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# CODE COMPLIANCE CERTIFICATE

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



Consent No(s): 230728

The Building			
Street address of building:	142 Huia Street, Waikanae	Building name:	N/A
Current, Lawfully established, use:	Ancillary Building (Wastewater Disposal)	Location of building within site/block number:	Rear
		Intended life of the building if 50 years or less:	-
Level/unit number:	-	Year first constructed:	2013
Legal description of land where building is located:	LOT 10 DP 22652 BLK VI KAITAWA SD		

The Owner			
Name of owner:	Dana Peterson and Jules Esther	Street address /registered office:	142 Huia Street, Waikanae
Contact person:	As above	Phone numbers:	
Mailing address:	142 Huia Street RD 1 Waikanae 5391	Landline:	-
		Mobile:	0274761234
		Daytime:	-
Email address:	dana@abundancefarm.nz	After hours:	-
Website:	N/A	Facsimile number:	-

First point of contact for communications with the Kapiti Coast District Council:	
As above	

Building Work	
Building Consent No(s):	230728
Issued by:	Kapiti Coast District Council

## Code Compliance

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

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

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

Date: 26/01/2024

Dana Peterson and Jules Esther  
142 Huia Street  
RD 1  
Waikanae 5391

16 November 2023

Dear Building Consent Applicant / Building Owner

**Approval of Building Consent – Detached Residential / Outbuilding: 230728**

**Location:** 142 Huia Street, Waikanae  
**Legal Description:** LOT 10 DP 22652 BLK VI KAITAWA SD  
**Description:** The requested building consent is just to separate a septic tank system currently serving two existing buildings, to allow new titles to be consented. No new buildings are proposed. The proposal is to use the existing septic tank and a new drainfield for proposed Lot 1, and the existing drainfield and a new septic tank for proposed Lot 2.

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

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

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

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

**Owner responsibilities**

The owner is responsible for ensuring:

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

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

### General requirements

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

The following information is relevant to this building consent:



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

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

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

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

#### **Other reference material**

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

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

## Building Consent

[Form 5, Building (Forms) Regulations 2004]

**230728**

**Section 51, Building Act 2004**

### The building

Street address of building: 142 Huia Street, Waikanae

Legal description of land where building is located: LOT 10 DP 22652 BLK VI KAITAWA SD

Valuation number: 1490010400

Building name:

Location of building within site/block number:

Level/unit number:

### The owner

Name of owner: Dana Peterson and Jules Esther

Contact person: Dana Peterson

Mailing address: 142 Huia Street, RD 1, Waikanae 5391

Street address/registered office: As above

Phone numbers:

Landline: 0274761234      Mobile: 0272138404

After hours: -      Fax number: -

Email address: dana@abundancefarm.nz

Website: -

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

As above

### Building work

The following building work is authorised by this building consent:

The requested building consent is just to separate a septic tank system currently serving two existing buildings, to allow new titles to be consented. No new buildings are proposed. The proposal is to use the existing septic tank and a new drainfield for proposed Lot 1, and the existing drainfield and a new septic tank for proposed Lot 2.

Detached dwelling

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

### Conditions of building consent

This building consent is subject to the following conditions:

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

### Compliance schedule

A compliance schedule is not required for the building.

### Attachments

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

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

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

Signature 

Position 

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 16/11/23

## Relevant Information

Issued in accordance with Building Consent No. 230728

1. Plan notes take precedence over general specifications.

## Building Consent Addendum to 230728

Application	Building Consent No. 230728
Dana Peterson and Jules Esther 142 Huia Street RD 1 Waikanae 5391	

Project	
Description:	Dwellings - Alterations & additions  Being Stage 1 of an intended 1 Stages  The requested building consent is just to separate a septic tank system currently serving two existing buildings, to allow new titles to be consented. No new buildings are proposed. The proposal is to use the existing septic tank and a new drainfield for proposed Lot 1, and the existing drainfield and a new septic tank for proposed Lot 2.
Intended Life:	Indefinite, but not less than 50 years
Intended Use:	Detached dwelling
Estimated Value:	\$30,206
Location:	142 Huia Street, Waikanae
Legal Description:	LOT 10 DP 22652 BLK VI KAITAWA SD
Valuation No:	1490010400

Plumber: Dana Peterson 23958 142 Huia Street, RD 1 Waikanae :  
0272138404

### Specific requirements

- Names and registration numbers of the plumber and drainlayer are required before work commences.
- A certifying plumber/drainlayer is to complete the attached producer statement forms and return to Council. Also provide a neat `as built` drainage plan showing sewer, stormwater and water.

**KAPITI COAST DISTRICT COUNCIL****Consent No: 230728****Building Category: R1****Site Address: 142 Huia Street, Waikanae****Owner/Agent: Dana Peterson and Jules Esther**

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**Inspections**

The following inspections are required:

- 1 Drainage
- 1 Final Inspection
- 2 Total Inspections

**Documentation**

The following documentation is required:

- 1 Application for CCC
- 1 As-built drainage plan
- 1 Drainage (Form 126) for stormwater & private  
Sewer installation
- 1 Other (specify) installation cert from the installer

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

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## STATEMENT OF DESIGN - PS1

APPROVED BY  
BUILDING  
simonc  
OFFICER  
16/11/2023

**Issued by:** Dean Hoyle

**To:** Jules Esther and Dana Peterson

**Copy to be supplied to:** Kapiti Coast District Council

**In Respect of:** Domestic Onsite Wastewater and Sewage System Design

**At:** 142 Huia Street, Waikanae

**Legal Description:** Lot 1 DP TBC

Waterflow NZ Ltd has been engaged by Jules Esther and Dana Peterson to provide the technical design services and details in respect of the requirements of G13/VM4 and B2 Durability of the Building Code 2004, for an Onsite Wastewater and Sewage System for their building at the above location.

The Design has been carried out in accordance with AS/NZS 1547/2012 and Clause B2, G13 and G14 of the Building Regulations 2004.

The proposed building work covered by this producer statement is described on the drawings titled: Jules Esther and Dana Peterson Onsite Wastewater Design Report, and numbered 1-42 together with the specification, and other documents set out in the schedule attached to this statement.

**On behalf of the Design Firm,** and subject to:

- (i) Site verification of the following design assumptions: correct installation of the system and drainage fields
- (ii) All proprietary products meeting their performance specification requirements;

As an independent design professional covered by a current policy for Professional Indemnity Insurance, no less than \$200,000\*, I **believe on reasonable grounds** the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

Signed by: Dean Hoyle – PS Author '3037' Auckland Council, NZQA Onsite Wastewater Training/Opus, BOINZ OWM, HBRC & FNDC Approved Designer

Date: 12.06.23

Signature:



Waterflow NZ Ltd  
1160 State Highway 12  
Maungaturoto 0520

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

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



**2023**

**Waterflow NZ Ltd**  
Certified Designer

**Jules Esther and Dana Peterson**  
**142 Huia Street**  
**Waikanae**  
**Lot 1 DP TBC**

**Reference Number:**

**Issued 12.06.23**

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**[ ONSITE WASTEWATER DESIGN REPORT ]**

Onsite Wastewater Design Report by Waterflow NZ Ltd – Copyright 2014

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## **Attachments**

- PS1
- Certificate of Title
- Land Application System Schematics
- Assessment of Environmental Effects
- System & Installation Specifications
- Home Owners Care Guide

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**PART A: CONTACT AND PROPERTY DETAILS****A 1. Consultant / Evaluator**

<b>Name:</b>	Dean Hoyle
<b>Company/Agency:</b>	Waterflow New Zealand Ltd
<b>Address:</b>	1160 SH 12 Maungaturoto
<b>Phone:</b>	09 431 0042
<b>Fax:</b>	09 431 8845
<b>Email Address:</b>	<a href="mailto:dean@waterflow.co.nz">dean@waterflow.co.nz</a>

**A 2: Applicant Details**

<b>Applicant Name:</b>	Jules Esther and Dana Peterson
<b>Company Name:</b>	
<b>Property Owner:</b>	Jules Esther and Dana Peterson
<b>Owner Address:</b>	142 Huia Street, Waikanae
<b>Phone:</b>	
<b>Mobile:</b>	
<b>Email Address:</b>	

**A 3: Site Information**

<b>Sited Visited by:</b>	Caleb Pirini	<b>Date:</b>	Monday, 13 February 2023
<b>Physical Address:</b>	142 Huia Street, Waikanae		
<b>Territorial Authority:</b>	Kapiti Coast District Council		
<b>Regional Council:</b>	Wellington Regional Council		
<b>Regional Rule</b>	Rule R74		
<b>Legal Status of Activity:</b>	<b>Permitted:</b>	<input checked="" type="checkbox"/> x	<b>Controlled:</b> <input type="checkbox"/> <b>Discretionary:</b> <input type="checkbox"/>
<b>Total Property Area (m<sup>2</sup>):</b>	11300m <sup>2</sup>		
<b>Map Grid Reference:</b>			
<b>Legal Description of Land (as on Certificate of Title):</b>			
<b>Lot No:</b>	1		
<b>DP No:</b>	TBC		
<b>CT No:</b>			

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**A 4: Are there any previous existing discharge consents relating to this proposal or other waste discharge/disposal on the site?**

Yes: ☒ No: ☐

**If yes, give reference No's and description:**

The owners have obtained Council consent to subdivide, and splitting the existing septic system, so that Lot 1 has a new LAS and Lot 2 has a new septic tank, as part of the consent to subdivide.

**A 5: Dwelling(s) for which on-site wastewater service is to be provided**

<b>Status of dwelling(s) to be serviced:</b>	<b>New</b>	<input type="checkbox"/>	<b>Existing</b>	<input checked="" type="checkbox"/>	<b>Multiple</b>	<input type="checkbox"/>
<b>How many dwellings on the property?</b>	2					
<b>Capacity of dwellings:</b>	<b>Dwelling 1</b>	3				
<b>(or number of bedrooms)</b>	<b>Dwelling 2</b>	1				
	<b>Dwelling 3</b>					
	<b>Other:</b>					
<b>Notes:</b>						

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**PART B: SITE ASSESSMENT - SURFACE EVALUATION****B 1: Site Characteristics**

Performance of adjacent systems:	(Unknown)		
Estimated annual rainfall (mm):	1250 - 1500 (as per NIWA statistics)		
Seasonal variation (mm):	300-400mm		
Vegetation cover:	Pasture grass		
Slope shape:	Linear Planar		
Slope angle:	8 °		
Surface water drainage characteristics:	Broad overland flow across site		
Flooding potential?	Yes:		No: x
If Yes, specify relevant flood levels relative to disposal area:			
Site characteristics:	an irregular shaped rural property. Property is generally covered with pasture grass and trees. The Property is part of a new sub-division. Property boundaries are on Huia Street to the East and other like properties on all other boundaries.  <div style="border: 1px solid blue; padding: 5px; color: red;">           BC230728            Received by            Kapiti Coast District Council            30/10/2023         </div>		

**B 2: Slope Stability**

Has a slope stability assessment been carried out on the site?

Yes:	x	No:	
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If no, why not?

Low slope:		No signs of instability:		Other:
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If yes, give brief details of report:

Details:	Indicative Site Suitability for Onsite Effluent Disposal Report
Author:	Chris Barber
Company/Agency:	Cuttriss Consultants Limited
Date of report:	17/11/21

**B 3: Site Geology**

As per: Indicative Site Suitability for Onsite Effluent Disposal Report by Cuttriss Consultants Limited
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**B 4: Slope Direction**

What aspect does the proposed disposal system face?

North		West	
North-West	x	South-West	
North-East		South-East	
East		South	

**B 5: Site Clearances if applicable (also on site plan)**

	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries:	>20	>20
Surface Water:	>20	>20
Ground Water:	>1.2	>1.2
Stands of Trees / Shrubs:	n/a	n/a
Wells/Water Bores:	>20	>20
Embankments / Retaining Walls:	>3	>3
Buildings:	>3	>3
Other:		

**B 6: Please identify any site constraints applicable for this property, and indicate how the design process is to deal with these.**

Constraints	Explain how constraints are being dealt with
1 Site constraints: (a) (b)	n/a

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**PART C: SITE ASSESSMENT - SOIL INVESTIGATION****C 1: Soil Profile Determination Method**

Test pit:		Depth (mm):		No. of Test pits:	
Bore hole:	x	Depth (mm):	1200	No. of Bore holes	2
Other:					

**C 2: Fill Material**

Was fill material intercepted during the subsoil investigation?

 Yes: ☐ No: ☒

If yes, please specify the effect of the fill on wastewater disposal:

**C 3: Permeability Testing**

Has constant head Permeability Testing (Ksat) been carried out?

