Sharalyn Fraser

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



Code Compliance Certificate

Section 95, Building Act 2004

The Owner

 Mr M & Mrs A McCulloch
 No.
 071023

 157 Main Road North
 Issue date
 7/03/08

 RD1
 Application date
 31/08/07

The Building

Street Address 157 State Highway 1, Waikanae

Valuation No. 1489019201

Legal Description LOT 2 DP 65190 LOT 1 DP 75621

Intended Use rural dwelling

Intended Life Indefinite, but not less than 50 years

Current Use rural dwelling

Proposal Replacement exterior joinery

Estimated Value \$4,000

Code Compliance

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

- a) The building work complies with the building consent; and
- b) 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:

-2 APR 2008



CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

THE OWNER

McCulloch Murray Ian & McCulloch Angela Vicky
157 State Highway 1
Waikanae 5036
No.
090839
19/08/10
Application date
27/10/09

THE BUILDING

Street Address 157 State Highway 1, Waikanae

Valuation No. 1489019201

Legal Description LOT 2 DP 65190 LOT 1 DP 75621

Intended Use Residential Dwelling
Intended Life Specified as 25 years

Current Use Residential Dwelling

Proposal Kitchen alterations including timber beams

Estimated Value \$12,000

Code Compliance

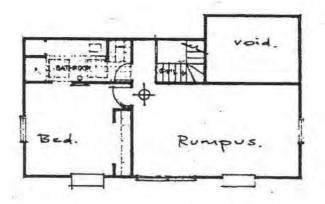
The building consent authority named below is satisfied, on reasonable grounds, that -

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

Date: 19/8/10

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

Signature:



MASTER BEDROOM

STUDY

UPPER LEVEL

2200

古

HADMANSY

80

01

FAMILY ROOM

A 3000

2 Existing Floor Plan SCALE - NTS

CARPORT

WORKSHOP



BUILDER IS RESPONSIBLE FOR THE SETTING OF THE WORKS, THE CHECKING OF ALL SUSIONS AND LEVELS ON SITE, AND THE SITTING OF ANY DISCREPANCIES TO THE HITECT PRIOR TO COMMENCEMENT OF WORK, KS TO COMPLY WITH 172BC & NZ STANDARDS

157 State Highway 1. Waikanae

PROJECT # 094



Date 18/8/10 S	COPE OF INSPI	ECTION SHEET	
1030	SK or BCA	10.8.3.9Inspect	
	Mach Franks	7	Documents on site YES / NO
Owner Name M Cu Site Address 57 54	Theor	Project Description	1 1-
Site Address	To HIGHW	gy / NAIC.	AND E
			AT 151 10.
Building Plumbing	Circle appropriate T	ype & Inspection Other	
Site Found Piles PreSlab Subfloor	Drainage PreWrap PreClad	d Weathertight PreLine PostL	ine Block Brick Ret.Will Fina
Engineer Supervision Yes No	n/a – Name		
		a Diam	200 //
Notes fee Cos	y Netro As	Pal	am (if necessary)
CONSONT G			
NOTED BU			
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MOCGINED I	SNG 184 /	Elbet CORT	
BAS CENTI	/		
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	***************************************	o Comp	16 16 BATTERY
		5-71	En SHALLE
		DETECTORS	Lower / upplied
		LEVELS A	5 Discussos
Photo's Taken – Nos	saved / scanned?	Y/N	
Site instruction issued	1/4 0	80 8 100	Para
161761 Single	USP WITH	upontes T	CAN SHOWING
Anors Cover			9/20 9 7 9 9/20
B M185126	INSPECTIONS	FOR WEST	HERTIGHTHESS/
Breitfish Mila	vo 8 Pla	MBrak PAGLING	EVGINGER
	S PROD STATE	1	\times
Mr. Mr.	ompletos. 7	Result: Pass	Part pass (Fail
Confirmation of inspection by person	on site	THE STATE OF THE S	18/8/10
Person on site: Builder Owner	r Other	9	
Your next inspection will be	NA	V	
(Guidance notes for inspection on the rear of this she	et)	Ant	11
Agreed,	Sign.		Date 18, 5, 10
(Print Name)	Selfore	1.1	18.81
Officer Name	Sign	17	Date 0 / 0 / 13
	Additional	Insp. Sheet No	
Information ontared	into data basa 🖂 🔟	misial / Date	11

Form 242

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 Certificate of Expert Opinion 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.

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

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

- The information contained on the Building Inspection Report Sheet is held by the Kapiti Coast District Council, whose address is 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) 296 4700



FINAL INSPECTION

				HEHMA	ý			JAICANAE			
				/							,
		d ou	t with	strict reference to the	buil	ding	conser	nt granted.			
= Pass F = F				-Applicable							
				he extent of work insp							
lease refer to the	relate	a sco	ope sn	eet for definition of th	ne in	spec	tions e	xtent.			
Applicable to a	ll inspe	ectio	ons								
lighted previous	Y	N/	NA	Conforms with approved drawings	Y	(Z	NA	Confirm Additional information/amended plan	7	N	N
FINAL – Exterio		-7		y diawings	1./		1100	mornatory arrended play			1
Sub-floor ventilation	P	F	NA.	Roof fixings	D	F	NA	Secution + Down pipes	Р	F	1
Deck Structure	P	F	NA	Flashings – Roof	P	1/F	NA	Spouting + Down-pipes Penetrations - Flashings	P	F	1
Jeck Structure		-	INA	Plashings - Roof	11	1	INA	Storm-water +	T.		
Barriers	Р	F	NA	Gully Dishes	P	F	NA	site drainage	Р	F	1
Handrails	Р	F	NA	Wastes to gully	Р	F	NA	Fixings – Durability	Р	F	ı
iteps/Stairs	P	F	NA	Terminal vents/AAV's	Р	F	NA	Cladding painted/sealed	Р	F	1
Flashings – Windows/Doors	Р	F	NA	Cladding Ground Clearance	Р	F	NA		Р	F	1
FINAL - Interior	r								-		
Service areas –	1)				5					
loors/walls	16	F	NA	Food storage/preparation	VP_)F	NA	Hot water temp	Р	F	0
itair design	Р	F	NA	Ventilation	1	F	NA	Solid fuel heater	P	F	0
Handrails	P	F	NC	Insulation + clearance	P	F	(NA)	Water supply tank	P	F	1
Balustrades	P	F	(NA)	HWC flues	Р	F	(NA)	Trap seals + AAV's	P	F	0
ightings	6	F	NA	HWC valves	Р	Fin	(MA)	Cistern flushing	P	F	0
aundering	Р	F	(NA)	HWC restraint	P	F	MA	WC pan connection	Р	F (
Cooking facilities	P) F	NA'	Tempering valve	Р	F	(NA)	Septic tank	Р	F	0
Smoke detectors	P	F	NA	Glazing – Human Impact	P	F	NA	Window labels	户	F	1
INAL - Interte	nancy	/Cor	nmer	cial							
				Guarantees/Warranties/	-						
Fire/Life ystems sighted	P	F.	NA	Certificates/ Expert Opinion	Р	F	NA	Intertenancy STC	Р	F	1
All Inspections											
Road Crossing	6	1	L	Energy Certificates	1	1	0.0		V	11	
Complete	(P)) F	NA	supplied	P) F	NA	Final Check Complete	1	/IN	

Form 242j

Kitchen alterations incl Timber beams 157 State Highway I WAIKANAE

Producer Statement

Piped Services & Sanitary Plumbing Stacks

Construction Re	view		
BRYANT PLUMBING & MAIN TS-RO, BOX 309, WAIKANAE PH (04) 293 2651 Tollobie (627) 44 PS037ct	Regist	ration Numberl.Z.	5.1.1
In respect to the followin	g		
Piped Services installed in plans or as per the attack in accordance with G13/	ed amended plan a	nd Sanitary Plumbing	the approved Stacks installed
Installed at			*********
Building Consent No. C	90339		
As a Craftsman plumber that I, or personnel under system and I believe on a New Zealand Building C for a period of 15 minute Name. S. B. S.	r my control, have consonable grounds to ode. Both hot and cos at a pressure of 15	carried out the installation coold systems have been the Date of t	etion of the above emplies with the
1-8	KCDC Office		
Producer Statement auti	or authenticated an	id current registration	1 verified
Verification & Registration	checked: https://www	w2.pgdb.co.nz/PGDB/P	ublicRegister
Date			
Name			
Signature			
KCDC Form 125 ver. 2		henticated in With KCDC Policy	Page 1 of 1
	1	1 8 AUG 2010	1
		- X //- \	

Signature:

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

PLU ERS, GASFITTERS AND DRAINLAYERS BOAL

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)

THIS CERTIFICATE IS NOT TRANSFERABLE

Certificate No

525042

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

	Insta	allation address:	Please comple	te in bloc	k letters		Category	Type (Regulation 24(1))
	(Box No	o's not acceptable)	(Number) 157 RD 1 Waika Ae		(Suburb)		Domestic ☐ Commercial ☐ Industrial ☐ Temporary ☐ Other	New Addition, Extension, Replacement Alteration Repair following accident
	Cons	10.75	Me+Mes . M (Title) (Initials)	Ν	(Family/Business name)	4	Gas Type □ NG Name of Gas Suppl	
		Ap	N OF GASFITTING TO WH		Flue	Ventilation	Pipework Installed (attach pipework diagram)	YES D NO
Qty	Type VV4 Z/2 FEE E/2	IN CALLY SPACE	Make/model Rinnai Winty Reu-VR2632FFU9-ZK	Input rate	Pouce Fue Bacases	Type Location Complies	Test Res 5 min Durat 7.8 kPa Test p	ion Combustion
1	Cookes	Kittien	P ILVE T900WMP	54:7	WFICE	Complies.	O kPa Loss / 2 69 kPa Worki	gain Ventilation
	Name Regist Name	ration No	R O	Pertificate own egistration No on behalf of address		Validity authenticated in policy 002	my supervision are with all applicable in 1993 as amended. The gasfitting to work to in 1992 and Gas Regional Gas Regional Gas Regional Gas Regional Gas Regional Gas Regional Gasfitting work to imported or manufacture. Certifiers Name Address Registration No Signature	fittings worked on by me or by persons working under safe and that all work carried out was in accordance requirements of the Gas Act 1992 and Gas Regulations which this certificate applies does not make other parts unsafe or otherwise non-compliant with the Gas Act ulations 1993 as amended. which this certificate applies es not include work on an appliance or fitting actured by a person for their own use. High States State
	Regist	ration No			(If other than certifying gasfitte	r)	Date	14/3/2015







PRODUCER STATEMENT - PS4 - CONSTRUCTION REVIEW

ISSUED BY:	Spencer Holmes Lir	mited			
то:	Murray McCulloch				
TO BE SUPPLIED TO:	Kapiti Coast Distric	t Council			
IN RESPECT OF:	Alterations to House	е			
AT:	157 State Highway (Lot 2 DP 65190	One, WAIKANAE			
Spencer Holmes Limited monitoring CM3 observat described in documents Amendment(s) No. n/a is conditions of attached to	ion services in respect relating to Building (ssued during the course	of Clause(s) NZBC (Consent No. 09083	B1 of the Buildir B9 and those r	ng Code for to elating to B	the building work building Consent
Authorised Variation(s) Number of the variation (s)		e email dated 27/01	1/2010 (copies	attached) ha	ave been issued
On the basis of this/these	review(s) and informat	tion supplied by the	contractor during	g the course	of the works,
I believe on reasonable	grounds All	Part only of the	e building works	(as noted b	elow) that
Structural aspects of the Limited titled Alterations and 090803 S01 as mon- relevant requirements of respect to Clause(s) NZB (Note: construction to I included)	at 157 State Highway itored on site (refer site f the Building Consent C B1 of the Building Re	 Waikanae and it reports attached) has and Building Coregulations. 	numbered 0908 ave been comp nsent Amendm	03 B02 (D1 bleted in according	to D3 inclusive) ordance with the ed above, with
I, Jonathan Walk	(er Devine	am registered as:	✓ CPEng	Number:	200473
I am a Member of:	IPENZ and hold the f	following qualification	ns: BE (Hons)	, ME, MIPEN	JZ
The Construction Review no less than \$250,000*.				essional Inde	mnity Insurance
SIGNED BY Jonathan W	alker Devine ON BEH	ALF OF Spencer Ho	olmes Limited		
	(
DATE 10th June 2010		<u></u>		Signature)	
Note: This statement shart statement accrues to the Co statement and all other state contract, tort or otherwise (in	instruction Review Firm of ements provided to the B	nly. The total maximu fuilding Consent Autho	m amount of dan prity in relation to	nages payable	e arising from this
This form to accompany Fo Certificate.	rms 6 or 8 of the Build		ions 2004 for the		
			1 8 AUS 2019		

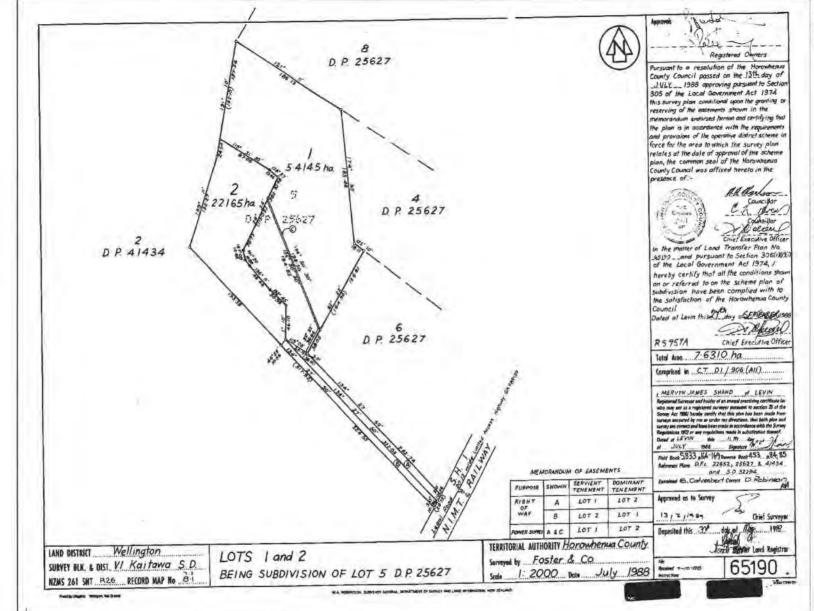
Signatur

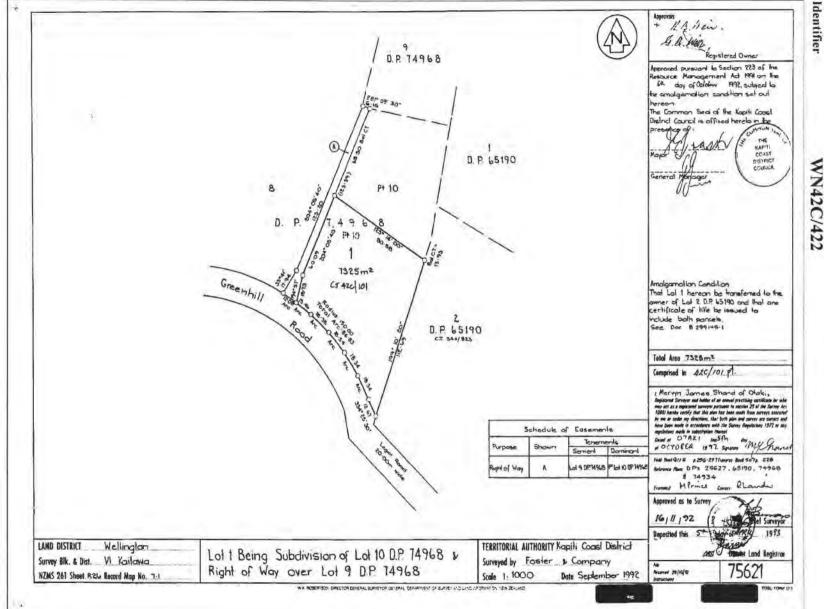
Site Report/Instruction



Level 6, 8 Willis Street Wellington New Zealand Contractor Phone 04 472 2261 157 State Highway Fax 04 471 2372 Project one admin@spencerholmes.co.nz 090803 Job Ref. Report Instr No. Date place Beams were in with builder to blocking work Distribution Client Contractor Architect . Quantity Surveyor L File MAJ Site Engineer

Identifier





Criteria: A 11					4		
Address:	Kitchen alterations incl Timber beams 157 State Highway 1 WAIKANAE	Date: /////o BC No: 090839					
application for		d	Y	I	N		
Confirm all r	equired inspections have been com	pleted and passed:	Answ	er: Yes	or No		
provided to co	have been missed, what supporting is impensate for missed inspection. (De Sold Comments of Park Manual Manu	escribe):			<u>_</u>		
Wox	ll Conschild		n Tov		Car		
	dance with approved consent and ap	proved amendments	1	Yes	No		
If no, has NT	F been issued:		N/A	Yes	No		
			1	27.5			
Note: If work is i resolved, suspen	Fnon compliance been resolved and land in accordance with consent, (and approved application for Code Compliance Certifical approved in building	ed amendments) or NTF matte tte			No		
Note: If work is nesolved, suspen Supporting d with KCDC Po	not in accordance with consent, (and approved application for Code Compliance Certification required in building licy 002) Form completed during BCA ick (\forall indicates yes, N/A indicates cons	ed amendments) or NTF matte tte g consent addenda (Acce pproval process	rs have no	t been			
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KCDC CODE COMPLIANCE REVIEW CHECK SHEET

		^	1/A				
			/				
Complianc	e Schedule						
	amended complianc	ce schedule	required?			Y	N
If "Y" Has	it been issued? (Ref	fer note belo	ow)			Y	N
	revised compliance	schedule ha	as not been iss	sued, what a	ction has been	taken to	ensure
it will be iss	sued? Outline:						

Note: If the dr	aft/revised compliance	schedule has	not been issued,	the Code Con	pliance Certifica	te cannot b	e
ssued. Susper	nd issuing CCC until thi	is matter is add	dressed.				
Building co	onsent requiremen	ıts.					
Are there as	ny item specified in	the buildin	ig consent or l	PIM that ha	ve not been co	mpleted.	
Outline:					A -		
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prove to iss Building o	AMSIS levelopment impact sue Code Complia	t fees to be	v Collar	ing? Yes	No (if yes, Co	CC cannot b	oe issued)

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Site Inspection	No	Refer to Form 241 for completion of site Inspection & sign off this form when completed.	
Resource Consents (refer PIM Sheet)	/		
Plumbing and Drainage	1	Plumbing Producer statement.	Simon Cal 2/11/0
Building	/	3	A 25/11/04
Fire Design			
Compliance Schedule			
Environmental Health		A	
Other			
	1	NOTES:	



Building Conser	090839 .				
Building Projec 7	Kitchen alterations incl Fimber beams 57 State Highway 1				
	WAIKANAE				
<u> </u>			0	Silve	A.C.
Building Category	Circle appropriate category	0/	1	2	3
A TANK A SHAPE	The state of the s	1		-	

Application wor	'kilow checklist	2
NECEIVED	Name & Signature	Date
2 7 OCT 2009	Note # A signature confirms that the application contains sufficient information to enable compliance	
KAPITI COAST	with the building code to be assessed	
# Note: Checked, date stamped and initialled by		
TO/BCO. Select and circle appropriate category	Taken by Study N	
above & identify allocation to appropriate technical groups and if required to go to "site	apalmon a	つに
inspection" AP-WI-001		
Payment taken and receipted (details entered inside this cover sheet) by CSO CS-WI-008	Sarah K. a	7/10
Data entered and invoiced by CSO CS-WI-008	Gen OB- 2	7/10/
Pages numbered by CSO CS-WI-008		1
BC Application and documentation scanned, checked & status update by CSO CS-WI-009	Gen OB. 2	7/10/
BC Application signed over to BC CS-WI-009		
Application reviewed by Technical Officers who sign off at back of this form AP-WI-026 & AP-WI-009	Simon Colin 2/1	12009
	000-	11/07
Once Technical review complete, passed to CS for Plan Production and Invoicing AP-WI-009		
CSO checks data entry input, including required inspections CS-WI-012		
BC, plans and other appropriate paperwork produced by CSO CS-WI-012		0.516
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO CS-WI-012		
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. CS-WI-012		

CONSENT DATA INPUT REQUIREMENTS

REQ	UIRED INSPECTIONS	32	./	Lapse and cancellation after 12mths of consent	23	T,	Installation of solid fuel appliance (wood burner)
	Foundation/Piles		V	alter 12mins of consent			comply and secured
	Block	2	/	Engineer design specific components	23A		Second hand wood burner certified
	Pre-Slab (Plumbing)	3		Foundations to solid bearing of 200mm	25	/	Contractor to leave site clean and clear
	Pre-Slab (Building)	4		NZS3604 as acceptable solution in terms of NZ	30		To comply with Food Hygiene Regulations 1974
	Sub-Floor	6		Building Code	31		
	Drainage	200		Not approved as Habitable Room			As in CCZ, all fixings need to be stainless steel
	Pre-Wrap	9	V	Note and comply with all endorsements on approved plans	33		Approval only given for relocation purposes
	Pre-Clad	10		Names and Registration	34		If cladding to have pre-
1	Weathertightness		V	of plumber and drain- layer required			finished colour coating, to be appropriate for coastal conditions
~	Pre-lining (Building)	11		Concealed soil and TV	38		Window sashes on upper
V	Pre-lining (Plumbing)		/	pipes and gas flues only allowed in ducts or minimum framed			levels less than 760mm above floor to have stays fixed
1	Wet areas - membrane Post Lining	12	V	Hot & Cold water pipes tested to 1500kPa	39		Construction of playground to comply with NZS5828
	Brick Veneer Retaining Wall	13		Roof stormwater to be connected to existing	40		Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
/	Final (Dwelling) Final (Commercial &Multi-resd)	14		Copper water pipes not permitted	43		Textured systems should be applied by licensed, trained applicators –
		15		Owner/builder to ensure prop foundation height will allow satisfactory connection	44		supply warranty Exterior cladding system to be completed and inspected prior to internal lining
		21		Minimum FFL to comply with NZS3604	5	1	

ST	ANDARD CONSENT CONDITIONS
37	
72	
80	

KCDC Form 123 ver. 2

NON-STANDARD ADDENDA	

FOR OFFICE USE ONLY		T (=== 2 = 1 == 1 == = = = = = = = = = = =	
FEES Building Fee	s.1134.00	APPLICATION FEE	\$
Sewer Connection	\$		DATE 27/10/
Water Connection	\$	319479	11
Vehicle Crossing	\$		DATE. 2.7/1.9/1
Damage Deposit	\$	89034	1.1
Code Compliance Administration	\$	RECEIPT NO	DATE
Building Research Levy	\$		
Development Levy	\$	FEES PAID BY:	
DBH Levy	\$	The M'Culloch Family	Trust.
Compliance Schedule	\$	1	
Digital Storage Fee	\$ 37.00	BUILDING CONSENT NUMBER	DATE ISSUED
Certificate of Title Charge	\$	000030	1
Photocopying	\$	090837	
SUBTOTAL	\$	AUTHORISATION FOR REFUR	ND OF DEPOSIT
Less Fee Paid	\$	Deposit held =	\$
TOTAL	\$1171-00	Cost to Repair Damage Caused Duri Construction =	ng \$
GST INCLUDED	\$	Total Balance to be Refunded	
		Authority Number:	
		Authorised:	DATE:

GST 51-860-608

Received with thanks by 9/01 KAPITI COAST DISTRICT COUNCIL

27-10-09 14:35 Receipt no.319479

DR BC090839

CGM ARCHITECTS LTD (1,171.00-CGM Architects Ltd (Andrew Bluck)::PO B

CQ AS

The MCCulloch F/

1,171.00

KCDC Form 123 ver. 2

Tel. (04) 296 4700 Fax (04) 296 4830 or 0800 486 486



E: kapiti.council@kapiticoast.govt.nz W: www.kapiticoast.govt.nz

Building consent 090839

Section 51, Building Act 2004

The building

Street address of building: 157 State Highway 1, Waikanae

Legal description of land where building is located: LOT 2 DP 65190 LOT 1 DP 75621

Valuation number: 1489019201

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: Stephen Scott, Angela McCulloch & Murray McCulloch

Contact person:

Mailing address: 157 State Highway 1, Waikanae 5036

Street address/registered office:

Phone number: Landline: 04 293 5833

Mobile:

Daytime:

After hours:

Facsimile number:

Email address:

Website:

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

Full Name: CGM Architects Ltd (Andrew Bluck)

Mailing Address: PO Box 16-019, Newtown, Wellington

Phones:: 04 385 6751

Fax: 04 384 7050

Email: andrew@cgmarchitects.co.nz

Building work

The following building work is authorised by this building consent:

Kitchen alterations including timber beams

Residential Dwelling



This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

The building must be altered, removed, or demolished on or before the end of 25 years from the date of issue of this consent (being the specified intended life of the building); and

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: 26/11/09

26 November 2009

Stephen Scott, Angela McCulloch & Murray McCulloch 157 State Highway 1 Waikanae 5036

Dear Sir/Madam

Approval of Building Consent: 090839

Description:

Kitchen alterations including timber beams

Location:

157 State Highway 1, Waikanae

Legal Description:

LOT 2 DP 65190 LOT 1 DP 75621

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

CGM Architects Ltd (Andrew Bluck)	No.	090839
PO Box 16-019		
Newtown		
Wellington		

Project

Description	Dwellings - Alterations & additions	
	Being Stage 1 of an intended 1 Stages	
	Kitchen alterations including timber beams	
Intended Life	Specified as 25 years	
Intended Use	Residential Dwelling	
Estimated Value	\$12,000	
Location	157 State Highway 1, Waikanae	
Legal Description	LOT 2 DP 65190 LOT 1 DP 75621	
Valuation No.	1489019201	

Designer: CGM Architects Ltd (Andrew Bluck) Level 2, 80 Adelaide Rd,

Newtown, Wgtn: 04 385 6751 / Fax: 04 384 7050

Contractor: Spencer Holmes Ltd (Engineers) PO Box 588, Wellington: 04

472 2261 / Fax: 04 471 2372

General Requirements

- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
- 1. Weathertightness
- 2. Preline
- 3. Preline
- Final Inspection
- b) To arrange for any of the above required inspections by Building Control Team, please contact the Call Centre on (04) 296 4700 between the hours of 8am and 5pm.

- 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.
- 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. Note and comply with endorsements on approved plans.
- Names and registration numbers of plumber and drainlayer are required before work commences.
- Concealed soil and TV pipes and gas flues are only permitted built into ducts or minimum 150mm framed walls or with the Phillips top plate connecting bracket.
- 6. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
- 7. Contractor to leave site clear of all demolition materials and in a tidy state.

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:

KAPITI COAST

Inspection Advice

Note: Engineer - Civil/Structural/Fire/Geotechnical: When projects contains elements specific design by an engineer, then the owner/builder is required to ensure that all engineering containing specifically designed work to be inspected and to provide KCDC with written evidence of the inspections including a construction statement (PS4) or Certificate of Expert Opinion for those inspections are carried out. Presence of an engineer does not negate the need for Council Officers to conduct the inspections listed also.

Foundation/Piles: When all formwork has been completed, footings have been excavated
and reinforcement is in place. Piles - When all holes are excavated prior to installation. 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.

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

3. 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.

5. <u>Sub-Floor (timber suspended):</u> 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.

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

7. 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. Pre-stucco - when all reinforcing and flashings are being installed.

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

10. 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.

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

12. Wet area membranes, decks, roof, 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. Applicator's warranty is required. (2 inspections required)

13. 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.

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

15. 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. (2 inspections required)

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

17. <u>Final (Commercial & Multi-unit Residential)</u>: As in 16, but all fire protection, fire systems, alarms and emergency lighting, and accessibility features if applicable, must be completed, operational and certified as necessary.

Building Consent Number: BC090839

Applicant Name: CGM Architects Ltd (Andrew Bluck)

Project: Kitchen alterations including timber beams

Legal: LOT 2 DP 65190 LOT 1 DP 75621 Location: 157 State Highway 1, Waikanae

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 a minimum of 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 04-2964-700 between the hours of 8.00am and 5.00pm Monday-Friday inclusive. The close off for booking inspections is 4.00pm the previous day.

Inspection	Required	Inspecting Officer	Date Inspected
Foundation/Piles	No		
Block	No		
Pre-Slab Plumbing	No		
Pre-Slab Building	No		
Sub Floor	No		
Drainage	No		
PreWrap	No		
PreClad	No		
Weathertightness	Yes		
Pre-Lining Building	Yes		
Pre-Lining Plumbing	Yes		
Wet Area Membrane Pre-Application	No		
Wet Area Membrane Post-Application	No		
Post-Lining	No		
Brick Veneer	No		
Retaining Wall	No		
Final	Yes		
Final (commercial & multi-unit res.)	No		

All references to standards and codes etc shall be taken

as reference to latest version

including amendments.

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.

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.

Some secondary water treatment may be

Check the potability of the water supply on a regular basis.

WATER STORAGE TANK NEED TO BE CLEANED OUT ON A REGULAR BASIS

McCulloch Kitchen

Client

McCulloch Family



APPROVED BY BUILDING jaimes OFFICER 26/11/2009

APPROVED BY PLUMBING AND DRAINAGE simonc 18/09/2009

APPROVED BY PLANNING Janice Lee 20/11/2009

DRAWING CONTENTS

A1000 Title Page
A2000 Location Plan & Site Plan
A2200 Existing Floor Plan
A3000 Proposed Floor Plans
A4700 Proposed External Details
A4710 Proposed Lintel Detail
A7000 Services Plans

CGM Architects Ltd

Building Consent Drawings 23 October 2009

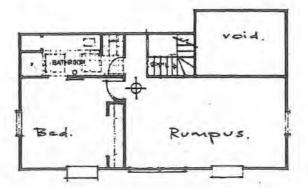
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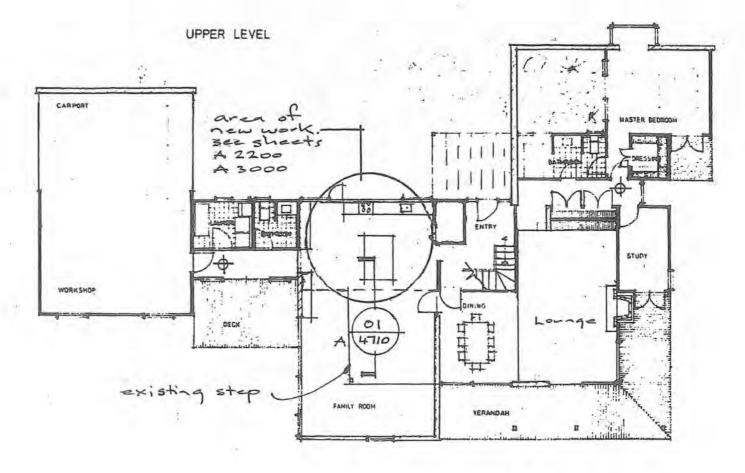
01 Location Plan SCALE - NTS

NOTES

Existing power and lighting layouts to be confirmed.







LOWER LEVEL

- smoke detectors.

02 Existing Floor Plan

THE BUILDER IS RESPONSIBLE FOR THE SETTING OUT OF THE WORKS, THE CHECKING OF ALL DIMENSIONS AND LEVELS ON SITE, AND THE REPORTING OF ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK, WORKS TO COMPLY WITH NZBC & NZ STANDARDS

DO NOT SCALE FROM THIS DRAWING

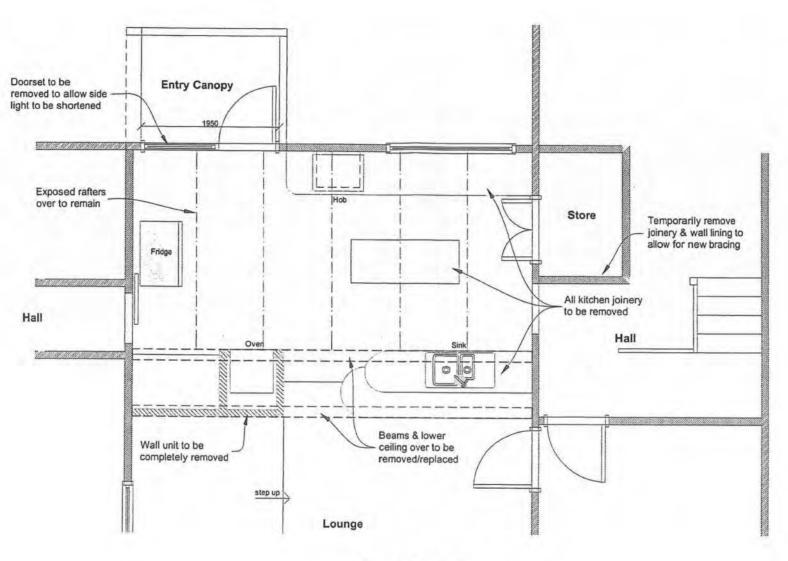
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DAIL	REVISION		
PROJECT	McCulloch Kitchen		
ADDRESS	157 State Highway 1, Waikanae		PROJECT#
CLIENT	M.O. H. J. F. W.	DATE: 23.10.2009	DWG
	McCulloch Family	SCALE @ A3 As Shown	A200
DWG	I	DRAWN ADB	777200
	Location Plan & Site Plan	CHKD;	REVISION



CGM ARCHITECTS LTD - NZIA Practice #5002

80 Adelaide Rd, Newtown, Wellington, NZ | ph +64 4 3856751 | fx +64 4 3847050 | PO BOX 16019, Newtown, Wellington G::GSM Projects\099944 McCulioch Home\0AD\Buildang Cossent & Tender\09494 MM Kitchen





01 Existing Floor Plan

NOTES

Existing power and lighting layouts to be confirmed.

THE BUILDER IS RESPONSIBLE FOR THE SETTING OUT OF THE WORKS, THE CHECKING OF ALL DIMENSIONS AND LEVELS ON SITE, AND THE REPORTING OF ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORKS TO COMPLY WITH NZBC & NZ STANDARDS

DO NOT SCALE FROM THIS DRAWING

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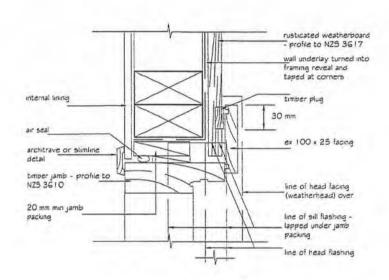
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DATE	REVISION		
PROJECT	McCulloch Kitchen		
ADDRESS	157 State Highway 1, Waikanae	157 State Highway 1, Waikanae	
CLIENT	MaQuille de Faccille	DATE 23.10.2009	DWG
	McCulloch Family	SCALE @ A3 1:50	A2200
DWG	DRA	DRAWN ADB	-N2200
	Existing Plan	CHKD:	REVISION -

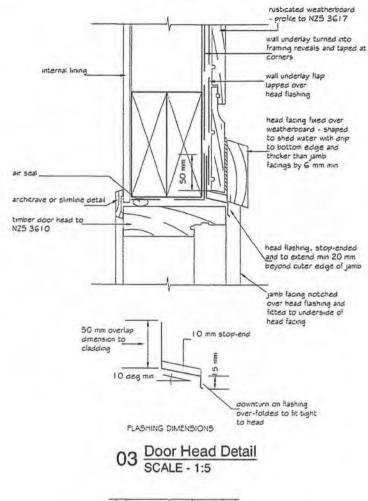
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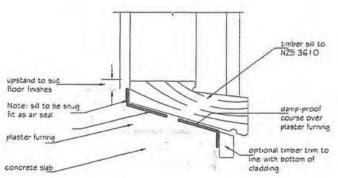
BO Adelaide Rd, Nawtown, Wellington, NZ | ph +64 4 3856751 | fx +64 4 3847050 | PO BOX 16019, Newtown, Wellington G:\CGM Projects\0990944 McCuloch Home\0AD\Building Consent & Tenden0944 MM Kitchen





02 Door Jamb Detail SCALE - 1:5





01 Door Sill Detail
SCALE - 1:5

NOTES

The details shown are taken from the BRANZ 'Weathertight Solutions' guide, they are based on all new construction work. Ensure that when the reduced width doorset is reinstalled new flashings are provided as per the details shown.

All new timber including facings and architraves etc are to match existing as close as possible.

THE BUILDER IS RESPONSIBLE FOR THE SETTING OUT OF THE WORKS, THE CHECKING OF ALL DIMENSIONS AND LEVELS ON SITE, AND THE REPORTING OF ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK, WORKS TO COMPLY WITH NZBC & NZ STANDARDS

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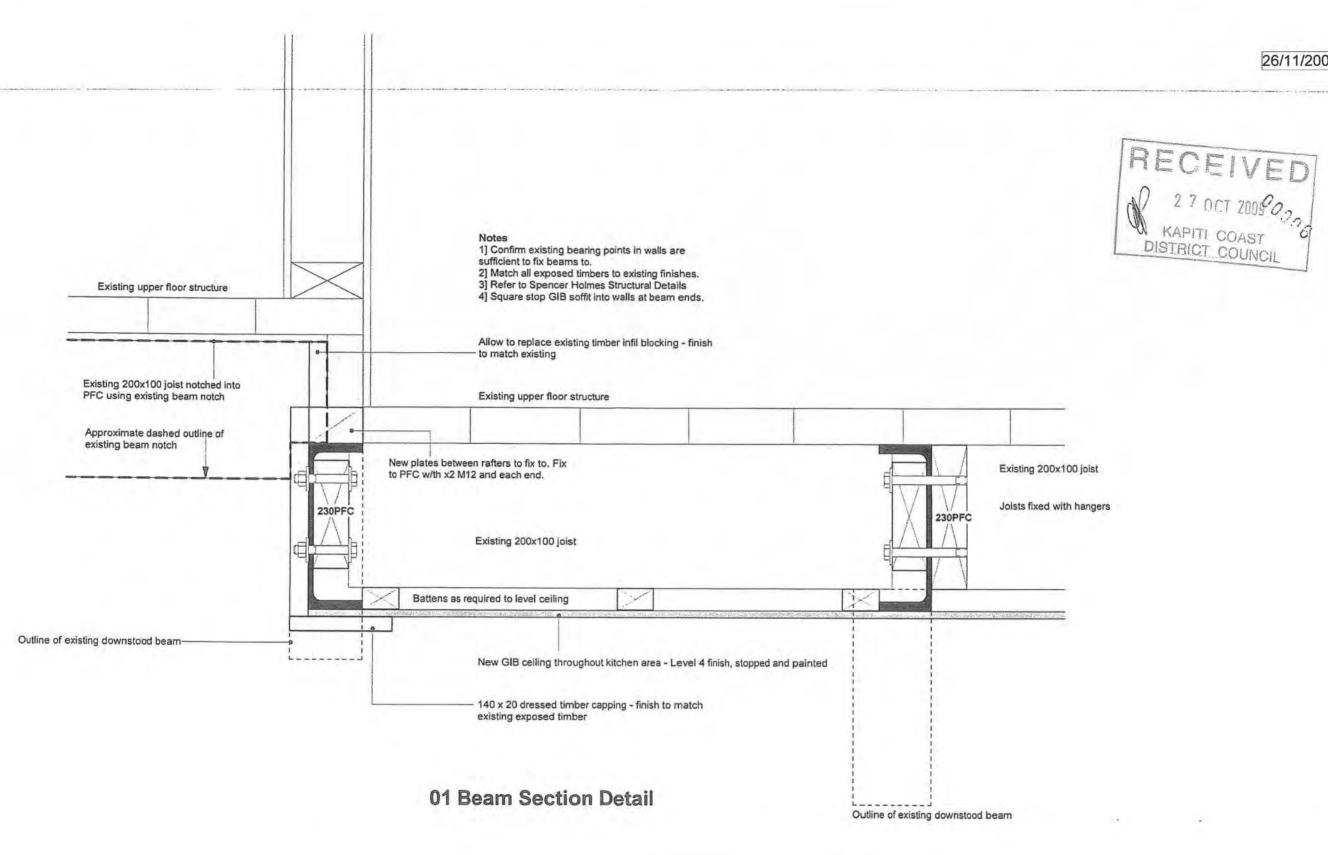
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DATE	REVISION		
PROJECT	McCulloch Kitchen		
ADDRESS	Waikanae		PROJECT# 0944
CLIENT		DATE: 23.10.2009	UWG
	McCulloch Family	SCALE @ A3 1:5	A4700
DWG	B 15 15 17	DRAWN: ADB	
	Proposed External Details	CHKD:	REVISION -



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80 Adelaide Rd, Newtown, Wellington, NZ | ph +64 4 3856751 | fx +64 4 3847050 | PO BOX 16019, Newtown, Wellington G:CGM Projects'09'0944 McCulloch Home'CADIBuilding Consent & Tender'0944 MM Xichen



THE BUILDER IS RESPONSIBLE FOR THE SETTING OUT OF THE WORKS, THE CHECKING OF ALL DIMENSIONS AND LEVELS ON SITE, AND THE REPORTING OF ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. WORKS TO COMPLY WITH NZBC & NZ STANDARDS

DO NOT SCALE FROM THIS DRAWING

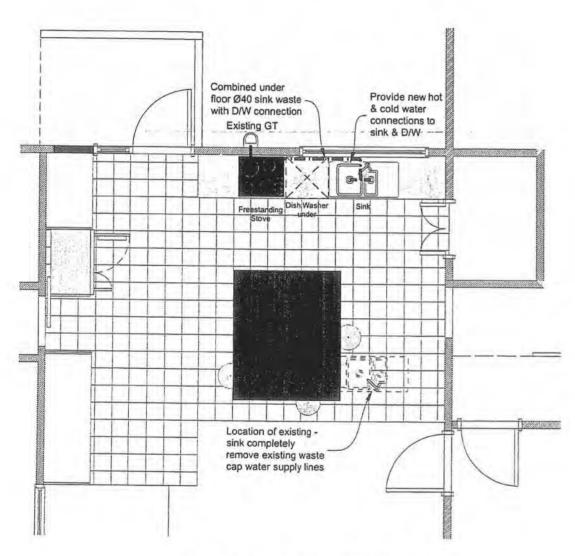
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DATE	REVISION			
PROJECT	McCulloch Kitchen			
ADDRESS	157 State Highway 1, Waikanae		PROJECT # 094	
CLIENT	McCullach Family	DATE: 2 October 2009	DWG	
	McCulloch Family		4710	
DWG	Lintel Details	DRAWN: MALM		
	Lifflet Details		REVISION	

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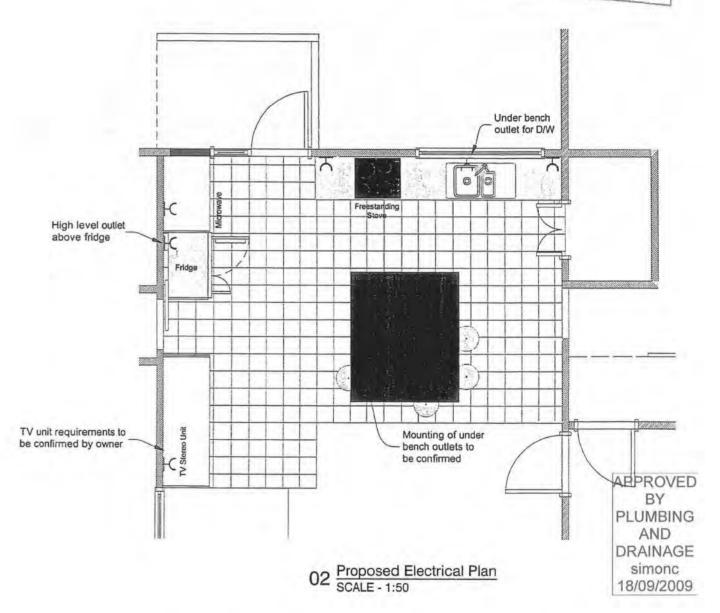


01 Proposed Plumbing Plan SCALE - 1:50

NOTES

All plumbing work is to be compliant with the requirements of NZS3500.2.

The proposed electrical layout, and the alterations required to the lighting are subject to confirmation by the owners.



