYPE OF CONSENT: CONSENT TO BUILD ADJACENT TO PROPERTY
BOUNDARY.
 PROPOSED ACTIVITY: DOMESTIC GARAGE EXTENSION
TO EXISTING HOUSE
 LOCATION: 428 TE MOANA ROAD, WAIKANAE
 PLAN REFERENCE NO: _____

To be completed by the person(s) giving his or her approval:

☒ I/we are the owner/ shareholder/ occupier of the following property:

Name Alison Bolt
 Street/Road Address 1A Fleetwood Grove
 Legal Description _____
 Phone Number 04-293-7516

- I/we have inspected and signed the attached plans and information for the above activity
- I/we understand that, if I give my approval, the District Council shall not take into account any effects that the proposed activity may have on me, when considering the application
- **Either:** I/we hereby do give approval for the proposal to proceed as presented,

☒ Yes/ No

☒ Yes/ No

☒ Yes - I/we Approve

Or

I/we hereby do not give approval for the proposal to proceed as presented

No - I/we
do not
approve

Note: If you do not understand what this form is for, do not sign it

[Signature]

A M Bolt

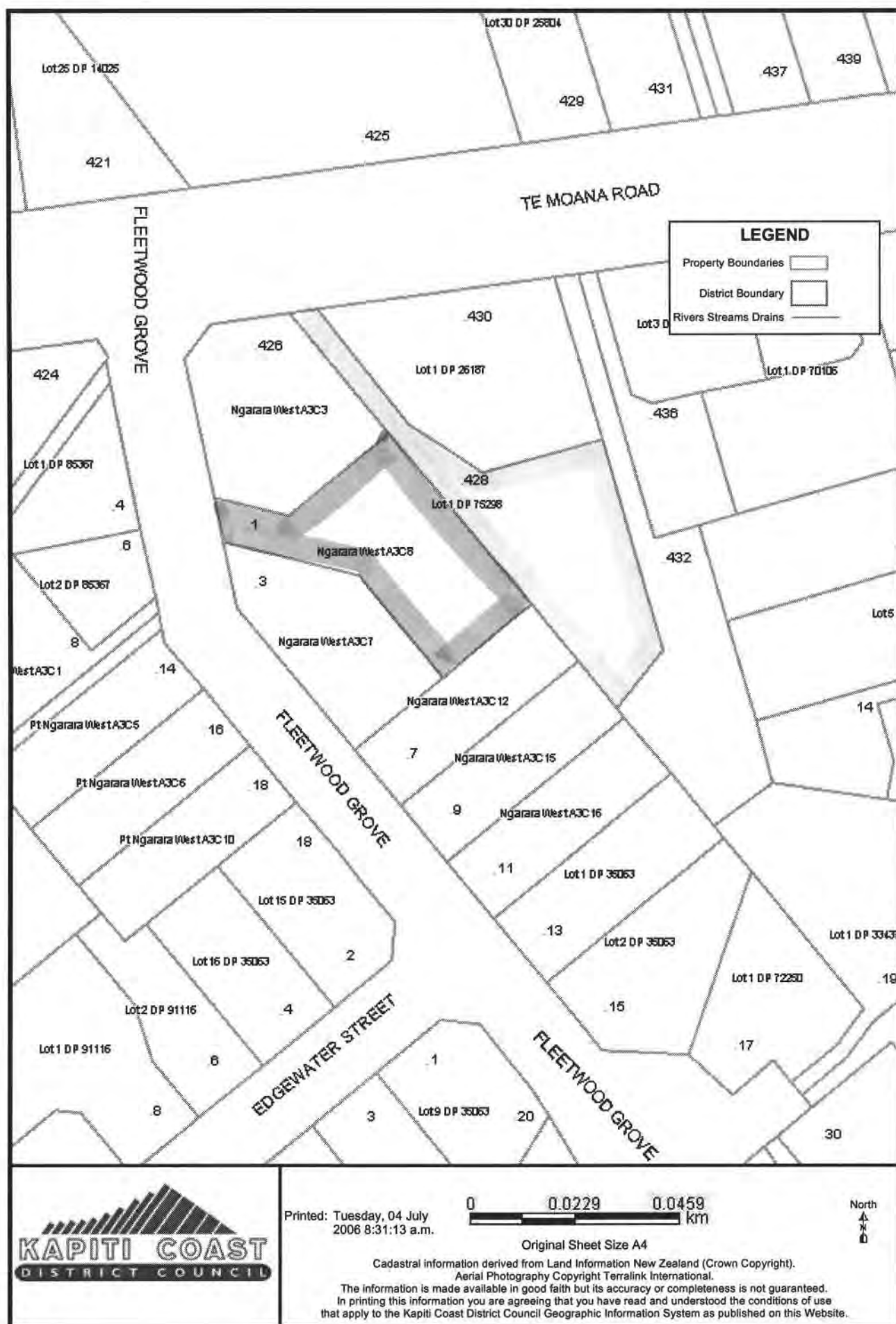
3/7/06

(Signatures)

(Print Names)

(Date)

If you have any queries about this form or the reason it is required please contact the Resource Consents Department of Kapiti Coast District Council, (04) 902 PLAN (7526):





19 July 2006

N J & R D Morgan
428 Te Moana Road
Waikanae

Building Consent: 060766

Dear Sir/Madam

Request for further information

Description: New Garage and Lobby link to existing house
Location: 428 Te Moana Road, Waikanae
Legal Description: LOT 1 DP 75298

Unfortunately, we are unable to process your Building Consent until we receive the information detailed below.

Information Needed:

- Truss design and producer statement.
- Roofing membrane to be used and its BRANZ appraisal details.

We have suspended your application and will not proceed any further until the above information is received. Please send it to us as soon as possible.

Please contact me on 04 904 5858 you would like to discuss this matter.

Yours sincerely

Stuart Nepia
CONSENTS

428 Te Moana Road
Waikanae
26 July 2006

JUL 2006

Kapiti Coast District Council
Private Bag 601
Paraparaumu

Attention Stuart Nepia

Dear Sir

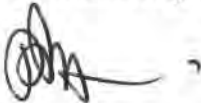
Building Consent 060766

Thank you for your letter dated 19 July 06. The following is the information you are requiring:

1. Truss Design. Although this was not clear in the Specification I submitted, this is a Design/Build component of the contract and I have attached a supplementary clause for the Carpentry trade to clarify this. You will note that it will be a requirement for the designer to submit a Producer Statement for this design and I shall submit that at the time of applying for the Code Compliance Certificate.
2. Roofing Membrane. The membrane to be used will be the Equus Chevaline Dext system and will be applied by a licenced applicator (probably Builders Plastics Ltd, Johnsonville).

I trust that this is sufficient for you to complete the Consent process. If there are any further problems please contact me on 0274-353-782.

Yours sincerely



Noel J Morgan

24 AUG 2006

428 Te Moana Road
Waikanae
22 August 2006

The Building Consents Manager,
Kapiti Coast District Council
Private Bag 601,
Paraparaumu

Dear Sir,
Building Consent No 060766

Thank you for sending me the above Consent documentation. I must, however, take issue with several of the comments appended to the submitted Consent drawings.

1 Refer Drawing W1

As you should be aware the "Owner" and "Engineer" are one in the same person. When I submitted the Consent documentation I stated on page 4 of the Application Form that KCDC were to carry out the Structural (B1) inspections to avoid any possible hassles that may arise through self certification. However, in the "Inspection Advice Schedule (Foundations and Pre-Slab Building) that I received I note that the inspections are indeed by KCDC but that the Engineer is also required to submit "written evidence of inspection" notwithstanding that your inspector is required to sign-off the Inspection Advice. The request for written certification by the Engineer is redundant and should be removed.

2 Refer Drawing W2

In the Design Assumptions (given on page 1 of the engineering calculations) it makes it very clear that all lateral loads on the structure are to be resisted by the cantilever concrete blockwall. For this reason it is completely redundant for the Consent to require all lateral timber framed walls also to be designed as braced walls (using ply / Braceline). Bracing will actually hinder the action of the cantilever wall because of the incompatibility of the stiffness characteristics of the different wall types. In the submitted bracing calculations the only braced wall that needed to be considered was the longitudinal timber framed wall on the opposite side of the structure and this is entirely consistent with the structural calculations. The requirement for these additional bracing walls is counterproductive to the performance of the designed lateral load resisting system and needs to be deleted.

I await your confirmation on the above requests.

Yours faithfully



Noel Morgan

31 August 2006

N J & R D Morgan
428 Te Moana Road
Waikanae

Building Consent: 060766

Dear Sir

Approved drawing Issues

Description:	New Garage and Lobby link to existing house
Location:	428 Te Moana Road, Waikanae
Legal Description:	LOT 1 DP 75298

Thank you, for your letter dated 22 August 2006.

In response to your first concern, I understand that you hold a common misconception about the role of engineer and Council responsibilities in regard to inspections of an engineer's specific design.

It is our requirement that we inspect all stages of construction to ensure compliance with the approved plans and the NZBC. Engineer designed work is not exempt from these inspections, nor does the fact that we inspect these works absolve an engineer of their responsibilities to provide to Council a supervision report and final sign off.

Your second concern with regard the changes to your bracing design will require further investigation. I will be forwarding your drawings and calculations to an independent engineer for a peer review and advice.

To avoid any concerns arising from a situation where a conflict of interest may arise it is required that an impartial suitably qualified person sign off all works.

An independent qualified engineers sign off will remain an essential part of this consent, and will be required prior to granting a CCC.

You are welcome to contact me on 04 2964858 to voice any further concerns you may have.

Kapiti Coast District Council, 175 Rimu Road, Private Bag 601 Paraparaumu

Yours sincerely

Stuart Nepia
CONSENTS

31 August 2006

Peter Bolton
Base Consulting Engineers Ltd
33 Kapiti Road, Paraparaumu

Building Consent: 060766

Dear Peter

Review of Engineering

Description: New Garage and Lobby link to existing house
Location: 428 Te Moana Road, Waikanae
Legal Description: LOT 1 DP 75298

Further to your acceptance, I am now pleased to enclose copies of the relevant documentation for peer review.

I have enclosed copies of the approved plans, all unendorsed application documentation, and written correspondence to and from the applicant.

The applicant/engineer is unhappy with certain endorsements on the approved plans.

I would be pleased to receive your general comments as to the suitability of the proposals and your specific observations regarding the bracing design. It would also appear that the wind zoning has been underestimated.

On completion of this review I would be pleased if you would submit your invoice to Kapiti Coast District Council via the Building Control section.

Please feel free to call me directly on (04) 296 4742

Yours sincerely

Stuart Nepia
Building Control



Base Consulting Engineers Limited

- ☐ Structural Design
- ☐ Foundation Design
- ☐ Geotechnical Investigations
- ☐ Contract Administration

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P.O. Box 434
Levin

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Mobile 027 44 44 080

Kapiti Coast District Council
Private Bag 601
PARAPARAUMU

6 September 2006

46158

Attention: Mr. S. Nepia

Dear Mr. Nepia

**Re: Proposed Garage
428 Te Moana Road, Waikanae**

Following our engagement of services on 31 August 2006 we have undertaken a peer review as requested.

The attached letter may either be forwarded to Mr. Morgan or transferred to your letterhead.

We have requested additional information for the Design. Alternatively, we could have undertaken our own amendments and applied these, however our interpretation of the method of construction may not be what the Designer had in mind.

With regard to the wind zone designation, Mr. Morgan is correct in his interpretation of the "Low" wind zone. We are not aware of the legal status of the Kapiti Coast District Council's zoning versus that of an Engineer.

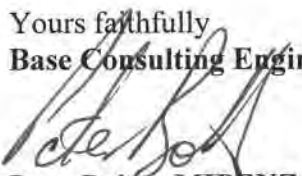
We recommend that you obtain from the DBH the definition of the term "Engineer". As discussed, Mr. Morgan's qualification may be in Structural, or it may be an unrelated field such as Chemical which would not make him 'suitability qualified'.

Regarding the Engineer's inspection, we are able to undertake the supervision if you so desire. We assume that this cost would be passed on to the owner.

Finally, again concerning the suitability of the Engineer, we are of the understanding that the TA may request a Producer Statement- Design 1 but not insist on this. We are making enquiries to clarify this and the requirement to carry Professional Indemnity Insurance.

We trust this meets with your requirements.

Yours faithfully
Base Consulting Engineers Ltd


Peter Bolton MIPENZ
Director



Base Consulting Engineers Limited

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Private Bag 601
PARAPARAUMU

6 September 2006

46158

Attention: Mr. S. Nepia

Dear Mr. Nepia

**Re: Proposed Garage
428 Te Moana Road, Waikanae**

Following our meeting of 31 August 2006 we advise we have reviewed the above design undertaken by the owner Mr. Morgan.


We recommend the following:-

1. The Design Engineer should be asked to address the following items:
 - i) The design is based on 15 series block, the drawings show 20 series. Amend the design for the additional loading.
 - ii) As the cantilever block wall is to carry all transverse loads, provide calculations and connection details for the load transfer through the top plate and truss bottom chord.
2. From our knowledge of the area the owner should be required to have the ground conditions investigated. Soft silts are frequently encountered at depth.

We will complete the review upon receipt of the additional information requested in 1. i) and ii) above.

We trust this meets with your requirements.

Yours faithfully
Base Consulting Engineers Ltd


Peter Bolton MIPENZ
Director



11 September 2006

N J & R D Morgan
428 Te Moana Road
Waikanae

Building Consent: 060766

Dear Sir

Peer Review

Description: New Garage and Lobby link to existing house
Location: 428 Te Moana Road, Waikanae
Legal Description: LOT 1 DP 75298

Following your letter dated 22 August 2006, we have engaged the services of an independent engineer to conduct a review of your design and provide specific professional advice.

Attached is a copy of the peer review to date and the reviewing engineers request for additional information.

If any further issues arise please contact me directly on 04 2964858.

Yours sincerely

Stuart Nepia
CONSENTS



5 October 2006

N J & R D Morgan
428 Te Moana Road
Waikanae

Building Consent: 060766

Dear Sir

Copies of Peer Review

Description: New Garage and Lobby link to existing house
Location: 428 Te Moana Road, Waikanae
Legal Description: LOT 1 DP 75298

As requested I have enclosed copies of the engineering review.

Yours sincerely

Stuart Nepia
CONSENTS

CALCULATION SHEET

Project GARAGE EXTENSION

Work 428 TE MOANA ROAD, WAIKANA E

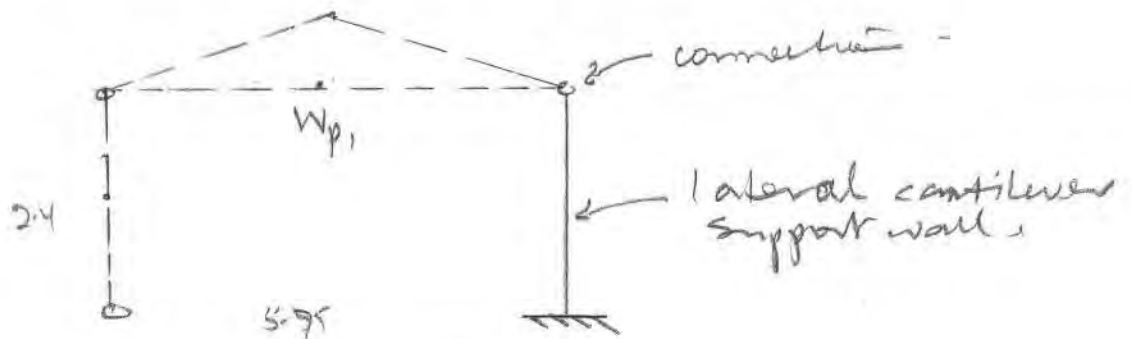
CN

Date 16.10.06

5

Refer previous calculations pp 1-4 mid.

CONNECTION - ROOF TRUSSES TO C/B WALL:



$$W_{p1} = 5.75 \times 0.40 + \frac{1}{2} \times 2.4 \times 1.0 \text{ kN/m},$$

$$= 3.50 \text{ kN/m}.$$

$$C_{pi \text{ connection}} = C_h(T_{pe}, \mu_p) \cdot C_{fi} / 0.40.$$

where $\mu_p = 1.0$ (refer Table 4.12.1)

$$C_h(T_{pe}, \mu_p) = 0.89 \quad (\text{Substituted into 4.12.2.3})$$

$$\therefore C_{pi} = 0.89 / 0.40 \cdot C_{fi}$$

$$= 2.00 C_{fi}$$

$$\text{where } C_{fi} = C_h(T_i, \mu_o) / C_h(T_i, 1) \cdot C_{fo} (1 - h_i/h_n) + C_{fn} h_i/h_n.$$

$$= 0$$

since $h_i = h_n$.

$$= C_{fn} h_i/h_n$$

$$\text{where } C_{fn} = C_h(T_i, \mu_o) / C_h(T_i, 1) \cdot F_n/W_n$$

CALCULATION SHEET

Project

Work

CN

Date

6.

16.10.06

$$= 1.0 \times .43^* = 0.43$$

* Ref p 2

$$= C_{fi} = .43 \times 2.4/2.4 = 0.43$$

$$\therefore C_{pi} = 2.0 \times .43 \\ = 0.86 \text{ g.}$$

$$\therefore \text{Max } V_n \text{ @ top of wall} \\ = 0.86 \times 3.50 \\ = 3.01 \text{ MN/m}$$

at floor trusses @ 1.20 m c/c

$$V_n = 3.6 \text{ MN/truss connection}$$

a) Wall/Plate:

Try 1-M12 bolt per truss

$$V_{comp} = \phi Q_n k_1 k_2 k_3 \quad (\text{NBCS 3603})$$

$$\text{where } \phi = 0.75$$

$$Q_n = 5.03 \text{ MN (1" to grain)}$$

$$k_1 = k_2 = k_3 = 1.0$$

$$\therefore V_{comp} = 0.75 \times 5.03 = 3.8 \text{ MN/bolt} > 3.6 \\ \text{— OK}$$

CALCULATION SHEET

Project

Work

CN

Date

7

(b) Plate / Truss

Ang 2 No Pryda Multigrips

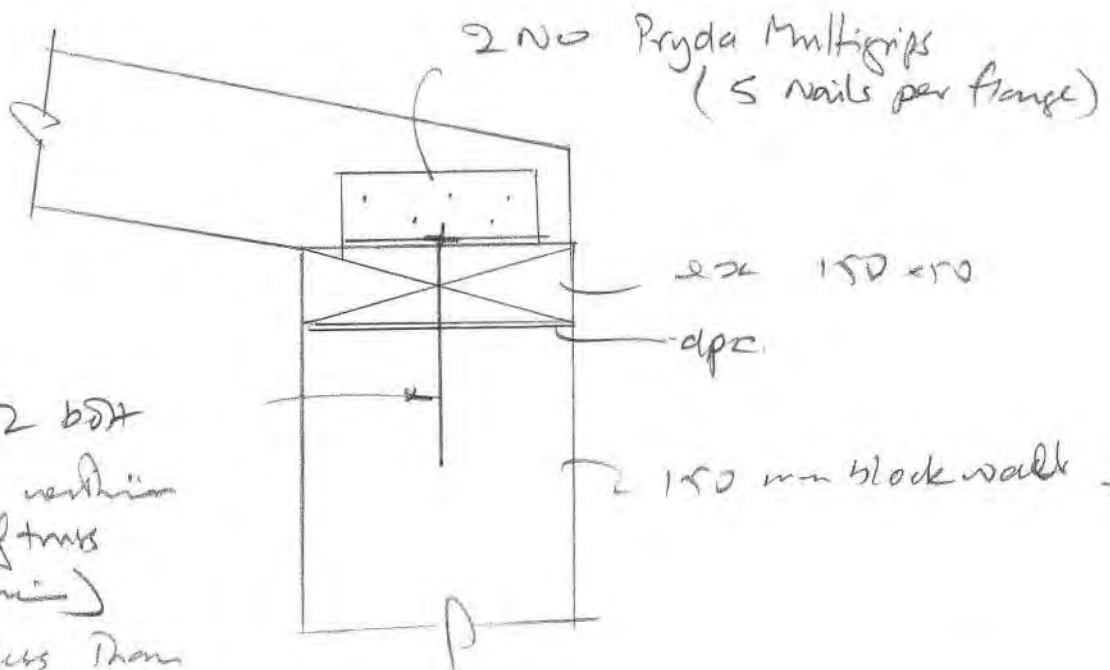
(5 nails per flange).

$$V_{u\max} = 2 \times 3.0 \times .75$$

(Load direction 1)

$$= 4.50 \text{ MN/bolt} > 3.00$$

— OK —



M12 bSA

(located within 300mm of truss connection)

— set not less than 75mm into concrete

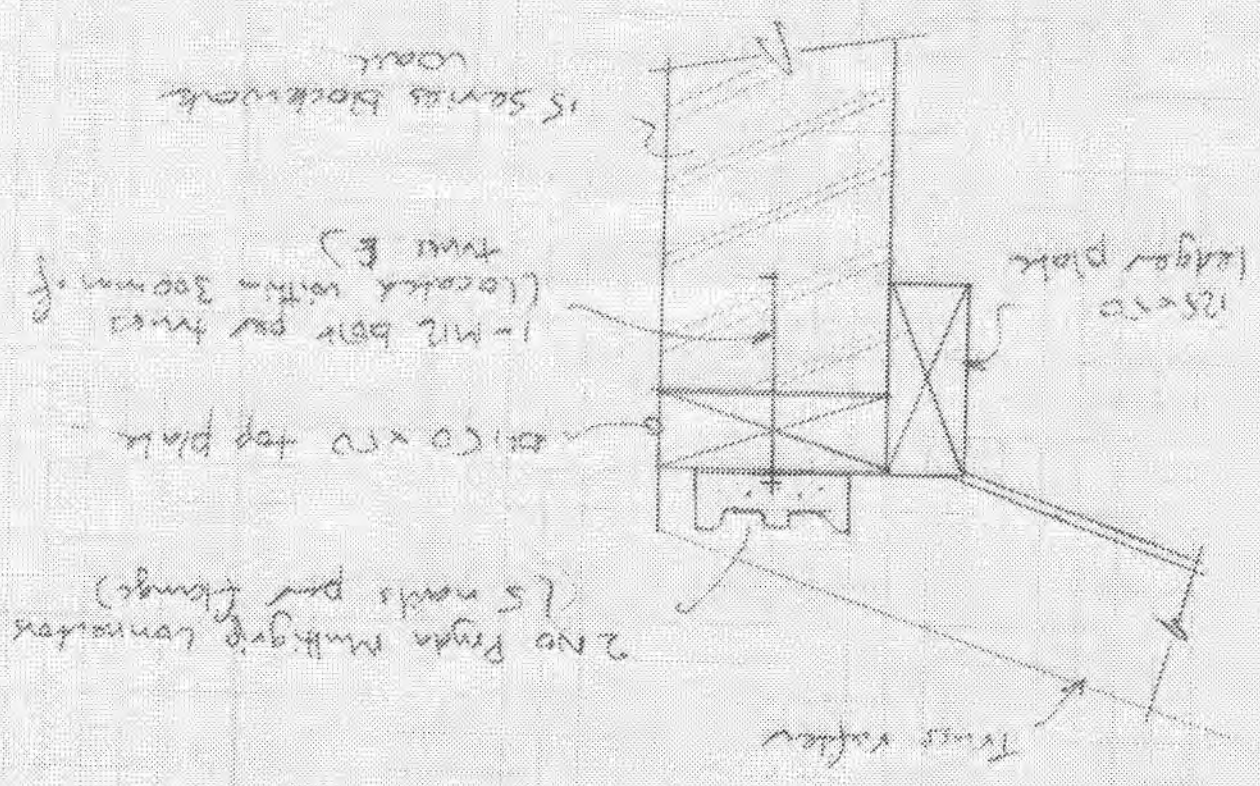
NJ MORGAN
BE(Hons) MNB103
428 TB MOANA ROAD
WAIKANAE
Ph 0274-353-782

CALCULATION SHEET

Project
Work

CH
Date

8



All correspondence to:
P.O. Box 1155,
LEVIN.

TELEPHONE: (06) 368-5829
FAX: (06) 368-5197
EMAIL: philip@webbdrilling.co.nz

NEVILL WEBB & SON LTD.

**AGRICULTURAL, DOMESTIC & INDUSTRIAL
WELLDRIILLERS**

MAIN ROAD SOUTH — LEVIN

11 JANUARY 2005.

MR NOEL MORGAN
428 TE MOANA ROAD
WAIKANAE

Dear Noel

Please find attached a copy of the Well Log for your recently completed well.

We have forwarded a copy of the Well Log to the Wellington Regional Council.

We thank you for engaging Nevill Webb & Son Limited to install this water well. If you have any questions please do not hesitate to telephone us.

Yours faithfully

PP 

P.N. Webb
Manager

Bore log form



greater WELLINGTON
THE REGIONAL COUNCIL

The information below is used to ensure groundwater resources are used in a sustainable manner. Please send this form back to Greater Wellington at P O Box 11-646 within one month of the completion of your bore.

Well owner: NOEL MORGAN Locality: 428 TE MOANA ROAD WAIKANAHE
Address: 428 TE MOANA ROAD WAIKANAHE Grid Reference: NZMS 260 + R26: 833.342
Drilling Firm: NEVILL WEBB & SON LTD Well No.: _____
Driller: RON. Resource Consent No.: WGN OSD104(24025)
Elevation of bore: _____ Date drilled: 13-12-04
(metres above mean sea level)

Casing diameter (mm): 150 mm Casing length (metres): 8.150 METRES
Screen type: / Set at: /
Screen length (metres): / Slot size: /
Drawdown 220 mm (~~metres~~) after ONE hours pumping at 1.26 (litres/second)

Certification

This well has been drilled in accordance with New Zealand Standard 4411:2001 *Environmental Standard for Drilling of Soil and Rock*.

Driller  Date 10.1.05

Remarks (include samples taken, water quality tests):

IRON CONTENT 0.05 PPM } TESTED USING NEVILL WEBB
MANGANESE CONTENT NIL } & SON TEST KITS

Location sketch



24 October 2006

Base Consulting Engineers Ltd
P.O. Box 434
Levin

Building Consent: 060766

Attention: Mr. P. Bolton

Dear Mr. Bolton

Review of Engineering

Description: New Garage and Lobby link to existing house
Location: 428 Te Moana Road, Waikanae
Legal Description: LOT 1 DP 75298

Thankyou for your letter dated 6 September 2006, requesting additional information.

A copy of your request was forwarded to the owner Mr. Morgan, and as we have now received a response we are pleased to attach a copy for your perusal.

Please find enclosed a copy of the letter and supporting information from Mr Noel Morgan dated 17 October 2006.

On Completion of this review I would be pleased if you would submit your invoice to Kapiti Coast District Council via the Building Control Section.

Please feel free to contact me directly on (04) 296 4858

Yours sincerely

Stuart Nepia
CONSENTS



Base Consulting Engineers Limited



- ☐ Structural Design
- ☐ Foundation Design
- ☐ Geotechnical Investigations
- ☐ Contract Administration

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Kapiti Coast District Council
Private Bag 601
PARAPARAUMU

31 October 2006

46158

Attention: Mr. S. Nepia

Dear Mr. Nepia

Re: Morgan Garage
428 Te Moana Road, Waikanae

We are in receipt of your letter of 24 October 2006 and enclosing Mr. Morgans response to our peer review.

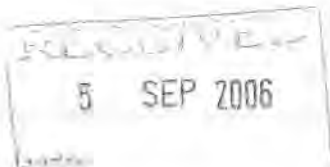
The items we raised (1) and (2) have been addressed sufficiently by Mr. Morgan to allow the Consent to be issued.

The usual Kapiti Coast District Council inspections should be undertaken to check ground conditions at the time of construction.

We trust this meets with your requirements.

Yours faithfully
Base Consulting Engineers Ltd

Peter Bolton **MIPENZ**
Director



Winstone Wallboards Ltd

Winstone House
P O Box 12 256, Penrose
Auckland, New Zealand
37 Felix Street, Penrose
Auckland, New Zealand
Telephone 64 9 633 0100
Facsimile 64 9 633 0101

Sales and Technical Enquiries
Freephone 0800 100 442
Freefax 0800 229 222

www.gib.co.nz

29 August 2006

Kapiti Coast District Council
Private Bag 601
Paraparaumu
Wellington 6450

Attn: Senior Building Inspector

Dear Sir/Madam

Re: Revised "GIB® Residential Garage Boundary Walls" Bulletin

GIB® Information Bulletin "GIB® Residential Garage Boundary Walls" has been revised and a copy of the August 2006 version is enclosed for your reference. This bulletin is also available for download from www.gib.co.nz in the "Literature" section under "Bulletins".

The 2006 publication reflects changes in the NZBC Fire Safety Clauses which came into effect October 2005. This has effectively eliminated the option for a 15 minute Fire Resistance Rating (FRR) and most residential garages located within 1 metre of a property boundary now require a 2-way 30 minute FRR.

The scope of application has been clarified and a note has been included warning designers that applications outside this scope require the structural stability of a fire rated boundary wall to be verified by specific design.

The construction details also reflect the increased focus on weather tightness. A building membrane and drained cavity, constructed in accordance with NZBC Clause E2/AS1, is now required for all claddings installed over GIB® plasterboard.

The hold-down details have been made clearer and concrete fastener options have been extended to permit a wider range of proprietary anchors. It has been recognised that, compared with NZS3604 requirements, concrete slab details are often relaxed, for Category V buildings at the discretion of Local Building Consent Authorities.

Please make appropriate members of you organisation aware of these changes.

For any further assistance please contact the GIB® Helpline on 0800 100 442.

Kind Regards

Hans Gerlich
Technical Manager

Enclose copy of new Garage Boundary Walls Bulletin Aug 06



Winstone Wallboards Ltd

GIB® Residential Garage Boundary Walls: Supplement to 'GIB® Fire Rated Systems'

Scope of Use

The construction offered in this bulletin is intended for use when NZBC Acceptable Solution C/AS1 requires a Fire Resistance Rating (FRR) for a single storey residential garage boundary wall within 1m from a property boundary. The garage or carport must have a Fire Hazard Category not more than 1 as defined in table 2.1 of C/AS1. This includes a standard single household garage for use by the household occupants only (SH purpose group).

For boundary walls outside this scope the designer must ensure that structural stability is maintained for the specified time of fire resistance. The solution will require project specific considerations and could involve fire rated return walls, a fire rated ceiling or a detail similar to the one presented in this Bulletin.

Compliance with the NZBC

- Under normal conditions of dry internal use GIB® Fire Rated Systems have a serviceable life in excess of 50 years and satisfy the requirements of NZBC Clause B2 — Durability.
- GIB® Fire Rated Systems provide passive fire protection in accordance with the requirements of NZBC Clause C3 — Spread of Fire.
- GIB® Residential Garage Boundary Walls satisfy the requirements of NZBC Clause C4 — Structural Stability during Fire and have been designed to fall inwards and away from the adjacent property boundary when collapse conditions are reached during a fire.

Selecting the FRR

If the garage meets the following conditions, the FRR of the boundary walls can be assessed from this Technical Bulletin. For situations outside these conditions Part 5 and 7 of NZBC Acceptable Solution C/AS1 must be followed with respect to establishing the required FRR and distance to the boundary.

- i) For attached and detached garages less than 1m from the boundary, a 30/30/30 2-way FRR is required
- ii) For garages 1m or more from the boundary no FRR is required
- iii) A carport can have 100% unprotected walls and roof if 2 perimeter sides are open, and:
 - a) the roof plan is less than 40m² and no part of the roof is closer than 0.3m to the boundary
 - b) the roof plan is greater than 40m² and no part of the roof is closer than 1m to the boundary

If these conditions are not met, comply with the requirements of C/AS1 clause 7.8.10.

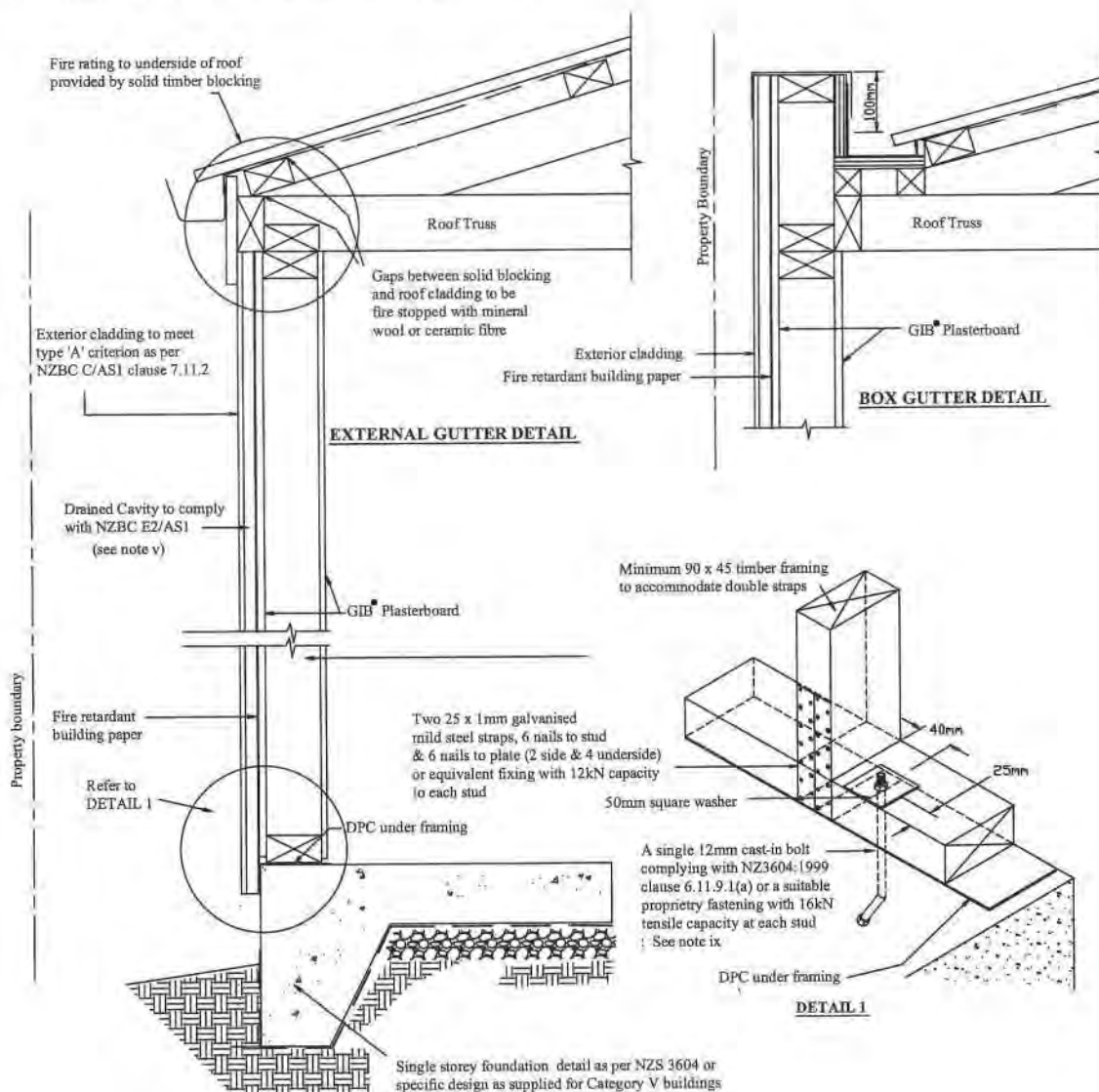
A garage or carport can be connected to a house without the need for a FRR (between the garage and house) provided that the house is under the same ownership as the garage/carport and solely for the use of the occupants of the household.

For further information please contact the GIB® Helpline on 0800 100 442.

¹ **Reference:** MacDonald Barnett Partners, Consulting Civil and Structural Engineers, Report No 5109 CRB, dated 13 October 1993, Producer Statement dated 1 March 1994, and letters/faxes dated 12/6/02, 28/6/02, 2/12/02 & 17/12/02.

Notes

- i. A wall less than 1m from the boundary requires a 2-way FRR. Select the appropriate system and construct in accordance with 'GIB® Fire Rated Systems, 2006'.
- ii. When less than 0.2m from the boundary, end return walls at 90° to the boundary must be fire rated within this 0.2m. The FRR is the same as for the boundary wall. Alternatively a fire rated wing wall complying with table 7.3 of NZBC C/AS1 could be constructed.
- iii. Timber grade and treatment must be in accordance with NZS3604:1999 and NZS3602:2003.
- iv. Sheet joints in GIB® plasterboard under external claddings do not require taping and stopping.
- v. Cladding materials must be separated from GIB® plasterboard by means of a fire retardant building paper over the GIB® plasterboard and vertical timber battens with a nominal depth of 20mm. Follow the requirements of NZBC E2/AS1.
- vi. Cladding materials must comply with NZBC C/AS1 clause 7.11.2. This requires a 'Type A' cladding when the wall is within 1m of the property boundary. 'Non-combustible' claddings, such as concrete, brick and steel, meet the Type A criterion. Cellulose fibre-cement with a coating less than 1mm is also classed Type A. Products such as plywood and timber or PVC weatherboards do not meet the Type A requirement and cannot be used within 1m of the boundary.
- vii. The drawings below assume a standard wall height up to 2.4m and a stud spacing of 600mm. Walls from 2.4 to 2.8m require stud spacing at 450mm and walls from 2.8 to 3m require studs at 400mm.
- viii. Construct finished floor levels and foundation edge in accordance with NZS3604 clause 7.5.2. Generally requirements are relaxed for Category V buildings. Contact your local Building Consent Authority.
- ix. Suitable proprietary 16kN bottom plate fastenings include:
 - A single M12 CHEMSET fastener set 90mm into concrete
 - A single HSB12/150 Screw Bolt
 - 2 wedge anchors with 8kN capacity (one each side of the stud)
 (Contact the fastener supplier for verification of performance)



² The cladding is tested to AS/NZS3837 at an irradiance of 50kW/m² for a duration of 15 minutes and also is required to meet the requirements of C9.1 of the NZBC Acceptable Solution C/AS1.

GARAGE EXTENSIONS @ 428 TE MOANA ROAD, WAIKANAE

Extn = 5.75m wide x 6.4m long.

Timber roof trusses, lightweight roof, timber side wall
+ 150 blockwork close to boundary.

Ht to eaves = 2.20

Ht of b/w wall = 2.10



Design Assumptions

- No support provided by existing garage.
- All lateral forces resisted by cantilever b/w.
- Longitudinal forces carried by side walls
(timber wall braced to NZS 3604)

Lateral loading. (ref NZS 4203:1999)

(a) Wind Load (ult limit state)

$$V = 46 \text{ m/s.}$$

$$M_{ls} = 0.93$$

$$M_{(2cat)} = 0.75 \text{ (Cat 3)}$$

$$M_s = 1.00$$

$$M_t = 1.00$$

$$M_r = 0.90$$

$$V_z = 46 \times 0.93 \times 0.75 \times 0.9$$

$$= 29 \text{ m/s.}$$

$$\Rightarrow q_z = 0.60 \times 29^2 / E3$$

$$= 0.50 \text{ kPa}$$

(2)

$$\Sigma C_{pe} = 0.7 - (-0.5) = 1.20 \quad (\text{equal int pressures})$$

$$\therefore \Sigma H = 0.5 \times 1.20 \times 3.3$$

← int to ridge

$$= 2.00 \text{ kN/m}$$

$$\therefore M_{\text{cant}} = 2.0 \times 3.3 \quad \leftarrow = 3.30 \text{ kNm/m}$$

not critical.