 Yes: ☐ No: ☒

If yes, please indicate the details (test procedure, number of tests):

Test report attached?

 Yes: ☐ No: ☒
**C 4: SURFACE WATER CUT OFF DRAINS**

Are surface water interception/diversion drains required?

 Yes: ☐ No: ☒
**C 5: DEPTH OF SEASONAL WATER TABLE:**

Winter (m):	>1.2
Summer (m):	>1.2

Was this:

Measured:	✓ no sign of ground water or mottling in bore holes
Estimated:	

**C 6: SHORT CIRCUITS**

Are there any potential short circuit paths?

 Yes: ☐ No: ☒

If yes, how have these been addressed?

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**C 7: SOIL CATEGORY**

Is topsoil present?

Yes:	x	No:	
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If yes, what is the topsoil depth &amp; soil description?

250mm topsoil over silty clay and loambound gravel

Indicate the disposal field soil category (as per AS/NZS 1547:2012 Table E1)

Category	Description	Drainage	(x)
1	Gravel, coarse sand	Rapid draining	
2	Loamy sand, sandy loam	Free draining	
3	Medium-fine sandy loam, loam & silt loam	Good draining	
4	Sandy clay-loam, clay loam & silty clay-loam	Moderate draining	x
5	Sandy clay, light clay, silty clay	Moderate to slow draining	
6	Medium to Heavy Clays	Slow draining	

Reason for placing in stated category:

Result of bore hole/test pit sample	x
Profile from excavation	
Geotech report	
Other:	

**C 8: SOIL STRUCTURE**

Based on results of the in-situ soil profile investigation above (C7) please indicate the disposal (land application) field soil structure:

Massive	
Single grained	
Weak	
Moderate	x
Strong	

**C 9: As necessary, provide qualifying notes on the relationship of Soil Category (C7) to Soil Structure (C8) and the effect this relationship will have on design loading rate selection:**

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**PART D: DISCHARGE DETAILS - SEE HYDRAULIC LOADING TABLES****D 1: Water supply source for the property:**

Rain water (roof collection)	x
Bore/well	
Public supply	

**D 2: Are water reduction fixtures being used?**

Yes:		No:	x
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If 'yes' Please state:

Standard Fixtures include dual flush 11/5.5 or 6.3 litre toilet cisterns, and includes standard automatic washing machine, but a low water use dishwasher, no garbage grinder.

**D 3: Daily volume of wastewater to be discharged:**

No. of bedrooms/people:	1: 3 Bedroom 2: 1 Bedroom 3:
Design occupancy (people): (as per AS/NZS 1547:2012 Table J1)	1: 5 People 2: 2 People 3:
	Black / Grey water
Per capita wastewater production (litres/person/day): (as per AS/NZS 1547:2012 Table H3, Note 2)	1: 145 L/day 2: 145 L/day 3:
Total daily wastewater production (litres per day):	1015 L/day

**D 4: Is daily wastewater discharge volume more than 2000 litres?**

Yes:		No:	x
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**D 5: Gross lot area to discharge ratio:**

Gross lot area:	11300 m <sup>2</sup>
Total daily wastewater production (litres/day):	1015 L
Lot area to discharge ratio:	11.13

**D 6: Net Lot Area**

Area of lot available for installation of the disposal (land application) field and reserve area:

Net lot area (m <sup>2</sup> ):	10300 m <sup>2</sup>
Reserve area (m <sup>2</sup> ):	100%

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**PART E: LAND DISPOSAL METHOD****E 1: Indicate the proposed loading method:**

	Black / Grey Water
Gravity Dose:	
Dosing Siphon:	X
Pump:	

**E 2: If a pump is being used please provide following information:**

Total Design Head (m):	
Pump Chamber Volume (litres):	
Emergency Storage Volume (litres):	

**Is a high water level alarm being installed in pump chambers?**

Yes:		No:	X
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**E 3: Identify the type(s) of Land Disposal method proposed for this site:**

	Black / Grey Water
P.C.D.I. Dripper Irrigation:	
L.P.E.D. System:	
Evapo-Transpiration Beds:	ETS Beds
Other:	
(as per Schematics attached)	

**E 4: Identify the Loading Rate proposed for option selected in E3:**

as per AS/NZS 1547:2012 Table L1 & M1	Black / Grey Water
Loading Rate (litres/m <sup>2</sup> /day):	10
Disposal Area Basal (m <sup>2</sup> ):	102
Areal (m <sup>2</sup> ):	

**E 6: Details and dimensions of the disposal (land application) field:**

Length (m):	11.3	No. ETS Beds	3	Hole Size:	16.0
Width (m):	3.0	Spacing (m):	1.5	Hole Spacing:	500.0
Notes:	Conventional ETS beds laid on level contour. To be protected from stock and vehicle movements, as per schematic drawing attached. See schematic drawing attached.				

## **PART F: PROPOSED WASTEWATER TREATMENT SYSTEM**

A Existing Septic System, fed through ETS Beds is suitable for this site. The Existing Septic System has enough capacity to accommodate 6000ltr per day, so will be well within its capacity. The land application system is designed to discharge a maximum volume of 1015ltrs per day and if this is exceeded it could cause failure resulting in environmental and public harm.

## **PART G: OPERATION AND MAINTENANCE OF SYSTEM**

The operation of this complete system will be explained verbally to the owner by the Installer or Agent on Completion of Installation; also provided with Waterflow's Home Owner's Manual.

Waterflow NZ Ltd encourages the Home Owner to monitor and care for your system yourself, with our backing and support, and by doing so you will learn how your system works and operates and how to keep it in top working order.

It is also recommended that a Maintenance Program contract is in place at all times to ensure this system is maintained at top performance at all times.

All on site wastewater systems require regular maintenance; in this case once annually is suffice and may be specified within the consent process by the Building Department of Kapiti Coast District Council. This Maintenance will be recorded on hard copy and supplied to both the Owner and Kapiti Coast District Council Compliance Officer if requested.

**NOTE TO OWNER:** All written records pertaining to the wastewater system should be retained in a safe place. When a change of ownership occurs, a full and complete history is able to be passed to the new owners.

Animals are to be physically excluded from the installed effluent field to avoid damage, and to reduce the risk of soil compaction in the vicinity of the bed.

Planting within this area is encouraged to assist with evapotranspiration by plants.

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## PART H: SOIL LOG PROFILE

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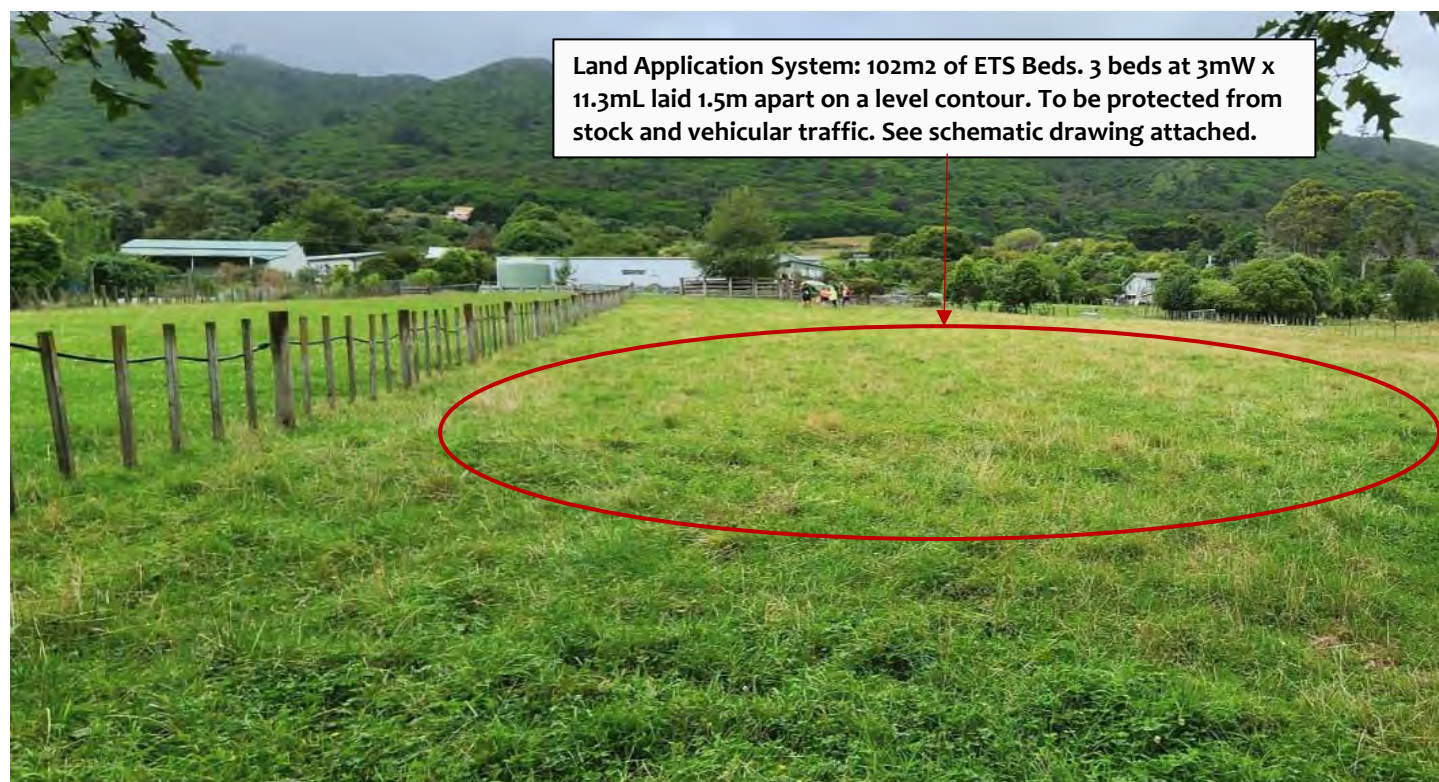
250mm topsoil over silty clay and loambound gravel  
Class 4, (as per AS/NZS 1547:2012 Table E1)





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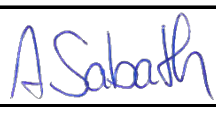
**PART I: SITE IMAGES**






## DECLARATION

I, hereby certify that, to the best of my knowledge and belief, the information given in this application is true and complete.

Prepared By:	
Name:	Alexandra Sabath - Wastewater Design Technician
Signature:	
Date:	12.06.23

Reviewed By:	
Name:	Dean Hoyle – PS Author ‘3037’ Auckland Council, NZQA Onsite Wastewater Training/Opus, BOINZ OWM, HBRC Approved Designer
Signature:	
Date:	12.06.23

**NOTE:** The Waterflow Systems are to be installed by a registered drainlayer to the designs supplied by Waterflow NZ Ltd. All work to comply with Regional Council Water and Soil Plans.

### Comments/Summary:

The disposal field will need to be protected from traffic and animal grazing. Planting this area is recommended to increase Evapotranspiration.

Suitable plants for the disposal field can be found on our website [www.naturalflow.co.nz](http://www.naturalflow.co.nz)

Waterflow Treatment systems to be installed by accredited installer unless other arrangements have been made by Waterflow NZ Ltd

For more information do not hesitate to contact the team at Waterflow NZ Ltd on 0800 628 356

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Building location and design approximate only. Please see architectural plans for exact details



KEY	
	5000 Filter Siphon
	sewer inspection
	100mm Ø UPVC Sewer

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Further Information Received  
16/11/2023

**WRIGHT  
TANKS LTD**

As Built plans are drawn off the supplied drawing from the sub contractor. Wright Tanks Ltd do not survey the site and therefore take no responsibility for the accuracy of such plots.

Plans are drawn off a supplied drawing. Wright Tanks Ltd do not survey the site for boundary dimensions or building and driveway location. These are approximate and may vary to exact locations. See architectural site plan for exact measurements and locations. Wright Tanks Ltd therefore take no responsibility for the accuracy of such dimensions.

Site Plan to be read in conjunction with the enclosed site inspection report.

Name:	J Esther & D Peterson
Address:	142 Huia St. Waikanae
Drawn By:	S.K
Scale:	Do Not Scale
Date:	10/11/2023
Ref #:	LOT 10 DP 22652 BLK VI KAITAWA SD
Signed:	

fp: 0800 253 273  
t: 06 353 6157 E: 06 353 3020  
PO Box 4777 Palmerston North 4442  
email: admin@wrighttanks.co.nz  
[www.wrighttanks.co.nz](http://www.wrighttanks.co.nz)

This design remains the property of Wright Tanks Limited and may not be altered, reproduced or installed (wholly or in part) by any person not accredited as a Wright Tanks Limited approved installer.