THE BUILDER IS RESPONSIBLE FOR THE SETTING OUT OF THE WORKS, THE CHECKING OF ALL DIMENSIONS AND LEVELS ON SITE, AND THE REPORTING OF ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK, WORKS TO COMPLY WITH NZBC & NZ STANDARDS

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PROJECT McCulloch Kitchen

ADDRESS 157 State Highway 1, Waikanae

CUENT McCulloch Family

DATE 23.10.2009

SCALE @ A3 1:50

A7000

Proposed Services Plans

DRAWN: ADB

CHKD: REVISION

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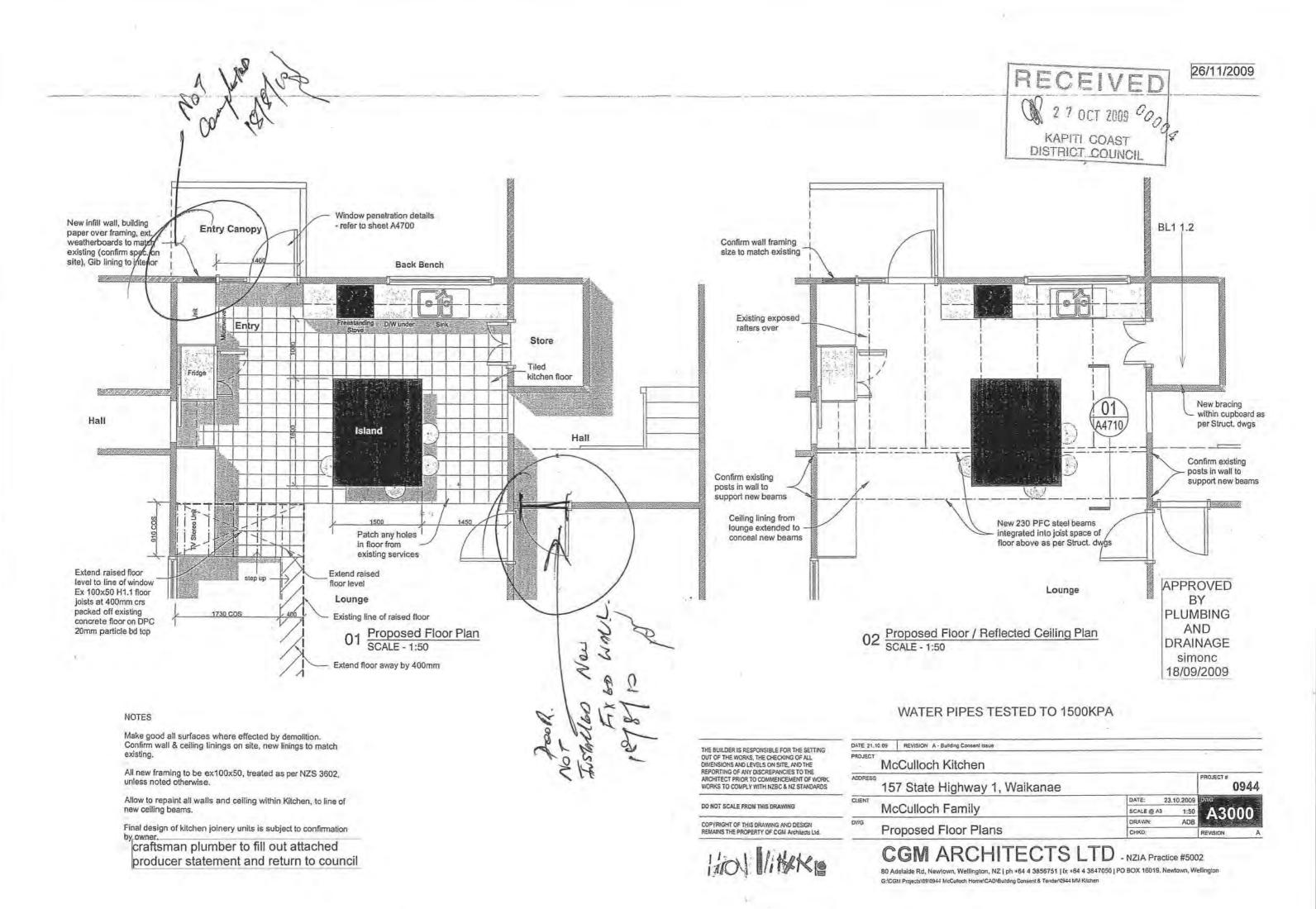
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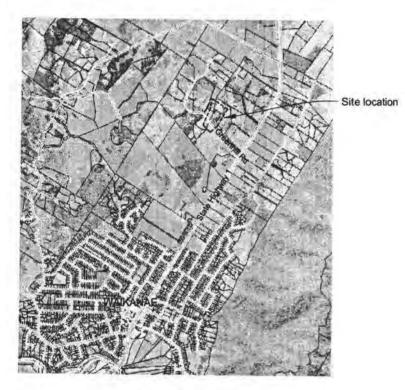


DRAWING CONTENTS

A1000	Title Page
A2000	Location Plan & Site Plan
A2200	Existing Floor Plan
A3000	Proposed Floor Plans
A4700	Proposed External Details
A4710	Proposed Lintel Detail
A7000	Services Plans

CGM Architects Ltd

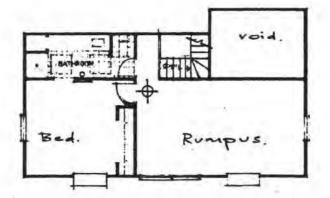
Building Consent Drawings 23 October 2009



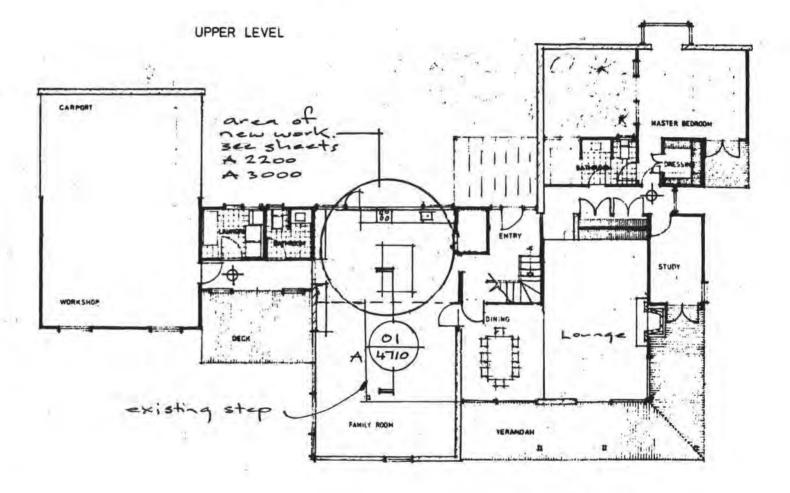
01 Location Plan SCALE - NTS

NOTES

Existing power and lighting layouts to be confirmed.







- smoke detectors.

LOWER LEVEL

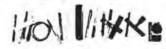
02 Existing Floor Plan

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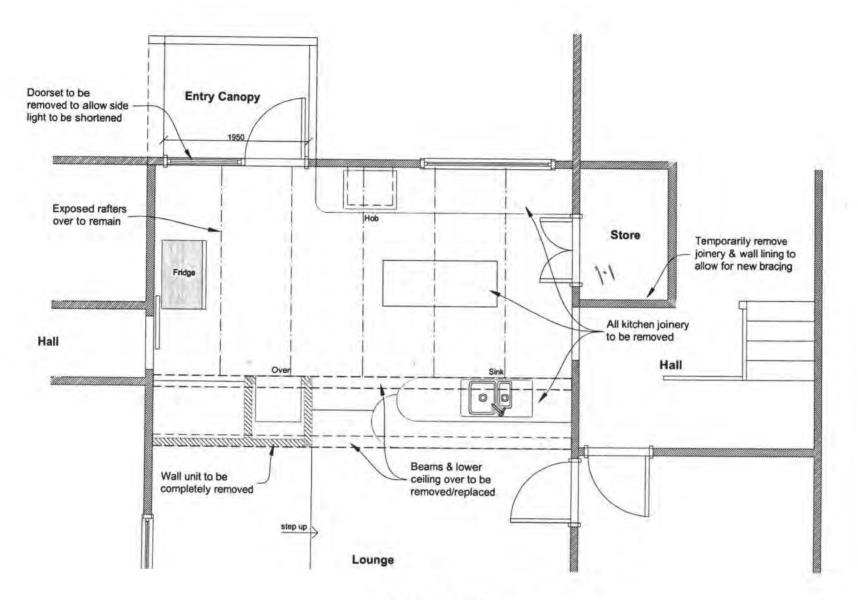
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DATE	REVISION		
PROJECT	McCulloch Kitchen		
ADDRESS	ACCUSED SECOND SECOND		PROJECT # 0944
CLIENT	M-Oullant Family	DATE: 23.10.2009	nwe.
	McCulloch Family	SCALE @ A3 As Shown	A2000
DWG	1 1'- DI - 0 O'I DI	DRAWN: ADB	72000
	Location Plan & Site Plan	CHKD;	REVISION -



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01 Existing Floor Plan SCALE - 1:50

NOTES

Existing power and lighting layouts to be confirmed.

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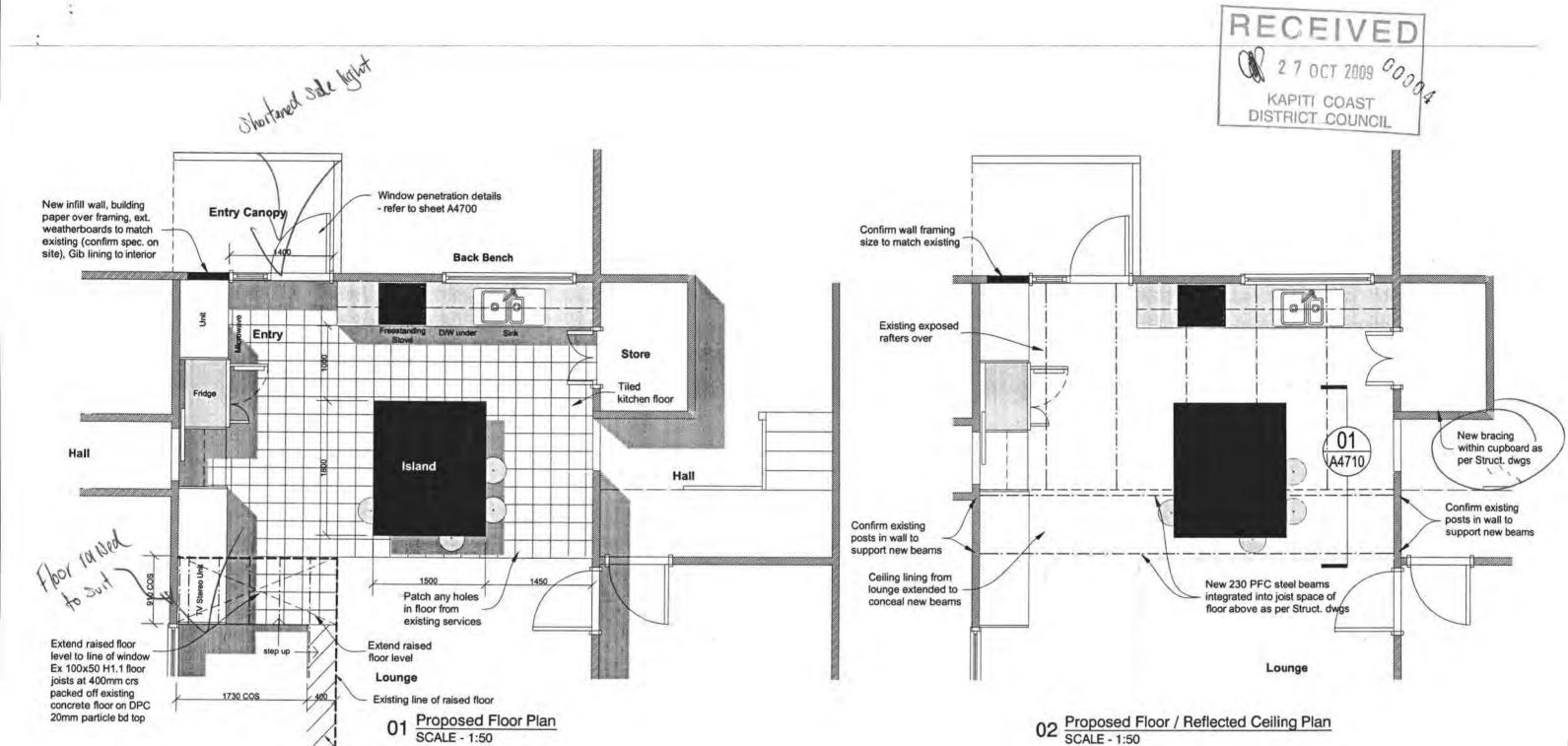
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DATE		REVISION		
PROJECT	Mo	Culloch Kitchen		
ADDRESS	157 State Highway 1, Waikanae		PROJECT # 0944	
CLIENT	NA.	Culloch Family	DATE: 23.10.2009	DWG
	IVIC	Culloch Family	SCALE @ A3 1:50	A2200
DWG		latine Dies	DRAWN: ADE	ALLUU
	EX	isting Plan	CHKD:	REVISION



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NOTES

Make good all surfaces where effected by demolition. Confirm wall & ceiling linings on site, new linings to match existing.

Extend floor away by 400mm

All new framing to be ex100x50, treated as per NZS 3602, unless noted otherwise.

Allow to repaint all walls and ceiling within Kitchen, to line of new ceiling beams.

Final design of kitchen joinery units is subject to confirmation by owner.

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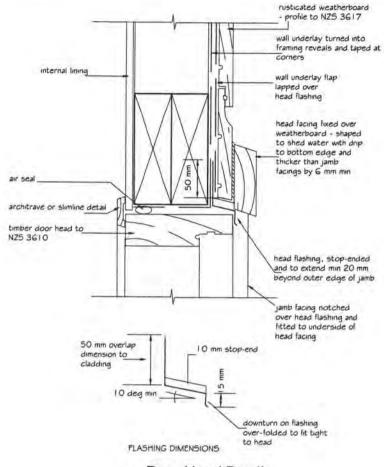
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DATE 21.1	0.09	REVISION A - Building Consent Issue		
PROJECT	Mo	Culloch Kitchen		
ADDRESS	157 State Highway 1, Waikanae			PROJECT # 0944
CLIENT	McCulloch Family	DATE: 23.10.2009	DWG	
		SCALE @ A3 1:50	A3000	
DWG	Proposed Floor Plans	DRAWN: ADB	73000	
		CHKD;	REVISION A	

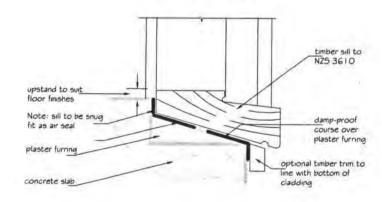


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03 Door Head Detail SCALE - 1:5



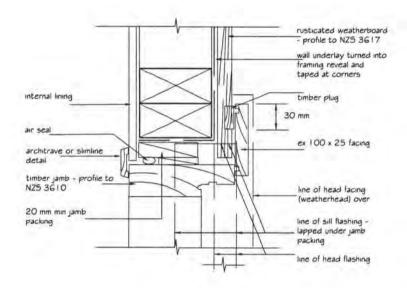
01 Door Sill Detail
SCALE - 1:5

NOTES

The details shown are taken from the BRANZ 'Weathertight Solutions' guide, they are based on all new construction work. Ensure that when the reduced width doorset is reinstalled new flashings are provided as per the details shown.

All new timber including facings and architraves etc are to match existing as close as possible.





02 Door Jamb Detail SCALE - 1:5

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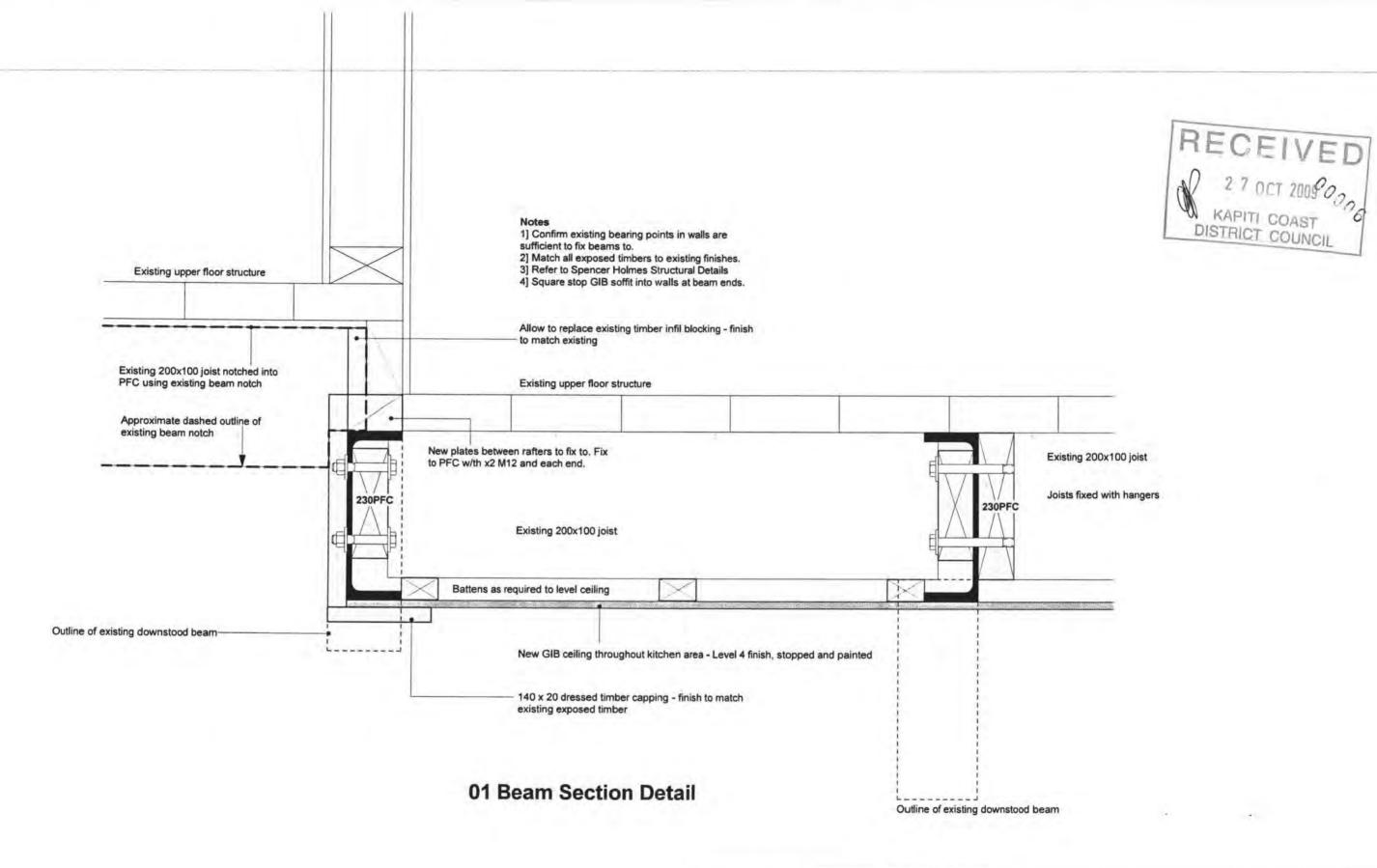
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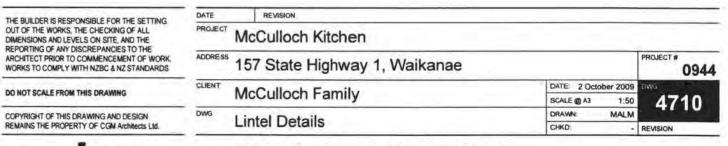


DATE	REVISION		
PROJECT	McCulloch Kitchen		
ADDRESS	Waikanae		PROJECT # 0944
CLIENT	McCulloch Family	DATE: 23.10.2009 SCALE @ A3 1:5	A4700
DWG	Proposed External Details	DRAWN: ADB	REVISION -

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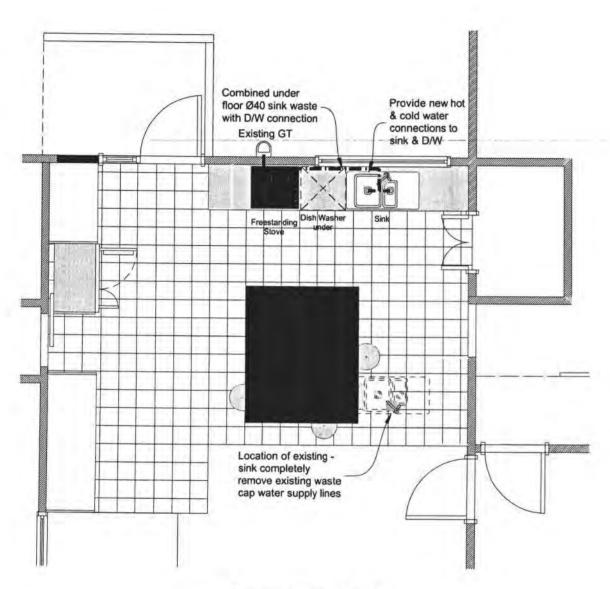




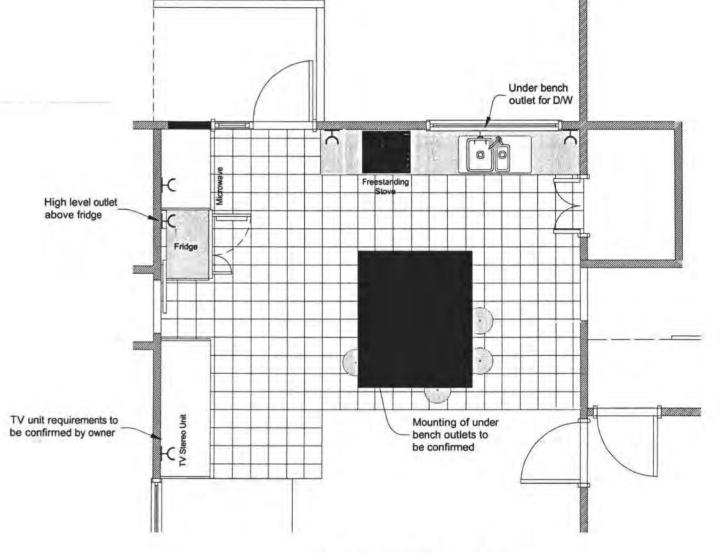
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01 Proposed Plumbing Plan SCALE - 1:50



02 Proposed Electrical Plan SCALE - 1:50

NOTES

All plumbing work is to be compliant with the requirements of NZS3500.2.

The proposed electrical layout, and the alterations required to the lighting are subject to confirmation by the owners.

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DATE REVISION

PROJECT McCulloch Kitchen

ADDRESS 157 State Highway 1, Waikanae

CLIENT McCulloch Family

DATE: 23.10.2009
SCALE @ A3 1:50
PROPOSED Services Plans

DRAWN: ADB
CHKD: REVISION



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STRUCTURAL DETAILS

FOR

ALTERATIONS

AT

157 STATE HIGHWAY 1 WAIKANAE

FOR THE

McCULLOCH FAMILY

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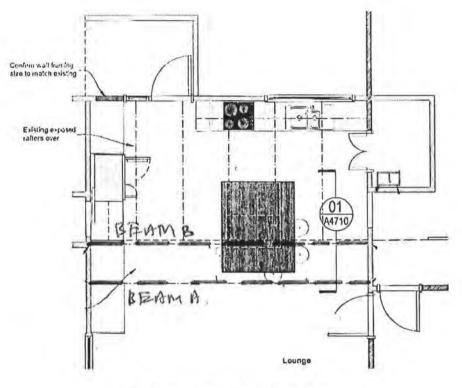
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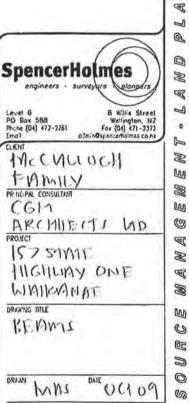
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02 Proposed Floor / Reflected Celling Plan SCALE - 1:50

BEAM TYPE
A 230 PFC
B 230 PFC

1 - BLI (10) brace 1.2 m long.



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SCALE

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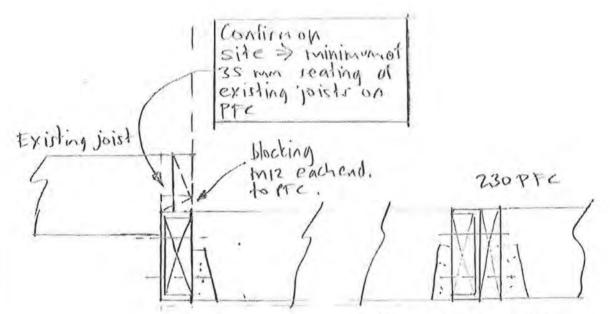
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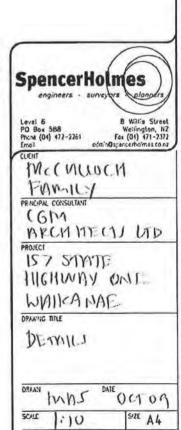
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to stringers with

stringer fixed to PFCS with MIZ bolls at 400 acs staggered



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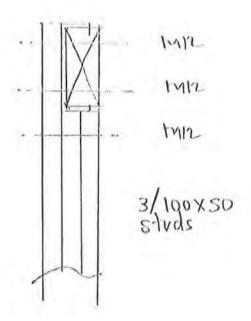
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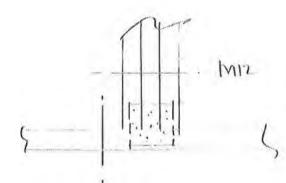
CO

230 Ptc



TYPICAL FLITCH BEAM SUPPORT DETAILS

Install as shown or contirm that existing support is equiveland.



YTIS Tylok plate one side

this trabolito concrete adjacent to stude



Level 6 PO Box 588 Phone (04) 472-2761 Emoil

B Willis Street Wellington, NZ For (04) 471-2372 administraceitalmes cons

fre CHUDCH FAMILY

PRINCIPAL CONSULTANT

COM NECHTECH

PROJECT

MURNAN ONE TICHMAN ONE TON STATE

DRANKS TITLE

2 HARAG

DRAM THAS DATE OCT 09

SCALE 1:100 | 57E A4

DRAM HUVEER 090803-D3





STRUCTURAL CALCULATIONS

FOR

ALTERATIONS

AT

157 STATE HIGHWAY 1 WAIKANAE

FOR THE

McCULLOCH FAMILY







Building Regulation Clause(s)B1......

PRODUCER STATEMENT - PS1 - DESIGN

ISSUED BY:		Spencer Holmes Limited
TO:		Murray McCulloch
TO BE SUPP	LIED TO:	Kapiti Coast District Council
IN RESPECT	OF:	Alterations to House
AT:		157 State Highway One, WAIKANAE Lot 2 DP 65190
		by the owner/ developer referred to above to provide structural engineering and design requirements of Clause(s) NZBC B1 of the Building Code for
	All	Part only (as specified in the attachment to this statement)
Structura	l aspects o	of the works as shown on the Spencer Holmes Limited Drawings stated below
of the propose	ed building w	vork.
		by us has been prepared in accordance with Compliance Documents issued by and Housing verification methods B1/VM1 and B1/VM4 and the Approved Documents of
Highway One together with	Waikanae the specifica	ork covered by this producer statement is described on the drawings titled 157 State and numbered 090803B02 (details D1 to D3 inclusive) and dated October 2008; ation reference 090803S01 and dated September 2008, and other documents set out to this statement.
On behalf of	the Design	Firm, and subject to:
de	esign criteria	on of the existing structure, specific design elements of structure and other assumed a stated on drawings being confirmed by a Chartered Professional Engineer to a monitoring level of CM3.
(ii) no	on specific a	aspects of structural design complying with the requirements of NZS 3604: 1999,
and		
(iii) all	proprietary	products meeting the performance specification requirements;
I believe on r and other door Building Code.	uments prov	grounds the building, if constructed in accordance with the drawings, specifications, vided or listed in the attached schedule, will comply with the relevant provisions of the
I, Jon	athan Walk	er Devine am registered as: CPEng Number: 200473
I am a Membe	rof: 🗸 I	PENZ and hold the following qualifications: BE (Hons), ME, MIPENZ
		this statement holds a current policy of Professional Indemnity Insurance no less than rm is a member of ACENZ.
SIGNED BY J	lonathan Wa	alker Devine ON BEHALF OF Spencer Holmes Limited
DATE 16th Oc	tober 2009	(Signature)
Note: This sta	tement shall	I only be relied upon by the Building Control Authority named above. Liability under this

statement accrues to the Design Firm only. The total maximum amount of clamages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$250,000*.

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

SpencerHolmes

Project

Description

Page 0 LAWY Date OCT 09 10p Ket 040803

BEAM A - PFC

Span = 5.6
$$\mu$$
.

joint habitary area = 2.4 μ .

G floor = 0.5x 2.4.

Q floor = 1.5 x 2.4.

1.2611.50 = 1.44.15.4.

6.8.

Mr. - 68x5.62

= 26.7 μ .

$$\delta = \frac{5 \times 3700 \times 5.64}{384 \times 700 \times 10^{9} \times 26.8 \times 10^{-6}}$$
= 8.8 × 10 -3

Ok.

Stinger fixing

bolt spacing =
$$1000 \div \frac{6.8}{4.2}$$

= 625 . - 400 cm

Page 02

By 1-1M5

Project 17 STATE HIGHLAY | WAIKANAE

Date 09 09

Description

Joint b beam connection.

VK = 1.2 × 0.6 × 2.4 × 0.5 + 1.5 × 0.6 × 2.4 × 1.5

= 0.9 + 3.2

HN.

We B M5 clear plate to each joint

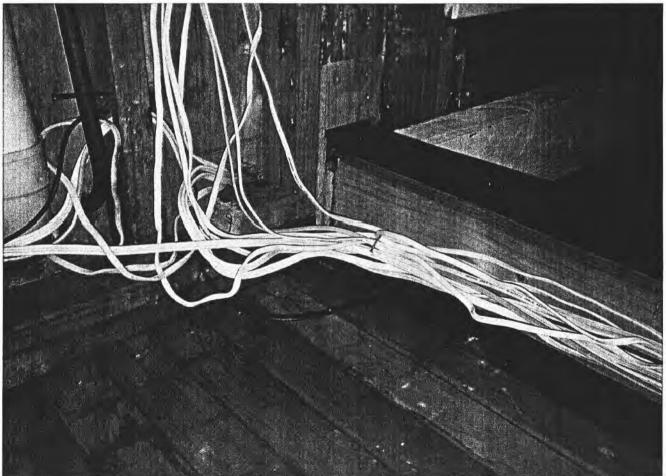
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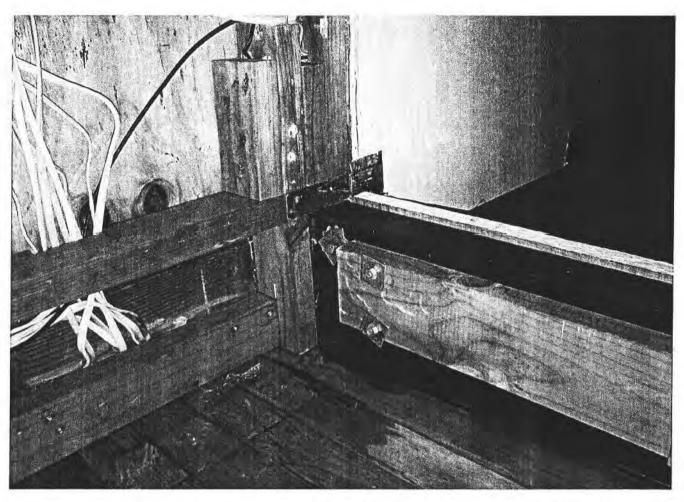
\$ 9/n = 2 x 0.73 x 6.97 10.5. KNm Page 03
By MAI

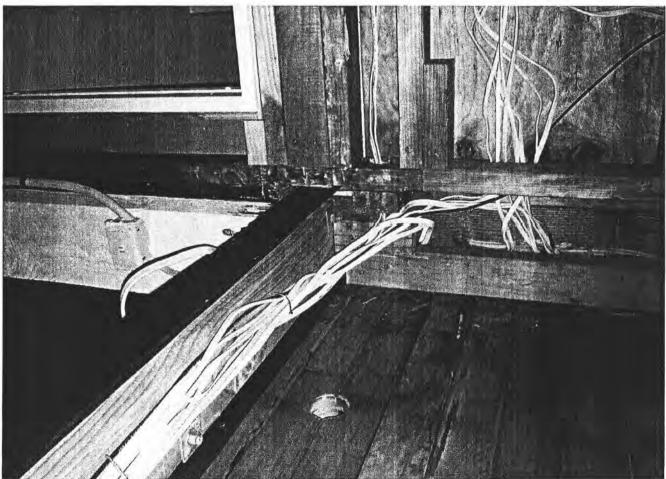
Project 157 STATT HIGHWAY I MAILANAT Date OCA 09

Description Job Ref Unio 203









Martin A. Sporli

From: Martin A. Sporli

Sent: Wednesday, 27 January 2010 5:37 p.m.

To: 'Gerald Bull'

Subject: RE: McCulloch alterations, 157 State Highway 1, Waikanae.

Hi Gerald,

As the door has been infilled, the total bracing capacity removed is minimal. So we won't put the 1.2 m braceline panel into the pantry.

Regards,

Martin

From: Gerald Bull [mailto:GB@cgm.co.nz] Sent: Tuesday, 26 January 2010 9:54 a.m.

To: Martin A. Sporli

Subject: McCulloch alterations, 157 State Highway 1, Waikanae.

Hello Martin.

Please see attached floor plans of McCulloch house for you to check your bracing requirements.

Cheers, Gerald.

Gerald Bull

Senior Designer, BBSc, BArch [Hons] gerald@cgmarchitects.co.nz

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STRUCTURAL SPECIFICATION

FOR

ALTERATIONS

AT

157 STATE HIGHWAY 1 WAIKANAE

FOR THE

McCULLOCH FAMILY

INDEX

STRUCTURAL TIMBERWORK

2

STRUCTURAL TIMBERWORK

1.0 Preliminary and General

The Sub Contractor shall pay attention to that part of the preliminary and general clauses that relate to his trade.

2.0 Extent of Work

This section includes the manufacture, supply, erection and fixing of all structural timbers. Work covered by this section includes:

Framing

Timber fixed to steel and concrete work

Plywood floor diaphragms

Plywood and other cladding bracing walls

All framing work is to comply with the minimum requirements of NZS 3604 "Timber Framed Building".

Any other work which would customarily involve the carpenter whether or not referred to in this specification or shown on the drawings necessary for the proper completion and maintenance of the works.

3.0 Timber

3.1 General

Timber and wood based products shall comply with NZS 3602. Timber shall be graded to comply with NZS 3631, "Classification and Grading of NZ Timbers". All timbers shall be the best of its specific kind.

The following NZ Standards, including all related amendments, and other statutory references apply to this section of the work.

AS/NZS 1748	Product Requirements for Stress-Graded Timber
AS/NZS 2269	Plywood - Structural
NZS 3602	Timber and Wood-Based Products
NZS 3603	Timber Design
NZS 3604	Light Timber Frame Buildings (not requiring specific design)
NZS 3618	Mechanical Stress Grading of Timber
NZS 3621	Standard Names of Commercial Timbers in New Zealand
NZS 3631	New Zealand Timber Grading Rules
NZS 3640	Minimum Requirements of the NZ Timber Preservation Council Inc.

As a minimum for general framing, all structural Douglas Fir and Radiata Pine timber shall be No.1 Framing Grade.

All lintels, floor joists, beams and trusses to be MSG8 (Machine Stress Graded) or VSG8 (Visually Stress Graded) to the requirements of NZS 3622: 2004 "Verification of Timber Properties" or as otherwise noted.

Timber shall be dried to the specified moisture content according to recognised principals of air drying, by forced air drying or by kiln drying complying with NZS 632.

Framing timbers shall not exceed 24% moisture content at the time of enclosure. Unless otherwise specified, variation in moisture content shall not exceed the range specified in Clause 9.1 of NZS 3602.

3.2 Plywood

Spencer Holmes Limited Sept 2009

Plywood shall comply with AS/NZS 2269. The structural plywood shall be stress grade "F11", and have a surface finish as per the Architects specification.

4.0 Treatment

Timber shall be treated in accordance with the current requirements of the hazard specifications of NZS 3640. Treatments are to be in accordance with the requirements of NZS 3602: 2003 and the New Zealand Building Code section B2/AS1.

All timber shall be branded in accordance with the requirements of the Timber Preservation Council.

Timber supplied that is inappropriately treated and or incorrectly branded shall be removed and replaced with timbers that comply with the specification.

All cut surfaces of timber members treated to TPC specification H3 to H6 shall be protected by a liberal brush application of:

Concentrated tanalith solution, or Copper napthenate

5.0 Workmanship

Shall be in accordance with best trade practice, and this shall be deemed to include those methods of practise and processes contained in current syllabuses for the New Zealand Trade Certificates in Carpentry, Joinery and Timber Machining.

All framing shall be in accordance with NZS 3604 "Timber Framed Buildings". The best workmanship shall be employed in thoroughly securing and framing together, spiking and bolting down as the various circumstances require. Only skew nailing will be permitted in the framing. Punch all nails in exposed joinery and work to be painted. All nails and spikes shall be of gauge and length suitable for the particular work. Nails shall enter the second timber at least one half their length before punching.

Remove all arises, rough patches, hammer-marks, and other surface defects before painting is begun.

Checking and cutting away of timbers shall be avoided whenever possible, and shall be limited to such dimensions that will not prejudice the purpose for which the timber is used. No study shall be cut across the grain to straighten them.

6.0 Gauging & Thickness

All framing timbers shall be thicknessed to produce regular plain surfaces. All exposed timbers are to be gauged.

7.0 Protection

7.1 Moisture Protection

All timber and wood based products shall be protected from moisture pick up during storage and erection. Members specified as "dry", installed in a structure must be sealed or remain wrapped until the roof is installed.

All timber and timber products shall be stacked on well-aligned bearers, kept well clear of the ground or floor slabs, and covered for protection from sun and rain.

Any timber that at the time of installation has degraded beyond the specified limits shall be rejected.

7.2 Physical Protection

All timber and wood based products shall be adequately protected against physical damage during the currency of the contract.

Any physical damage to timber and wood based products shall be cause for rejection and replacement.

Large timber members should be handled with web slings. Cable or chain slings, fork lifts and tipping trucks my easily damage the timber and should be used with care.

Wherever deep and slender glue laminated sections are to be lifted when lying flat, guidance from the Engineer must be sought as to the number and location of lifting points.

8.0 Fixings & Fastenings

8.1 General

The site wind speed for the project has been determined as per the Extent of Work in accordance with NZS 3604 and all fixings and fastenings should be to that minimum standard.

All nails, screws and bolts shall be hot dipped galvanised steel.

Unless otherwise specified, all fixings shall comply with NZS 3602.

Wherever possible, beams and joists shall be holed at mid-height, and the hole size shall be limited to one fifth of the depth of the member. Holing within 600mm of the ends of members shall be avoided.

Proprietary or patent fixings shall only be used in accordance with the manufacturer's printed instructions.

8.2 Nails (and screws)

Unless otherwise specified, nails shall be manufactured from steel to AS 1015.

All nails and spikes shall be of a gauge and length suitable for the particular work and shall enter the second timber at least one half of their length before punching.

Nails for plywood and proprietary fixings shall comply with the specific requirement of that work.

Where specified the nails and nail spacings are to be strictly adhered to for plywood bracing walls and diaphragms, nailplates and straps. When standard proprietary systems that have been specified then the manufacturers instructions are to be strictly adhered to.

When using gun nails with plywood or particle board, an adjustable packer shall be used to ensure that the nails are not driven too far or left proud of the surface.

Nails fixing exterior timbers shall be galvanised, unless otherwise required.

8.3 Bolts

Unless otherwise shown or specified, holding-down bolts for plates on horizontal surfaces shall be 12mm diameter at 1000nm centres. Bolts holding vertical timbers against concrete or masonry shall be at 600mm maximum centres. In all cases there shall be a bolt within 300nm of each end of the timber.

All bolts shall have hexagonal heads and nuts and shall have heavy gauge washers bearing on the timber. Bolts are to project through the nut at least one full thread after tightening, and nuts secured by punching thread. All bolts exposed to weather shall be galvanised, unless otherwise required.

8.4 Framing Hardware

Triplegrips, multigrips, joist shoes, gang nail plates etc used in the exterior of the building are to be marine grade stainless steel and shall be handled and fixed in accordance with the manufacturers recommendations.

9.0 Framing

Construct timber framing in accordance with NZS 3604 and to the details shown on the drawings.

Timber used for scaffolding or any other temporary purpose shall not be incorporated in the building.

10.0 Damp-Proof Course

Under all timber plates between concrete and timber fix Malthoid Fabric 10 damp-course, neatly cut around all bolts, etc, or other suitable approved damp material over-lapping the timber by at least 6nun.

Form 436

Kitchen alterations incl Timber beams 157 State Highway 1 WAIKANAE

BC 0908

CKLIST

Mora -	uilding lot App	specifications & documents Code &/or Bld. Act (The re plicable to this application. (ematives comment below e ther information requests a	eason specified The deletion of ech section	alongside e f whole secti	ions as IV/	ot) 'A is permitted)	ategory	ters / e-mails s	
	-	ther information requests a S 3604 Sec 3.4, 4,5 Code clB1,			1	and contespondin	ig off fixed	oror o mando	
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N/A NC					nternal		Commen		
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0 0		Flooding / ponding hazards	GIS						***********
0 0		Slippage/ fault line hazards	GIS						
0 0		Erosion, river & coastal haz	zards	GIS					
0 0	. 0	Subsidence/ soft soil hazar	ds S	ite inspection	notes		**************		
0 0	0	Corrosion zone Sea spray	or Zone 1	GIS					
0 0	п	Soil contamination	0	3IS	**********				
0 0		Distances to boundaries / s	siting Dist	rict plan					**********
0 0	П	Floor levels/contours	2/AS1 & NZS	3604 E1	.,,,,,,,,,,,,,		************		
		Two or More Allotments	Sec 75 – 8	33 Bld Act	1	1./			
0 0		Noise / sound insulation (airport & highy	vav)		\/		***************************************	********
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mber / S	ubfloor Plan (NZS3604 NZS 3602 & 3640, B1,B2)	Comments
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	Bearers detailsB1; B2	
	Joist detailsB7:B2	
	Alternativespecify reason	
ction	Foundation type/ere N7S 3604-B2	***************************************
	Dilar part along 8 treatment NZS 36043602:3640	;B2
	Dile of	
	- Fixing NZS 3604:B2	
	Continue (durability) N7S3604:B2	
	J Coally signary Access to sub floor spaces NZS 3604	K
	Verification & Access to sub floor spaces NZS 3004	
	Alternativespecify reason	
If the addi	lition is an upper storey show details on upgrading existing foundal	tions, joints, piles, etc (may require Engineer design)
		o cui cus)
oor plan	as / layout (B1, B2, C1-4, D1, E3, F7, G1, G2, G12 G3, G9,	Comments
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	Location or partitions	
	MI designated spaces,	
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	Beams NZS 3604, BZ by engineer	
	Point loads by engineer or prenaller	
	Smoke detectors	
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1-11 / En	oming pt pa pa	Comment
vali / Fie	aming B1, B2, E3	
eneral	Identify engineering / Structural items/ portalsB1 II	Engling Maridial
	Identify engineering / Structural items/ portalsB1	B2
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	Fixing types N7S 3604 B1 B2	
	Stud c/c as per wind zone NZS 3604B1 B2	
0	n Duilding wrap NZS 3604	
	Stud heights of rooms NZS 3604B1 B2	
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			(J - J	******************
			/ FO.FO P1 R9	************************************
	-	- 1	James B1 F2 B2	***************************************
			* 1 See and authorizate Code E2/4SI B2	****************
	2	- 1	Suffers Barges & Fascials Hetail Refer E2, section 8.3, cl 8.3.9	
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istallat uilders	ion oj unde	profi	ed metal roof cladding shall be by trained installers, approved by the tile manufacturer or nstallation, refer E2, section 8.4, cl 8.4.2 'General'.	
Clado	ling	s Cod	leB1 & B2 E2/AS1,Branz good practice Guides &,Weather tightness Vol 12&3	Comments
			Brick VeneerE2 "The brick book" Branz Masonry Guide; B2 Timber Weatherboard	
			3604 B1, B2, E3	Comments
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Ī	7 -		Bracing calculations B) & NAS 3004	
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		ti digan sasilyan maja sisetingiya.
	onies / Barriers D1, F4 & NZS 3604, Section6 & 7,	Comments
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	Barrier & fleck fixing durabilityD1 B1 B2	
	Top rails, balusters, bottom rails, palings	NAME AND DESCRIPTION OF THE PROPERTY OF THE PR
	If Engineer then calculations requiredB1 B2	
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N/A NO YES	6-1
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☐ ☐ Travel distances max 24mC3.15F7	
T I Wood burnersF7	
□ □ Garage fire wall detailsC7 (C7.10 C7.8)	***************************************
□ □ Alternativespecify reasonspecify reason	
No charely	
wimming Pool & Fencing Fencing of Swimming Pools Act 1987	Comments
□ □ Refer to Compliance for sign off	
П П Apecific Engineering Design	
D D Proprietary system/design	
□ □ Section/construction	
□ □ □ Pool backwash discharging the sewer	
□ □ Fence height	
□ □ ☑ Gate(s) \(door(s) open outward	
mbiguity / Contradictions	Comments
□ □ Manufacturers Specs	
	.,
□ □ Any Other contradictions	
Alternative Solutions	
Record assessment, decision and reasons for decisions below. Has the operation of proposal complies with the building code? Is there a determination on a sevidence been provided (peer review, appraisal or determination)? Include solutions, other documents / standards / best practice guides / publication service history, product certification, professional judgment, building code (Dec 2004). List any conditions / communications / actions:	similar proposair rias corroboliative le reference to comparison with acceptable as expert opinion, determinations, in-
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This sheet relevant	t to plumbing & drainage only
General	Comments
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□ □ ☑ Kitchen areaG3/AS1	
□ □ Laundry	
Bathrooms	
Diumbing leveut	
Plumber's Reg no. T.B.A	Drainlayers Reg no.N.
and the second s	
Effluent Disposal Systems	Comments
□ □ Engineering Site Investigation	
□ □ □ Design Specification & Producer S	tatement
The design criteria should include; Capacity based on bed	troom numbers, Loading calculation, site evaluation, soil profile, site characteristics.)
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hange C	f Use - Sec 114: (record decisions and basis	s for decisions – confirm whether sec 115 applies)	*******
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6.40		decisions and basis for decisions - confirm whether sec	
Alteration	to Existing Building — Sec 112: (record of the first second it been complied with?). List conditions / co	decisions and basis for decisions – confirm whether sec mmunications / actions:	11.000
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Hazards	Sec 71-74: (record decisions and basis for d	lecisions – see under "site plan above already done")	
Date:			+
Complian copy of replications of the complex c	a compliance schedule. Ensure that hole is recorded o	ew / amended compliance schedule required, and attach on building consent that new / amended compliance	
Stiledale Will		Ar Ar	-
Date			
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Date			
Note :- Refe prompt abo	er to the associate code clause along side each ve for compliance or reason of decision ecked yet Unsatisfactory or further information- see attached copy)	I am satisfied on reasonable grounds that the provisions of the Building Code are met and Building consent may be granted (Act Sec 49(1)) All previous Further Information Requests now sections.	tne (refer E
Note :- Refe prompt abo Plan ch e (request fo	ve for compliance or reason of decision	provisions of the Building Code are met and Building consent may be granted (Act Sec 49(1)) All previous Further Information Requests now some Signature, name & date	tne (refer E
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KCDC Building Consent Authority Building Consent Documentation Filed



BC No.	090839	
Street Address.	Kitchen alterations incl Timber beams 157 State Highway 1	-
	WAIKANAE	

Tick indicates document(s) included in this Building Consent

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This form comprises part of the Building Consent documentation and indicates the contents of the Building Consent File. Refer KCDC Policy 029.