(b) Seismic (ult limit state)

$$C = C_h (T_1, \mu) \cdot S_p \cdot R \cdot Z \cdot L_u$$

$$\text{where } C_h(T_1, \mu) = 0.54g \quad (T_1 = 0, \mu = 2.0)$$

$$S_p = 0.67$$

$$R = 1.00 \quad (\text{cat IV})$$

$$Z = 1.20$$

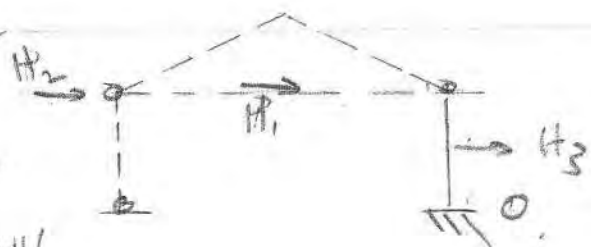
$$L_u = 1.0$$

$$\therefore C = 0.54 \times 0.67 \times 1.20 = 0.43g$$

$$H_1 = 5.75 \times 0.40 \times 0.43 = 1.00 \text{ kN/m}$$

$$H_2 = 1.0 \times 2.4/2 \times 0.43 = 0.53 \text{ kN/m}$$

$$H_3 = 0.15 \times 24 \times 2.1 \times 0.43 = 3.25 \text{ kN/m}$$



$$\therefore M_{\text{cant (o)}} = (1.00 + 0.53) \times 2.4 + 3.25 \times 2.1/2$$

$$= 7.08 \text{ kNm/m} \quad \leftarrow \text{CRITICAL}$$

(3)

Blockwall (150 mm)

$$f_y = 500 \quad f_m = 8.0 \text{ MPa} \quad \phi = 0.85 \quad t = 150 \text{ mm} \quad d = 75$$

$$P_m = 7.08 \text{ kN/m} / (85 \times 1000 \times 75) = 1.48$$

$$\Rightarrow p = 0.0034 \quad A_s = 285 \text{ mm}^2/\text{m} \quad \text{Use 0H12-400 vert}$$

Use similar steel horiz

$$\Sigma A_s = 283 \times 2 = 566$$

$$\rho = 566 / (1000 \times 150) = 0.0038 \quad \checkmark$$

$$V_m = 1.0 + 0.53 + 3.25 = 4.78 \text{ kN/m}$$

$$M_s = 4.78 \text{ kN/m} / (85 \times 1000 \times 75) = 0.07 \text{ MPa} \quad \checkmark$$

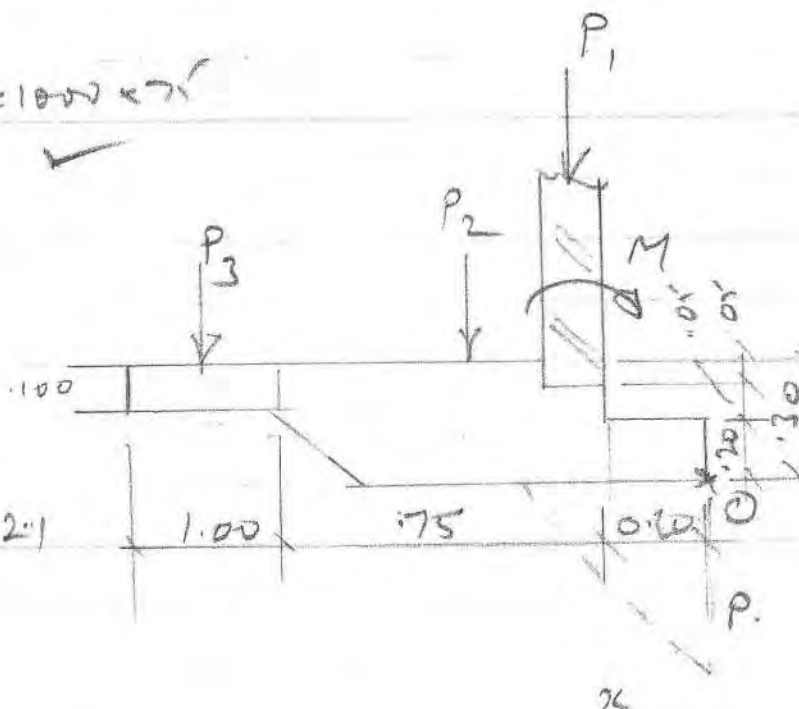
Foundation

$$M_m = 7.08 \text{ kN/m}$$

$$P_1 = 0.4 \times 5.75 + 0.15 \times 24 \times 2 = 8.71 \text{ kN/m}$$

$$P_2 = 0.75 \times 0.30 \times 24 = 5.40 \text{ kN/m}$$

$$P_3 = 1.0 \times 24 \times 0.10 = 2.4 \text{ kN/m}$$



Stability

$$M_{o,OT} = 7.08 \text{ kNm/m}$$

$$\begin{aligned} M_{o,net} &= 8.71 \times 0.275 + 5.4 \times 0.575 + 2.4 \times 1.45 \\ &= 8.98 \text{ kNm/m} \end{aligned}$$

$$\therefore LF = \frac{8.98}{7.08} = 1.27 > 1.0 \quad \checkmark$$

(LF > 2.0 for Cat B building)

Bearing Pressure

assume Δv distribution

$$\frac{1}{2} p_{\Sigma} = 8.71 + 5.4 + 2.4 \Rightarrow p_{\Sigma} = 33.02$$

$$\frac{1}{6} p_{\Sigma}^2 + 7.08 = 8.71 \times 0.275 + 5.4 \times 0.575 + 2.4 \times 1.45$$
$$\Rightarrow p_{\Sigma}^2 = 11.4$$

$$\Rightarrow \Sigma = 0.34 \text{ m}$$

$$p_{max} = 94 \text{ kPa} \quad \checkmark \quad (\text{compact gravel})$$

NJ MORGAN

BE(Hons), MNZIOB

428 TE MOANA RD

WAIKANAE

Ph 0274-353-782



SITE INSPECTIONS - BC 055770

Application Details

Applicant Name :	N Morgan
Contact Address :	428 Te Moana Road Waikanae
Location :	428 TE MOANA ROAD, WAIKANAЕ
Legal Description :	
Proposal :	Change Hot Water Cylinder to Gas

Landli

FINAL INSPECTION

7/7/04

Building Exterior

CHECK PLANS

Subfloor - ventilation	Flashings - roof penet	Gulley dishes
Decks - structure	hips	Wastes to gullys
Balustrades - design	valleys	Terminals vents
height	gables	Spouting - Downpipes
Steps/Stairs - design	flues	Landscaping & ground levels
handrail	Cladding (ground clearance)	Texture Coating Warranty
Flashings - windows	Roofing & Fixings (roofing warranty)	

Building Interior

CHECK FITTINGS

Service area floors & walls	Food storage	Water temperature
Stair design	Nat. ventilation	Solid fuel heater
Handrails	Mech. Ventilation	Supply tank
Barriers	Insulation	Trap seals & AA Valves
Lightings	Hot water cylinder flues	Cistern flushing
Laundering	Hot water cylinder valves	WC pan connection
Cooking facilities	Hot water cylinder rest	Septic Tank
	Tempering valve	(engineers inspc report)
		Windows - labels
		Safety glass

Footpath crossing installed Yes/No Berm damaged Yes/No
 Refund crossing deposit Yes/No Engineering site reports required Yes/No
 Stormwater & site drainage Yes/No Engineering site reports received Yes/No
 appear satisfactory

Has a Site Instruction been issued? Yes/No NTR Instruction No.

Producer Statement Yes/No/NA

OK to issue final code compliance certificate. Yes/No

If an interim certificate is issued please list proposed conditions on the reverse of this form.

Is a reinspection required? Yes/No Proposed date of follow up inspection

Comments:

appears complete C.C. issued

Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents (refer PIM Sheet)			/
Plumbing and Drainage			/
Building			26/8/05
Fire Design			/
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
Site- Footpath & Entrance Conditions		Ground	
NOTES:			



Building Consent No. 055770

Building Project. Change HWC to Gas

* BC ONLY

428 TE MOANA RD
WAIKANAHE.

FOR OFFICE USE ONLY

FEEs		APPLICATION FEE	\$.....
Building Fee	\$ 193.00	RECEIPT NO	DATE.....
Sewer Connection	\$.....	INVOICE NO	DATE.....
Water Connection	\$.....	13944	7-9-05
Vehicle Crossing	\$.....	RECEIPT NO	DATE.....
Damage Deposit	\$.....	FEEs PAID BY:	
Structural Checking	\$.....		
Building Research Levy	\$.....	BUILDING CONSENT	DATE ISSUED
Development Levy	\$.....	NUMBER	
DBH Levy	\$.....	AUTHORISATION FOR REFUND OF DEPOSIT	
Compliance Schedule	\$.....	Deposit held =	\$.....
Digital Storage Fee	\$.....	Cost to Repair Damage Caused During	
Certificate of Title Charge	\$.....	Construction =	\$.....
Photocopying	\$.....	Total Balance to be Refunded	
SUBTOTAL	\$.....	Authority Number:	
Less Fee Paid	\$ 193.00	Authorised:	DATE:
TOTAL	\$.....		
GST INCLUDED	\$.....		

GST 51-860-608

Received with thanks by 48/01
KAPITI COAST DISTRICT COUNCIL

17-08-05 9:45 Receipt no.130459

COPY *COPY* *COPY*
Di 0055770 MORGAN N 193.00-
N Morgan::428 Te Moana Road:Waikanae:::
CQ B
N Morgan 193.00



Building consent 055770

Section 51, Building Act 2004

The building

Street address of building: 428 TE MOANA ROAD, WAIKANAE

Legal description of land where building is located: LOT 1 DP 75298

Valuation number: 1494112100

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: N Morgan

Contact person:

Mailing address: 428 Te Moana Road, Waikanae

Street address/registered office:

Phone number: Landline: 04 2933305

Mobile:

Daytime:

After hours: 04 2933305

Facsimile number:

Email address:

Website:

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

As above

Building work

The following building work is authorised by this building consent:

Change Hot Water Cylinder to Gas

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.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

Signature

A handwritten signature in black ink, consisting of stylized, overlapping loops and curves.

C.S.O

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 7/09/05

7 September 2005

N Morgan
428 Te Moana Road
Waikanae

Dear Sir/Madam

Approval of Building Consent: 055770

Description: Change Hot Water Cylinder to Gas
Location: 428 TE MOANA ROAD, WAIKANAE
Legal Description: LOT 1 DP 75298

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.

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.

As the owner you are also responsible for the following:

- ensuring that building work starts within 12 months of the approval of the building consent and that work progresses at a reasonable pace.
- ensuring that all required inspections are completed and that a Code Compliance Certificate is obtained once the work has been completed – please be aware that before a Code Compliance Certificate is issued, the building work must comply with the Building Act 2004 and the Building Code as at the date of final inspection.
- that 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.
- ensuring that no damage occurs to public property, for example footpaths or retaining structures. Should damage occur you will be required to pay for any repairs.
- ensuring that if you wish to make any changes to the approved building consent, then an amendment to the building consent will need to be lodged with us.

If you have any questions regarding your building consent or your responsibilities, please contact Kapiti Coast District Council on (04) 9045 617.

Addenda to Application

Application

N Morgan 428 Te Moana Road Waikanae	No.	055770
---	-----	--------

Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stage Change Hot Water Cylinder to Gas
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$600
Location	428 TE MOANA ROAD, WAIKANAЕ
Legal Description	LOT 1 DP 75298
Valuation No.	1494112100

Builder: N Morgan 428 Te Moana Road, Waikanae : 2933305

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
 - 1. Completion inspection
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall 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.

I have read the foregoing addenda to application, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

**OWNER/BUILDER/
AUTHORISED PERSON**

Date: _____

Addenda to Application

Application

N Morgan 428 Te Moana Road Waikanae	No.	055770
---	-----	--------

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Legal Description	LOT 1 DP 75298
Valuation No.	1494112100

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**OWNER/BUILDER/
AUTHORISED PERSON**

Date: _____

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS

1		Foundation inspection	32	✓ Lapse and cancellation after 12mths of consent	21	Minimum FFL to comply with NZS3604
3		Sub-Floor inspection, suspended floor	2	Engineer design specific components	22	Deck and stair balustrades with greater drop than 1 m
7	*	<u>Pre-concrete slab inspection of plumbing</u>	3	foundations to solid bearing of 200mm	23	Installation of solid fuel appliance (wood burner) comply and secured
2		Pre-Slab inspection, concrete floor	4	NZS3604 as accept. solution in terms of NZ Bld Code	23A	Second hand wood burner - certified
16		Pre-Block-Fill inspection	5	Not approved as Habitable BUILDING	24	Chimney to be cleaned prior to fitting of new unit
23		Pre-Wrap inspection	6	Not approved as Habitable ROOM	24A	Section F7 requires fitting of smoke detectors
24		Post-Wrap inspection	7	Fit proprietary Head, Jamb, Sill flashings & air seals to ext joinery	25	Contractor to leave site clean and clear
25		Post-Clad inspection	8	As in V H Wind Zone, ext load bearing walls, extra fixing for roof	26	Sewer and water services to be disconnected and capped
18		Substrate inspection – solid plaster	8A	As in Very High Wind Zone, extra fixings for roof	27	Provide from contractor roof warranty
19		Brick Veneer inspection	8B	All glazing, constr. system to comply with V H Wind and CCZ	28	Contractor warranty covering roof, fascia and gutter system
8	*	<u>Prelining inspection of plumbing</u>	9	Note and comply with all endorsements on approved plans	29	Provide from contractor texture coating warranty
4		Prelining inspection, moisture test, check bracing	10	Names and Reg'n of plumber and drain layer req'd	30	To comply with food hygiene regulations 1974
5		Post-lining inspection, linings, fixed as per brace design	11	Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	31	As in CCZ, all fixings need to be stainless steel
10	*	<u>Water test on sewer drains</u>	12	Hot & Cold water pipes tested to 1500kPa	33	Approval only given for relocation purposes
15	✓	<u>Completion inspection</u>	13	Roof storm water to be connected to existing	34	If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
			14	Copper water pipes not permitted	38	Window sashes on upper levels less than 760mm above floor to have stays fixed
		* = plumbing inspections	15	Owner/builder to ensure prop foundation height will allow satisfactory connection	39	Construction of playground to comply with NZS 5828
			16	Drainlayer to discuss septic tank, etc	40	Fencing, gates, doors directly leading to swimming pool to comply Pool act 1987
		STANDARD CONSENT CONDITIONS	17	Owner's responsibility to arrange septic tank design	41	Owner's legal responsibility to provide locking lid for spa pool
37			18	Roof stormwater to be disposed inside property boundary	42	Intended appraised/approved Polystyrene Texture Coating system to be advised
72			19	Roof stormwater to be piped to kerb	43	Textured systems should be applied by licensed, trained applicators - supply warranty
80			20	Tempering valve to be installed on HW cylinder	44	Exterior cladding system to be completed and inspected prior to internal lining.

NON STANDARD ADDENDA

COUNCIL COPY



Inspection Advice

Commencing 1 July 2004 Kapiti Coast District Council Building Control has introduced additional inspection requirements primarily to cover the exterior envelope of buildings to ensure compliance with Clause E2 of the Building Code.

The following list provides an explanation of when the 'normal' inspections and those new ones should be carried out. (* indicates new inspection.)

1. **Foundation Inspection:** When all formwork has been completed, footings have been excavated and reinforcement is in place.
2. **Sub-floor Inspection (timber suspended floor):** When all sub-floor connections, joists and required blocking have been completed but before any flooring or base boards have been fitted. Relocated dwelling require a sub-floor inspection prior to the base boards being fitted.
3. **Pre-slab plumbing Inspection (concrete slab):** When all plumbing and drainage pipes have been installed prior to backfilling.
4. **Pre-slab building Inspection (concrete slab):** When DPM has been placed with all laps and penetrations sealed, reinforcing in place and in position with chairs as appropriate.
5. **Pre-block-fill Inspection:** When all masonry block work is completed, reinforcing in place and washout openings in place.
6. *** Pre-wrap Inspection:** When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.
7. *** Post-wrap Inspection:** When building wrap and window and door flexible flashing tape has been installed, cavity battens (cavity system) cavity closers and all flashing systems are in place, but before joinery has been installed.
8. *** Post-clad Inspection:** When exterior cladding has been installed, flashings in place, air-seals fitted to openings, but before any coating system has been applied.
9. **Pre-stucco Inspection:** After the post-wrap inspection and when all the reinforcing and flashings are in place.
10. **Brick veneer Inspection:** When veneer is at half-height and all flashings are in place.
11. **Pre-line Inspection (plumbing):** When all internal plumbing is complete and plumbing pipe work is under pressure test (when required).
12. **Pre-line Inspection (building):** When the exterior of the building is weather tight, all structural components (including bracing) have been completed and wall insulation is in place.
13. **Post-line Inspection:** When all interior linings have been installed.
14. **Waste water drain Inspection:** When all drainage work is complete, drain under test and as-built drawing available.
15. **Final Inspections:** Final inspections carried out at completion of project and may include, entire project, plumbing, drainage, stormwater.

Building Consent Number : 055710

Applicant Name : N Morgan

Project : Change Hot Water Cylinder to Gas

Location : 428 TE MOANA ROAD, WAIKANAE

Legal Description :

Please note the list below, which identifies the inspections required for this project. To ensure that a Code Compliance Certificate can be obtained at completion of your building project, these inspections must be carried out.

It is your responsibility to advise Council, giving 24 hours notice, when your project has reached the stage identified on the adjacent page to enable the inspection to be scheduled. This can be arranged by contacting Council on 04-9045-617 between the hours of 8.00am and 5.00pm Monday- Friday inclusive. Close off for booking inspections is 4.00pm on the day prior to the requested inspection.

Council can provide a weekend inspection service provided that requests are made prior to 4.00pm on the Friday preceding the weekend.

Inspection	Required	Inspecting Officer	Date Inspected
Foundation	No		
Sub-floor	No		
Pre-slab Plumbing	No		
Pre-slab Building	No		
Pre-block-fill	No		
Pre-wrap	No		
Post wrap	No		
Post-clad	No		
Pre-stucco	No		
Brick veneer	No		
Pre-lining (plumbing)	No		
Pre-lining (building)	No		
Post-lining	No		
Waste Water Drain	No		
Final Inspection	Yes	gfl	7/7/06

428 Te Moana Road
Waikanae
17 October 2006

20 OCT 2006

FAO. Stuart

The Building Consents Manager,
Kapiti Coast District Council
Private Bag 601,
Paraparaumu

Dear Sir,
Building Consent No 060766
Thank you for your letter dated 5 October 2006 enclosing your letter of 11 September 2006. Unfortunately, I had never previously received a copy of the latter prior to this.

A. Peer Review

I comment on the issues raised by the Peer Review letter dated 6 September from Base Consulting Engineers Ltd:

✓ **1 (i) Concrete Blockwall**

It should have been clear from the calculations and setout drawings that the side concrete blockwall is of Series 15 concrete blocks. There was one reference to "200 concrete blocks" on drawing W4 but clearly, this was an error. Please amend that reference to read 'Series 15 concrete blockwall'.

1(ii) Top Plate/Truss and Blockwall/Top Plate Connections

Please find the enclosed additional calculations and sketch of the connection details as requested.

✓ **2 Ground Conditions**

The provisions of NZS3604:1999 allow that you may assume "good ground" (having an ultimate bearing capacity of 300kPa) following reasonable enquiries set out in clause 3.1.3.2 and further evidence set out in 3.1.3.1.

With reference to clause 3.1.3.2 four criteria must be met, and this site complies with all except that there is a 100 dia sewer pipe running under the new structure at approx depth of 700 – 800 mm under the blockwork wall foundation. A trial pit has been excavated and as this shows very satisfactory compacted filling over the pipe, it's presence is considered insignificant, considering the ultimate bearing load under full seismic conditions is only 94 kPa (as compared to 300 kPa allowable for "good ground"). If any unsatisfactory material is found in the vicinity of the pipe (or anywhere else) it will be removed and replaced with compacted basecourse material.

Although prepared for reasons other than a foundation investigation I have appended the summary drilling log prepared several years ago when the water bore was drilled in the immediate vicinity. Clearly, as this did not pick up any silt or clay within 5.6m of the ground surface, the risk of differential settlement on the new single storey structure may be neglected. Further, the adjacent structures (single storey timber framed garage and two storied concrete blockwork/split stone veneer house) show no signs of any differential settlement or cracking even though the heavy house structure is punctuated by many large window openings. Accordingly I conclude that the foundation gravels are

readily able to sustain a peak design ultimate bearing pressure of 94kPa. (No Scala tests have been attempted out due to the presence of many boulders in the tight gravel matrix)

✓ **B. Building Consent Conditions**

Refer to the KCDC annotation in red on drawing W1 of the approved consent drawings regarding the replacement of the existing sewer pipe. This pipe was installed approx 20 years ago when the septic tank was decommissioned. From a test pit dug recently it has been shown that this drain has already been laid with pvc pipe. It should therefore not require replacement. This pit will be kept open for the next few days should you wish to check that for yourselves.

I trust that you will accept the above submissions to enable construction to get underway.

I await your confirmation.

Yours faithfully


Noel Morgan

Encl:

Amended Calculations

SPECIFIC DESIGN

CALCULATION SHEET

Project GARAGE EXTENSION

Work 428 TE MOANA ROAD, WAIKANAE

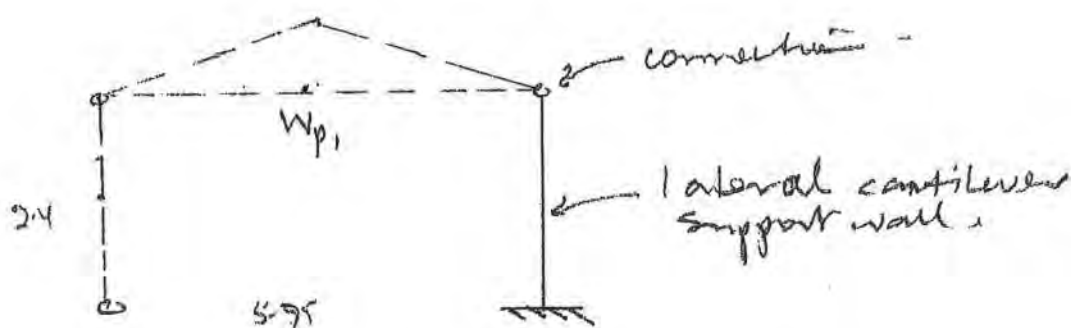
CN

Date 16.10.06

5

Refer previous calculations pp 1-4 and.

CONNECTION = ROOF TRUSSES TO C/B WALL:



$$W_{p1} = 5.75 \times 0.40 + \frac{1}{2} \times 2.4 \times 1.0 \text{ kN/m}$$

$$= 3.50 \text{ kN/m}$$

$$C_{pi} \text{ connection} = C_h(T_{pe}, p_p) \cdot C_{fi} / 0.40$$

$$\text{where } p_p = 1.0 \text{ (refer Table 4.12.1)}$$

$$C_h(T_{pe}, p_p) = 0.89 \text{ (Substit Cat 5, 4.12.2.3)}$$

$$\therefore C_{pi} = 0.89 / 0.40 C_{fi}$$

$$= 2.00 C_{fi}$$

$$\text{where } C_{fi} = C_h(T_i, p_o) / C_h(T_i, 1) \cdot C_{fo} (1 - h_i/h_n) + C_{fn} h_i/h_n$$

$$= 0 \text{ since } h_i = h_n$$

$$= C_{fn} h_i/h_n$$

$$\text{where } C_{fn} = C_h(T_i, p_o) / C_h(T_i, 1) \times F_n/W_n$$

Amended Calculations

CALCULATION SHEET

Project

Work

SPECIFIC DESIGN

CN

Date 16.10.06

$$= 1.0 \times .43^* = 0.43$$

* Refer p 2

$$= C_{fi} = .43 \times 2.4/2.4 = 0.43$$

$$\therefore C_{pi} = 2.0 \times .43 \\ = 0.86 \text{ g.}$$

$$\therefore \text{Max } V_n \text{ @ top of wall} \\ = 0.56 \times 3.50 \\ = 3.01 \text{ kN/m.}$$

a few times @ 1.20 m ans

$$V_n = 3.6 \text{ kN/} \text{---} \text{ times connection}$$

(a) Wall / Plate:

Try 1-M12 bolt per times.

$$V_{comp} = \phi Q_n k_1 k_2 k_3 \quad (\text{NBCS 36.03})$$

where $\phi = 0.75$

$$Q_n = 5.03 \text{ kN} \quad (\text{1" to ground})$$

$$k_1 = k_2 = k_3 = 1.0$$

$$\therefore V_{comp} = 0.75 \times 5.03 = 3.8 \text{ kN/bolt} > 3.6 \\ \text{--- OK}$$

Amended Calculations

CALCULATION SHEET

Project

Work

CN

Date

150 Plate / Truss

2 No Pryda Multigrips

(5 nails per flange)

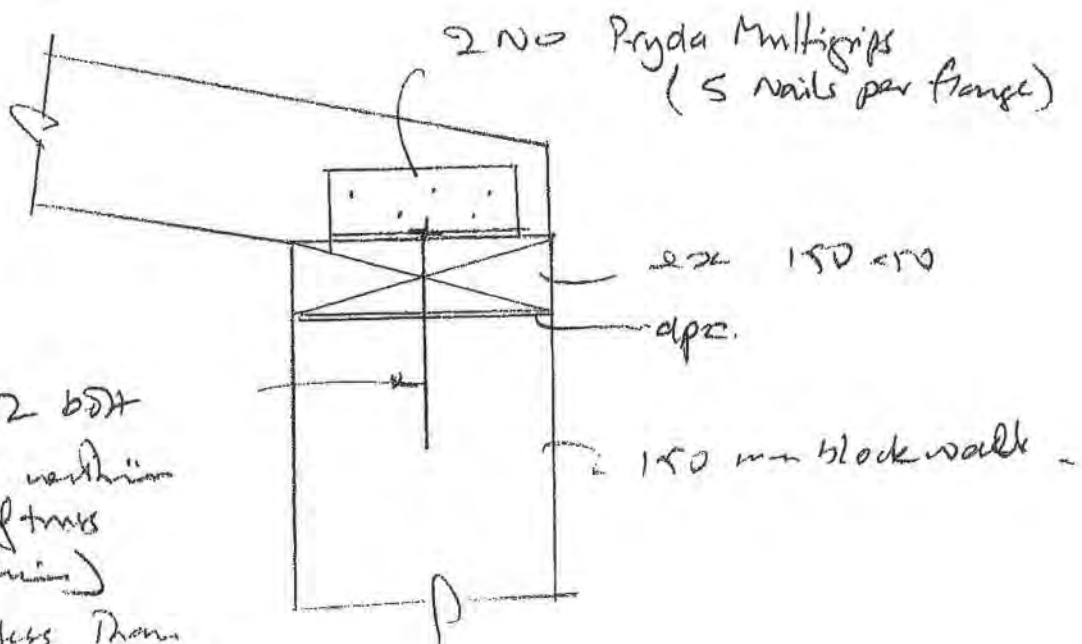
$$V_{u\max} = 2 \times 3.0 \times 0.75$$

(Load direction 1)

$$= 4.50 \text{ MN/bolt} > 3.00$$

— OK —

SPECIFIC DESIGN



M12 bolt

(located within
300mm of truss
connection)

— set not less than
75mm into concrete

NJ MORGAN
BE(Hons) MNBIOB
428 TB MOANA ROAD
WAIKANAHE

ph 0274-353-782

CALCULATION SHEET

Project

Work

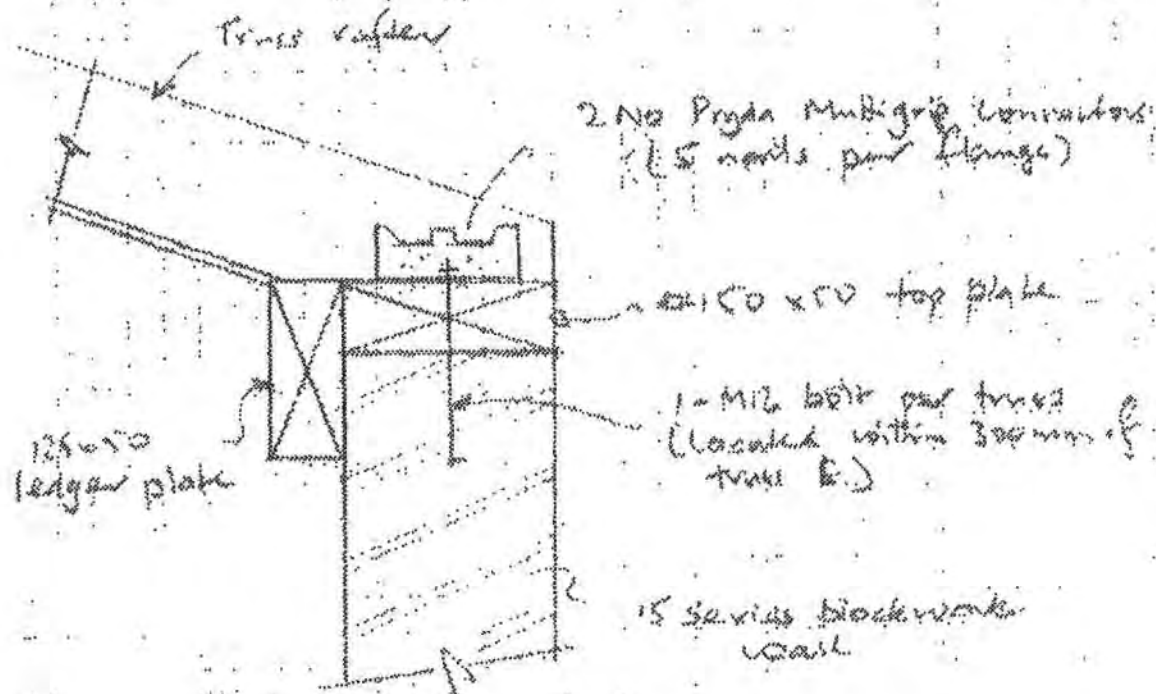
Amended Calculations

CH

Date

8

SPECIFIC DESIGN



BLOCK WALL/TRUSS CONNECTION

1013

9/08/2006

①

Also refer amended calculations

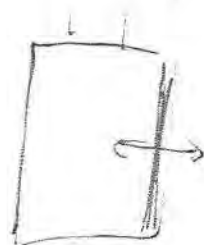
- GARAGE EXTENSIONS @ 420 TE MOANA ROAD,
WAIKANAE

Extn = 5.75m wide x 6.4m long

Timber roof trusses, lightweight roof, timber side wall
+ 150 blockwork close to boundary.

Ht to eaves = 2.20

Ht of b/w wall = 2.10



Design Assumptions

- No support provided by existing garage.
- All lateral forces resisted by cantilever b/w.
- Longitudinal forces carried by side walls
(timber wall braced to NBS 3604)

Lateral Loading (ref NBS 4203:1999)

as Wind Load (ult limit state)

$$V = 46 \text{ m/s}$$

$$M_{ds} = 0.93$$

$$M_{\text{factor}} = 0.75 \text{ (Cat 3)}$$

$$M_s = 1.00$$

$$M_t = 1.00$$

$$M_r = 0.90$$

SPECIFIC DESIGN

$$V_z = 46 \times 0.93 \times 0.75 \times 0.9$$
$$= 29 \text{ m/s}$$

$$q_z = 0.60 \times 29^2 / 163$$
$$= 0.50 \text{ kPa}$$

Also refer amended calculations

$$\Sigma C_{pe} = 0.7 - (-0.5) = 1.20 \quad (\text{equal int pressures})$$

$$\therefore \Sigma H = 0.5 \times 1.20 \times 3.3$$

↳ wt to ridge

$$= 2.00 \text{ kN/m}$$

$$\therefore M_{\text{cont}} = 2.0 \times 3.3 \times \frac{1}{2} = 3.30 \text{ kNm/m}$$

not critical

b) Seismic (ult limit state)

$$C = C_h(T_1, \mu) \cdot S_p \cdot R \cdot Z \cdot L_u$$

where $C_h(T_1, \mu) = 0.54g$ ($T_1 = 0, \mu = 2.0$)

$$S_p = 0.67$$

SPECIFIC DESIGN

$$R = 1.00 \quad (\text{cat IV})$$

$$Z = 1.20$$

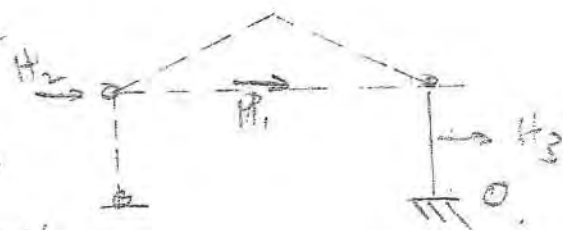
$$L_u = 1.0$$

$$\therefore C = 0.54 \times 0.67 \times 1.20 = 0.43g$$

$$H_1 = 5.75 \times 0.40 \times 0.43 = 1.00 \text{ kN/m}$$

$$H_2 = 1.0 \times 2.4 / 2 \times 0.43 = 0.53 \text{ kN/m}$$

$$H_3 = 0.15 \times 24 \times 2.1 \times 0.43 = 3.25 \text{ kN/m}$$



$$\therefore M_{\text{cont (o)}} = (1.00 + 0.53) \times 2.4 + 3.25 \times 2.1/2$$

→ 2.8 kNm ← CRITICAL

Also refer amended calculations

Blockwall (150 mm thick)
 $f_y = 500$ $f_{ck} = 8.0 \text{ MPa}$ $\phi = 0.85$ $t = 150$ $d = 75$

$$R_u = 7.0856 / (0.85 \times 1000 \times 75^2)$$

$$= 1.48$$

$$\Rightarrow p = 0.0034 \quad A_s = 285 \text{ mm}^2/\text{m} \quad \text{Use HR12-400 vert}$$

Use similar steel horiz

SPECIFIC DESIGN

$$\therefore A_c = 283 \times 2 = 566$$

$$\rho = 566 / (1000 \times 150) = 0.0038 \quad \checkmark$$

$$V_u = 1.0 + 1.53 + 3.25 = 4.78 \text{ kN/m}$$

$$\rho_s = 4.7853 / (0.85 \times 1000 \times 75) = 0.07 \text{ MPa} \quad \checkmark$$

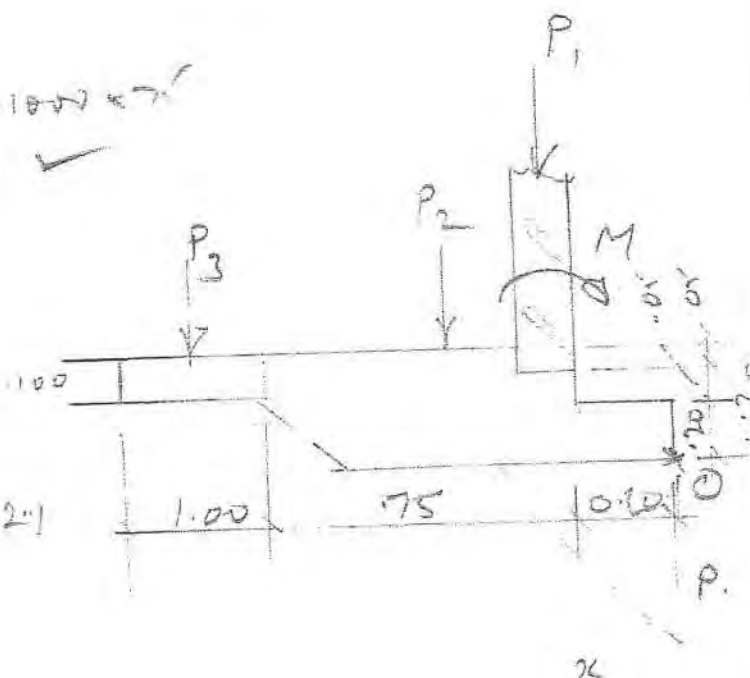
Foundation

$$M_u = 7.08 \text{ kNm/m}$$

$$P_1 = 0.4 \times 5.7 \times 2 + 1.15 \times 24 \times 2 = 8.71 \text{ kN/m}$$

$$P_2 = 0.75 \times 0.30 \times 24 = 5.40 \text{ kN/m}$$

$$P_3 = 1.0 \times 24 \times 0.10 = 2.4 \text{ kN/m}$$



Also refer amended calculations

Stability

$$M_{0.01T} = 7.08 \text{ kNm/m}$$

$$\begin{aligned} M_{0.125T} &= 8.71 \times 0.275 + 5.4 \times 0.575 + 2.4 \times 1.45 \\ &= 8.98 \text{ kNm/m} \end{aligned}$$

$$LF = \frac{8.98}{7.08} = 1.27 > 1.0 \quad \checkmark$$

($LF > 2.0$ for cat II
bridging)

Ready Pressure

assume Nv distribution

SPECIFIC DESIGN

$$\frac{1}{2} p_{0L} = 8.71 + 5.4 + 2.4 \Rightarrow p_{0L} = 33.02$$

$$\begin{aligned} \frac{1}{6} p_{0L}^2 + 7.08 &= 8.71 \times 0.275 + 5.4 \times 0.575 + 2.4 \times 1.45 \\ \Rightarrow p_{0L}^2 &= 11.4 \end{aligned}$$

$$\Rightarrow z = 0.35 \text{ m}$$

$$p_{max} = 34 \text{ kPa} \quad \checkmark \quad (\text{compact gravel})$$

NJ MORGAN
BE(Hons), MNZHB
428 TE MOANA RD
WAIKANAE
Ph 0274-353-782

Independent engineer to sign off
work supervision after construction

June 2006

SPECIFICATION
for
additions to residence and
garage
at
428 Te Moana Rd, Waikanae
for
Mr & Mrs N. & R. Morgan

PRELIMINARY & GENERAL

SCOPE The work comprises additions and alterations to an existing residence, including construction of a lobby between the residence and the existing garage, and extensions to the garage.

SITE The site is at 428 Te Moana Rd, Waikanae, being Lot 2 DP 26187, and has drive-on access.

GENERAL All work, services and fittings implied by the drawings and this specification to be complete and to comply with good standard practice, Kapiti Coast District Council By-Laws, and Light Timber Frame Buildings NZS3604.

MATERIALS & LABOUR The Contractor shall supply all materials and such fittings not supplied by the Owner, and all labour, temporary work and everything necessary for the due and proper completion of the works, and shall provide and erect all scaffolding and other necessary temporary work and shall remove on completion.

INSURANCES Take out Public Risk and Employer's Liability insurances. Insurance of the works shall be the Owner's responsibility as an extension of the existing cover.

RESPONSIBILITY The whole of the work in all trade sections shall be carried out in accordance with high standards of recognised trade practice for the type of work inferable from the drawings and specifications. All contractors to be satisfied that the previous work and general conditions will be suitable for satisfactory results in their own work. Any previous surfaces or conditions which are considered as unsuitable for satisfactory results, shall be referred to the Owner or his Agent for further instructions. The commencement of any operation on a surface, or under conditions taken over from others, will signify an acceptance of responsibility that the surface or conditions are satisfactory. Any contractors affected shall be jointly and severally responsible for the completion of the work in a watertight condition.

TRADE SECTIONS Reasonable care has been taken to classify under each trade, but the onus is on all trades to make themselves conversant with any and all clauses which may affect their work.

TRADE NAMES Trade names include similar to approval. Cost of specific items deemed allowed for.

PROPRIETARY PROCESSES If any proprietary process is used, the Contractor shall follow the proprietor's instructions as closely as possible.

STANDARD SPECIFICATIONS Numbers prefixed by NZS mean standard specifications which are obtainable from the New Zealand Standards Institute, and shall be followed to the full extent applicable, consistent with the intent of this Contract. Where alternatives are mentioned therein, the

best shall be used if not otherwise stated. All contractors shall be fully conversant with all provisions, and if so required shall keep copies on the site.

BUILDING PERMIT & LEVIES Pay all necessary permit fees and levies.

PROTECTION It is the Contractor's responsibility to adequately protect all finished work under his control, and all finished work carried out by subcontractors. All protective measures taken shall be appropriate to the type and nature of the finished work being protected, and all protective measures shall be to approval. Each trade shall protect the work of other trades and shall be responsible for making good any damage.

CONVENIENCE & CO-OPERATION All trades shall co-operate to ensure efficient progress of the work.

LIMIT OF OPERATIONS All operations shall be restricted to the site itself, unless specifically authorised by the Owner.

PROVISION FOR SERVICES Provision for all services shall be as directed by leaving holes, or holes shall be cut and afterwards made good. This applies to services installed by all contractors and sub-contractors. It shall be the responsibility of the subcontractor concerned to provide any other contractor with full information and setting-out of his requirements, and in ample time to enable such details to be formulated and provided.

NOISE Be as quiet as practicable and indemnify the Owner against any claims arising from the Contractor's operations.

WEATHERTIGHTNESS Programme the work in such a way as to maintain the weathertightness of the building during construction.

DAMAGE Take all precautions against and make good any damage to other properties, services, etc and indemnify the Owner against any claims arising from the Contractor's operations.