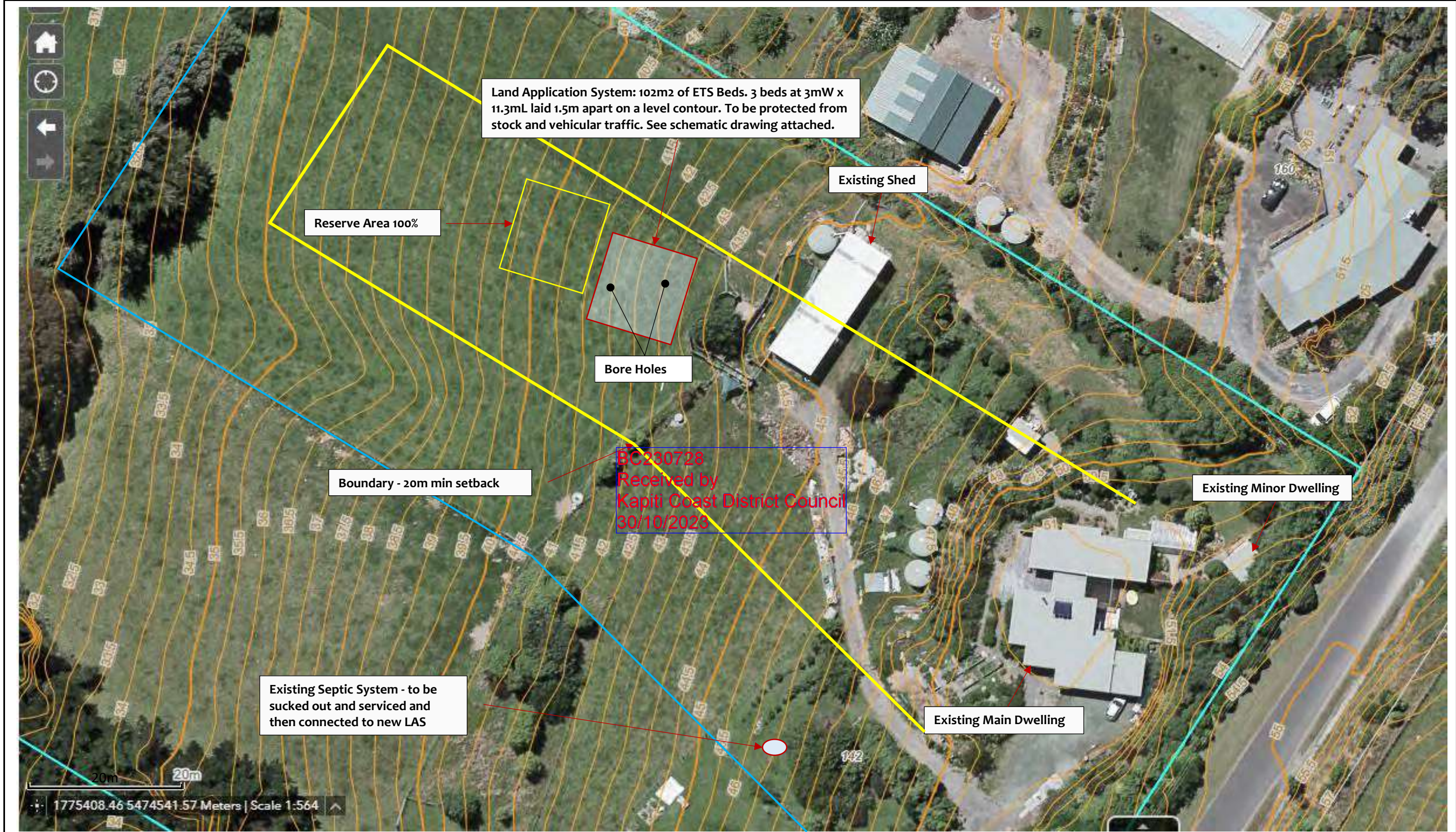
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SITE LOCATION PLAN:		SCALE:
Jules Esther and Dana Peterson		1 : 327
142 Huia Street		
Waikanae		
Lot 1DP TBC		
1.13HA		@ A3

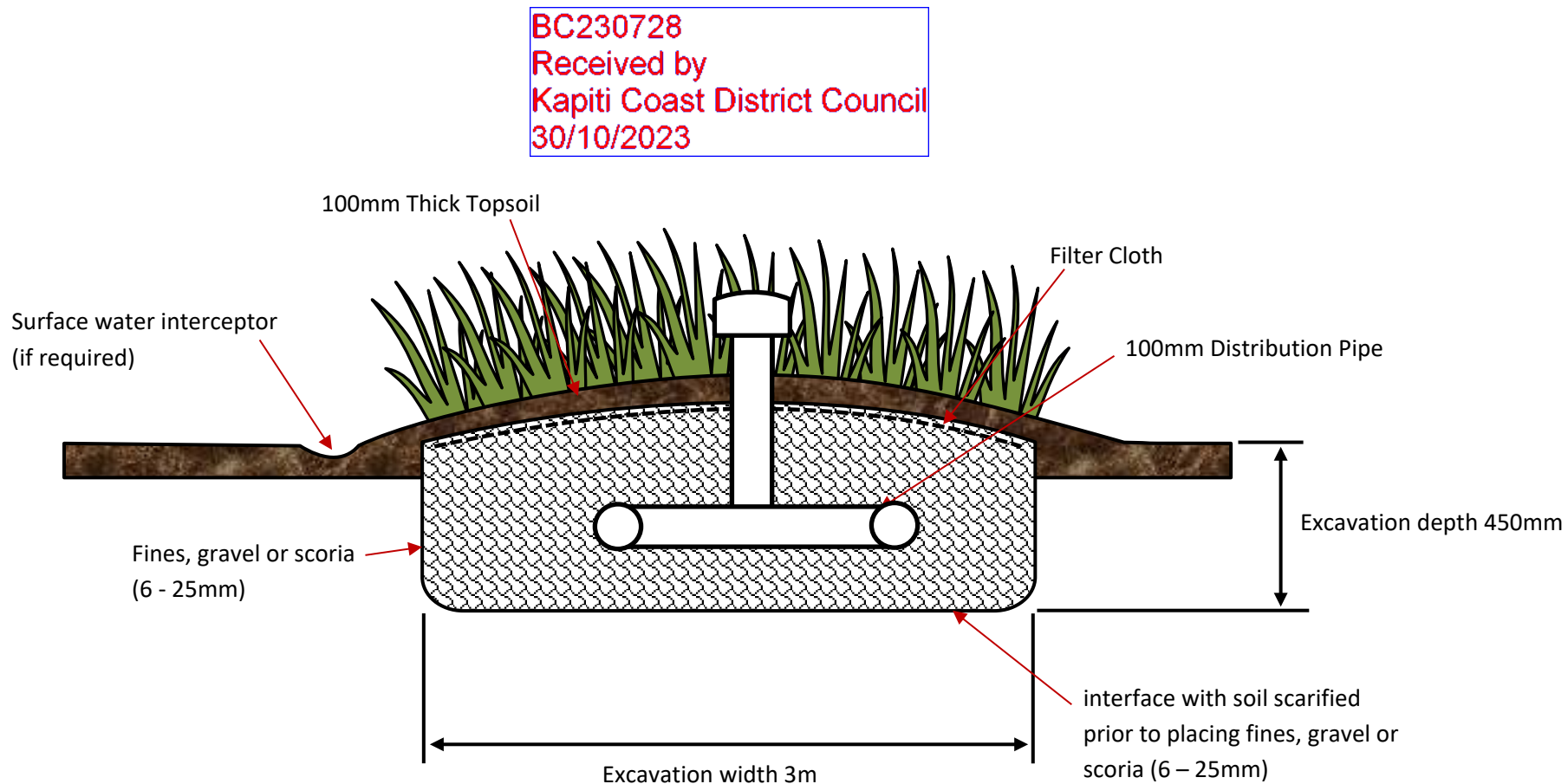




		<table><tr><td>DATE DRAW:</td><td>12.06.23</td></tr><tr><td>PREPARED BY:</td><td>Alexandra Sabath</td></tr><tr><td>REVISED:</td><td>Dean Hoyle</td></tr></table>	DATE DRAW:	12.06.23	PREPARED BY:	Alexandra Sabath	REVISED:	Dean Hoyle	<table><tr><td>SITE LAYOUT PLAN:</td></tr><tr><td>Jules Esther and Dana Peterson</td></tr><tr><td>142 Huia Street</td></tr><tr><td>Waikanae</td></tr><tr><td>Lot 1 DP TBC</td></tr><tr><td>1.13HA</td></tr></table>	SITE LAYOUT PLAN:	Jules Esther and Dana Peterson	142 Huia Street	Waikanae	Lot 1 DP TBC	1.13HA	<table><tr><td>SCALE:</td></tr><tr><td>1 : 44</td></tr><tr><td>@ A3</td></tr></table>	SCALE:	1 : 44	@ A3
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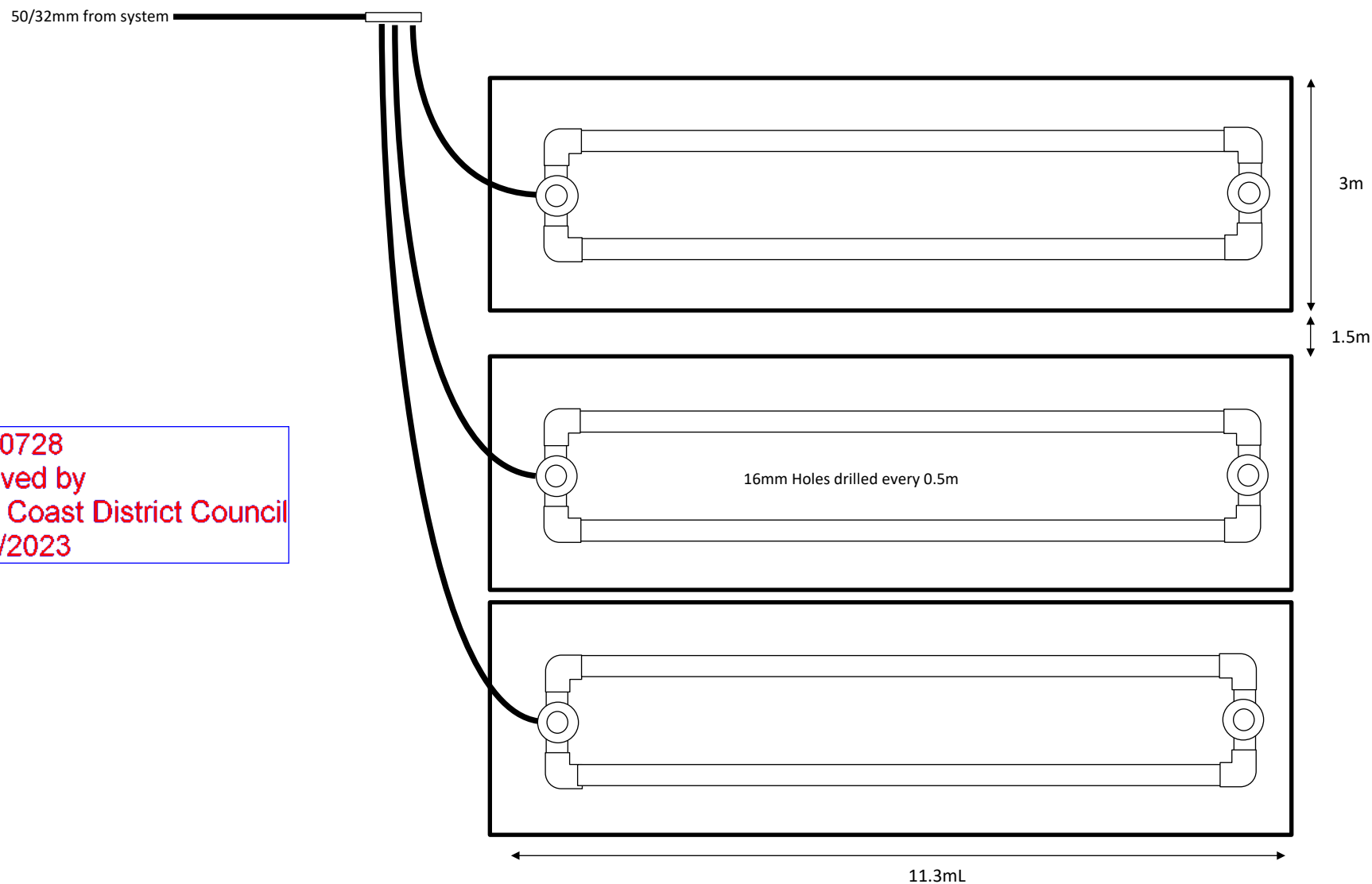
## ETS (EVAPOTRANSPIRATION SEEPAGE) CONTOUR BEDS



The standard width for ETS beds is from 750 – 1500mm, but 1800mm up to 3000mm maximum can be utilised provided crowing to shed rainfall is increased accordingly. Contour ETS beds of 450mm to 750mm width can be used on sloping sites.