Processing Check Sheet for Project Information Memorandum (PIM)

Property Address		157	State Highe	vay /	Naikanae	
Legal Description	1: Lot:	2	DP: 85/	98 4	OF 1 DP. 756	221
Building Project:		Ac	Ide/Alts	o exta	Kitchen.	
Building Consent	PIM 1	Numl	per: BC 0908	39P.U		
Zone:	Ri	na	1			
Items to check	Yes	No	Action reqd	Actioned	Date & Signature	
Certificate of		/		U San Carlo		-
Title	1		De Britan Control			THE REST
Easements	/		Include copy of S221	wer Suppl	LRights 1	referb
Section 221		0	Include copy of S221	1/3	Votend	sed
Section 72			Advise Approvals			
		-	Team of S72 reqd			
Existing		100	Include copy			12
Resource	-		RM 920144	(preirie	us morent)	
Consent				(preside	os consern j	
District Plan	V		Transport No	se Profe	ction Area (S.	E comer
features					a	A driveway
Designations	/		Coastal Du	ne Police	Area	
Heritage register		/		U		
Flood hazards		1				
Min floor level			Advise F.F.level			1
reqd		-				-
Other hazards		/				
EQ faults		·V	Vicinily of	Dhan's Fr	aul+Trace Au	2010ance
Services			0			Zone
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Yards			Neighbours approval			
		1	for one yard			1
			encroachment			
HIRB	Dall	-				
Maximum	1	1		10 20 1		
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surface area		-				
Onsite parking		-			Contract de	
DIF fees		/	Calculate fees			
Recourse		1	Apply Section 37			1 1 1 1
Consent reqd				A Section of the second		31

Decision: (delete items that don't apply)
Application complies and PIM can be issued.

PIM can be issued subject to section 37 Certificate

20.11. Ø9.

PIM is refused.





Project Information Memorandum No.090839 P.

Building Project ..

Kitchen alterations incl Timber beams 157 State Highway 1 WAIKANAE

FOR OFFICE USE ONLY

FEES		PIM Fee		\$
	\$			
	\$	RECEIPT NO.		DATE
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PROJECT INFORMATION MEMORANDUM

Section 34, Building Act 2004

Building Consent Number:

BC090839P

Applicant Name:

CGM Architects Ltd (Andrew Bluck)

Applicant Address:

PO Box 16-019

Newtown

Application Date:

2009-10-27

Pim Decision Issued:

2009-11-20

Project:

Kitchen alterations including timber beams

Intended Use:

09

Estimated Value:

12000

Legal:

LOT 2 DP 65190 LOT 1 DP 75621

Location:

157 State Highway 1, Waikanae

Valuation No:

1489019201

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:

Ingela Smith

Date: 26/11/09.



General

Use permitted: Permitted activity

Resource Consent granted: Yes - RM920144 (previous consent)

Designations on property: Transport Noise Protection Area

Easements: Right of Way & Power Supply Rights

Site subject to inundation: Not known to be

Coastal building line restriction: N/A

Relocatable zone: N/A

Minimum floor level: N/A

(50 year event)

Floor level: N/A (100 year event)

Yard and height requirements: N/A (Internal Additions / Alterations Only)

Tree/building preservation: None listed

Other 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.

Planning

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:

For the purposes of subdivision and development the property is located within the Coastal Dune Policy Area as shown on the District Plan. The South East portion of the driveway adjoins State Highway No.1 and is located within the Transport Noise Protection Area under the Operative Kapiti Coast District Plan 1999.

Plumbing & Drainage

Sewer available / connected:

Not available

Water available / connected:

Not available

Site plan of existing services:

Not supplied

(if any)

Location of sewer lateral:

none

Location and size of water toby:

none

Location of easements:

IOHE

(if any)

see the Planners comments

Location of public drains:

N/A

(if any)

Stormwater disposal to:

Water tank

Plumbing and drainage notes:

Rain Water System:

Yes

Rain Water Size:

size unknown

Grey Water System:

No

Grey Water Manufacturer:



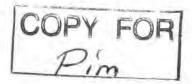
Kapiti Coast District Council Private Bag 601 Paraparaumu 5254

Paraparaumu 5254
Tel. (04) 296 4700
Fax (04) 296 4830
or 0800 486 486

20 November 2009

E: kapiti.council@kapiticoast.govt.nz W: www.kapiticoast.govt.nz Bodhi

CGM Architects Ltd (Andrew Bluck) PO Box 16-019 Newtown Wellington



BC090839P

Re: Kitchen Additions & Alterations for Stephen Scott, Angela McCulloch & Murray McCulloch at 157 State Highway 1, Waikanae.

I am pleased to advise that the Project Information Memorandum (PIM) component of your Building Consent application, BC090839P, has been completed.

Your proposed building project meets all the requirements of Council's District Plan which means that once you have received your Building Consent you may proceed with construction.

Council's Customer Service group is currently holding the PIM documents so that they can be forwarded to you once your Building Consent is completed however if you require them to be sent earlier please contact our Customer Service staff on 04 2964700.

Yours Sincerely

Janice Lee

Projects Officer / Resource Consents



26/11/2009





STRUCTURAL DETAILS

FOR

ALTERATIONS

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MAIKANAE 157 STATE HIGHWAY 1

FOR THE

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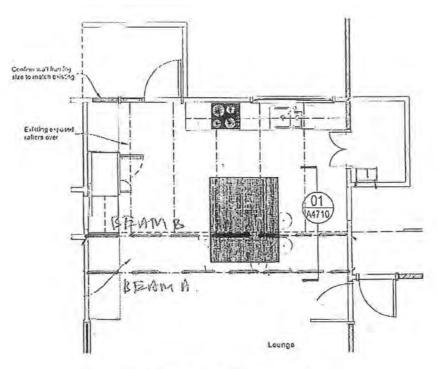
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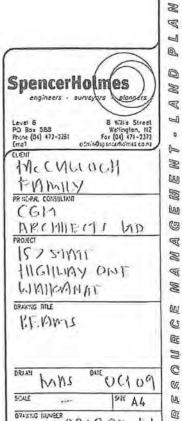
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02 Proposed Floor / Reflected Celling Plan SCALE - 1:50

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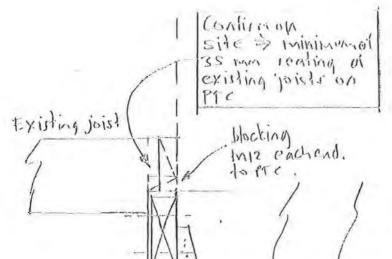
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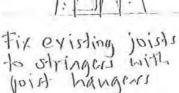
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230 PTC



stringer fixed to PTCS Wis polls With art Hooker staggery



Level 6 PO Box 588 Phore (04) 472-2261 Empl

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PROJECT

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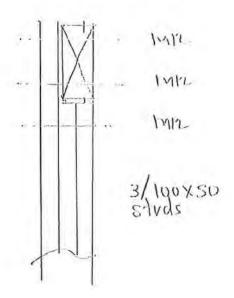
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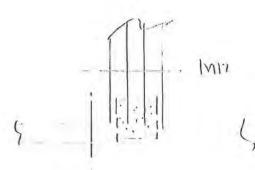
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TYPICAL FLITCH BEAM SUPPORT DETAILS

Install as shown or contirm that existing support is equivelant.



Tylok plate one side:

this troball to concrete adjacent to stude



Level 6 PO Box 588 Protes (04) 472-2751 Em:1

8 Will's Street Wellington, HZ For (04) 171-2372 edminospercentalmes cons

TAKALY
PRECOL CONSULAR

CETY ARCHITECTS

MAIKNAA ONE TICHMAA ONE TSA ZIMIE

DRAKEIG TITLE

2 HARRY

501E 1:100 | 50E A4

501E 1:100 | 50E A4

Soundle Store House of

STRUCTURAL SPECIFICATION

FOR

ALTERATIONS

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EOR THE

EVMILY MCCULLOCH

INDEX

STRUCTURAL TIMBERWORK

2

STRUCTURAL TIMBERWORK

1.0 Preliminary and General

The Sub Contractor shall pay attention to that part of the preliminary and general clauses that relate to his trade.

2.0 Extent of Work

This section includes the manufacture, supply, erection and fixing of all structural timbers. Work covered by this section includes:

Framing

Timber fixed to steel and concrete work

Plywood floor diaphragms

Plywood and other cladding bracing walls

All framing work is to comply with the minimum requirements of NZS 3604 "Timber Framed Building".

Any other work which would customarily involve the carpenter whether or not referred to in this specification or shown on the drawings necessary for the proper completion and maintenance of the works.

3.0 Timber

3.1 General

Timber and wood based products shall comply with NZS 3602. Timber shall be graded to comply with NZS 3631, "Classification and Grading of NZ Timbers". All timbers shall be the best of its specific kind.

The following NZ Standards, including all related amendments, and other statutory references apply to this section of the work.

AS/NZS 1748	Product Requirements for Stress-Graded Timber
AS/NZS 2269	Plywood - Structural
NZS 3602	Timber and Wood-Based Products
NZS 3603	Timber Design
NZS 3604	Light Timber Frame Buildings (not requiring specific design)
NZS 3618	Mechanical Stress Grading of Timber
NZS 3621	Standard Names of Commercial Timbers in New Zealand
NZS 3631	New Zealand Timber Grading Rules
NZS 3640	Minimum Requirements of the NZ Timber Preservation Council Inc.

As a minimum for general framing, all structural Douglas Fir and Radiata Pine timber shall be No.1 Framing Grade.

All lintels, floor joists, beams and trusses to be MSG8 (Machine Stress Graded) or VSG8 (Visually Stress Graded) to the requirements of NZS 3622; 2004 "Verification of Timber Properties" or as otherwise noted.

Timber shall be dried to the specified moisture content according to recognised principals of air drying, by forced air drying or by kiln drying complying with NZS 632.

Framing timbers shall not exceed 24% moisture content at the time of enclosure. Unless otherwise specified, variation in moisture content shall not exceed the range specified in Clause 9.1 of NZS 3602.

3.2 Plywood

Plywood shall comply with AS/NZS 2269. The structural plywood shall be stress grade "F11", and have a surface finish as per the Architects specification.

4.0 Treatment

Timber shall be treated in accordance with the current requirements of the hazard specifications of NZS 3640. Treatments are to be in accordance with the requirements of NZS 3602: 2003 and the New Zealand Building Code section B2/ASI.

All timber shall be branded in accordance with the requirements of the Timber Preservation Council,

Timber supplied that is inappropriately treated and or incorrectly branded shall be removed and replaced with timbers that comply with the specification.

All cut surfaces of timber members treated to TPC specification H3 to H6 shall be protected by a liberal brush application of:

Concentrated tanalith solution, or Copper napthenate

5.0 Workmanship

Shall be in accordance with best trade practice, and this shall be deemed to include those methods of practise and processes contained in current syllabuses for the New Zealand Trade Certificates in Carpentry, Joinery and Timber Machining.

All framing shall be in accordance with NZS 3604 "Timber Framed Buildings". The best workmanship shall be employed in thoroughly securing and framing together, spiking and bolting down as the various circumstances require. Only skew nailing will be permitted in the framing. Punch all nails in exposed joinery and work to be painted. All nails and spikes shall be of gauge and length suitable for the particular work. Nails shall enter the second timber at least one half their length before punching.

Remove all arises, rough patches, hammer-marks, and other surface defects before painting is begun.

Checking and cutting away of timbers shall be avoided whenever possible, and shall be limited to such dimensions that will not prejudice the purpose for which the timber is used. No study shall be cut across the grain to straighten them.

6.0 Gauging & Thickness

All framing timbers shall be thicknessed to produce regular plain surfaces. All exposed timbers are to be gauged.

7.0 Protection

7.1 Moisture Protection

All timber and wood based products shall be protected from moisture pick up during storage and erection. Members specified as "dry", installed in a structure must be sealed or remain wrapped until the roof is installed.

All timber and timber products shall be stacked on well-aligned bearers, kept well clear of the ground or floor slabs, and covered for protection from sun and rain.

Any timber that at the time of installation has degraded beyond the specified limits shall be rejected.

7.2 Physical Protection

All timber and wood based products shall be adequately protected against physical damage during the currency of the contract.

Any physical damage to timber and wood based products shall be cause for rejection and replacement.

Large timber members should be handled with web slings. Cable or chain slings, fork lifts and tipping trucks my easily damage the timber and should be used with care.

Wherever deep and slender glue laminated sections are to be lifted when lying flat, guidance from the Engineer must be sought as to the number and location of lifting points.

8.0 Fixings & Fastenings

8.1 General

The site wind speed for the project has been determined as per the Extent of Work in accordance with NZS 3604 and all fixings and fastenings should be to that minimum standard.

All nails, screws and bolts shall be hot dipped galvanised steel.

Unless otherwise specified, all fixings shall comply with NZS 3602.

Wherever possible, beams and joists shall be holed at mid-height, and the hole size shall be limited to one fifth of the depth of the member. Holing within 600mm of the ends of members shall be avoided.

Proprietary or patent fixings shall only be used in accordance with the manufacturer's printed instructions.

8.2 Nails (and screws)

Unless otherwise specified, nails shall be manufactured from steel to AS 1015.

All nails and spikes shall be of a gauge and length suitable for the particular work and shall enter the second timber at least one half of their length before punching.

Nails for plywood and proprietary fixings shall comply with the specific requirement of that work.

Where specified the nails and nail spacings are to be strictly adhered to for plywood bracing walls and diaphragms, nailplates and straps. When standard proprietary systems that have been specified then the manufacturers instructions are to be strictly adhered to.

When using gun nails with plywood or particle board, an adjustable packer shall be used to ensure that the nails are not driven too far or left proud of the surface.

Nails fixing exterior timbers shall be galvanised, unless otherwise required.

8.3 Bolts

Unless otherwise shown or specified, holding-down bolts for plates on horizontal surfaces shall be 12mm diameter at 1000mm centres. Bolts holding vertical timbers against concrete or masonry shall be at 600mm maximum centres. In all cases there shall be a bolt within 300mm of each end of the timber.

All bolts shall have hexagonal heads and nuts and shall have heavy gauge washers bearing on the timber. Bolts are to project through the nut at least one full thread after tightening, and nuts secured by punching thread. All bolts exposed to weather shall be galvanised, tunless otherwise required.

8.4 Framing Hardware

Triplegrips, multigrips, joist shoes, gang nail plates etc used in the exterior of the building are to be marine grade stainless steel and shall be handled and fixed in accordance with the manufacturers recommendations.

Spencer Holmes Limited Sept 2009

9.0 Framing

Construct timber framing in accordance with NZS 3604 and to the details shown on the drawings.

Timber used for scaffolding or any other temporary purpose shall not be incorporated in the building.

10.0 Damp-Proof Course

Under all timber plates between concrete and timber fix Malthoid Fabric 10 damp-course, neatly cut around all bolts, etc, or other suitable approved damp material over-lapping the timber by at least 6mm.





STRUCTURAL CALCULATIONS

FOR

ALTERATIONS

AT

157 STATE HIGHWAY 1 WAIKANAE

FOR THE

McCULLOCH FAMILY







Building Regulation Clause(s)81......

PRODUCER STATEMENT - PS1 - DESIGN

TO: N TO BE SUPPLIED TO: H	Spencer Holmes Limited Murray McCulloch Kapiti Coast District Council Alterations to House 157 State Highway One, WAIKANAE Lot 2 DP 65190 the owner/ developer referred to above to provide structural engineering and design quirements of Clause(s) NZBC B1 of the Building Code for
TO BE SUPPLIED TO:	Kapiti Coast District Council Alterations to House 157 State Highway One, WAIKANAE Lot 2 DP 65190 the owner/ developer referred to above to provide structural engineering and design
	Alterations to House 157 State Highway One, WAIKANAE Lot 2 DP 65190 the owner/ developer referred to above to provide structural engineering and design
IN RESPECT OF:	157 State Highway One, WAIKANAE Lot 2 DP 65190 the owner/ developer referred to above to provide structural engineering and design
	Lot 2 DP 65190 the owner/ developer referred to above to provide structural engineering and design
	the owner/ developer referred to above to provide structural engineering and design
We have been engaged by services in respect of the re-	danomorus et erasestel i i esta esta esta esta esta esta esta esta
☐ All	Part only (as specified in the allachment to this statement)
Structural aspects of t	he works as shown on the Spencer Holmes Limited Drawings stated below
of the proposed building wo	rk.
Department of Building and the NZBC.	us has been prepared in accordance with Compliance Documents issued by Housing verification methods B1/VM1 and B1/VM4 and the Approved Documents of
Highway One Walkange a	k covered by this producer statement is described on the drawings titled 157 State and numbered 090803B02 (details D1 to D3 inclusive) and dated October 2008; on reference 090803S01 and dated September 2008, and other documents set out this statement.
On behalf of the Design F	irm, and subject to:
design criteria	of the existing structure, specific design elements of structure and other assumed stated on drawings being confirmed by a Chartered Professional Engineer to a onitoring level of CM3.
(li) non specific as	pects of structural design complying with the requirements of NZS 3604: 1999,
and (iii) all proprietary p	products meeting the performance specification requirements;
I believe on reasonable g and other documents provi- Building Code.	rounds the building, if constructed in accordance with the drawings, specifications, ded or listed in the attached schedule, will comply with the relevant provisions of the
I, Jonathan Walke	r Devine am registered as:
I am a Member of: 📝 IP	PENZ and hold the following qualifications: BE (Hons), ME, MIPENZ
The Design Firm issuing the \$250,000*. The Design firm	nis statement holds a current policy of Professional Indemnity Insurance no less than in is a member of ACENZ.
SIGNED BY Jonathan Wa	Iker Devine ON BEHALF OF Spencer Holmes Limited (Signature

Note: This statement shall only be relied upon by the Building Control Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of clamages payable erising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$250,000*.

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

SpencerHolmes

Project

Description

0 26/11/2009 LAWY Date Oct Oa Job Rel CIGOGOS

BEMM A. PEC

Span = 5rt m.
joil hibrity wen = 24t m.

G floor = 10,5x 2.4.

Q floor = 105x 2.4.
= 3.6

1.2611.50 = 1.44.15.4 = 6.8

- 26.7 +N.

270 PFC \$416 = 67 KNm At 1e = 1.0

δ= <u>S x 3700 x 5.64</u> 384 x 200x 109 x 26.8 x 10-6 = 8.8 ×10-3

Allowable = 5600

500 = 11.2 mm.

Olc-

Stanger Aving

11/2 poly how = 0:17 0.8 x 6-97

bolt spacing = 1000 - 5-8 4.7 - 1100 0.41 67.5.

SpencerHolmes

Page 26/11/2009

By 1-1// S

Date OC 00

Project 177 STATE HIGHLAY 1, WAIKALIME

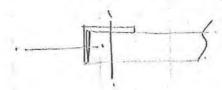
Description

10b Ref () 408 07

Joish to beam worker chier.

VK = 1.2 × 0.6 × 2.4. × 0.5 + 1.5 × 0.6 × 2.4 × 1.5 = 0.9 + 3.2 = 4.1 kN.

We B 175 clear plate to end join.



2, M125 / M = 2 x 0.71 x 6.97

SpencerHolmes

By 4-A1

Project 37 STATT 116MMA 1. LABINATE OCA 09

Description

Bearing.

Walls removed,

WAIL LENGTH, CAPTURE W TO.

2 21 42 86.2 88.2
3 1.2 35. 42 42

[30 130

[Explace with

BLI(10):1.2 162 120.

"BROADOAKS" D. P. 25627 D P. 21527 2 D.P. 41434 6 Q P. 2562 _OCATION BEDDOINED Wellington 2562 LOTS | and 2 st. VI Kaitawa S.D. LEING SUBDIVISION OF LOT 5 D典2 627 RECORD MAP No

COSTACTION

FOR COUNCIL USE: APPROVING OFFICER/ DATE COMMENTS DEPARTMENT | TICK FOR | REFERRAL Resource Consents (refer PIM Sheet) Plumbing and Drainage Building Fire Design Compliance Schedule Environmental Health Site-Foopath & Entrance Conditions | Ground NOTES:



RECEIVED

3 1 AUG 200/

KAPITI COART DISTRICT-COUNCIL

Building Consent No.	30071023
Building Project	Replacement exterior joine
Location	157 STATE HIGHT 1, WALLOWS
Building-Category	Circle appropriate category (1) 2 3

	Checklist	
	Name & Signature	Date
Checked, date stamped and initialled by FO/BCO. Select and circle appropriate category above & identify allocation to appropriate technical groups.	Simi Mull	31/8/5
Pages numbered by TO/BCO	SV4 M	3/9/
Payment taken and receipted (details entered inside this cover sheet) by CSO	Meloclie	3/9/
Data entered and invoiced by CSO	Melodie	5/9/
BC Application and documentation scanned, checked & status update by CSO	Melodie	4191
BC Application signed over to BC	Some of the second	D/9/
Application reviewed by identified Technical Officers who sign off at back of this form		
Once Technical review complete, passed to CS for Plan Production and Invoicing		
CSO checks data entry input, including required inspections		
BC, plans and other appropriate paperwork produced by CSO	2000	
BC, plans and other appropriate paperwork produced by CSO	Willer	11
BC, Endorsed plans and appropriate paperwork sent to applicant or agent with receipt by CSO	100	14/9/
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. KCDC Form 123 yer, 1		

KCDC Form 123 ver. 1

CONSENT DATA INPUT REQUIREMENTS

QUIRED INSPECTIONS Foundation/Piles	32	Lapse and cancellation after 12mths of consent	23	Installation of solid fuel appliance (wood burner) comply and secured
Block	2	Engineer design specific components	23A	Second hand wood burner certified
Pra-Slab (Plumbing)	3	Foundations to solid bearing of 200mm	25	Contractor to leave site clean and clear
Pre-Slab (Building)	4	NZS3804 as acceptable solution in terms of NZ	30	To comply with Food Hygiene Regulations 1974
Sub-Floor	- 5	Building Code Not approved as	31	As in CCZ, all fixings need
Drainage	9	Habitable Room Note and comply with	33	to be stainless steel Approval only given for
Pra-Wrap		all endorsements on approved plans		relocation purposes
Pra-Clad	10	Names and Registration of plumber and drain-	34	If cladding to have pre- finished colour coating, to
Weathertightness		layer required		be appropriate for coastal conditions
Pre-lining (Building)	11	11 Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	38	Window sashes on upper levels less than 760mm above floor to have stays fixed
Pra-lining (Plumbing)				
Wet areas - membrane	12	Hot & Cold water pipes tested to 1500kPa	39	Construction of playground to comply with
Post Lining		15.1	140	NZS5323
Brick Vanear	13	Roof stormwater to be connected to existing	40	Fencing, gates, doors directly leading to swimming pool to comply
Retaining Wall				with Pool Act 1937
Final (Dwalling)	14	Copper water pipes not permitted	43	Textured systems should be applied by licensed.
Final (Commercial &Multi-re				trained applicators – supply warranty
	15	Owner/builder to ensure prop foundation height will allow satisfactory connection		Exterior cladding system to be completed and inspected prior to interna- lining
	21	Minimum FFL to comply with NZS3604		
		-		

	STANDARD CONSENT CONDITIONS
37	
72	1
20	

ON-STANDARD ADDENDA	

FOR OFFICE USE ONLY			
FEES Building Fee	· s 419 -	APPLICATION FEE	3/9/0
Sewer Connection	S	RECEIPT NO	DATE
Water Connection	S		
Vehicle Crossing	5	INVOICE NO	DATE
Damage Deposit	5	48 100	3/9/0
Code Compliance Administration	š	RECEIPT NO	D.A.T.E
Building Research Levy	\$		
Development Levy	3,	FEES PAID BY:	الماممال
DBH Levy	S	M. A M.CC	ulloch
Compliance Schedule	3		3/9/01
Digital Storage Fee	3 56	BUILDING CONSENT NUMBER	DATE ISSUED
Certificate of Title Charge	3	20071023	3/9/0
Photocopying	5	DCO ,	1 .1
SUBTOTAL	s 400	AUTHORISATION FOR REI	
Less Fee Paid	s 400	Deposit held =	\$
TOTAL	C	Cost to Repair Damage Caused D Construction =	Ouring S
GST INCLUDED	\$50-56	Total Balance to be Refunded	
		Authority Number:	
		Authorised:	DATE:

GST 51-860-608

Received with thanks by 18/01 KAPITI COAST DISTRICT COUNCIL

3-09-07 11:06 Receipt no.228937

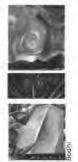
COPY *COPY* *COPY*

DR BCO71023
C G M ARCHITECTS LTD 455.00C G M Architects Ltd::P O Box 16019:Well
CQ AS
The Mcculloch Family 455.00

Kapiti Coast District Council Private Bag 601 Paraparaumu 5254

> Tel. (04) 296 4700 Fax (04) 296 4830

E: kapiti.council@kapiticoast.govt.nz W: www.kapiticoast.govt.nz



Building consent 071023

Section 51, Building Act 2004

The building

Street address of building: 157 State Highway 1, Waikanae

Legal description of land where building is located: LOT 2 DP 65190 LOT 1 DP 75621

Valuation number: 1489019201 Building name: Broadoaks

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: M & A McCulloch

Contact person:

Mailing address: 157 State Highway 1, Waikanae

Street address/registered office:

Phone number: Landline: 4735300

Mobile:

Daytime:

After hours: 2935833

Facsimile number:

Email address:

Website:

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

Full Name: C G M Architects Ltd

Mailing Address: P O Box 16019, Wellington

Phones:: 3856751

Fax: 3847050

Email: gerald@cgmarchitects.co.nz

Building work

The following building work is authorised by this building consent:

Replacement exterior joinery

rural dwelling



This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

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: 13/09/07

14 September 2007

M & A McCulloch 157 State Highway 1 Waikanae

Dear Sir/Madam

Approval of Building Consent: 071023

Description:

Replacement exterior joinery 157 State Highway 1, Waikanae LOT 2 DP 65190 LOT 1 DP 75621

Location: Legal Description:

I am pleased to inform you that the above building consent application has been approved. The building

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:

consent documents have been issued and are enclosed.

- 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.



Inspection Advice

Note: Engineer - Civil/Structural/Fire/Geotechnical: When projects contains elements specific design by an engineer, then the owner/builder is required to ensure that all engineering containing specifically designed work to be inspected and to provide KCDC with written evidence of the inspections including a construction statement (PS4) or Certificate of Expert Opinion for those inspections are carried out. Presence of an engineer does not negate the need for Council Officers to conduct the inspections listed also.

- Foundation/Piles: When all formwork has been completed, footings have been excavated and reinforcement is in place. Piles - When all holes are excavated prior to installation. 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.
- Block: When all masonry block work including block foundations for slab floors is completed, reinforcing in place and washout openings in place, prior to concrete fill.
- 3. 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.
- 5. <u>Sub-Floor (timber suspended):</u> 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.
- 6. <u>Drainage:</u> 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.
- 8. <u>Pre-Clad:</u> 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. Pre-stucco when all reinforcing and flashings are being installed.
- 9. Weathertightness: When exterior cladding has been installed, flashings in place, air-seals fitted to openings, but before any coating system has been applied.
- 10. 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.
- Pre-Line (plumbing): When all internal plumbing is complete and plumbing pipe work is under test pressure.
- 12. Wet area membranes, decks, roof, 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. Applicator's warranty is required. (2 inspections required)
- 13. <u>Post-Line:</u> When all interior linings have been installed, but before skirting, Scotia or plastering stopping. Installation details of screws check of wall bracing element.
- 14. Brick Veneer: When veneer is at half-height and all flashings are in place.
- 15. <u>Retaining Wall:</u> 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. (2 inspections required)
- 16. Final: Final inspections are carried out at completion of project and may include entire project, plumbing, drainage, stormwater. The Code Compliance Certificate is issued if the building work complies with the approved building consent.
- 17. <u>Final (Commercial & Multi-unit Residential):</u> As in 16, but all fire protection, fire systems, alarms and emergency lighting, and accessibility features if applicable, must be completed, operational and certified as necessary.

Building Consent Number: BC071023

Applicant Name: C G M Architects Ltd

Project: Replacement exterior joinery
Legal: LOT 2 DP 65190 LOT 1 DP 75621

Location: 157 State Highway 1, Waikanae

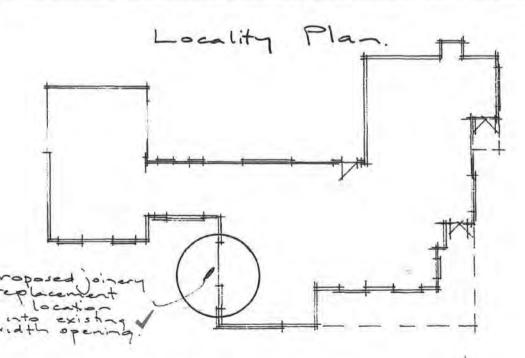
Please note the list below, which identifies the inspections required for this project.

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 a minimum of 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 04-2964-700 between the hours of 7.30am and 5.30pm Monday-Friday inclusive.

Inspection	Required	Inspecting Officer	Date Inspected
Foundation/Piles	No		
Block	No		
Pre-Slab Plumbing	No		
Pre-Slab Building	No		
Sub Floor	No		
Drainage	No		
PreWrap	No		
PreClad	No		
Weathertightness	Yes		
Pre-Lining Building	No		
Pre-Lining Plumbing	No		
Wet Area Membrane Pre-Application	No		
Wet Area Membrane Post-Application	No		
Post-Lining	No		
Brick Veneer	No		7
Retaining Wall	No		
Final	Yes		
Final (commercial & multi-unit res.)	No		

13/09/2007



@2007 Google - Map data @2007 MapData Sciences Pty Ltd - Terms of Use

BC071023

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KAPITI COAST
DISTRICT COUNCIL

APPROVED BY PLANNING Sam Mitchell Officer

APPROVED BY P & D

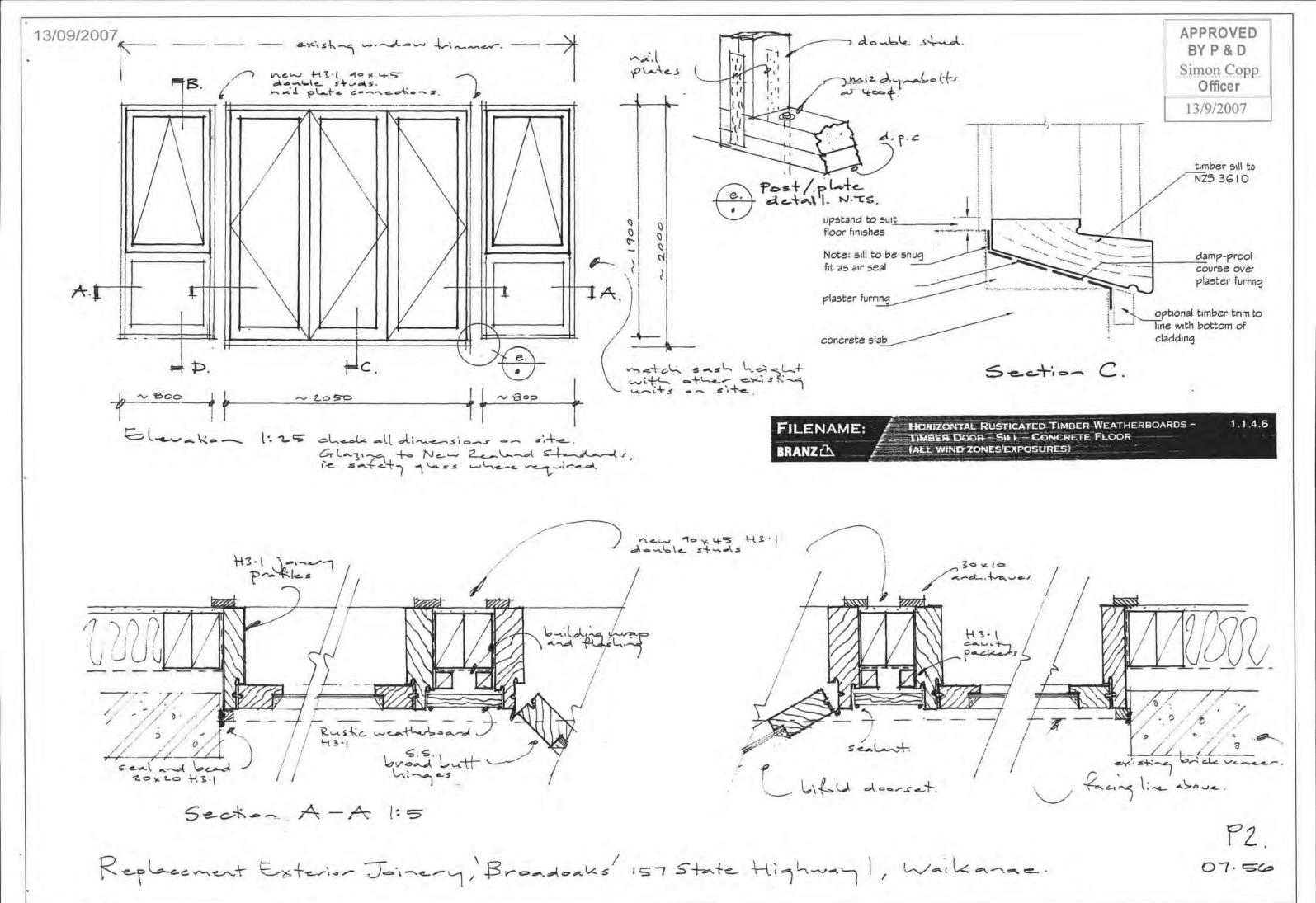
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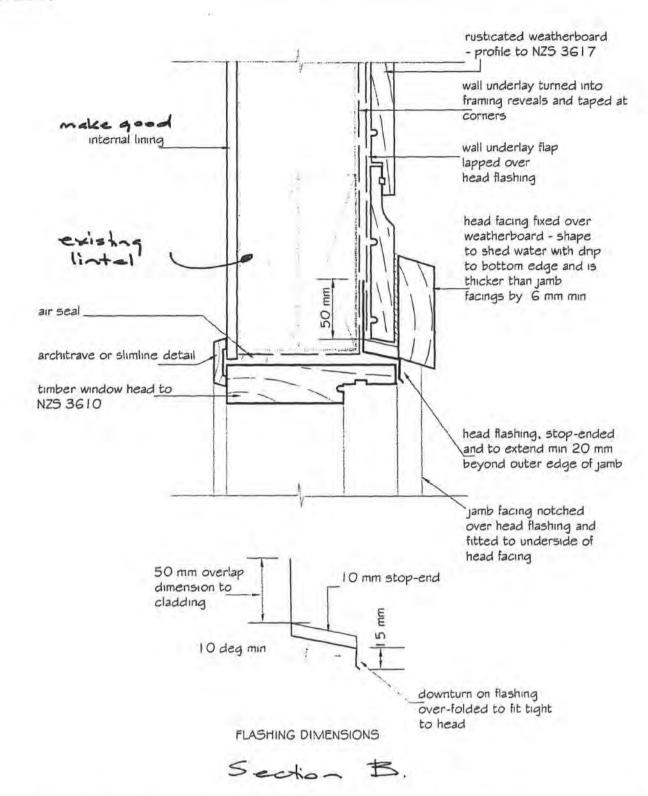
Simon Copp Officer

13/9/2007

P1.

Replacement Exterior Joney, Broadoaks, 157 State Highway I, Waikanee.





FILENAME: BRANZA

HORIZONTAL RUSTICATED TIMBER WEATHERBOARDS ER WINDOW HEAD (LIMITED WIND ZONES/EXPOSURES) FILENAME:

BRANZ A

HORSONIAL RUSTICATED TIMBER WEATHERBOARDS - 1.1.1.2

line of facing 13/9/2007 line of jamb sill board sill to NZS 3610 sill flashing with stop-end, lapped under jamb packer timber trim see detail 1.1.1.3 continuous packing to form air seal internal lining wall underlay turned into framing reveals and taped at corners rusticated weatherboards profile to NZS 3617 0

length to cover full width of sill sill flashing with stop-end, lapped under jamb packer see detail 1.1.1.3 angle to suit sill 15 mm min 5 mm kick-out where flashing is left exposed (not covered by sill facing) FLASHING DIMENSIONS

Section D.

APPROVED BY P & D

Simon Copp

Officer

Replacement Exterior Joinery, Broadcaks' 157 State Highway 1, Waikanae.

07.56

Addenda to Application

Application

Application		
C G M Architects Ltd	No.	071023
P O Box 16019		
Wellington		

Project

Description	Dwellings - Alterations & additions
200	Being Stage 1 of an intended 1 Stages
	Replacement exterior joinery
Intended Life	Indefinite, but not less than 50 years
Intended Use	rural dwelling
Estimated Value	\$4,000
Location	157 State Highway 1, Waikanae
Legal Description	LOT 2 DP 65190 LOT 1 DP 75621
Valuation No.	1489019201

Designer:

CGM Architects Ltd P O Box 16019, Wellington: 3856751

General Requirements

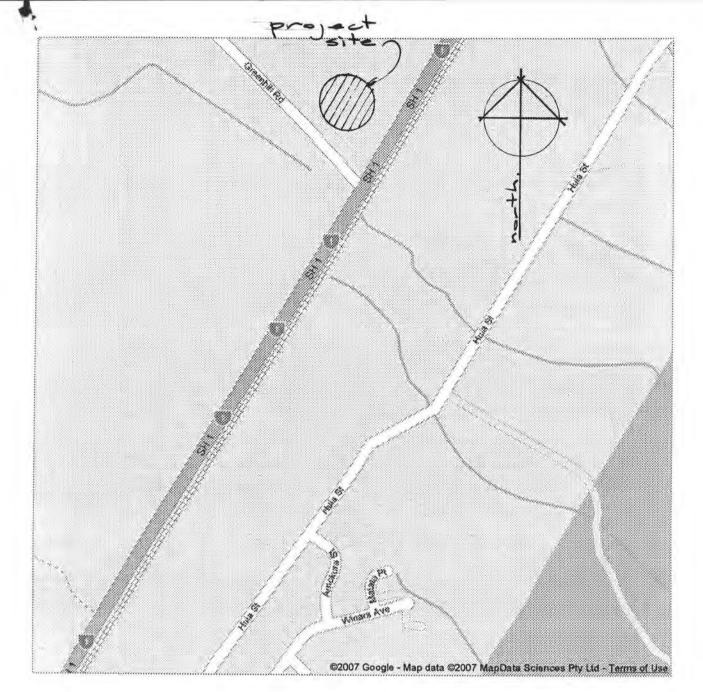
- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
- 1. Weathertightness
- 2. Final Inspection
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between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

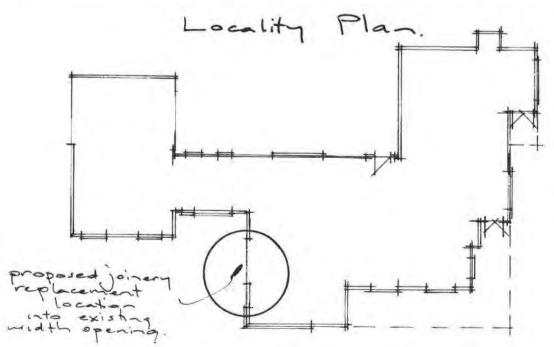
- LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
- NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
- 3. Note and comply with endorsements on approved plans.

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:





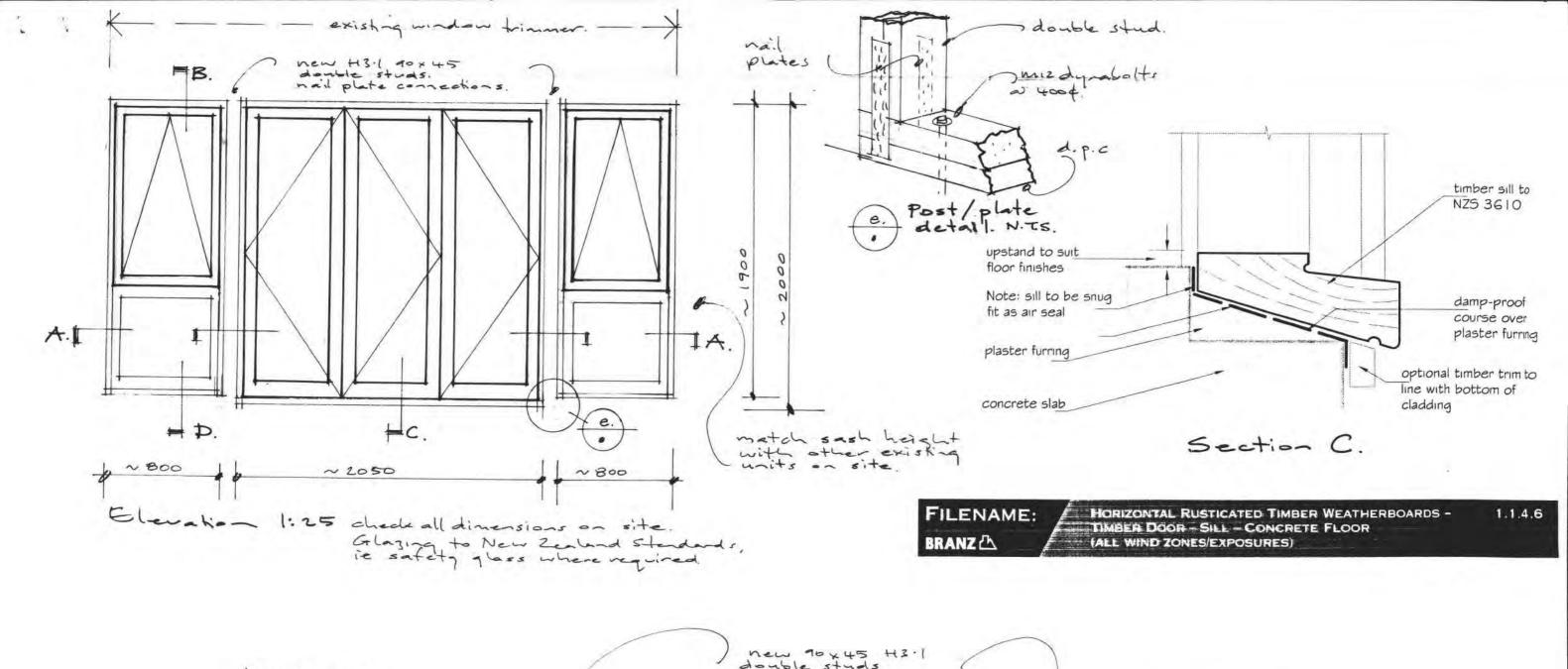
Replacement Exterior Joney, Broadcaks, 157 State Highway I, Waikanae.

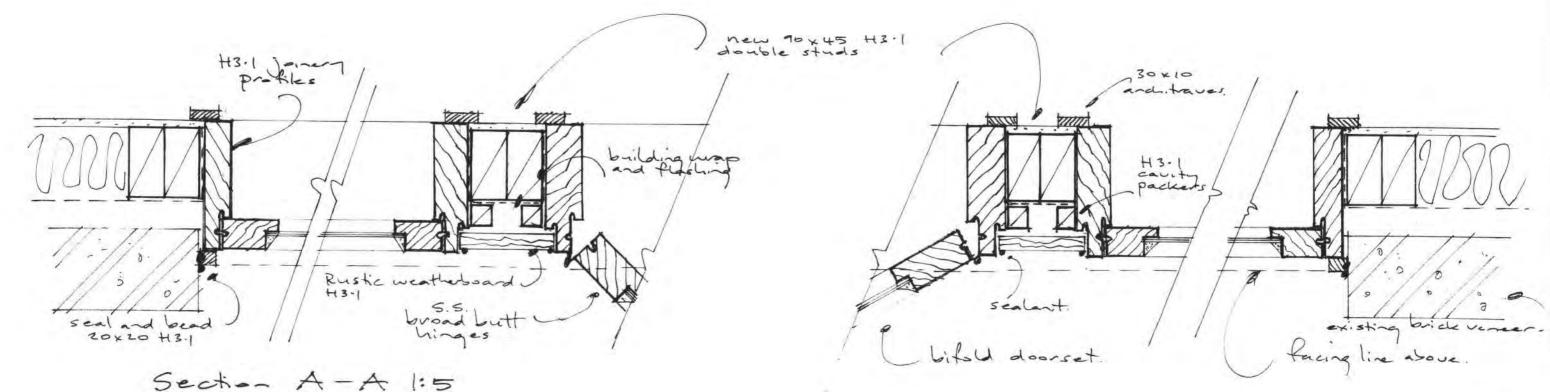
RECEIVED

3 1 AUG ZUU/

KAPITI COAST
DISTRICT COUNCIL

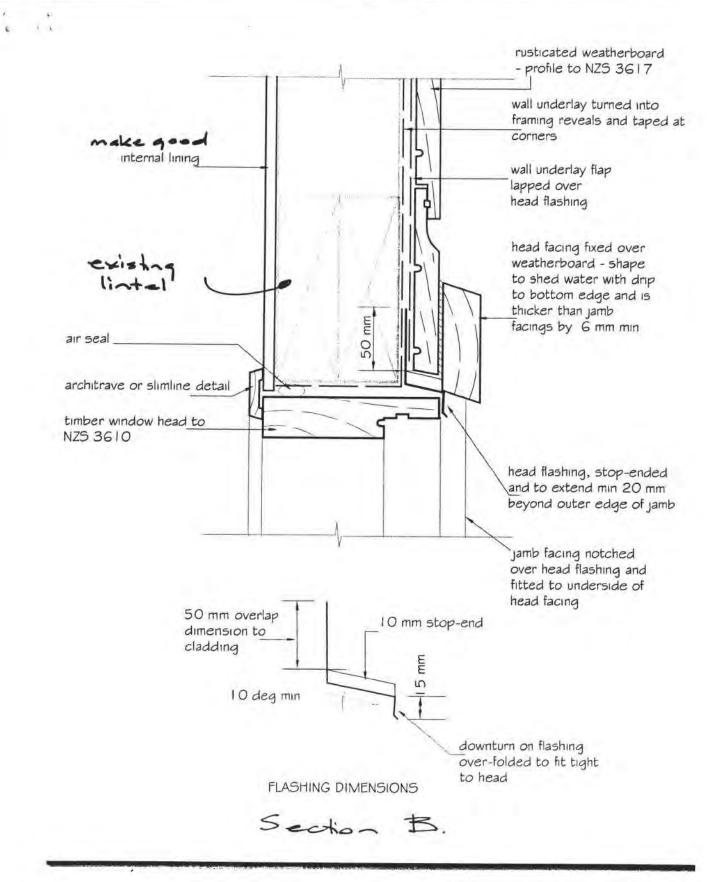
P1.