DEFECTS LIABILITY PERIOD Maintain the work for a period of 90 days after practical completion, and allow to make good any defects at the conclusion of that period.

CLEANING Clear rubbish at regular intervals. Clean up thoroughly on completion and remove debris. All glass to be cleaned by any trade soiling glass, and to be left thoroughly clean on completion, free from scratches and other blemishes.

DEMOLITIONS

EXTENT OF DEMOLITIONS Refer to drawings and remove finishes to front wall of existing garage as required to allow construction of new work. Remove door and window from existing garage for re-use as indicated. Remove aluminium door and window to Laundry and concrete blocks on west wall as indicated to provide access to new lobby, including lintel block, sill blocks and blocks below sill level at new opening. All removed materials and fittings to be kept safe pending Owner's instructions regarding re-use or disposal. Refer to clause "Weathertightness" above and keep building secure and weathertight.

EARTHWORKS

FOUNDATIONS Refer to plans and excavate as required to allow minimum foundation depths for concrete slabs and foundations. Bottoms of excavations to be clean and level and to approval of Building Inspector, and no concrete or reinforcing to be placed until excavations are approved. Deposit all excavated material as directed by Owner.

CONCRETE WORK

STANDARDS All concrete work, formwork and reinforcing shall conform to New Zealand Standard Specifications as relevant.

CEMENT Normal Portland cement.

WATER Clean and fresh.

MAKING OF CONCRETE All concrete shall be power mixed either on site or in an approved plant and delivered premixed. All premixed concrete shall comply with the provisions of the relevant NZ Standard Specification for Ready Mixed Concrete. Water shall not be added to premixed concrete, nor shall proportions be altered after leaving the plant. Hand mixing will not be allowed.

REINFORCEMENT All reinforcing steel shall comply with NZSS and be straight and true, accurately placed and secured in position to prevent displacement during pouring. All reinforcing wired together and spaced to ensure necessary full effective cover. Arrange for inspection before pouring.

CURING No concrete shall be permitted to dry out prematurely.

FOUNDATIONS All foundations as detailed on clean level bed of solid ground as required by NZS3604, and approved before proceeding.

CONCRETE BLOCKWORK

STANDARDS All concrete blockwork and reinforcing shall conform to New Zealand Standard Specifications as relevant.

MATERIALS	Materials to be as follows –
Concrete blocks	NZS 3102P
Cement	NZS 3122
Sand	NZS 3103
Aggregate and water	NZS 3121
Mortar	NZS 4210P
Grout	NZS 4210P
Admixtures	NZS 3113
Reinforcement	As for 'Concrete Work'

WORKMANSHIP

All block work to be carried out by registered masons in accordance with best trade practice and NZS 4210. Blocks as selected from manufacturer, purchased from one batch to ensure consistency and stored under shelter until laying. Joints tooled concave. Refer to Sections and details and provide and place starters and all other reinforcement at required centres as indicated.

Provide temporary bracing to resist wind and seismic loads.

CARPENTRY

TIMBER All timber shall be to the sizes specified or shown, subject only to normal cutting or dressing tolerances. All timber shall be seasoned to a stable moisture content suitable for its location in the finished work and free from any defects which may render it unfit for its purpose. All timber to be true to its standard grading and equal to or better than Building A for all framing timbers and Dressing A for all finishing timbers.

Timber to be as follows -

<u>Radiata Pine No 1 framing, treatment H3, /</u> MSG 8	Plates and framing in contact with concrete, and exterior exposed timber
<u>Ht. Totara Bldg A -</u>	Grounds and nailing blocks in concrete work
<u>Radiata Pine No 1 framing, treated H1+ boric</u> MSG 8	All other framing
<u>Pinus Radiata finishing, boron salt clear treated, dressed to profile</u>	Finishings
<u>Marine grade construction ply</u>	Substrate to Lobby roof and base of box gutter

MOISTURE CONTENT As set out in NZSS632 for Kiln Dried Timbers. Timbers which have been pressure treated shall conform to the above M.C. specification before being brought on to the site. Moisture content of framing timber to be between 14-18% at time of fixing linings.

WORKMANSHIP Workmanship shall be in accordance with first class trade practice. All timber shall be properly jointed and connected with secure fastenings without distortion or straining of the members.

All work to be in accordance with NZS3604.

NAILINGS Nailings shall be substantially effected at all timber contacts and intersections with visible nails punched. Generally nails shall penetrate the second timber 1.5 times the thickness of the timber fastened. Nails in timbers containing corrosive elements shall be galvanised. Nails in finishing work shall be finishing brads of the appropriate size in all circumstances.

SCREWS Unless otherwise specified, screws shall be of steel and of suitable gauge and length to obtain secure fastening. All screws shall be countersunk, neatly flush or sufficiently recessed to allow for flush stopping. Screws fastening metal shall be of the same materials and finish except where otherwise specified.

FINISHING TIMBERS All finishing timbers shall have all machine marks, roughness and stains removed and shall be dressed, scraped and sanded smooth and clean.

BOLTING TIMBERWORK Bolts not otherwise specified or shown shall be 12mm dia. spaced at 1.000m centres with washers or metal plates. Nuts shall have full threads long enough to prevent jamming. All bolts exposed to weather shall be hot dip galvanised.

Bolts in concrete work shall be set 150mm into concrete and where closer than 75mm to edge shall be bent into the body of the concrete. All bolts exposed to weather shall be hot dip galvanised.

TRIP-L-GRIPS OR MULTI-GRIPS Such fastenings shall be used as required and in accordance with the manufacturer's recommendations. All fastenings shall be true and free from distortion, and be securely fastened by the correct form of galvanised clouts applied in all holes of the fasteners.

CHECKING & CUTTING All checking and cutting of timbers shall be avoided wherever possible and shall be limited to such dimensions as will not prejudice the purpose for which the timber members are used. Holing or checking within 400mm of the ends of timber members shall be avoided. Holes for services shall be at the neutral axis and of minimum dimension through the timber.

FIXING SUBCONTRACTOR'S ITEMS For Carpenter's work in fixing or otherwise to joinery, steelwork, metal work, etc, see under relevant trade section.

WOOD FINISHINGS All finishings shall include architraves, skirtings, window boards, aprons, jamb and head linings, cappings, cornices, pelmets and all other finishing timbers either detailed or specified to leave all other work complete and properly finished in all respects. All finishing timbers shall be in long lengths neatly and accurately fitted with intersections scribed or mitred. All such finishings shall be free from irregularities of any kind, sanded and scraped to remove hammer marks or other defects or blemishes.

DWANGS FOR FITTINGS Dwangs generally shall be provided for all fittings detailed or specified.

DAMPCOURSE Fix three-ply bituminous fabric dampcourse under or behind all timber in contact with concrete to provide complete separation.

WALL FRAMING All wall framing to comply with the requirements of NZS3604 and the Kapiti Coast District Council. Refer to sections and provide and erect wall framing generally as detailed. Timber partitions to be 100 x 50 studs at 600mm maximum centres, nailed through similar plates, plates scarfed at angles and joints. Dwangs 100 x 50 at 600mm maximum centres to suit linings or as required for fittings. All framing gauged and erected true to line and plumb for fixing of linings. Brace all walls with either 100 x 25 continuous let-in timber, or 22 x 22 x 1.2mm galvanised steel angle braces as required by the Standard Specification or as indicated on bracing schedule. Ensure that all wall bracing elements are connected to top plates as required by the Code. Provide window lintels dictated by NZS3604. Refer to plans and erect framing for new spaces as indicated. Allow to make secure connection between new and existing framing at junctions. Fix 50 x 50 strapping to ends of concrete block wall to receive exterior sheathing.

ROOF FRAMING Refer to plans and sections and construct roof framing as indicated. Erect ledger plates to side walls of garage extension, securely fixed to timber members on concrete block wall and timber wall framing. Erect timber trusses at maximum centres indicated or as dictated by layout and provide and fix Pryda Windstrap 600 tie-down straps to secure top chord of trusses to ledger plates. See below for building paper to be laid over trusses and under 50 x 50 purlins at centres as dictated by roofing tile layout.

Refer to link details on Drawing W5 and fix ex 150 x 50 wall plate to concrete wall beam with approved anchors and erect 150 x 36 Hybeam as detailed to support 100 x 50 rafters framing roof to Lobby. Set rafters to fall from existing garage fascia framing to box gutter and frame for skylight as

indicated. Frame for box gutter between wall plate and Hybeam, set to fall to downpipe at southern end. Lay 17.5mm construction ply to bottom of box gutter and roof framing to Lobby.

Ensure that all framing members are secured to wall framing with approved fasteners to resist uplift as required by NZS3604.

Lay AHI Flamestop 660 fire retardant building paper over mesh netting to new garage roof area, laid horizontally from lowest point with 150mm laps. Repair any damaged areas of building paper before proceeding further.

ROOFING Lay Dimond chip-coated, or approved equivalent, metal tiles to roof of garage extension. Tiles to be from one batch and stored, fixed and completed strictly in accordance with manufacturer's recommendations, complete with all necessary fixings, ridges, end caps, barges, and flashings to roof penetrations.

Lay selected membrane roofing to roof to Lobby complete with all necessary fillets, upstands, etc and with all joints sealed as recommended by manufacturer to ensure completely weathertight installation. Dress membrane over box gutter flashings as required.

SKYLIGHT Refer to details and install 815 x 815mm S2 Skydome in Lobby, complete with all necessary fixings and in accordance with manufacturer's instructions, to leave in watertight condition.

CEILING FRAMING Refer to sections and frame chords of garage trusses with 75 x 50 dwangs at 900 max crs.

BUILDING PAPER Cover exterior faces of timber framed walls with heavy duty breather type building paper lapped 75mm horizontally, and 150mm vertically, fixed with galvanised clouts or staples. Repair any torn or damaged areas immediately before fixing wall sheathing.

EXTERIOR SHEATHING Refer to elevations and fix Hardies 'Featureboard' fibre cement sheet, 6.5mm thick in selected finish to all new exterior timber walls. At front wall of garage extension edges of sheets to line with face of concrete block wall, and finish against corner board as shown on elevations, with flashing behind. Installation of all exterior sheathing to be complete with all necessary jointers, corners, etc and fixed in accordance with manufacturer's recommendations.

EXTERIOR FINISHING TIMBERS Provide fascias fixed in as long lengths as possible, with splayed joints, and primed all round before fixing. Groove back of fascias to receive soffit linings. Provide all other exterior finishing timbers as required.

EAVES SOFFITS Line all new soffits with 4.5mm Hardieflex sheet to match existing, fixed in as long lengths as possible and complete with pvc jointing strips, set out to approval.

GIBRALTAR BOARD LININGS Line all new timber walls and bottom chords of roof trusses to garage extension with 1 layer of 10mm Gibraltar Board, fixed in as large sheets as possible, set out neatly. Fix all sheets with galvanised clouts or approved screw fixings, spaced at 150mm centres all round edges and at 300mm centres to all intermediate studs and dwangs. Set all fixings just below face while avoiding penetrating the cardboard surface, tape and stop all joints and fixing holes flush and smooth to leave the completed work free from defects and blemishes of any kind, all in accordance with manufacturer's recommendations. Provide and fix metal angle reinforcing at all exterior corners.

SKIRTINGS & BEADS Fix skirtings, architraves and scotias to match existing in as long lengths as possible. All finishings to be neatly mitred at external angles and scribed in corners.

PRIMING Prime all exterior joinery, fascias, barges, etc all round and on ends before fixing with P.W.D. Red Lead or similar.

JOINERY

TIMBER All timber for joinery work shall be of joiner's quality, free from defects and thoroughly seasoned. All exterior exposed joinery timber shall be of durable species in heart or treated quality. All Radiata Pine cores used in joinery work to be pressure treated.

MOISTURE CONTENT The maximum moisture content at the time of joinery manufacture shall be -

Exterior joinery	16%
Interior joinery	12% +/- 2%

Timbers showing signs of excessive or faulty kiln drying will be rejected. Only air dried timber shall be used for exterior joinery.

WORKMANSHIP All joinery work shall be carried out as closely as possible in accordance with NZS468. Corrugated fasteners shall not be used. The assembly of doors, sashes, frames, fittings, etc shall be by means of joints capable of developing the maximum strength of the materials used. All joints shall be glued and tightly cramped.

FINISH All timbers shall be machine dressed on four faces and all surfaces exposed to view shall be finished with sandpaper. All accessible arrises shall be smoothed off. All nails shall be punched, and screw heads shall be sunk and plugged where otherwise exposed.

DOOR FRAMES All doors shall be of approved and recognised manufacture to highest standards, framed and jointed as required. All glazing in doors shall be fixed with timber beads. Flush doors to finished thickness scheduled. Hollow core flush doors to have approved form of frame and cores with selected faces pressed and glued with 13mm clashing strips on both edges.

GLUES Shall be casein or ureaformaldehyde. Glue for exterior work shall be fortified ureaformaldehyde waterproof glue.

SCREWS, NAILS, BRADS & METAL FIXINGS Fixings shall be steel plated to match visible fastenings, hinges, etc. Exterior joinery shall have galvanised, stainless or brass fittings as appropriate.

PROTECTION All items shall be protected during transit and on site by adequate weatherproof coverings. Should any clear finished items be damaged due to water, approved treatment shall be carried out to achieve the required finish.

ACCURACY All joinery items shall be accurately run in accordance with details. Full allowance to be made for adjustment and shrinkage.

BEADS Beads to be accurately cut, mitred or scribed at angles. Fixings to be galvanised, brass, c.p., or bronze. Removable beads shall be fitted with cupped screws at even centres.

DOORS Provide and install doors as directed by Owner including sectional door to garage extension complete with all necessary fittings and installed as recommended by manufacturer. Reposition side door in existing garage as shown on elevations.

WINDOWS Install garage window, ex Demolitions, in wall to garage extension

DIMENSIONS Verify all joinery dimensions on site before fabrication.

PLUMBING & DRAINLAYING

GENERAL All plumbing and drainlaying work carried out in strict accordance with local by-laws and the Plumbing and Drainage Regulations. Plumbing contractor shall obtain all permits and pay all fees relating to this section of the work.

WORKMANSHIP All plumbing and drainlaying work to be carried out by or under the direct control of properly qualified tradesmen and to recognised standards of performance. All jointing materials to be compatible with the materials in contact, all pipework to be neatly arranged and concealed. Plumbing sub-contractor shall co-operate with Contractor to ensure that proper provision for services, flashings, etc is made.

FLASHINGS Heads, sills and jambs to windows and doors flashed with 0.6mm galv. iron with beaded edges in accordance with best trade practice. Prime all flashings before fixing. Separate all dissimilar metals or materials. Flash all penetrations through roof to match roofing. Refer to details and provide flashing to wall plate at box gutter, set and sealed into saw cut in concrete beam. Provide flashings as required between south wall of garage extension and roof/wall junction with existing garage.

SPOUTING & DOWNPIPES Provide and erect spouting to match existing, set to falls to existing or new downpipes, and connect into existing stormwater reticulation. Adjust existing downpipe from residence to discharge into box gutter, and relocate lower part of downpipe at south-east corner of residence with connection from box gutter as indicated.

TESTING All stormwater systems to conform with NZSS4452.

ELECTRICAL SERVICES

SCOPE The work includes provision of new light outlets and switched power outlets as directed by Owner.

WORKMANSHIP Ensure adequacy of existing switchboard to carry additional outlets, and extend existing service and connect as required complete with all necessary fuses, circuit breakers, outlet connectors and plates, switches, etc as directed by Owner. All work to comply with Electricity Regulations and to be carried out by registered contractor.

BUILDING CONSENT NOTES

ADDRESS: 428 Te Moana Rd, Waikanae

LEGAL DESCRIPTION: Lot 1 DP 75298

Zone: Residential

NOTES * Easement - subject to water rights.

* S. 221 & S. 36 - nil on site

* District Plan features - nil

* Resource Consents - nil

* Conceptual CWB - nil

* Flood Hazards & Hazards - nil

* Services & Licences - nil

* LIM - L040035

* A02 - within A02

* Cultural sites & Iwi Springs - nil

* Designations - nil

* Eas sites - nil

* Flood building levels - nil

* GNS Fault Trace - nil

* District Plan Districtwide & Urban - nil

* Coverage - OK

* Yards - do not comply see letter

Neighbours Written Approval:

•
•

Consulted Parties:

•
•
•

Approved/Approved with Conditions

Name: [Signature] Date: 12-07-06

RECEIVED

- 5 JUL 2006

KAPITI COAST
DISTRICT COUNCIL



Project Information Memorandum No.. BC.060766

Building Project.. New Garage + Lobby.
428 Te Moana Rd, Waikanae

FOR OFFICE USE ONLY

FEES	PIM Fee	\$.....
\$.....	RECEIPT NO.	DATE
\$.....	INVOICE NO	DATE
\$.....	RECEIPT NO	DATE
SUBTOTAL		
Less Deposit Paid		
TOTAL		
GST INCLUDED		



Project Information Memorandum

Section 34, Building Act 2004

Application

N J & R D Morgan	No.	060766P
428 Te Moana Road	Issue date	17/08/06
Waikanae	Application date	5/07/06

Project

Description	Domestic only - garages Being Stage 1 of an intended 1 Stages New Garage and Lobby link to existing house
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$19,900
Location	428 Te Moana Road, Waikanae
Legal Description	LOT 1 DP 75298
Valuation No.	1494112100

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent.

This project information memorandum includes:

- ___ Information identifying special features of the land concerned
- ___ Details of relevant utility systems
- ___ Details of authorisations which have been granted

Signed for and on behalf of the Council:

Name:

Robyne Craswell

Date:

17/8/06

Kapiti Coast District Council

Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website www.kapiticoast.govt.nz



PROJECT INFORMATION MEMORANDUM - BC 060766P

Application Details

Applicant Name :	Name N J & R D Morgan
Contact Address :	428 Te Moana Road Waikanae
Location :	428 Te Moana Road, Waikanae
Legal Description :	LOT 1 DP 75298
Proposal :	New Garage and Lobby link to existing hou

Application Details

Use Permitted :	Permitted activity
Resource consent granted :	None listed
Designations on property :	Within Airport Operation Zone
Easements :	Subject to Water Rights
Site subject to inundation :	Not known to be
Relocatable zone :	N/A
Coastal building line restriction :	N/A
Minimum floor level (50 year event) :	N/A
Floor level (100 year event) :	0.0 above mean sea level
Yard and height requirements :	Neighbours written approval required
Tree/building preservation :	None listed

Comments

Consent notices, covenants, and like listings registered on the title are the responsibility of the applicant. Search this property title for any impediments to this proposal.

Note: Minimum floor levels must use Mean Sea Level Wellington Datum 1953. Certification that the floor level complies with the minimum floor level will be required from a registered surveyor prior to foundation inspection.

Special Features of the Land

Potential erosion :	Not known to be
Potential avulsion :	Not known to be
Potential subsidence :	Not known to be
Potential slippage :	Not known to be
Potential alluvion :	Not known to be
Potential inundation :	Not known to be
Presence of hazardous contaminants :	Not known to be

Other features

Plumbing and Drainage Details

Sewer available / connected :	Connected
Water available / connected :	Connected
Site plan of existing services :	See attached
Location of sewer lateral :	common drain
Location and size of water toby :	15mm
Location of public drains (if any) :	none
Location of easments (if any) :	see planners comments
Stormwater disposal to :	Soak pits

Plumbing and drainage notes

Council owns most of the manholes, pipes, connections etc shown on this plan including where they cross private property. It is illegal to interfere with any of Council services.

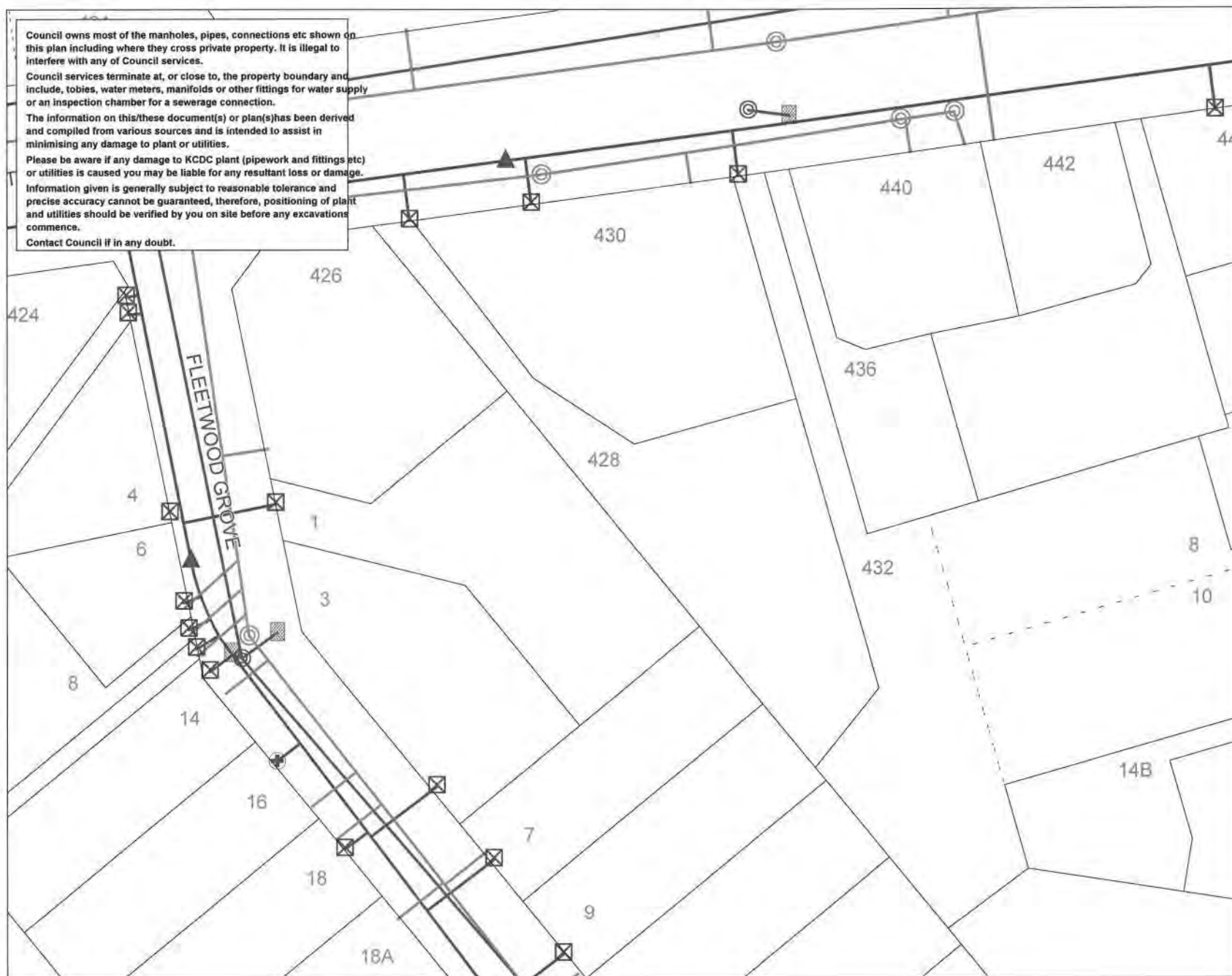
Council services terminate at, or close to, the property boundary and include, tobies, water meters, manifolds or other fittings for water supply or an inspection chamber for a sewerage connection.

The information on this/these document(s) or plan(s) has been derived and compiled from various sources and is intended to assist in minimising any damage to plant or utilities.

Please be aware if any damage to KCDC plant (pipework and fittings etc) or utilities is caused you may be liable for any resultant loss or damage.

Information given is generally subject to reasonable tolerance and precise accuracy cannot be guaranteed, therefore, positioning of plant and utilities should be verified by you on site before any excavations commence.

Contact Council if in any doubt.



LEGEND



- Sewer Pump
- Sewer Manhole
- ★ Stormwater Soak Hole
- Stormwater Pump
- Stormwater Manhole
- Stormwater Sump
- ◆ Stormwater Outlet
- ▲ Stormwater Inlet
- Water Hydrant
- ⊕ Water Valve
- ⊠ Water Toby
- Sewer Rising Main
- Sewer Pipe
- Stormwater Pipe
- Stormwater Rising Main
- Water Pipe

Map Drawn Date: 3/08/2006 By STA-BUILDCON-11

Scale: A4 1:890

Date of Aerial Photography:

Cadastral information derived from Land Information New Zealand. Crown Copyright reserved. Approved for internal reproduction by Kapiti Coast District Council.

NB: The property boundaries and address numbers shown are indicative only.



SERVICE NETWORK

NOTICE OF WRITTEN APPROVAL

APPROVAL BY PERSON(S) AFFECTED BY AN APPLICATION FOR A RESOURCE CONSENT

To be completed by the person(s) requesting approval:

APPLICANT: NT & RD MORGAN
428 TE MOANA ROAD, WAIKANAE
 TYPE OF CONSENT: CONSENT TO BUILD ADJACENT TO PROPERTY
 PROPOSED ACTIVITY: DOMESTIC GARAGE EXTENSION BOUNDARY.
TO EXISTING HOUSE
 LOCATION: 428 TE MOANA ROAD, WAIKANAE
 PLAN REFERENCE NO: _____

To be completed by the person(s) giving his or her approval:

☒ I/we are the owner/ shareholder/ occupier of the following property:

Name Alison Bolt
 Street/Road Address 1A Fleetwood Grove
 Legal Description _____
 Phone Number 04-293-7516

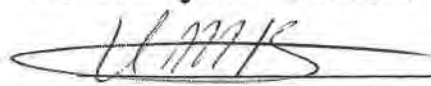
- I/we have inspected and signed the attached plans and information for the above activity ☒ Yes/ No
- I/we understand that, if I give my approval, the District Council shall not take into account any effects that the proposed activity may have on me, when considering the application ☒ Yes/ No
- **Either:** I/we hereby do give approval for the proposal to proceed as presented, ☒ Yes - I/we Approve

Or

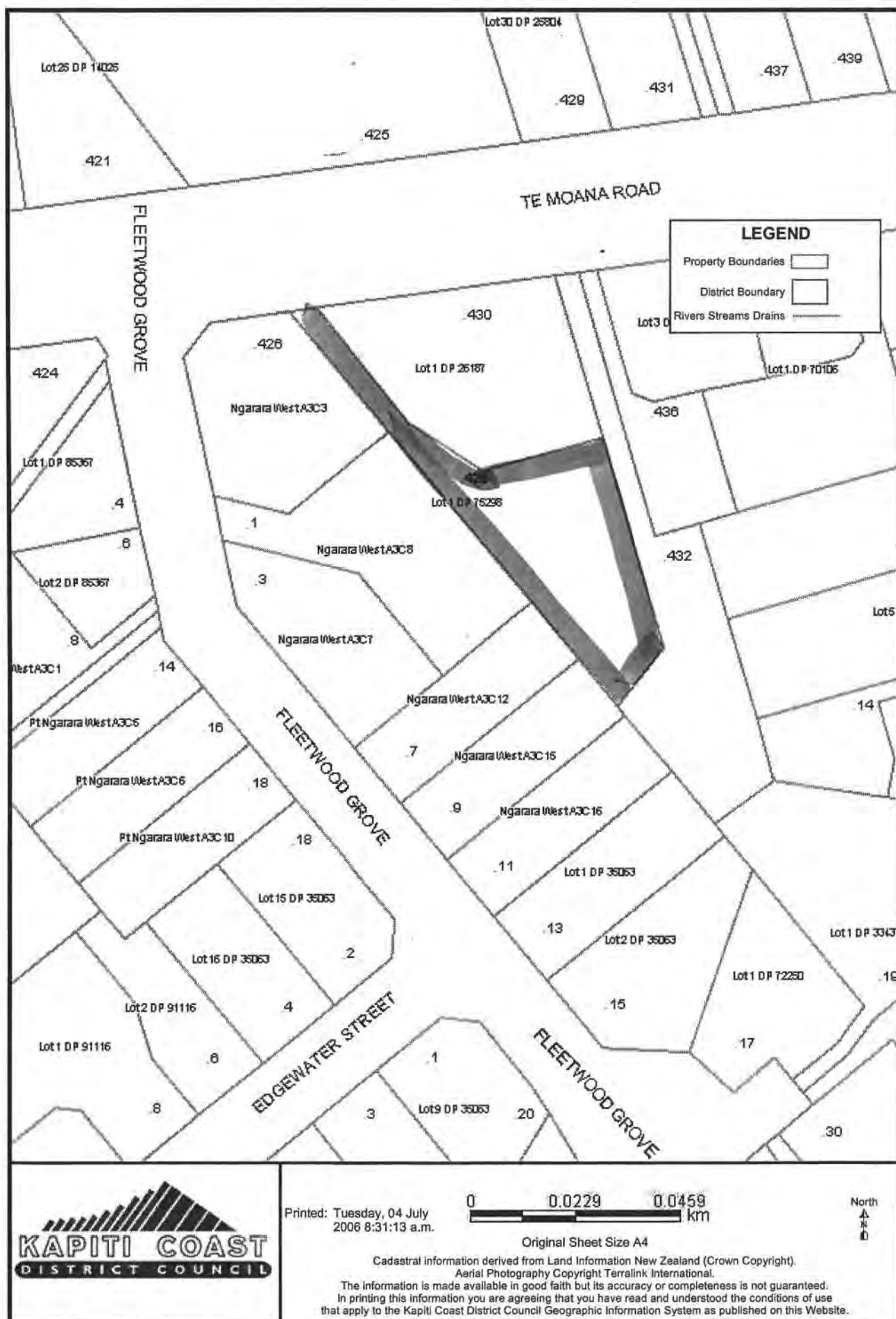
I/we hereby do not give approval for the proposal to proceed as presented

No - I/we
do not
approve

Note: If you do not understand what this form is for, do not sign it

 A M Bolt 3/7/06

 (Signatures) (Print Names) (Date)

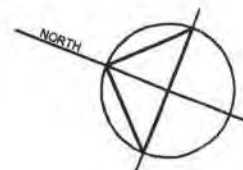


TE MOANA RD



Existing glasshouse to be dismantled and reassembled in new location

New sewer rodding eye at existing N.



Water bore

Water (20mm Novapipe)

DECK

EXISTING HOUSE

lobby

existing garage

garage addition

Common Sewer (800 mm deep)

Relocate gas pipe around new garage

Power cable

SITE PLAN

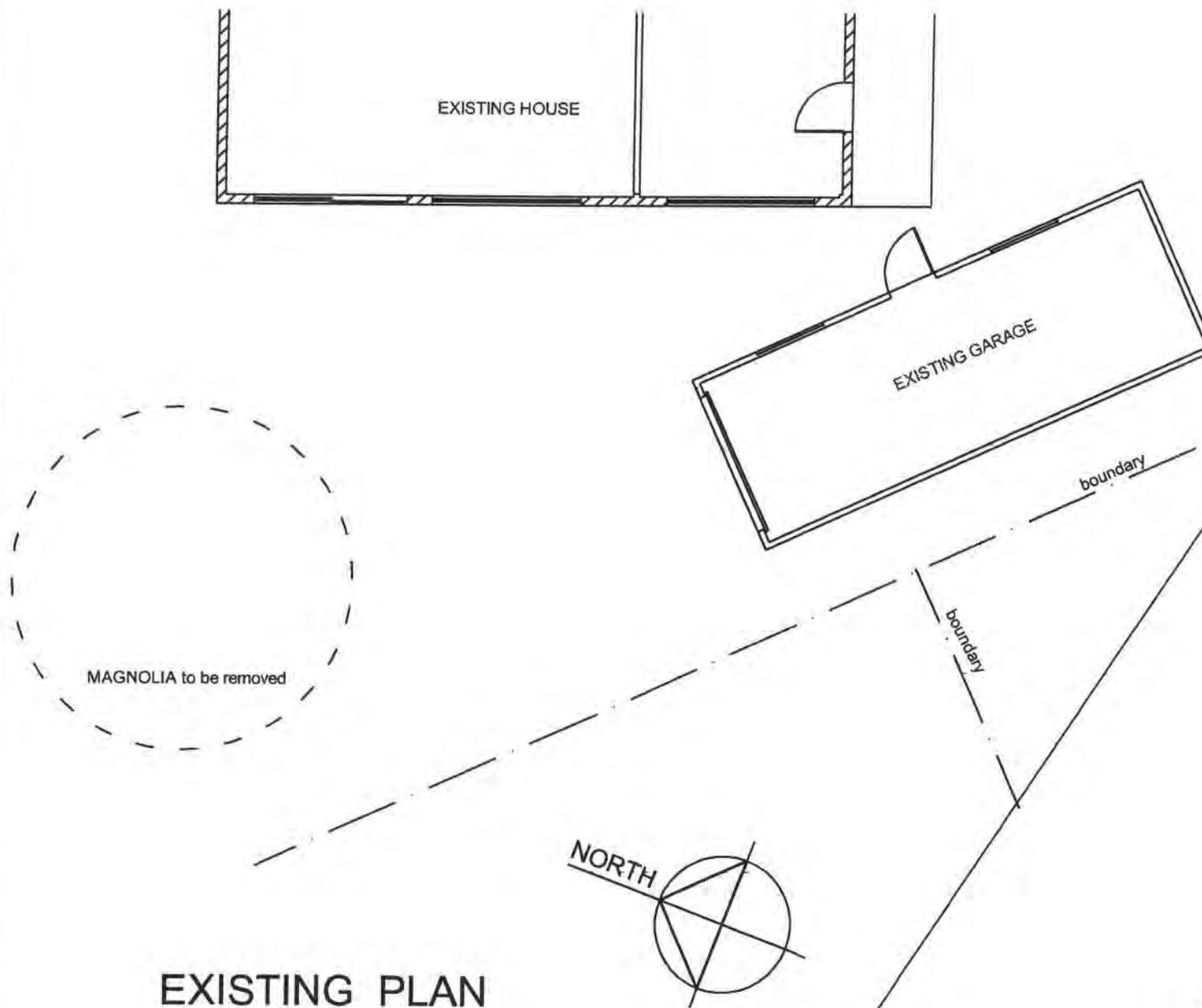
Gas (10nb PE80-MD in 40mm PVC duct)

WOOLCOTT ARCHITECTS
PO Box 695 TAUPO
Tel/Fax: 07 3768111

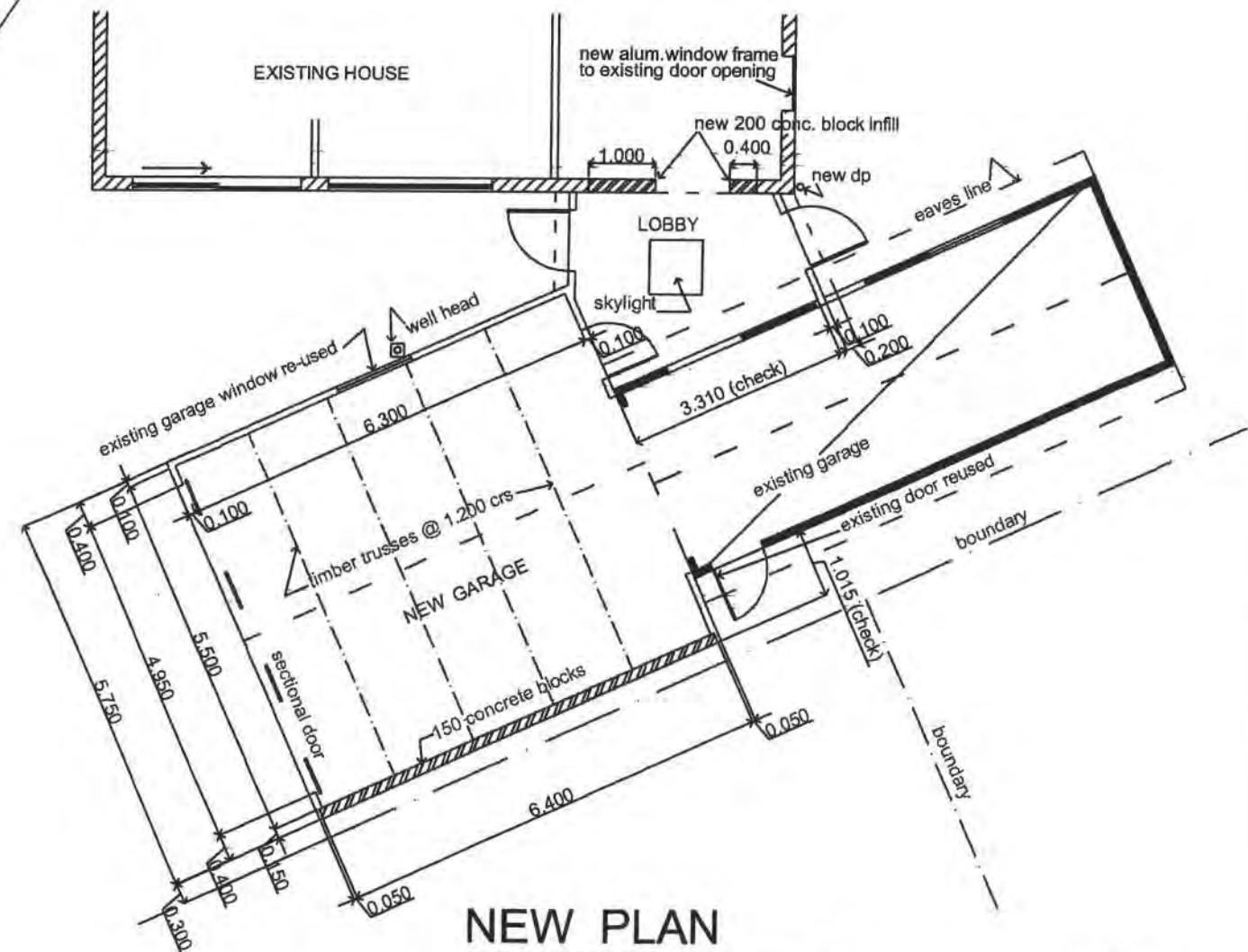
MR & MRS N. & R. MORGAN 428 TE MOANA RD WAIKANAE
NEW GARAGE

DATE May 2006
SCALE 1:250

DRAWING
W1



EXISTING PLAN



NEW PLAN

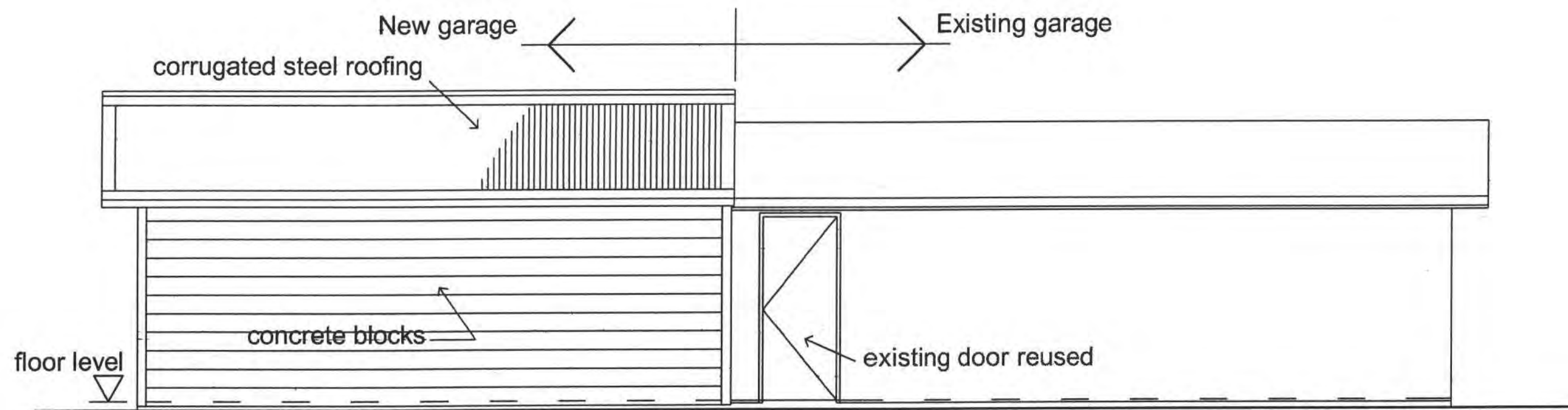
Existing timber framing shown

WOOLCOTT ARCHITECTS
PO Box 695 TAUPO
Tel/Fax: 07 3768111

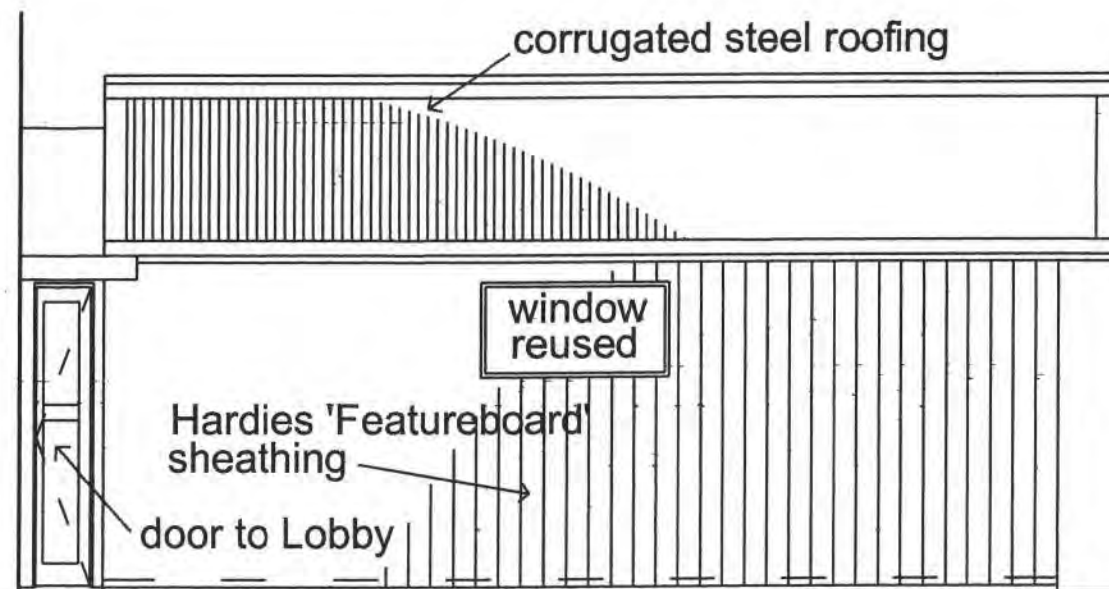
MR & MRS N. & R. MORGAN 428 TE MOANA RD WAIKANAE
NEW GARAGE