## ETS (EVAPOTRANSPIRATION SEEPAGE) CONTOUR BEDS

Top Elevation



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## **Assessment of Environmental Effects**

**Jules Esther and Dana Peterson of 142 Huia Street, Waikanae  
Lot 1 DP TBC**

### **1.1 Description of Proposal**

The owners of this site propose the servicing of an existing 3 bedroom and 1 bedroom dwellings .

### **1.2 Site Description**

This site, located at 142 Huia Street, is a an irregular shaped rural property. Property is generally covered with pasture grass and trees. The Property is pasrt of a new sub-divison. Property boundaries are on Huia Street to the East and other like properties on all other boundaries.

### **1.3 Wastewater Volume**

In calculating the wastewater flows we have allowed for a maximum occupancy of 7 persons, based on the proposed 3 bedroom and 1 bedroom dwellings (as per AS/NZS 1547:2012 Table J1). Total wastewater production is based on an allowance of 145 litres per person per day (as per AS/NZS 1547:2012 Table H3, Note 2), which is conservative given that water supply is roof collected rain water and standard water fixtures will be used throughout the house.

### **1.4 Wastewater Volume**

The Existing Septic system that is proposed will treat the wastewater to a high standard prior to dispersal using a LPED dispersal system into a purpose-designed ETS bed system, where the removal of nutrient will continue, both in the receiving soils and by plant uptake.

The system will be capable of producing reductions in Biochemical Oxygen Demand, Total Suspended Solids, Nitrogen, and Coliforms to a standard that meets the requirements (see details below). The system will cater for the wastewater requirements of the private dwellings (domestic wastewater) and will not service any commercial or trade waste sources. Risk Minor to Nil.

### **1.5 Proposed Treatment System**

The objective of the treatment system is to reduce and remove much of the contaminants from the wastewater prior to discharge into the receiving soil. This will improve the long-term performance of the disposal field as well as reducing the risk to the receiving environment. The system will consist of:  
Existing Septic tank

## Existing Siphon Chamber Land Application System

### 1.6 Land Application System

The proposed land application system uses a LPED dispersal system into ETS beds, to disperse the treated wastewater into the receiving soils and dense planting is required to enhance evapo-transpiration. This land application system will be installed in conjunction with existing and proposed landscaping as detailed on the site plan.

### 1.7 Surface & Ground Water

It is proposed to treat the water to a high standard prior to discharge and the proposed irrigation system will introduce the water into the topsoil horizon using ETS Beds. A low application rate of treated effluent into the topsoil will significantly reduce the likelihood of, any breakout or runoff or any risk of surface water contamination. With the ground water levels being >1.2m this conservative DLR also means the risk of ground water contamination is virtually nil. A majority of the undeveloped areas of this site are suitable for a ETS Beds when the necessary setbacks are observed. Risk Minor to Nil.

### 1.8 Air Quality

The proposed Existing Septic system will produce no noticeable odour when functioning correctly. Any odour will be contained within the tanks. The land application system will load the soil at a rate that should not cause ponding, spraying or aerosol of the effluent that could potentially cause odours. Risk Minor to Nil.

### 1.9 Visual Impact

The tanks are installed wholly below ground level with only the lids being visible. The lids will protrude approximately 100mm to prevent egress of storm water into the system. The disposal field will be located in a purpose designed mulched and intensively planted disposal area. Warning signs may be installed to indicate the presence of the disposal area, although probably not necessary in a domestic situation, also the area may be fenced to restrict access.

### 1.10 Environmental Risks

Risks are associated with this proposal are minor. The treatment system will be automated, and the Home Owner will be given a 'Home Owners Care Guide' which explains the necessary visual checks to ensure no issues arise with the system, specifically – solids build-up - high water level – discharge failure – filter blockage.

Peak flow into the system are not expected to be significant and the system includes a large emergency storage volume.

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## 1.11 Maintenance Requirements

The maintenance requirement of this system is minimal, with the system fully automated. The system requires little input from the operator apart from the regular visual checks of the treatment system and land application system. All other maintenance interventions must be carried out by service persons familiar with the operation of the system and approved by the manufacturer. Maintenance may include checking of the dissolved oxygen levels, cleaning of effluent outlet filter, removal of excess sludge volume, etc....

The owners will be verbally informed at the commissioning of this system of all maintenance requirements and strongly advised to have a service contract in place prior to final sign off of the system installation.

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## **STATEMENT OF DESIGN - PS1**

**Issued by:** Dean Hoyle

**To:** Jules Esther and Dana Peterson

**Copy to be supplied to:** Kapiti Coast District Council

**In Respect of:** Waterflow Domestic Onsite Wastewater and Sewage System Design

**At:** 142 Huia Street, Waikanae

**Legal Description:** Lot 2 DP TBC

Waterflow NZ Ltd has been engaged by Jules Esther and Dana Peterson to provide the technical design services and details in respect of the requirements of G13/VM4 and B2 Durability of the Building Code 2004, for an Onsite Wastewater and Sewage System for their building at the above location.

The Design has been carried out in accordance with AS/NZS 1547/2012 and Clause B2, G13 and G14 of the Building Regulations 2004.

The proposed building work covered by this producer statement is described on the drawings titled: Jules Esther and Dana Peterson Onsite Wastewater Design Report, and numbered 1-42 together with the specification, and other documents set out in the schedule attached to this statement.

**On behalf of the Design Firm,** and subject to:

- (i) Site verification of the following design assumptions: correct installation of the system and drainage fields
- (ii) All proprietary products meeting their performance specification requirements;

As an independent design professional covered by a current policy for Professional Indemnity Insurance, no less than \$200,000\*, I **believe on reasonable grounds** the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

Signed by: Dean Hoyle – PS Author '3037' Auckland Council, NZQA Onsite Wastewater Training/Opus, BOINZ OWM, HBRC & FNDC Approved Designer

Date: 12.06.23

Signature:



Waterflow NZ Ltd  
 1160 State Highway 12  
 Maungaturoto 0520

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

**2023**

**Waterflow NZ Ltd**  
Certified Designer

**Jules Esther and Dana Peterson**  
**142 Huia Street**  
**Waikanae**  
**Lot 2 DP TBC**

**Reference Number:**

**Issued 12.06.23**

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**[ ONSITE WASTEWATER DESIGN REPORT ]**

Onsite Wastewater Design Report by Waterflow NZ Ltd – Copyright 2014

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## Attachments

- PS1
- Certificate of Title
- Land Application System Schematics
- Assessment of Environmental Effects
- System & Installation Specifications
- Home Owners Care Guide

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**PART A: CONTACT AND PROPERTY DETAILS****A 1. Consultant / Evaluator**

<b>Name:</b>	Dean Hoyle
<b>Company/Agency:</b>	Waterflow New Zealand Ltd
<b>Address:</b>	1160 SH 12 Maungaturoto
<b>Phone:</b>	09 431 0042
<b>Fax:</b>	09 431 8845
<b>Email Address:</b>	<a href="mailto:dean@waterflow.co.nz">dean@waterflow.co.nz</a>

**A 2: Applicant Details**

<b>Applicant Name:</b>	Jules Esther and Dana Peterson
<b>Company Name:</b>	
<b>Property Owner:</b>	Jules Esther and Dana Peterson
<b>Owner Address:</b>	142 Huia Street, Waikanae
<b>Phone:</b>	
<b>Mobile:</b>	
<b>Email Address:</b>	

**A 3: Site Information**

Sited Visited by:	Caleb Pirini	Date:	Monday, 13 February 2023			
Physical Address:	142 Huia Street, Waikanae					
Territorial Authority:	Kapiti Coast District Council					
Regional Council:	Wellington Regional Council					
Regional Rule	Rule R75					
Legal Status of Activity:	Permitted:	x	Controlled:		Discretionary:	
Total Property Area (m²):	6420m <sup>2</sup>					
Map Grid Reference:						
Legal Description of Land (as on Certificate of Title):						
Lot No:	2					
DP No:	TBC					
CT No:						

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**A 4: Are there any previous existing discharge consents relating to this proposal or other waste discharge/disposal on the site?**

Yes: ☒ No: ☐

**If yes, give reference No's and description:**

The owner has subdivided the site and due to this the existing Wastewater Treatment field is not within the boundary. Owner proposes to install a new Septic Tank within the new boundary and to discharge into the existing well performing Low Pressure Effluent Dosing System designed by Dave Miller, 16th June 2010.

**A 5: Dwelling(s) for which on-site wastewater service is to be provided**

<b>Status of dwelling(s) to be serviced:</b>	<b>New</b>	<input type="checkbox"/>	<b>Existing</b>	<input checked="" type="checkbox"/>	<b>Multiple</b>	<input type="checkbox"/>
<b>How many dwellings on the property?</b>	2					
<b>Capacity of dwellings:</b>	<b>Dwelling 1</b>	1 (existing Dwelling)				
<b>(or number of bedrooms)</b>	<b>Dwelling 2</b>	1 (future Dwelling)				
	<b>Dwelling 3</b>					
	<b>Other:</b>					
<b>Notes:</b>						

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**PART B: SITE ASSESSMENT - SURFACE EVALUATION****B 1: Site Characteristics**

Performance of adjacent systems:	(Unknown)		
Estimated annual rainfall (mm):	1250 - 1500 (as per NIWA statistics)		
Seasonal variation (mm):	300-400mm		
Vegetation cover:	Pasture grass		
Slope shape:	Linear Planar		
Slope angle:	8 °		
Surface water drainage characteristics:	Broad overland flow across site		
Flooding potential?	Yes:		No: x
If Yes, specify relevant flood levels relative to disposal area:			
Site characteristics:	an irregular shaped rural property. Property is generally covered with pasture grass and trees. The Property is part of a new sub-division. Property boundaries are on Huia Street to the East and other like properties on all other boundaries.  <div style="border: 1px solid blue; padding: 5px; color: red;">           BC230728            Received by            Kapiti Coast District Council            30/10/2023         </div>		

**B 2: Slope Stability**

Has a slope stability assessment been carried out on the site?

Yes:	x	No:	
------	---	-----	--

If no, why not?

Low slope:		No signs of instability:		Other:
------------	--	--------------------------	--	--------

If yes, give brief details of report:

Details:	Indicative Site Suitability for Onsite Effluent Disposal Report
Author:	Chris Barber
Company/Agency:	Cuttriss Consultants Limited
Date of report:	17/11/21

**B 3: Site Geology**

As per: Indicative Site Suitability for Onsite Effluent Disposal Report by Cuttriss Consultants Limited
---

**B 4: Slope Direction**

What aspect does the proposed disposal system face?

North		West	
North-West	x	South-West	
North-East		South-East	
East		South	

**B 5: Site Clearances if applicable (also on site plan)**

	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries:	n/a	n/a
Surface Water:	>20	>20
Ground Water:	>1.2	>1.2
Stands of Trees / Shrubs:	n/a	n/a
Wells/Water Bores:	>20	>20
Embankments / Retaining Walls:	>3	>3
Buildings:	>3	>3
Other:		

**B 6: Please identify any site constraints applicable for this property, and indicate how the design process is to deal with these.**

Constraints	Explain how constraints are being dealt with
<b>1 Site constraints:</b> (a) no setback clearance between the new boundary and the existing disposal field	n/a Existing disposal field is over-design for the advised wastewater production on site

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**PART C: SITE ASSESSMENT - SOIL INVESTIGATION****C 1: Soil Profile Determination Method**

Test pit:		Depth (mm):		No. of Test pits:	
Bore hole:		Depth (mm):		No. of Bore holes:	
Other:	See attached Design prepared by David Miller, 16 June 2010				

**C 2: Fill Material**

Was fill material intercepted during the subsoil investigation?

Yes:		No:	x
------	--	-----	---

If yes, please specify the effect of the fill on wastewater disposal:

--

**C 3: Permeability Testing**

Has constant head Permeability Testing (Ksat) been carried out?

Yes:		No:	x
------	--	-----	---

If yes, please indicate the details (test procedure, number of tests):

--

Test report attached?

Yes:		No:	x
------	--	-----	---

**C 4: SURFACE WATER CUT OFF DRAINS**

Are surface water interception/diversion drains required?