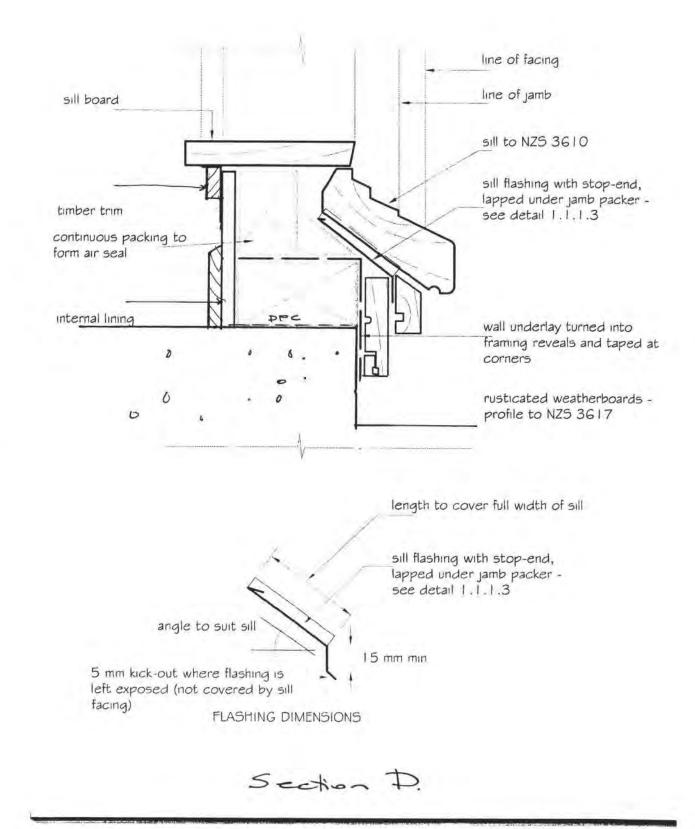
Replacement Exterior Joinery, Broadoaks 157 State Highway I, Waikanae.

P2.



FILENAME:

HORIZONTAL RUSTICATED TIMBER WEATHERBOARDS 1.1.1.1
TIMBER WINDOW HEAD (LIMITED WIND ZONES/EXPOSURES)



FILENAME:

BRANZ 🕰

HORSONIAL RUSTICATED TIMBER WEATHERBOARDS -

1.1.1.2

Replacement Exterior Joinery, Broadoaks' 157 State Highway I, Waikanae.

P3.



SCOPE OF INSPECTION SHEET

Date 5/3/08	SR or BCA 07/023	Inspection No	
Time		Documents on site YE	SINO
Owner Name MCCallock	\ Project Descrip	tion Joinery Replacer	iest
Site Address 157 Main	Rd NH Warkange	0	
	2000 SAN		
Building Plumbing	Circle appropriate Type & Inspection	n Other	
Site Found Piles PreSlab Subfloor I	Orainage PreWrap PreClad Weathertight	PreLine PostLine Block Brick Ret.	Wall Final
Facilities Communicion Van Na	n/a Nama		
	n/a – Name	Diogram (#)	
Notes a Inspection +	o re-lit or	Diagram (if necessary)	
	en dear joinery	•	
K SIGNED PUOL	of John to		
* Doors Fitted	as per consent	cel	
Dars e spea		27.	
Photo's Taken – Nos.	saved / scanned? Y / N		
Site instruction issued		***********************	
,			
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
		\sim	
	Result:	Pass Part pass	Fail
Confirmation of inspection by persor	on site		
Person on site: Builder Owne		No One on sit	
A second account of the second		NO One on sit	• 🗀
Your next inspection will be(Guidance notes for inspection on the rear of this sh	eet)		
Agreed, RA. RUSCOS (Print Name)	Sign Sign	Date 5/3	108
RASCOLA Born	1 Mend	-5,7	30
Officer Name	Sign .[Date	\sim
	Additional Insp. Sheet No)	
Information entered	into data base Initial		

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 Certificate of Expert Opinion 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.

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

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 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) 296 4700



FINAL INSPECTION

				bui	lding	g conse	nt granted.			
	base	ed on th	ne extent of work ins							
	1		eet for definition of the	ne II	nspe	ctions 6	extent.			
Inspe	CLIC	ons	Conforms with approved	_		1	Confirm Additional			
/ Y)N	NA	drawings	Y) N	NA	information/amended plan	Y	N	(N
r										
P	F	NA	Roof fixings	P	F	NA	Spouting + Down-pipes	P	F	(N
Р	F	MA	Flashings – Roof	Р	F	NA	Penetrations – Flashings	P	F	(N
Р	F	(NA)	Gully Dishes	Р	F	NA	Storm-water + site drainage	Р	F	N
Р	F	(NA)	Wastes to gully	Р	F		Fixings – Durability	P)F	N
Р	F	(NA)	Terminal vents/AAV's	Р	F	NA"	Cladding painted/sealed	P	F	N
A) F	NA	Cladding Ground Clearance	P) F	NA		P	F	N
0			(
P	F	MA	Food storage/preparation	P	F	(NA)	Hot water temp	Р	F	N
P	F	NA	Ventilation	Р	F	(NA)	Solid fuel heater	Р	F	/N
Р	F	NA \	Insulation + clearance	Р	F	NA	Water supply tank	Р	F	/ N
Р	F	NA	HWC flues	Р	F	(NA)	Trap seals + AAV's	Р	F	N
Р	F	NA	HWC valves	Р	F	NA	Cistern flushing	Р	F	N
Р	F	NA	HWC restraint	P	F	NA	WC pan connection	Р	F	N
P	F	NA	Tempering valve	P	F	(NA)	Septic tank	Р	F	N
(P)	F	NA	Glazing – Human Impact	P) F	ÑÀ	Window labels	Р	F	N
nancy/	Con	nmerci	al							1
,			Guarantees/Warranties/							1
Р	F	NA	Certificates/ Expert Opinion	P	F	NA	Intertenancy STC	Р	F	N
	F	NA	Energy Certificates	P	F	(NA)	Final Check Complete	V	N	
	P P P P P P P P P P P P P P P P P P P	P F P F P F P F P F P F P F P F P F P F	P F NA	Fail NA = Non-Applicable Ins are based on the extent of work instance related scope sheet for definition of the r	Fail NA = Non-Applicable Ins are based on the extent of work inspect Prelated scope sheet for definition of the instance of the inspections I inspections P F NA Conforms with approved drawings P F NA Flashings - Roof P F NA Gully Dishes P F NA Wastes to gully P F NA Terminal vents/AAV's P Cladding Ground Clearance P F NA Insulation P P F NA HWC flues P F NA HWC valves P F NA HWC valves P F NA HWC restraint P F NA Glazing - Human Impact P F NA Expect Opinion P	Fail NA = Non-Applicable Ins are based on the extent of work inspected as related scope sheet for definition of the inspections Inspections Y	Fail NA = Non-Applicable Ins are based on the extent of work inspected at the tile related scope sheet for definition of the inspections of the inspections. I inspections	ns are based on the extent of work inspected at the time of inspection. The related scope sheet for definition of the inspections extent. Inspections Conforms with approved Y N NA Confirm Additional information/amended plan	Fail NA = Non-Applicable Inside are based on the extent of work inspected at the time of inspection. Inspections Inspections	Fail NA = Non-Applicable Insare based on the extent of work inspected at the time of inspection. Inspections Inspections Y

Addenda to Application

Application

C G M Architects Ltd No. 071023
P O Box 16019
Wellington

Project

Description	Dwellings - Alterations & additions	
	Being Stage 1 of an intended 1 Stages	
	Replacement exterior joinery	
Intended Life	Indefinite, but not less than 50 years	
Intended Use	rural dwelling	
Estimated Value	\$4,000	
Location	157 State Highway 1, Waikanae	
Legal Description	LOT 2 DP 65190 LOT 1 DP 75621	1
Valuation No.	1489019201	

Designer:

CGM Architects Ltd P O Box 16019, Wellington: 3856751

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
- Weathertightness
- 2. 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.

- 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.
- NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
- 3. Note and comply with endorsements on approved plans.

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:

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

Criteria: All building work except for major projects.

Address:	Date:6/	3/08	3
	BC No:	710	23
application for code compliance certificate (Form 278) completed	Y	Ī	N
Confirm all required inspections have been completed and passed:	Ansv	wer: Yes	or No
If inspections have been missed, what supporting info and method of ve provided to compensate for missed inspection. (Describe): Although Weather-highnest not co		1	
Photo's sighted on final inspea	hos c	ansi	White
Plashing type e flashings fixed	d as	regi	ured
Work in accordance with approved consent and approved amendments		Yes	No
If no, has NTF been issued:	(N/A)	Yes	No
Have items of non compliance been resolved and NTF uplifted.	N/A	Yes	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

Tick (√) indicates yes, N/A indicates considered - but not applicable	Req'd	Supplied	Accep
copy of electrical certificate	1		
copy of gas certificate	713	-	
an "as-built" drainage plan			
plumbing (Form 125) for pressure test and installation piped services			
drainage (Form 126) for stormwater installation			
drainage (Form 127) for private sewer installation			
a Construction Review (PS4) statement for Structural engineering			1
a Construction Review (PS4) statement for Fire engineering	- (-		
a Construction Review (PS4) statement for Geo-technical engineering	1	1	
Roof cladding warranty	11/1	d	
Solar water heating technical specifications	4		
wall cladding/texture coating installation applicator warranty	N.		
a copy of the lift certificate			
a certificate from the fire alarm installer			
a certificate from the sprinkler installer			
a copy of wet-area membrane installers warranty			
A copy of deck membrane manufacturer's installers warranty/guarantee			

KCDC Form 124

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

Compliance Schedule			
s a new or amended compliance schedule required?		Y	N
f "Y" Has it been issued? (Refer note below)		Y	N
f the new/ revised compliance schedule has not been issue t will be issued? Outline:	, what action has	s been taken to	ensur
Suilding consent requirements. Are there any item specified in the building consent or PIN	that have not be		
Suspend issuing CCC until this matter is addressed. Building consent requirements. Are there any item specified in the building consent or PIN	that have not be		
Suspend issuing CCC until this matter is addressed. Building consent requirements. Are there any item specified in the building consent or PIN	that have not be		
Suspend issuing CCC until this matter is addressed. Building consent requirements. Are there any item specified in the building consent or PIN	that have not be		
Building consent requirements. Are there any item specified in the building consent or PIN Outline:	that have not be		
Building consent requirements. Are there any item specified in the building consent or PIN Outline: there any development impact fees to be paid outstanding.	Yes No (if ye	en completed.	
Building consent requirements. Are there any item specified in the building consent or PIN Outline: there any development impact fees to be paid outstanding.	Yes No (if ye	en completed.	
Note: If the draft/ revised compliance schedule has not been issued, the issued. Suspend issuing CCC until this matter is addressed. Building consent requirements. Are there any item specified in the building consent or PIN Outline: there any development impact fees to be paid outstanding or or ove to issue Code Compliance Certificate if all other of Building officar: Building officar: Signature:	Yes No (if ye	en completed.	

KCDC Form 124

BUILDING CONSENT NOTES

ADDRESS: 15/ State Highway I, Markanae
LEGAL DESCRIPTION: Lot 2 DP 75621
Zone: Rural
NOTES * CT Supplied
* Easements - ROW.
* S36-NII
* Resource Consents-920144 * District Plan Febtures-Coastal * Designations- As Above.
* +1000+1020103- NII
* Hazaids-Nil * Services-, Nil
* Services - Nil * Eco Sites / Imi Springs / GNS Fault / CNB - Nil * Airport Zone - Nil * Airport Zone - Nil
HIRB - NIL ISSUES
* Site Coverage-Mil Issues.
Neighbours Written Approval:
Consulted Parties:



Project Information Memorandum No. 071023P

Building Project. Replacement exterior

Joinery

157 Smit Highway / Warkawas

				DOMESTIC STATE
THE PARTY	O 300000	770	TITOTA	ONLY
W 1 2 14	11881	8 11 11	I I S H	B B TU F . Y

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

Kapiti Coast District Council Private Bag 601 Paraparaumu 5254

Tel. (04) 296 4700 Fax (04) 296 4830



E: kapiti.council@kapiticoast.govt.nz W: www.kapiticoast.govt.nz

Project Information Memorandum

Section 34, Building Act 2004

Application

 C G M Architects Ltd
 No.
 071023P

 P O Box 16019
 Issue date
 4/09/07

 Wellington
 Application date
 31/08/07

Project

Description Dwellings - Alterations & additions

Being Stage 1 of an intended 1 Stages

Replacement exterior joinery

Intended Life Indefinite, but not less than 50 years

Intended Use rural dwelling

Estimated Value \$4,000

Location 157 State Highway 1, Waikanae

Legal Description LOT 2 DP 65190 LOT 1 DP 75621

Valuation No. 1489019201

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:

delivering on the community's pla

Name:

Date: 119



PROJECT INFORMATION MEMORANDUM - BC 071023P

Application Details

Name M & A McCulloch Applicant Name:

157 State Highway 1 Waikanae Contact Address:

157 State Highway 1, Waikanae Location:

Legal Description: PIM APPL Replacement exterior joinery Proposal:

LOT 2 DP 65190 LOT 1

Application Details

Right of way

Use Permitted: Permitted activity

None listed Resource consent granted:

None listed Designations on property:

Not known to be Site subject to inundation:

N/A Relocatable zone:

Coastal building line restriction: N/A

N/A Minimum floor level (50 year event):

N/A Floor level (100 year event):

Yard and height requirements: Comply

None listed Tree/building preservation:

Comments

Easements:

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.

Land

Special Features of the Land

Potential erosion:
Potential avulsion:
None Known
Potential subsidence:
None Known
None Known
None Known
None Known
None Known
Potential alluvion:
Potential inundation:
None Known
None Known
None Known
None Known
None Known
None Known

Other features

Plumbing and Drainage Details

Not supplied

Sewer available / connected : Not available Water available / connected : Not available

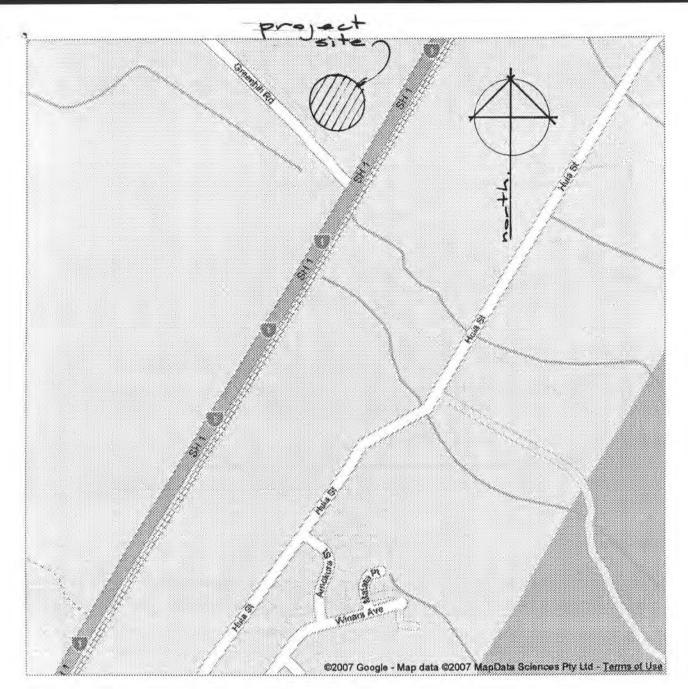
Site plan of existing services :

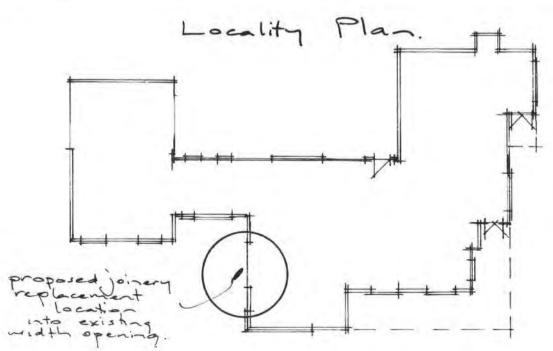
Location of sewer lateral:

Location and size of water toby : Location of public drains (if any) : Location of easments (if any) :

Stormwater disposal to:

Plumbing and drainage notes





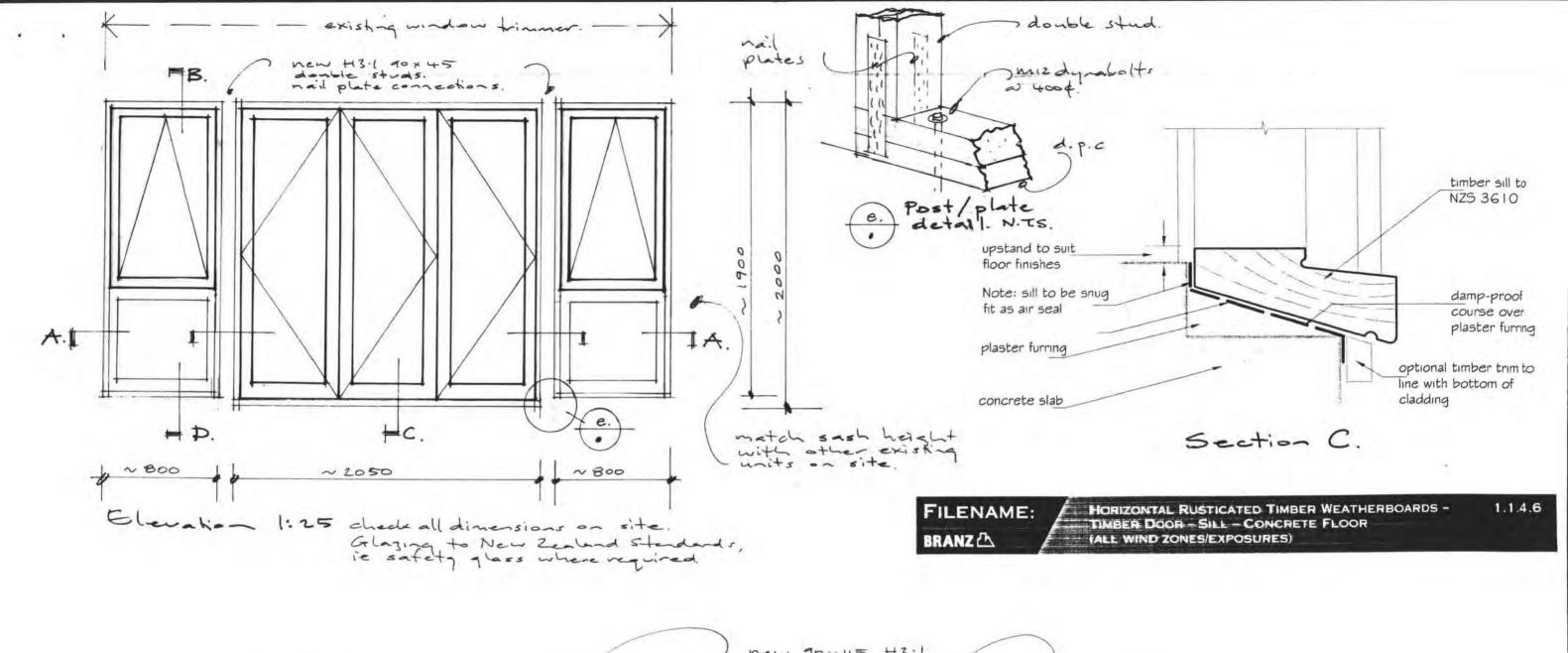
Replacement Exterior Joney, Broadcaks, 157 State Highway I, Waikanse.

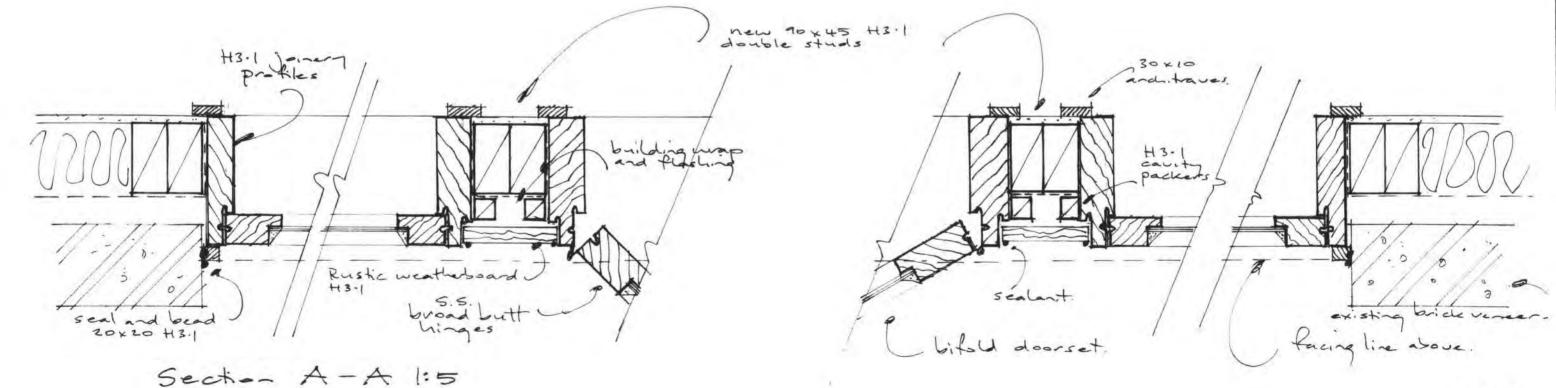
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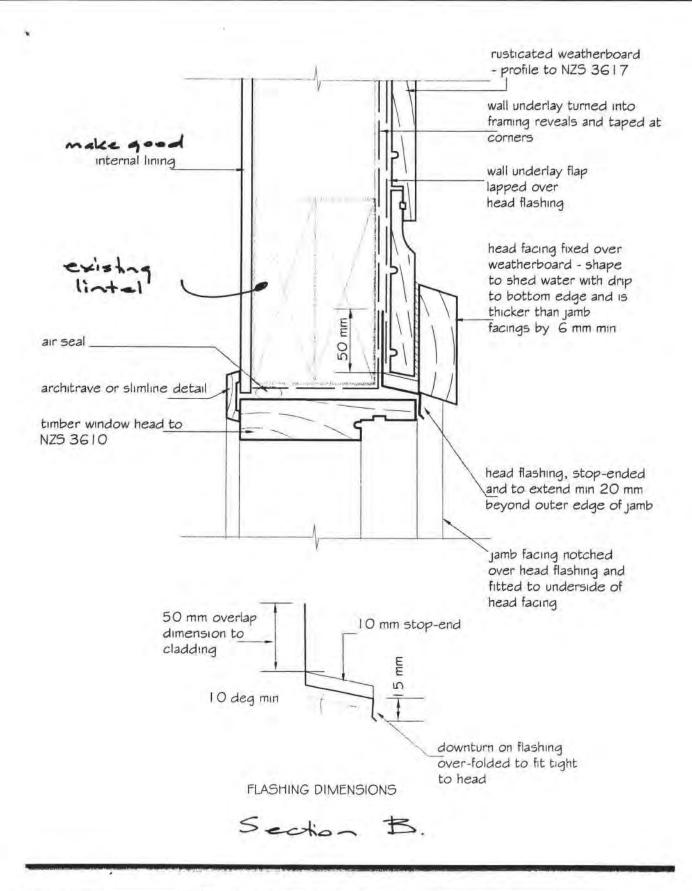
P1.





Replacement Exterior Joinery, Broadoaks 157 State Highway I, Waikanae.

07.56



FILENAME:

HORIZONTAL RUSTICATED TIMBER WEATHERBOARDS 1.1.1.1
TIMBER WINDOW HEAD (LIMITED WIND ZONES/EXPOSURES)

line of facing line of jamb sill board sill to NZS 3610 sill flashing with stop-end, lapped under jamb packer timber trim see detail 1.1.1.3 continuous packing to form air seal internal lining wall underlay turned into framing reveals and taped at corners rusticated weatherboards profile to NZS 3617 length to cover full width of sill sill flashing with stop-end, lapped under jamb packer see detail 1.1.1.3 angle to suit sill 15 mm min 5 mm kick-out where flashing is left exposed (not covered by sill facing) FLASHING DIMENSIONS Section D.

FILENAME:

HORIZONIAL RUSTICATED TIMBER WEATHERBOARDS -

1.1.1.2

BRANZ 🛆

Replacement Exterior Joinery, Broadoaks' 157 State Highway I, Waikanae.

P3.

BC071023P

4 September 2007

Kapiti Coast District Council Private Bag 601 Paraparaumu 5254

> Tel. (04) 296 4700 Fax (04) 296 4830

E: kapiti.council@kapiticoast.govt.nz W: www.kapiticoast.govt.nz



C G M Architects Ltd P O Box 16019 Wellington

Re: Replacement exterior joinery for M & A McCulloch at 157 State Highway 1, Waikanae

I am pleased to advise that the Project Information Memorandum (PIM) component of your Building Consent application, BC071023P, has been completed.

Your proposed building project meets all the requirements of Council's District Plan which means that once you have received your Building Consent you may proceed with construction.

Council's Customer Service group is currently holding the PIM documents so that they can be forwarded to you once your Building Consent is completed however if you require them to be sent earlier please contact our Customer Service staff on 04 2964700.

Yours Sincerely

Sam Mitchell

Resource Consents Projects Officer

mitchell



Code Compliance Certificate

Section 43(3), Building Act 1991

Application

- th leavest to		
JA&RNMASON	No.	981127
157 MAIN ROAD NORTH WAIKANAE	Issue date	15/04/99
	Overseer	BOB OLIVER

Project

Description NEW CONSTRUCTION

BEING STAGE 1 OF AN INTENDED 1 STAGES

SUMMER HOUSE

Intended Life

INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Use

RESIDENTIAL

Estimated Value

\$4,000

Location

157 STATE HIGHWAY 1, WAIKANAE

Legal Description

LOT 2 DP 65190 LOT 1 DP 75621 CT 34A/823

Valuation No.

1489019201

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

BC 981127 O/K for CCC

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

Name: MMMM

Date: 15 4 00

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

						6.3	
ESTI	MATED Y	ALU	E O	F WORK		•	FEES
					~ .		
			Not	exceeding	\$400		\$2 00
Over	\$400	and		exceeding	\$600		\$3 00
	\$600			•	\$800		\$4.00
92	\$800),	,,,	22	\$1,000		\$5 00
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9)		12	17	**			\$6. 00
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23	\$1,600	#	2.5	*>	\$1,800		~ \$9°00
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73	\$ 25,0 0 0	19	17	11	\$30,000		\$72 00
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	\$35,000	"	"	"	\$40,000		\$88.00
3 3	\$40,000	"	"	"	\$50,000		\$98.00
11	\$50,000				\$60,000		\$108.00
>1	\$60,000	"	33	**	\$70,000		\$118.00
12	\$70,000	"	"	17	\$80,000		\$128.00
17	\$80,000	"	17	25	\$90,000		\$139 00
27		"	**	19			
72	\$90,000	22	39	**	\$100,000		\$148 00
12	\$100,000	22	22	"	\$120,000		\$158.00
1,2	\$120,000	,,	3)	19	\$140,000		\$168 00
33	\$140,000	*)	**	15	\$160,000		\$178 00
19	\$160,000	,,	22	17	\$180,000		\$188 00
17	\$180,000	22	**	"	\$200,000		\$198 00
17	\$200,000	,,	2)	,,	\$240,000		\$210 00
,, ,1	\$240,000	2)	33	12	\$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

plans for approval	95 CC
For inspecting every detached stove, furnace, oven, close fire or forge erect subsequently to the building	ted \$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 a building, or work in respect of which no fee has otherwise been particle.	
For inspecting any timber or building outside the County prior to re-us or re-siting within the County (plus car mileage allowance)	sing \$5 00

Horowhenua County Council

PERMIT No. 1035

HCE599

LOCALITY

DATE ISSUED |

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME G T. & S. R. PATCHING

DATE RECEIVED 19 : 6 :77.

FOR OFFICE USE ONLY

REMARKS

NOTE.---

¹ All Plans and Specifications must be in ink,

Valuation Book No. 1472/223/8

Date JUNE 24th , 197

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
1. Type of Building: HAY + IMPLEMENT SHED Dwellings, etc; additions or alterations
Particulars of Building: Foundations CONCRETE Walls WOOD LINEN Roof IRON
Total floor area; 60.48 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) 25.2 M IMPLEMENT STORAGE
35.28 M HAY STORAGE
3. Allotment: Lot 5 DP. 25627 Section Part Sec. 79
Area 18A.37 16.5 p Block. SD Locality Section (AP) Sec. 7/ NGAYAVA RA. West A
4 Owner's Full Name G.T & S.R. PATCHING
Address MAIN ROPHORTH WAIGHNATE
5. Previous Owner Precently transferred MAIN PROPRIETO WAIGHNAIC MAIN PROPRIETO WAIGHNAIC Televious Previous Precently transferred
6. Frontage (Length) Name of Street or Road . MAIN HIGHWAY
7. Estimated Value of Building— \$ 1500 : 00
Plumbing and Drainage \$ NIC : Total \$ 500 .00
8. Fees \$ S
See Scales of Fees on Back Page.
Building Research Levy \$: Footpath Damage Deposit \$ \(\subsection A \) : 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 —
(a) Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms,
(b) Where the building is on a sloping site the correct height of foundations must be shown
(c) Front, Rear and Side Elevations
(d) Cross section showing framing with bracing
(e) 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 Mas BUILDER or OWNER,
Address MAIN RD. NORTH WAIKANATE
Builder's Name { If not the applicant } applicant }

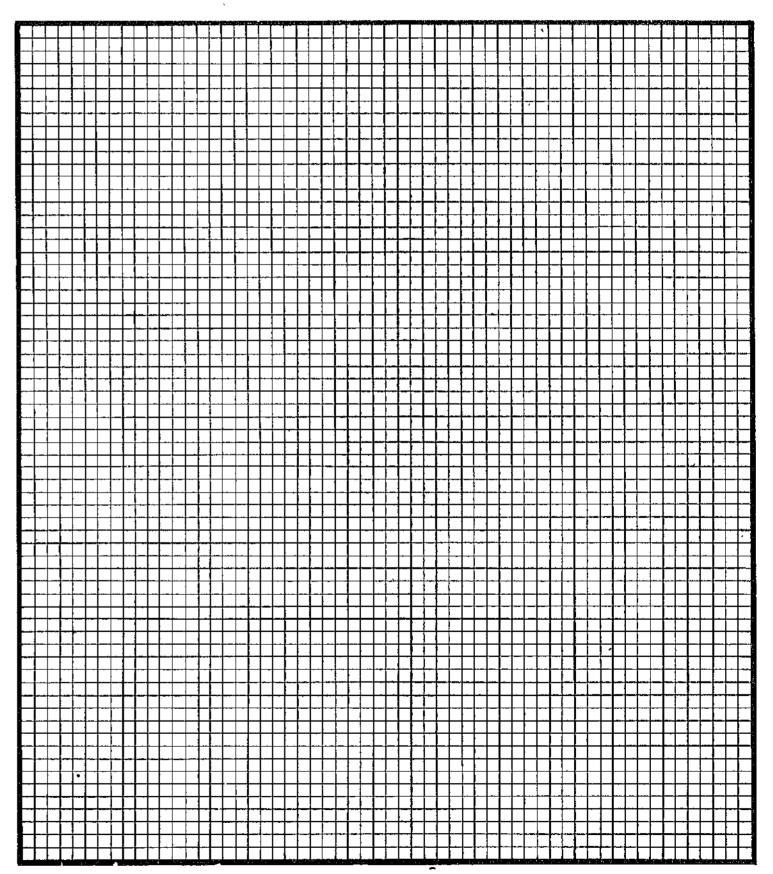
PLAN OF ALLOTMENT

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:	
Frontage to	Road



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

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
			Not	exceeding	\$400	,	.,	-	-		\$3 00
Oyer	\$400	and		exceeding	\$600		nt.				34 50
14	\$600	Až	22) E	\$800	•					\$6 00
72	2800	22	"	,,	\$1,000						\$7 50
24	\$1,000	64	н	39	\$1,200	+		. 4		*	\$9 00
**	\$1,200	72	14	22	\$1,400		~ ,	**1	-		\$10.50
15	\$1,400	23	11	23	\$1,600			-			\$12 00
27	\$1,600	2)	**	38	\$1,800			-	***		\$13 50
>2	\$1,800	12	83	7.8	\$2,000			**			\$15 00
73	\$2,000	72	Ŗ2	3.8	\$2,500	**	•				\$18 00
44	\$2,500	11	79	*1	\$3,000		,			•	\$21.00— \$24.00
**	\$3,000	"	27	*1	\$3,500			*	4	- 1	
71	\$3,500	11	57)1	\$4,000		- 1				\$27 00 \$31 50
112	\$4,000	,,,	*1	19	\$5,000			-	44 14	•	\$36 00
28	\$5,000	15	12	P2	\$6,000			•		-	\$40 50
u	\$6,000	**	**	28	\$7,000			•	•	•	\$45 00
37	\$7,000	1\$	11		\$8,000						\$49.50
**	\$8,000	13	**	**	\$9,000	4				,	\$54.00
*1	\$9,000	12	#2	13	\$10,000 \$12,000			•			\$60.00
78	\$10,000	72	"	**	\$14,000						\$66 00
**	\$12,000	18	22	12				-	•	13-	\$72.00
79	\$14,000	*	(1	22	\$16,000 \$18,000		•		• •		\$78.00
15	\$16,000	स	*1	19	\$20,000	•		•	-		\$84 00
71	\$18,000	H	71		\$25,000 \$25,000		-	•		•	\$96 00
16	\$20,000	1.2	35		\$30,000	•			9 1	•	\$108.00
**	\$25,000 \$30,000	13	11		\$35,000	1	-		- 4		\$120 00
13	\$35,000	睹	**		\$40,000			-	4 4	-	\$132.00
**	\$40,000	11	ta.		\$50,000	*		*			\$147.00
79	\$50,000	ţι	32	-	\$60,000		-			•	\$16200
11	\$60,000	**	,,		\$70,000	•		•			\$177 00
17	\$70,000	"	"		\$80,000						\$192 00
>>	\$80,000	22	P:		\$90,000						\$207 00
97	\$90,000	**	\$1		\$100,000					٠.	\$222 00
25	\$100,000	ŋ	32		\$120,000		-		•	•	\$237 00
*1	\$120,000	1)	12		\$140,000	٠	•			•	\$252.00
**	\$140,000	33	*		\$160,000			•	-		\$267 00
	\$160,000	38	9.5		\$180,000			-			\$282 00
**	\$180,000	9±	71		\$200,000	_ '			•		\$297 00
~ ,,	\$200,000	?3 28	3 5	•	\$240,000						\$315 00
75 53	\$240,000		2	-	\$280,000					-	\$330 00
"		EA		* */							

For every \$40,000 or part thereof in excess of \$280,000 add additional fee of \$1500

FEES PAYABLE FOR SPECIAL DUTIES

F	or inspection required in the case of proposed structural alterations before plans for approval	\$6,00
F	or inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building	\$6 00
F	For inspecting old timber before re-using the same in a new building	\$6 00
F	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	\$6 00
F	for inspecting any timber or building outside the County prior to re-using or re-siting within the County (plus car mileage allowance)	\$6.00
Ę	for structurally checking plans and specifications by Council's Engineers, an incre 25% of the building permit fee based upon the total value of the work v charged.	ase of vill be

Horowhenua County Council

PERMIT No. 13708 KOSSOOS

LOCALITY WATKANAE NORTH

DATE RECEIVED 6: 1:82. DATE ISSUED 14:1:82.

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME G.T. & S. R. PATCHING

FOR OFFICE USE ONLY

REMARKS:

NOTE,---

¹ All Plans and Specifications must be in ink.

Valuation Book No.

APPLICATION FOR BUILDING PERMIT

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

Postal Address Horowhenua County Council, PO Box 258, Levin

, 19

	I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the under-
men	tioned particulars in Lynon . RIDING
1.	Type of Building: PUNGE POOL + FIRE RESERVOIR Dwellings, etc; additions or alterations
	Particulars of Building: Foundations Walls Roof Total floor area. Walls
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: 5 DP. 25627 Section Area 13.3.16.5 Block: SD Locality
	Area 13.3.16.5 Block: SD Locality
4.	Owner's Full Name: G.T. & S.R. PATCHING Address: MAIN PR. NTH WAIKANAE R.D.
	Address: MASIN DV. MIE. TANDENIAME
5.	Previous Owner (If Section has been recently transferred)
6.	Frontage (Length); Name of Street or Road (Main Rd Worth)
7.	Estimated Value of Building— \$ 3000 -: 00
	Plumbing and Drainage \$: Total \$ 3000 : CO
8.	Fees \$ 2 . 06 : No. of Receipt 3-12.
	See Scales of Fees on Back Page.
	Building Research Levy \$: Feotpath Damage Deposit \$: All work will be carried out in accordance with Horowhenua County Council's By-laws
NC	TE.—The following MUST accompany this Application—
	ns and Specifications in Duplicate to be provided.
sect mat Eng	ether with every application there shall be submitted to the Engineer, in duplicate, detailed plans, elevations, cross ions, and specifications, which shall together furnish complete details of design and qualities and descriptions of all erials of construction and workmanship, and which shall be of sufficient clarity to show to the satisfaction of the pineer the exact nature and character of the proposed undertaking and the provision made for full compliance with requirements of the By-laws including
	(a) A Floor plan of each floor level, (b) An elevation of each external wall;
	(c) The type and location of each foundation element (for example; reinforced masonry foundation wall. Anchor pile, cantilevered pile, etc.),
	(d) Adequate information on all subfloor, floor, wall and roof framing, including the type and location of each subfloor brace, diagonal brace, and wall bracing element and the number of bracing units assigned to each wall bracing element,
	(e) The type and location of cladding, sheathing and lining (f) Where a building requires Plumbing and Drainage Work, a separate application form must be filled in and Permit obtained before drammating any such work
Sig	nature of Applicant MacDolland as BUILDER or OWNER.
Ad	dress MANN RA NTH WANKANDE R.D.
Bui and	Ider's Name (If not the applicant) AS ASING TEL 5523 WARE Address

PLAN OF ALLOTMENT

Showing position of proposed building on such allotinent.

NOTE.—Distances of each building from boundary lines must be clearly indicated.

(Scale. Two squares to one metre)

Boundary	Lines to be	e shown thus:				
Generally DWELLINGS	must NOT	be ERECTED	within 1.5	METRES of	ADJOINING	properties

Frontage to		Road
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ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

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

ESTI	MATED Y	ALU	E O	F WORK		FEES
				exceeding	\$ 400	\$2 00
Over	\$400	and	not	exceeding	\$ 600	\$3 0 0
37	\$600	12	"	**	\$800	\$4.00
29	\$800	37	77	"	\$1,000	\$ 5 00
,,	£1,000	17	27	"	\$1,200	\$6.00
19	\$1,200	**	27	15	\$1,400	\$7.00
**	\$1,400	/3	11	"	\$1,600	\$8 00
31	\$1,600	19	23	31	\$1,800	\$9 00
17	\$1,800	Ja	>1	,,	\$2,000	\$10 00
	\$2,000	3#	21	"	\$2,500	\$12 00
72	\$2,500	29	23	\$ 3	\$3,000	\$14 00
2)	\$3,000	33	25	7)	\$3,500	\$16 00
39	\$3,500	"	37	11	\$4,000	\$18 00
29	\$4,000	12	"	11	\$5,000	\$21.00
**	\$5,000	>>	32	"	\$6,000	\$24 00
**	\$6,000	*	**	**	\$7,000	\$27 00
92	\$7,000	17	7>	22	\$8,000	\$30 00
**	\$8,000	>>	111	*)	\$9,000	\$33 00
1)	\$9,000	33	**	1)	\$10 ,000	\$36 00
37	\$10,000	73	23	27	\$12,000	\$40 00
"	\$12,000	33	>3	**	\$14,000	\$44 00
22	\$14,000	33	25	**	\$16,000	\$48 00
**	\$16,000	**	*1	27	\$18,000	\$52 00
39	\$18,000	,,	11	33	\$20,000	\$56 00
22	\$20,000	"	1>	2)	\$25,000	\$64 00
27	\$25,000	12	23	11	\$30 ,000	\$72 00
29	\$30,000	"	17	72	\$35,000	\$80 00
**	\$35,000	78	93	,,	\$40,000	\$88 00
2)	\$40,000	22	73	1)	\$50,000	\$98 00
37	\$50,000	5)	13	**	\$60,000	\$108.00
**	\$60,000	,,,	73	33	\$70,000	\$118 00
,,	\$70,000	22	,,	"	\$80,000	\$128 00
2)	\$80,000	17	22	*1	\$90,000	\$138 00
2)	\$90,000	"	72	**	\$100,000	\$148 00
>)	\$100,000	73	35	***	\$120,000	\$158 00
9.5	\$120,000	37	33	11	\$140,000	\$1 0 8 00 \$178 00
**	\$140,000	25	,,	".	\$160,000	
"	\$160,000	**	29	93	\$180,000	\$188 00
12	\$180,000)3	23	11	\$200,000	\$198 00
73	\$200,000);	,,	11	\$240,000	\$210 00
29	\$240,000	12	**	*2	\$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	\$3 00
For inspecting any timber or building outside the County prior to re-using or re-siting within the County (plus car mileage allowance)	\$5 0 0

Horowhenua County Council

PERMIT No. 990

LOCALITY Je Horo.

DATE RECEIVED 29: 10:76.

DATE ISSUED 3:10:16

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME G.T. J S. R. PATCHING

FOR OFFICE USE ONLY

REMARKS.

APPROVED

Much

DATE 3/12/74

HOROW ENUA COUNTY COUNCIL

You are required to give the Building Inspection 24 hears' notice of your intention to pour condition in any foundations or floor siates or the purpose of inspection.