DATE May 2006
SCALE 1:100

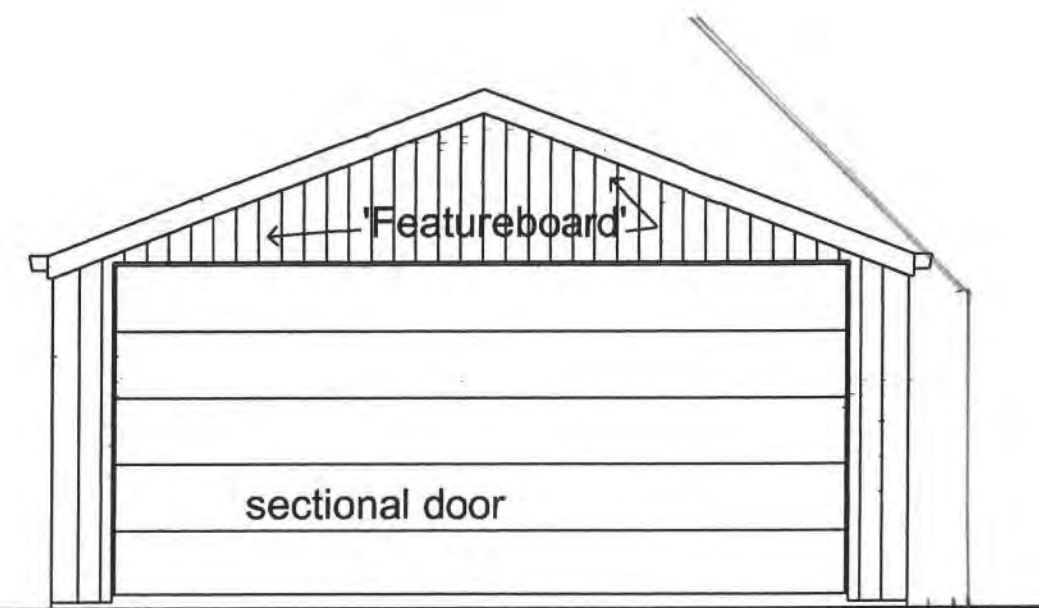
DRAWING
W2



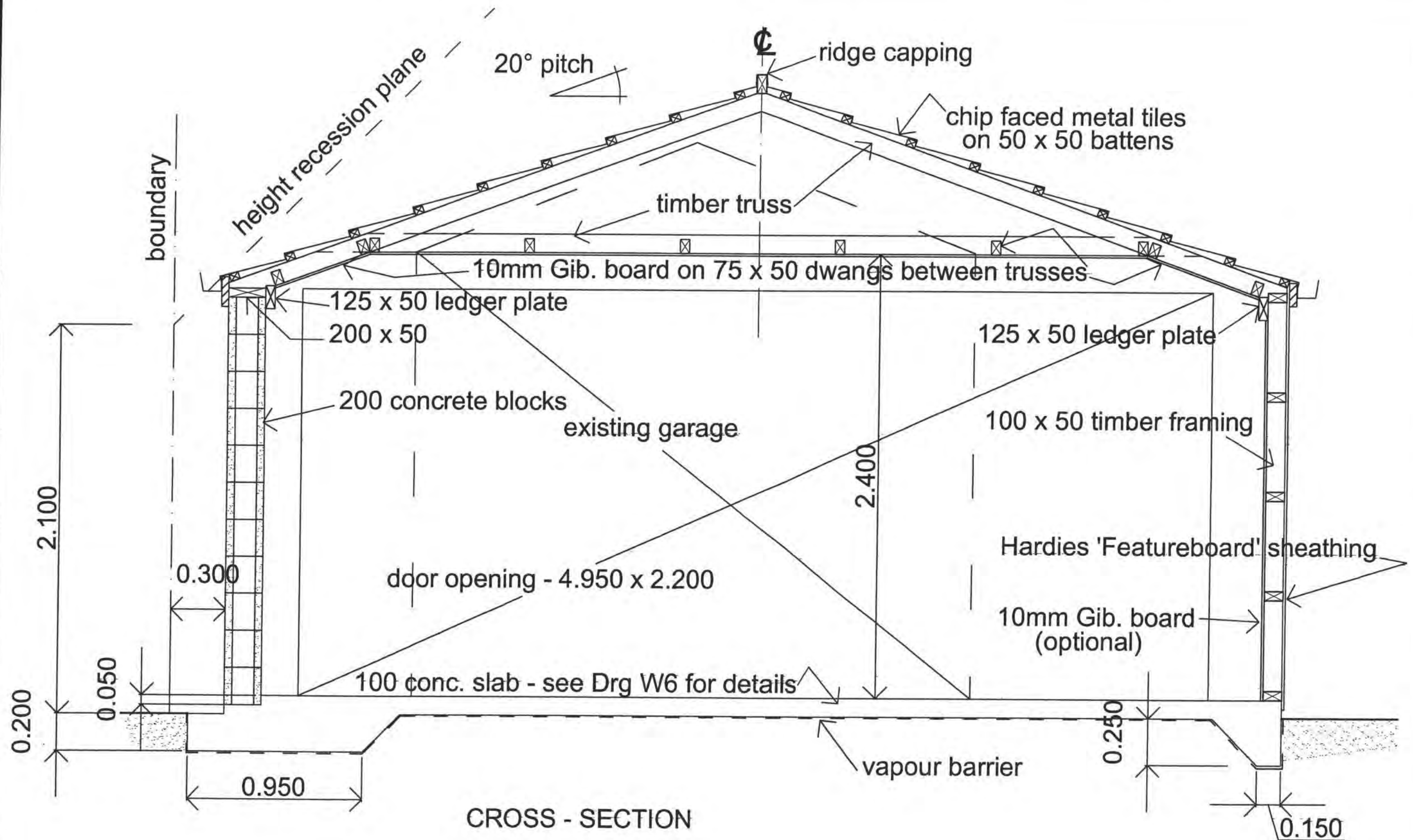
SOUTH - WEST ELEVATION



NORTH - EAST ELEVATION



NORTH - WEST ELEVATION

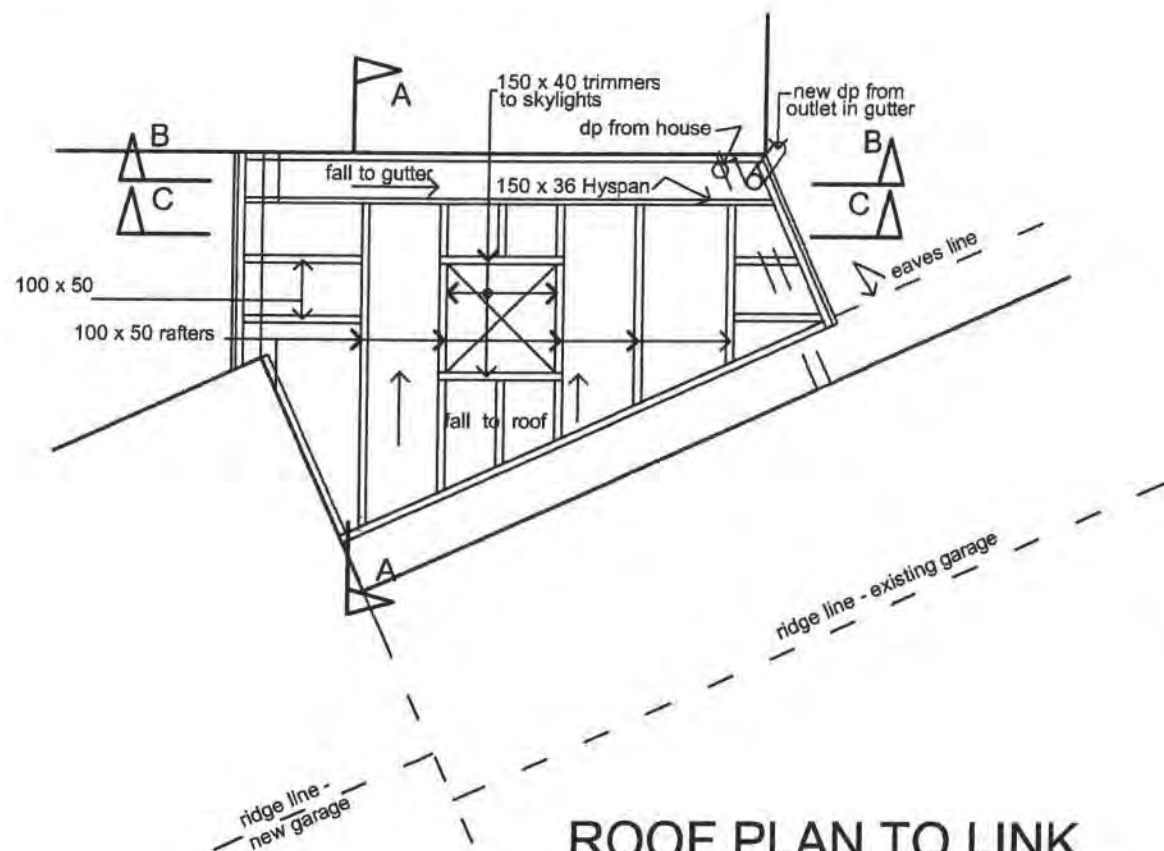


WOOLCOTT ARCHITECTS
PO Box 695 TAUPŌ
Tel/Fax: 07 3768111

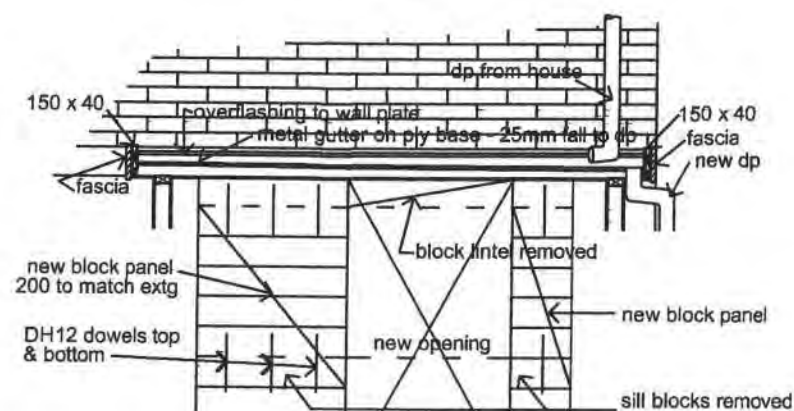
MR & MRS N. & R. MORGAN 428 TE MOANA RD WAIKANAE
NEW GARAGE

DATE May 2006
SCALE 1:20

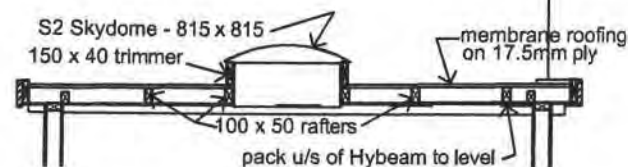
DRAWING
W4



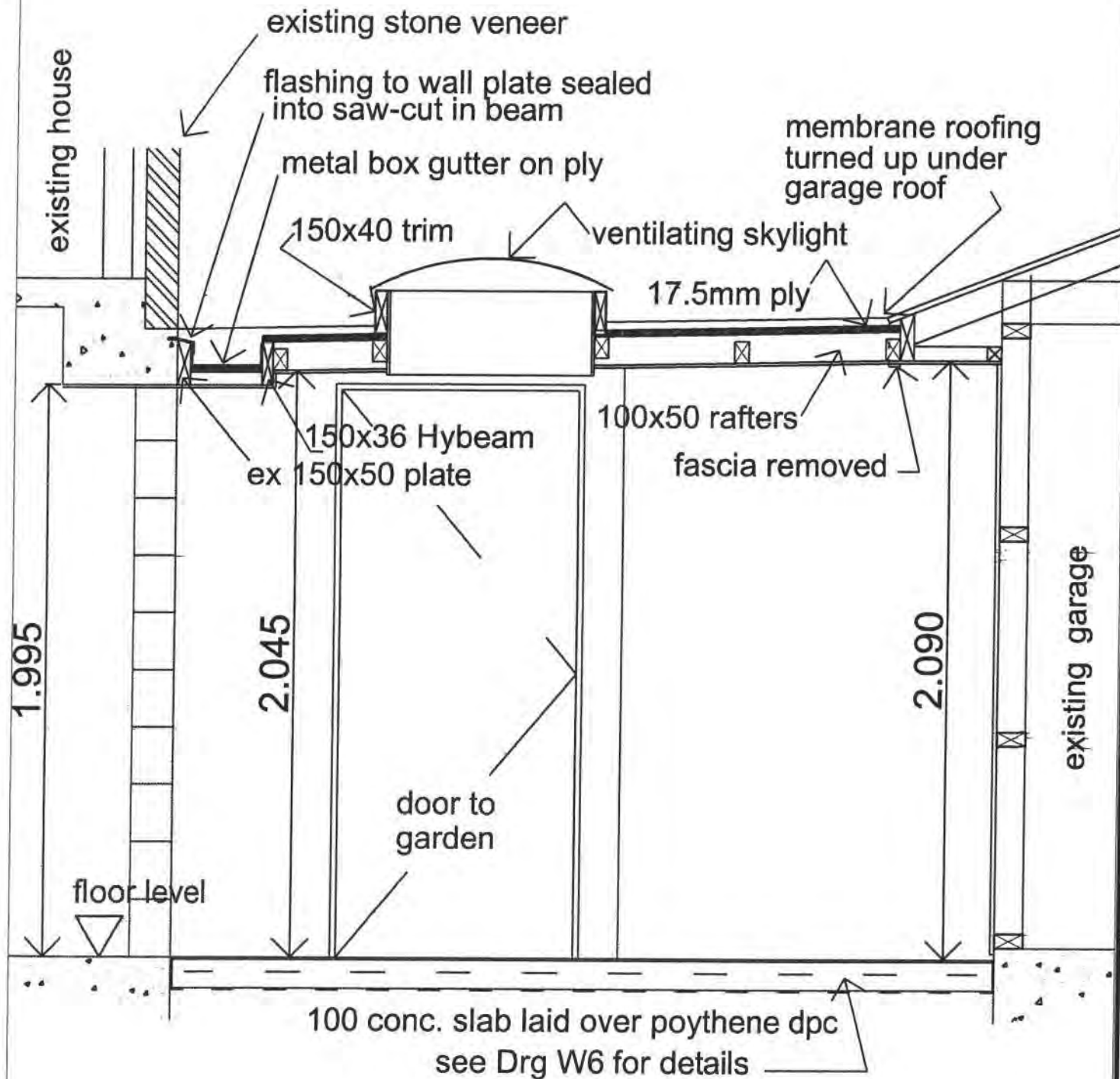
ROOF PLAN TO LINK
Scale: 1:50



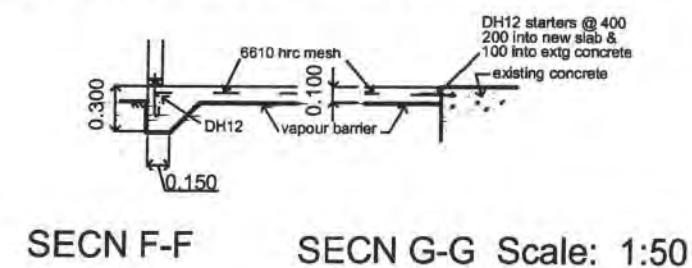
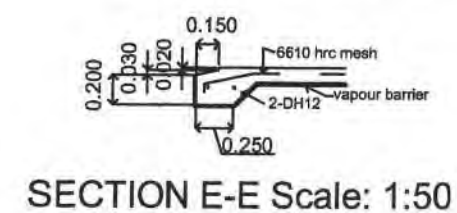
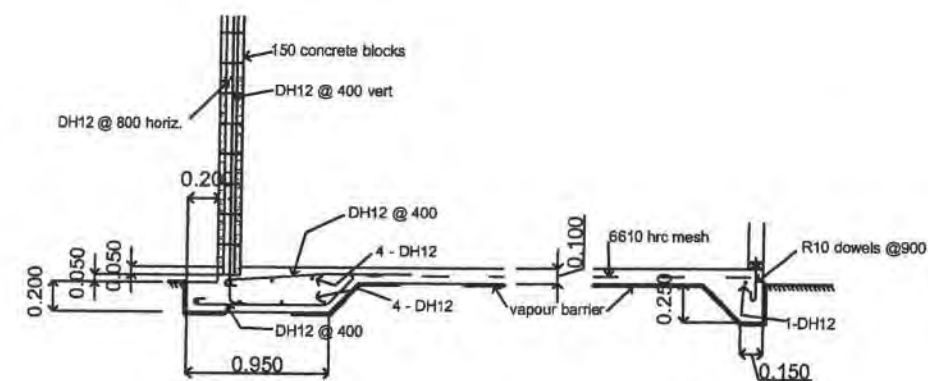
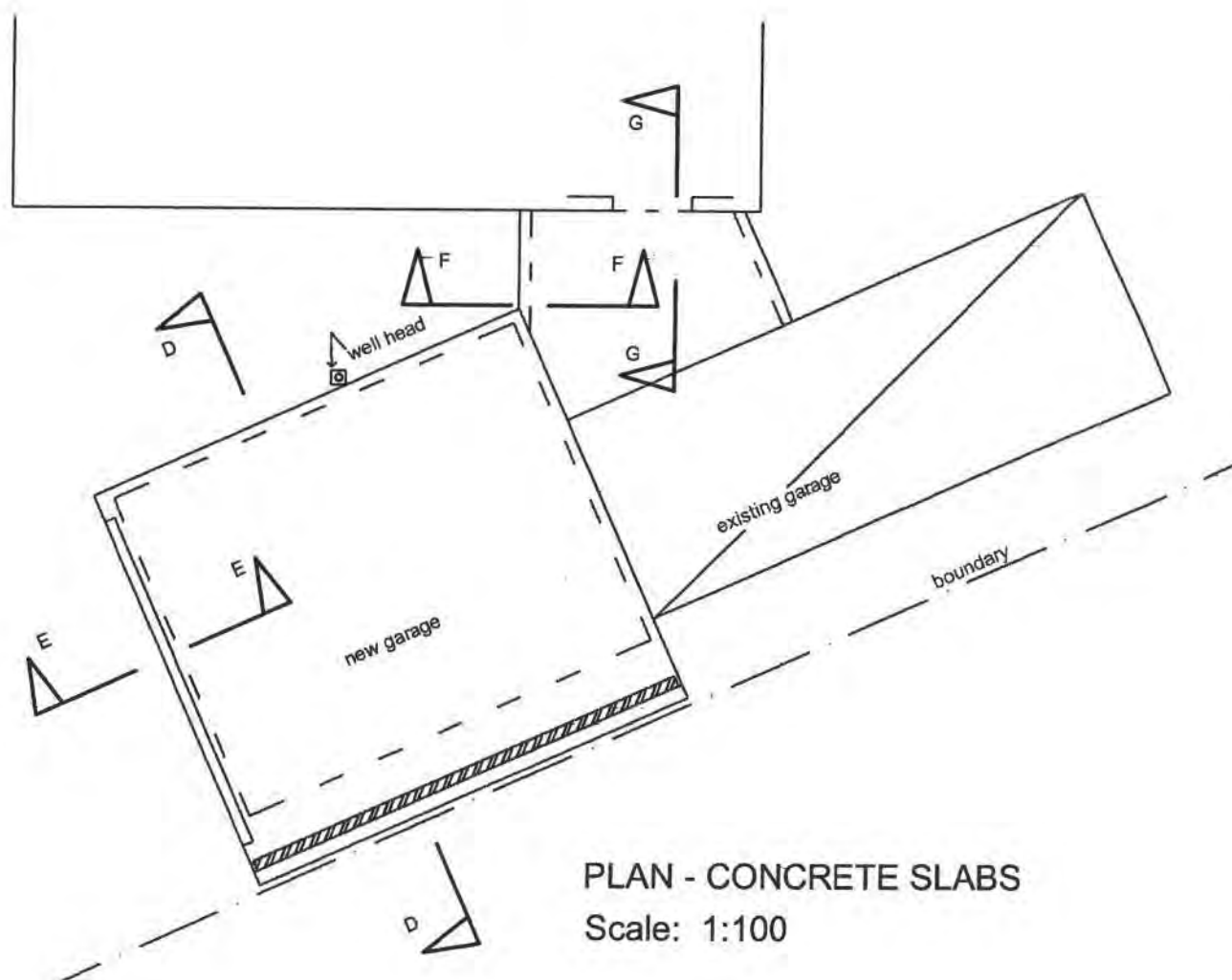
SECTION B - B

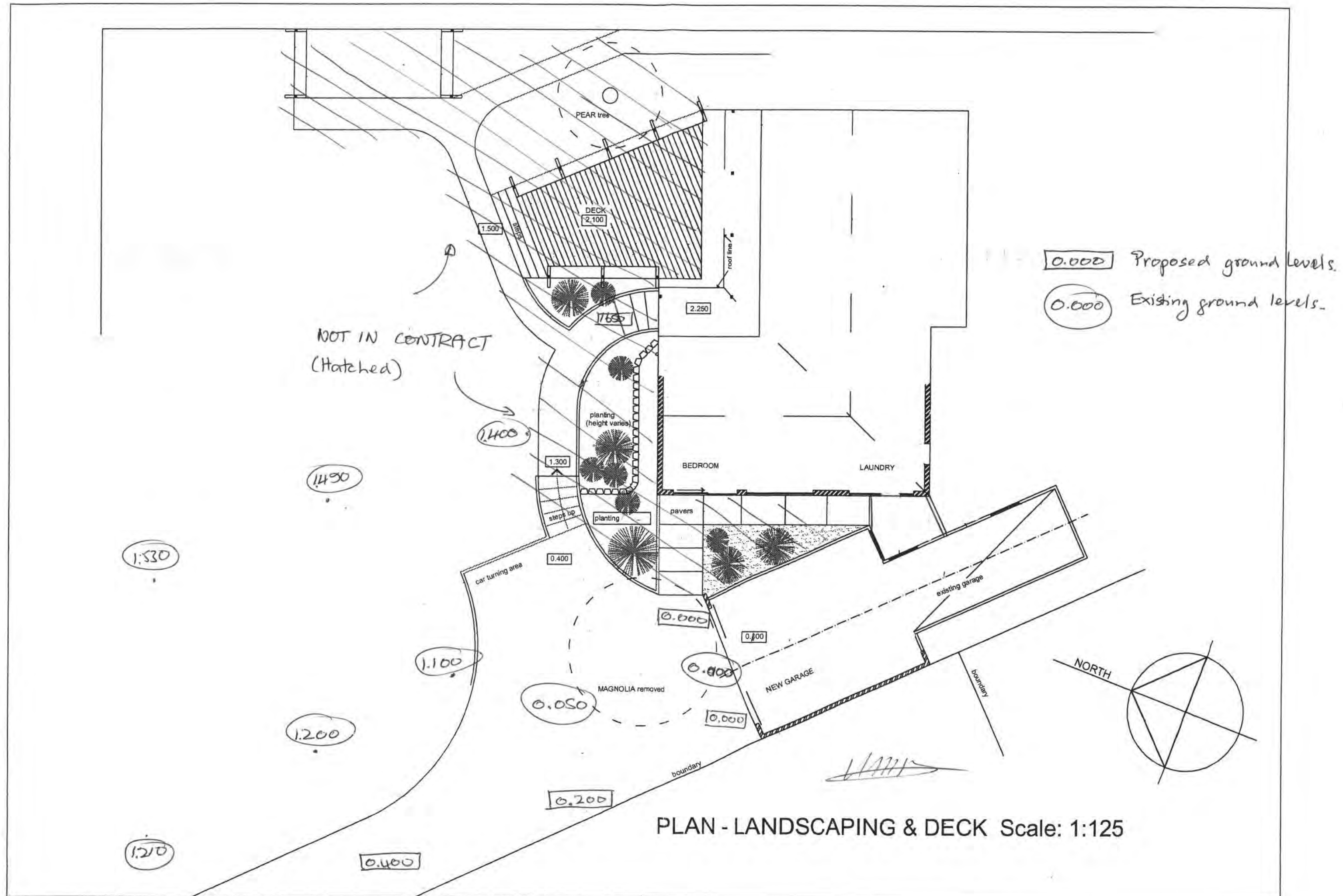


SECTION C - C



SECTION A - A Scale: 1:20





11 July 2006



BC060766P

Mr & Mrs Morgan
428 Te Moana Road
WAIKANAE



Dear Mr and Mrs Morgan

RE: Proposed Additions and Alteration to 428 Te Moana Road, Waikanae

Thank you for your building consent application BC 060766 for proposed alterations and additions for the above property. The subject property is zoned Residential under the Operative Kapiti Coast District Plan 1999.

I note from the plans submitted that the garage will be extended and a new lobby will be created which connects the house to the extended garage. As this will result in the garage being attached to the house, the garage will be considered as part of the dwelling and thus will be subject to the same yard requirements as dwellings. Under the District Plan, the minimum yard requirements for any residential site shall be:

Rear Site – 3 metres all yards.

Therefore, as the plans submitted do not meet the above requirement, written consent must be obtained from adjoining landowners, which in this case is 1 Fleetwood Grove, Waikanae. If this consent is not given then an application for a Resource Consent must be lodged. Alternatively, you may wish to make changes to the proposed plans in order for it to comply with the above District Plan rule.

If the written consent from adjoining landowners cannot be obtained, then there will be a fee of \$400 for the land use consent application. Enclosed with this letter are the appropriate application forms that need to be completed and returned to this office so that your application can be processed.

Pursuant to Section 37 of the Building Act 2004, notice will be served placing a certificate on the Project Information Memorandum. This certificate requires a Territorial Authority to attach to the Project Information Memorandum a certificate to the effect that until Resource Consent has been obtained – no building work may proceed, or building work may only proceed to the extent stated in the certificate.

We look forward to completing your consent and would appreciate prompt attention to these details to avoid any unnecessary delays in the processing systems. Please phone me with any queries on (04) 904 5863.

Kapiti Coast District Council

Phone (04) 904 5700, Fax (04) 904 5830 | 175 Rimu Road, Private Bag 601, Paraparaumu. Website www.kapiticoast.govt.nz



If you have any concerns or enquiries please do not hesitate to contact me on
(04) 9045 – 814.

Yours faithfully

A handwritten signature in black ink, appearing to read "Colin Bridges". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Colin Bridges
Senior Resource Consents Planner
Enc.

HOROWHENUA COUNTY COUNCIL

WAIKANAЕ COUNTY TOWN

PERMIT FOR A PLUMBER OR DRAINLAYER TO CARRY OUT PLUMBING OR DRAINAGE WORK

Mr G. W. M^r Faulkner
5 Patterson Grove
Hawthorne (18)

Halkar (a licensed plumber or drainlayer), is hereby authorized to carry out the work described herein, and as set forth in the plan deposited with me, on the premises owned (or occupied) by

Mr I L Taylor and situated in Te Moana Road Street (or Road), Haikona being described as Lot 2 DP 26187.

Description of work: Complete plumbing & drainage to new dwelling.

Estimated Cost \$2563.00

Receipt No. 2316

Permit Fee — \$ 30.00

Connection Fee \$

TOTAL \$ 50.00

Such work is to be carried out in strict accordance with the Plumbing and Drainage Regulations 1959 and Horowhenua County Council By-Law No. 9, and shall be completed on or before the _____ day of _____ 19_____

Date 12-6-45

County Engineer.

This permit is issued subject to:

**HOROWHENUA COUNTY COUNCIL
WAIKANAÉ COUNTY TOWN**

Notice of Completion of Work and Request for Inspection

To: The Health Inspector,
Horowhenua County Council,
LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at _____
_____ Street/Road, owned by Mr _____ the plumbing/drainage
works specified in Permit No. _____ issued on _____ 19_____, and I do
hereby request that such works should be inspected.

Dated this _____ day of _____ 19____

Plumber/Drainlayer.

Address of Plumber: _____

FOR OFFICE USE ONLY

The works above referred to in Permit No. _____

I HEREBY CERTIFY that the work has been examined and found satisfactory.

Date: _____ 10

K.B.H.

Luksemburg

LEGEND

- EXISTING SEWER DRAINAGE
- NEW SEWER DRAINAGE
- ST SEPTIC TANK
- GT GULLY TRAP
- MV MAIN VENT
- IT INSPECTION JUNCTION

MR. AND MRS. T. L. TAYLOR
 428 TE MOANA ROAD.
 LOT 2 DP 26187 BLOCK IX
 KAITIARA SURVEY DISTRICT
 C. of T. VOL. 63 FOLIO 428

MRS. J. M. EDWIN AND MR. G. E. EDWIN
 1 FLEETWOOD GROVE.
 BLOCK IX KAITIARA SURVEY DISTRICT
 BEING THE NGARARA WEST BLOCK A100
 C. of T. VOL. 718 FOLIO 8

FLEETWOOD GROVE

303

DP 26187

LOT 2

SCALE 1:500

308

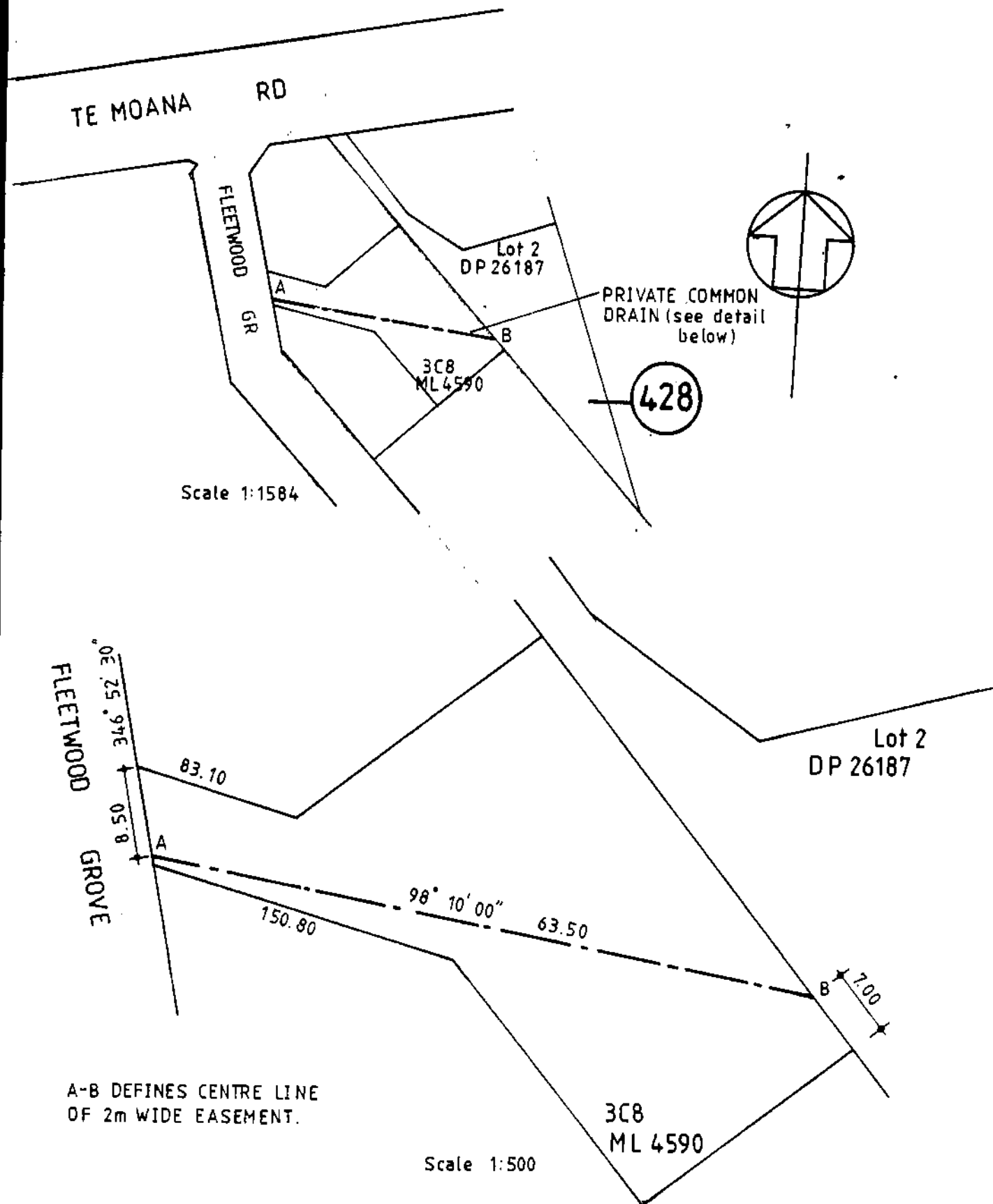
307

M.L. 4590

3012

22-3

1 FLEETWOOD



APPROVED

N Busch

COUNTY ENGINEER

DATE 11. 11. 82.

HOROWHENUA COUNTY COUNCIL
 WAIKANAE DISTRICT COMMUNITY COUNCIL
 COMMON DRAIN SERVING Lot 2 DP 26187 &
 3C8 M.L. 4590

DRAWN

L. Hart

DATE NOV 82

FILE 261612

DRAWING No.

S/36815

S P E C I F I C A T I O N

for

GARAGE

to be constructed for

Mr. & Mrs. T. L. Taylor

at

428 Te Moana Road - Waikanae

PRELIMINARY & GENERAL

This specification and associated drawing covers work to be done and materials to be used in the erection and full completion of a garage for Mr. & Mrs. T. L. Taylor at 428 Te Moana Road, Waikanae.

All work shall be carried out in accordance with this specification and associated drawing and comply with local body by-laws and ordinances.

The Contractor shall maintain the work for a period of thirty days after completion of the contract. During that period, the Contractor shall make good all defects to the satisfaction of the owners.

The Contractor shall obtain and pay all fees for a permit from the local authority before the commencement of the work.

EXCAVATION

Excavate in way of concrete hardstand to depth of 50 mm below ground surface level and excavate 100 x 200 mm deep footings on perimeters of hardstand.

CONCRETE & BLOCKLAYING

All materials and concrete mix shall comply with the requirements of NZS1900 Chap. 9.3A and shall have a minimum compressive strength of 17 MN/m² (2500 p.s.f.) at 28 days.

Polythene sheeting 0.25 mm thick lapped 150 mm at joints and joint taped shall be laid in hardstand excavation before concrete pour.

Hardstand slab shall be 100 mm thick, thoroughly compacted, and reinforced with 'HRC 655'. Top surface shall be screeded trowelled flat and steel floated smooth for normal garage floor finish.

Hardstand slab shall have slight fall from South to North ends (approximately 50 mm) to facilitate drainage of water collecting on garage floor out and underneath the North end door.

Set 12 mm dia. starters at 400 mm apart in concrete slab perimeter to locate stud wall bottom plates and pour 100 x 100 mm concrete nib around hardstand slab perimeter - perimeter in way of North and East entrance doors excepted.

SCHEDULE OF TIMBERS

Bottom plates to stud walls, studs, dwangs, braces, top plates and rafters - 100 x 50 mm radiata No. 1.

Side door and windows - 'RIMU' or equal for good joinery finish.

CONSTRUCTION

All timber shall be machine dressed, seasoned to a moisture content appropriate for its end use, free from loose knots and other defects, and treated by a plant registered by the Timber Preservation Authority, treatment being as specified by the Authority for the particular preservative.

Studs shall be spaced at maximum 500 mm c/c and two rows of dwangs shall be secured at equal vertical spacings between same.

Radiata No. 1 - 100 x 50 mm or purpose made braces shall be installed at 45° at both ends of the East, West, and South walls.

All bolts and nuts, hinges, screws, and other steel fixings used in the structure shall be galvanised.

Bituminised damp-proof course shall be laid between concrete and any timbers directly in contact with such concrete.

Fit "Tilt-e-Door" main entrance door as supplied by owners.

Two in number standard size windows (approximately 900 x 450 mm) to be fitted as shown on drawing. Windows to be top hinged and opening outwards.

One in number 1980 x 850 mm timber door to be fitted as shown on drawing. Door to be hinged on left hand side when viewed from outside and to open outwards through 180°.

Door to be fitted with locking device. Fit galvanised steel door retaining hook to secure door in open position.

SHEATHING

Sheathing to all walls shall be 'HARDIE' 'Coverline' asbestos cement sheathing installed in accordance with the maker's recommendations.

ROOFING

Roofing shall be bituminised coated galvanised metal tiles 'HARVEYTILE' or similar matching in size, shape and colour, the tiles fitted to the house roof.

PLUMBING

Provide and fix 'HARLEY PVC' spouting and brackets to East and West roof edges with one 'HARLEY PVC' downpipe at each Northern end of spouting. These downpipes to discharge into 100 mm dia. earthenware drain laid 300 mm deep to soak hole in centre of yard. (Approx. 2 m distance)

PAINTING

Except for priming of timbers of window frames and sashes and side door, painting of timber and asbestos sheathing will be undertaken by the owners.



Ministry of Works
and Development

Head Office, Vogel Bldg., Aitken Street.

12-150

Box 12-150, Wellington North.

Telephone 59 989

Telex NZ 3844

BUILDING PROJECTS AUTHORITY

Our Ref H 2794

Date: 1 April 1975

Inquiries to:

T. L. Taylor
148 Kanpur Rd.,
Broadmeadows
WELLINGTON 4

Dear Sirs,

THE ECONOMIC STABILISATION (BUILDING REGISTRATION
AND CONSTRUCTION) REGULATIONS 1974

Your application ref. of ..18 March 1975..... refers.

Pursuant to the abovementioned regulations the application submitted by you on behalf of ..as above.....
for the construction of House of an approximate area
of 1537 sq. ft. and Garage of an approximate
area of 374 sq. ft. at Horowhenua Co., C. has
been considered by the Building Projects Authority.

You are advised that:

The issue of a building permit is authorised to allow
construction to commence immediately.

~~THE ISSUE OF A BUILDING PERMIT IS AUTHORIZED TO ALLOW
CONSTRUCTION TO COMMENCE IMMEDIATELY~~

(MWH)

(MWH)

This consent is valid for three months after the month specified
above. If not exercised within that period, an explanation of the
reasons for the delay and a request for an extension of time (if
required) must be made in writing to the Authority.