Yes:		No:	x
------	--	-----	---

**C 5: DEPTH OF SEASONAL WATER TABLE:**

Winter (m):	>1.2
Summer (m):	>1.2

Was this:

Measured:	✓ no sign of ground water or mottling in bore holes
Estimated:	

**C 6: SHORT CIRCUITS**

Are there any potential short circuit paths?

Yes:		No:	x
------	--	-----	---

If yes, how have these been addressed?

--

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**C 7: SOIL CATEGORY**

Is topsoil present?

Yes:	x	No:	
------	---	-----	--

If yes, what is the topsoil depth &amp; soil description?

Described as "200mm to 300mm of topsoil overlaying a stony clay base"

Indicate the disposal field soil category (as per AS/NZS 1547:2012 Table E1)

Category	Description	Drainage	(x)
1	Gravel, coarse sand	Rapid draining	
2	Loamy sand, sandy loam	Free draining	
3	Medium-fine sandy loam, loam & silt loam	Good draining	
4	Sandy clay-loam, clay loam & silty clay-loam	Moderate draining	
5	Sandy clay, light clay, silty clay	Moderate to slow draining	x
6	Medium to Heavy Clays	Slow draining	

Reason for placing in stated category:

Result of bore hole/test pit sample	
Profile from excavation	
Geotech report	x
Other:	

**C 8: SOIL STRUCTURE**

Based on results of the in-situ soil profile investigation above (C7) please indicate the disposal (land application) field soil structure:

Massive	
Single grained	
Weak	
Moderate	x
Strong	

C 9: As necessary, provide qualifying notes on the relationship of Soil Category (C7) to Soil Structure (C8) and the effect this relationship will have on design loading rate selection:

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**PART D: DISCHARGE DETAILS - SEE HYDRAULIC LOADING TABLES****D 1: Water supply source for the property:**

Rain water (roof collection)	x
Bore/well	
Public supply	

**D 2: Are water reduction fixtures being used?**

Yes:		No:	x
------	--	-----	---

If 'yes' Please state:

Standard Fixtures include dual flush 11/5.5 or 6.3 litre toilet cisterns, and includes standard automatic washing machine, but a low water use dishwasher, no garbage grinder.

**D 3: Daily volume of wastewater to be discharged:**

No. of bedrooms/people:	1: 1 Bedroom 2: 1 Bedroom 3:
Design occupancy (people): (as per AS/NZS 1547:2012 Table J1)	1: 2 People 2: 2 People 3:
	<b>Black / Grey water</b>
Per capita wastewater production (litres/person/day): (as per AS/NZS 1547:2012 Table H3, Note 2)	1: 145 L/day 2: 145 L/day 3:
Total daily wastewater production (litres per day):	580 L/day

**D 4: Is daily wastewater discharge volume more than 2000 litres?**

Yes:		No:	x
------	--	-----	---

**D 5: Gross lot area to discharge ratio:**

Gross lot area:	6420 m <sup>2</sup>
Total daily wastewater production (litres/day):	580 L
Lot area to discharge ratio:	11.07

**D 6: Net Lot Area**

Area of lot available for installation of the disposal (land application) field and reserve area:

Net lot area (m <sup>2</sup> ):	5420 m <sup>2</sup>
Reserve area (m <sup>2</sup> ):	100%

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**PART E: LAND DISPOSAL METHOD****E 1: Indicate the proposed loading method:**

	Black / Grey Water
Gravity Dose:	
Dosing Siphon:	NaturalFlow Dose Float
Pump:	

**E 2: If a pump is being used please provide following information:**

Total Design Head (m):	
Pump Chamber Volume (litres):	
Emergency Storage Volume (litres):	

**Is a high water level alarm being installed in pump chambers?**

Yes:		No:	x
------	--	-----	---

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**E 3: Identify the type(s) of Land Disposal method proposed for this site:**

	Black / Grey Water
P.C.D.I. Dripper Irrigation:	
L.P.E.D. System:	LPED sub-surface laid
Evapo-Transpiration Beds:	
Other:	
(as per Schematics attached)	

**E 4: Identify the Loading Rate proposed for option selected in E3:**

as per AS/NZS 1547:2012 Table L1 & M1	Black / Grey Water
Loading Rate (litres/m <sup>2</sup> /day):	1.45
Disposal Area Basal (m <sup>2</sup> ):	
Areal (m <sup>2</sup> ):	400

**E 6: Details and dimensions of the disposal (land application) field:**

Length (m):	25.0	No. Lines:	8	Hole Size:	3.0
Width (m):	20.0	Spacing (m):	2.0	Hole Spacing:	2.0
Notes:	Existing LPED drip line trenches laid 2.0m apart on a level contour, squirt holes overlaid with squirt guards and buried with a minimum covering by 100mm topsoil. See attachment.				

## **PART F: PROPOSED WASTEWATER TREATMENT SYSTEM**

A minimum of a DCST3000 System, fed through sub-surface laid LPED dripline is suitable for this site. The DCST3000 System has enough capacity to accommodate 1000ltr per day, so will be well within its capacity. The land application system is designed to discharge a maximum volume of 580ltrs per day and if this is exceeded it could cause failure resulting in environmental and public harm.

## **PART G: OPERATION AND MAINTENANCE OF SYSTEM**

The operation of this complete system will be explained verbally to the owner by the Installer or Agent on Completion of Installation; also provided with Waterflow's Home Owner's Manual.

Waterflow NZ Ltd encourages the Home Owner to monitor and care for your Waterflow system yourself, with our backing and support, and by doing so you will learn how your system works and operates and how to keep it in top working order.

It is also recommended that a Maintenance Program contract is in place at all times to ensure this system is maintained at top performance at all times.

All on site wastewater systems require regular maintenance; in this case once annually is suffice and may be specified within the consent process by the Building Department of Kapiti Coast District Council. This Maintenance will be recorded on hard copy and supplied to both the Owner and Kapiti Coast District Council Compliance Officer if requested.

**NOTE TO OWNER:** All written records pertaining to the wastewater system should be retained in a safe place. When a change of ownership occurs, a full and complete history is able to be passed to the new owners.

Animals are to be physically excluded from the installed effluent field to avoid damage, and to reduce the risk of soil compaction in the vicinity of the bed.

Planting within this area is encouraged to assist with evapotranspiration by plants.

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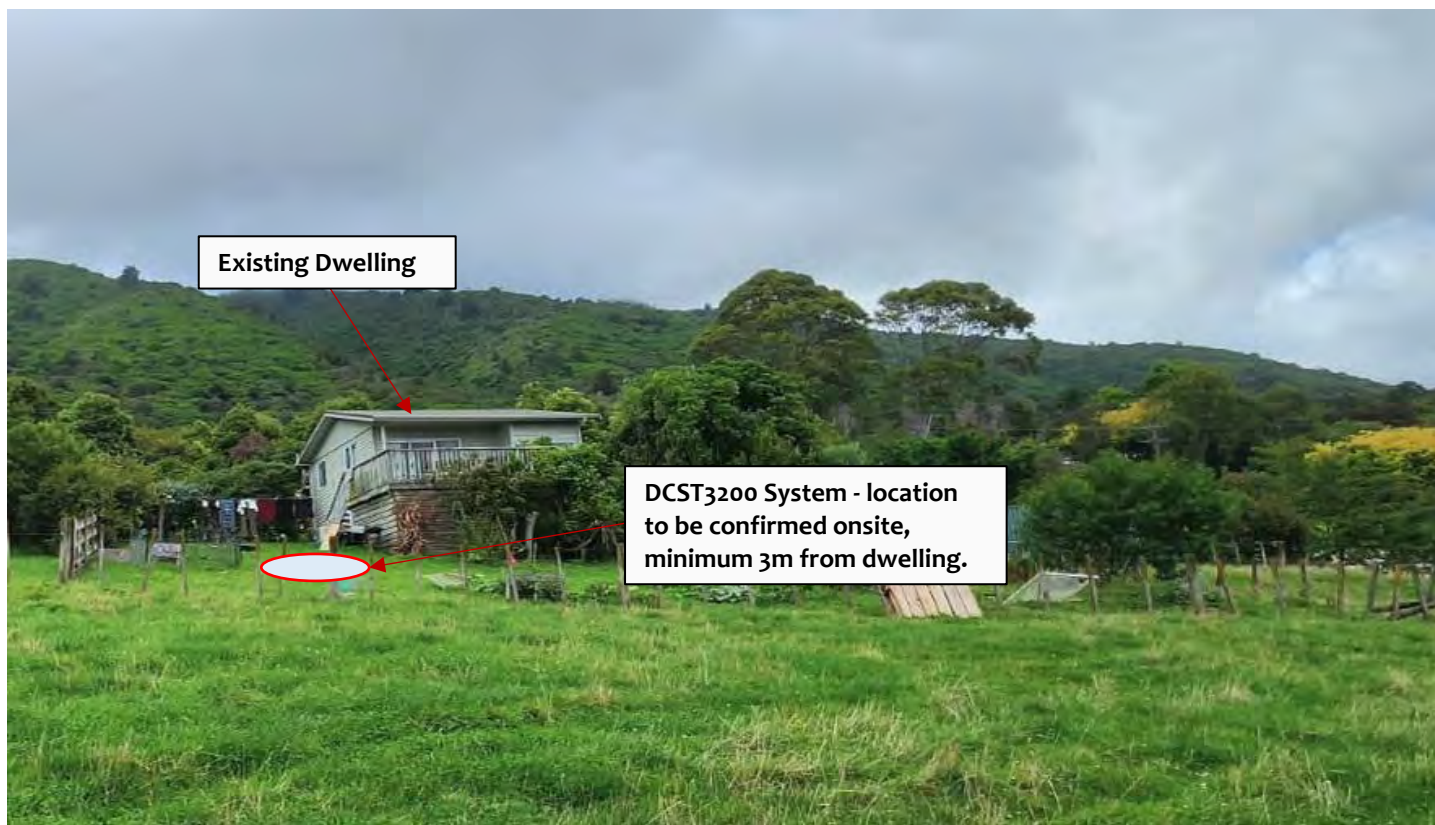
## PART H: SOIL LOG PROFILE

According to the Wastewater Report prepared by David Miller, June 2010 the soil category was defined as Class 5 as per AS/NZS 1547:2012 Table E1, described as "200mm to 300mm of topsoil overlaying a stony clay base"

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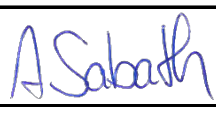
## PART I: SITE IMAGES

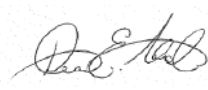


Existing Land Application Area remains as is and will be connected to the new Wastewater Treatment System. The field is over designed for the discharge of Wastewater production from the existing 1bedroom dwelling and future 1bedroom dwelling. Installed as per design from David Miller, 10 June 2010 8x25m LPED trenches @ 2.0m centers, laid on a level contour through a 10 Port Manifold System.

## DECLARATION

I, hereby certify that, to the best of my knowledge and belief, the information given in this application is true and complete.

<b>Prepared By:</b>	
<b>Name:</b>	Alexandra Sabath - Wastewater Design Technician
<b>Signature:</b>	
<b>Date:</b>	12.06.23

<b>Reviewed By:</b>	
<b>Name:</b>	Dean Hoyle – PS Author ‘3037’ Auckland Council, NZQA Onsite Wastewater Training/Opus, BOINZ OWM, HBRC Approved Designer
<b>Signature:</b>	
<b>Date:</b>	12.06.23

**NOTE:** The Waterflow Systems are to be installed by a registered drainlayer to the designs supplied by Waterflow NZ Ltd. All work to comply with Regional Council Water and Soil Plans.

### Comments/Summary:

The disposal field will need to be protected from traffic and animal grazing. Planting this area is recommended to increase Evapotranspiration.