NOTE .--

. 1 All Plans and Specifications must be in ink

- Valuation Book No. 1492/302/8

and Address

applicant

Date

, 19

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 FERMISSION to erect BUILDINGS in accordance with
the	indermentioned particulars in OTALL - TE HOLO RIDING
	wellings, etc; additions or alterations.
P	articulars of Building: Foundations' CONCRETE Walls TIMBER. Roof GALY 1904
T	otal floor area 215 m ² sq metres. Smart. 54 m ²
2. P	urpose for which every part of Building is to be used or occupied (Describing separately each part
iı	stended for use or occupation for a separate purpose) PESIDENTAL ,
3. A	llotment: Lot: Five DP 25627 Section. IT Sec. 75
	rea 18-3-165 Block Namarra, WESTDA. Locality
4. 0	wner's Full Name G. T. & S. R. PATCHING
	Address! MAIN TO, NTH. WAIKANAE
5. P O	revious If Section has been recently transferred P. and D.J. Smith
6. F	rontage (Length). 20,7 m. Name of Street or Road Not Street Washington
7. E	stimated Value of Building \$ 45රාල : පෙල
P	tumbing and Drainage- \$ 3300 :00 Total \$ 48300 :00
8. Fo So Build A	no of Receipt 1373. No of Receipt 1373. Research Levy \$ 24.50 : Footpath Damage Deposit \$: Il 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
(8	.) Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms,
(It) Where the building is on a sloping site the correct height of foundations must be shown
(0	Front, Rear and Side Elevations
(6	l) 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
\$ignai	ure of Applicant as BUILDER or OWNER.
Addre	55 MAIN RD. WANKANDE Th. WOR 552
Builde	r's Name (If not) SELE

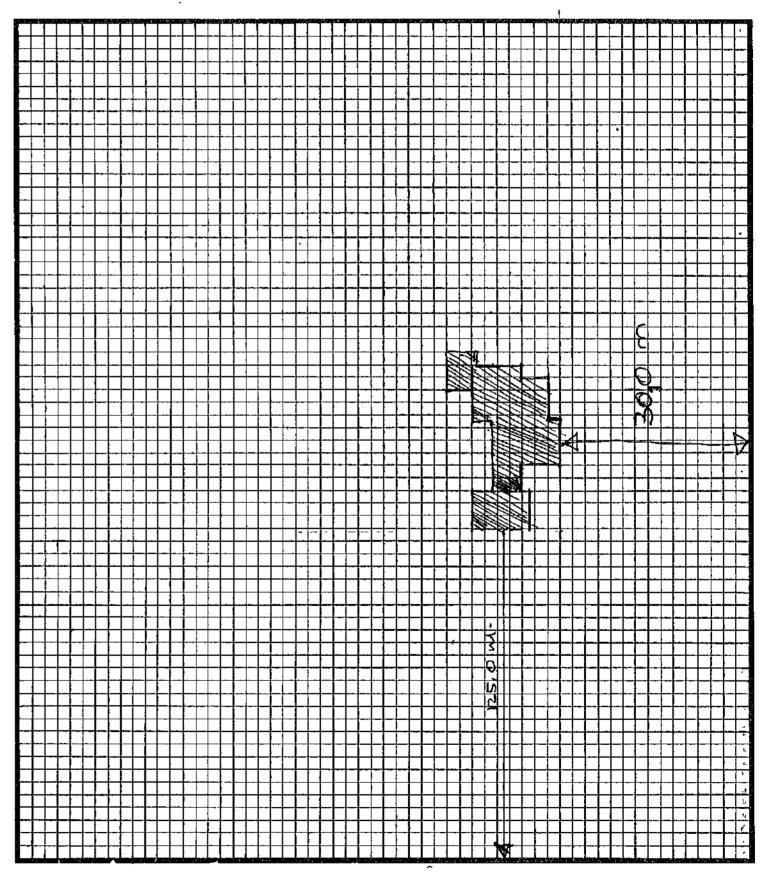
PLAN OF ALLOTMENT

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 snown 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

FOR COUNCIL USE:

DEPARTMENT	REQUIREMEN	ITS		COMMENTS	T d a	
Town Planning		Yes	No		•	
	Zoning			1		To your the same of the same o
	Confirms					130
	Dispensation	ļ	<u> </u>	4		5 17/2/4 DATE
	Planning Consent					OF 17/2/4 DATE OF
'	Special Floor		 -	•		Lew U
·	Level		<u> </u>			Winds Printer
Plumbing						
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Drainage						.\\
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Stormwaler	To Channel		·			
		<u>, </u>			,	
	To Drain					
	Confined to Lot			1		Consent may
Building				 		
					APPRO	DATE 17/9/45 (SUB)
					15/	DATE 17/9/97
					14	DATE
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Structural	Specific Design				1	Traicer /S
	Foundation			1	13	Com District Country
						Com District
	Structure					
	Roof			1	:	1 ,
Subdivisional Engineer	1.			<u> </u>		
an British	<u> </u>			1		
	Earthworks Byl	aw				
	Conditions					
Environmental Health				 		[
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Site- Foopath & Entrance	Collaitions			Ground		
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Form 3

APPLICATION FOR BUILDING CONSENT Section 33. Building Act 1991

To: Kapiti Coast District Council

[Cross each applicable box and attach
relevant documents in triplicate]

CONSENT NO	
98112	7

	GENERAL fer over for Parts B-E, sign and date)		
APPLICANT (OWNER*)	PROJECT		
Name: J.A A R.N. MASON	Cross One		
Mailing address: 157 MAIN RD Neery	New or relocated Building		
WAIKANAE	Alterations or additions		
Contact [Print Name and position]:	Accessory Building or Fire		
R.M.MASON Applicant	Building Demolition or Removal		
Phone: (0+) 2932270 Fax	Being stage <u>N/A</u> of an intended <u>N/A</u> stages		
*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which	Estimated value (inclusive of GST): \$ 4,000		
building work is contemplated or a person who or which	Intended use, eg Dwelling, Carport, Garage, etc		
has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold	Summer House		
estate or interest in the land, or to take a lease of the	Intended life:		
land, while the agreement remains in force.	Indefinite but not less than 50 years		
FOR COUNCIL USE	Specified asyears		
Received: 149198	PROJECT LOCATION		
Application Deposit: \$140:00 Ac	Street address (if any) 157 MAN RO NORTH WAIKANAE		
Receipt No: 7 3/3/8			
Paid By: Masa	Legal description (as shown on certificate of title or		
	rates notice, if any): Lot 2		
	DP DP65190 75621		
NOTE: But they or pres the house	Valuation No. 14890 - 1920 \ = 34A823		
NOTE: BALANCE OF FEES ARE PAYABLE ON CONSENT APPROVAL	\		
This Application is for: Building Consent only, in accordance with project	Both building consent and a project information		
information	memorandum		
PLEASE NOTE CONFIDENTIA The information provided in Plans and Specifications	SIZE OF BUILDING		
support of this application is public and as such is freely that			
available on request However 2 P plans	Floor area m ²		
Building Act 1991 you may for be treated as confident	ial in order to No of stories		
security and/or copyright reasons request the plans and 4. If the security of the l	building No of Units		
specifications pertaining to this 5. — copyright			
confidential by completing the Signed 62 hos following section	<u></u>		

PART B : PROJECT DETAILS

(Complete Part B only if you have not applied separately for a project information memorandum)

-	poundaries, and external dimens		ed, or attered buildings				
·	evehicular access, including pa						
	ding over or adjacent to any road						
	r disposing of stormwater and v						
proximity to wells or waterma	proximity to wells or watermains						
New connections to public utilities Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise Any cultural heritage significance of the building or building site, including whether it is on a marae							
							☐ Any cultural heritage signific
	PART C : BUILDING D (Complete Part C in all	•					
This application is accompanie	•	-	ruments in duplicate):				
	and other documents according to provisions of the building code						
☐ Building certificates			•				
☐ Producer statements							
☐ References to accred	itation certificates issued by the	Building Industry A	uthority				
☐ References to determ	ninations issued by the Building	Industry Authority					
☐ Proposed procedures, if any,	for inspection during construction	on .					
•	PART D : KEY PERSO	NNPI	· -				
(Complete Part D as far as	possible in all cases. Give name	es, addresses and tele	phone numbers. Give				
Designer(s):		·					
ProiRier(9).	A E COND DE CEN	·					
		- CLIFFORD	LAND DEVELOPENCE				
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Building Certifier(s):	TRACES MANAGER	BLANKIN					
Building Certifier(s): Builder/sR	TRACTS MANAGER	BLAHEIT					
Building Certifier(s):	TRACTS MANAGER	BLAHEIT					
Building Certifier(s): Builder/sR	TRACTS MANAGER	BLESHEIF BLESHEIF BLESHEIF					
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Building Certifier(s): Builder/s Negistered Drainlayer: Craftsman Plumber:	TRACTS MANAGER N.MASON = C.B N.MASON = C.B NAIN RD MORTH	REG NO:					
Building Certifier(s): Builder/s Registered Drainlayer:	TRACTS MANAGER N.MASON = C.B N.MASON = C.B NAIN RD MORTH	REG NO:					
Building Certifier(s): Builder/s Registered Drainlayer: Craftsman Plumber:	TRACTS MANAGER N.MASON = C.B N.MASON = C.B NAIN RD MORTH	REG NO:					
Building Certifier(s): Builder/s	TRAGS MANAGER N. MASON = C. B N. MASON = C. B NANA RD MORTH	REG NO:					
Building Certifier(s): Builder/s Registered Drainlayer: Craftsman Plumber: Other:	TRACES MANAGER N. MASON = C. B MAIN RD MORTH NA NA RT E: COMPLIANCE SCHI Systems Necessitating a Con	REG NO:					
Building Certifier(s): Builder/s Registered Drainlayer: Craftsman Plumber: Other:	TRAGS MANAGER N. MASON = C. B N. MASON = C. B NANA RD MORTH	REG NO:					
Building Certifier(s): Builder/s Registered Drainlayer: Craftsman Plumber: Other:	TRACES MANAGER N.MASON = C. B N.MASON = C. B NAMAGER	REG NO:	dential dwellings)				
Building Certifier(s): Builder/s Registered Drainlayer: Craftsman Plumber: Other: PA En (Complete Part el for The building will contain the filmaintenance, and reporting pro	TRACES MANAGER N.MASON = C. B N.MASON = C. B NAMAGER	REG NO:	dential dwellings)				
Building Certifier(s): Builder/s 1 S Registered Drainlayer: Craftsman Plumber: Other: PA E) (Complete Part el for The building will contain the fimaintenance, and reporting pro	TRACES MANAGER N.MASON - C. B. N.MASON - C. B. NAMAGER NAMAGER	REG NO:	dential dwellings) posed inspection,				
Building Certifier(s): Builder/s Registered Drainlayer: Craftsman Plumber: Other: PA En	RTE: COMPLIANCE SCHI Systems Necessitating a Con all new buildings and alteration collowing (Cross each applicable cedures): or other systems of automatic for part of any fire wall and which	REG NO:	dential dwellings) posed inspection,				
Building Certifier(s): Builder/s Negistered Drainlayer: Craftsman Plumber: Other: PA (Complete Part el for The building will contain the fimaintenance, and reporting pro Automatic sprinkler systems Automatic doors which form an alarm of fire	RTE: COMPLIANCE SCHI Systems Necessitating a Con all new buildings and alteration collowing (Cross each applicable cedures): or other systems of automatic for part of any fire wall and which	REG NO:	dential dwellings) posed inspection,				
Building Certifier(s): Builder/s Negistered Drainlayer: Craftsman Plumber: Other: PA (Complete Part el for The building will contain the fimaintenance, and reporting pro Automatic sprinkler systems Automatic doors which form an alarm of fire Emergency warning systems	RTE: COMPLIANCE SCHI Systems Necessitating a Con all new buildings and alteration collowing (Cross each applicable cedures): or other systems of automatic f part of any fire wall and which for fire or other dangers	REG NO:	dential dwellings) posed inspection,				

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DATE 52 - 9 - 9 8 RECEIPT NO Structural Checking 731890 **Building Research Levy** FEES PAID BY: Development Levy BIA Levy laso, Compliance Schedule **BUILDING CONSENT** Town Planning Bond DATE ISSUED 22.50 NUMBER Digital Scan Photocopying 300.50 981127 SUBTOTAL AUTHORISATION FOR REFUND OF DEPOSITS Less Deposit Paid TOTAL Deposit held = **GST INCLUDED** Cost to Repair Damage Caused During Construction = Total Balance to be Refunded Authority Number:

Authorised:

DATE:

"BROADOAKS" D. P. 25627 Coast Distric | 4030 ha. D P. 21527 2 D P 41434 6 D. P. 2562 Wellington 2562 LOTS | and 2 SI. VI Kaitawa S.D. LEING SUBDIVISION OF LOT 5 D発2 627 RECORD MAP No

COSINETON



Building Consent

Section 35, Building Act 1991

Application

JA&RNMASON	No.	981127
157 MAIN ROAD NORTH	issue date	22/09/98
WAIKANAE	Application date	16/09/98
	Overseer	BOB OLIVER

Project

Description NEW CONSTRUCTION

BEING STAGE 1 OF AN INTENDED 1 STAGES

SUMMER HOUSE

Intended Life INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Use RESIDENTIAL

Estimated Value \$4,000

Location 157 STATE HIGHWAY 1, WAIKANAE

Legal Description LOT 2 DP 65190 LOT 1 DP 75621 CT 34A/823

Valuation No. 1489019201

Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the

attached details are: \$ 350.50

Building Research Levy \$ 0.00

Building Industry Authority Levy \$ 0.00 Total \$ 350.50

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

Signed for and on behalf of the Council:

Name: Date: 22.9.98

Addenda to Application

Application

J A & R N MASON No. 981127 157 MAIN ROAD NORTH WAIKANAE

Project

Description	NEW CONSTRUCTION
	BEING STAGE 1 OF AN INTENDED 1 STAGES
	SUMMER HOUSE
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	RESIDENTIAL
Estimated Value	\$4,000
Location	157 STATE HIGHWAY 1, WAIKANAE
Legal Description	LOT 2 DP 65190 LOT 1 DP 75621 CT 34A/823
Valuation No.	1489019201

Builder:

R MASON & C BADDLEY

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
- 1. INITIAL INSPECTION PREVIOUSLY COMPLETED
- 2. FOUNDATION INSPECTION
- 3. FINAL INSPECTION BUILDING
- 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.

Addenda to Application 981127

2

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 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.

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

OWNER/BUILDER/ AUTHORISED PERSON

Date: 11/9/98



Project Information Memorandum

Section 31, Building Act 1991

Application

J A & R N MASON 157 MAIN ROAD NORTH WAIKANAE No. Issue date 981127

Application date

18/09/98 16/09/98

Overseer

BOB OLIVER

Project

Description

NEW CONSTRUCTION

BEING STAGE 1 OF AN INTENDED 1 STAGES

SUMMER HOUSE

Intended Life

INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Use

RESIDENTIAL

Estimated Value

\$4,000

Location

157 STATE HIGHWAY 1, WAIKANAE

Legal Description

LOT 2 DP 65190 LOT 1 DP 75621 CT 34A/823

Valuation No.

1489019201

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent.

This project information memorandum includes:

Details of authorisations which have been granted

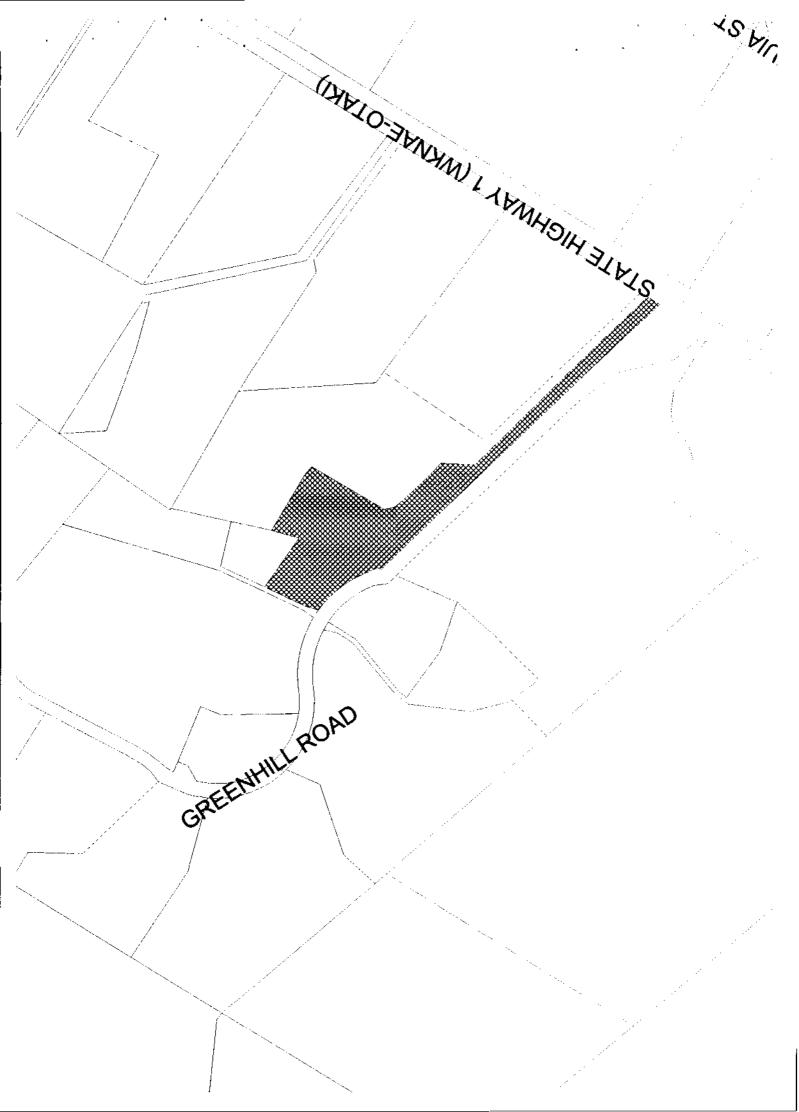
Signed for and on behalf of the Council:

Name:

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Date: 18 9 08

175 Rimu Road, Private Bag 601, Paraparaumu. Phone (04) 298 5139, Fax (04) 297 2563.



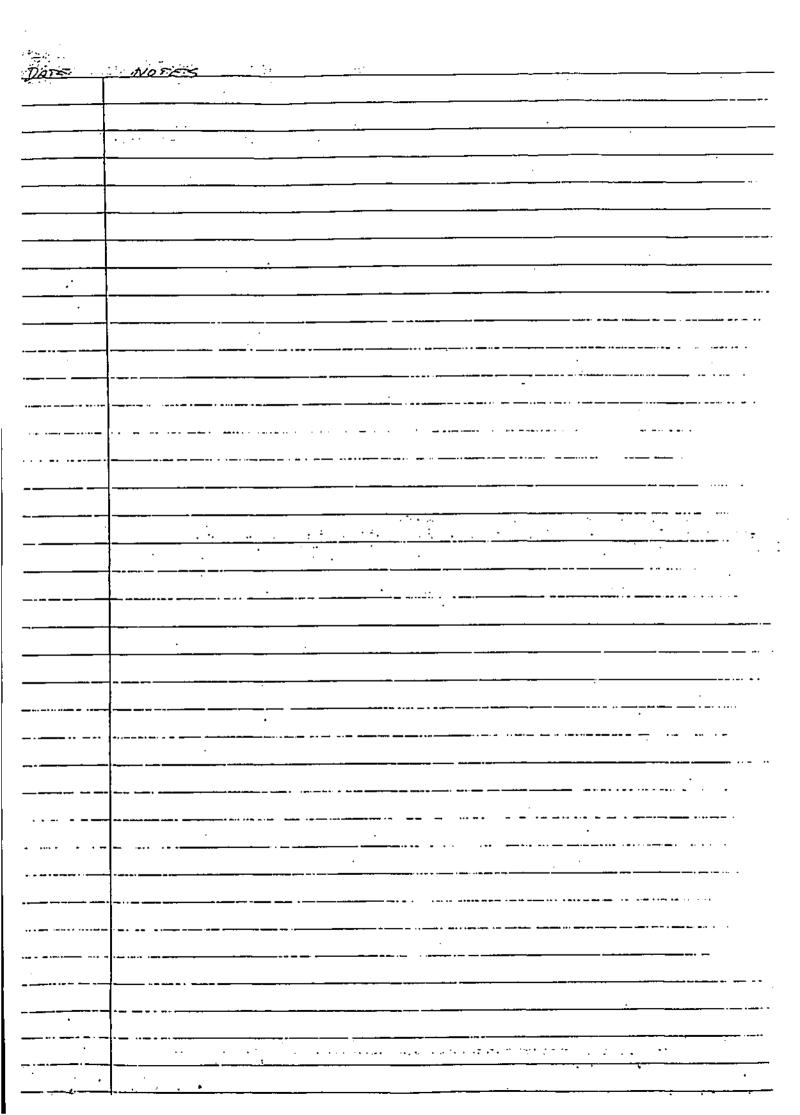




NAME:	Nasa				
ADDRESS.	157	Mah	Al-Mh	— ωαν. Κ. LOT:D	P:
PROJECT:	Some	w- 1,00	Shed	CONSENT NO	P: D: 981127
11(0)D01			ALL STREET	7557.52.11	

WORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED, APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR. WORK APPROVED BY A CERTIFIER REQUIRES A BUILDING CERTIFICATE SUPPLIED BY THE CERTIFIER.

COMPONENT TO BE INSPECTED	MSPECTION REQUIRED (TICK)		RECITEON	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	M2LECL M2LECL YDDLIOU	DATE, SHGNATURE
FOUNDATIONS	1		i	·			
Siting				<u> </u>	<u> </u>		all.
Footing - Piles			12 mm	SNOA TIONS O	16	- "	Kla .
Steel							28-9-98
Min Floor Level Cert							
CONCRETE FLOOR .					1		·
Building					 		
P & D Wastes, etc.				• • • • •			
SUB FLOOR	,						· · · · · · · · · · · · · · · · · · ·
Connections	 	1		· <u> </u>			
Braces		<u> </u>					
Blocking							
Lusulation	···						
BLOCKFILL I					<u> </u>		
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Wall Framing	-	 		····-		 	
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Bracing					 .		
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Roof Framing	V	7				İ	
Trusses							
Bracing			-				
Fixings							
l' & D 1500 KPA test							
POSTLINE							·
DRAIN TEST - SEWER	i	Ť T	1		1		
DRAIN TEST - STORMWATER							



FINAL INSPECTIONS

COMPONENT TO BE	INSPECTION REQUIRED (TICK)		SPECTION RECHECK	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
Insulation							
Joinery & Flashings							
Glazing (Safety etc)						• •	
Range/Bathroom Fans			i -				
Comb, Heater/Chimney			[•	1.	·	
Floor Levels			,				
Post Connections		abla					
Subfloor Ventilation				<u> </u>			
Subfloor Accèss		-		·			
Room Ventilation							
EXTERIOR CLADDINGS			/	<u> </u>		· · · · · · · · · · · · · · · · · · ·	
Walls	10	1/					
Roof		1					
Hot Water Temp							 <u> </u>
HW Cyl, Valves & Restraint							
Waste & Drain Vents							· · · - · · · · · · · · · · · · · · · ·
Gully Traps							
Spouting & Downpipes							
Stormwater Drains						•	
ENG SUPERVISION CERT	•		· :	:		· -	
FIRE FACILITIES	<u> </u>		\.\.\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	<u> </u>		<u>-</u>	·····
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BARBIERS		<u> </u>			<u> </u>	j	· · · · · · · · · · · · · · · ·
LANDSCAPING							

BUILDING COMPONENTS DEEMED COMPLETED

CERTIFIER	SHOWATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building	MUL	26.54	Services		
Plumbing			Resource Management		
Drainage			Air Conditioning		
ЕНО					
Lifts		1			
Compliance Schedule					

WORK IS NOW DEEMED TO BE COMPLETED. A CO	DE COMPLIANCE CERT	rificate will be
ISSUED WHERE REQUIRED BY THE BUILDING ACT		
CODE COMPLIANCE CERTIFICATE NUMBER	***************************************	•
99101		14.4.99
Signature	Designation	Date

WHEN THE PROJECT IS COMPLETED THIS INSPECTION SHEET WILL BE ATTACHED TO THE RELEVANT PROPERTY FILE HELD AT THE COUNCIL OFFICE

DATE	NOTES
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CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS	STANDARD ADDENDA							
14	32	17	_					
1	2	18						
17	3	19	_					
7	4	20						
16	5	21						
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NON STANDARD ADDENDA

FEE CALCULATION SHEET

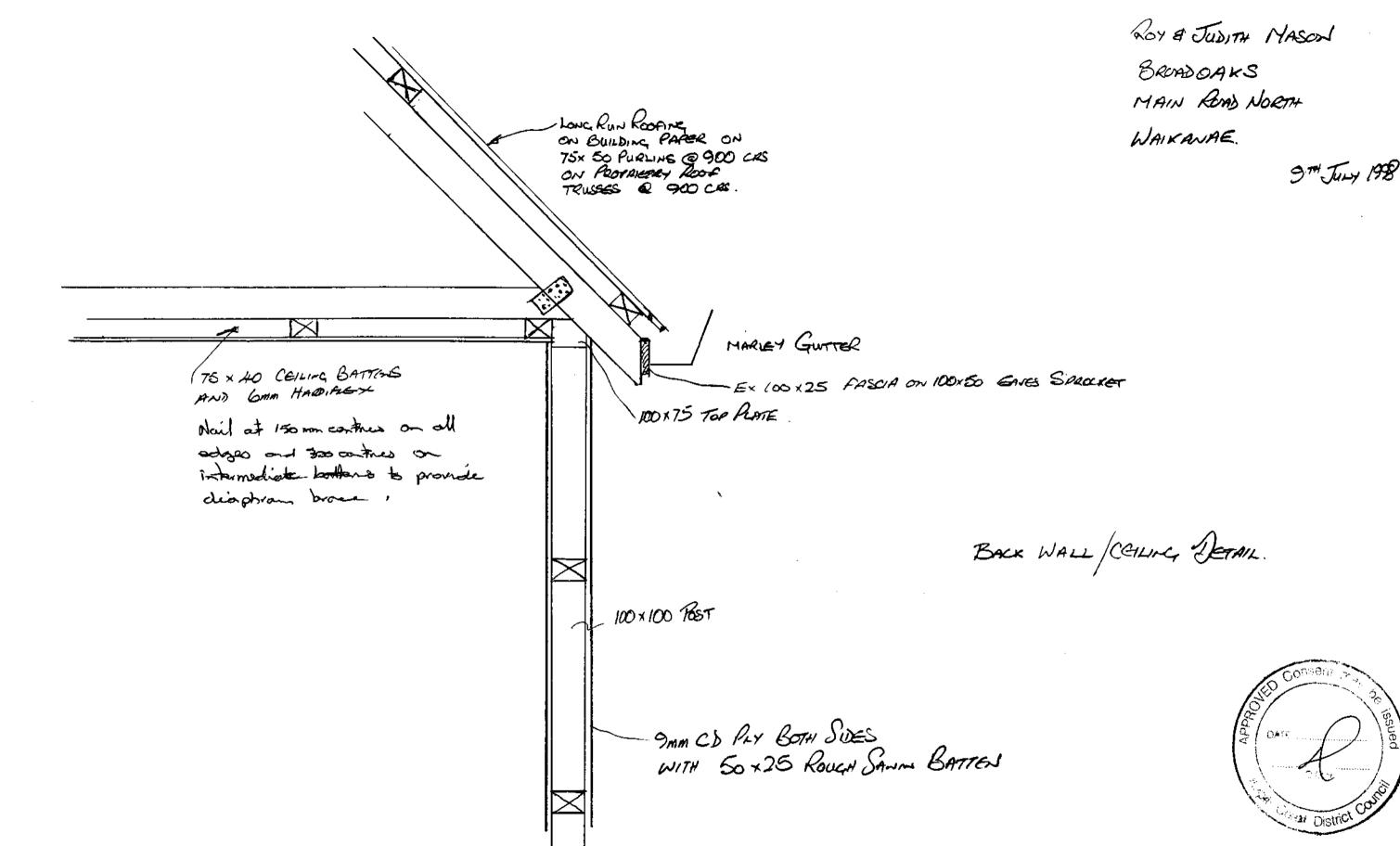
Application No: Date: Had Ad Wh - Waik, INSPECTIONS = \$60 Site Address:

ADMIN = \$40 per hour PLAN VETTING = \$72 per hour

TECHNICAL CONSULTANTS = Cost + 10% NETWORK UTILITY OPERATORS = Cost + 10%

Sommer Leo (elas) **DIGITAL SCANNING = \$22.50**

Ci	ASSIFICATION	eruse (چک	75	2	<u>/</u>	T == 0 = 1 = 1								•		,			·
	ASSIFICATION		<u> </u>				TOTAL S	Ĺ	SULTANT	TOTAL S		INSF	ECTI	ONS		DIG SCAN	TOTAL \$	ADMIN S	PIM	TOTAL
		<u> </u>	Pl	D	Bld	EH		T/P_			Site	PI	D	Bld	Eh	\$22.50				
1	Fire Places, Signs	0-1500																40	Nil	,
2	Sheds, Carports	1501-4000	1		4	<u> </u>	372/	2		F36	$\top T$			Z	_	V	3HO-	40	Nil	\$328
3	Garages,	4001-10000					l				1							40	50	
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4	House Additions	4001-10000	-	<u> </u>	<u> </u>	ļ	<u> </u>		<u> </u>				<u> </u>					40	50	
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7	Dwellings	100001-150000				1												40	100	
8	Dwellings	150001-200000		<u> </u>	<u> </u>	<u> </u>												60	100	,
9	Dwellings	200001-250000	<u> </u>			L.		ļ										60	140	1
10	Dwellings	250001-300000	1			<u> </u>						1						80	140	
11	Dwellings	300000 +		Щ.	<u> </u>						<u></u>	1						80	160	
12	Commercial/ Industrial	0-10000					_										-	40	50	
13	Commercial/ Industrial	10001-50000												1				40	60	
14	Commercial/ Industrial	50001-10000											-	 				40	100	
15	Commercial/ Industrial	100001-150000	 								1	 		 		-		40	100	
16	Commercial/ Industrial	150001-200000	\top	-				 	·		+							60	100	
17	Commercial/ Industrial	200001-250000	 	-				<u> </u>	 	 		 	_		 		· · · · · · ·	60	140	_
18	Commercial/ Industrial	250001-300000	<u> </u>							+			-		-			60	140	
19	Commercial/ Industrial	350001-350000								· · · · · ·		-						60	140	
20	Commercial/ Industrial	350001-400000		\Box														80	160	
21	Commercial/ Industrial	400001-450000			· ·													80	180	
22	Commercial/ Industrial	450001-500000										 - ·				. <u> </u>		80	200	<u> </u>
2,3	Commercial/ Industrial	5000000 +								 			_					80	250	

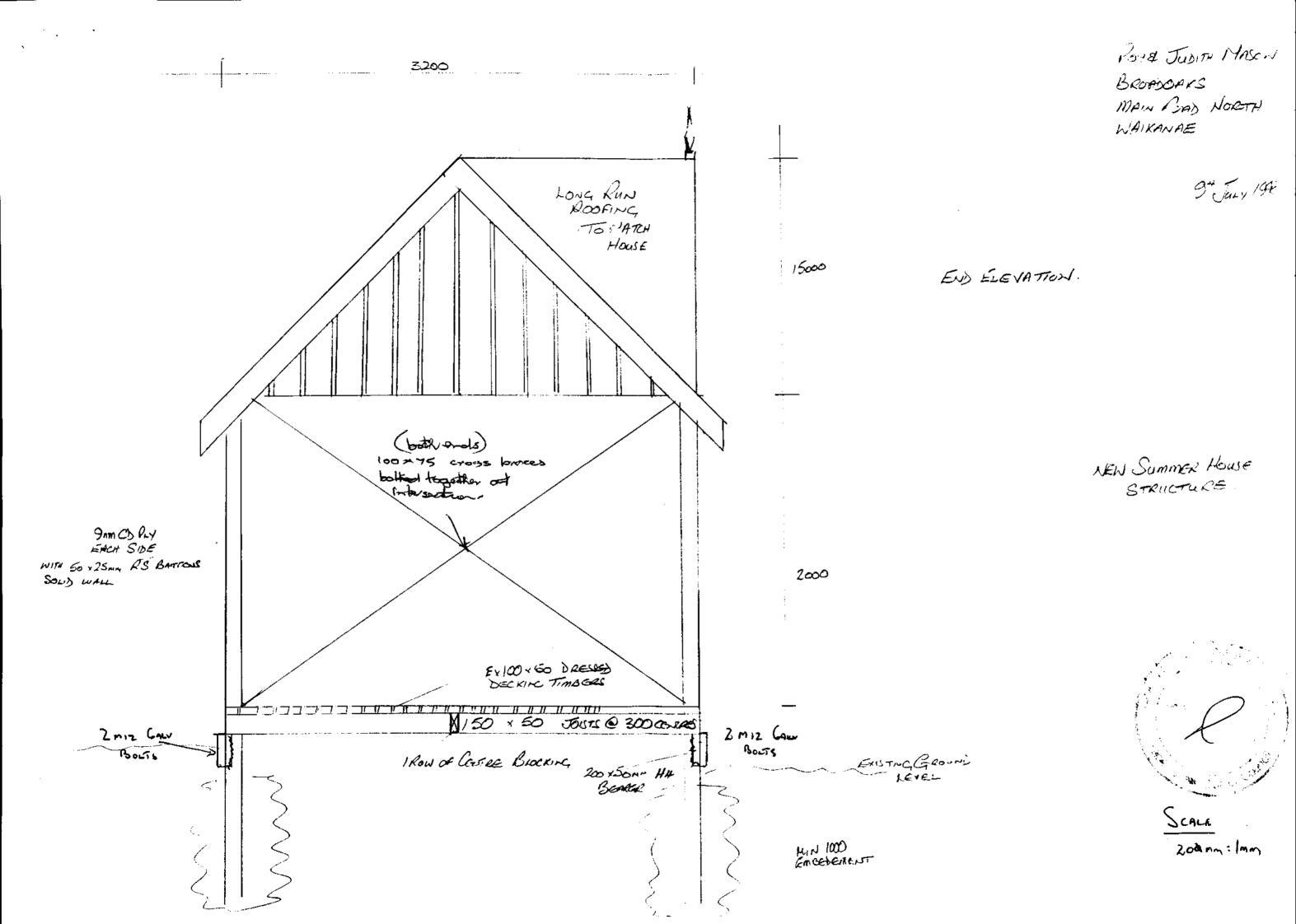


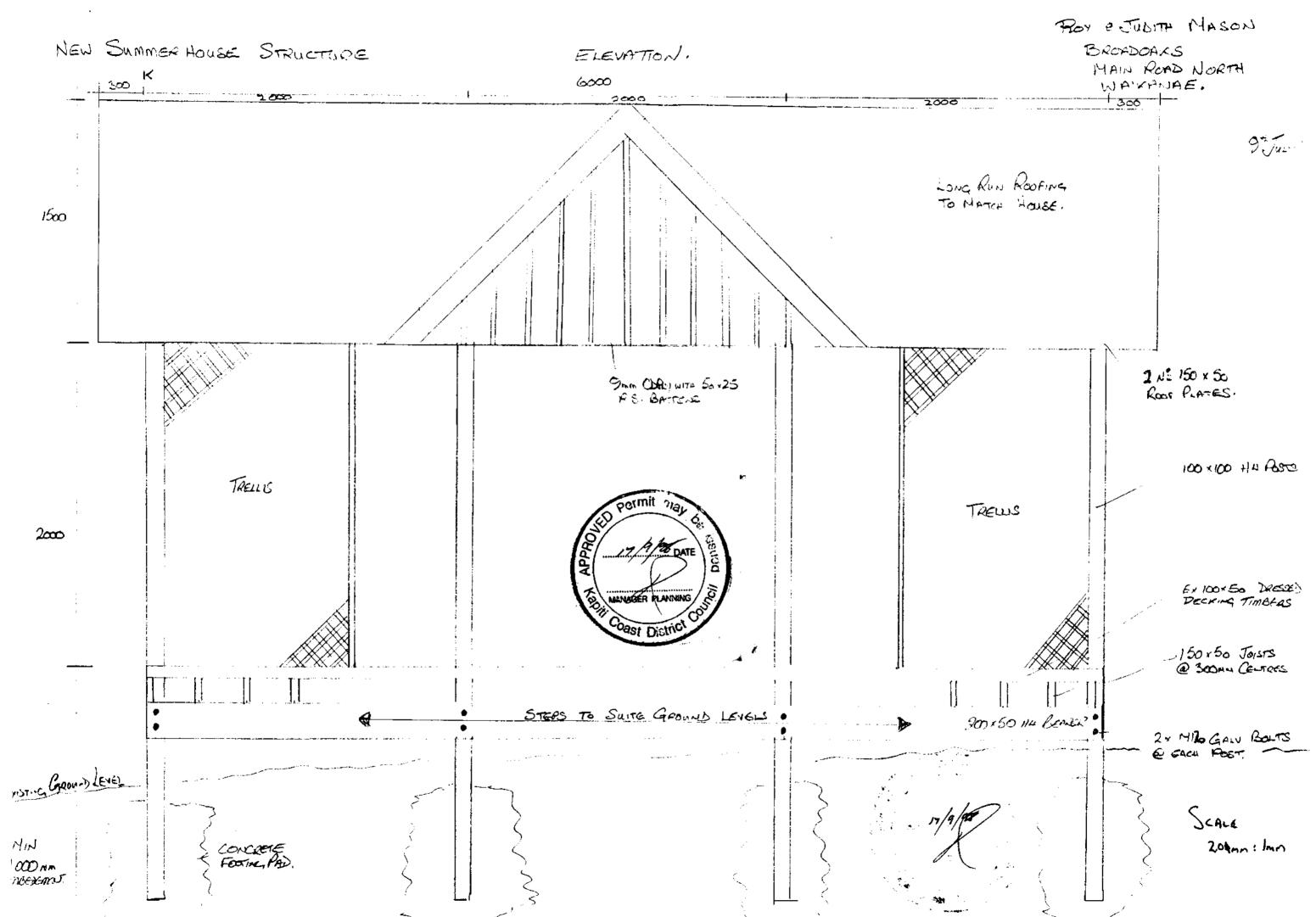
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ROY & JUDITH I YAS N CREADOAKS MAIN RODS NORTH WAIKANAE

FOOR PLAN

9 July 1. 9mm CD PLY TO BOTH SIDES OF BACK WALL WITH SOIZERS BATTENS 200 X50 BENDER. · Ex 100 × 50 DRESSED DECKING TIMBEC 3200 150 × 50 SOLIS BLOCKING 150 × 50 JOISTS @ 300mm CESTEE 100 ×100 H4 POST EMBERMENST Lum mmcool 17.5 MPA CONORETE 200750 BEARER. \bowtie \bowtie TRELIS INFILL PANEL 2Nº MA GALV BOLTS TO EACH POST/BEARER JUNCTION. 600 STEP TO SUITE EXISTING GROWD LEVEL 2000 2000 2000 6000





The County Enlinear Horowhenua County Council P.C. Tox 258 LEVIN.

Dear Sir,
Lot 5 D.P.25627 Te Horo

As promised, I enclose a copy of the letter from the Structural Engineer retained to check the plans recently approved by your department. I intend to follow the suggestions outlined.

Yours faithfull /

.Patching.

W. C. MEEK, CEAS, MISONOCE, MINIZIA, ANGERS.

Civil and Structural Engineer

7 Olivia Crescent, Tawa.

Telephone: TWA-7889

8 February 1977

B.J. Page, Box 185, PARAPARAUMU.

PATCHING RESIDENCE - MAIN ROAD NORTH - WAIKANAE.

Dear Sir.

Confirming our telephone conversation.

The beam sizes shown on your drawing are adequate. The 300x100 beam over the lounge at roof level could be slightly flexible but the diagonal sarking should restrain movement to an acceptable level.

The supporting walls beneath the upper storey will be too flexible for comfort unless they are stiffened using construction ply. Fasten the ply using 75mm flat head nails at 150mm crs.along all sheet edges and at 225mm crs to all interior dwangs and studs. Ensure the bottom plate is firmly fastened using 10mm bolts at 800 crs maximum. Make sure a bolt is placed as close to each end stud as is practical. All walls beneath the upper storey level must be sheathed in ply. This includes around the pantry, the stairs, the hall cupboard and fireplace walls, as well as the lounge verandah wall and the short lengths around the kitchen. Only full height walls require sheathing for stiffness.

Yours sincerely, WCULLK W.C. MEEK.

HOROWHENUA COUNTY COUNCIL

BUILDING INSPECTION SHEET PLUNGE ROOL + FIRE RESERVOIR.

Building Permit No:	13708	Date of	Issue: .	14-1-15	· · · ·
Plumbing Permit No:					
Drainage Permit No:				• • • • • • • • •	
OWNER: ST. PA	TCHING				
	• • • • • • • • • • •				
	• • • • • • • • • • • •				
FOOTPATH DEPOSIT NO:					
STREET: MAIN.	DAD NOS	ייביאו ייני			• • • • •
	REMAR	<u>KS</u>		• .	DATE OF INSPECTION
Footpath Damage					INDIECTION
Temporary Water					
Siting - Boundaries					
Excavations					• • • • • • • • • • • • • • • • • • • •
					• • • • • • • • • • • • • • • • • • • •
Foundation					****
Piles & Vents					• • • • • • • • • • • • • • • • • • • •
Concrete Slab					• • • • • • • • • • • • • • • • • • • •
Concrete Block Work					• • • • • • • • • • • • • • • • • • • •
Foundations					• • • • • • • • • • • • • • • • • • • •
Bond Beams	• • • • • • • • • • • • •	• • • • • • • •	• • • • • • •	• • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •
Reinforcing	• • • • • • • • • • • • • • • • • • • •	• • • • • • • •	• • • • • •	• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •
Subfloor Plumbing & D.	• • • • • • • • • • • • • • • • • • • •	• • • • • • • • •	• • • • • •	• • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •
Vapour Barrier - Reinforcing etc	• • • • • • • • • • • • •	• • • • • • • •	• • • • • • •		• • • • • • • • • • • • • • • • • • • •
Framework Complete			• • • • • •	•	
Roof Construction & Fixing					
Enclosed Plumbing		• • • • • • • • •			
Pre-lining					
Exterior Sheathing					
Drainage					
Final Footpath Insp.					
Notes on Permit:					
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		Completi	ion Anna	nowed by Po	ilding Increator

Mr G.T. Patching, Main Road North, WAIKANAE.

Dear Mr Patching,

In reply to your letter dated 31.1.77 concerning proposed alterations to the plans of your new dwelling upon lot 5 D.P.25627, I would advise you as follows:

(1) The deletion of most of the concrete block walls will necessitate a change in foundation detail. A detail has been forwarded to you, but a fresh copy is enclosed which provides for foundations for both timber or asbestos wall sheathing and for brick vineer work. You will note that in order to fully protect the floor slab against dampness that the vapour barrier returns to the top of the floor slab.

The two tie beams beneath the floor slab are to remain - one of these will serve as a foundation beneath the internal brick veneer work.

- (2) Generally the stud framing is to remain at 100 x 50 stude at 400mm centres with 100 x 75 top plates. From a practical point of view you could consider the use of two 100 x 50 top plates nailed together.
- (3) All joints in the first floor flooring are we be made over solid support.
- (4) Metal ties for veneer work are to be provided at each stud plus each fourth course horizontally.

The plans freshly submitted are now approved in conjunction with the plans originally submitted and upon which the permit was issued.

Yours faithfully,

Encl:

T.M. Corrin CHIEF HALTH & BUILDING INSPECTOR Mr Hammond, 16 Grange Park Avenue, RAUMATI SOUTH.

Dear Mr Hammond,

re: DWELLING G.T. & S.R. PATCHING MAIN ROAD, WAIKANAE

I would confirm that the polythene vapour barrier was installed beneath all concrete floor surfaces at my direction. A problem occurred beneath internal foundation walls and the sealing of the surfaces in these areas against possible moisutre penetration.

A concrete pad was required and placed beneath the corner post in the family room on account of the post bearing on the floor slab and not directly onto the concrete foundation wall.

Yours faithfully,

P.D. Ratcliffe

COUNTY BUILDING INSPECTOR

The County Engineer
Horowhenua County Council
P.O. Box 258
LEVIN.

Dear Sir,

New Dwelling Lot 5 D.P.25627 Waikanae.

Site works have been completed and building is about to commence shortly.

We have made a number of minor vari ations to the plan, and submit herewith a new front sheet to show the alterations envisaged. Would you kindly indicate your approval if necessary and stamp the sheet so it can be attached to the plan on site.

I have set out below the list of alterations to enable you to pick these up easily.

Elevation 4. Block wall to North side of garage instead of Bast. Small window in Garage north wall. Reduction in size of windows in family room to enable more wall area.

Elevation I Skylight area halved.

Less window area in kitchen.

Delete blockwork on bedroom-lower garden wall.

Elevation 3

Less window at cnr.of family room.

Minor alteration to top window sizes.

Double doors reduced to single.

Elevation 2 Delete concrete chimney -replace with metal flue suitably protected through verandah roof.

Delete exterior door.

Yours faitHully

T. Patching.

EXTERIOR FOUNDATION DETAIL B. CONCRETE BLOCK WALLS 12 mm at 600 rum c/c The first course of bloch & may need to be 100 mm high to mountain proposed will keights. FLOOR 4 - 12 mm rods 010 polytiene persult Stab. and returning 286 m do Love 750 mm

INTERMAL. FOUNDATIONS - BLOCKHALLS DETAIL C 12 mm at 600 mm c/c duried alterate uny in frotings. 750

5 TE UNUH GROVE.
PARAPARAULUU.
30t Lovember 1976
Ph 4135.

Building Inspector.
Pro - for 758
Levil
Dear Sia,
Re Building PERMIT - LOT 5 D.P 25627 - TE HORD.
IN REPLY TO LETTER REGURDING THE AGOVE.
DRAWINGS and SPECIFICATION, I WISH TO CONFIRM THE
Forcowing Points
1 - S. Agreed.
G. a. Liutoc Scheduce over 2,7 but not exceeding.
3,3 2/200 450
over 3,3 2/250 × 50.
6.b and c. Agreed.
6,d. 1,00 m centres.
7.a Flooring has been changed to 2 layers
Zour Towe H.O. on hale board Glund.
7. b. Agreen.

Yours FRITHFULLY Rage.

TMC/IC

18th November 1976

Mr B.J. Page, 5 Te Uruhi Grove, PARAPARAUMU. Mr G.T. Patching, Main Road North, WAIKAME.

Dear Mr Page,

Copy for your information.

In reply to your application for a building permit to eract a new dwelling upon your property, Lot 5 D.P.25627 at Te Hora, I would advise you as follows:

- 1. The concrete floor slab is the or rebated to the outer foundation walls in accordance with the enclosed detail for anh walls other than those sheated with concrete blockwork. This detail is shown on subset of the drawings but not on others.
- 2. The concrete block work detailed upon the plan is not continuous, but takes the form of panels. It is considered that the footings beneath concrete block walls should be widened to 750 mm of 225 mm deep, and reinforced with four 12 mm and as. The footings for exterior walls are to be widened beneath floor stabs. Internal block walls are to be placed centrally over the widened footings. The purp se of this rearrangement is to provide lateral support for blocks rk which presently is inadequate.
- 3. In order to guard against moisture penetrations at the junction between exterior concrete blockwalls and the concrete floor the floor must be rebated 100mm to receive the blocks. The block work will be 100mm below floor slab level and it is suggested that to maintain existing wall and room heights that the first course of blockwork be a half height block.
- 4. The polythene D.P.C. beneath the concrete floor slab of the dwelling is to be continuous beneath the slab and may need to envelop the internal footings and ground beams.
- 5. Vertical reinforcement is to be provided through the blockwork at all corners, sides of openings, wall ends and elsewhere at 600mm centres as indicated upon the plans. The vertical starter rods are to be turned alternate ways in the footings. The top band upon all block walls is to be reinforced horizontally with 2 12mm rods.
- 6.(a) It is noted that there is quite a large percentage of wall openings in the walls of the lower floor area. In order to provide for lintel support it will be necessary to provide at least three 100 x 50 stude at the corner of the lounge and family room, where joinery abuts both sides of the corners. Would you provide a lintel beam schedule for all openings which are wider than 2.7 metres.
- 6.(b) In view of the nature of the structure it is suggested that stud framing be provided at 400mm centres for exterior walls.
- 6.(c) Purlins which are laid on edge for the higher roof areas are to be spaced at not more than 500mm centres to provide support for the fixing of ceiling linings.
- 6.(d) At what centres are the rafters proposed over the flat roof section of the carport?

41,0

- 7.(a) It will be necessary to provide impervious floor coverings upon the floors of the upstairs bathroom, with the provision of a floor waste pipe to guard against damage to the lower floor in the event of overflow of sanitary fittings.
- 7.(b) Is it proposed to instal a wastemaster in one of the kitchen sinks? This fitting necessitates an increase in the liquid capacity of a septic tank and effluent drainage by 50% more than normal.

I would appreciate your comment regarding the various matters raised in this letter and your written agreement to changes where required. I will provide sketch detail of foundation changes.

In order to expedite matters an account for permit fees due is enclosed.

A copy of this letter has been posted to the intching.