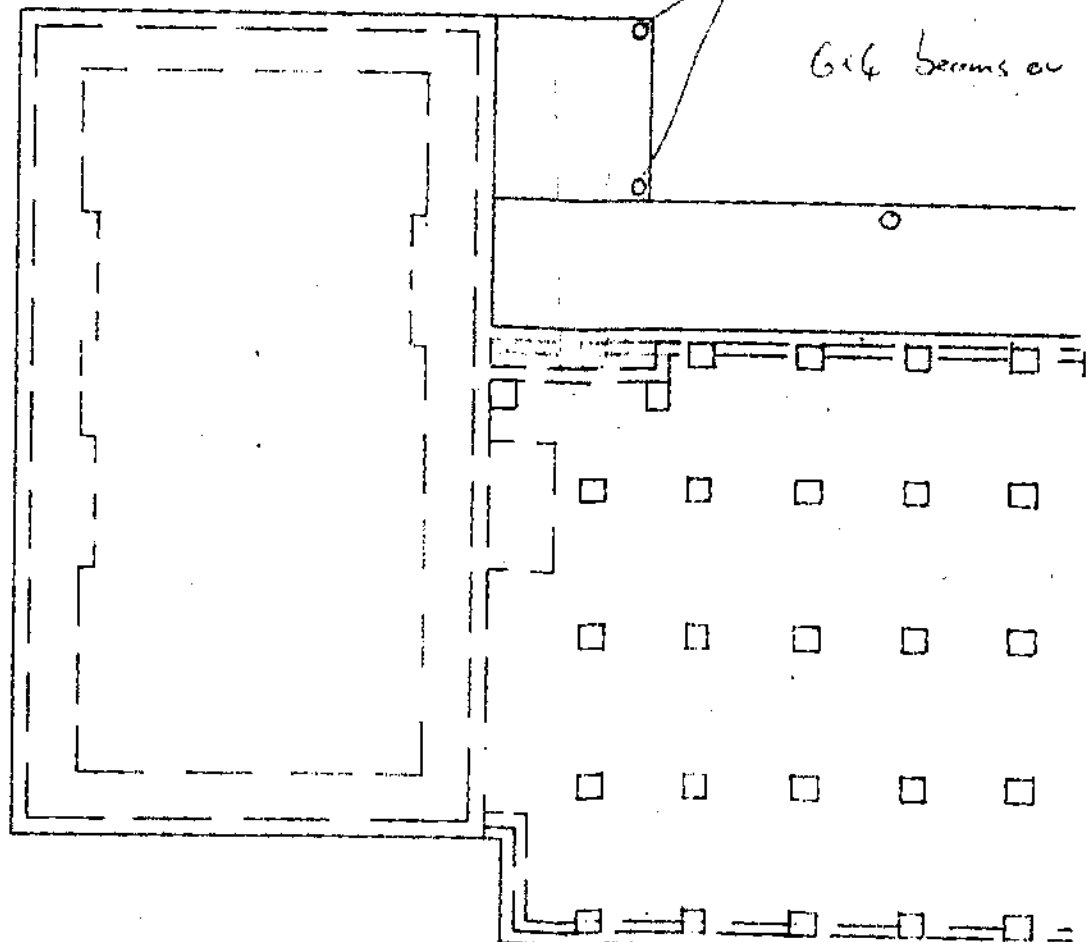
This consent must be attached to your application to the local
authority for the issue of a building permit. The local authority
will complete, detach and return the following information to me
after the building permit has been issued.

The regulations provide that, where the issue of a building
permit has been deferred, this decision, will, on request, be
reviewed in six months, when, if circumstances permit, the
commencement date may be advanced.

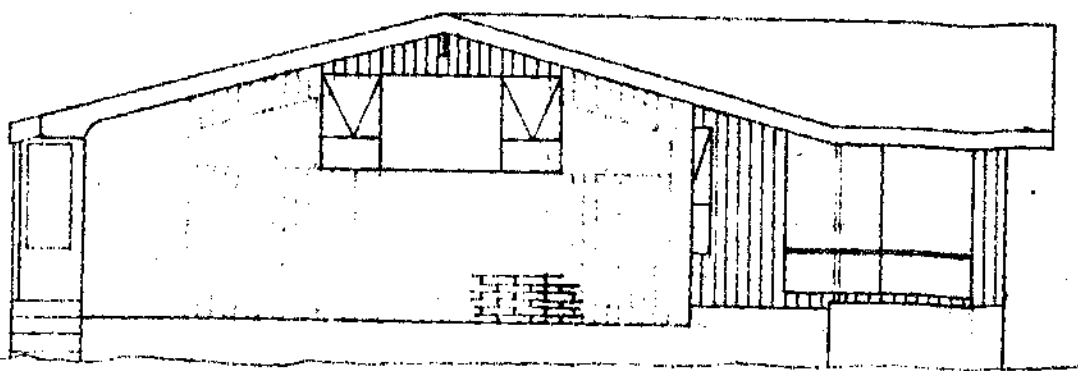
Yours faithfully,

Posts: 4"x6"

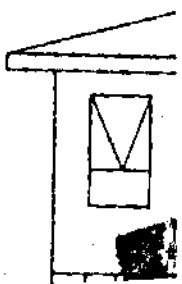
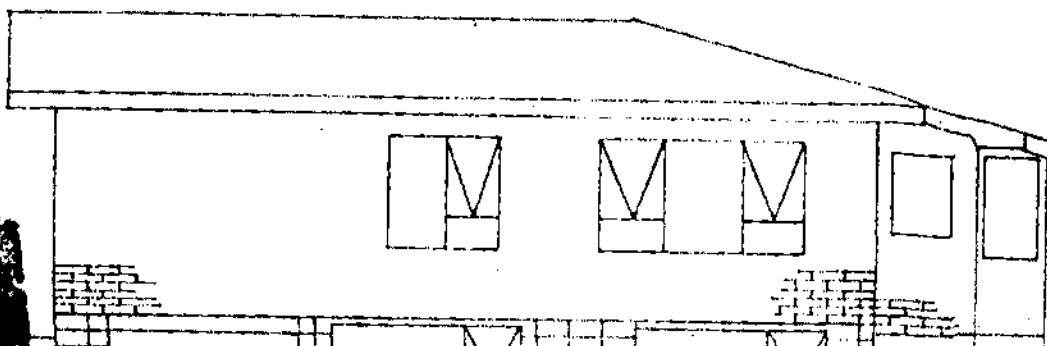
6"x6 beams on

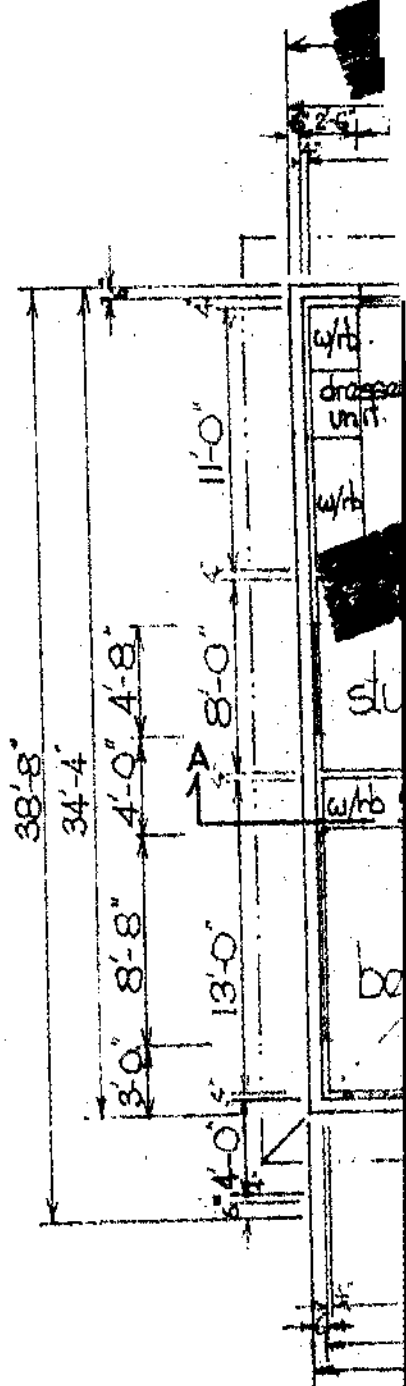
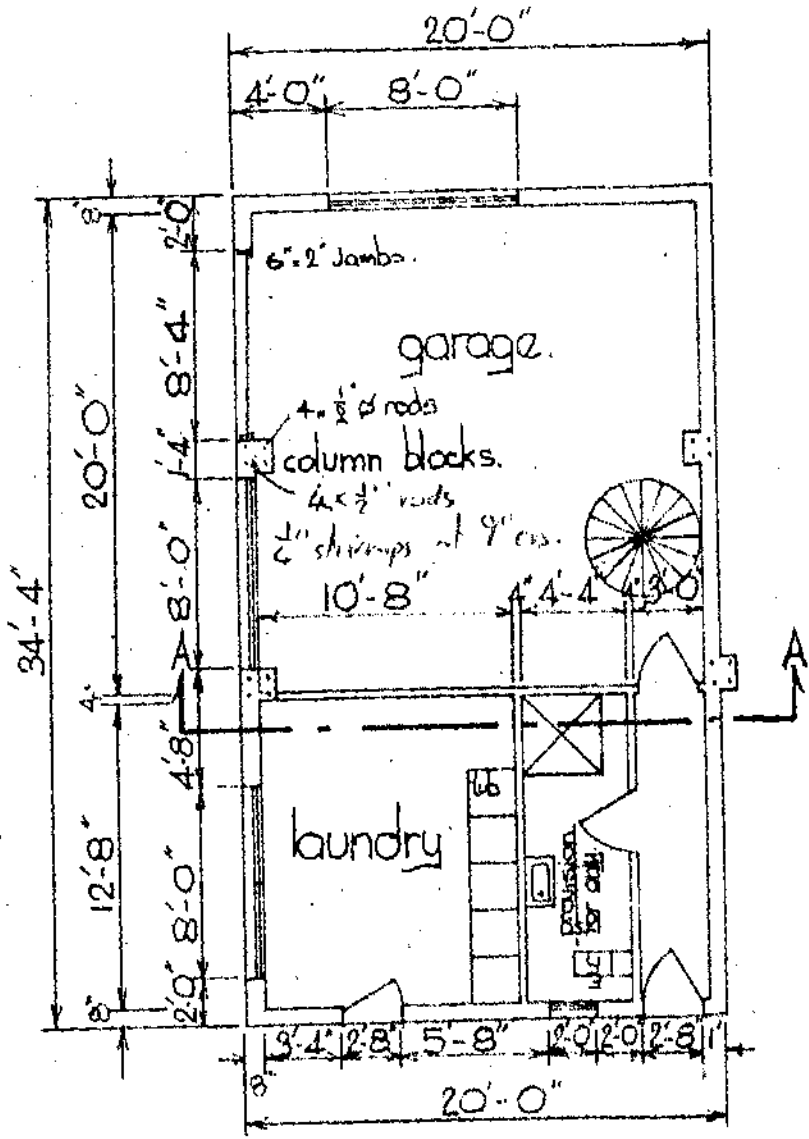
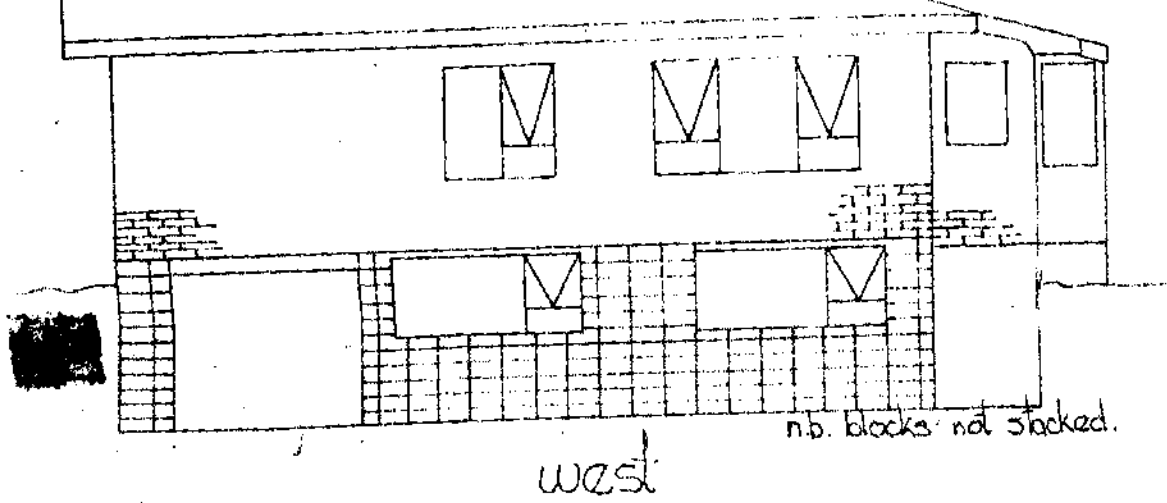


foundation plan.

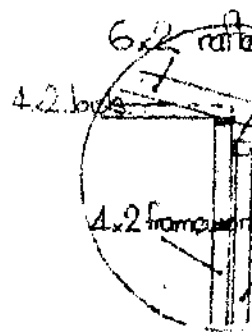
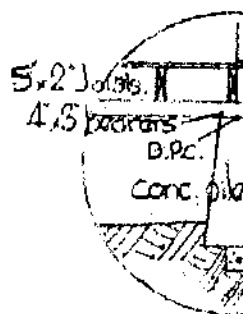
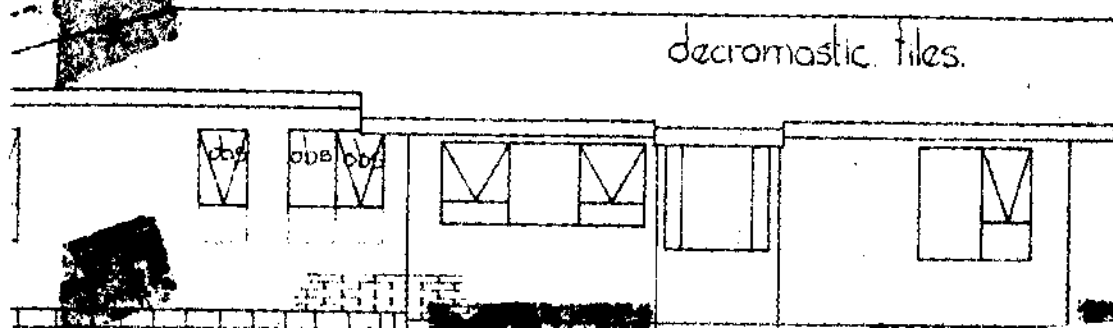
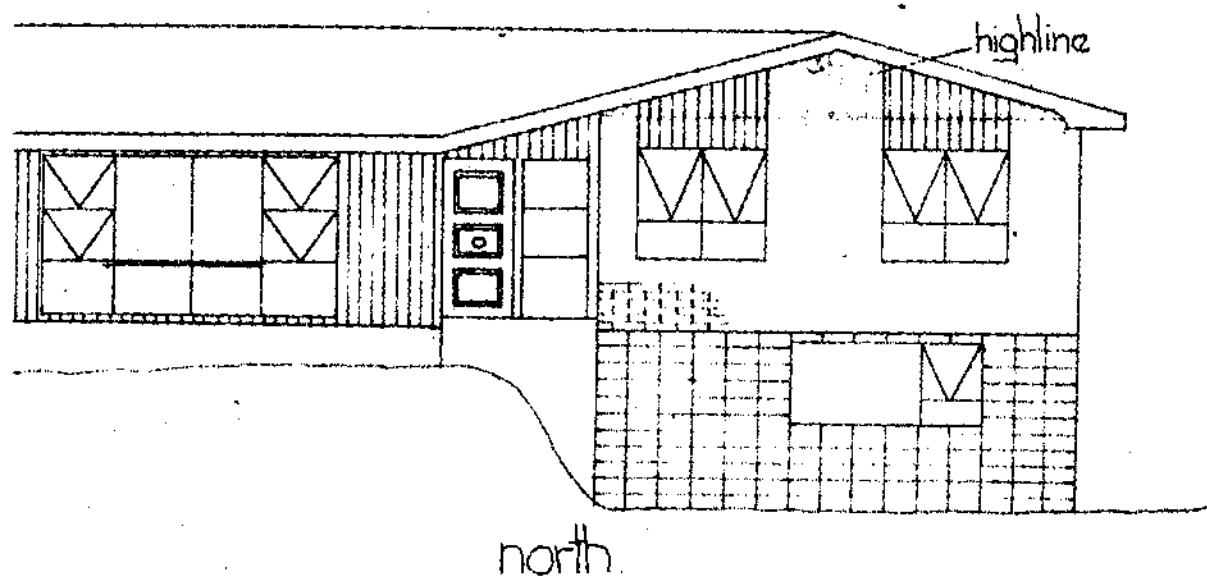
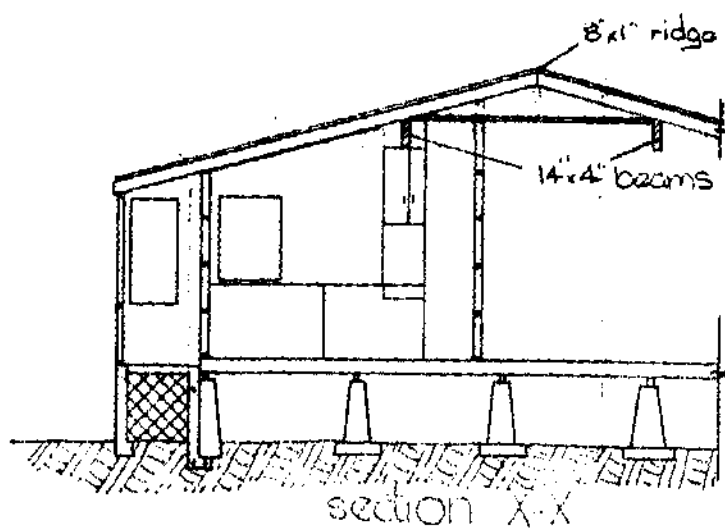


east.

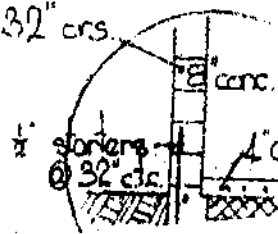




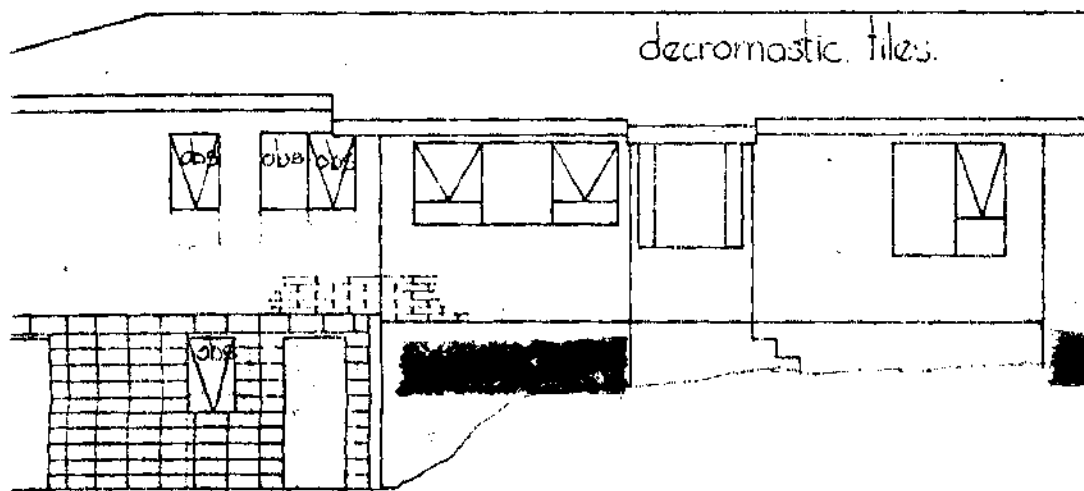
proposed residence for Mr & Mrs T.L. Taylor.



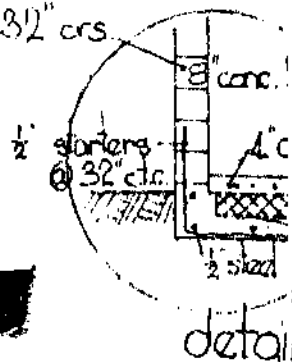
bond beam
at 32" c/s.



north.

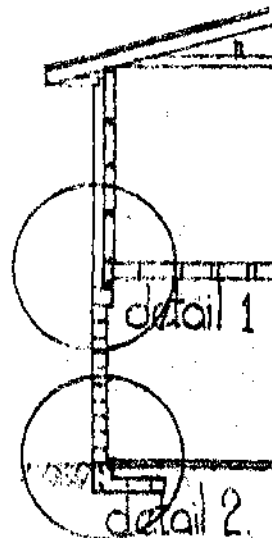
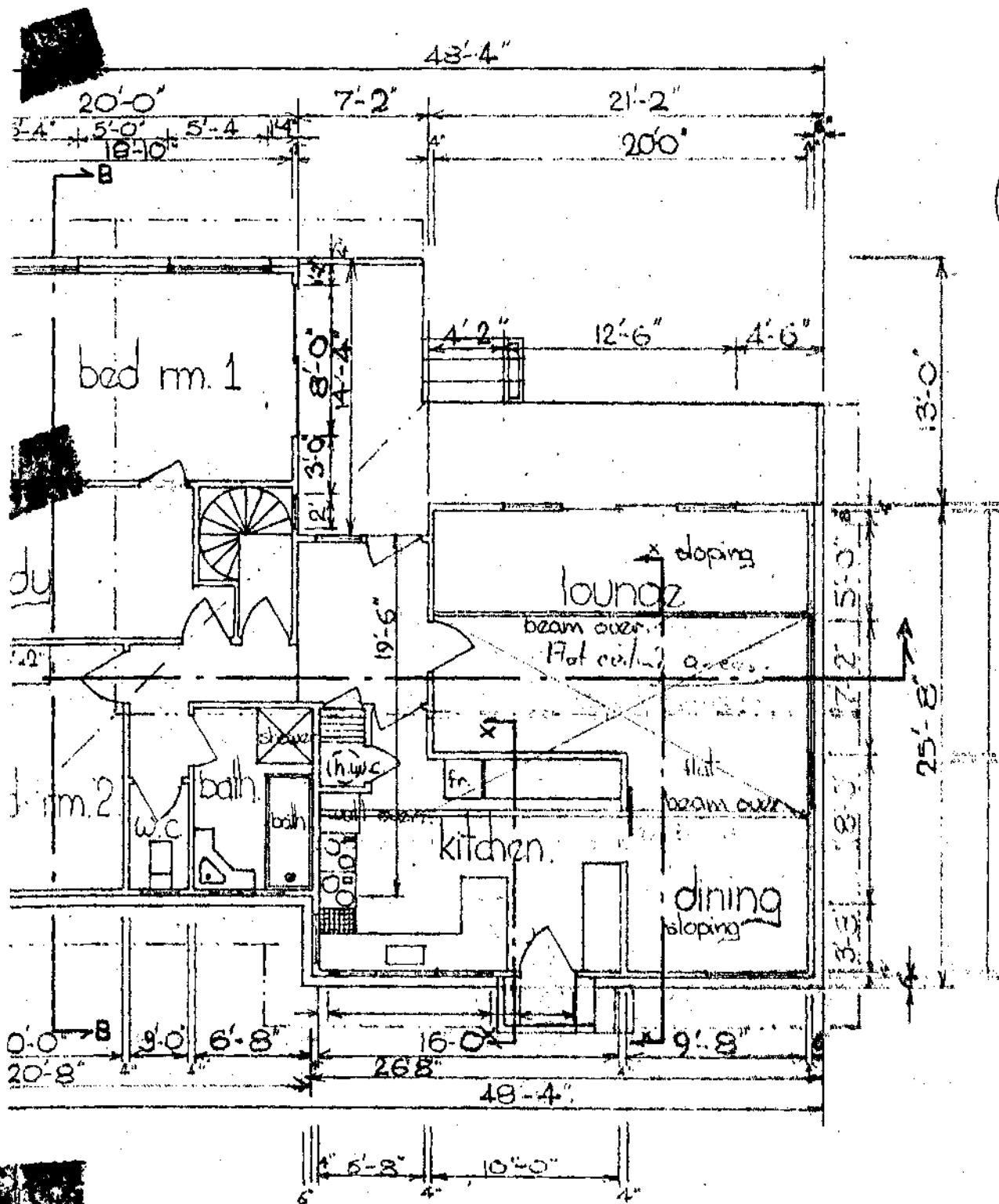


bond beam
at 32" c/s.



detail

south

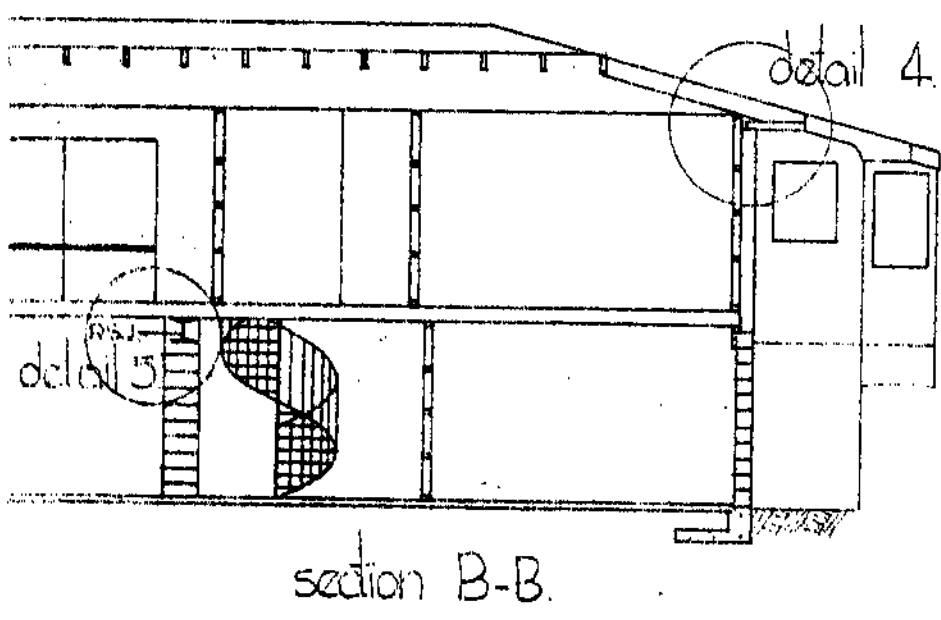
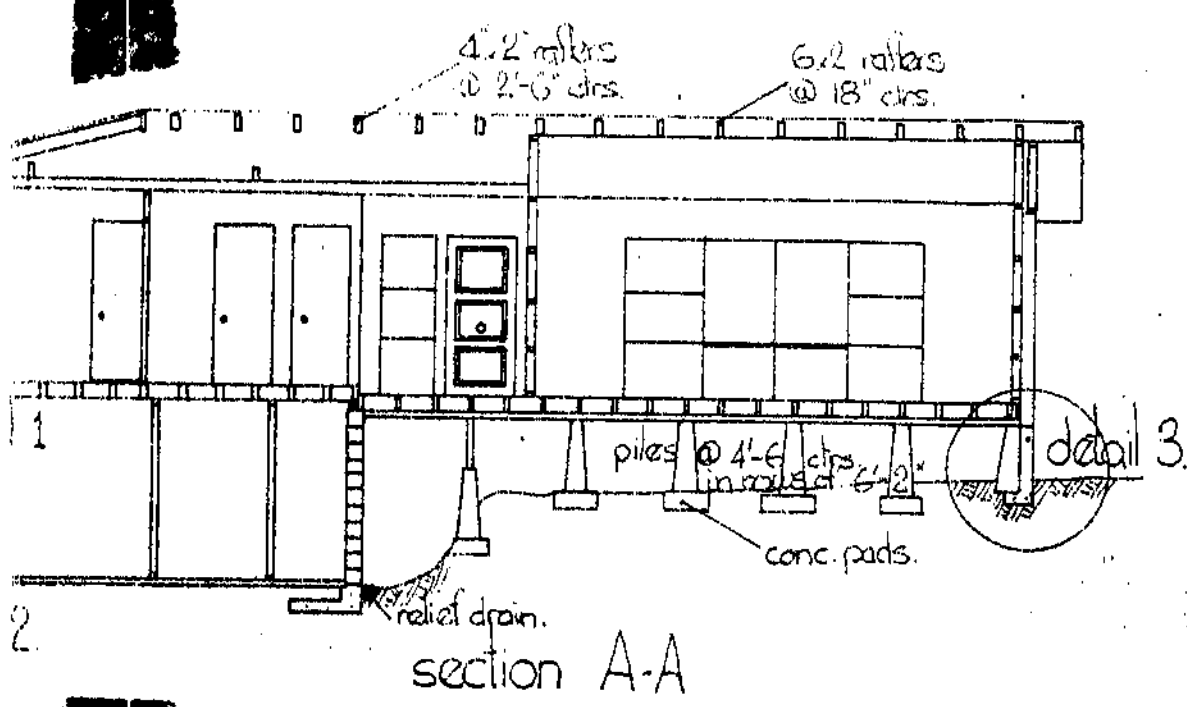


main scale

8 te moana road, Waikanae

brick veneer
 detail 4
 scale $\frac{1}{4}" = 1'-0"$
 detail 1
 detail 2
 p. 26187

no blocks
 4" conc. floor
 HRC. 665
 hard fill.
 tail 2
 4" x 8" rls.
 4" shims & 2 ft. c.s.



$\frac{1}{8}" = 1'-0"$

HOROWHENUA COUNTY COUNCIL

WAIKANAE WATER SUPPLY

Application for Permit for Water Supply Work

TO: The County Engineer,
Horowhenua County Council,
P.O. Box 17,
LEVIN.

I, MRS. MADELINE HELEN TOSKOR (Full name)
of TE MOANA, DASHARAL (Postal address)

do hereby apply for permission to have the following plumbing work carried out in accordance with the undermentioned particulars and the plan attached hereto—

Description of Work: Connect dwelling to Waikanae Water Supply and
disconnect existing supply.

Allotment: Lot 1 D.P. 26187 Section _____ Area _____

Block _____ S.D. _____

Street TE MOANA RD House No. 430

The licensed plumber who will carry out the said work is

J.B. Sullivan (Full name)
of main rd North DASHARAL (Address)

Estimated value of plumbing work \$ 20 .00

Present source of supply (e.g., bore, ~~roof tanks~~, private supply): Bore

Signature of Applicant J.B. Sullivan
(Owner or Lessee)

FOR OFFICE USE

Connection Fee \$ 24 .00 Application No.: 829

Permit Fee \$ 50 Date: 5-4-71

TOTAL \$ 24-50 Valuation Roll No.: 1496/60

Receipt No.: 4512-4513 Permit No.: W1451

Date Paid: 2-4-71 Date: 7-4-71

Work Completed: _____

Plan Noted: _____

Date: _____

SCALE OF PERMIT FEES

Estimated Value of Work:				Fee Payable:				
								\$ c.
Not exceeding \$10								10
Exceeding \$10 but not exceeding \$20								25
" \$20	"	"	"	\$50				50
" \$50	"	"	"	\$100				1.00
" \$100	"	"	"	\$200				2.00
" \$200	"	"	"	\$300				3.00
" \$300	"	"	"	\$400				4.00
" \$400					\$4.00, plus \$1.00 for every \$200 or part thereof in excess of \$400.			

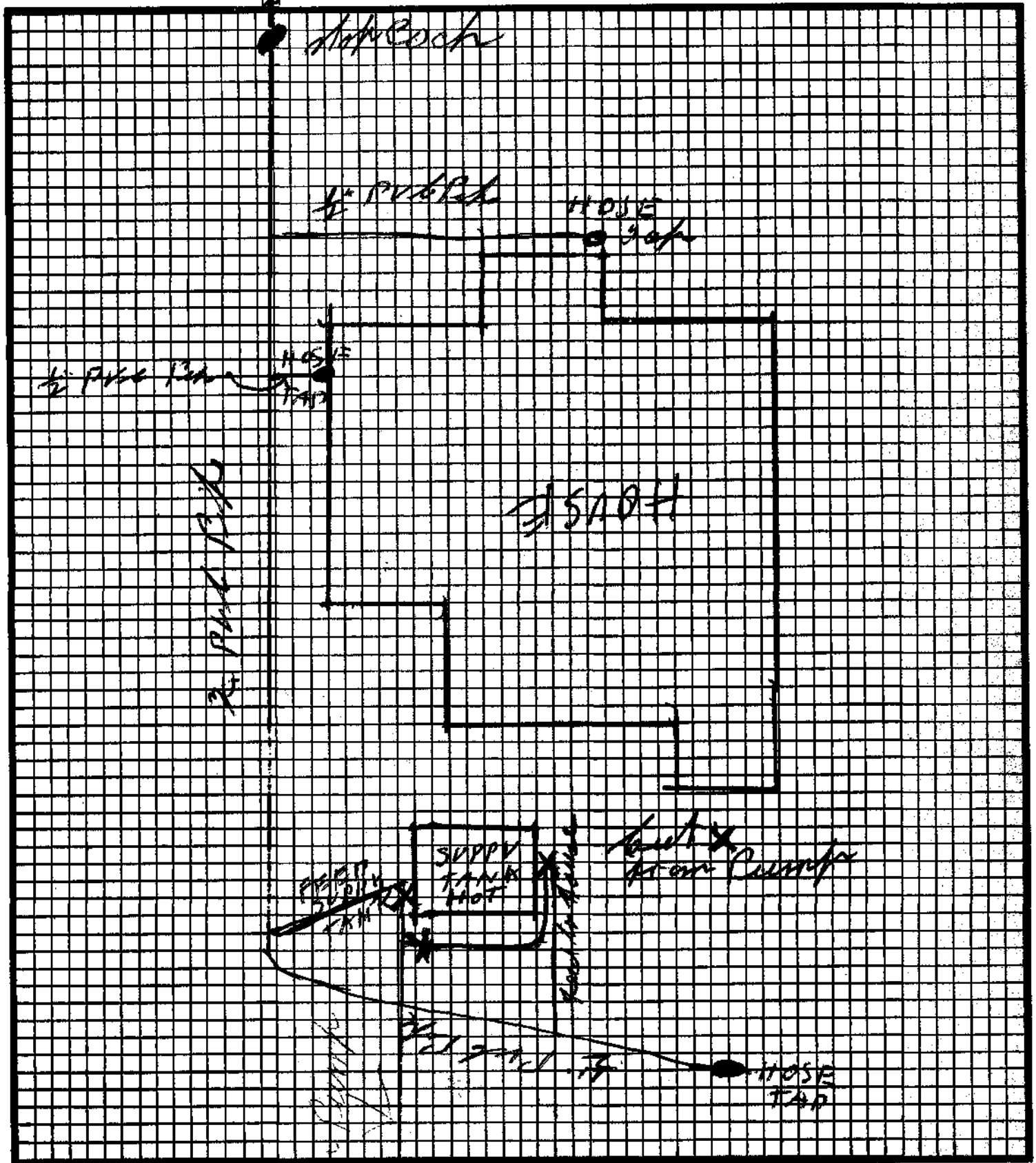
Waikanae County Town Water Supply

PLAN OF ALLOTMENT

Showing position of buildings and existing water supply and pipes)
(Particular care to be taken to show location and distribution pipes from bores)

Boundary Lines to be shown thus: — . — . — . — .

Frontage to TE MONAHUA Road



HOROWHENUA COUNTY COUNCIL

WAIKANAE WATER SUPPLY

Application for Permit for Water Supply Work

TO: The County Engineer,
Horowhenua County Council,
P.O. Box 17,
LEVIN.

I, THOMAS LEIGH TAYLOR (Full name)

of LE MOANA RD Napier (Postal address)

do hereby apply for permission to have the following plumbing work carried out in accordance with the undermentioned particulars and the plan attached hereto—

Description of work: Connection to Waihanue Water
Water supply from town supply to stand pipe on vacant section

Allotment: Lot 2 D.P. 26187 Section _____ Area _____

Block _____ S.D. _____

Street Le Moana Rd. House No. _____

The licensed plumber who will carry out the said work is

J.S. SULLIVAN (Full name)

of M41AL RD NAPIER WAIKANAE (Address)

Estimated value of plumbing work 850.00

Present source of supply, e.g., bore, roof tanks, private supply: CH

Signature of Applicant J.S. Sullivan
(Owner or Lessee)

FOR OFFICE USE

Connection Fee £ _____

Permit Fee £ 50c

TOTAL £ 50c

Application No.: 595

Date: 21/12/70

Valuation Roll No.: 1496/60/1

Permit No.: W1391

Receipt No. 00494

Date: 21-12-70

Date Paid: 21-12-70

Work completed: _____

Plan noted: _____

Date: _____

SCALE OF PERMIT FEES

Estimated Value of Work:				Fee Payable:				£	s.	d.
Not exceeding £5	.....	.....	.....	.....	.....	.....	.....	1	0	
Exceeding £5 but not exceeding £10	.....	.....	.....	.....	.....	.....	.....	2	6	
" £25	"	"	"	£50	.....	.....	.....	10	0	
" £50	"	"	"	£100	.....	.....	.....	1	0	0
" £100	"	"	"	£150	.....	.....	.....	1	10	0
" £150	"	"	"	£200	.....	.....	.....	2	0	0
" £200	.....	.....	.....	.....	£2, plus 10/- for every £100 or part thereof in excess of £200.					

500

FEEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE

SCALE OF PERMIT FEES

Estimated Value of Work:

	Not exceeding \$100
Exceeding \$100 but not exceeding \$200	
Exceeding \$200 but not exceeding \$300	
Exceeding \$300 but not exceeding \$400	
Exceeding \$400	

Fee Payable:

.....	\$1
.....	\$2
.....	\$3
.....	\$4
\$4, plus \$1 for every	
\$200 or part thereof	
in excess of \$400.	

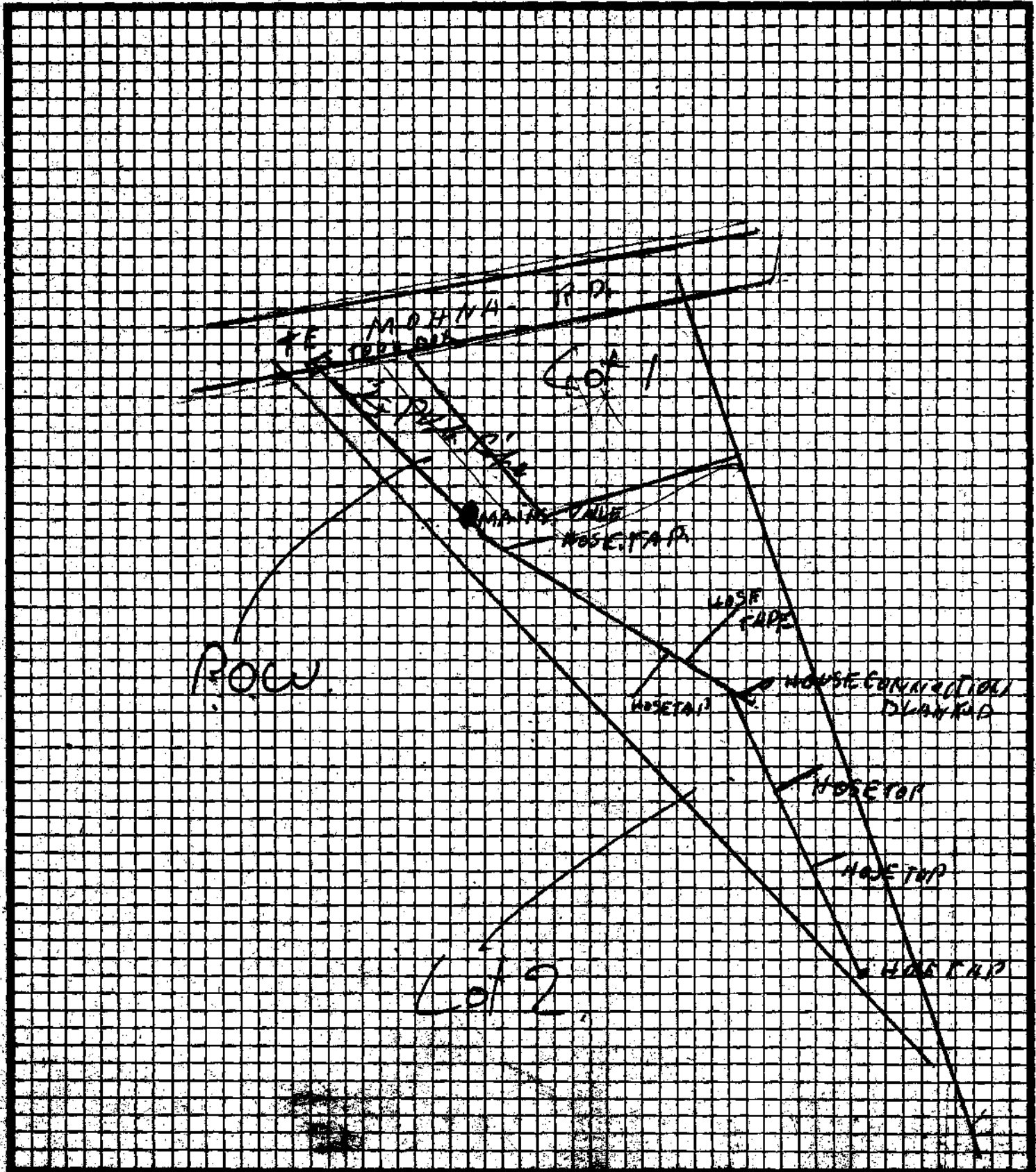
PLAN OF ALLOTMENT

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators, Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

Boundary Lines to be shown thus: ————

WATER SUPPLY: Position to be shown of Well or Bore if within 100 feet.