Suitable plants for the disposal field can be found on our website [www.naturalflow.co.nz](http://www.naturalflow.co.nz)

Waterflow Treatment systems to be installed by accredited installer unless other arrangements have been made by Waterflow NZ Ltd

For more information do not hesitate to contact the team at Waterflow NZ Ltd on 0800 628 356

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 Kapiti Coast District Council  
 30/10/2023





BC230728  
Received by  
Kapiti Coast District Council  
30/10/2023

**SITE LOCATION PLAN:**

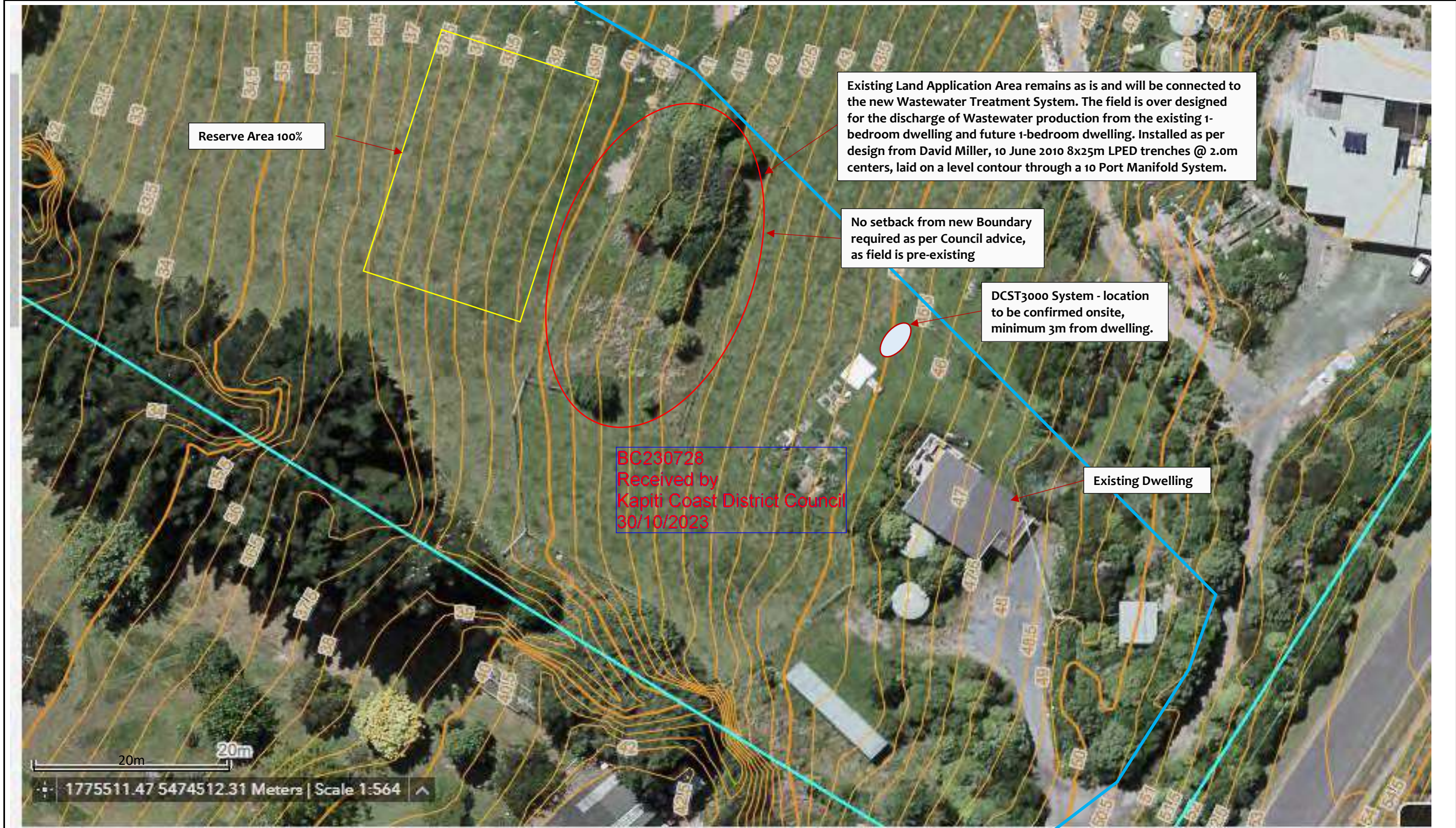
Jules Esther and Dana Peterson  
142 Huia Street  
Waikanae  
Lot 2DP TBC  
0.642HA

**SCALE:**

1 : 327

@ A3





		<div><div>DATE DRAW:12.06.23</div><div>PREPARED BY:Alexandra Sabath</div><div>REVISED:Dean Hoyle</div></div>	<div><div>SITE LAYOUT PLAN:</div><div>Jules Esther and Dana Peterson</div><div>142 Huia Street</div><div>Waikanae</div><div>Lot 2 DP TBC</div><div>0.642HA</div></div>	<div><div>SCALE:</div><div>1 : 32</div><div>@ A3</div></div>
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## **Assessment of Environmental Effects**

### **Jules Esther and Dana Peterson of 142 Huia Street, Waikanae Lot 2 DP TBC**

#### **1.1 Description of Proposal**

The owners of this site propose the servicing of an existing 1 bedroom and new 1 bedroom dwellings .

#### **1.2 Site Description**

This site, located at 142 Huia Street, is a an irregular shaped rural property. Property is generally covered with pasture grass and trees. The Property is pasrt of a new sub-divison. Property boundaries are on Huia Street to the East and other like properties on all other boundaries.

#### **1.3 Wastewater Volume**

In calculating the wastewater flows we have allowed for a maximum occupancy of 4 persons, based on the proposed 1 bedroom and 1 bedroom dwellings (as per AS/NZS 1547:2012 Table J1). Total wastewater production is based on an allowance of 145 litres per person per day (as per AS/NZS 1547:2012 Table H3, Note 2), which is conservative given that water supply is roof collected rain water and standard water fixtures will be used throughout the house.

#### **1.4 Wastewater Volume**

The DCST3000 system that is proposed will treat the wastewater to a high standard prior to dispersal using a LPED irrigation system, into a purpose-designed disposal field where the removal of nutrient will continue, both in the receiving soils and by plant uptake.

The system will be capable of producing reductions in Biochemical Oxygen Demand, Total Suspended Solids, Nitrogen, and Coliforms to a standard that meets the requirements (see details below). The system will cater for the wastewater requirements of the private dwellings (domestic wastewater) and will not service any commercial or trade waste sources. Risk Minor to Nil.

#### **1.5 Proposed Treatment System**

The objective of the treatment system is to reduce and remove much of the contaminants from the wastewater prior to discharge into the receiving soil. This will improve the long-term performance of the disposal field as well as reducing the risk to the receiving environment. The system will consist of:

- DCST3000
- ReIn Outlet Filter

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30/10/2023

#### - Existing Land Application System

The system is constructed using injection molded tank. The system produces treated effluent with BOD <150mg/l, Suspended solids <40mg/l.

### 1.6 Land Application System

The existing irrigation system uses a LPED irrigation and manifold system, ensuring an even delivery of moisture over the entire irrigation field and a conservative DLR of 1.45mm. We propose the use of 25mm lateral tube with 3.0mm perforations at 3.0m centres and laid out at 2.0mtr apart. This LPED line will then be covered by 100mm topsoil. Densely planting this area will greatly enhance evapo-transpiration and be very beneficial especially in the wetter months of the year.

### 1.7 Surface & Ground Water

It is proposed to treat the water to a high standard prior to discharge and the proposed irrigation system will introduce the water into the topsoil horizon using LPED irrigation. A low application rate of treated effluent into the topsoil will significantly reduce the likelihood of, any breakout or runoff or any risk of surface water contamination. With the ground water levels being >1.2m this conservative DLR also means the risk of ground water contamination is virtually nil. A majority of the undeveloped areas of this site are suitable for a LPED disposal field when the necessary setbacks are observed. Risk Minor to Nil.

### 1.8 Air Quality

The proposed DCST3000 system will produce no noticeable odour when functioning correctly. Any odour will be contained within the tanks. The LPED irrigation system will load the soil at a rate that should not cause ponding, spraying or aerosol of the effluent that could potentially cause odours. Risk Minor to Nil.

### 1.9 Visual Impact

The tanks are installed wholly below ground level with only the lids being visible. The lids will protrude approximately 100mm to prevent egress of storm water into the system. The disposal field will be located in a purpose designed mulched and intensively planted disposal area. Warning signs may be installed to indicate the presence of the disposal area, although probably not necessary in a domestic situation, also the area may be fenced to restrict access.

### 1.10 Environmental Risks

Risks are associated with this proposal are minor. The treatment system will be automated, and the Home Owner will be given a 'Home Owners Care Guide' which explains the necessary visual checks to ensure no issues arise with the system, specifically – solids build-up - high water level – discharge failure – filter blockage.

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Peak flow into the system are not expected to be significant and the system includes a large emergency storage volume.

### 1.11 Maintenance Requirements

The maintenance requirement of this system is minimal, with the system fully automated. The system requires little input from the operator apart from the regular visual checks of the treatment system and land application system. All other maintenance interventions must be carried out by service persons familiar with the operation of the system and approved by the manufacturer. Maintenance may include checking of the dissolved oxygen levels, cleaning of effluent outlet filter, removal of excess sludge volume, checking of control panel function, etc....

The disposal field is quite possibly the most important and sensitive part of the treatment system and requires a reasonable amount of maintenance to keep it functioning well. Any leaking or damaged LPED irrigation must be fixed quickly using the appropriate materials, the planting must be maintained, weeds removed and grass kept cut.

The LPED irrigation should be kept covered with a suitable bark, mulch, or topsoil. Warning signs such as ponding, odours, and signs of excessive growth act as an indicator to possible problems. The owners will be verbally informed at the commissioning of this system of all maintenance requirements and strongly advised to have a service contract in place prior to final sign off of the system installation.

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Kapiti Coast District Council  
20/12/23  
via Simpli



Date Completed: 15th December 2023



As Built  
Drawn 19/12/2023  
Revision J:1

As Built plans are drawn off the supplied drawing from the sub contractor. Wright Tanks Ltd do not survey the site and therefore take no responsibility for the accuracy of such plots.

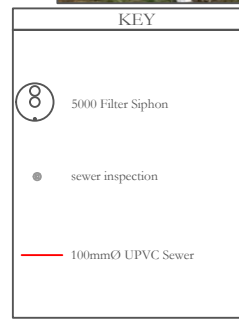
Plans are drawn off a supplied drawing. Wright Tanks Ltd do not survey the site for boundary dimensions or building and driveway location. These are approximate and may vary to exact locations. See architectural site plan for exact measurements and locations. Wright Tanks Ltd therefore take no responsibility for the accuracy of such dimensions.

Site Plan to be read in conjunction with the enclosed site inspection report.

Name:	J Esther & D Peterson
Address:	142 Huia St. Waikanae
Drawn By:	S.K
Scale:	Do Not Scale
Date:	10/11/2023
Ref #:	LOT 10 DP 22652 BLK
Signed:	VI KAITAWA SD

fp: 0800 253 273  
t: 06 353 6157 E: 06 353 3020  
PO Box 4777 Palmerston North 4442  
email: admin@wrighttanks.co.nz  
[www.wrighttanks.co.nz](http://www.wrighttanks.co.nz)

This design remains the property of Wright Tanks Limited and may not be altered, reproduced or installed (wholly or in part) by any person not accredited as a Wright Tanks Limited approved installer.





## STATEMENT DRAINAGE WORK INSTALLED Construction Review



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

### TO BE COMPLETED BY THE INSTALLER

Issued by: *plumbers, gasfitters + drainlayers board.*

Registration number: *23958*

Tick applicable

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

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

Installed at: *142 Huiia Road, Waikanae*

Building Consent No: *230728*

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

Name: *Andrew Wright* Signature: *[Signature]*

Address: *1673 Bongotea Rd, Katanga* Date: *18/12/23*

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Mobil: *021505198* Email: *office@wrighttanks.co.nz*

**Note:** Fully dimensioned as built drain plan to be supplied (scale 1:100)

Drains may be laid and backfilled without inspection provided that the drain is left under test with a min of 1.0 m head and the inspection at the lateral left exposed.

### Kapiti Coast District Council Office Use Only

Statement author authenticated and current registration verified. Verification and Registration checked through public register on [www.pgdb.co.nz](http://www.pgdb.co.nz).

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# WRIGHT TANKS LTD

19<sup>th</sup> December 2023

Kapiti Coast District Council  
Private Bag 60601  
Paraparaumu 5254  
Attn: Building Inspector

BC230728  
Received by  
Kapiti Coast District Council  
20/12/23  
via Simpli

Dear Building Inspector

Re: Producer Statement 4  
J Esther and D Peterson  
142 Huia Street  
Waikanae  
Lot 10 DP 2652 BLK VI KAITAWA SD

I write to confirm that a Wright 5000 Filter Siphon connected to exiting LPED field, and NEW LPED field connected to existing tank, were installed at the above property by Wright Tanks Limited on the 15<sup>th</sup> December 2023 in accordance with NZ Building Code Clause G13/AS2.

As suitably qualified professionals to complete this work (and covered by a current policy of professional indemnity insurance to a minimum value of \$250,000) I hereby declare that all of the work for the above sewage system has been completed to Wright Tanks Ltd specifications.

An as built drawing supplied to Wright Tanks Ltd has been prepared for council records and is enclosed.