Yours feighbully,

T. . Corrin

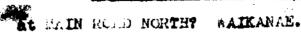
CHILD HEALTH & BALDING INCRECTOR

incl:

MAL IFICATION

Por LABOUR and MATERIALS for to exection of a House +for

MR. & MRS O.T. PATCHING



CONTENTS:

AT PRELIMINARIES

B: SXCAVATION

C: CONCRETOR

F: CONCRETE MASOMRY

PA: CONCRETE BLOCK & BEARING WALL CONSTRUCTION

G: CARPENTRY & JOINERY

H: ROOFER

II PLUMBER

J: IMAINLAYER

KI KLECTRICAL

H: PAINTER

M: GLAZIKR

Y: MISCALLANEOUS

SCHADULES:

GA: SCHEDULE OF MATERIALS

GB: INTERIOR LININGS & EXTERIOR SHEATHINGS

GC: INTERIOR TRIM

QD: HARDWARE

OM: SUNDRY ITEMS

GP: JOINMAY

HA: ROOFER

IA: TAPS & VALVES :

IB: SANITARY FITTINGS

KA: ELECTRICAL ITEMS

MAI PAINTER

XAI KINCRELANDOUS

SCHOOL OF MATERIALS

Sizes and qualities of unrought timber unless stated otherwise, shall be in accordance with the following:

Designation	Size (rm)	Grade		Remarks (mm)
Top Plate	100 2 25	B.A.R. or	HO. 12	lottom storey only
Raking Plates	100 x		71	
Top & Bottom Plate	100 x 50	De Me Me ite	•	600mm (max)
Studa Beam Refe	100 x 50 🐃	В. Л. н. "		600mm (max)
Dyangs	# Table 1 100 x 50	p H	k 1	3 rows (min)
Eraces (ext)	150 x 25	The state of the s	**	Diag. checked in
" (int)	100x 25		7 ft	11 11 11
Coiling Strapping	50 x 25	e Philippine B	4.4	
	90 × 37.5	tr H	91	where joist at
Purlin	x 50	21 27	†1	-
Pascia Boards	x 40	. D. A. H. R.		
Skirting	100 x 25	D. A. R.		
Abbreviations:	B. A. H. R. No. 1F	Building A. No. 1 Sremin		mu R adiata treated
	D. A. H. R. D. A. R.	Dressing A. Dressing A.	Ht. Ri	

Table 1. BEAM SCHEDULE:

Spen	t 0	1.000m 1.400m 2.000m 2/ 2.700m 2/	100 x	50) 75		On flat
99	Ħ	2.000m 2	125 E	3 0	4	
Ť.	Ħ	2.700m 2/	150 x	50		100

N.B. Stude are to be positioned within 1 FOmm of joists or beams.

G.B. 1. EXTERIOR SHEATHING

Exterior sheathing shall be as shown in the drawings.

G. B. 2 INTERNAL LININGS:

- 1. 9mm gibralter to walls and ceilings.
- 2. Line shower with "Seratore" wallboard or similar.
- J. Line all exterior walls with signlation 420.

 Provide and fix R9 fibreglass batts to all roofs where applicable.

DITERIOR TRIE:

All interior trim shall be D.A. Rimmer dressing grade Radiata dressed and sand papered to a smooth finish.

1. SKIRTING:

All skirtings shall be single bevel standard moulding.

2. SCOTIA:

All scotia shall be standard moulding.

3. ARCHITRAVE:

No architraves are required - door and window frames grooved to take wall linings.

4- SUNDRY BEADING:

Finish internal angles to fittings with bead as applicable. Finish external angles to gibralter board with 20m x 20m gib. mould.

HARDWARE:

Allow a nett sum of Two Hundred Dollars (\$200) for the supply and delivery of the following hardware as selected by the Owner.

1. DOOR FURNITURE:

Door

Front Entrance Door
Bathroom Door
W.C. Door
Wardrobe doors etc.
Other interior door

Parniture

Exterior Cylindrical meddlatch
Privacy Knob Deadlatch
" " "
Passage Cylindrical Deadlatch
Knob Cylindrical latch

2. SUNDRY:

Large soap recess to bath
Small soap becess to shower
Toilet paper holders to W.C.
4 Cost and hat hooks to cost cupboard
Towel rail or helder to bathroom
Flush pull to all sliding doors
Magnetic catches to cupboard doors
Door stops to doors

JOINERY:

1. <u>FITTINGS</u>:

Kitchen joinery fittings to be "Hostess" or similar, supplied and delivered by other. Arrange to fix. Construct all other fittings as detail and fix.

2. INTERIOR DOORS AND FRANCES:

All interior doors shall be slice cut No.1 Rimu hollow core flush doors, selected by owner, and hung in "Slimline" jambs and head, grooved for linings.

3. TIMBER WINDOWS:

All windows to be "J.M.F." or other approved with Anodised Aluminium sliders, complete with lock, where shown. Frames grooved for linings.

4. EXTERIOR TIMBER DOORS AND FRAMES:

Construct doors and frames as detailed.

N.B. Glass to front entrance sidelites and other obscure windows to be selected by owner.

5. STAIRCASE:

Construct staircase to detail, supply only handrail (fixed by others).

SUNDRY:

1. SHOWER:

Line shower recess over bath with "seratone" or similar, All external and internal angles are to be aluminium or plastic extruded mouldings.

2. BATHROOM CABINET:

Provide and fix p.v.c. ** cossed cabinet in bathroom, complete with mirror.

3. LINEN CUPBOARD & HOT WATER CUPBOARD:

Provide five evenly spaced rows of removable slat, shelving as directed to linen and hot water cupboards.

4. WARDROBES:

Provide and fix ex 25mm shelf to werdrobes including 20mm 0. D. pipes to wardrobe.

5. <u>SWITCHBOARD</u>:

Co-operate with Electrician and form recess for switchboard and meter cabinet as directed.

6. SUPPLY TANK:

Unless a pressure reducing valve is used, provide support for supply tank consisting of three 100 x 50 joist placed directly across ceiling joist over main partition and covered with closed decking or as required.

7. BATH:

Allow the provisional sum of Three Hundred Dollars (5300) to construct bath to Master Bedroom, including all tile work.

ROOFER:

The type of roof to be used is "Diamondek" or similar approved fixed in accordance with manufacturers recommendations and instructions.

The plumber to flash at vents and all other points as required to render the building weather that.

The roofer shall provide and fit Diamondek or similar fascia type gutters and barges.

1. <u>SKYLITE</u>:

Provide and fix Skylite as detailed.

2. FLAT ROOF AND DORMERS:

Cover all dormers and flat roof areas with approved base and "Butynol" roofing membrane or similar approved, laid by a specialist firm to makers instructions.

Roofing shall be coved at edges and fall laid to specific R.W.H.

Weather membrane around all adjoining vertical faces and sides of domes, pipes etc.

TAPS AND VALVES:

All cocks taps and control valves shall be of approved manufacture and shall be as follows for each flat:

Hand Bowl 12mm dia. chromium plated streamlined

piller cooks

Sink 12mm dia. chromium plated faucet

1000

Tub 12mm dia. chromium plated streamlined

bib taps

W.C. Cistern 12mm dia. chromium plated streamlined

atop cock

Hose Taps 12mm dia. brass cocks with screwed ruff-2 off

Shower 12mm chromium plated cocks with adjustable

ball swivel rose. (Markham or similar

approved)

Bath 20mm chromium plated streamlined concealed

body faucet.

Washing Machine 12mm x 18mm C.P. stop cocks.

Dish Washing Machine as for washing machine

SANITARY FITTINGS:

Bath

by others, shower above

W.C. Pan

The W.C. Pan shall be white glossed earthenware fitted with an approved seat and flat complete with approved C.P. on brass or stainless hinges and rubber buffer or other approved types.

Tub

S.S. Utility Tub complete with cabinet.

W.C. Flushing Cistern

Shall be "low down" flushing cistern of approved manufacture. Complete with 12.5mm ball cock silencer type. C.P. sperating handle, overflow pipe and C.P. Thush pipe.

H.W.C.

Provide and fix 1801 H.W.C.

Shower

Provide and fix 915mm x 760mm shower tray.

Sink

Provide and fix 201 H.W.C. under sink.

MISCELLANEOUS:

Spouting & Downpipe

Provided and fixed by others

Connect cold water supply, laid on by owner.

Flash at vents, and all other points as required to render the building weathertight.

Connect "Wastemaster" or similar to sink.

ELECTRICAL ITEMS:

1. RANGE:

Install 4 plate range supplied by owner.

2. INSTALLATION SCHEDULE:

			∀ 4 -
Location		Lamp	Plug Outlet
Ground Floor	· · · ·		
Garage/Carport		4	2
Carage Hall		2	-
Hall		2	1
Study		2	1
Bathroom		3	
Master Bedroom		4	3
Dresser		1.	1
Kitchen		4	4
Pantry	r _a	1	1
Family	:	4	2
D ining		2	2
Entry		2	→ ·
Lounge		6	4
First Floor			
Stair		2	1
Bedroom 1		2	1
Rumpus	: *	4	3
Bathroom/W.C.		2	-

3. TELEPHONE:

Owner to arrange for pre-wiring for telephone

4. EXPELAIR:

Provide and fix Expelsir to kitchen wall

5. UNDERFLOOR HEATING:

Provide and fix underfloor heating to the following areas:
1. Lounge, 2. Family, Dining and Kitchen 3. Master Bedroom Wing including Bathroom.

6. POWER:

Owner to bring power from existing transformer to point of entry.

PAINTER:

1. WALLPAPER:

Allow for wallpaper in all rooms and state the number of rolls required.

(a) Service Rooms

\$7.50 per roll

(b) All other rooms

\$3.50 per roll

2. All ceilings are to be painted.

SECTION A

PRELIMINARIES:

A.1. GENERAL:

All work shall be carried out in accordance with this Specification together with all relevant plans and details and comply with Local Body By—Laws. Any requirements or stipulations made after the signing of the contract shall constitute an extra or credit as the case may be.

A.2. <u>CONDITIONS OF CONTRACT:</u>

The usual conditions of contract shall apply to all trades, as between the contractor and/or sub-contractors, and to that extent shall be read with and form part of this Specification.

A.3. INSURANCE:

The contractor shall insure his workmen against all claims under the Workers' Compensation Act and shall insure the building against fire under a Builders' Fire Risk Policy to the full value of the building for the period of construction and up to the date on which the house is to be handed over to the Owner. The Contractor's responsibility shall cease at that date.

A.4. COMMENCEMENT OF WORK:

The work will be commenced within a reasonable time after the Building Agreement documents have been signed and (if required) the certificate of the Solicitor acting for the owner returned to the office of the Contractor.

A.5. SUB-CONTRACTORS:

Sub-Contractors' work is the responsibility of the Contractor. Their work must be given protection by the Contractor, and any damage suffered by the lack of protection must be repaired at the expense of the Contractor.

A.6. DAMAGE BY SUB-CONTRACTORS:

Damagn caused by Sub-Contractors, to the Contractors' or other sub-contractors' 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.

A.7. <u>SETTING OUT WORK:</u>

Figured dimensions are to be taken in preference to scale and in the event of any conflict between the drawings and the Specification the provisions shown in the drawings shall prevail.

A.B. ACCOMMODATION:

The Contractor shall provide shelter at all times for workmen's personal effects, etc. in a building other than the residence, in accordance with the requirements of the Department of Labour.

A.9. LATRINES:

The Contractor shall provide temporary closets for the workmen's use, maintain same in scrupulously clean condition, and remove at the completion of the work.

A.10. CLEARING UP:

At the completion of the contract, 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

SECTION A (Contd)

whole site clear.

A.11 PERMITS AND FEES:

The Contractor shall obtain all permits from, and pay all fees demanded by Local Authorities before the commencement of the work. This clause shall not apply for the arrangement and payment of the inspection and valuation by the lending institution in respect of progress payments.

A.12 LEVELS:

Contractor to determine levels on section before tendering.

A.13 SPECIALITIES:

The insertion of the name of any firm or proprietary article in the documents is to be read merely as an indication of the class or quality required and may be obtained from any other firm subject to the approval of the Owner.

A.14 VARIATIONS:

Any variation from the original drawings or specification insofar as the same relates to sub trades, must be by written agreement between the Contractor and the Sub-Contractor, and shall state the character and cost of all such variations or extensions.

A.15 PLANS AND SPECIFICATIONS:

The Contractor shall finish the work according to the true intent and meaning of the drawings and the specification taken together. Any work found to be unsatisfactory shall be removed and made good at the expense of the Contractor unless such requirement shall be out of reasonable proportion with the extent of the defect. In the event that the cost of making good unsatisfactory work shall be substantially in excess of the assessed detraction in value of the total unit caused by such defect (determined if necessary in terms of the Arbitration Act 1908) then the Contractor shall pay to the owner a cash sum equivalent to such assessed detraction in value, by way of compensation and in view of his obligation to remuve and make good any such defect.

A.16 TEMPORARY SERVICES:

The Contractor shall supply temporary water and power supply until such time as permanent supplies are connected.

A.17 SUBSTITUTION OF MATERIALS:

In the event of any of the materials or articles mentioned in the plans and specifications being unavailable when they may from time to time be required by the Contractor, the Contractor be entitled to supply an equivalent substitute material, and any variation in price caused by the use of such substitute materials or articles shall be credited by the Contractor, or paid for as an extra by the Owner as the case may be.

SECTION B.

EXCAVATION:

The Preliminary clauses of this Specification are applicable to this section.

B.1 SIJE CLEARANCE

Remove any treas including roots situated in or adjacent to the ground to be covered by the units, building or other works. No other trees are to be removed without the written consent of the Owner.

Remove all vagetation and top soil from such portions of the site as are to be excavated, and deposit in a heap where directed by the Gwner or where it will not be buried under soil subsequently excavated.

B.2 EXCAVATION

Excavate for all site levelling, foundations, posts, blocks, walls, pipss, etc. to the various depths, levels and grades required.

All sub-soil from foundations and other excavation is to be deposited on the section.

Secure and meintain the sides of all excavations and keep clear of water and fallen material. In the event of the excavation for foundations being taken out too deeply, such excess depth must be filled at the Contractor's expense.

B.3 FLOOR LEVELS

The levels of the top of concrete floor slab shall be a minimum of $6^{\rm m}$ above adjacent finished ground level.

B.4 EXISTING DRAINS

Paport any existing drain, etc., to the Owner.

B.5 PUMPING

Perform all pumping, beiling, temporary drainage, etc., that may be necessary to keep excavations and building free from water during progress of the work.

B.6 FILLING IN

Back fill and consolidate around all foundations, footings, wall, etc., immediately after stripping the boxing.

B.7 HARDFILL

Under concrete slabs, fill with shingle or approved hardfill to a minimum thickness of 6" when consolidated. The surface shall be blinded when applicable with fine shingle or sand and levelled.

SECTION C

CONCRETOR:

The preliminary clause of this Specification are applicable to this section of the work.

C.1 MATERIALS:

All materials shall conform to N.Z.S.S. 1900:9.3:486 1964.

C.2 GRADES, MIXES AND USES:

Grades and mixes shall be carried out in accordance with N.Z.S.S. 1900:9.3:1964.

The concrete for all work throughout, unless specified otherwise shall be ordinary grade concrete with a minimum crushing strength of 2500 p.s.i. at 28 days.

Low grade concrete with a minimum crushing strength of 1500 p.s.i. at 28 days shall be used for all paths, kerbs, etc., and other work as specified.

C.3 HANDLING, PLACING AND COMPACTION:

All methods are subject to the approval of Owner or his Agent, and unless otherwise directed, shall be in accordance with N.Z.S.S. 1900:9.3.20: 1964. No concrete shall be placed until the excavation, placing of reinforcement and formwork have been inspected and levels recorded.

Concrete shall not be dropped freely from a height greater than $5^{\dagger}0^{\circ}$ and shall be deposited as near as possible to its final position.

Concrete shall be thoroughly compacted immediately after depositing by means of hand speding and splicing tools or by the use of an approved power driven vibrator of a size appropriate to the section being poured.

C.4 INSPECTION AND TESTING:

No concrete or other foundation material shall be placed until after excavations have been inspected and approved by the Borough or Council Inspector.

Samples of concrete for compression testing may be taken at such intervals as may be considered necessary during the contract and these tests will be carried out in accordance with the requirements of N.Z.S.S. 192.

C.5 FORMWORK:

All formwork shall be constructed, braced and supported so that the exposed concrete face shall be straight and true in every direction. Form all necessary openings, chases, etc. and build in all necessary bolts, pipes, etc.

Formwork shall be so designed and constructed that it can be removed without damage to the concrete. Removal of formwork shall be after three days for wells, etc. and seven days for slabs spenning under 5.0. Prop slabs for a minimum period of 14 days.

C.6 <u>REINFORCEMENT</u>:

Steel used for reinforcing shall be round mild steel rods complying with the relevant N.Z.S.S. accurately fabricated and fixed in position. Hook all ends of rods unless shown otherwise. Laps shall be a minimum of 40d. for hooked and 54d. for unhooked. Band all horizontal rods a minimum of 2.0° around corners. Bind laps and intersections

SECTION C (Contd)

together, with 16g. black iron binding wire and secure so that they will not be displaced during placing of concrete.

C.7 FOUNDATIONS:

All continuous foundations under external walls to be the dimension shown on the plans. All foundations are to rest on solid bearing and shall extend not lass than 12^m below adjacent ground.

C.8 CONCRETE FLOORS:

Construct floor slab as detailed. The top of the concrete floor slab must be at least 5" above adjacent finished ground level.

C.9 CURING AND PROTECTION:

All exposed concrete shall be protected from premature drying out and all freshly placed concrete shall be protected against rain. Concrete slabs shall be kept moist for a minimum of seven days after initial set.

SECTION F.

CONCRETE MASONRY:

The Preliminary clauses of this Specificate are applicable to this section of the work.

, w

F.1 GENERAL

This section of the work comprises the supply and laying of all concrete blockwork shown in the drawings, including all plant, tools, reinforcing steel and concrete necessary to complete the work in accordance with the relevant N.Z.S.S. and Engineer's requirements. All work shall be carried out by tradesmen skilled in concrete block construction in accordance with recognised trade practice.

F.2 MATERIALS

All concrete blocks shall be Class A to N.Z.S.S. 595 of "Vibrapac" pattern and from an approved manufacturer.

Cement, aggregates, water and reinforcing steel shall be as specified for Concreter.

Sand shall be clean sharp river or pit sand and of approved quality.

F.3 MORTAR:

Morter shall be mix No. 1 (1,800 lbs/sq.in.) as defined in Clause 6:2:4 N.Z.S.S. 1900.

Cement, sand and lime (if used) shall be as defined in the relevant standards listed in 6.2:3 of N.Z.S.S. 1900. Approved workability additives may be used as an alternative to lime.

F.4 FEINFORCEMENT

Reinforcing steel shall be deformed bars as defined in clauses 6:2.3 of N.Z.S.S. 1900.

F.5 DAMP-PROOF COURSES

Damp-proof course shall be composed of one part sand to two parts approved waterproof cement mixed to the manufacturer's instructions. Oamp-proof courses shall be approximately 1" thick continuous and shall be located at a height not less than one complete block course above finished ground level or as shown on the drawing.

SECTION F.A.

CONCRETE BLOCK BUILDING AND BEARING WALL CONSTRUCTION:

F.A.1 GENERAL

Construct walls as detailed in the drawings and set out in the Schedules attached hereto.

F.A." FOUNDATIONS

Foundations to concrete block walls shall be as detailed in the drawing or as secout in the Appendix.

F.A.3 WALLS

Walls shall be of lengths, thicknesses, and heights shown on the drawing. Where no bond pattern is shown, walls shall be laid up in regular running bond, with the vertical joints of one course kept centre between the vertical joints of the courses above and below.

Blocks shall be set out as necessary to suit reinforcing and shall be of the appropriate style or shall be cut as required. All concrete blocks shall be kept dry and away from damp ground. During the progress of the work adequate cover shall be placed over the top of all concrete block wall to prevent shrinkage following moisture penetration. No blocks shall be laid during inclement weather. Provide and place such special blocks as may be required to form all corners, returns offset etc. and to maintain the proper bond.

F.A.3 FEINFORCEMENT

Unless otherwise shoan on the drawing or specified, walls shall be reinforced with $\frac{1}{2}$ " $\not\! p$ vertical rods set in grout in cavities at ends of walls and at not greater than 32" crs. at intermediate points.

F.A.4 JOINTS

Remove excess mortar and droppings as laying proceeds and, in particular keep spaces to be filled with concrete clear and clear

Provide crack control joints at 16'0" crs. max. or as shown in the drawings.

F.A.4 BOLTS, ETC.:

Build in all necessary bolts, metalwork items or other fittings and fixture as required. Form all chases, holes, etc. as necessary where required by other trades.

F.A.5 POINTING AND CLEANING DOWN

Walls exposed in the finished work shall be neatly pointed as work proceeds. On completion clean down all exposed blockwork and leave free from stains and all defects.

SECTION G.

CAPPENTRY AND JOINERY WORK:

The Preliminary claims of this Specification are applicable to this section of the work.

G.1 MATERIALS

All timber shall conform to "State Advances" minimum requirement unless superior grades are specified therein. All work shall comply with the relevant N.Z. Specification. All timbers shall be graded according to N.Z. Standard before being built in.

G.2 WORKMANSHIP.

Carpentry and joinery work must be framed, trussed, braced and assembled in a workmanlike manner and in accordance with sound trade practice. All exposed nailing must be well punched. Where timber is in contact with concrete, it shall be separated between with approved D.P.C.

G.3 FRAMING

The whole framework is to be well and properly braced and securely spiked together.

G.4 SCHEDULE OF MATERIALS

Sizes and qualities of unwrought timber, unless stated otherwise shall be in accordance with the Schedule G.A. attached hereto.

G.5 STAAPPING

Where interior concrete, concrete blocks or brick walls are required to be lined, strap walls at stud and dwang spacings with $2" \times 1"$ as detailed or specified.

G.6 EXTERIOR SHEATHING

The type of sheathing shall be as specified in schedule G.B.1. attached hereto or shown on the drewings.

Fix saturated building paper weighing not less than 30 lb. per 500 sq.ft. roll to external walls as required.

G.7 INTERNAL LININGS

Line walls and ceilings as specified in Schedule G.B.2 attached hereto. All proprietary linings shall be fixed in accordance with the Manufacturer's instructions and recommendations.

G.8 INTERIOR TRIM

All interior trim shall be of D.A. Rimu or dressing grade Radiata dressed and sandpapered or as specified in the Schedules attached hereto (refer Schedule G.C. and Schedule of Finishes).

G.9 HARDWARE

Provide and fix all hardware necessary to complete the contract. Pafer to the Door Schedule and other schedules attached for specified items (refer Schedule G.D.).

G.10 SUNDRY ITEMS

Refer to Schedule G.E. attached hereto.

SECTION H.

ROOFER:

The Preliminary Clauses of this Specification are applicable to this section of the work.

H.1 METAL ROOFING

Cover roof with 2" mesh 19 g. galvanised wire netting stapled to purlins and covered with building paper weighing not less than 30 lb. per 500 s.f. roll, lay with 2" laps and secure to purlins with flat head galvanised clouts. Any building paper that becomes torm must be replaced.

H.2 Provide and fix a metal roof of the type specified in the schedules attached hereto and in accordance with the Manufacturer's instructions and recommendations.

SECTION I

PLUMBER:

The preliminary clauses of the Specification are applicable to this section.

I.1 GENERAL:

All work shall be carried out in accordance with the drawings and Specification and shall comply with current Drainage and Plumbing Regulation and any amendment and with Local Authority requirements. Give all necessary notice and obtain all necessary permits and pay all fees.

Reference shall be made to the schedules hereto in respect of particular materials or other requirements which shall be part of this Specification.

I.2 FLASHING:

Provide a flashing in accordance with good building practice. All flashings to be neatly executed in as long a length as possible, joints lapped and soldered back edges beaded or folded $\frac{1}{2}$ ". All external door frames shall be flashed at head and have 9" long shoe at sill.

I.3 SPOUTING AND DOWNPIPES:

Shall be in galvanised iron or other material approved by the Contractor.

I.4 VENT PIPES:

Carry all vent pipes to drains and fittings as required by Local Authority. In all cases, pipes and vents shall be fixed sufficiently clear of walls to allow drainlayer to connect to drains. All vertical vents and soil pipes shall be supplied and fixed by the Plumber.

I.5 WASTE:

All wastes from fittings shown on the plans are to be taken to a point vertically under the fitting end down to ground level, plus a sufficient length to each sanitary waste pipa from ground floor level to gully trap. Wastes are complete with traps cleaning eyes, etc. all as required. Conceal traps and wastes wherever possible. Traps are to comply with the applicable N.Z.S.S. for 'S' and 'P' trap shapes varying in diameter as may be required and of approved manufacture.

I.6 COLD WATER SUPPLY:

Supply and connect the plumbing fittings mentioned in the first schedule hereto and connect any kitchen sinks or vanity units supplied by the Joiner as the case may be.

I.7 HOT WATER SUPPLY:

Supply H.W.C. of gallonage shown in schedules hereto, and take branches to fittings.

I.8 SANITARY FITTINGS:

All sanitary fittings shall be of approved manufacture and of acceptable standard. Provide and fix all fittings complete with wastes, plugs and chains, washers, unions, vents etc. as required. Conceal all piping, run in as easy and short flowing runs as possible with connections of approved type, and securely supported to prevent water hammer. Refer to schedule I.B.

SECTION J.

DRAINLAYER:

The Preliminary clauses of this Specification are applicable to this section.

J.1 GENERAL

All work shall be carried out in accordance with the drawings and Specification and shall comply with current Drainage and Plumbing Regulations and any amendments and with Local Authority Requirements. Give all necessary notice and obtain all necessary permits and pay all fees. Provide and fix all materials for the installation of the complete sanitary and stormwater drainage system.

J.2 COMPLETION

On completion the whole of the drainage to be handed over in a thorough working order in accordance with Regulations, Local By-Laws and to the satisfaction of inspectors.

SECTION K

ELECTRICAL:

The Preliminary clauses of this Specification are applicable to this section of the work.

K.1 GENERAL:

Reference shall be made to schedule K.A. hereto in respect of particular materials or other requirements which shall be part of this Specification.

The electrical installation shall comply with the current N.Z. Electrical Wiring Regulations and any amendments and such By-Laws of the Local Supply Authorities as are applicable. Give all necessary notices, obtain all permits and pay all fees connected herewith, before work is commenced. All cutting, drilling and fitting, etc. necessary for the Electrical installation is to be included in this work, but no work of other trades shall be cut into so that it may cause damage or injury to structural or finished work. All work is to be protected from the weather in an approved manner and against possible injury during the progress of the work.

All materials shall be of an approved quality complying with relevant N.Z.8.S. $\,$

The installation shall be carried out in accordance with sound trade practice by competent registered electricians. All wiring shall be concealed as much as possible. All parts required to be concealed in other works shall be erected in advance of said work or in co-operation with the trade concerned.

K.2 MAINS:

Unless stated otherwise mains to point of entry shall be underground or as directed by the Electrical Supply Authority. Service mains from point of entry shall comply with the Supply Authority's requirements, including the provision of pilot wire where necessary for control of electric water heating.

K.3 WIRING:

Wire the electric system with tough plastic sheathed and insulated cables as required (polythene or other approved type). Cables shall be of approved brand and comply with the relevant N.Z.S.S.

K.4 SWITCHBOARD:

Provide and install in position an approved flush type 'Gael', G.E.C. or similar metal clad switchboard where indicated on the drawings or as directed.

K.5 EARTHING:

Provide and fix all earthing as required by the Electric Wiring Regulation.

K.6 SWITCHES, PLUGS, SOCKETS, CEILING POSES ETC:

All flush plates shall be smooth surface plastic flush plates of P.D.L. or other approved manufacture using multi-gang plates where switches or sockets are grouped. All switches, plugs, sockets, ceiling roses, etc. shall comply with the applicable N.Z.S.S. and shall be placed as shown on the plan or as directed. Allow the number of lamps and plug outlets as shown on the attached schedule.

K.7 PANGE: Provide as directed by the Owner and install and connect.

SECTION K (Contd)

K.8 FITTINGS: Provide as selected by the Owner and fix.

K.9 WATER HEATER:

Provide and connect an approved heating element to comply with relevant N.Z.S.S. complete with thermostat, both to carry a guarantee of at least two years if specified in schedule.

K.10 COMPLETION:

Carry out all testing as required by the Electrical Wiring Regulation, and Local Supply Authority and leave in working order.

SECTION M.

PAINTER:

The Preliminary clauses of the Specification are applicable to this section of the work.

M. 1 GENE PAL

Peference shall be made to the schedule of finishes attached hereto in respect of particular materials or other requirements which shall be part of this specification.

Colours are to be as selected by the Owner. All materials shall be of approved quality and all work shall be performed by skilled tradesmen. Materials shall be applied strictly in accordance with the manufacturer's instructions. No paint shall be applied to damp surfaces, and no external painting shall be done during unsuitable weather. All work shall be carried out in accordance with the N.Z. Standard Code of Practice for Painting.

Any damage by dust, rain or by any other cause shall be rubbed down and re-coated.

M.2 PROTECTION

The painter shall take adequate precautions, during and after painting both inside and out, to protect his work from damage, dirt, dust etc. Adjacent surfaces are to be kept clean.

M.3 PRIMING

Primer shall be ready mixed general purpose primer. All exterior timber including Fascia board including all joints shall be primed before erection.

M, 4 STOPPING

After priming or sealing, all nail holes, etc., shall be stopped flush with linseed oil putty.

M.5 PAPER HANGING

All walls to be papered shall be sized. The painter shall allow the nett sum per standard roll as stipulated in Schedule M.A. attached hereto for the supply and delivery of wallpaper. Wallpapers are to be selected by Owner, the Contractor to fix same.

All wallpaper shall be trimmed, cut straight and true, butt jointed and hung true and plumb with patterns matching. Paste shall be approved brand prepared paste with a fungicide incorparated by the manufacturer.

M.6 SUNDRY

If Gibralter board cailing used, an approved lining paper is to be applied before painting.

Painting of the roof IS NOT included in this Contract.

M.7 COMPLETION

Make good inside and outside after all trades are finished to the satisfaction of the Owner.

SECTION N.

<u>GLAZIE</u>R

The Preliminary clauses of Specification are applicable to this section.

N.1 GENERAL

All glass shall be of approved manufacture. Glass shall be cut to fit rebate, with due allowance for expansion, secured with metal sprigs, properly bedded and back puttied. Putty for metal windows shall be specially manufactured for that purpose. Weights for various size d. panes shall be as recommended by the manufacturer. Adjustable louvres shall be ½" translucent glass and shall be as selected by the owner or as stated in schedule N hereto.

SECTION Y.

MISCELLANEOUS:

Y.1 DRIVEWAY

Provide a driveway as shown on the plans and as specified in schedule Y attached hereto.

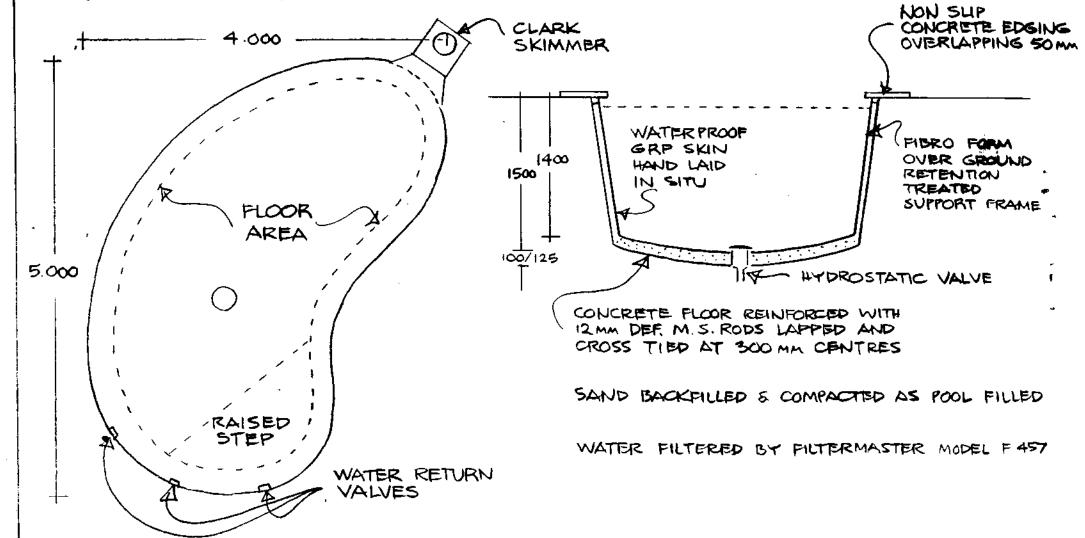
Y.2 LANDSCAPING

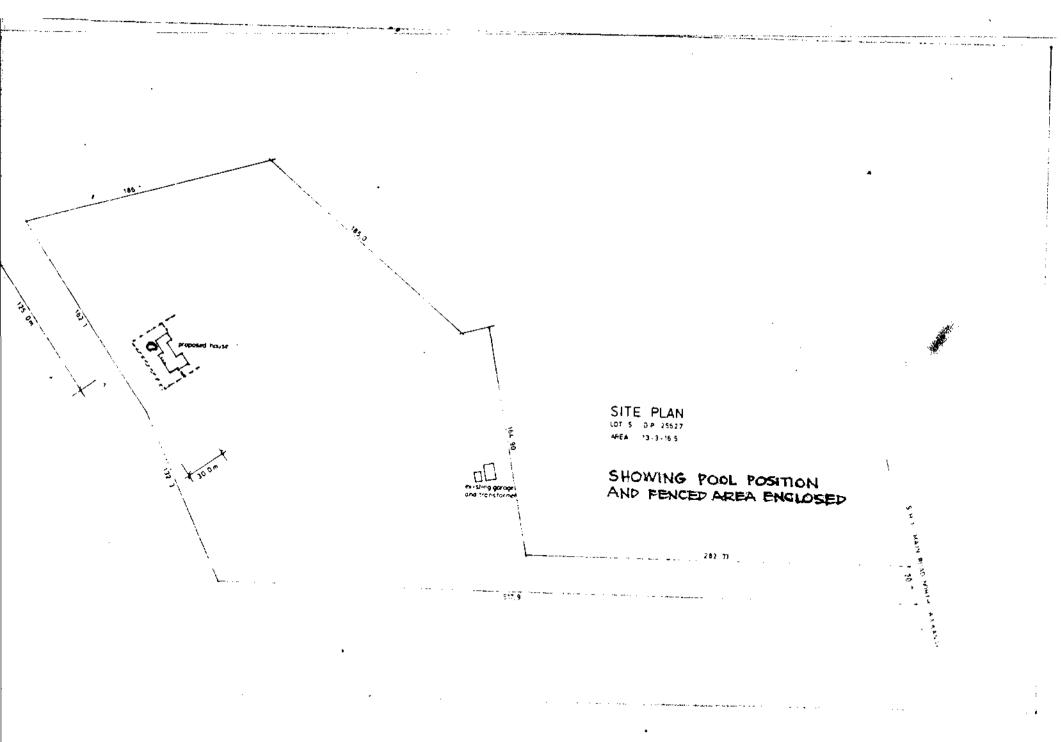
Landscape the areas shown on the plans and as specified in the schedules attacked hereto.

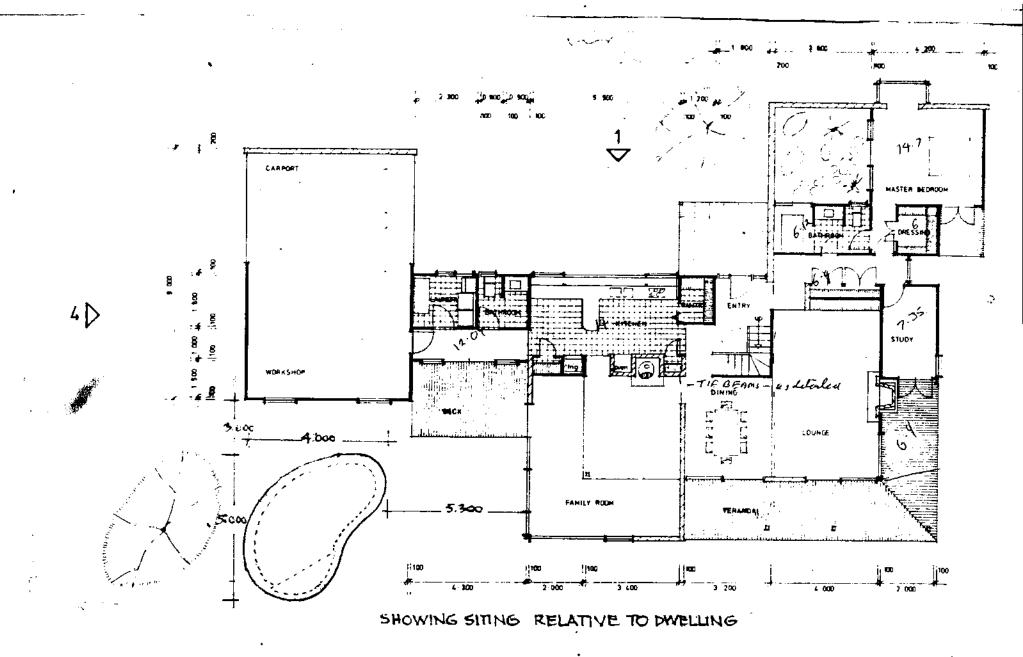
Y.3 FENCING

Provide a fence as detailed on the plans to a height and design of the Owners choice and within the terms specified in schedule Y attached hereto.

PROPOSED PLUNGE POOL & FIRE RESERVOIR FOR G.T. & S.R. PATCHING MAIN RD. NTH. WAIKANAE (RURAL SITUATION, WATER FROM OWN BORE







Specification for Plunge pool and fire deservoir for G.T.& S.R.Patching, Main Rd.Nth. Maikenae

Sited in Rural Situation- water from own bore on property

Fully self contained, with filtration by means of Filtermaster Model F 457-1-370 Sand filter drawing through Clark weir skill er

Construction - Drawings attached.

Floor, concrete 100/125mm thick, reinforced with 12mm def.m.s. rods crossed and tied at 300mm centres. Hydrostatic valve set in.

Formwork, Fibro sheet supported over 75 x 50 ground retention treated timber frame.

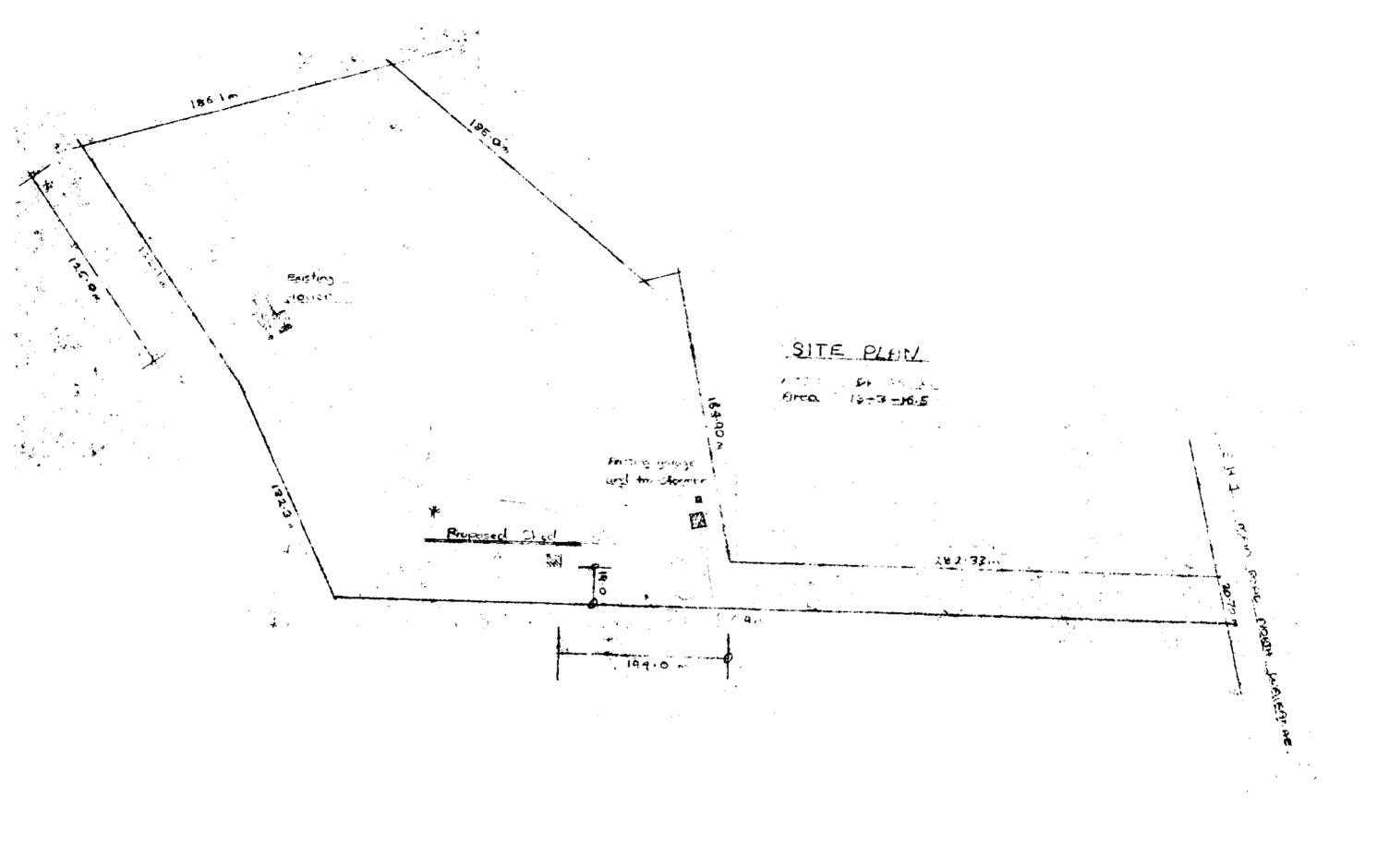
Shell, Two layers of Glass Fibre cloth hand laid on site, imprognated with Polyester Resin-sealed with two coats of white Gal coat finish.

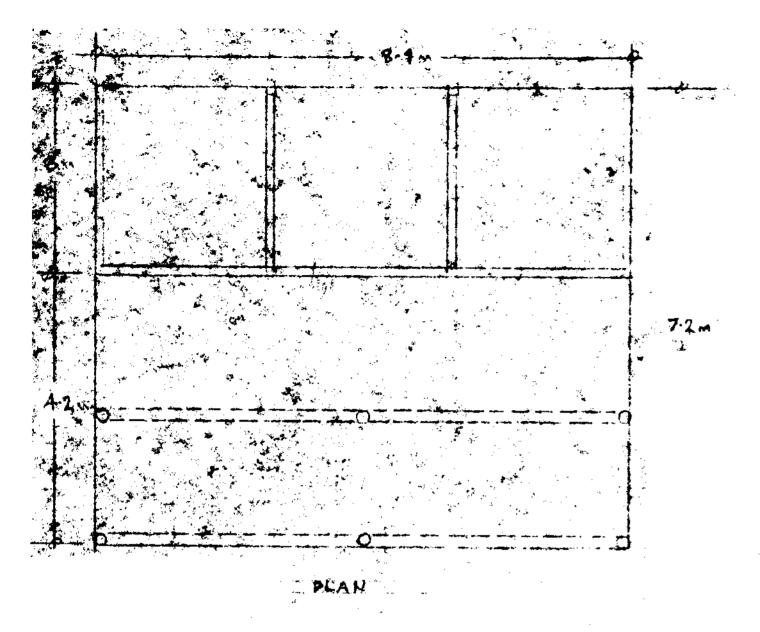
Site Conditions. Sand. Backfilled and compacted as filling operation carried out. Construction not designed for emptying once filled.

Finishing, 150mm concrete edging to be laid with 50mm overhanging pool edge-suitable paving to be laid from same.

Safety, Pool sited in fully enclosed yard area with self latching gates at entry points.

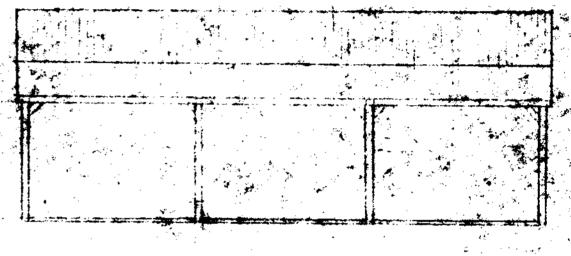
Lot 5 D P 25627



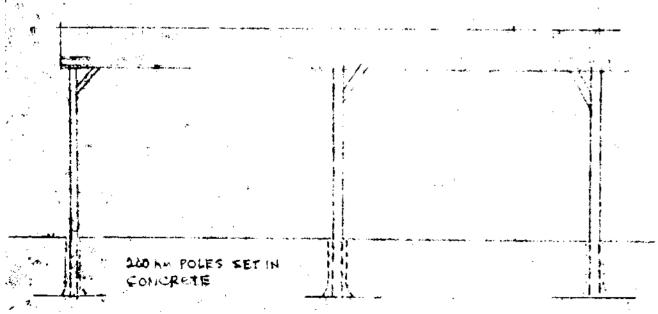


MAIN ROAL NOTES - MARKANATE

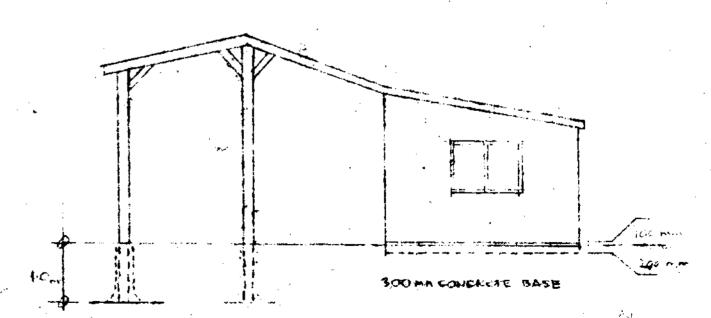
CHUSTENCHINI SOUTH POLES 200 x 50 PARTERS !!



BAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

(COPY TO HEALTH INSPECTOR)

PERMIT Nº 3333

HOROWHENUA COUNTY COUNCIL

PERMIT FOR A PLUMBER OR BRAINLAYER TO CARRY OUT PLUMBING OR

Date:				-
CERTI				
			and found satisfac	ctory.
The works above referred	to in Permit No.			
	POR	OFFICE	USE ONLY	
		· · · · · · · · · · · · · · · · · · ·	•	
		Add	iress of Plumber:	
Property (Contraction)		**************************************		Plumber/Drainlayer.
Dated this day	7 of	19		
such works should be inspe	ected.	X		
specified in Permit No.	·	issued on		. 19, and I do hereby request the
	Street/Road, o	whed by Mr	,	the plumbing/drainage wor
I HEREBY GIVE NOTIC	E that I have comp	leted at premises s	ituated at	
Horowhenua Cou LEVIN.	unty Council,	*		
To: The Clerk,				
	Notice of Comple	tion of Work a	ind Request fo	or inspection
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High Can	In Case	de bef	s insta	lation - to be named on accou
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NOTE The inex	🔐 14. 14. 14. 14. 14. 14. 14.			HIN COUNTY Engineer
Date 3/12/16	19		<u> </u>	
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Receipt No. 134				عانی
Estimated Cost: \$				3 € € € € € € € € € € € € € € € € € € €
Description of work: C. Estimated Value of work		- 11.		Je menicka
Disability of many				
七十七	, being dea	cribed as	15 B	25634
Mr. GT POR	<u> </u>	and situated in	s i m	Street (or Ros
described horein, and as a	set forth in the plan	deposited with me	on the premises	s owned (or occupied) by
Horone	A Committee of the Comm	, a plumber or	drainlayer, is her	reby authorised to carry out the sw
M. H.G. Thomas			3 - 1 30 - 1	

PERMIT No. 5555

LOCALITY Le Horo

DATE RECEIVED 29 10 /.76

DATE ISSUED 3:12716.

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

Horowhenua County Council

OWNER'S NAME G.T. & S.R. PATCHING

FOR OFFICE USE ONLY

REMARKS

FEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE

SCALE OF PERMIT FEES

\$400

Not exceeding

Fee Payable:

Plus \$2 for every \$200 or part thereof in excess of \$1000

Estimated Value of Work:

Exceeding

Exceeding

Exceeding

Exceeding \$1000

Exceeding \$100 but not exceeding

Exceeding \$400 but not exceeding

\$200 but not exceeding \$300 but not exceeding

\$600 but not exceeding

Exceeding \$800 but not exceeding \$1000

APPROVED COUNTY ENGINEER,

The indulation of a unslemaster will recessitate the installation of a septe lash of 750 gallons light capacity

Elflust disposal li be disersed with

beinty dispector before installation-li

be increased 50% obose romal on decome

of waytinastir

NOTE.—In all cases where septic tanks are installed the site and position must be first approved by the County Health Inspector

Valuation Book No. 1492/222/8

, 19

Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR. Horowhenua County Council, Bath Street, Levin

Postal Address Horowhenua County Council, PO 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 complete ptd U.Screedia with wir doctly

Allotment. Lot FIVE DP 25627 Section Pr Sec. 79 Area 18-3-16,5 SD: Block Locality: **Previous** P. and D. J. SMITH Owner Frontage (Length) 20,3 m. (Name of Street or Road) Nº1 STOTE Water Supply (Description) BORG. Estimated Value of Plumbing Work s 250 Estimated Value of Septic Tank \$ ১৯১ Estimated Value of Drainage Work Total \$3300.00

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 \$ 37 0

Receipt No. 13124

Water Connection Fee \$

Receipt No.:

Sewer Connection Fee \$

Receipt No:

Full Name and Address of Owner G.T. & S.R. PATCHING

MAIN RD. NTH. WANKANAR

NOTE —The following MUST accompany this Application:—

- (a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page.
- (b) Specifications of work and materials to be used Plan showing drains should be drawn to scale of 1-100 for large premises.

Signature of Applicant

Address Plumber's Signature, Address, and Registered No.

Stormwater drains should be shown (if any) in dotted lines

nature of Applicant

dress MAN RO. NTH WAIKANATE

mber's Signature, (if not the applicant)

dress, and gistered No.

Asy No 4763

PLAN OF ALLOTMENT

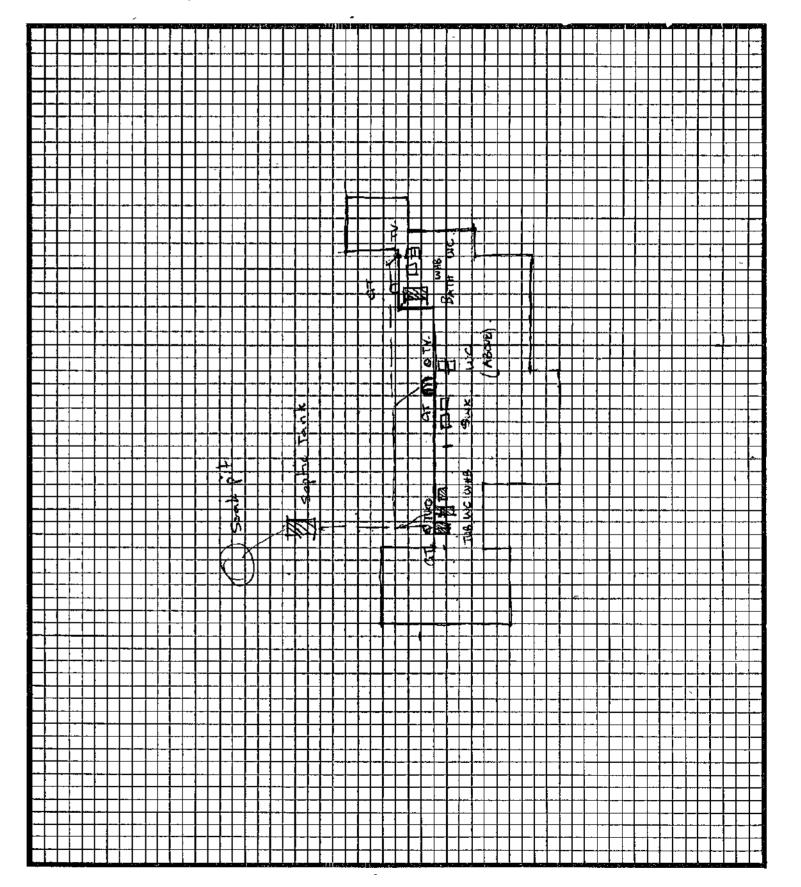
Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators, Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any

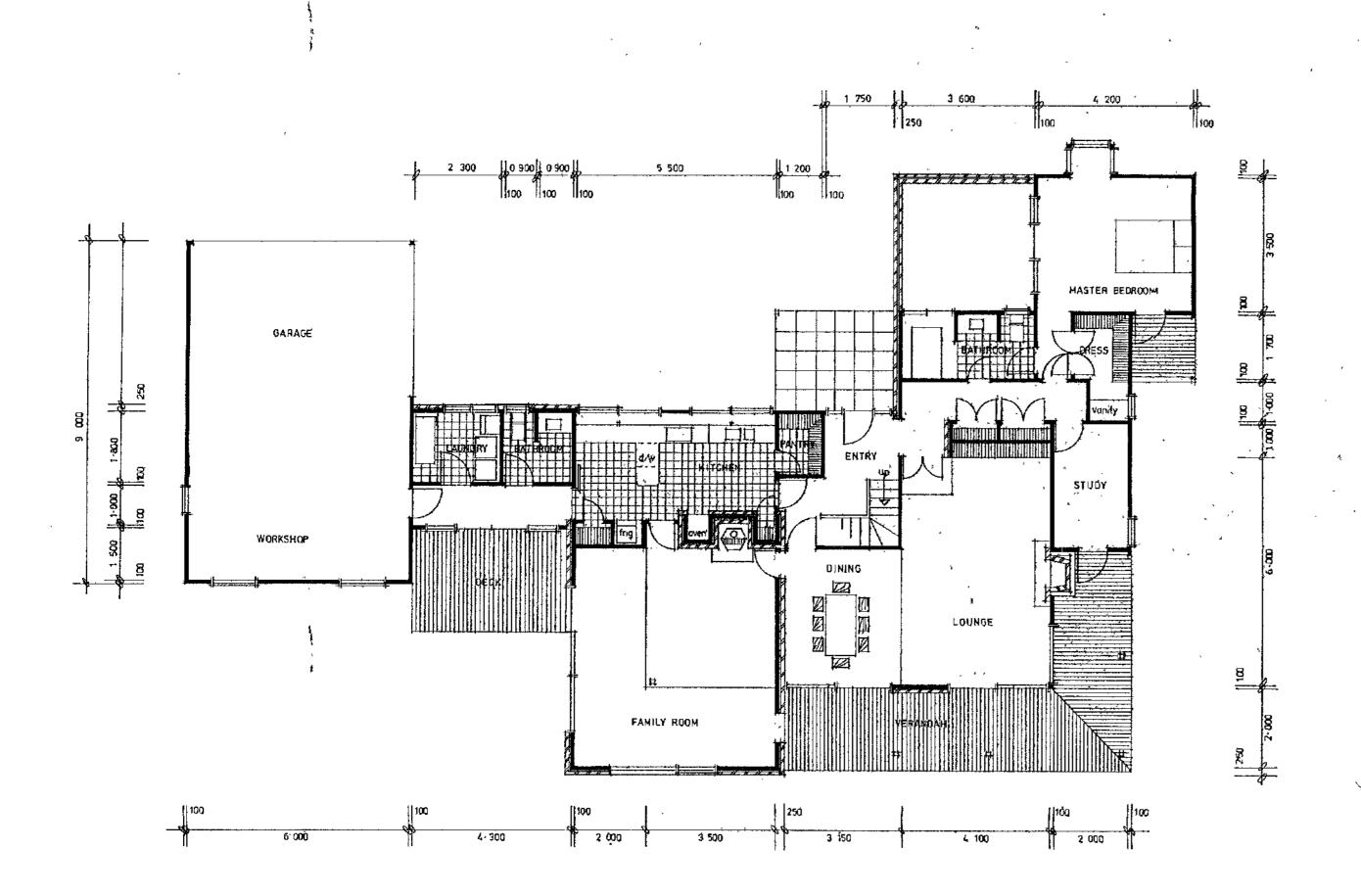
No Septic Tank of Effluent Drainage System may be installed within 3.3 metres of a dwelling or 1.5 metres of any boundary.

Boundary Lines to be shown thus ------

Frontage to

Road

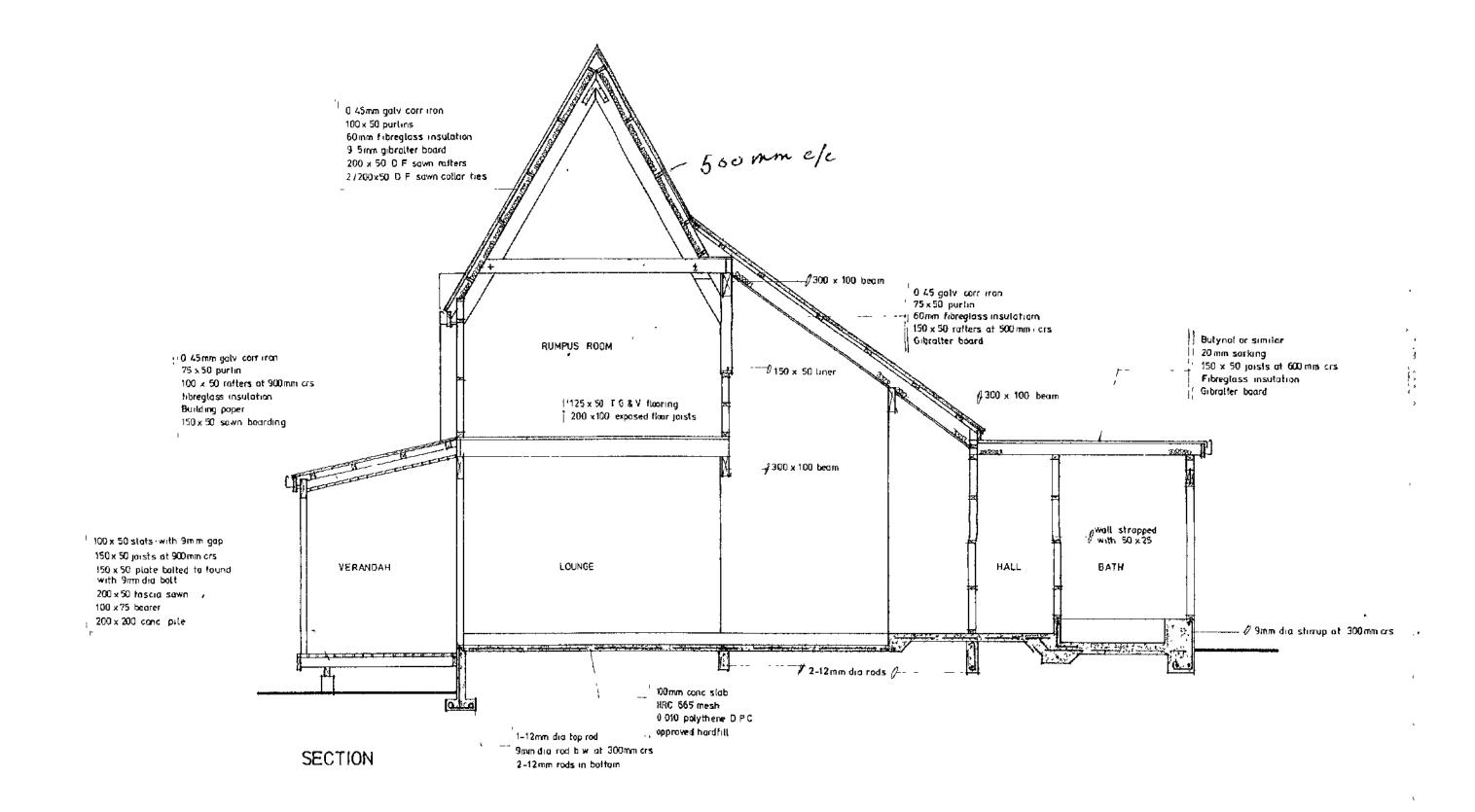




Contractor to check and verity all dimensions on site

All lower wall framing of two-storey block to be fined with "Pinex" construction ply,

SCALE DATE PROPOSED RESIDENCE for G. T. & S.R. PATCHING LAYOUT 7th February 1977 MAIN ROAD NORTH O WAIKANAE BARRY 1 PAGE 5 TE URUHI GROVE PARAPARAUMU PH. 4135 BOX 185



PROPOSED RESIDENCE for G.T. & S. R. PATCHING MAIN ROAD NORTH O WAIKANAE

Contractor to check and verify all dimensions on site

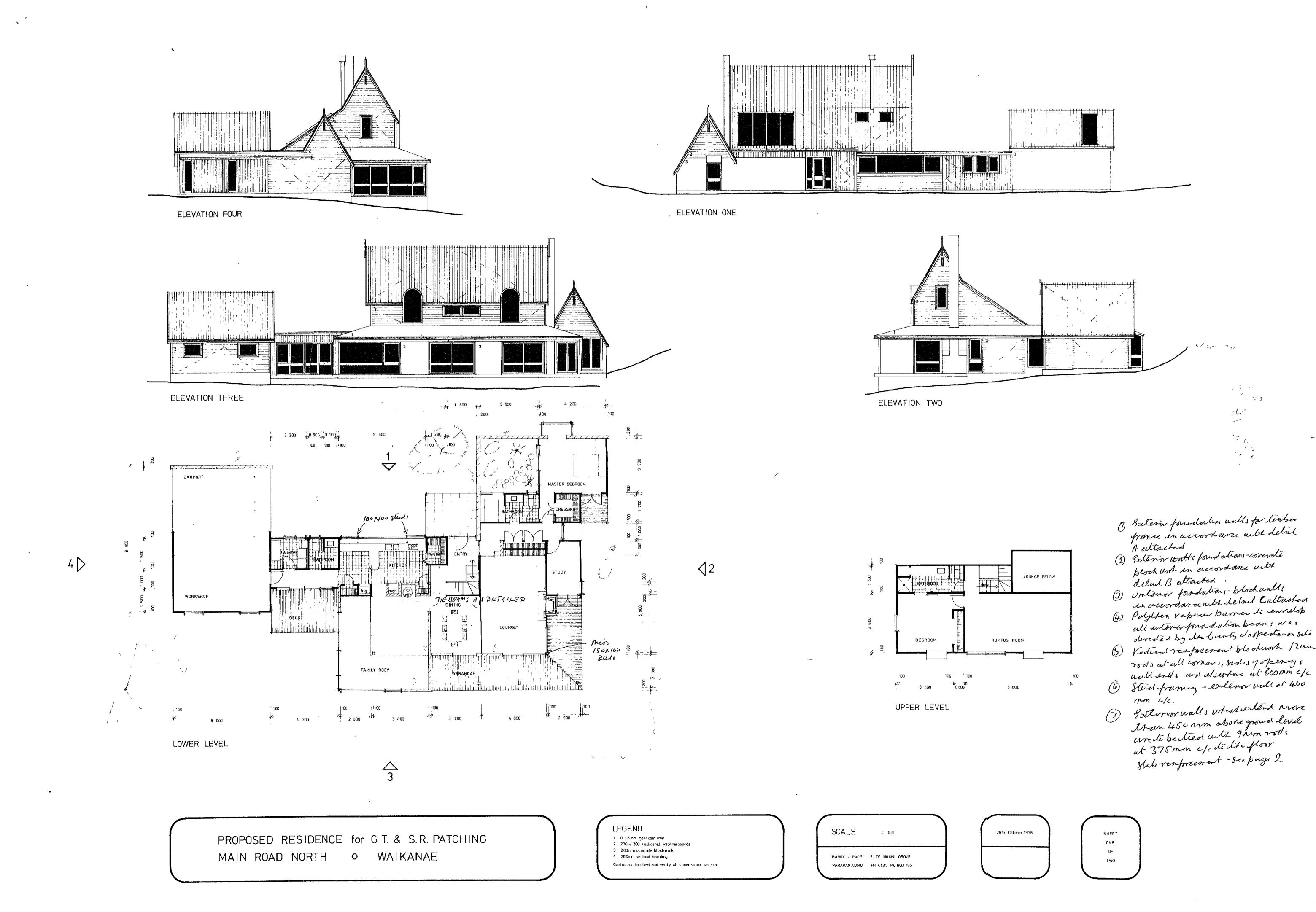
SCALE 1 50

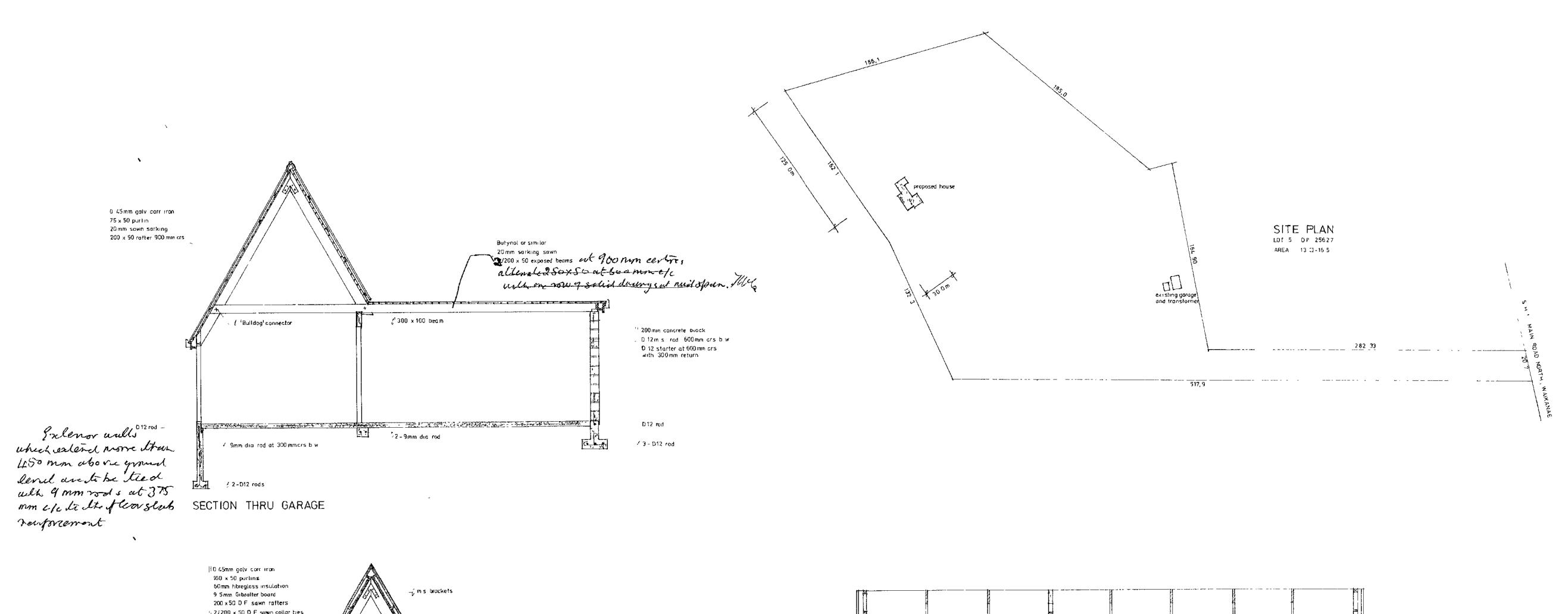
BARRY J PAGE 5 TE URUHI GROVE
PARAPARAUMU PH. 4135 PO BOX 185

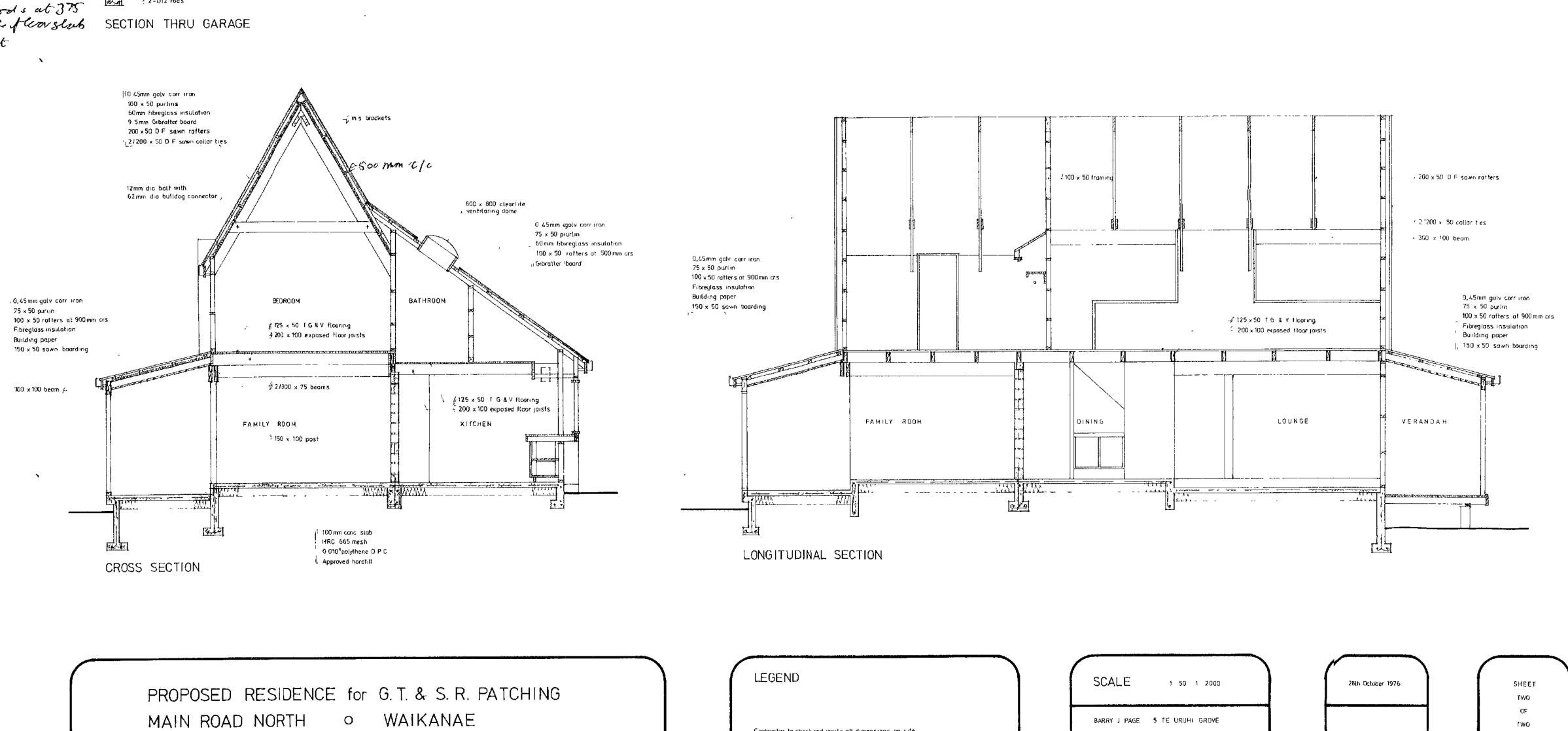
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10th November 1976

SHEET THREE OF THREE



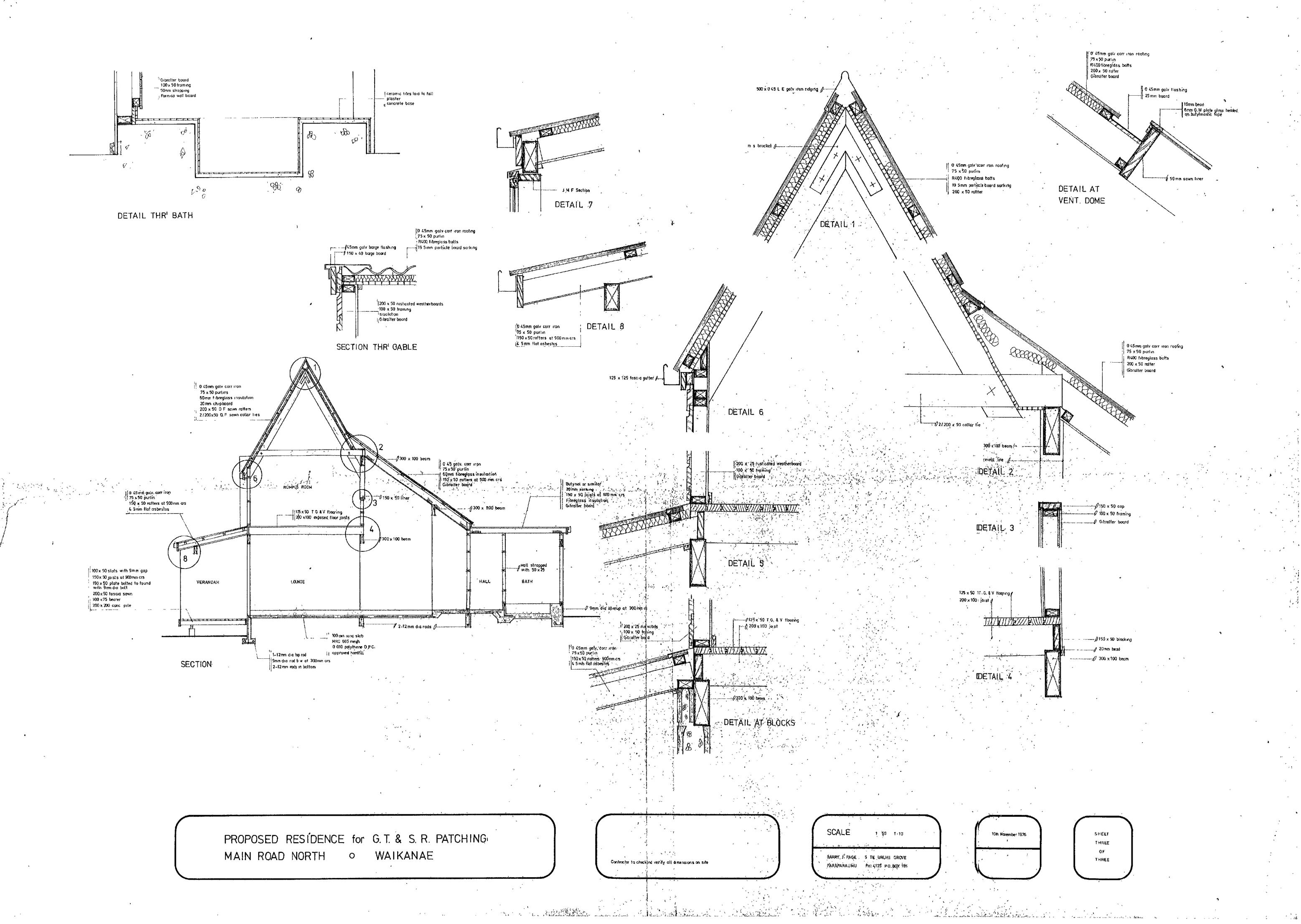




Cantractor to check and verify all dimensions on site

BARRY J PAGE 5 TE URUHI GROVE

PARAPARAUMU PH 4135 PO BOX 185



CODE COMPLIANCE CERTIFICATE

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

Consent No: 200338



	The I	Building	
Street address of building:	48 Greenhill Road, Waikanae	Building name:	N/A
Current, Lawfully	Residential Dwelling	Location of building with site/block number:	in Internal
established, use:		Intended life of the buildi 50 years or less:	ng if -
Level/unit number:	Two Levels	Year first constructed:	1976
Legal description of land where building is located:	LOT 2 DP 65190 LOT 1 DP 7562	21	
	The	Owner	
Name of owner:	McCulloch Murray lan & McCulloch Angela Vicky	Street address /registered office:	N/A
Contact person:	As above	Phone numbers:	
Mailing address:	48 Greenhill Road	Landline:	M. carrol
	RD 1 Waikanae 5391	Mobile:	0276772522
Email address:	murrayandang@gmail.com	Daytime: After hours:	₹%.
Website:	-	Facsimile number:	
First poir	nt of contact for communication	ons with the Kapiti Coast	District Council:
As above	it of pointage for communication	one with the Rupin couet	District Countries.
			× ·
	Buildi	ing Work	
Building Consent No:	Buildi 200338	ing Work	Kapiti Coast District Council

Code Compliance

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

(a) the building work complies with the building consent

Michelle Salmon -

Building Inspections Team Leader

On behalf of Kapiti Coast District Council

Date: 14 September 2020

INSTALLERS CHECKSHEET: FREESTANDING OR INBUILT FIRE



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

Building Consent Number: 200 338	
Installers Details:	
Installers Name: (Please print) SHANE FORDE PAUL COTTER TOLEGRICAL	1
Address: 24 MARTIN ROAD PARAPARAUMU Phone: 021 736310	
Freestanding Fire or Inbuilt Fire installed at:	15
Address: 48 GREENHILL ROAD WATKANAE	7
For: MR+ MRS MC CULLOCH	1
The following requirements under NZS 7421:1990 or AS/NZ 2918:2001 have been met and the solid fuel burning domestic applia	ance type
and model Mascordance with the manufacturer's installation ins	structions.
Please Tick (where applicable) the following:	1
Please Tick (where applicable) the following: The chimney has been cleaned.	*
	*
The chimney has been cleaned.	
The chimney has been cleaned. The chimney is in a sound condition.	1
The chimney has been cleaned. The chimney is in a sound condition. The chimney is of pumice and correct dimensions to comply with BRANZ zero clearance certificates.	/
The chimney has been cleaned. The chimney is in a sound condition. The chimney is of pumice and correct dimensions to comply with BRANZ zero clearance certificates. The chimney is ventilated to manufacturer's requirements.	/
The chimney is in a sound condition. The chimney is of pumice and correct dimensions to comply with BRANZ zero clearance certificates. The chimney is ventilated to manufacturer's requirements. The appliance is restrained against seismic activity (freestanding & fireplace heaters).	
The chimney has been cleaned. The chimney is in a sound condition. The chimney is of pumice and correct dimensions to comply with BRANZ zero clearance certificates. The chimney is ventilated to manufacturer's requirements. The appliance is restrained against seismic activity (freestanding & fireplace heaters). The Inbuilt heating appliance has been approved by BRANZ as complying with their zero clearance certificate.	
The chimney is in a sound condition. The chimney is of pumice and correct dimensions to comply with BRANZ zero clearance certificates. The chimney is ventilated to manufacturer's requirements. The appliance is restrained against seismic activity (freestanding & fireplace heaters). The Inbuilt heating appliance has been approved by BRANZ as complying with their zero clearance certificate. The hearth is an approved type according to the manufacturer's requirements.	/
The chimney has been cleaned. The chimney is in a sound condition. The chimney is of pumice and correct dimensions to comply with BRANZ zero clearance certificates. The chimney is ventilated to manufacturer's requirements. The appliance is restrained against seismic activity (freestanding & fireplace heaters). The Inbuilt heating appliance has been approved by BRANZ as complying with their zero clearance certificate. The hearth is an approved type according to the manufacturer's requirements. The hearth is restrained against seismic activity. The fire-surround at its connection to the fire place is fully insulated with approved material [see BRANZ Building Information	



Paul Cotter Electrical 24 Martin Road Paraparaumu 5032

20 August 2020

Dear Building Consent Applicant / Building Owner

Approval of Building Consent - Solid Fuel Burner: 200338

Location: 48 Greenhill Road, Waikanae Legal Description: LOT 2 DP 65190 LOT 1 DP 75621

Description: Installation of a freestanding fireplace in existing dwelling.

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

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

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.

Whilst the life expectancy of the dwelling is 50 years, please note that the manufacturers of the fireplace/woodburner generally only specify a life expectancy of between five and 15 years for the appliance/flue etc.

Owner responsibilities

The owner is responsible for ensuring that:

- building work starts within 12 months of the approval of the building consent and that
 work progresses at a reasonable pace. The building consent will lapse if work is not
 started within 12 months, and a decision about code compliance must be made within 2
 years
- the approved building consent documents are kept on site during construction and available for the District inspector at inspections
- ensuring all required inspections are completed and that a Code Compliance Certificate
 is obtained once the work has been completed. The list of supporting documentation
 required before issue of the Code Compliance Certificate and information on filling out
 the application form for code compliance certificate is attached. Failure to obtain a final

- inspection and a code compliance certificate may affect your insurance cover and could affect future re-sale of your property.
- no work with noisy equipment is 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.
- an amendment to the building consent is obtained for any changes to the approved building consent, prior to that work being undertaken.
- · endorsements on approved plans are complied with.
- advice in the general information section is complied with.
- all maintenance recommended by the manufacturers is carried out at the required intervals.

General requirements

- The Building Inspector is to be given 24 hours' notice before carrying out the inspections on the attached list.
- 2. To arrange for any of the required inspections by the District Inspector, please contact the building inspectorate on 04 296 4700 between the hours of 8.00am and 4.30pm.

Note: Form 129 'Installers checksheet: Freestanding or inbuilt fire', and Form 515 'Application for Code Compliance Certificate' must be completed and ready for the inspector at the time of the final inspection.

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

Other reference material

- Guide for completing an application for code compliance, http://www.kapiticoast.govt.nz/globalassets/regulatory/building/form-278a-guide-for-ccc-application.pdf
- A guide to the inspection process http://www.kapiticoast.govt.nz/globalassets/regulatory/building/form_559_a_guide_to_th e inspection process.pdf

Building Consent

[Form 5, Building (Forms) Regulations 2004]

200338

Section 51, Building Act 2004

The building

Street address of building: 48 Greenhill Road, Waikanae

Legal description of land where

building is located: LOT 2 DP 65190 LOT 1 DP 75621

Valuation number: 1489019201

Building name: N/A

Location of building within site/

block number: Level/unit number:

The owner

Name of owner: Murray McCulloch, Angela McCulloch & Stephen

Scott

Contact person: As above

Mailing address: 48 Greenhill Road, Waikanae

Street address/registered office: N/A

Phone numbers:

Landline: - Mobile: 0276772522

After hours: - Fax number: -

Email address: murrayandang@gmail.com

Website: -

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

Full Name: Paul Cotter Electrical

Mailing Address: 24 Martin Road, Paraparaumu 5032

Phones: 021 736 310

Email: firespcekapiti@gmail.com

Building work

The following building work is authorised by this building consent:

Installation of a freestanding fireplace in existing dwelling.

Dwelling

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

Conditions of building consent

This building consent is subject to the following conditions:

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

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

- List of required inspections and supporting documentation required
- Building Consent Addendum
- Plans and specifications
- Installers checksheet: Freestanding or inbuilt fire form 129
- Application for Code Compliance Certificate (Form 515)

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

Signature

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 19/08/20

Relevant Information

Issued in accordance with Building Consent No. 200338

1. Plan notes take precedence over general specifications.

Building Consent Addendum to 200338

Application

Building Consent No. 200338

Paul Cotter Electrical

24 Martin Road

Paraparaumu 5032

Building

Project Description: Domestic Fireplaces

Being Stage 1 of an intended 1 Stages

Installation of a freestanding fireplace in existing dwelling.

Intended Life of the Building: Specified as 50 years

Intended Use of the Building: Dwelling

Estimated Value: \$4,300

Location: 48 Greenhill Road, Waikanae

Legal Description: LOT 2 DP 65190 LOT 1 DP 75621

Valuation No: 1489019201

Specific requirements

1. There are no specific requirements for this consent.

KAPITI COAST DISTRICT COUNCIL

Consent No: 200338 Building Category: R1

Site Address: 48 Greenhill Road, Waikanae

Owner/Agent: Paul Cotter Electrical

Inspections

The following inspections are required:

1 Free Standing Solid Fuel Heater

1 Total Inspections

Documentation

The following documentation is required:

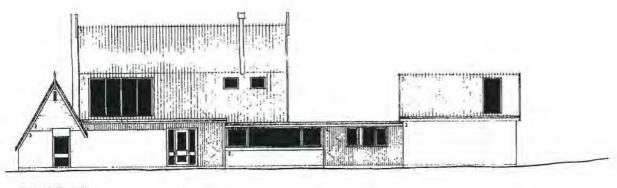
- 1 Application for CCC
- 1 Solid Fuel Heater Installer's Checksheet

Fire to be well clear of the curtains

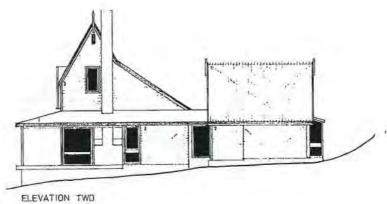
APPROVED BY BUILDING simonc OFFICER 19/08/2020



if the flue lenght penetrating the roof exceeds 1.5m bracing will be required

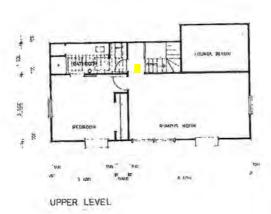


ELEVATION ONE



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

12



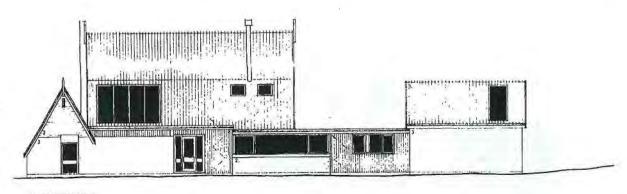
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- (7) Filorow walls wheat which work (7) Filorow walls wheat while grow level words be test and grow rolls with 375 mm e/s to the floor Stab reapprenent - See passe 2

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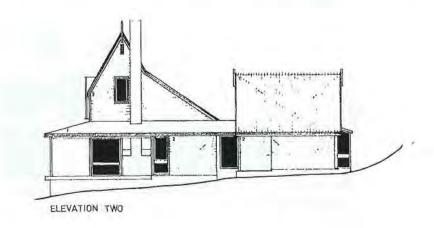
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PARRAMATIANNI THE 6135 PO MYE JAS



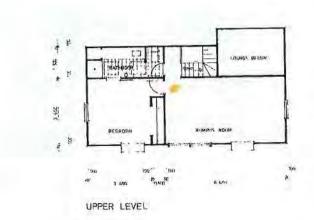




ELEVATION ONE



12



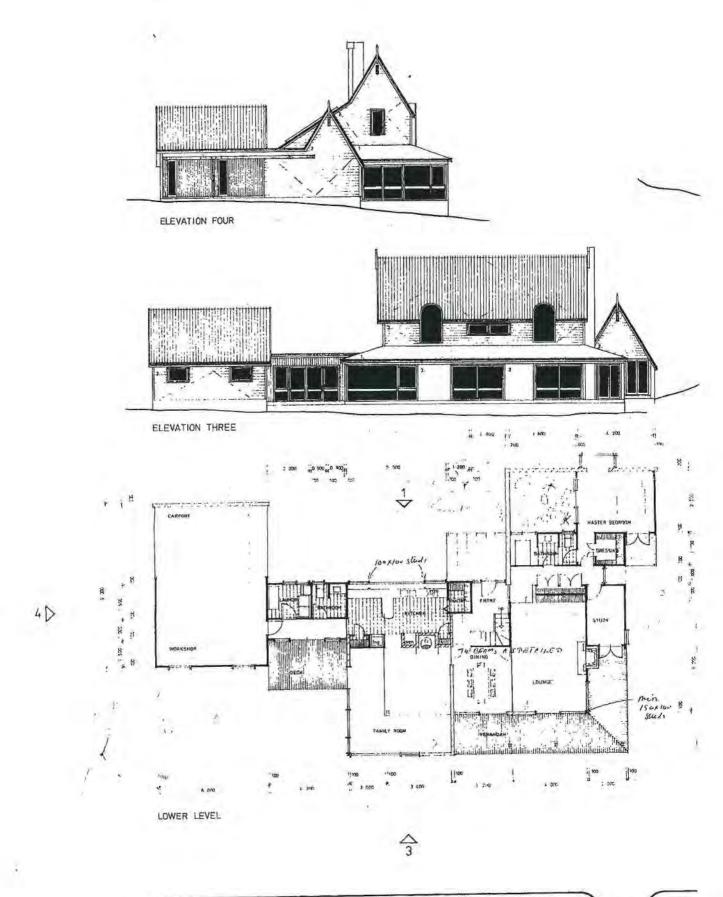
- O Salaria formedales walls for linker france in we work were with delict A celtached
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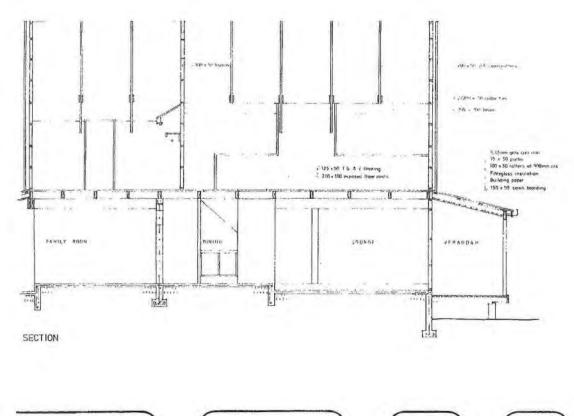




PROPOSED RESIDENCE for G.T. & S.R. PATCHING MAIN ROAD NORTH O WAIKANAE

LEGEN
1 0.45 mm
2 200 x 20
3 200 mm
6 200 mm
6 200 mm
6 200 mm
7 motivator (





swift of dimensions or sile

SCALE 1°50, 1 2000

DAMPY 1 PAGE 5 TE URUHN QUIDNE 1-READVARUHU PS) 1335 PT 805 165



SHEET TWO OF CMO

Anna Smith

From: Fires : PCE <firespcekapiti@gmail.com>

Sent: Friday, 7 August 2020 2:01 PM **To:** Mailbox - Building Approvals

Subject: Re: Request for Further Information – Building Consent: 200338, 48 Greenhill Road,

Waikanae

Attachments: Flashing.pdf

Follow Up Flag: Follow up Flag Status: Completed

Hi Heather,

Updated info for 200338 below:

- 1. No it doesn't need to be removed because that is what is being installed
- 2. Flashing page attached
- 3. Earthquake strengthened by installing Masonry bolts through tile into concrete floor
- 4. See original submission of floor plan and architectural drawings.

Kylie Pringle Administration Assistant Paul Cotter Electrical Ltd

Office: 027 442 2287

On Fri, 26 Jun 2020 at 11:15, Mailbox - Building Approvals < Building.Approvals@kapiticoast.govt.nz wrote:

Good morning

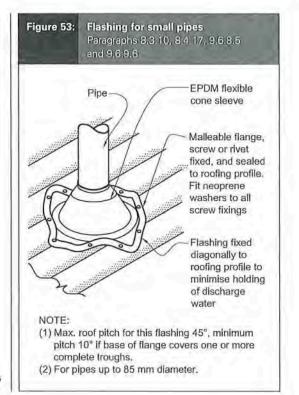
Please find attached: Request for Further Information – Building Consent: 200338, 48 Greenhill Road, Waikanae, Installation of a freestanding fireplace in existing dwelling.

We have suspended your application pending receipt of the above information. Please send it to us by 10 July 2020. We are unable to issue your Building Consent until these matters are resolved.

Information can be posted, emailed to <u>Building.Approvals@kapiticoast.govt.nz</u> or dropped in at one of Council's service centres.

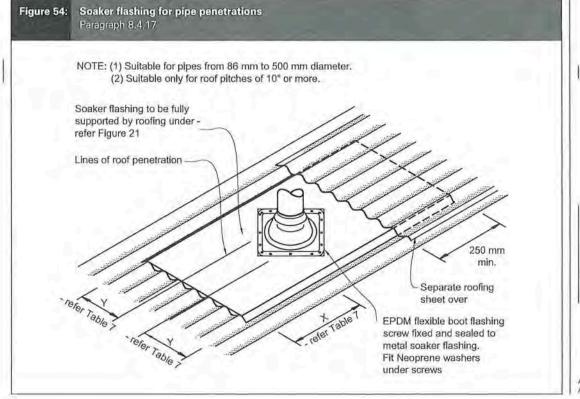
If you need more time, have any questions or you would like to discuss this matter, please contact Simon Copp on (04) 296 4700 or Simon.Copp@kapiticoast.govt.nz referencing Building Consent No 200338.