Frontage to TE. MOHNA R.D. Road



SPECIFICATION
FOR DWELLING TO BE CONSTRUCTED
FOR
MR. T. L. TAYLOR
428 TE MOANA ROAD, WAIKANA E.

PRELIMINARY AND GENERAL

This specification and the associated drawings cover work to be done and materials to be used in the erection of and full completion of a residence for Mr. T. L. Taylor at 428 Te Moana Road, Waikanae. The construction consists of a single storey dwelling of timber and concrete block veneer with an eight inch concrete block basement containing garage, workshop, wash house, toilet and ablutions.

All work shall be carried out in accordance with this specification together with all relevant plans and details and comply with local body bylaws and ordinances. Any requirements or stipulations made after signing the contract shall constitute an extra or a credit as the case may be.

CONTRACT DOCUMENTS

These documents are complementary and comprise this specification and the General Conditions of Contract together with accompanying drawings. Anything not specified or drawn which would normally form part of structures of this type shall be allowed for as if included.

CONDITIONS OF CONTRACT

The usual Conditions of Contract shall apply and are to be read with and applied to all trades included in and forming part of this contract. No extras to the contract price will be allowed unless the contractor can produce a written instruction signed by the owner as authorising the work.

INSURANCE

From commencement to completion of the works, the contractor shall keep in force the following insurances:

(a) For the full insurable value of the works, fire insurance and earthquake insurance in terms of the Earthquake and War Damage Act, 1957.

(b) Public liability insurance covering death, bodily injury and damage to property, including accidents involving a sub contractor.

All insurances shall be with a reputable insurer carrying on business in New Zealand and policies shall be in the joint names of the contractor and owner.

Before commencing the works, the contractor shall deliver to the owner's solicitor written evidence that he has effected the insurances specified. Subsequently, if requested by the owner, the contractor shall produce evidence that such insurances continue in force.

If the works are damaged by fire or earthquake the contractor shall apply the insurance proceeds to making good such damage, but no such damage shall lessen the contractor's duty or liability under this agreement.

SITE

Lot 2 D.P. 26187 situated in Block IX Kaitawa Survey District part Ngarara West A78. Certificate of Title Vol. 6D Folio 422.

COMMENCEMENT OF WORK

The work will be commenced within a reasonable time after the building agreement documents have been signed and the certificate of the solicitor acting for the owner returned to the office of the contractor. The contractor shall be prepared to sign a declaration of intent to complete the work in a period to be agreed at the initial signing of the contract.

SUB CONTRACTORS

Sub-contractors' work is the responsibility of the contractor. Their work shall be given protection by the contractor, and any damage suffered as a result of lack of such protection shall be repaired at the expense of the contractor.

DAMAGE BY SUB CONTRACTORS

Damage caused by sub-contractors to the contractor's or other sub-contractor's work shall be repaired by the sub-contractor concerned at his own expense, or an allowance shall be made to the contractor or sub-contractor for repairing the damage to the satisfaction of the contractor and the sub-contractor.

SETTING OUT THE WORK

The contractor shall make good at his own expense any errors that occur in the setting out of any work. Figured dimensions are to be used in preference to scale.

ACCOMMODATION

The contractor shall provide shelter at all times for workmen's personal effects in a building other than the residence in accordance with the requirements of the Department of Labour.

LATRINES

The contractor shall provide temporary closets for the Workmen's use, maintain same in clean condition, and remove at the completion of work.

STORAGE OF MATERIALS

Timber shall be suitably stacked to avoid warping and adequate protection shall be given to all materials to keep them of a standard equal to that when purchased.

COMPLETION OF WORK

In this specification and also on the drawings, although it may not be expressly mentioned or shown, each and every item, class, detail or particular work indicated, described or implied shall mean unless set forth the providing and finishing of same, complete in every detail, and including all appurtenances, in order to leave the work in good order and complete. Any work that is deemed unsatisfactory shall be removed and made good.

CLEARING UP

At completion of the contract, the contractor shall remove all rubbish caused by the operation of any trade, remove all temporary roads and deposits of concrete and gravel, fill in truck tracks, and generally leave the whole site clean, leave all floors broom clean, clean all glass inside and out and remove all paint and putty marks, replace any cracked or broken glass, and leave the dwelling clean and fit for immediate occupation.

MAINTENANCE

The contractor shall maintain the work carried out for a period of thirty days after completion of the contract. During that period the contractor shall make good all defects in any part of any trade to the satisfaction of the owner.

REGULATIONS, BY LAWS, AND N.Z. STANDARDS

The contractor shall comply and conform in all respects with Statutory Regulations, Local Body By Laws and Ordinances, and all relevant New Zealand Standards.

PERMITS AND FEES

The contractor shall obtain all permits from, and pay all fees demanded by local authorities before the commencement of the work.

LEVELS AND CLEARING OF SITE

The contractor shall visit the site before the contract is signed and satisfy himself that the structure as detailed is suitable for the situation. He shall allow for any extra foundation work considered necessary to achieve the levels quoted on the drawings. The site on which the dwelling is to be constructed is already cleared of trees and scrub.

PRIME COST (P.C.) SUMS

Where P.C. Sums are mentioned, should the sum not be wholly expended the balance shall be refunded to the owner. Alternatively, should the P.C. Sums be exceeded, the balance shall be an extra payable by the owner to the contractor.

VARIATIONS

Any variation from the original contract shall be by written agreement between the owner and the contractor and shall be signed by the owner. The written agreement shall state the character and the cost of all such variations and shall be agreed upon prior to being carried out.

PLANS AND SPECIFICATIONS

The contractor shall finish the work according to the true intent and meaning of the drawings and specifications taken together whether the same may or may not be particularly shown on the drawings or described in the specification, provided the same is to be reasonably inferred therefrom. Any work deemed to be unsatisfactory shall be removed and made good at the expense of the contractor.

TEMPORARY SERVICES

The contractor shall supply temporary electric power services until such time as permanent supply is connected. Mains water supply is already laid on to the section with a tap off connection to the house provided.

SUBSTITUTION OF MATERIALS

In the event of any materials or articles mentioned in the plans and specifications being unavailable when they may be required by the contractor, the contractor shall with approval of the owner in writing be entitled to supply an equivalent substitute material or article.

FORM OF TENDER

The contract price shall be for the completed residence incorporating all the items specified or drawn. Where proprietary equipment is concerned the tenderer shall allow for the type of equipment specified. Should the tenderer wish to offer an alternative which would in his opinion be of equal quality and involve a reduction in the contract price the alternative offered shall be stated at the time of tender. Any items specifically excluded from the contract will be referred to in the specific sections.

The amounts allowed for in the tender for the following sections of the work shall be given:-

- | | |
|---------------------------------------|--|
| (a) Excavation and fill and driveway. | (g) Aluminium joinery. |
| (b) Block and brick laying. | (h) Plastering. |
| (c) Plumbing and drain laying. | (i) Roof. |
| (d) Electrical. | (j) Timber. |
| (e) Painting. | (k) Labour, materials, permits and sundries. |
| (f) Wood joinery. | |

EXCAVATION AND FILL

Remove hedge at entrance to driveway. Form 9'0" wide driveway from road to garage site, and turning yard at garage, and spread 3" of rotten rock fill and 1" of 3/4 down metal.

Remove topsoil for a depth of 6" from such portions of the site as are to be excavated and deposit in a heap as instructed by the owner where it will not be buried under subsoil that is subsequently excavated.

Excavate to.....

excavate to a minimum depth of 12 inches below ground level and deeper as required to obtain solid bearing or as required by the drawings for wall foundations, footings, steps, slabs and for water and other services. Hardcore filling, where required, shall be quarry or pit metal or other hard material carefully consolidated and screened off with fine scoria before concrete is placed.

CONCRETOR

CONCRETE: All materials and workmanship and the concrete mix shall comply with the requirements of NZS 1900 Chapter 9.3A:1970. All concrete shall have a minimum crushing strength of 2500 P.S.I. at 28 days

CEMENT: The cement used shall conform to NZS 1844:1964 for Portland cement and shall be carefully handled and stored away from moisture.

AGGREGATES: Materials used as aggregates shall be obtained from a source known to produce aggregates satisfactory for concrete and shall be chemically inert, strong, hard, durable, of limited porosity, and free from adhering coatings, clay lumps, and organic or other impurities that may cause corrosion of the reinforcement or may impair the strength or durability of the concrete.

WATER: Water used for mixing concrete shall be clean and free from earthy, vegetable, or organic matter, and from acids alkalies and other deleterious substances. Only sufficient water shall be used to make a workable but stiff mix.

STEEL: Steel used for reinforcing shall comply with NZS 3402P:1973 and welded steel fabric shall comply with NZS 3422:1972. Hook all ends of all rods with standard U hooks having an internal radius of at least four times the diameter of the bar. All laps to be at least 40 diameters. Bend all rods not less than 2 feet around all angles. Well tie all laps at intersections with 16 gauge black iron binding wire.

COVER: The cover to reinforcement shall be as shown on the drawings and, if not shown it shall be not less than $\frac{3}{4}$ inch for steel reinforcing in slabs, $1\frac{1}{2}$ inches for walls with approved backfilling, $1\frac{1}{2}$ inches for bases and columns and 3 inches for foundation concrete in contact with the ground. H.R.C. wire mesh shall be placed in the centre of floor slabs.

MIXING: Mixing of concrete shall be carried out by an approved ready mixed concrete supplier or by the contractor's own plant. After concrete has set sufficiently its exposed surface shall be kept continuously wet for four days after placing of concrete. Slabs shall be kept wet for at least seven days.

FLOOR SLABS - BASEMENT AND GARAGE: The floor slab to the basement and garage shall be 4 inches thick and reinforced with H.R.C. 665 laid continuous through construction joints. Top surface screeded trowelled flat and steel floated smooth suitable for normal floor finishes. The concrete shall be thoroughly compacted. The garage floor slab shall have a fall of 1 inch formed at the door opening.

FILL UNDER SLAB AND VAPOUR BARRIER: Under floor slab place and compact 6 inch no fines metal with crushed run $\frac{1}{2}$ inch to top face to make polythene vapour barrier. Polythene sheeting minimum 0.010 inch thick to be laid flat over crusher run. Lap all joints 6 inch minimum and seal with jointing tape. Seal all holes punctured in polythene and leave completely sealed envelope for concrete slab. Polythene to be laid over a blinding layer of sand 2 inches thick

RELIEF DRAIN: Provide 4 inch diameter P.V.C. perforated pipe drainage at the back of wall and below lower floor level, lead to suitable soak pit, and cover with minimum of 6 inch of reject or $\frac{3}{4}$ inch metal.

BUILDING IN: Build in all bolts etc. as required and box up for precast ventilators pipes and other fittings. Co-operate with electrician for the building in of any conduits etc. The concretor shall collaborate with all trades to ensure that bolts, lugs, metalwork, pipes etc. are correctly positioned and properly secured. Unless otherwise shown, bolts

CONCRETE TERRACE: Inner basement block wall to be topped with 10 inch bond beam in vicinity of terrace. Concrete terrace 6 inch thick H.R.C. 665 reinforced to be formed and secured to bond beam with $\frac{1}{2}$ inch starters at 2 feet c/c. Terrace fronting lounge to be suitably formed and laid. Top surface to be screeded trowelled flat and steel floated for normal terrace floor finish. Steps to terrace to be formed and laid.

BLOCKLAYER

MATERIALS - BASEMENT AND GARAGE: 8 inch "Vibrapac" blocks with 10 inch bond beam. Top course to take brick veneer.

Four columns in 16 inch X 16 inch column blocks.

Reinforce blocks as follows:

Vertical	$\frac{1}{2}$ inch rods at 32 inch c/c.
Horizontal	2 $\times \frac{1}{2}$ inch rods at 32 inch c/c in bond blocks.
10" Bond Beam	4 $\times \frac{3}{4}$ inch rods over door and window openings.
10" Bond Beam	4 $\times \frac{1}{2}$ inch rods.
Column blocks	4 $\times \frac{1}{2}$ inch rods vertical.

MATERIALS - HOUSE VENEER: Concrete blocks shall be 4 inch "Vibrapac" or equivalent precast masonry units complying with N.Z.S. 595:1966. Colour and features to be decided by owner but allow in tender for yellow blocks with white pointing.

Special blocks and sills shall be supplied as required.

SAND: Sand shall be clean, sharp, hard, river or pit sand predominantly course grained, free from loam, clay, organic matter and other adherent coatings.

MORTAR: Mortar shall be mixed in the proportions of one part of Portland cement to three to four and a half parts of sand with guaranteed mixing and water proofing agents and shall have a minimum compressive strength of 1800 p.s.i. at 28 days. Mortar shall be mixed only in such quantities as can be used within one hour after mixing. One batch shall be mixed with part of another batch and mortar that has attained its initial set shall not be retempered or reused.

WORKMANSHIP: The work shall be carried out in accordance with N.Z.S. 1900 Chapter 6.2:1964 by tradesmen skilled and competent in concrete block construction and in accordance with best trade practice. Walls shall be erected true to line and plumb, blocks shall be level in regular courses properly bonded and jointed in mortar. The work shall be maintained level around the building as far as is practical but where it is necessary to run up one part of the work in advance of the remainder, the courses shall be raked back. Joints shall be $\frac{3}{8}$ inch thick with full mortar coverage on the face shells and shall be straight, clean, and uniform in thickness. All joints shall be concave pointed.

BOND BEAM COURSE UPSTAND: A 2 inch high concrete upstand shall be poured with the concrete of the bond beam course to keep the wall plate or bearer above the concrete block and wall veneer joint.

WEEP HOLES: Weep holes shall be provided at 4 foot intervals to permit water to be drained from the cavity and to ventilate the cavity.

VERMIN PROOFING: As exterior veneer walls are erected, nail to vermin plates strips of approved galvanised iron vermin proofing which should slope downwards across the cavity to the outside. Securely bend in mortar of brick course. Care shall be taken to ensure that mortar droppings do not collect on the vermin stop.

WALL TIES: Build in purpose made wall ties of corrosion resistant metal at 20 inch centres every third course and at all angles, openings and ends of walls. Adjacent rows of ties shall be staggered to fix to alternate studs.

REINFORCEMENT: Build in $2\frac{1}{2}$ inch "Blockmesh" or equivalent masonry reinforcing into the wall veneer at intervals not exceeding 2 feet in height with overlapped and locked joints at corners.

WEATHER PROOFING: The space between concrete and timber frames and between concrete and other panels shall be sealed with a suitable mastic.

CLEANING DOWN: The finished masonry veneer shall be properly cleaned down and left unblemished ready for painting or other treatment.

PROVISION FOR OTHER TRADES: Provide chases, openings in positions where required by other trades.

CARPENTER & JOINER

TIMBER GENERALLY : All timber must be the best of its class, free from loose knots and wavy edges, suitable for its purposes and in as long lengths as possible.

SEASONING : All timber must be seasoned to a moisture content appropriate to the end use of the timber concerned.

The Contractor must satisfy himself that all timbers are properly and adequately seasoned at the time of building in. He shall take all necessary steps to ensure that this conditioning is attained and that the completed work remains stable and free of movement, shrinkage, warping, etc.

Any defects due to subsequent movement or shrinkage of timber shall be entirely the responsibility of the contractor and shall be made good at his own expense.

MATERIALS : All timbers used shall be graded in accordance with N.Z.S.S. 3631.

All timbers shall be treated by a plant registered by the Timber Preservation Authority, the treatment and loading being to the specification as laid down by the Authority for the particular preservative.

Structural timbers shall be free from bark, loose knots, and shakes.

WORKMANSHIP : Workmanship shall be in accordance with N.Z.S.S. 1900 Part 6.1.

The whole building is to be properly framed and braced and the various sections securely spiked together. All framing timber shall be cut true and square and assembled in a workmanlike manner in accordance with the best trade practice. All joinery shall be constructed according to best joinery practice, by mortise and tenon, dovetail, mitres etc. All exposed nailing shall be well punched. The cutting and checking of framing shall be reduced to a minimum.

Exterior joinery shall have meeting faces and joints primed during assembly.

FINISH OF TIMBER : Except for timbers covered by lining materials all external timbers shall be machine dressed.

All internal finishing timbers, joinery fittings, and shelving shall be machine dressed and sanded to a smooth finish. All timber used for joinery shall be of not lower grade than Dressing A (natives) or Finishing (radiata pine).

All other dressed woodwork shall be not lower grade than Dressing A (natives) or dressing (Radiata pine).

On all finishing timbers remove all arrises, rough or uneven patches, hammer marks and other surface defects.

Surfaces which are to receive a covering of sheet material shall be brought to an even surface satisfactory for contact of such material.

MOULDINGS AND PROFILES : Mouldings and profiles shall be in accordance with the relevant N.Z.S.S. where applicable and shall be selected by the owner. NZS 495:1948 and NZS 496:1952 apply.

BUILDINGS IRONMONGERY : The contractor shall supply all nails, brads, screws, metal clips, bolts and other sundry ironmongery required. Nails for weather-boarding shall be 2 $\frac{1}{2}$ " galvanised. Nails for flooring shall be 2 $\frac{1}{4}$ " galvanised brad heads.

All screws used externally or exposed to dampness shall be either galvanised steel or solid brass. Only galvanised screws shall be used in totara, redwood or cedar timbers.

All externally exposed bolts shall be galvanised.

WORK FOR OTHERS : Out for, attend on and make good after other trades.
 fix all necessary bearers, dwangs and blocks as required.
 For fixing taps shall be heart or treated rimu. Reduce to a minimum
 cutting of joists, studs and other structural members and under no
 circumstances shall beams be cut into.

Attachments to concrete shall be made by means of screws in proprietary
 plugs of fibre or the like.

BOXING : Refer to the "Concrete" Section.

Provide and erect all boxing of such strength and stiffness that the
 concrete will finish to the required dimensions, including all allowances
 for fillets, chases, holes, flashings, etc.

DAMP PROOF FABRIC : Damp proof fabric shall consist of bitumenised felt
 fabric weighing not less than 4 lb/sq. yard. Where any
 woodenslates rest on or come in contact with concrete, the timber shall be
 separated by a layer of fabric not less in width than the superimposed timber,
 neatly punched for bolts, etc. laid in as long lengths as practicable and
 having joints cemented with bituminous compound.

SCHEDULE OF TIMBERS : The sizes and qualities of timbers unless otherwise
 stated shall be as follows:

Sleeper plates	4" x 3"	B.A. Ht. Rimu or Tan., RAD.
Bearer plates to concrete	4" x 2"	B.A. Ht. Rimu " " "
Floor Joists	5" x 2"	B.A. Rimu " " "
Jack Studs	4" x 2"	Radiata No. 1
Top & Bottom Plates	4" x 2" (& 4" x 3" to basement)	Radiata No. 1
Rafters	4" x 2" & 6" x 2"	Radiata No. 1
Studs	4" x 2" & 4" x 3" to basement	Radiata No. 1
Diagonal braces cut in flush	6" x 1"	Radiata No. 1
Noggings	4" x 2"	Radiata No. 2
Battens	2" x 1"	Radiata No. 2
Architraves & Skirtings ex	2" x 1"	B.A. Ht. Rimu
Fascias ex	1"	Redwood or Hutlock
Flooring	$\frac{3}{4}$ "	High Density Plycopyne T.W.P.

Lintels to Openings :

Spans to	Lintel size
3' - 1"	4" x 3"
6' - 8"	5" x 4"
8' - 10"	8" x 4"
11' - 0"	9" x 4"
12' - 6"	12" x 4"

Window openings of 8' - 10" or more shall have 4" x 3" sill trimmers.

FOUNDATION AND FLOOR FRAMING :

8" x 8" Piles shall be cast in situ and positioned to coincide with load
 bearing walls or 12" therefrom. For piles over 3' above ground level, pour
 a concrete footing 42" x 12" x 6" integrally with the pile and bolt
 4" x 3" bearer to top of the pile at least 12" above ground level using
 $\frac{1}{2}$ " dia. bolts. Suitably strut and brace with 4" x 3" timbers.

Where sleeper plates are borne on piles level the tops of piles with cement
 mortar and secure by wrapping tie wire tightly around plates and staple
 securely. Piles shall be reinforced with one $\frac{1}{2}$ " diameter rod and set
 4' 6" apart in rows not more than 5' 6" c/c.

Sleeper plates to piers shall be secured with $\frac{1}{2}$ " bolts, previously cast in
 concrete.

Bearer plates on continuous concrete foundations shall be securely fixed
 with $\frac{3}{8}$ " dia. bolts.

Gauge floor joists to uniform level over stringers and bearer plates space not more than 18" centres.

Joists under partitions shall be doubled. Joist laps shall be not less than 1'. Laps shall be over a support and securely nailed. Trim all joists as required. Check in all trimmer joists to their supporting members. Dwang joist to take "Plycopyne" TWP particle board flooring.

WALL FRAMING : Studs shall be gauged to a uniform width. Plates shall be in long lengths and halved together at connection points, Space all studs at not more than 18" centres.

Lintels shall be supported on full width 4" x 2" studs.

DWANGS : To all lined walls provide three rows of dwangs. Provide additional rows of dwangs as required for fixing finishing materials and wall panels.

Where a door is placed in such a position to allow the Lock set handle to damage the wall lining, fix a 6" x 1" dwang checked in flush at lock handle height,

FRAMING COMPLETION : The framing of all interior and exterior bearing walls shall be completed before fixing the roof materials.

ROOF FRAMING : 6"x 2" and 4"x 2" Rafters shall be in single lengths, birds-mouthed over and securely spiked to wall plates at 15° pitch to take Decramastic tiles. Fit 4"x 2" under Purlins, strut and braces. Fit collar ties over flat ceilings. Flat ceiling to be fitted between feature beams in lounge and dining room.

FLAT CEILING FRAMING : Flat ceiling framing shall be 4" x 2" timbers.

BRACES : Check 6" x 1" braces cut in flush with face of studs and penetrating full depth into plates at an angle of approximately 45°. Brace all internal and external wall panels. "Pryde" metal braces may be used.

Where checked bracing is not possible on short sections of wall, fix 4" x 2" dog leg bracing between studs. For internal bracing in non bearing partitions, checked in 4" x 1" bracing may be used.

BUILDING PAPER : Shall be saturated building paper weighting no less than 30 lbs per roll of 500 sq. feet.

Fix paper with laps not less than 2" and secure along all edges and at intermediate points with galvanised clouts at not more than 12" centres.

SHEATHING TO EXTERNAL WALLS : Fix "cover line" asbestos cement sheathing to gable ends in accordance with the manufacturer's recommendations. Install all necessary flashings to ensure watertightness. Provide ceiling space vent grills at each gable end.

FLOORING : All flooring shall be $\frac{3}{4}$ " high density "PLYCOPYNE" particle board.

The boarding shall be laid the correct side down, well butted and securely nailed with 2 $\frac{1}{2}$ " galvanised brad heads at 6" centres at edges and 12" centres on intermediate joists. Full support shall be given to all edges of the flooring. .

The flooring shall be laid continuously under all partitions.

Galvanised nails shall not be punched until immediately prior to stopping with a filler recommended by the flooring manufacturer.

FLOOR SANDING : All floors shall be machine sanded, on completion of work and finishing, with all nails punched before sanding work is commenced.

Grade of sandpaper shall be used in accordance with the recommendation of the flooring supplier.

Doors - Internal doors : Internal doors shall be of D.A. Heart ~~timu~~ grooved to take wall linings.

Doors - Internal doors shall be hollow core, faced in veneer as specified with matching clashing strips.

Doors shall be truly hung in their frames on $1\frac{1}{2}$ pairs of butt hinges with loose brass pins.

DOOR SCHEDULE :

<u>Location</u>	<u>Size</u>	<u>Type</u>
Bedrooms 1 & 2 & Stairwell	6'6"x 2'6"	Int.
Lounge entrance from hall	6'6"x 2'8"	Glazed
Laundry and basemt.entrance	6'6"x 2'6"	1-Int. 2-Ext.
Bathroom and basemt.toilet	6'6"x 2'2"	
Toilet	6'6"x 2'2"	
Bed. 1 W/Drobe	As determined by final design	
" 2 "	" "	" "
Back Door to Kitchen	6'6"x 2'8"	Ext.
Linen cupboard	6'6"x 2'0"	
H.W. Cyl. Cupboard	As required to give access to cylinder	
Front door (obscured sidelt)	6'6"x 2'8"	Ext.solid timber
Garage Door	8' - 0"	TILTADOOR or equivalent
Dining room from kitchen	6'6"x 2'6"	Sliding

WINDOWS & SLIDING DOORS : Supply and install to manufacturer's instructions Rylock or equivalent aluminium windows complete with glazing of weight recommended by manufacturer.

Opening windows shall be of the awning type. All flashings to aluminium windows shall be 26 gauge aluminium. Provide ex 1" thick jamb liners and sill boards in accordance with the method recommended by the manufacturer.

KITCHEN AND LAUNDRY CUPBOARDS : Construct cupboard units generally as shown on the drawings and with solid partitions.

Fix $\frac{3}{4}$ " particle board bench tops with edges up and face top and edged with Formica in selected colour. Upstands to benches shall be similarly faced with Formica on face and edges.

Sink top to be stainless steel.

Drawers shall have dovetailed fronts out of 1" timbers and sides and backs out of $\frac{1}{2}$ ". Bottoms shall be 3/16" ply or hardwood grooved into sides.

Cupboard doors shall be solid coreboard finishing not less than 3/4" thick. Catches shall be of the magnetic or ball type. Shelving shall be ex 1" timbers dressed on all sides.

CYLINDER CUPBOARD : Line cylinder cupboard with Gibraltar board and fix 3" x 1" slatted shelving at 14" centres in the space available.

LAUNDRY CUPBOARDS : Construct tub unit generally as shown on drawings. Fix bench tops and upstands as for kitchen units and face with selected formica. Construct double cupboard unit. Allow space for brooms on one side with shelves above and fully shelve in ex 1" dressed timber at 1'-3" centres., the other.

WARDROBES : Line out wardrobes with Gibraltar board. Fix 1" diameter chrome plated hanger rod full length of wardrobe with shelf above. Fit doors in accordance with Door schedule.

BATHROOM : Bath - support bath on heavy timber cradles, frame up for lining materials and provide 4" x 2" toe space. Finish around bath with suitable mouldings.

Shower - frame up in 3" x 2" timbers for "Lamiwall" linings as selected. Provide step to 36 x 36" shower tray, openings in linings for pipes and fittings. Fit 3 panel sliding aluminium door.

Basement shower - Frame and pipe for, only.

VANITY UNIT : Install in bathroom, the vanity unit as selected by owner.
Allow the P.C. sum of \$150.00 for this item.

MEDICINE CABINET : Supply and install medicine cabinet with mirrored doors
Build into bathroom wall in position indicated. -
Approximately 22" x 32" .

MIRROR : Supply and fit approx. 12 sq.ft. in No. 1 b.r. dressing unit.

INTERIOR TRIM : All interior trim shall be heart timu fixed in long lengths as possible, to N.Z.S.S. 496 profiles where applicable. All walls including insides of wardrobes, stair cupboards, linen and coat cupboards shall be finished with bull nosed skirtings accurately scribed to the floor with angles mitred. Provide all necessary finishing moulds and beads to the satisfaction of the owner.

All trim shall be hand sand papered to a smooth finish.

SWITCHBOARD : Provide trimming for switchboard in position as directed by electrician.

HARDWARE : Allow the P.C. sum of \$200 for the purchase of all locksets, door furniture, drawer pulls, catches, chrome hanger rods, hooks, bolts, etc. All of approved quality, type and manufacture.

LININGS : All linings specified in the lining schedule shall be fixed in accordance with the recommendations of the various suppliers and to the satisfaction of the owner. Mis-matched decorative lining panels shall be removed from the job.

All panel pins shall be galvanized or cadmium plated.

The fixing of the various linings includes the supply of all necessary clips, adhesives and mouldings of various types.

Where specified laminex linings shall be 3/16" Lami-wall or similar material as selected by the owner.

LINING SCHEDULE :

Ceilings

Flat ceilings & sloping	-- 3/8 Fibrous plaster
Toilet & Bathroom	- 3/16" Hardboard.

Walls

Kitchen	- 3/16" Hardboard with extruded plastic trim.
Laundry	- " " " " " "
Toilet	- " " " " " "
Bathroom	- 3/16" Lamiwall in selected colour - to 4' and Hardboard
Shower	- 3/16" Lamiwall in selected colour.
Bedrooms, Study, Halls,	) - Gioraltarboard on int. walls and Gibfoil
Lounge & Dining Room	
Soffits	- on ext. walls to provide vapour barrier: - 3/16" asbestos cement

Feature panelling where required in the lounge and dining room shall be fixed in accordance with the recommendations of the manufacturer with care being taken to ensure that fixings are not prominently visible.

INSULATION : Supply and fit Fibreglass Batts R.13 to all ceilings.
" " " " " " R. 9 to all external walls.
" " " Sisalation 450 dished 2" between joist to floor
area. Pierce 1/2" holes at 2' c/c at dish bottoms.

FRONT GATES : Allow under a P.C. sum for the supplying and hanging of two solid wooden gates, 6 feet high and making an opening width of 8 feet minimum clearance. Hang on galvanised gate hinges to 8" x 8" concrete posts with poured concrete footing and breast pads. Fit latches and bolts for closed and open positions. Confirm design with owner.

PLUMBER

WORKMANSHIP : All work must comply with local body and health authorities bylaws and regulations and the Plumbing and Drainage regulations 1959.

MATERIALS : All materials used shall be the best of their several kinds and must fully conform to all or any governing regulations or bylaw.

FLASHINGS : Care shall be taken in the fitting and fixing of flashings to ensure perfect efficiency. Flashings shall be in as long lengths as possible, joints lapped and soldered.

Flashings shall be 24 gauge galvanised iron or 4 lb sheet lead whichever is most efficient for the particular work. Aluminium flashings shall be used where iron would be incompatible. (i.e. aluminium windows)

DOWNPIPES & SPOUTING : Provide and fix Marley P.V.C. downpipes, spouting and brackets. Secure with heavy gauge clips to building.

WASTE PIPES : Carry waste pipes from all fittings with traps cleaning eyes etc., as may be required. Conceal traps and waste pipes, vent pipes, etc. whenever possible.

Traps shall be S & P type in copper or plastic and varying in diameter as required.

VENT PIPES : Carry all vent pipes to drain and fittings as required by local authority and conceal where possible within the building's framework.

COLD WATER SUPPLY : Lay on cold water supply in $\frac{1}{2}$ " copper pipe from point provided to service cock outside building foundations. The pipe is to be sunk into the ground not less than 18 inches. Take $\frac{1}{2}$ " branches to 2 exterior hose taps one in front and one at rear of building. No piping shall be exposed to view. (Note: Water supply already laid on to vicinity of house)

ELECTRIC HOT WATER CYLINDERS : Provide and install

- 1 - 40 gallon capacity
- 1 Under sink water heater of 5 gallon capacity

ELEMENT AND THERMOSTAT : All hot water pipes shall be completely lagged with spirally wound 'plumbers Felt' tightly wrapped and secured in position with 22 s.w.g. copper wire wound on at 4" pitch in opposite direction of the lagging.

Draw off and vent pipes from the top of the cylinder shall be lagged with felt.

SANITARY FITTINGS : Bath shall be 1st quality white Plix Plastic Hi-life B.B. 10 5'6". or cast iron white porcelain lined. Handbasin Rickstan or equivalent vanity unit as selected by owner.

W.C. White glazed earthenware complete with white "Modernite" toilet seat and lid. - 2 off.

Sink Bench "Mercer" or equivalent 6'0" stainless steel bench top with upstand and dished top providing fall to 16" x 14" sink, 8" deep

Laundry Tub - Pressed stainless steel mercer type 17 Twin tubs.

Shower Tray - stainless steel size 36" x 36" x 4"
W.C. Cistern - "Dux" centre flush with white plastic flush pipe . 2 off

Provide and fix all the above fittings complete with wastes, plugs, chains and unions, vents, etc. and connect to drainage system.

WATER CONTROL VALVES AND FITTINGS:

Supply, connect to fittings benches, etc., and water supply:

Showers - "Topliss" mixer, pipe out for extra shower 36 x 36 in basement.

Vanity Unit

Bath - Plix Plastic or Cast Iron. Fit taps on side, filler at end.

Laundry Tubs

Washing Machine (Frigidaire Jetamatic - Taps high)

Kitchen Sink and under-sink heater

Toilet cisterns 2 in no.

Hose taps 2 in no. as directed by owner.

Control valves

H.W. Cylinder

Noel recessed handbasin to upstairs W.C.

Handbasin in basement toilet.

ELECTRICAL EARTHING : Co-operate with electrician in the matter of earthing waste pipes and arrange position for main earth clip on cold supply main.

Braze copper strap and connecting lug to each waste pipe so that electrician can electrically bond wastes to cold water pipe. The lug shall be not less than 1" wide by 1 1/2" long by 16g with one 3/16 diameter hole.

OTHER TRADES: The onus is on the sub-contractor to acquaint himself with the contents of this specification so as to ascertain to what extent the works of other trades affect his particular trade.

DRAINLAYER

GENERAL : All drainage shall be carried out by licensed drainlayers in accordance with public health requirements and Local Body Bylaws. Pipes and fittings shall comply with N.Z.S.S. 365 Salt Glazed Pipes.

TRENCHES : Trenches for drains shall be taken out true to line and grade and to a uniform depth. Bottoms of trenches shall be cut out for sockets. Where trenches are cut in filled ground, trenches must be consolidated or concreted before laying pipes. Trenches to be backfilled and consolidated.

LAYING : Drains shall be laid as shown in drawings. The contractor shall supply all necessary fittings and connections to complete the work and as required by the local authority.

JOINTS : All pipes shall be joined by means of approved solid rubber rings properly fitted to ensure a perfectly tight joint.

STORM WATER DRAINS : From each down pipe and drainage channel lay 4" diameter glazed earthenware drains to soak holes filled with rubble.

SEPTIC TANK : The Contractor shall install a reinforced concrete septic tank in accordance with the requirements of the Local Authority.

Unless directed otherwise by the Health Inspector, the tank shall be in accordance with the following specifications :

Tank Capacity - 400 gallons

Inside dimensions - Length 8'6" width ; 2'6" Liquid depth ; 3'0" Airspace 9"

Inlet depth below water level - 6" - 14"

Outlet depth below water level - 14"

Inlet and Outlet diameter - 4"

Fresh Air Inlet to be 9" above ground level.

The tank shall be fitted with inspection covers 4" thick reinforced with H.R.C. 665 and fitted with two lifting handles per cover manufactured from 3/4" steel rod. The covers shall be 3'-2" long x 12" wide and sealed to the tank top with water-tight joints.

Tank wall and roof thickness shall be not less than 4", floor thickness / be not less than 5". Walls, roof and floor shall be reinforced with H.R.C. 665.

The septic tank shall be sited true and level in the position as shown on the drawings or as directed by the Local Authority.

Backfilling and covering of the tank to a depth not exceeding 2'0" shall be carefully executed after inspection.

EFFLUENT DISPOSAL : The Contractor shall in the position as indicated on the drawings or as directed by the Local Authority, install a soak pit for the disposal of septic tank effluent and connect same with G.E.W. pipes to the drainage system.

The soak pit shall be backfilled with not less than eight cubic yards of boulders.

COMPLETION AND TESTING : Before backfilling of trenches, drains shall be inspected by Local Authority's Inspector and any defects made good.

The Contractor shall return the ground surface to its original condition, dispose of surplus soil and leave the site clean and tidy.

OTHER TRADES : The onus is on the sub-Contractor to acquaint himself with the contents of this specification so as to ascertain to what extent the works of other trades affect his particular trade.

ELECTRICIAN

GENERAL : The electrical installation shall comply with the N.Z. Electrical Wiring Regulations 1961 and such bylaws of the local electrical supply as are applicable.

MATERIALS : All materials shall be of the best quality complying with the relevant N.Z. Standard Specifications.

WORKMANSHIP : The installation shall be carried out in accordance with sound trade practice by competent registered electricians who shall co-operate with the other trades to avoid delay. All wiring shall be concealed.

SWITCHBOARD : Provide flush type switchboard "Gael", "G.E.C.", "P.L.D.L." or similar factory built metal clad switchboard. Locate in position shown.

EARTHING : Provide main earth, earth continuity conductors and earth bonding as required by the regulations.

WIRING : All wiring shall be tough plastic sheathed and insulated cables. Flush plates will be selected by the owner.

SERVICE MAINS : Arrange with power supply authority for service mains to be run underground and make necessary connections. Allow P.C. sum for connection.

LIGHTS, POWER POINTS AND FITTINGS : Arrange for lighting and power points as indicated on the drawings with two-way lighting switching as shown.

SUPPLY AND INSTALL : 7 $\frac{1}{2}$ " Expelairin kitchen.
Shaving plug in bathroom
1 Strip light above medicine cabinet in bathroom
1 flush heat lamp in ceiling of bathroom or I. Red Heater.
Heatway control centre ~~model 205~~ and stated number of ~~panel~~ heaters suggested in a P.C. sum
Television & radio aerial & earth terminal plates in approved locations-3 radio, 2 TV.
Provide draw wires for telephone cable in position selected by owner.

WATER HEATERS : Provide water heating circuits and control switches to 40 gal. H.W.C. and 5 gal. undersink heater.
Supply plumber with elements and thermostats. Element wattage shall be in accordance with the supply authorities recommendations for domestic water heating tariff.

ELECTRIC RANGE : Allow the P.C. sum of \$. Fridgadaire R.W.
26 T. Wall oven and cooking top for electric range. Install to manufacturer's instructions and locate isolating switch where directed.

T.V. Point in Study and Lounge
Aerial and earth point - B. 1 and study. Back to back from ceiling aerial.
1 set Stereo leads in lounge as directed by owner.
1 Whip aerial point and earth in Lounge. Aerial supplied by owner.
2 Standard lamps along drive
1 H. Point and light to existing garden shed.

HOUSE : H.P. 20 single points, 3 double points.
Lights 22 ceiling, 6 wall mounted.
Exterior Lights 4 plus two driveway lights.

2 way switches. Two sets.

TESTING : The electrician shall carry out all testing as required by the wiring regulations and have the whole work passed by the supply authority's inspector.

OTHER TRADES : The onus is on the sub-contractor to acquaint himself with the contents of this specification so as to ascertain to what extent the works of other trades affect his particular trade.

PAINTER & PAPERHANGER

WORKMANSHIP : All work shall be carried out in accordance with the N.Z. Standard Code of practice for painting (N.Z.S.S. 2239) by competent tradesmen.

MATERIALS : The materials for all coats shall be the product of the same manufacturer, delivered in unbroken containers and bearing the manufacturer's name and brand. Oil based paints only shall be used on all surfaces including ceilings.
Materials shall be applied strictly in accordance with the manufacturer's instructions.