Wright Tanks Ltd is a member of the New Zealand Concrete Tank Manufacturers Association and manufactures and installs in accordance with AS/NZS 1546.1:2008, NZS 3106:2009, AS/NZS1547.2012 and TP58 standards.

Regards,



Andrew Wright  
Director  
Registration Number: 23958



Dana Peterson  
142 Huia Street, Waikanae  
Installed by Wright Tanks Ltd, 14<sup>th</sup> December 2023

BC230728  
Received by  
Kapiti Coast District Council  
18/12/23  
via Email





Dana Peterson  
142 Huia Street, Waikanae  
Installed by Wright Tanks Ltd, 14<sup>th</sup> December 2023

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142 Huia Street, Waikanae  
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18/12/23  
via Email







## Statement of Compliance with the NZ Building Code

**Consent No: 230728**

**ISSUED BY: Kapiti Coast District Council**

### PROJECT

Site Address: 142 Huia Street, Waikanae  
Legal Description: LOT 10 DP 22652 BLK VI KAITAWA SD  
Work Description: The requested building consent is just to separate a septic tank system currently serving two existing buildings, to allow new titles to be consented. No new buildings are proposed. The proposal is to use the existing septic tank and a new drainfield for proposed Lot 1, and the existing drainfield and a new septic tank for proposed Lot 2.  
Building Category: R1

### OWNER

Name(s): Dana Peterson and Jules Esther  
Address: 142 Huia Street, RD 1, Waikanae

- 
- [ P ] Application for CCC received and accepted
  - [ P ] Consent description accurate and reflects amendments (if relevant).
  - [ P ] Confirm owner named on Building Consent application is current owner
  - [NA] Confirm new owner details and evidence of ownership are correctly documented
  - [ P ] Confirm all required inspections completed and documented in GoGet
  - [ P ] If inspection(s) have been missed, have they been compensated for?
  - [NA] If supervision was required for any inspection - did it occur?
  - [ P ] Work in accordance with approved consent and approved amendments
  - [NA] Have any notices to fix been uplifted?
  - [ P ] Supporting documentation required in building consent addenda received
  - [NA] Quality assurance documentation
  - [NA] Restricted building work
  - [NA] Owner Builder declaration supplied
  - [NA] Additional information required and received
  - [NA] Earthquake prone building
  - [NA] Swimming Pool details updated
  - [NA] Warnings and Bans
  - [NA] Supervision review
  - [ P ] Code Compliance Certificate Sign Off
  - [NA] All Amendments have been approved & issued
  - [NA] Where applicable, the compliance schedule and compliance schedule statement has been updated or new statement issued
  - [ P ] Approve to issue Code Compliance Certificate if all fees paid
  - [NA] Approve to issue Certificate of Acceptance if all fees paid
  - [NA] Approve to issue Certificate of Public Use if all fees paid

#### NOTES:

Inspections Prepaid:

Inspections Done:

---

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

Signed: 

Date: 25 January 2024

Name: Anthony Wilson

Position: Building Officer



# PLANNING PROCESSING CHECKSHEET


Building Consent Number: **BC230728**



Property Information				
Property Address:	142 Huia Street, Waikanae			
Legal Description:				
Planning Zone:				
Building Project:				
	Yes	No	Action Required	
Record of Title				
Easements				
Section 221			Include copy	

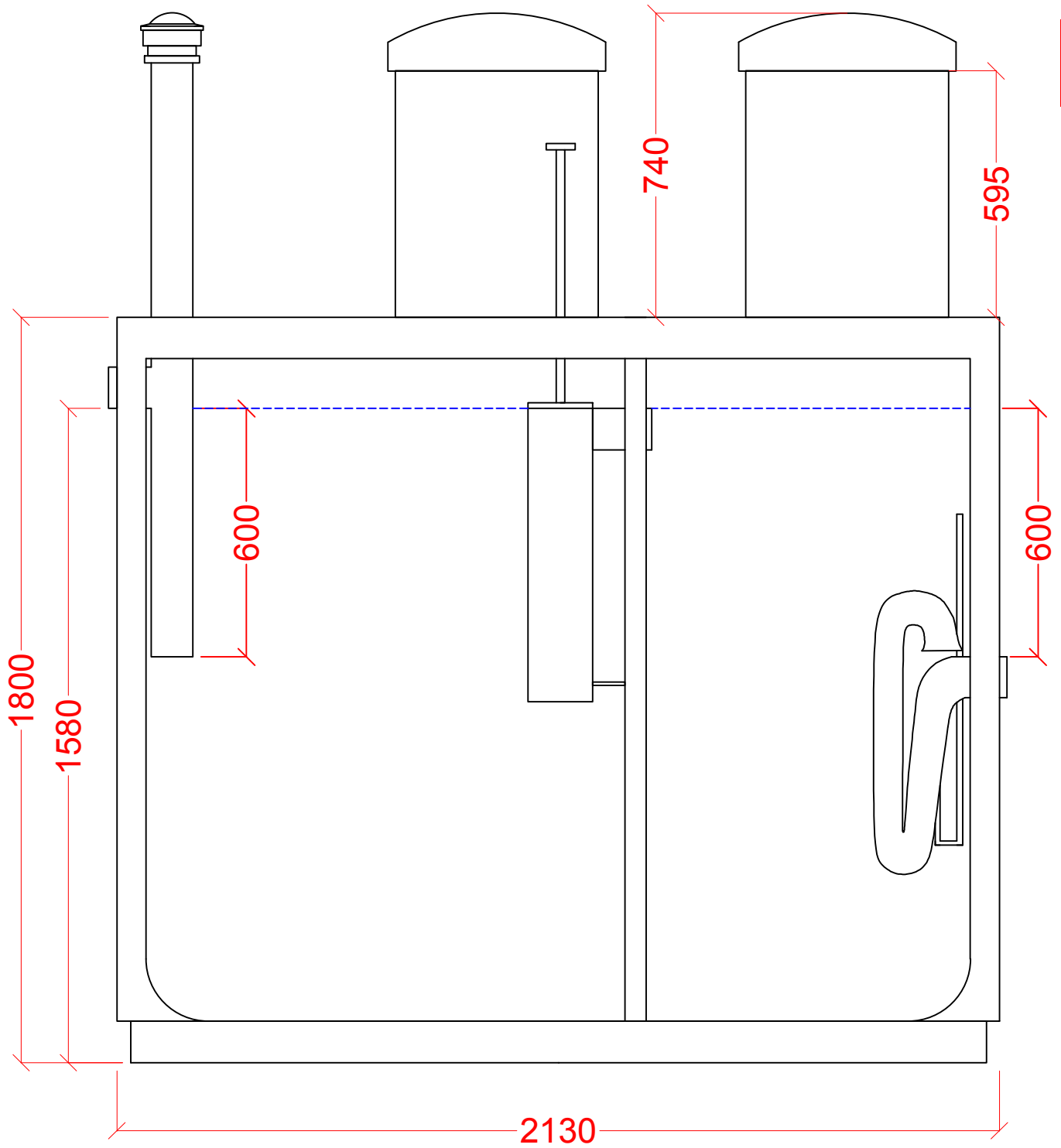
District Plan Items to Check				
	Yes	No	Action Required	Page
Heritage Register				10-9
Eco-site/Native Veg			Check PDP tree list	3-12 & 3-13
Flood Hazards				9-9
Min Floor Level			Check Latest Flood Extent layer	
Coastal B.L.R.				D1 - 31
Relocatable / No build				D1 - 32
EQ Hazard				9-21
Airport Zones				
	Complies?		Action Required	Page
Yards				5-19 & 7-13
HIRB				5-18 & 7-14
Site Coverage – 40% / 35%				5-18
Max Height				5-18 & 7-13
Permeable Surface - 30%				5-15
Accessory Buildings <60m²			Max height 4.5m	5-18 & 7-13
Earthworks				3-15, 4-7 & 9-9
Water Tank				11-32 & 11-34
Stormwater system				11-32
Parking x2 per dwelling				11-87
Minor flat - 54m² / 60m²				5-18 & 7-13
Retaining Walls			Not a building if 1.5m or less in height	
Outdoor Court 40m²				5-19
Noise Corridor				12-53
National Grid Yard (HVT lines)				11-43
Separation from waterbodies				9-8

# Building Consent Number: BC230728

Other Provisions				
	Yes	No	Action required	Page
Designations				
Outstanding natural landscape and feature			Buildings must be no greater than 60m <sup>2</sup> and 6m in height	3-17
Paraparaumu North Rural Precinct			All buildings in this precinct are Controlled Activity	7-20
Rural Eco-Hamlet Zone			Waikanae North Eco-Hamlet, Ōtaki North Eco-Hamlet & Ngarara Precinct	7-16
Does the building straddle Title/crosslease boundary			Section 77 required	
<b>Waikanae North</b>				5-47 to 5-49
Yards				
Insulation				5-48
Solar Panels 2m <sup>2</sup>				5-48
Design Certificate				5-48
<b>Boundary Activity</b>				
Type				
Application forms sent			Apply Section 37 and advise Plan Vetting Team	
Existing Resource Consent			RM	
Resource Consent required			Apply Section 37 and advise Plan Vetting Team	
Marginal / Temporary				
DIF Required?				
Calculate DIF Fees			<b>USE CALCULATOR SHEET</b> , print and attach	Amount
Send DIF letter out			Date sent	
<b>Additional Comments</b>				
*** no planning required – Septic Made sure not near a waterbody.				
<b>Decision: (tick item which applies)</b>				
<input type="checkbox"/> Application complies with District Plan requirements <input type="checkbox"/> Application does not comply with District Plan – BC to be issued subject to s37				
<b>Officers Name: Kirstie Spiller</b>		<b>Officers Signature:</b> 		<b>Date: 09/11/23</b>



BC230728  
Further Information Received  
13/11/23



5000 Filter Siphon

## **Guidelines for the effective operation of your Wright 5000 Filter Siphon**

BC230728

Further Information Received

13/11/23

Your new Wright 5000 filter Siphon is designed to filter solids through a fine disc filter, GT150. For this process to occur a HEALTHY system is paramount. Within a healthy septic system healthy bacteria forms and the breaking down of solids begins.

Many factors can hinder the growth of such bacteria from what is flushed down the toilets, sinks or down the outside drains, consideration is required before it goes down.

### **What not to put down!**

**Solvents – Paint – Petroleum Products – Chemicals – Chlorine – All Medicines –  
Cooking oils/Fat/Grease – Sanitary Products – Nappies – Wipes (Including flushable)**

What goes down your laundry during a wash load can have major effects on the healthy bacteria, even though it says it's eco-friendly or grey water safe doesn't always make it so.

#### **SAFE PRODUCTS**

Persil liquid  
Dynamo  
Cold power liquid  
New Generation  
Earthwise liquid  
Eco store liquid  
Cold power powder

#### **RECOMMENDED WHAT NOT TO USE**

Charge  
Cold water surf  
FAB  
Persil powder  
Reflect  
Bleach  
Vanish Napisan  
New Improved Persil liquid

Heavy chemicals, bleaches and excessive soap powder usage should be avoided, your system is a living environment and requires some restraint and care to remain healthy.

Your System requires servicing at 6 month intervals, we are on call and can offer you a service contract if required when outside your initial warranty/service contract expiry date.

If you have leaking taps, toilets or any other overflows that drain into the septic tank they must be reported immediately for repair.

**If you have any queries please feel free to call or email**



Building location and design approximate only. Please see architectural plans for exact details



KEY	
	5000 Filter Siphon
	sewer inspection
	100mmØ UPVC Sewer



As Built plans are drawn off the supplied drawing from the sub contractor. Wright Tanks Ltd do not survey the site and therefore take no responsibility for the accuracy of such plots.

Plans are drawn off a supplied drawing. Wright Tanks Ltd do not survey the site for boundary dimensions or building and driveway location. These are approximate and may vary to exact locations. See architectural site plan for exact measurements and locations. Wright Tanks Ltd therefore take no responsibility for the accuracy of such dimensions.

Site Plan to be read in conjunction with the enclosed site inspection report.

Name:	J Esther & D Peterson
Address:	142 Huia St. Waikanae
Drawn By:	S.K
Scale:	Do Not Scale
Date:	10/11/2023
Ref #:	LOT 10 DP 22652 BLK VI KAITAWA SD
Signed:	

fp: 0800 253 273  
t: 06 353 6157 E: 06 353 3020  
PO Box 4777 Palmerston North 4442  
email: admin@wrighttanks.co.nz  
[www.wrighttanks.co.nz](http://www.wrighttanks.co.nz)

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KEY	
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email: admin@wrighttanks.co.nz  
[www.wrighttanks.co.nz](http://www.wrighttanks.co.nz)

This design remains the property of Wright Tanks Limited and may not be altered, reproduced or installed (wholly or in part) by any person not accredited as a Wright Tanks Limited approved installer.