EXTERNAL MOISTURE



Amend 5 Aug 2011

Errata 2 Dec 2011

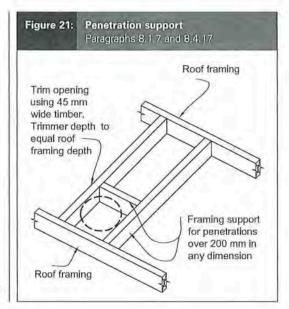


Amend 2 Jul 2005

> Amend 2 Jul 2005

Amend 5 Aug 2011

Table 9:	Maximum catchment areas above penetrations Paragraph 8.1.7 and Figure 22		
Penetration width		Maximum roof length above penetrations in metres	
800 to 1200 mm		4 m	
600 to 800 mm		6 m	
400 to 600 mm		8 m	
0 to 400 mm		10 m	



Amend 5 Aug 2011



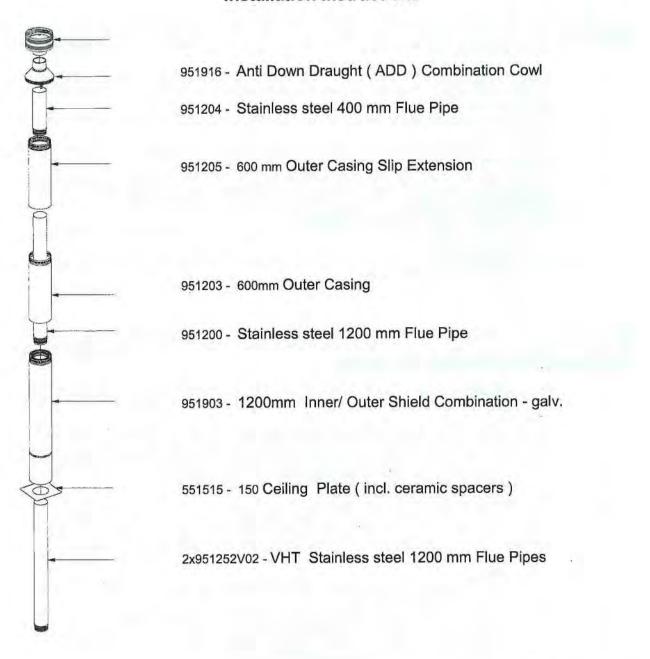
Amend 5 Aug 2011

if the flue lenght penetrating the roof exceeds 1.5m bracing will be required



150 mm Free Standing Wood Fire flue kit with combination Cowl Complies with AS/NZS 2918:2001

Installation Instructions



13/02/2015 Part No: 591215





150mm Freestanding Wood Fire Flue Kit Installation Instructions

This flue kit has been manufactured in accordance with AS/NZS 2918:2001 and tested to Appendix 'F'. To ensure safety, this flue kit must be installed as outlined in these instructions. Heater and flue clearances from combustible walls must be in accordance with Masport's specifications and AS/NZS 2918:2001 minimum height 4.6m above floor protector.

CAUTION: IT IS THE RESPONSIBILITY OF THE INSTALLER TO ENSURE THAT THE INSTALLATION OF THIS FLUE KIT COMPLIES WITH AS/NZS 2918:2001, THE APPLIANCE MANUFACTURERS SPECIFICATION FOR THE FLUE PIPE SHIELD AND CEILING PLATE AND THAT THE RELEVANT BUILDING CODES ARE ADHERED TO

CAUTION: MIXING FLUE SYSTEM COMPONENTS FROM DIFFERENT SOURCES OR MODIFYING THE DIMENSIONAL SPECIFICATION OF THE COMPONENTS MAY RESULT IN HAZARDOUS CONDITIONS. WHERE SUCH ACTION IS CONSIDERED, THE MANUFACTURER SHOULD BE CONSULTED IN THE FIRST INSTANCE.

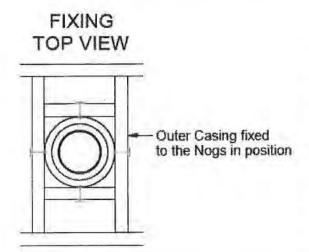
- Locate heater in its proposed position and mark a point on the ceiling that is directly above the center of the heater's flue outlet. Check that the heater's location allows the OUTER HEAT SHIELD CASING to clear all structural roof timbers.
- Cut a 250mm square hole in the ceiling. Directly above cut a hole in roof to accommodate OUTER HEAT SHEILD CASING
- Fit timber nogs around ceiling and roof holes, i.e. Nogs form a 250mm square aperture which allows air to circulate freely over the OUTER HEAT SHIELD CASING surface.
- Position the OUTER HEAT SHIELD CASING so that is it flush with the underneath of the ceiling and protrudes through the roof the required height. When calculating roof penetration height allow for extra 500mm that can be achieved by using the OUTER HEAT SHIELD SLIP EXTENSION Refer to AS/NZS 2918:2001 page 37 (diagram C)
 - A) The minimum height of the flue system within 3m distance from the highest point of the roof shall be 600mm above that point
 - B) The minimum height of a flue system further than 3m from the highest point of the roof shall be 1000mm above roof penetration.
 - No part of any building lies in or above a circular area described by a horizontal radius of 3m about the flue system exit

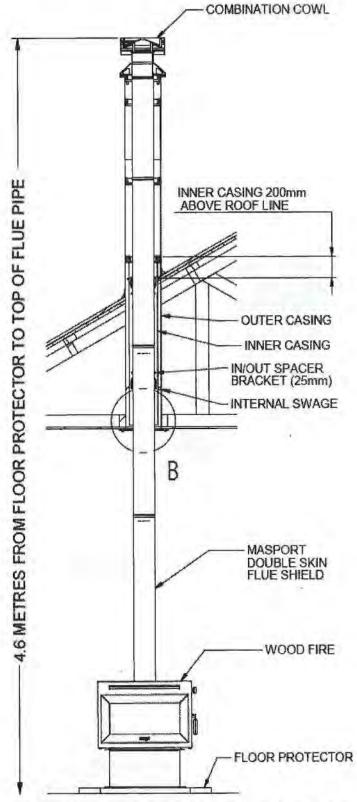
Additional OUTER HEAT SHIELD CASING and INNER SHIELD (BAFFLE) may have to be added to ensure the correct roof penetration heights are obtained. Outer Liner and Inner Baffle must be installed crimp up. The inner shield must penetrate through roof material a minimum of 200mm.

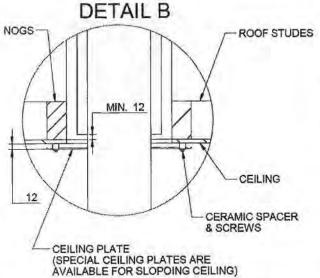
- 5) Fix an appropriate flashing around the OUTER HEAT SHIELD CASING to seal onto the roofing material
- From the roof slide the INNER SHIELD into the OUTER HEAT SHIELD CASING until it rests 12mm above ceiling level
- Assemble FLUE PIPES together ensuring seams are off-set for a neat fit. Secure each joint with 3 stainless steel rivets. FLUE PIPES must be assembled with crimped ends down (towards heater), short crimped pipes must be used into the flue spigot. Flue must be sealed into Firebox using Maniseal
- B) Drill holes in the CEILING PLATE for the fixing screws. Place CEILING PLATE over heater flue spigot, ensuring the folded edge is facing the ceiling.
- Install Flue pipes ensuring there is no damage to the VHT paint.
- 10) Before securing the OUTER HEAT SHIELD SLIP EXTENSION to the OUTER HEAT SHIELD with 3 rivets or self tapping screws, ensure the FLUE PIPE extends above the top of the OUTER HEAT SHIELD SLIP EXTENSION by 10.0 mm. Adjust SLIP EXTENSION to obtain this measurement. If minimum roof penetration heights described earlier cannot be achieved add sufficient stainless steel FLUE PIPE and OUTER CASINGS.
- 11) Fit CASING COVER over the FLUE PIPE and push down firmly onto TOP FLUE SPACER BRACKET. Secure with a rivet or self-tapping screw.
- 12) Fit COWL making sure of a tight fit, but do not secure, as removal for flue cleaning will be necessary
- 13) Fasten CEILING PLATE to ceiling using screws and spacers provided. Ensure an even air gap around FLUE PIPE when fixing. Remove protective plastic from CEILING PLATE
- Leave all installation and operation instructions with the owner.

Who Heating

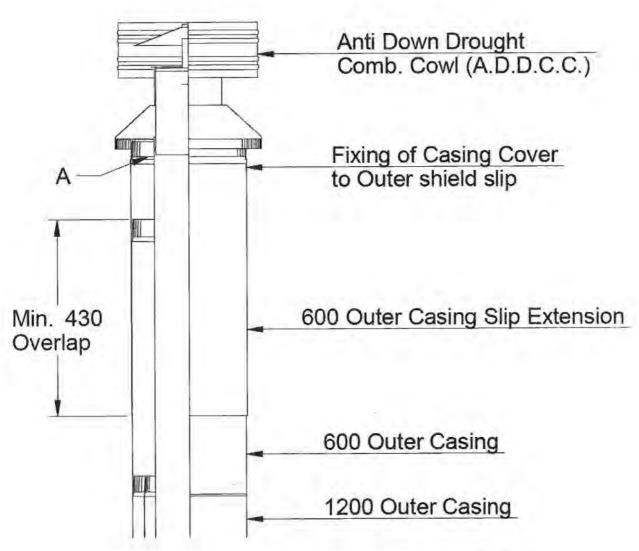
Schematic Diagram

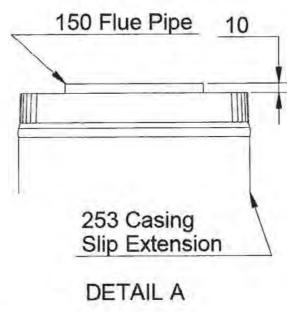


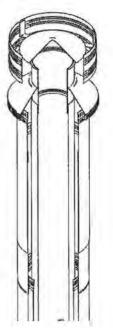




Note: Masport Free Standing Flue kit was tested in accordance with AS/NZS 2918:2001, with 250mm outer casing in contact with combustible materials.







Part No: 591215



Stainless Steel Flue Pipe

Conditions of use

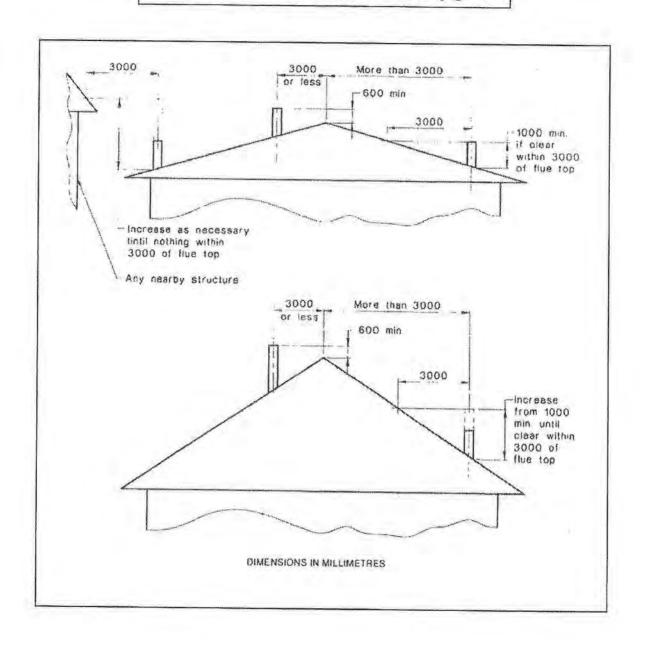
- The wood fire must be operated in accordance with the manufactures instructions, local clean air guidelines and regulations.
- The flue must be installed in accordance with GDA installation instructions, using flue components supplied by GDA. It is the responsibility of the installer to ensure no water leaks into the flue system
- The flue should not be used on a wood fire burning chemically treated, salt laden or unseasoned wood. Only use newspaper when lighting, never burn printed brochures or junk mail.
- The Flue must be swept by mechanical means only. We recommend mixed head or
 polypropylene brushes be used, Under No circumstances should chemical flue cleaners, soot
 destroyers or steel chimney brushes be used.
- The stainless flue pipe is warranted against mechanical defects for 5 years, providing the above conditions are met.
- Installation and performance are not covered under the warranty
- The paint finish appearance may change, depending on appliance operation and is designed to be a maintainable finish. To maintain the paint finish or touch up use genuine STOVEBRIGHT aerosol

Failure to observe these conditions may negate warranties

13/02/2015 Part No: 591215



Diagram C AS/NZS 2918:2001 pg 37



13/02/2015 Part No: 591215



Please attached the label "IMPORTANT and give the Installation Instructions to the Owners!!!	" here	
Date of Installation :		
Wood Fire Make :		
Wood Fire Model :		
Serial No.:		No.
Installed By:	-	
Owners:		
+	- "	

Part No: 591215

24/06/20

Masport R3000 Pedestal, Leg, Ash & Wood Stacker Technical Specifications (For both Clean-air & Rural Models)

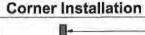
(These instructions must be used in conjunction with the "General Installation Instructions" for Masport Fires)

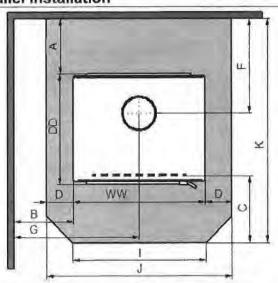
R3000 burner models have been tested and complies to following standards & tests: NZ National Environmental Test Standards - AS/NZS 4012:2014 and AS/NZS 4013:2014. NZ National Environmental Safety Test Standard - AS/NZS 2918:2001

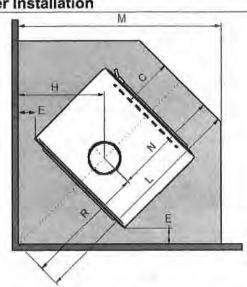
Overall Dimensions	623mm Wide x 522mm Deep x 690mm High				
Weight	120 kg				
Test Method	Emissions mg/MJ	Emissions g/kg	Efficiency %		
National Environment Standard AS/NZS 4012/13:2014	27 mg/MJ	0.36 g/kg	66.2%		
ECan Authorization Number :	Pedestal - CRC1860 Wood Stacker - CRC1911				
Approx. Heating Capacity	Sma	II to Medium Homes			
Flue Shield	900mm Long Masport	SS Double Flue Shi	eld		
Flue System	Std 4.2M Long, 150mm Masport Flue System or Flue System that has been tested to and comply with AS/N 2918:2001 Appendix F.				
Floor Protector Requirement	Ash Floor Protector				

Minimum Clearances to Combustibles:

Parallel Installation



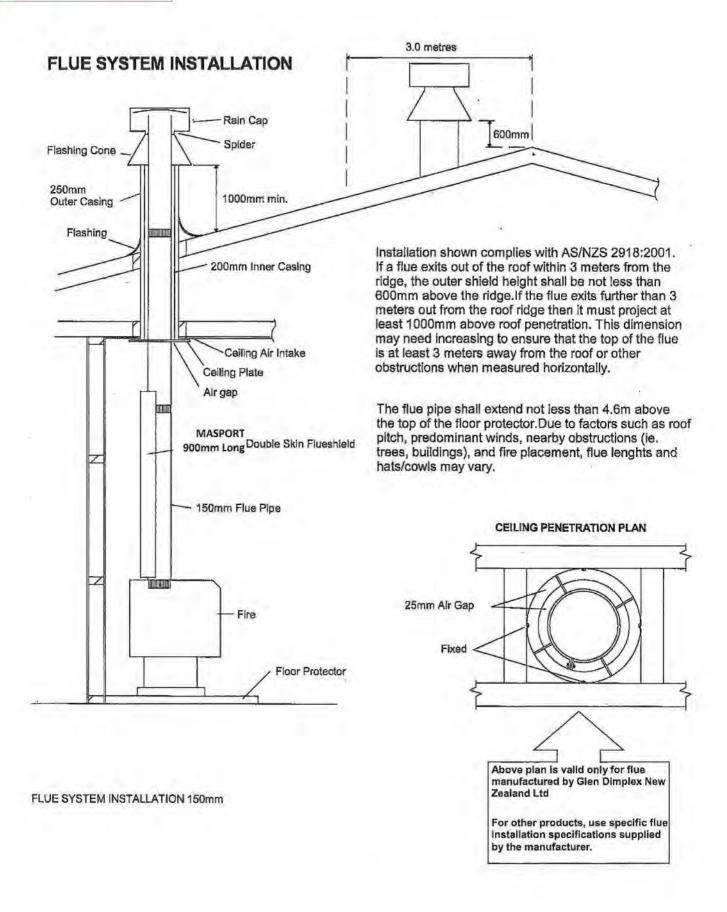




Note: Ensure that Rear Shield Plate supplied loose inside the fire is fitted on to the Rear panel se nor instruction on name 3

as per mistruction on page 5.			
A- Rear Panel to Rear Wall	100 mm	C- Glass to Floor Protector Front	300 mm
B-Cooktop Edge to Side Wall	230 mm	E- Cooktop Corner to Wall	100 mm
C- Glass to Floor Protector Front	300 mm	H- Flue Centre to Wall	446 mm
D- Floor Protector Side	100 mm	L- Floor Protector Diagonal	1224 mm
F- Flue Centre to Rear Wall	290 mm	M- Floor Protector Side	1050 mm
G- Flue Centre to Side Wall	542 mm	N- Flue Centre to Floor Protector Front	593 mm
I- Floor Protector Front Edge	523 mm	R- Flue Centre to Wall Corner	631 mm
J- Floor Protector Width	823 mm	WW- Overall Width of Fire	623 mm
K- Floor Protector Depth	883 mm	DD- Overall Depth of Fire	522 mm
		HH- Overall Height of Fire	690 mm

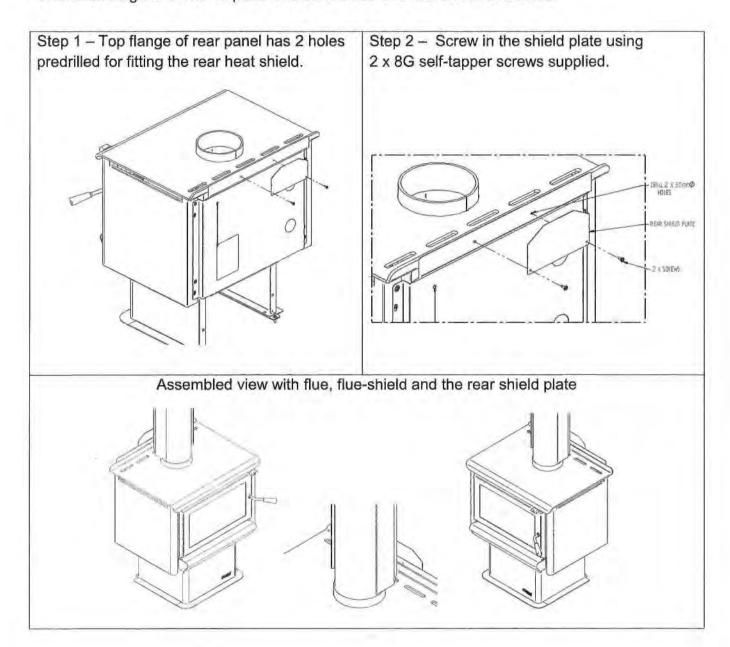
Seismic Restraint - In New Zealand it is required that the wood burner and floor protector are secured to prevent shifting in the event of an earthquake. This is best done by fastening the wood burner right through the protector to the floor, using 8mm DynaBolts or 8mm coach screws or equivalent toggle fasteners for wooden floors of appropriate lengths. Seismic holes are at the rear of the burner.



592212 10th Apr 2020

Instructions for installing Rear Shield Plate

Rear heat shield plate must be installed on top of the rear panel of R3000. This plate is placed loose in the firebox or can be obtained from your dealer. This shield plate should be fitted before locating the burner in place and before flue and flue-shield is installed



BC200338 Received by Kapiti Coast District Council 24/06/20



Best Design Awards Finalist 2017



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Radiant Fire

Akaroa

The Akaroa breaks the mould of the traditional wood fire.

It's sleek, curved design complements a contemporary home while adding a sense of modernity to more traditional decors. The Akaroa will make a statement while keep you warm this winter.

- NES, ECAN' and ORC Airshed I clean air approved
- ▶ Efficiently heats area I60m²
- Superior heat from a 6mm steel fire box
- Built-in easy clean Ash Pan
- Wood stacker option available

Finish	Metallic black VHT
Lab observed peak output	16.2 kW
Emissions (NES)	0.69 g/kg
Efficiency (NES)	66.8%
Dimensions w x d x h	48l x 536 x 1025 mm

Anstallations limited to specific regions in Canterbury.

\$3149 + \$879 Flue





BC200338 Received by Kapiti Coast District Council 24/06/20

CHECKSHEET: MINOR WORKS

Freestanding/inbuilt fires, and minor plumbing and drainage works.



Kapiti Coast District Council, 175 Rimu Road, Paraparaumu 5032 Private Bag 60601, Paraparaumu 5254 For enquiries, phone 04 296 4700

Address of Project:				
		 	-	

This checksheet shows you the information that has to be supplied with your building consent application. Please attach <u>2 copies</u> of the following information (unless otherwise specified) with your completed Building Consent Application form.

Please tick each relevant box in the Customer Use column as you attach the information. Complete only the sections that are applicable to your project.

Once you have attached all the required information, please check for completeness as an incomplete application or lack of any supporting information will mean that your application cannot be accepted for processing.

Customer Use	1	GENERAL Complete for all Applications	For Office Use Only
Ø	a	Application form (1 copy) Completed and signed by the owner or by an agent on behalf of the owner.	
∀⁄	b	Proof of ownership (1 copy) The Council can usually satisfy itself as to ownership through its rating information if you have owned the property for more than a few months. Otherwise attach: One recent copy of current certificate/s of title (not older than 3 months) AND where applicable purchase agreement OR relevant portions of current lease.	
d	С	Location plan (1:100) showing Physical location of the site in relation to streets or landmarks, north point and lot and DP number. Location of the building within the site and location of work within the building.	
4	d	Application fee Applications will not be accepted without payment of the appropriate fees. Fees payable are set out in the published fee schedule of the council that has jurisdiction over the project site.	

	4	FREESTANDING/INBUILT FIRES	
	Comple	ete only where the proposal is for the installation of a fire appliance into an existing building	
	a	Floor plan (not less than 1:100) showing: Location of the solid fuel appliance in the dwelling, including proximity to any windows and/or doors. Please provide a separate plan for the room in which the appliance is to be installed, with measurements showing distances from combustible materials and indicating size of hearth where applicable. Provide a full floor plan of each level in the dwelling, showing location of smoke detectors. If flue passes through second storey please indicate location of the flue on floor plan.	
	b	Manufacturer's specifications Must relate to the specific make and model being installed. Where specifications provide for more than one model or type of installation, please indicate the appropriate option for this installation. Please provide the full installation instruction manual and manufacturer's warranty.	
	C	Please provide flue details specific to this installation. Where flue penetrates a second storey, provide details of how the flue is to be protected in this area, where applicable.	Ü
	d	Weatherproofing details Flashing details for the flue penetrations.	
MA	е	Secondhand appliances must have an acceptable Producer Statement Producer Statements must be from an expert source, be on firms letterhead, state the residual	

	3	MINOR PLUMBING AND/OR DRAINAGE	
billion		emplete only for plumbing/drainage projects that do not have associated building works posal includes plumbing and building work use the Single Residential Divelling and Accessory Building Che	peliebeet)
(when	a	Existing floor plan (1:100) showing	(0.6)(=0.1)
		 Location of fixtures, fittings and/or drainage. Location and type of smoke detectora. 	
п	b	Proposed floor plan (1:100) showing Fixtures, fittings and hot water systems. If the building is more than one storey high with sanitary fixtures on the upper floors, provide an isometric layout showing wastes, pipes and falls. Ventilation of sanitary rooms. Location and type of smoke detectors.	
	C	Drainage plan (1:500) showing (Note: if you have supplied drainage details for surface water disposal on the site plan, no drainage plan is required.) Drainage layout with inspection bends and junctions indicated for both sewer and stormwater. Any other drainage on site, including retaining wall field drains.	
Attached	W ₂ > -		
The following	docume	ents are attached to the application:	Moral spect
☐ Plans and	specific		
☐ Memorano	da from	Licensed Building Practitioners who carried out or supervised any design work that is restricted by	uilding work
☐ Project inf	ormation	n memorandum	
☐ Certificate	attache	d to project Information memorandum	
Proof of or	wnershi	0	
☐ Waivers a	nd/or m	odifications supporting documentation	
NOTES:			
The issue of a	a buildin	g consent does not relieve the owner of any duty or responsibility under any other Act.	
Please check	with yo	ur local territorial authority for other approvals required which may include the need for road open	ing notices.
		TA.	
			- 1
	-		
A ROLL OF PROPERTY AND A STATE OF THE ABOVE AN	e Only:	Building Officer: Application Accepted? Yes No	
Give reason			
Name:		Date Signature :	
			MENDE CONTRACTOR



Building Consent Office Record

Building Consent No.	BC200338
Building Project	Installation of a freestanding fireplace in existing dwelling.
Location (Site Address)	48 Greenhill Road, Waikanae
Building Category	R1

CONSENT DATA INPUT REQUIREMENTS

Please delet	te yes/no as	applicable
Yes	No	Compliance Schedule
Yes	No	Restricted building work
Yes	No	Owner Builder Owner Builder register: ED2526609
Yes	No	Certificate for Public Use
Yes	No	Natural Hazard Type:

Dialogue Record

Record all telephone discussions in relation to the application.

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

Date / time	State content of discussion!!!	Initials
10/8/2020	I rung Paul Cotter to clarify what is the proposed wood burner as 2 types are shown. Kylie will ring me back	

Notes	

GoGet Processing Summary Report

Consent No: 200338

Site Address: 48 Greenhill Road, Waikanae

Description: Installation of a freestanding fireplace in existing dwelling.

Checklist/Elements	Status	Notes	Processed By
Pre-Application Record	N/A		Simon Copp
<u>Vetting</u>	Pass	Angie Mazu	r,Simon Copp
Application documentation	Pass		SC
Application type	Pass	The application is for a building consent.	SC
Application form signed	Pass	The application form is signed by the owner or by an agent nominated by the owner.	SC
Proof of ownership	Pass	A certificate of title dated within the last three months.	SC
Drawings and plans	Pass	Detailed plans are provided that clearly show existing building and the proposed modification or new build.	SC
Site specific specifications	Pass	A plan of the Akaroa fire has been added to the BC documentation, does this need to be removed?	SC
		Provide details of a flashing that complies with E2 with the roof type on the house where it will be installed.	
		Provide details on how the fire will be seismically restrained.	
		Please show the location windows and doors in relation to fire/curtains.	
Request for Further Information:			
Request: A plan of the Akaroa fire ha	is been added	to the BC documentation, does this need to be removed?	SC
Response: No it doesn't need to be rem	noved because	that is what is being installed	SC
Request for Further Information:		·	
•	g that complie	s with E2 with the roof type on the house where it will be	e SC
Response: details supplied			SC
Request for Further Information:			
Request: Provide details on how the	firewill hese	ismically restrained	SC
·		isonry bolts through tile into concrete floor	SC
•	r iristaririy ivid	isoni y borts tili odgir tile into concrete nooi	30
Request for Further Information:		and in solution to fine /a subaire	60
Request: Please show the location w	indows and do	oors in relation to lire/curtains.	SC
Response: a note on the plan	_		SC
Compliance documentation	Pass	- C2: fireplace documentation;	SC
Specific engineered design	N/A		SC
Building act	N/A		SC
Decision- s71-74	N/A		SC
Waivers and Modifications	N/A		SC
Multi Use	N/A		SC
Payment	Pass		AMS
Payment requested	Pass		AMS
Payment received	Pass	No planning input required for this application	AMS
Planning	N/A	No planning input required for this application.	Simon Copp
Specified Systems Compliance	N/A	No Specified systems.	Simon Copp

Checklist/Elements	Status	Notes	Processed By
Environmental Health	N/A	No Environmental Health input required for this application.	Simon Copp
<u>Quick Consent</u>	Pass		Simon Copp
Consent type	Pass		SC
Minor works	Pass	Installation of a freestanding fireplace in existing dwelling Masport R3CCC Pedestal. Leg. Ash & Wood Stacker Technical Specifications (For both Clean-air & Rural Models), Seismic Restraint - In New Zealand it is required that the wood burner and floor protector are secured to prevent shifting in the event of an earthquake. This is best done by fastening the wood burner right througl the protector to the floor, using 8mm DynaBolts or 8mm coach screws or equivalent toggle fasteners for holes are at the rear of the burner. Flashing detail supplied Proof of ownership Rates form provided. fire shown on the floor plan, clear of any windows hearth protector clearances shown. smoke detectors shown. Flue details provided. Clearance requirements of fire provided. Seismic restraints noted Clean air approved (rural site) Fire clear of the curtains. A note on the plan.	SC
Simple building work	N/A		SC
Amendment-Durability modification	N/A		SC
Amendment	N/A		SC
Exemption	N/A		SC
Certificate for public use Other	N/A N/A		SC SC
Checklist	Pass		SC
B1 - B2: Stability	Pass	B1/AS1 - Alterations to framing for the flue penetrations will need to comply with NZS3604	SC
		B1/AS1 - woodburner and flue to be installed to manufacturer's specifications and installation instructions in accordance with AS/NZS2918	
		B2: - Manufacturer 10yr firebox warranty - acceptable solution requires durability not less than 5yrs, complies with B2/AS1	
		Hearth slab in accordance with AS/NZS2918, complies with B1/AS3	
		The Inspector is to check that no cutting through the rafters or ceiling joist and that flue is penetrating through single story only.	
		Manufacturer's warranty covers durability, in accordance with B2/AS1	
C1 - C6: Protection from fire	Pass	C/AS1 part 7: tested to and complies with NZS 2918:2001 Seismic Restraints to be installed to appliance to comply with C/AS1 Part 7.1.2	SC

Checklist/Elements	Status	Notes	Processed By
		C/AS1 part 7: hearth/Floor Protector tested to and complies with NZS2918:2001 when installed to manufacturer's specifications and installation instructions	
		C/VM1 appliance tested to NZS:2918 - complies when installed to manufacturers specifications and installation instructions	
D1 -D2: Access	Pass	D1: Access routes have adequate activity space, visibility, are free from dangerous obstructions, and have safe cross fall and slope in the direction of travel. Access unchanged from the original.	SC
E1 - E3: Moisture	Pass	E2/AS1 A new flue is being installed and the flashing details have been provided and comply with E2/AS1.	SC
F1 - F8: Safety of users	Pass	F7: Warning systems	SC
		Provision for smoke detection identified on plans of dwelling. Installed position and presence of hush button to be verified on site and alarms tested. Proposed in accordance with F7/AS1.	
G1 - G15: Services and facilities	Pass	G4: Ventilation to comply with G4/AS1 and manufacturer's specifications Council building file checked to confirm suitability of flue installation for ceiling type. No wetback shown	SC
H1: Energy efficiency	Pass	H1: Energy Efficiency	SC
		Wood burner complies with Ministry for Environment national standards for efficiency and emissions.	
<u>B1 - Structure</u>	N/A	This building consent is being assessed in the minor works (fire section) of the quick consent process.	Simon Copp
<u>B2 - Durability</u>	N/A	This building consent is being assessed in the minor works (fire section) of the quick consent process.	Simon Copp
C1-C2 - Protection From Fire	N/A	This building consent is being assessed in the minor works (fire section) of the quick consent process.	Simon Copp
<u>D1 - Access Routes</u>	N/A	This code clause is not applicable to this application for the installation of a wood burning fire.	Simon Copp
<u>D2 - Mechanical Installations For Access</u>	N/A	This code clause is not applicable to this application for the installation of a wood burning fire.	Simon Copp
E1 - Surface Water	N/A	This code clause is not applicable to this application for the installation of a wood burning fire.	Simon Copp
E2 - External moisture	N/A	This building consent is being assessed in the minor works (fire section) of the quick consent process.	Simon Copp
E3 - Internal Moisture	N/A	This code clause is not applicable to this application for the installation of a wood burning fire.	Simon Copp
F1 - Hazardous Agents On Site	N/A	This code clause is not applicable to this	Simon Copp
Printed 10 Aug 2020 7:3/am	Cor	nsant 200338	Page 3 of 6

Checklist/Elements	Status	Notes	Processed By
		application for the installation of a wood burning fire.	
F2 - Hazardous Building Materials	N/A	This code clause is not applicable to this	Simon Copp
-		application for the installation of a wood burning fire.	
F3 - Hazardous Substances And Processes	N/A	This code clause is not applicable to this application for the installation of a wood	Simon Copp
E4. Cofety From Falling	N1 / A	burning fire.	Cina an Cana
F4 - Safety From Falling	N/A	This code clause is not applicable to this application for the installation of a wood burning fire.	Simon Copp
F5 - Construction and Demolition Hazards	N/A	This code clause is not applicable to this application for the installation of a wood burning fire.	Simon Copp
F6 - Visibility In Escape Routes	N/A	5	Simon Copp
<u>F7 - Warning Systems</u>	N/A	This building consent is being assessed in the minor works (fire section) of the quick consent process.	Simon Copp
F8 - Signs	N/A	This code clause is not applicable to this application for the installation of a wood burning fire.	Simon Copp
F9 Means of Restricting Access to Residential Pools	N/A	This code clause is not applicable to this application for the installation of a wood burning fire.	Simon Copp
<u>G1 - Personal hygiene</u>	N/A	This code clause is not applicable to this application for the installation of a wood burning fire.	Simon Copp
G2 - Laundering	N/A	This code clause is not applicable to this application for the installation of a wood burning fire.	Simon Copp
G3 - Food Preparation And Prevention Of Contamination	N/A	This code clause is not applicable to this application for the installation of a wood burning fire.	Simon Copp
<u>G4 - Ventilation</u>	N/A	This building consent is being assessed in the minor works (fire section) of the quick consent process.	Simon Copp
G5 - Interior Environment	N/A		Simon Copp
G6 - Airborne And Impact Sound	N/A		Simon Copp
<u>G7 - Natural Light</u>	N/A	This code clause is not applicable to this application for the installation of a wood burning fire.	Simon Copp
<u>G8 - Artificial Light</u>	N/A	This code clause is not applicable to this application for the installation of a wood burning fire.	Simon Copp
G9 - Electricity	N/A	This code clause is not applicable to this application for the installation of a wood burning fire.	Simon Copp
G10 - Piped Services	N/A	This code clause is not applicable to this application for the installation of a wood burning fire.	Simon Copp
G11 - Gas As An Energy Source	N/A	This code clause is not applicable to this	Simon Copp

Checklist/Elements	Status	Notes	Processed By
		application for the installation of a wood burning fire.	
G12 - Water Supplies	N/A	This code clause is not applicable to this application for the installation of a wood burning fire.	Simon Copp
<u>G13 - Foul Water</u>	N/A	This code clause is not applicable to this application for the installation of a wood burning fire.	Simon Copp
<u>G14 - Industrial Liquid Waste</u>	N/A	This code clause is not applicable to this application for the installation of a wood burning fire.	Simon Copp
<u>G15 - Solid Waste</u>	N/A	This code clause is not applicable to this application for the installation of a wood burning fire.	Simon Copp
<u>H1 - Energy Efficiency</u>	N/A	This code clause is not applicable to this application for the installation of a wood burning fire.	Simon Copp
S67 - Waivers And Modifications	N/A	This section of the Building Act does not apply to this building consent.	Simon Copp
<u>S75 - Build over 2 allotments</u>	N/A	This section of the Building Act does not apply to this building consent.	Simon Copp
S112 and S133 AT - Alterations To Existing Buildings	Pass		Simon Copp
Scope	Pass		SC
S112 (1)	N/A		SC
S112 (2)	N/A		SC
S 133 AT (from 13 May 2018)	Pass	Smoke alarms are shown on the plans. Assessed in accordance with BC6.	SC
Escape from fire	N/A		SC
Compliance paths	N/A		SC
Existing conditions	N/A	Means of escape: Unchanged from original less than 25 m	SC
Non-compliance	N/A		SC
Proposed upgrades	N/A		SC
Cost versus benefit decision	N/A		SC
Access and facilities for persons with disabilities	N/A	Accessibility requirements provisions do not need to be considered for a single residence.	SC
S115 and S133 AN- Change Of Use	N/A	This section of the Building Act does not apply to this building consent.	Simon Copp
S116A - Subdivision Code Compliance Requirements	N/A	This section of the Building Act does not apply to this building consent.	Simon Copp
S363 - Certificate For Public Use	N/A	This section of the Building Act does not apply to this building consent.	Simon Copp
Restricted Building Work	N/A	The work proposed is not classified as restricted building work.	Simon Copp
Reviews	N/A	Deemed to be competent	Simon Copp

I am satisfied on reasonable grounds that the provisions of the relation to the attached application is properly completed in a specifications.	· · · · · · · · · · · · · · · · · · ·
Signed: Simon Copp	Date: 19 August 2020 7:34 am

KAPITI COAST DISTRICT COUNCIL

Consent No: 200338 Building Category: R1

Site Address: 48 Greenhill Road, Waikanae

Owner/Agent: Paul Cotter Electrical

Inspections

The following inspections are required:

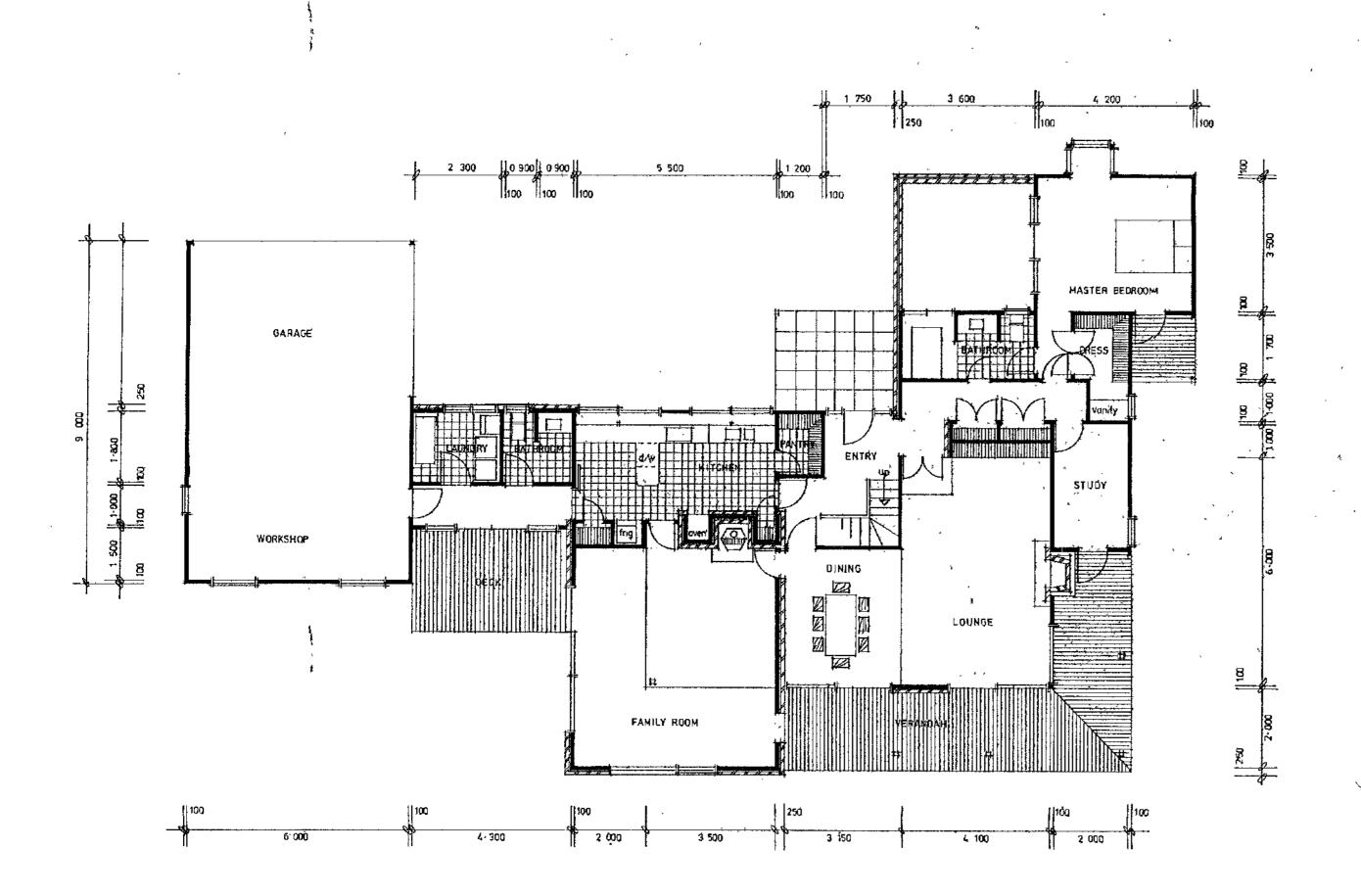
1 Free Standing Solid Fuel Heater

1 Total Inspections

Documentation

The following documentation is required:

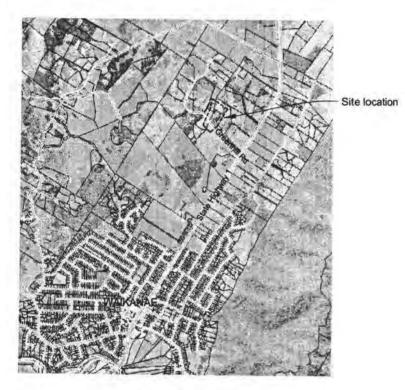
- 1 Application for CCC
- 1 Solid Fuel Heater Installer's Checksheet



Contractor to check and verity all dimensions on site

All lower wall framing of two-storey block to be fined with "Pinex" construction ply,

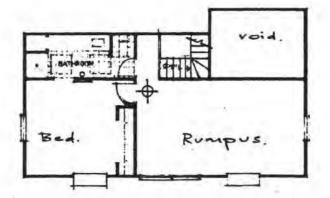
SCALE DATE PROPOSED RESIDENCE for G. T. & S.R. PATCHING LAYOUT 7th February 1977 MAIN ROAD NORTH O WAIKANAE BARRY 1 PAGE 5 TE URUHI GROVE PARAPARAUMU PH. 4135 BOX 185



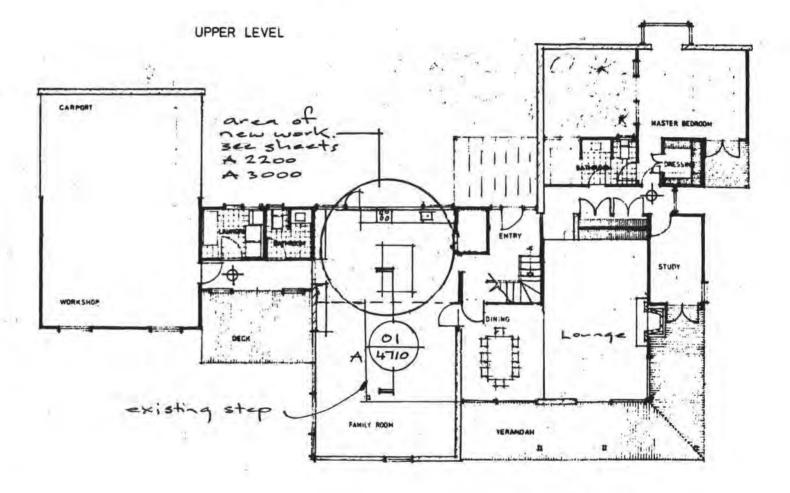
01 Location Plan SCALE - NTS

NOTES

Existing power and lighting layouts to be confirmed.







- smoke detectors.

LOWER LEVEL

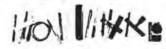
02 Existing Floor Plan

THE BUILDER IS RESPONSIBLE FOR THE SETTING OUT OF THE WORKS, THE CHECKING OF ALL DIMENSIONS AND LEVELS ON SITE, AND THE REPORTING OF ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. WORKS TO COMPLY WITH NZBC & NZ STANDARDS

DO NOT SCALE FROM THIS DRAWING

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF CGM Architects Ltd.

DATE	REVISION		
PROJECT	McCulloch Kitchen		
ADDRESS	ACCUSED SECOND SECOND		PROJECT # 0944
McCulloch Family	M-Oullant Family	DATE: 23.10.2009	nwe.
	McCulloch Family	SCALE @ A3 As Shown	A2000
DWG LC	1 1'- DI - 0 O'I DI	DRAWN: ADB	72000
	Location Plan & Site Plan	CHKD;	REVISION -



CGM ARCHITECTS LTD - NZIA Practice #5002

80 Adelaide Rd, Newtown, Wellington, NZ | ph +64 4 3856751 | fx +64 4 3847050 | PO BOX 16019, Newtown, Wellington G:\GGM Projects\09\0944 McCulloch Home\CAD\Building Corsent & Tender\0944 MM Kitchen

Valuation Book No. 1492/222/8

, 19

Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR. Horowhenua County Council, Bath Street, Levin

Postal Address Horowhenua County Council, PO 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 complete ptd U.Screedia with wir doctly

Allotment. Lot FIVE DP 25627 Section Pr Sec. 79 Area 18-3-16,5 SD: Block Locality: **Previous** P. and D.J. SMITH Owner Frontage (Length) 20,3 m. (Name of Street or Road) Nº1 STOTE Water Supply (Description) BORG. Estimated Value of Plumbing Work s 250 Estimated Value of Septic Tank \$ ১৯১ Estimated Value of Drainage Work Total \$3300.00

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 \$ 37 0

Receipt No. 13124

Water Connection Fee \$

Receipt No.:

Sewer Connection Fee \$

Receipt No:

Full Name and Address of Owner G.T. & S.R. PATCHING

MAIN RD. NTH. WANKANAR

NOTE —The following MUST accompany this Application:—

- (a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page.
- (b) Specifications of work and materials to be used Plan showing drains should be drawn to scale of 1-100 for large premises.

Signature of Applicant

Address Plumber's Signature, Address, and Registered No.

Stormwater drains should be shown (if any) in dotted lines

nature of Applicant

dress MAN RO. NTH WAIKANATE

mber's Signature, (if not the applicant)

dress, and gistered No.

Asy No 4763

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

No Septic Tank of Effluent Drainage System may be installed within 3.3 metres of a dwelling or 1.5 metres of any boundary.

Boundary Lines to be shown thus ------

Frontage to

Road