PREPARATION OF SURFACES : Notwithstanding provisions in other sections of this specification, it shall be the responsibility of the painter to ensure that all surfaces including the surfaces of all undercoats, are in a suitable condition to enable a first class finish to be obtained. To that end he shall wash, dust or otherwise clean down all surfaces including undercoats, remove imperfections by filling, sanding and the like, and apply such sealers, neutralizers or other materials as are necessary in accordance with sound trade practice.

PAINTING OF EXTERNAL WOODWORK : Paint all external exposed woodwork and linings usually painted with three coats of paint. All surfaces shall be thoroughly dry and free from dust and foreign matter.

PRIMING : Prime all exterior timbers including all meeting surfaces. The priming coat shall be brushed thoroughly into woodwork to completely cover the entire surface. All exterior timber and joinery shall be primed before fixing in position.

Priming shall not be exposed for more than four weeks before receiving the undercoat.

STOPPING : After priming has set stop all holes and defects with linseed oil putty and rub down as required to obtain a satisfactory surface for undercoating.

UNDERCOAT : After priming stopping and rubbing down, apply an approved brand of undercoating recommended by the manufacturer of the particular brand of high gloss paint to be used.

FINISHING COAT : To all external exposed woodwork and linings to be painted apply a final coat of high gloss paint of approved brand.

EXPOSED METAL WORK : Paint exposed metalwork with zinc chromate primer followed by undercoat and finishing coat as for external woodwork.

PAINTING OF INTERIOR SURFACES : The type of finish to all surfaces will be decided by the owner.

Preparation of Surfaces : Thoroughly prepare all surfaces to be painted or varnished by stopping and rubbing down as required to provide a suitable and adequate surface for later applications.

Full Gloss Enamel : Wood work shall be primed, and walls and ceiling sealed, undercoated and all surfaces finished with one coat of approved glossy enamel.

Semi Gloss Enamel : Woodwork shall be primed and woodwork and ceilings finished with two coats of approved semi-gloss enamel.

Natural Wood Finishes : Surfaces requiring natural wood finishes shall receive three coats of Polyurethane plastic finish of approved brand and applied strictly in accordance with manufacturer's instructions.

PAPERHANGING : All walls to be papered shall be sized in two coats.
Wall papers shall be selected by owner and the contractor shall allow the sum of \$3.00 per roll.
All papers shall be trimmed, cut straight and true, butt jointed hung straight and true with patterns matching.
Paste shall be of an approved brand with a fungicide incorporated by the manufacturer.

OTHER TRADES : The onus is on the sub-contractor to acquaint himself with the contents of this specification so as to ascertain to what extent the works of other trades affect his particular trade.

PLASTERER

GENERAL : The plasterer shall carry out all that work which is customarily done by plasterers and as written or implied in this specification.

PROTECTION : The plasterer shall take all necessary precautions to protect adequately all floors, dressed woodwork, fittings, etc, against droppings or water damage during the whole period of his operations.

MATERIALS : Plasterers are deemed to have made themselves acquainted with the sand, lime and cement which are obtainable on the local market and which give the best results and to have allowed for their use.

WORKMANSHIP : The work shall be carried out in accordance with the best trade practice and by competent craftsmen using equipment, materials and processes appropriate for the several purposes leaving all surfaces in good order, without cracks, blisters or marks of any kind, in clean condition and of uniform colour.

Make good any and all damage caused by other trades.

MIXING : All plaster shall be carefully proportioned and thoroughly mixed in batches no larger than can be used before the initial set.

Plaster shall be used immediately after mixing and on no account shall plaster be re-tempered or remixed after it has set or gone off.

PREPARING SURFACES : All surfaces which are to receive plaster are to be properly prepared. Concrete surfaces shall be roughened where necessary, well wetted and given a splatter coat of 1:2 cement and sand prior to plastering.

EXTERNAL PLASTERING : Concrete walls, steps and foundations exposed to view shall be plastered $\frac{1}{2}$ " thick and finished with a wooden float.

MP 8853
NO 11132

DWELLING
Garage

LOT 2

D.P. 26187

STREET TE ROANA RD

HOUSE NO. 430 428

NAME TAYLOR

3 Fleetwood

affiliated with the...
3 Fleetwood

(270)

H.C.C./D.1

Horowhenua County Council

PERMIT No. H2542

LOCALITY

Wakanap

DATE RECEIVED

DATE ISSUED 13:6:75.

FEE'S NOT TO BE PAID UNTIL REQUESTED BY OFFICE

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME

Taylor

FOR OFFICE USE ONLY

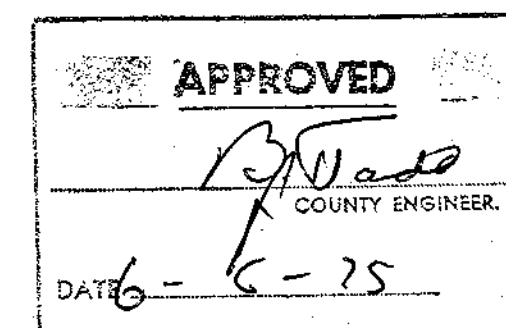
REMARKS:

SCALE OF PERMIT FEES

Estimated Value of Work: Fee Payable:

Not exceeding	\$100		\$2
Exceeding \$100 but not exceeding	\$200		\$4
Exceeding \$200 but not exceeding	\$300		\$6
Exceeding \$300 but not exceeding	\$400		\$8
Exceeding \$400 but not exceeding	\$600		\$10
Exceeding \$600 but not exceeding	\$800		\$12
Exceeding \$800 but not exceeding	\$1000		\$14
Exceeding \$1000			\$14

Plus \$2 for every \$200 or part thereof in excess of \$1000.



NOTE.—In all cases where septic tanks are installed the site and position must be first approved by the County Health Inspector.

W.T.
Joh.
11.11.75

8853

YMC

Valuation Book No. 1496/60/1

Date _____, 19____

Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address:
Horowhenua County Council,
P.O. Box 258,
Levin.

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work SEPTIC TANK SOAKAGE, STORMWATER
TOILET, BATH, SHOWERS, WASHING, SINK.

Allotment. Lot: 2 D.P.: 2618Y Section: _____ Area: _____

Block: 1X S.D.: KAITIWA Locality: Ngahau West 17B

Previous Owner { If Section has been recently transferred }

Frontage (Length) 12' (Name of Street or Road) TE. MOANA

Water Supply (Description) RETICULATION

Estimated Value of Plumbing Work \$ 2063.00

Estimated Value of Septic Tank \$ _____

Estimated Value of Drainage Work \$ 500.00 Total \$ 2563.00

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1959 and Amendments.

Permit Fees \$ 30.00

(For Scale of Fees see Back Page.)

Receipt No.: 23168

Full Name and Address of Owner: T. L. TAYLOR,
148 KANPUR RD. NGTN 4

NOTE.—The following MUST accompany this Application:—

- Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page.
- Detailed drawings of septic tank — $\frac{1}{4}$ in to one foot.
- Specifications of work and materials to be used.

Plan showing drains should be drawn to scale of $\frac{1}{4}$ in to one foot for large premises — in DUPLICATE

Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: E. F. GATES LTD.

Address: 11 ITI GROVE,
WAIKANAE.

Plumber's Name, Address, and Registered No. { If not the applicant. }

G. W. McFARLANE,
5 PATTERSON GROVE,
WAIKANAE.

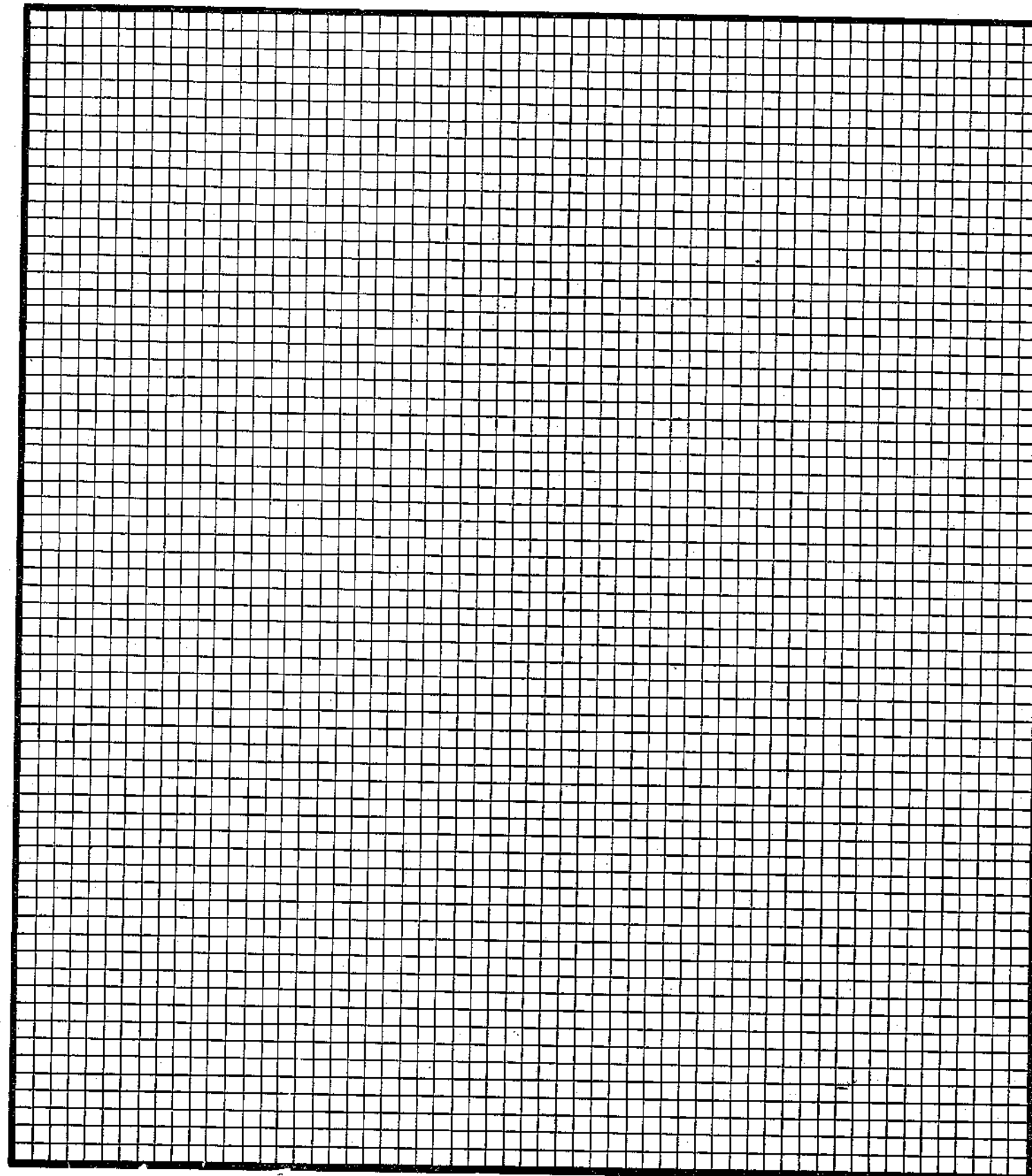
PLAN OF ALLOTMENT

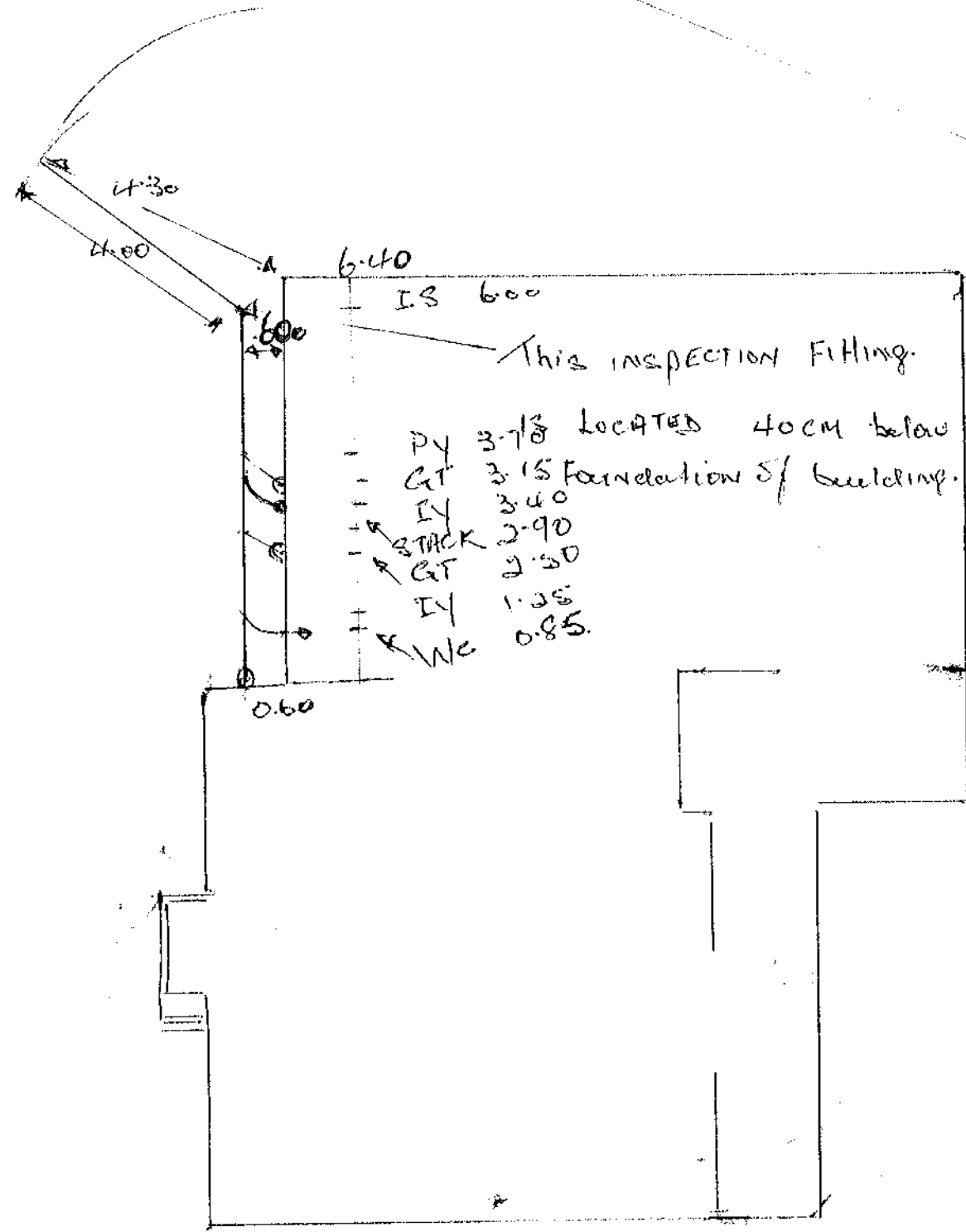
Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators, Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

Boundary Lines to be shown thus: _____

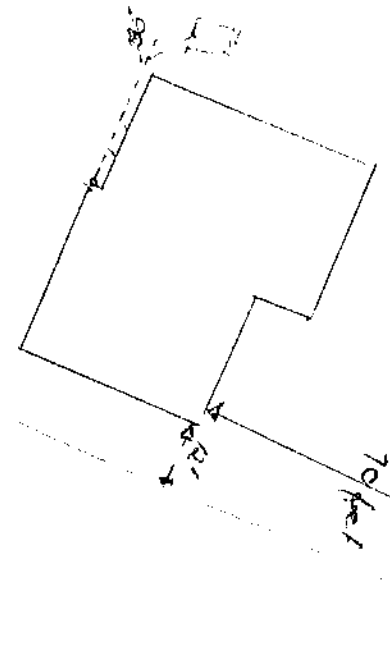
WATER SUPPLY: Position to be shown of Well or Bore if within 100 feet.

Frontage to _____ Road





Noted D.R. 26.187.
J. Moore Moore.



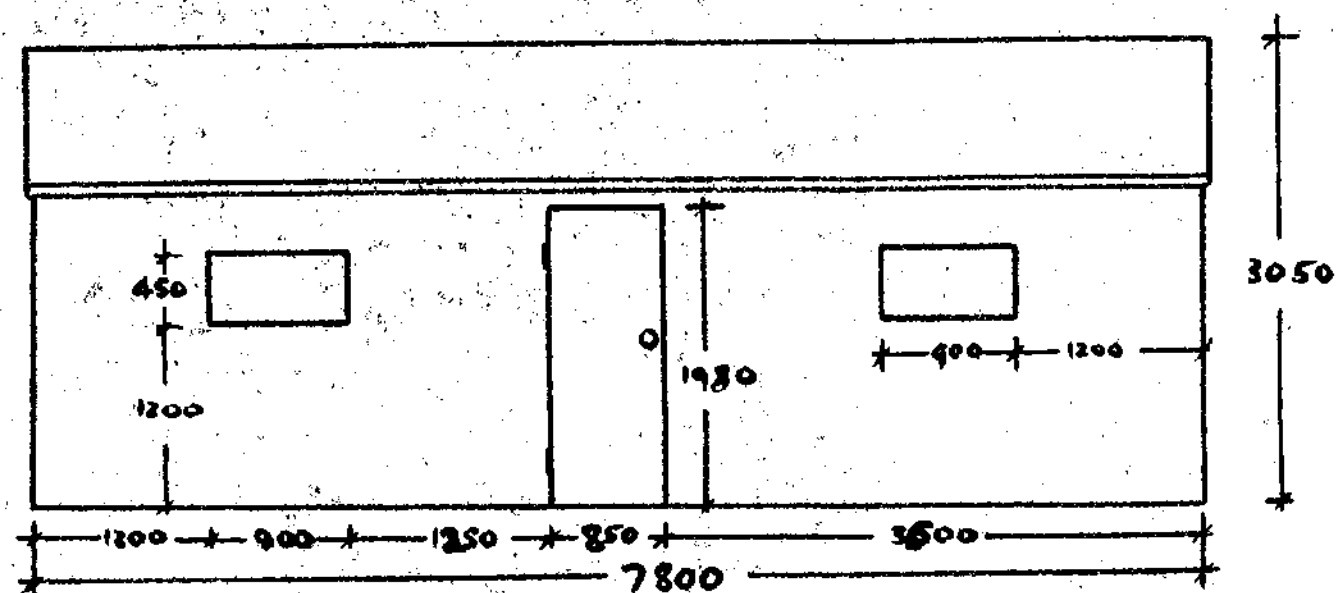
TE MOORE MOORE

CIL	APPROVED	AMENDMENTS		DATE	DRAWING NUMBER		
	COUNTY ENGINEER				SHEET	OF	
							SHEETS
	DATE				SCALE		

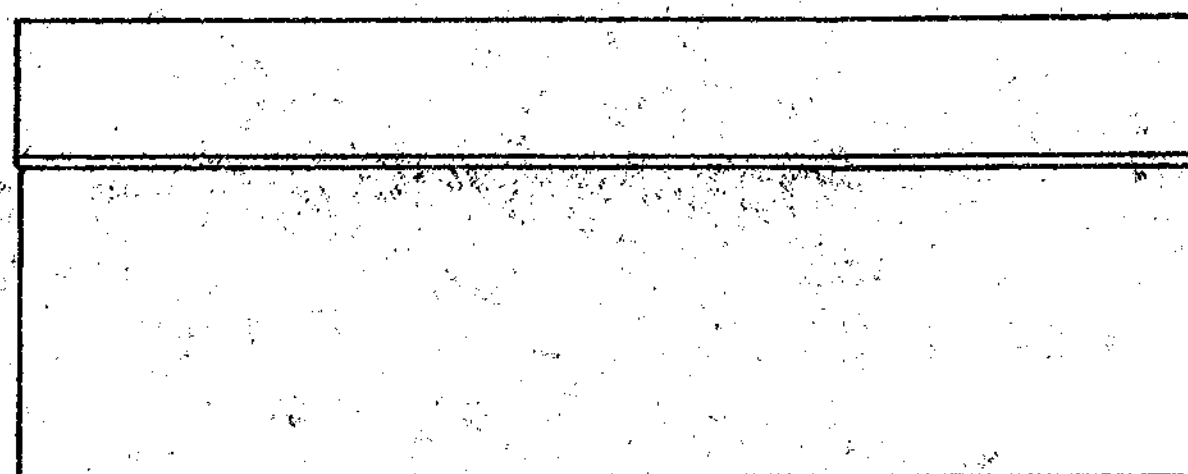
MR. AND MRS. T.L. TAYLOR

428 TE MOANA ROAD

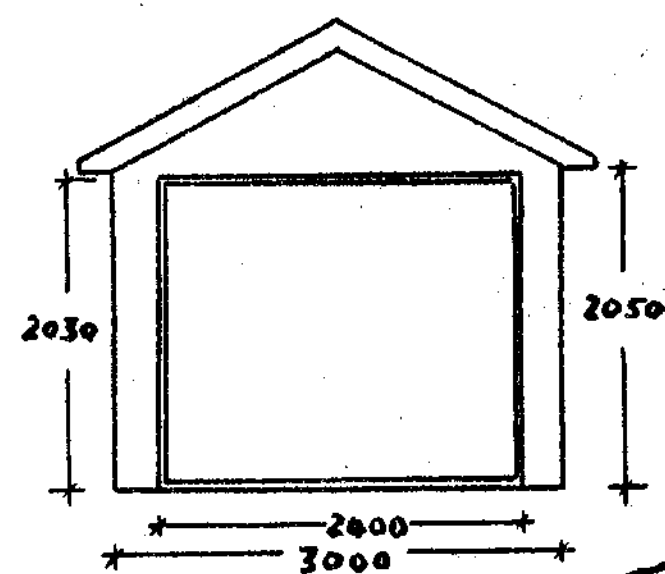
NEW GARAGE AUGUST 1978



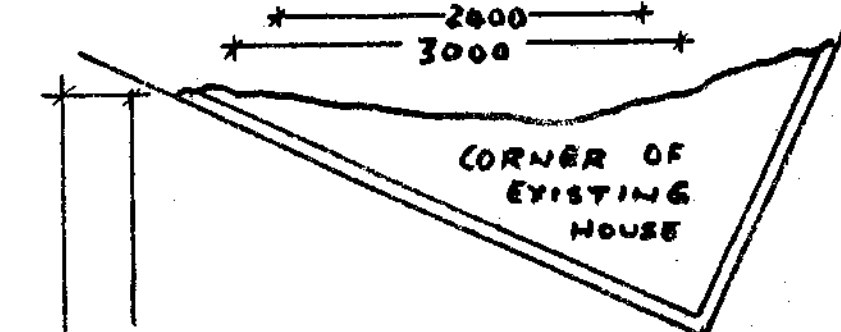
EAST ELEVATION
1:50



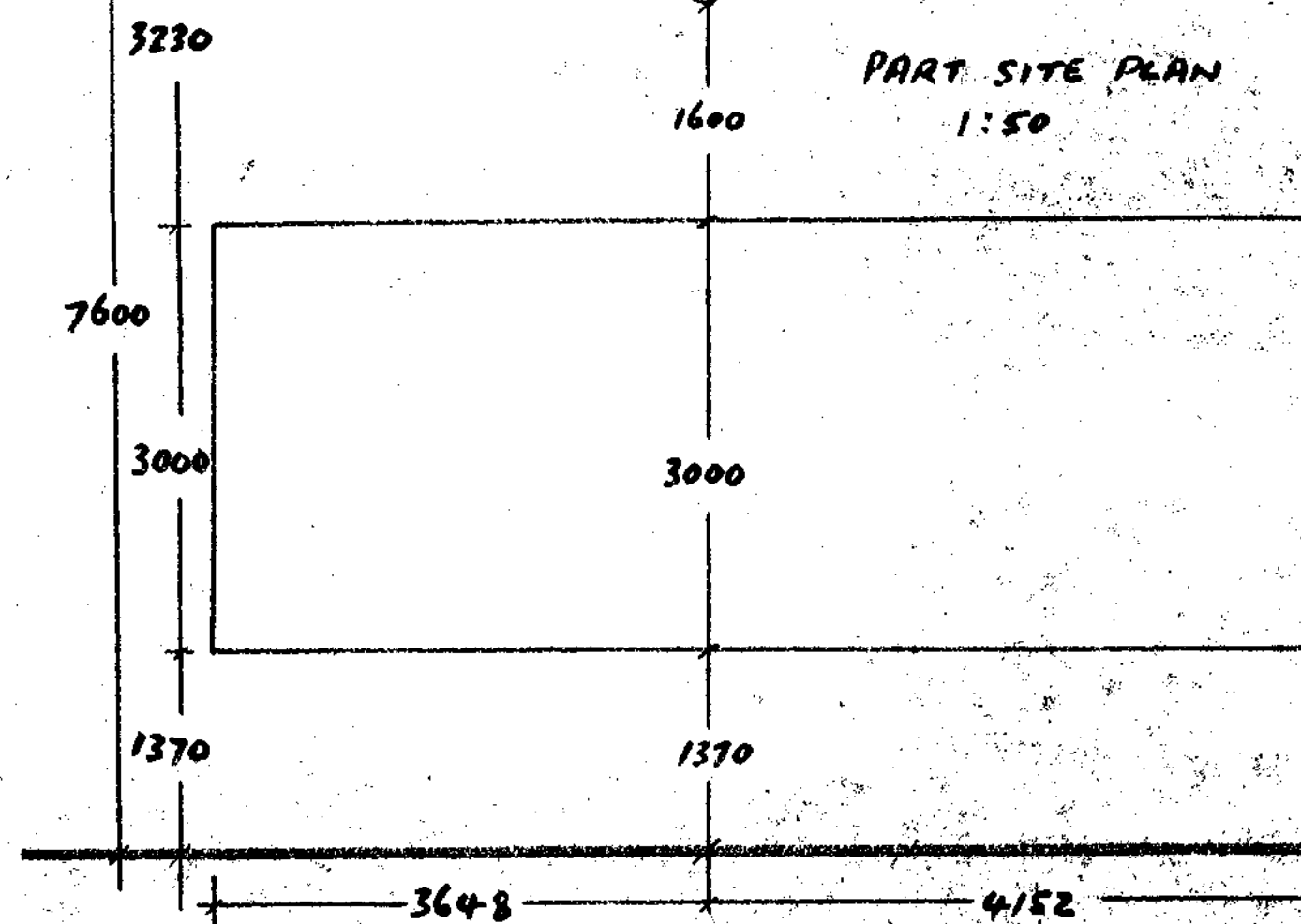
WEST ELEVATION
1:50



NORTH ELEVATION
1:50



PART SITE PLAN
1:50



BOUNDARY

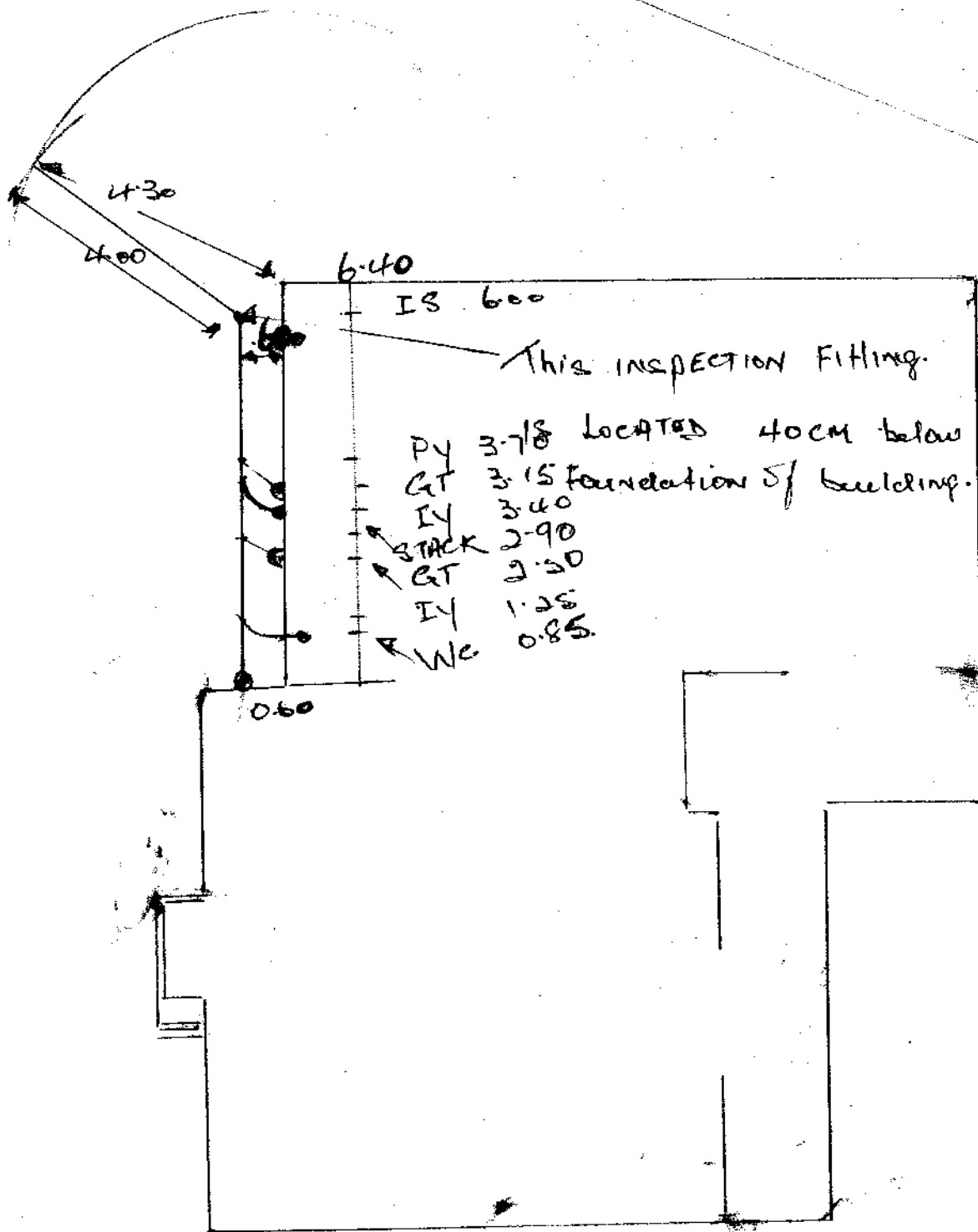
TE MOANA ROAD

SITE PLAN
1:400

LOT 2 DP26187

EXISTING HOUSE

SITE OF NEW GARAGE

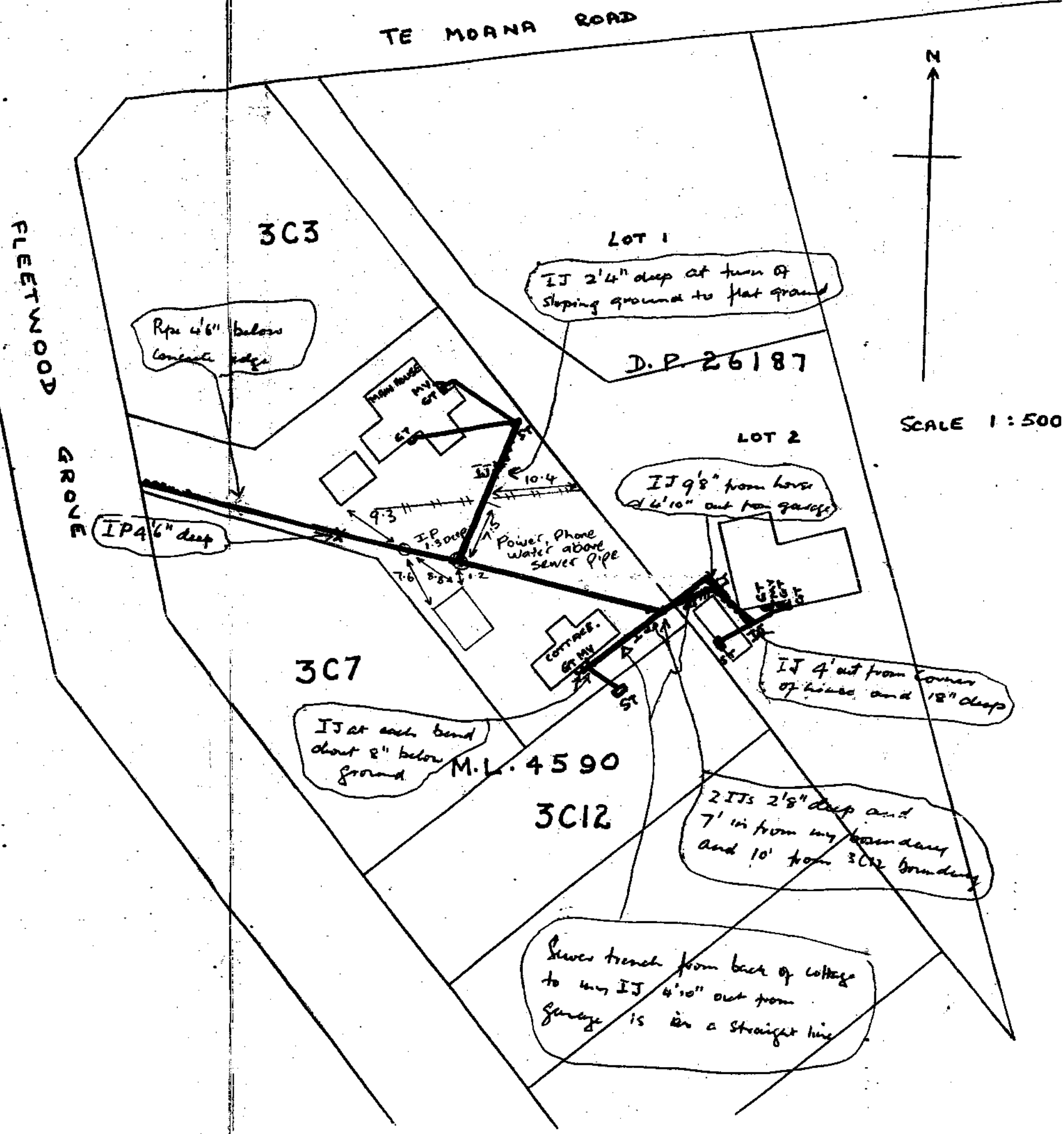


LEGEND.

NEW SEWER AS ACTUALLY LAID
EXISTING SEWER DRAINAGE.
NEW SEWER DRAINAGE. (SCHEMATIC FOR TENDER)
 ST SEPTIC TANK
 GT GULLY TRAP
 MV MAIN VENT
 IJ INSPECTION JUNCTION

MR. AND MRS. T. L. TAYLOR
428 TE MOANA ROAD.
LOT 2 DP 26187 BLOCK IX
KAITAWA SURVEY DISTRICT
C. of T. VOL. 6D FOLIO 422

MRS. J. M. EDWIN AND MR. G. E. EDWIN
1 FLEETWOOD GROVE.
BLOCK IX KAITAWA SURVEY DISTRICT
BEING THE NGARARA WEST BLOCK A3CB
C. of T. VOL. 718 FOLIO 5



Council owns most of the manholes, pipes, connections etc shown on this plan including where they cross private property. It is illegal to interfere with any of Council services.

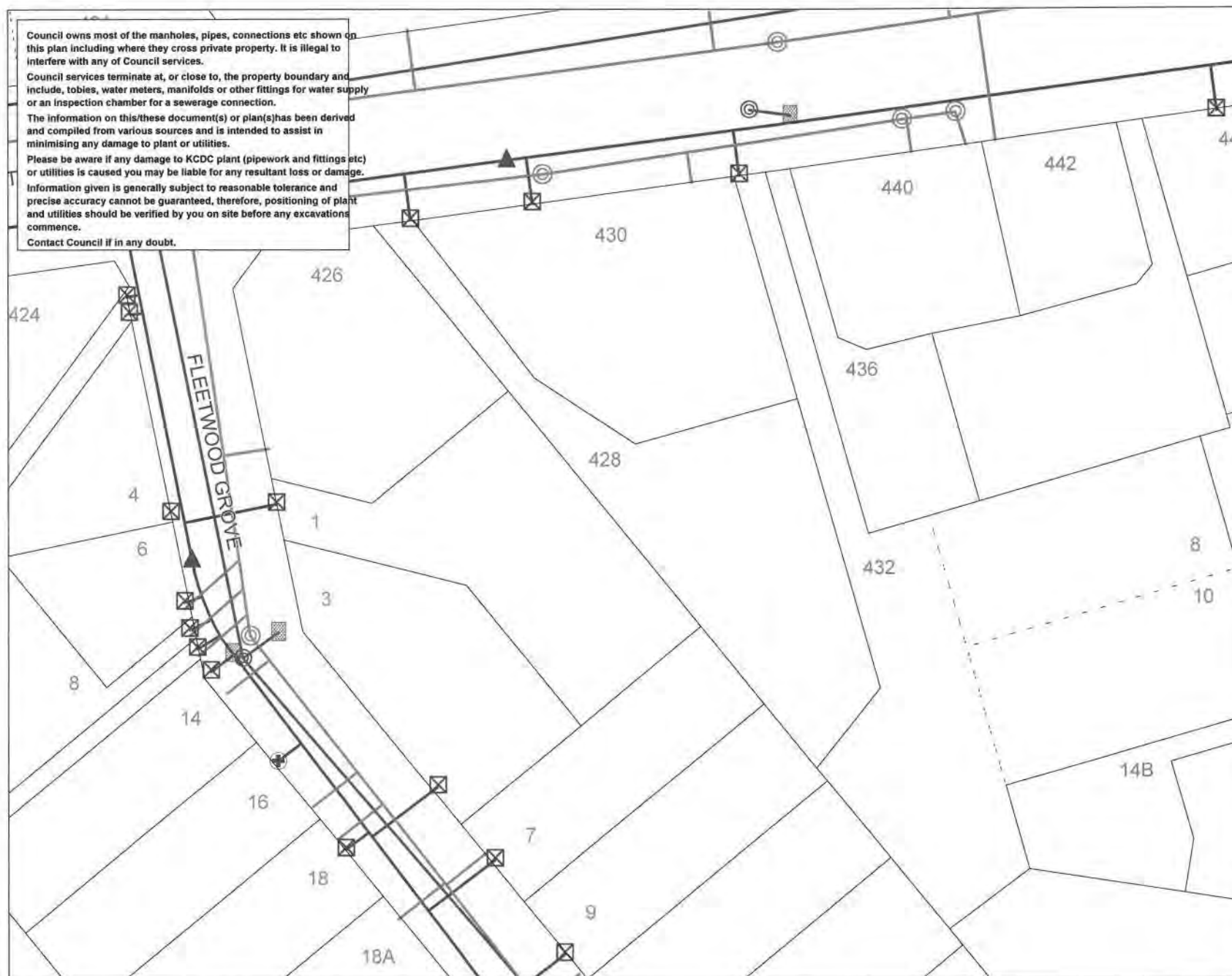
Council services terminate at, or close to, the property boundary and include, tobies, water meters, manifolds or other fittings for water supply or an inspection chamber for a sewerage connection.

The information on this/these document(s) or plan(s) has been derived and compiled from various sources and is intended to assist in minimising any damage to plant or utilities.

Please be aware if any damage to KCDC plant (pipework and fittings etc) or utilities is caused you may be liable for any resultant loss or damage.

Information given is generally subject to reasonable tolerance and precise accuracy cannot be guaranteed, therefore, positioning of plant and utilities should be verified by you on site before any excavations commence.

Contact Council if in any doubt.



LEGEND



- Sewer Pump
- Sewer Manhole
- ★ Stormwater Soak Hole
- Stormwater Pump
- Stormwater Manhole
- Stormwater Sump
- ◆ Stormwater Outlet
- ▲ Stormwater Inlet
- Water Hydrant
- ✚ Water Valve
- ⊠ Water Toby
- Sewer Rising Main
- Sewer Pipe
- Stormwater Pipe
- Stormwater Rising Main
- Water Pipe

Map Drawn Date: 3/08/2006 By STA-BUILDCON-11

Scale: A4 1:890

Date of Aerial Photography:

Cadastral information derived from Land Information New Zealand. Crown Copyright reserved. Approved for internal reproduction by Kapiti Coast District Council.

NB: The property boundaries and address numbers shown are indicative only.



SERVICE NETWORK

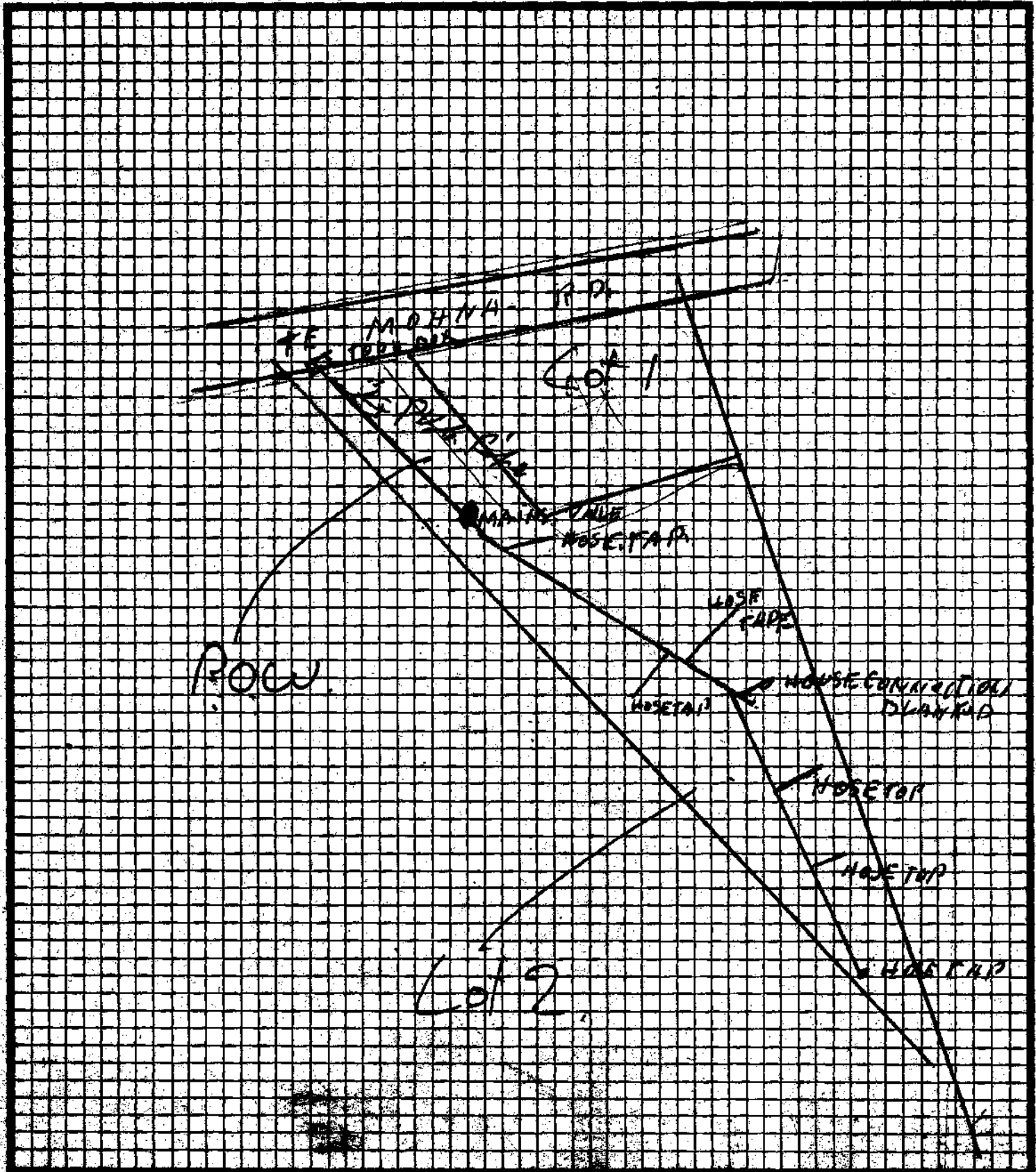
PLAN OF ALLOTMENT

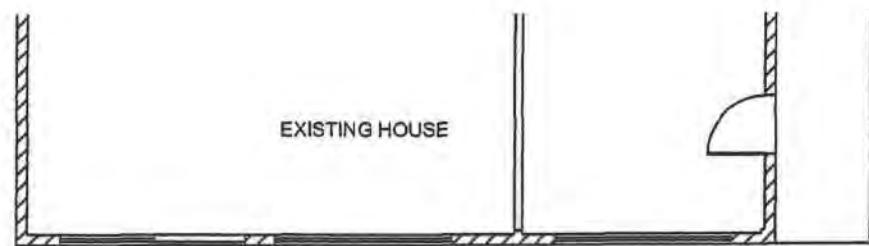
Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators, Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

Boundary Lines to be shown thus: ————

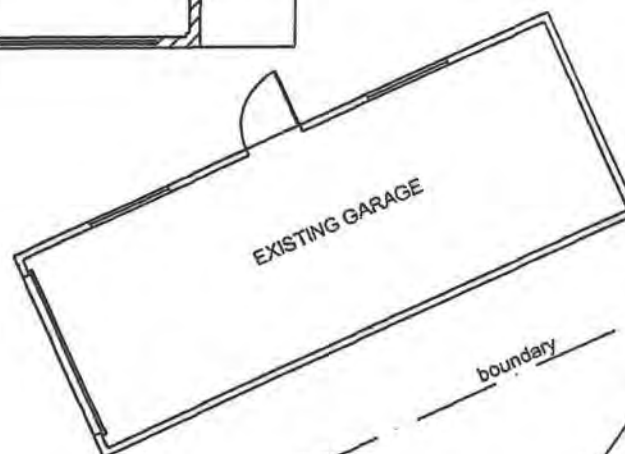
WATER SUPPLY: Position to be shown of Well or Bore if within 100 feet.

Frontage to TE. MOHNA R.D. Road





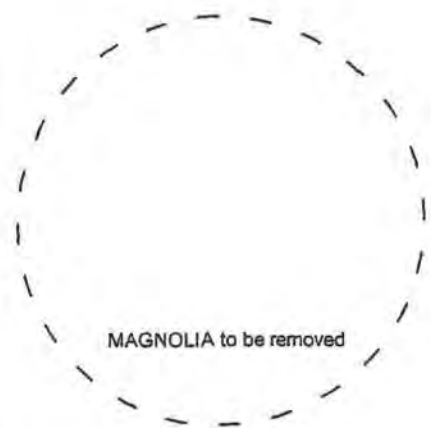
EXISTING HOUSE



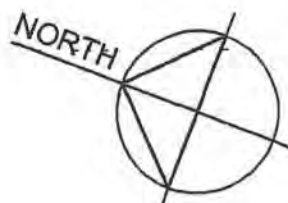
EXISTING GARAGE

boundary

boundary



MAGNOLIA to be removed

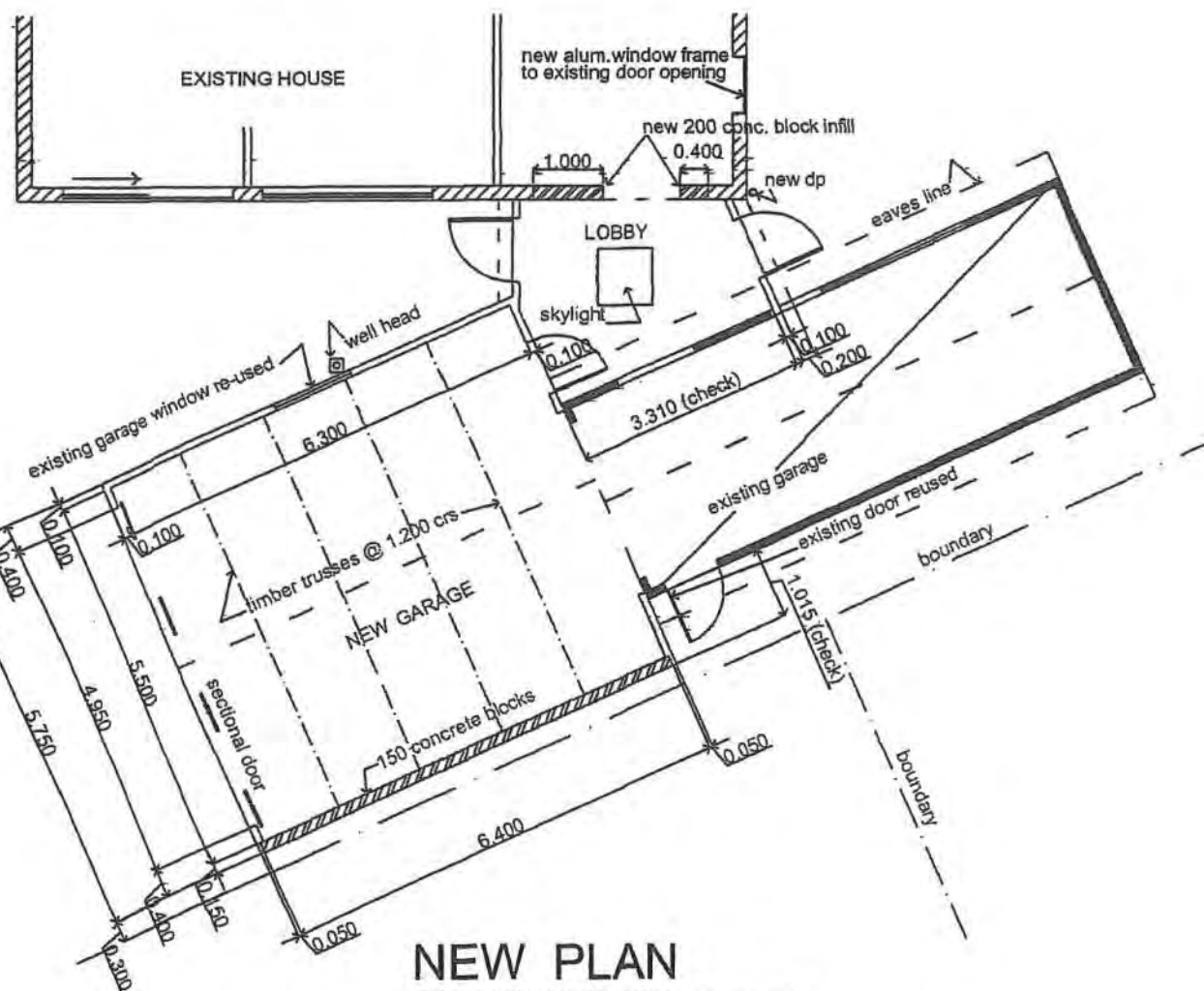


EXISTING PLAN

ensure that there are no gully traps built over

APPROVED
BY P & D
Simon Copp
Officer
2/8/2006

Roofing Membrane. The membrane to be used will be the Equus Chevaline Dexx system and will be applied by a licenced applicator (probably Builders Plastics Ltd, Johnsonville).



NEW PLAN

Existing timber framing shown

Stormwater is to be connected to the existing stormwater system.

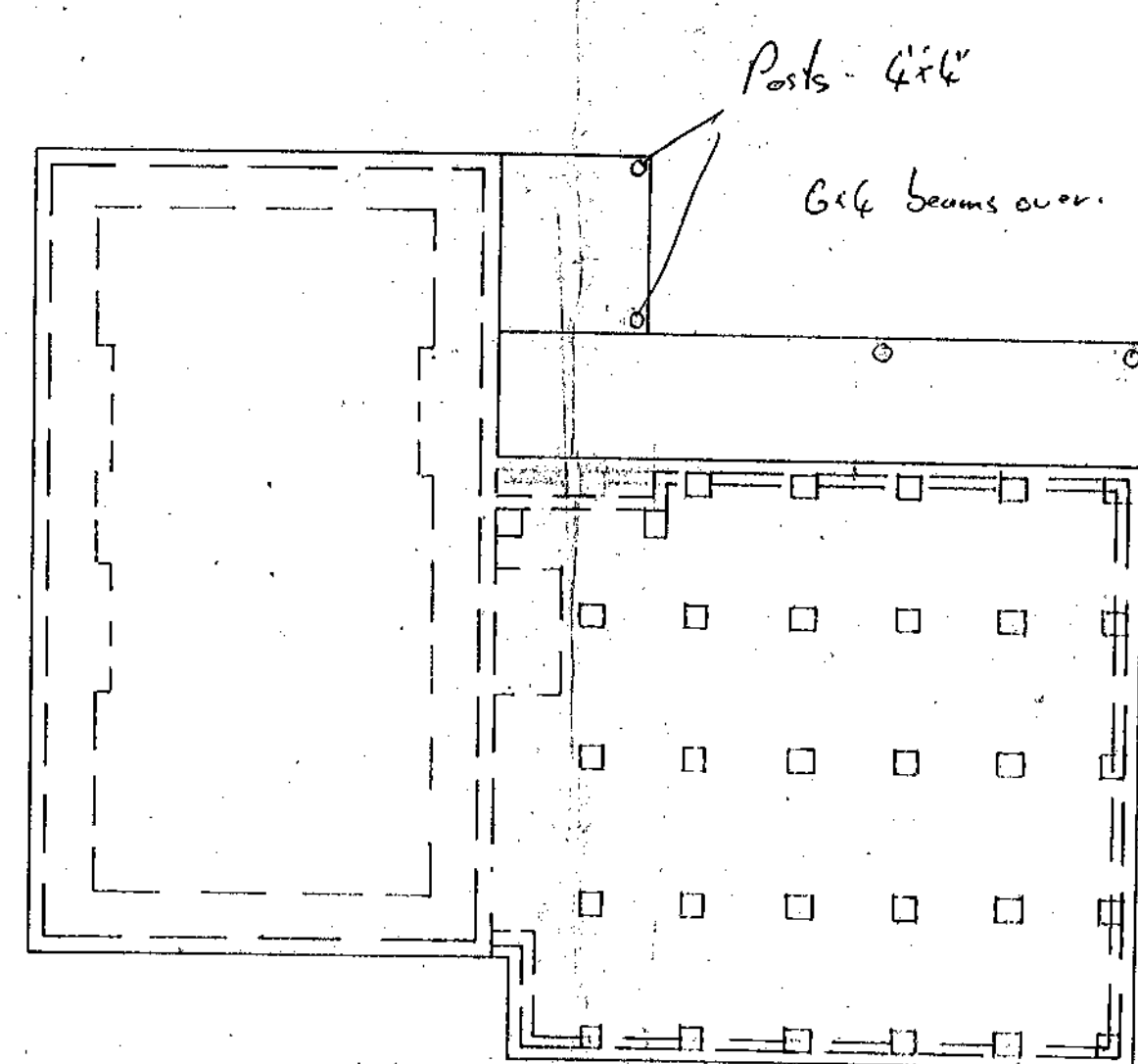
WOOLCOTT ARCHITECTS
PO Box 695 TAUPŌ
Tel/Fax: 07 3768111

MR & MRS N. & R. MORGAN 428 TE MOANA RD WAIKANAE
NEW GARAGE

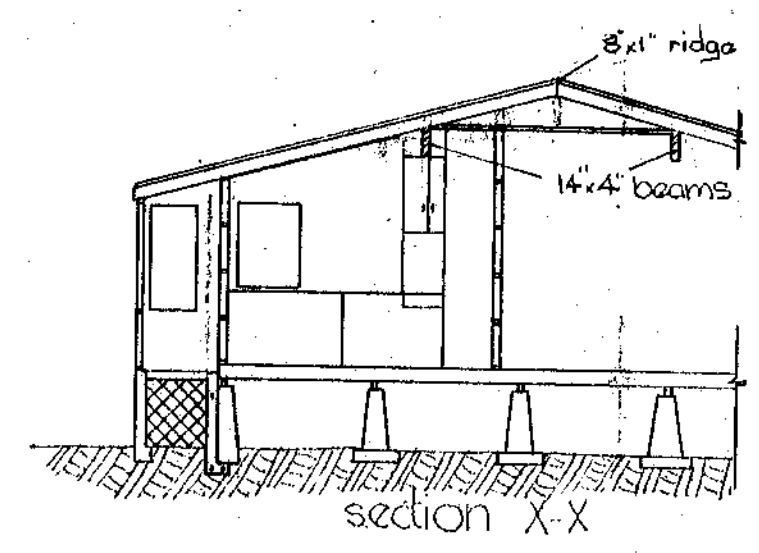
DATE May 2006
SCALE 1:100

DRAWING
W2

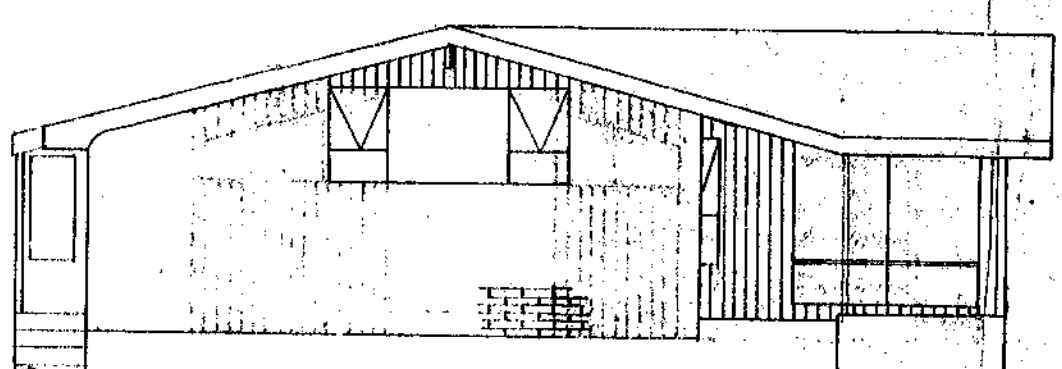
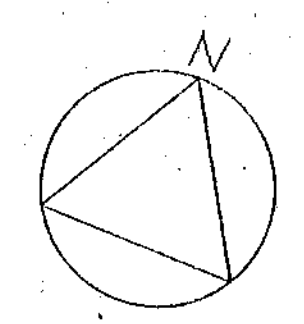
te moana road



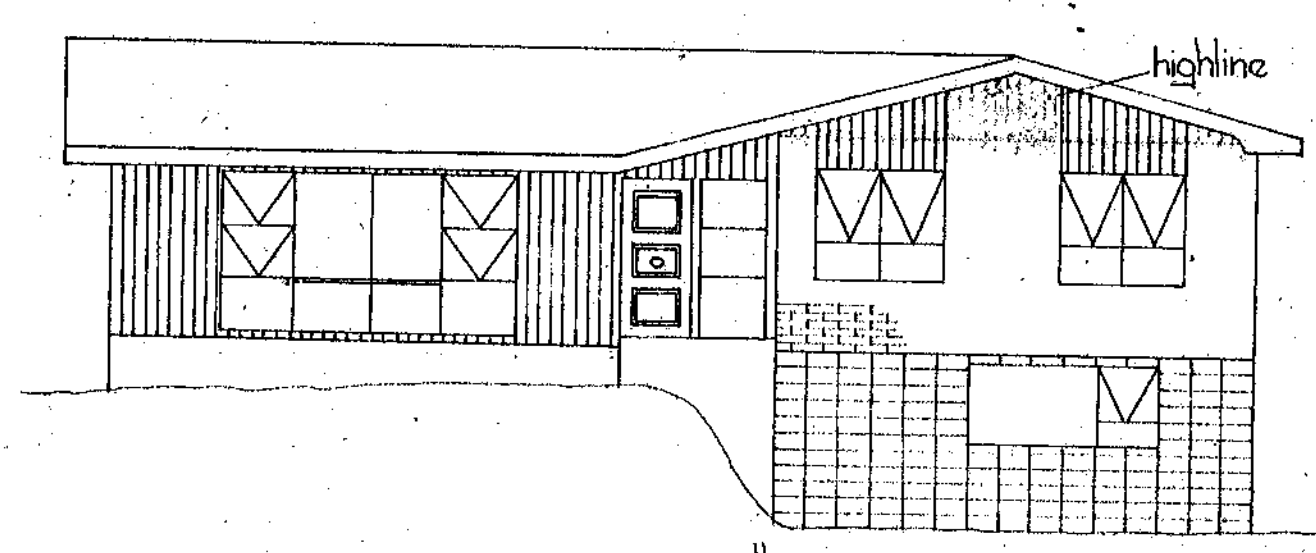
foundation plan.



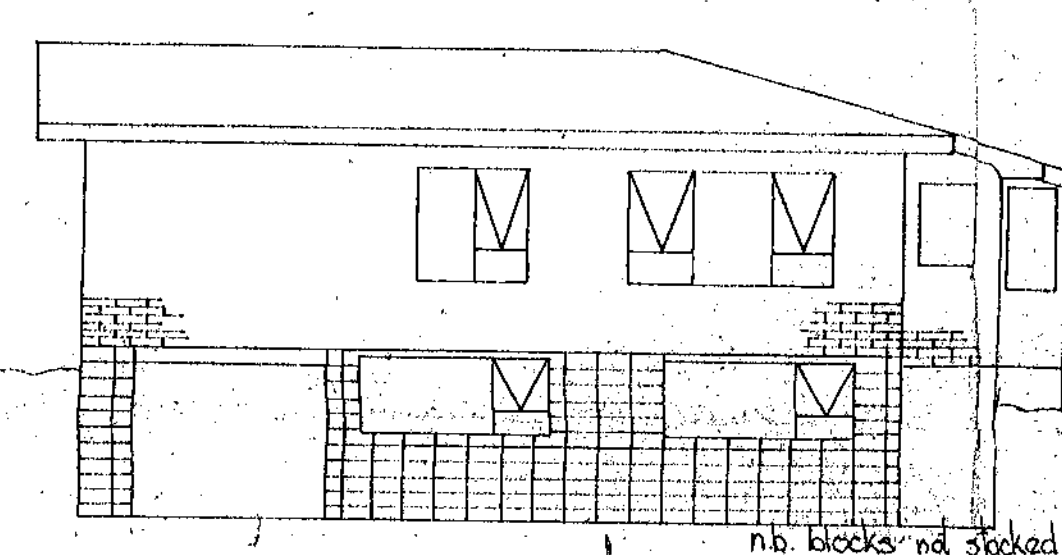
section X-X



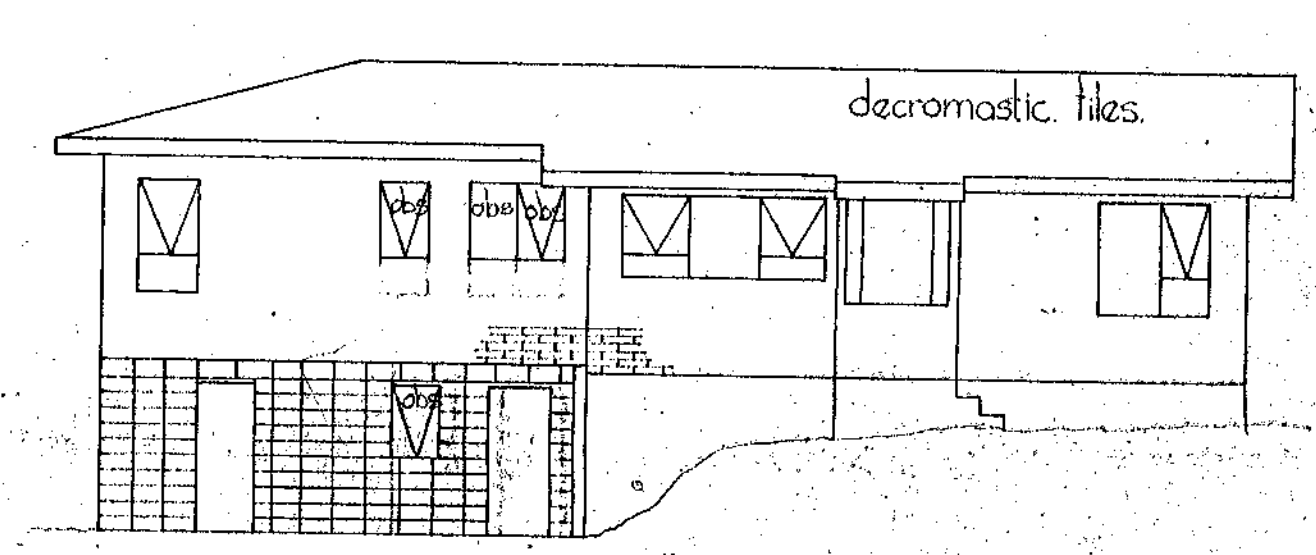
east



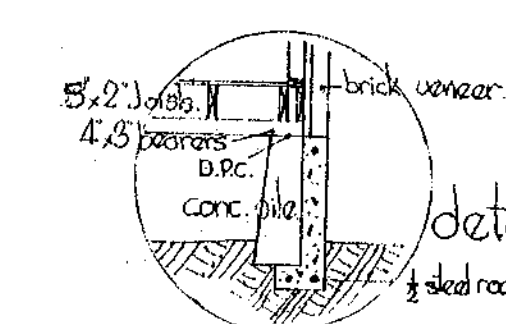
north



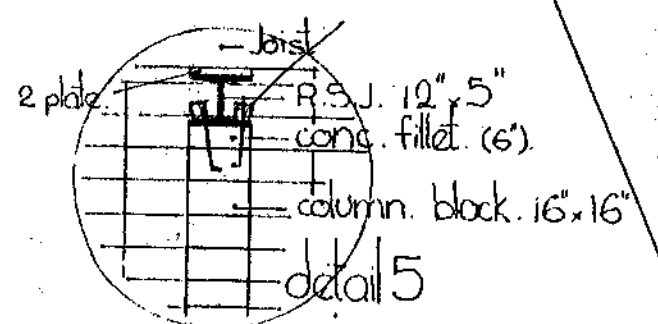
west



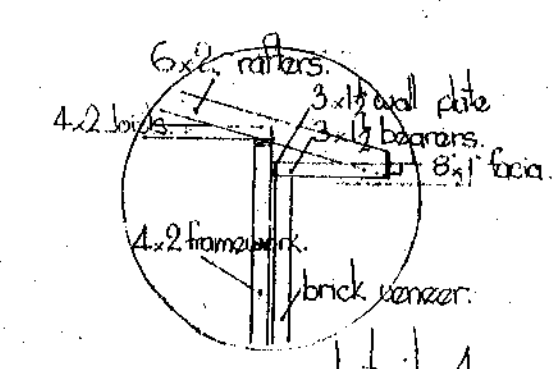
south



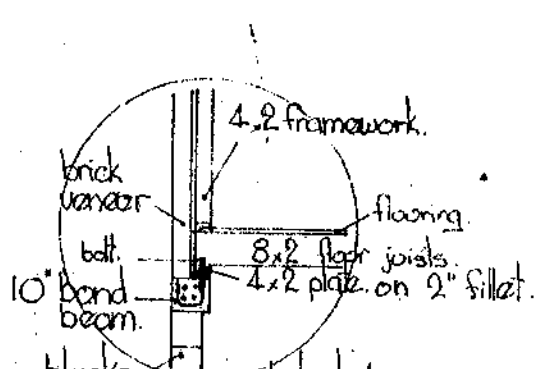
detail 3



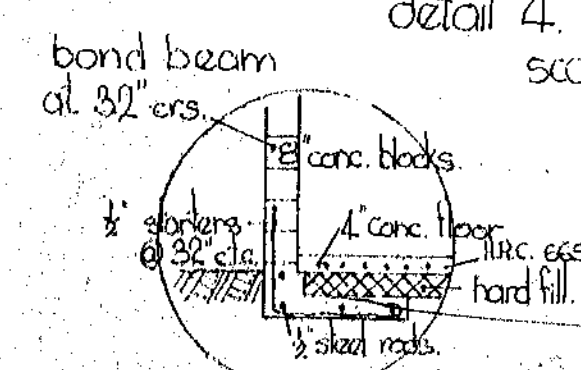
detail 5



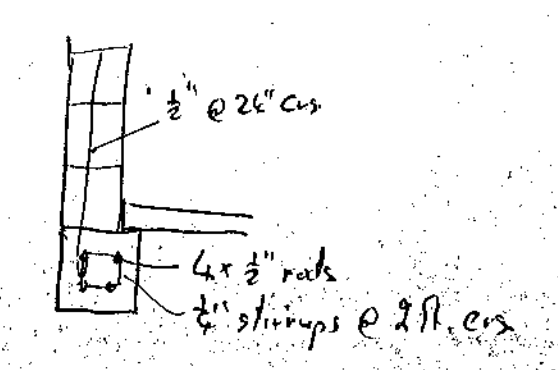
detail 4



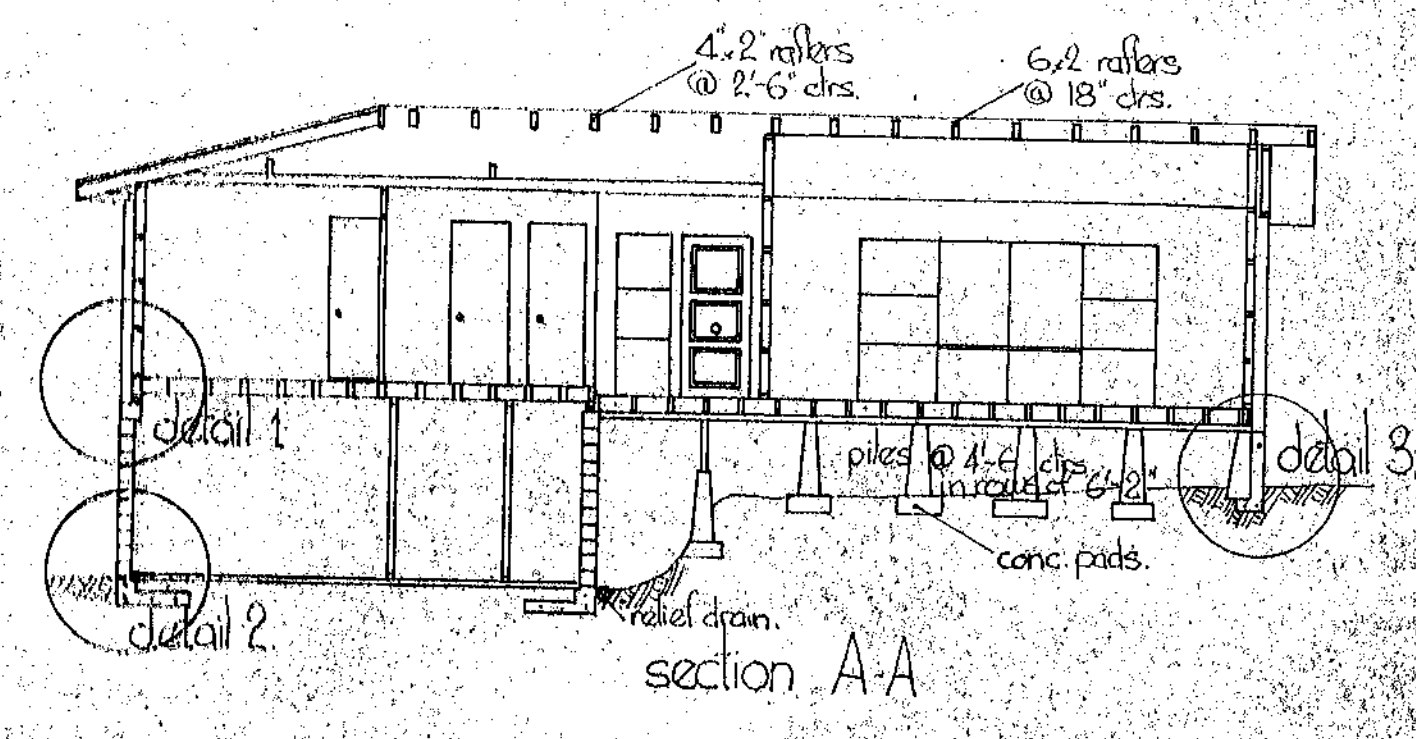
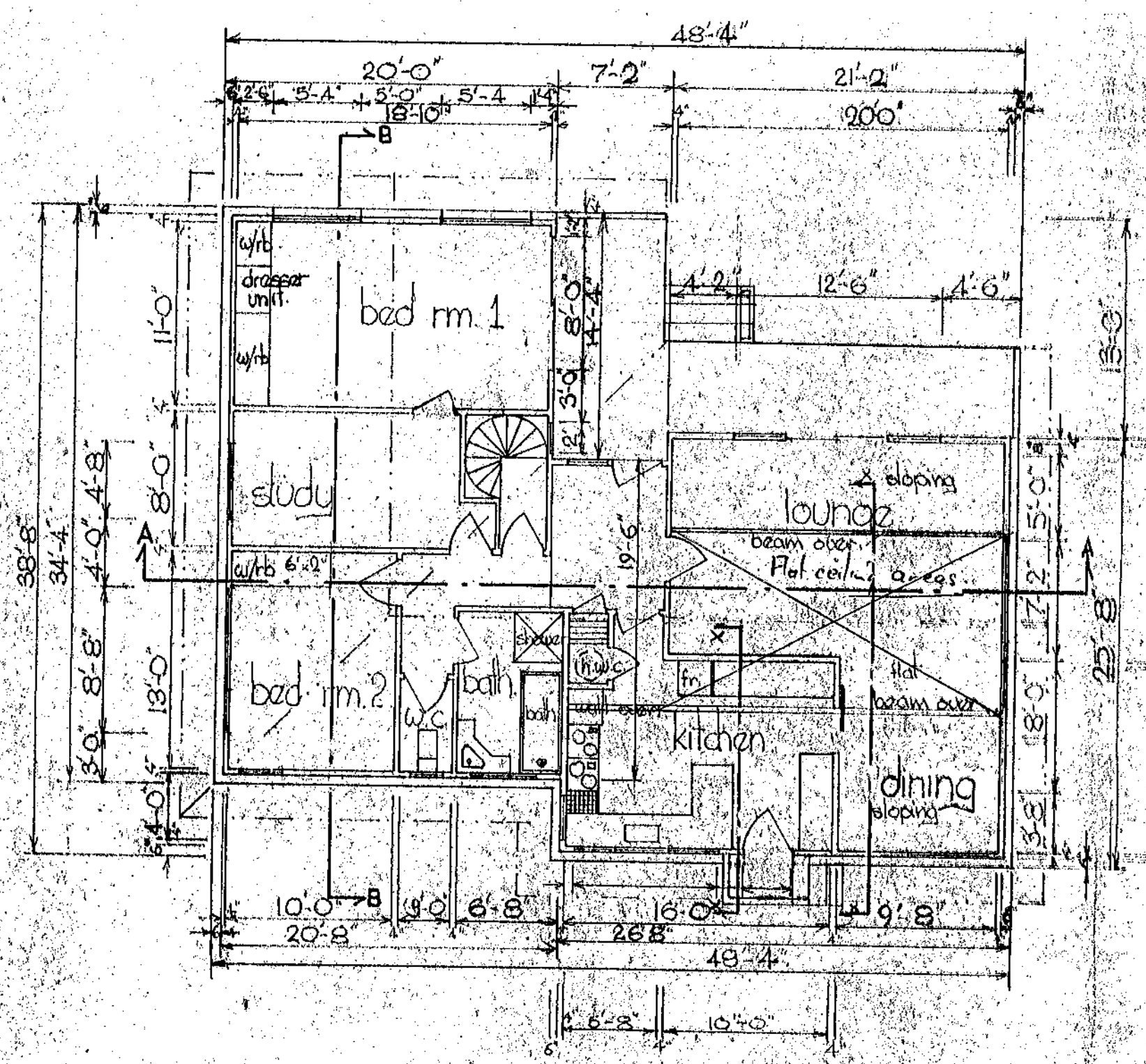
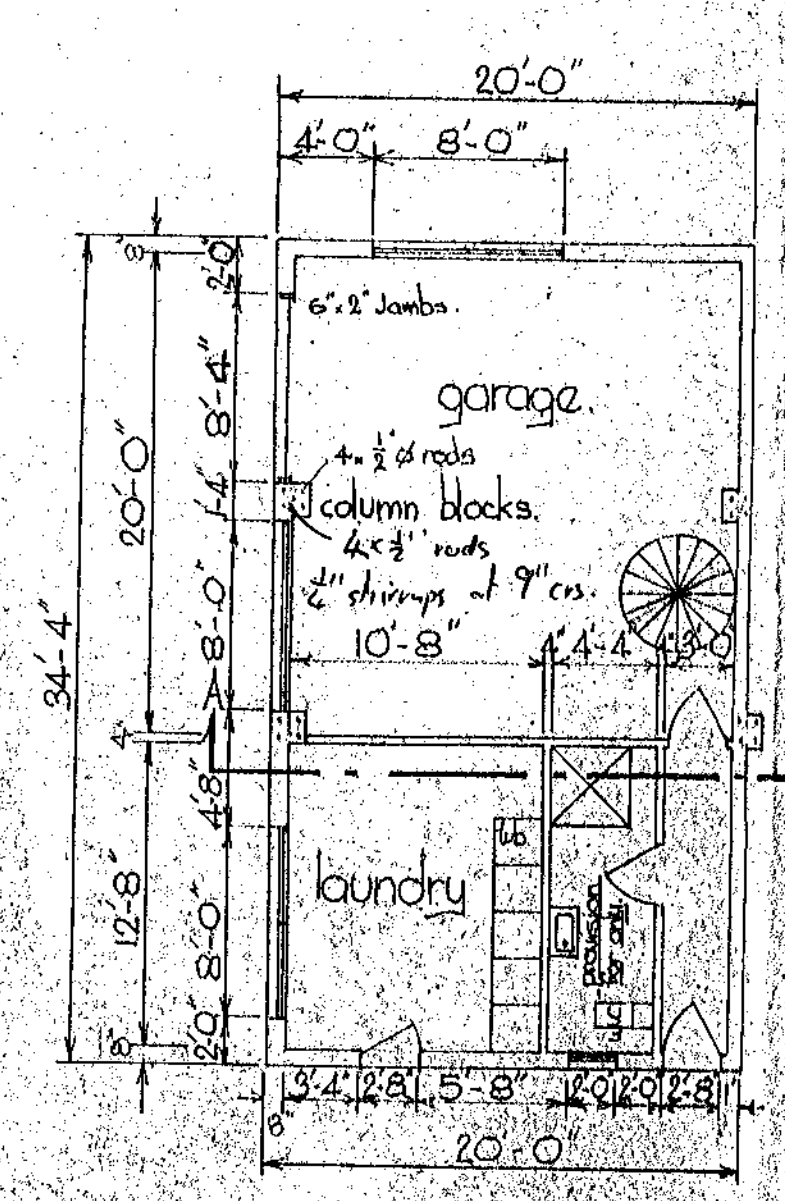
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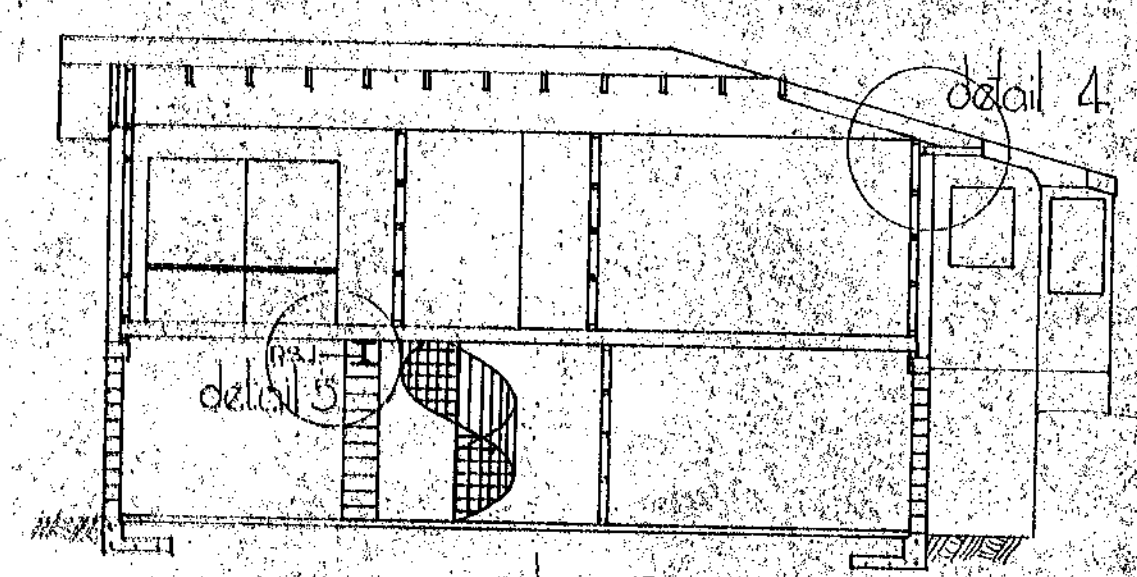
detail 2



scale: 1\"/>



section A-A



section B-B

main scale 1\"/>