Building location and design approximate only. Please see architectural plans for exact details



KEY	
	5000 Filter Siphon
	sewer inspection
	100mmØ UPVC Sewer



As Built plans are drawn off the supplied drawing from the sub contractor. Wright Tanks Ltd do not survey the site and therefore take no responsibility for the accuracy of such plots.

Plans are drawn off a supplied drawing. Wright Tanks Ltd do not survey the site for boundary dimensions or building and driveway location. These are approximate and may vary to exact locations. See architectural site plan for exact measurements and locations. Wright Tanks Ltd therefore take no responsibility for the accuracy of such dimensions.

Site Plan to be read in conjunction with the enclosed site inspection report.

Name:	J Esther & D Peterson
Address:	142 Huia St. Waikanae
Drawn By:	S.K
Scale:	Do Not Scale
Date:	10/11/2023
Ref #:	LOT 10 DP 22652 BLK
Signed:	VI KAITAWA SD

fp: 0800 253 273  
t: 06 353 6157 E: 06 353 3020  
PO Box 4777 Palmerston North 4442  
email: admin@wrighttanks.co.nz  
[www.wrighttanks.co.nz](http://www.wrighttanks.co.nz)

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## GoGet Inspection Audit Report

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Consent No: **230728**

Applicant: **Dana Peterson and Jules Esther**

Site Address: **142 Huia Street, Waikanae**

Work Type: **The requested building consent is just to separate a septic tank system currently serving two existing buildings, to allow new titles to be consented. No new buildings are proposed. The proposal is to use the existing septic tank and a new drainfield for proposed Lot 1, and the existing drainfield and a new septic tank for proposed Lot 2.**

---

Inspection Type: **Drainage**

Inspection Outcome: **Fail**

Inspected By: **Anthony Wilson**

Inspection Date: **18 December 2023 3:55 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Fail
<b>Drainage backfilled at time of inspection</b>	
Pipe diameter	N/A
Bedding material	N/A
Gully trap	N/A
Connections/angles	N/A
Branch length	N/A
Direction/fall	N/A
Holding water	N/A
Terminal vent	N/A
Registration number	N/A
Stormwater sumps	N/A
Elevated drainage	N/A
Soak pit	N/A
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other	Fail
<b>Awaiting photos of new in ground septic tank, drainage material and disposal lines.</b>	





**Existing tank**

Taken at 1:10 PM on Monday 18/12/2023



**Looking down to new disposal field (connected to old tank)**

Taken at 1:12 PM on Monday 18/12/2023





**New tank connected from house behind, disposal is to the original field**  
Taken at 1:13 PM on Monday 18/12/2023



**Original disposal field**  
Taken at 1:13 PM on Monday 18/12/2023





**New disposal field**

Taken at 1:15 PM on Monday 18/12/2023

## GoGet Inspection Audit Report

Consent No: **230728**

Applicant: **Dana Peterson and Jules Esther**

Site Address: **142 Huia Street, Waikanae**

Work Type: **The requested building consent is just to separate a septic tank system currently serving two existing buildings, to allow new titles to be consented. No new buildings are proposed. The proposal is to use the existing septic tank and a new drainfield for proposed Lot 1, and the existing drainfield and a new septic tank for proposed Lot 2.**

Inspection Type: **Final Inspection**

Inspection Outcome: **Fail**

Inspected By: **Anthony Wilson**

Inspection Date: **18 December 2023 3:58 p.m.**

Duration: **60 minutes**

Inspection Element	Status
Exterior	Fail
All previous inspections/notes passed	Fail
<b>Awaiting photos of drainage</b>	
Drawings	N/A
Additional information/plan	N/A
Sub-floor ventilation	N/A
Roof fixings	N/A
Spouting and down-pipes	N/A
Deck structure	N/A
Flashings - roof	N/A
Penetrations - flashings	N/A
Barriers	N/A
Gully dishes	N/A
Stormwater and site drainage	N/A
Handrails	N/A
Wastes to gully	N/A
Fixings - durability	N/A
Steps/stairs	N/A
Terminal vents/AAVs	N/A
Cladding painted/sealed	N/A
Flashings - windows/doors	N/A
Cladding ground clearance	N/A
non compliance discussed onsite	N/A
Final check complete	Fail
<b>Photos and documentation to be submitted.</b>	
Other	Pass
<b>Confirmed location of tanks and disposal fields on site.</b>	
Interior	N/A
Intertenancy/commercial	N/A
Other	N/A



## SITE NOTICE

Consent No: **230728**  
Applicant: **Dana Peterson and Jules Esther**  
Site Address: **142 Huia Street, Waikanae**  
Work Type: **The requested building consent is just to separate a septic tank system currently serving two existing buildings, to allow new titles to be consented. No new buildings are proposed. The proposal is to use the existing septic tank and a new drainfield for proposed Lot 1, and the existing drainfield and a new septic tank for proposed Lot 2.**

Building Category: **R1**

Inspection Type: **Drainage**  
Inspection Outcome: **Fail**  
Inspected By: **Anthony Wilson**  
Inspection Date: **18 December 2023**

### Failed Items

General	<b>Drainage backfilled at time of inspection</b>
Other	<b>Awaiting photos of new in ground septic tank, drainage material and disposal lines.</b>

Inspection Type: **Final Inspection**  
Inspection Outcome: **Fail**  
Inspected By: **Anthony Wilson**  
Inspection Date: **18 December 2023**

### Failed Items

Exterior	<b>Awaiting photos of drainage</b>
All previous inspections/notes passed	<b>Photos and documentation to be submitted.</b>
Final check complete	

### Passed Items

Exterior	
Other	<b>Confirmed location of tanks and disposal fields on site.</b>

## GoGet Inspection Audit Report

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Consent No: **230728**

Applicant: **Dana Peterson and Jules Esther**

Site Address: **142 Huia Street, Waikanae**

Work Type: **The requested building consent is just to separate a septic tank system currently serving two existing buildings, to allow new titles to be consented. No new buildings are proposed. The proposal is to use the existing septic tank and a new drainfield for proposed Lot 1, and the existing drainfield and a new septic tank for proposed Lot 2.**

---

Inspection Type: **Drainage**

Inspection Outcome: **Pass**

Inspected By: **Anthony Wilson**

Inspection Date: **25 January 2024 7:42 a.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Other	Pass
Photos of new in ground septic tank, drainage material and disposal lines have been supplied	



## GoGet Inspection Audit Report

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Consent No: **230728**

Applicant: **Dana Peterson and Jules Esther**

Site Address: **142 Huia Street, Waikanae**

Work Type: **The requested building consent is just to separate a septic tank system currently serving two existing buildings, to allow new titles to be consented. No new buildings are proposed. The proposal is to use the existing septic tank and a new drainfield for proposed Lot 1, and the existing drainfield and a new septic tank for proposed Lot 2.**

---

Inspection Type: **Final Inspection**

Inspection Outcome: **Pass**

Inspected By: **Anthony Wilson**

Inspection Date: **25 January 2024 7:44 a.m.**

Duration: **15 minutes**

Inspection Element	Status
Exterior	Pass
All previous inspections/notes passed	Pass
<b>Photos supplied as requested from installer</b>	
Final check complete	Pass
<b>Photos and documentation submitted.</b>	

## SITE NOTICE

Consent No: **230728**  
Applicant: **Dana Peterson and Jules Esther**  
Site Address: **142 Huia Street, Waikanae**  
Work Type: **The requested building consent is just to separate a septic tank system currently serving two existing buildings, to allow new titles to be consented. No new buildings are proposed. The proposal is to use the existing septic tank and a new drainfield for proposed Lot 1, and the existing drainfield and a new septic tank for proposed Lot 2.**

Building Category: **R1**

Inspection Type: **Drainage**  
Inspection Outcome: **Pass**  
Inspected By: **Anthony Wilson**  
Inspection Date: **25 January 2024**

### Passed Items

General

Other

**Photos of new in ground septic tank, drainage material and disposal lines have been supplied**

Inspection Type: **Final Inspection**  
Inspection Outcome: **Pass**  
Inspected By: **Anthony Wilson**  
Inspection Date: **25 January 2024**

### Passed Items

Exterior

All previous inspections/notes passed  
Final check complete

**Photos supplied as requested from installer  
Photos and documentation submitted.**



BC230728  
 Received by  
 Kapiti Coast District Council  
 30/10/2023

## **STATEMENT OF DESIGN - PS1**

**Issued by:** Dean Hoyle

**To:** Jules Esther and Dana Peterson

**Copy to be supplied to:** Kapiti Coast District Council

**In Respect of:** Domestic Onsite Wastewater and Sewage System Design

**At:** 142 Huia Street, Waikanae

**Legal Description:** Lot 1 DP TBC

Waterflow NZ Ltd has been engaged by Jules Esther and Dana Peterson to provide the technical design services and details in respect of the requirements of G13/VM4 and B2 Durability of the Building Code 2004, for an Onsite Wastewater and Sewage System for their building at the above location.

The Design has been carried out in accordance with AS/NZS 1547/2012 and Clause B2, G13 and G14 of the Building Regulations 2004.

The proposed building work covered by this producer statement is described on the drawings titled: Jules Esther and Dana Peterson Onsite Wastewater Design Report, and numbered 1-42 together with the specification, and other documents set out in the schedule attached to this statement.

**On behalf of the Design Firm,** and subject to:

- (i) Site verification of the following design assumptions: correct installation of the system and drainage fields
- (ii) All proprietary products meeting their performance specification requirements;

As an independent design professional covered by a current policy for Professional Indemnity Insurance, no less than \$200,000\*, I **believe on reasonable grounds** the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

Signed by: Dean Hoyle – PS Author '3037' Auckland Council, NZQA Onsite Wastewater Training/Opus, BOINZ OWM, HBRC & FNDC Approved Designer

Date: 12.06.23

Signature:



Waterflow NZ Ltd  
 1160 State Highway 12  
 Maungaturoto 0520

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

# GoGet Processing Summary Report

Consent No: 230728

Site Address: 142 Huia Street, Waikanae

Description: The requested building consent is just to separate a septic tank system currently serving two existing buildings, to allow new titles to be consented. No new buildings are proposed. The proposal is to use the existing septic tank and a new drainfield for proposed Lot 1, and the existing drainfield and a new septic tank for proposed Lot 2.

Checklist/Elements	Status	Notes	Processed By
<u>Pre-Application Record</u>	N/A		Charlie Maltby
<u>Vetting</u>	Pass		Charlie Maltby, Rachael Sutherland
Application documentation	Pass		CM
Application type	Pass	The application is for a building consent.	CM
Application form signed	Pass	The owners match those listed on the CT.	CM
Proof of ownership	Pass	A certificate of title dated within the last three months.	CM
Drawings and plans	Pass	Detailed plans are provided that clearly show existing building and the proposed modification or new build.	CM
Site specific specifications	Pass	Specifications provided that are relevant to the proposed works.	CM
Compliance documentation	Pass	Relevant documentation is shown for: G13	CM
Specific engineered design	N/A		CM
Heritage Building	N/A		CM
Owner Builder	N/A		CM
Any outstanding CCC's	Pass		CM
Outstanding CCC's affecting proposed building work	Pass	There are no outstanding CCC s related to this property.	CM
Building act	N/A		CM
Decision- s71-74	N/A		CM
Waivers and Modifications	N/A		CM
Multi Use	N/A		CM
Payment	Pass		RSU
Payment requested	Pass		RSU
Payment received	Pass		RSU
<u>CCC and Category</u>	Pass		Simon Copp
Outstanding CCCs	N/A		SC
Consent Category	Pass		SC
Consent categorised correctly	Pass	Check consent is categorised correctly, if not advise Team Leader so it can be changed and re-allocated if necessary	SC
<u>Planning</u>	N/A	a buried system no Planning input required.	Simon Copp
<u>Specified Systems Compliance</u>	N/A	No Specified systems.	Simon Copp
<u>Environmental Health</u>	N/A	No environmental input is required for this application.	Simon Copp
<u>Quick Consent</u>	N/A	The scope of the work proposed falls outside of being able to be checked in the quick consenting process of Goget.	Simon Copp
<u>B1 - Structure</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site.	Simon Copp
<u>B2 - Durability</u>	Pass		Simon Copp



Checklist/Elements	Status	Notes	Processed By
B2 prompts	Pass		SC
Material compatibility	Pass	Adjoining materials are compatible.	SC
Concrete and concrete masonry	N/A		SC
Timber treatment	N/A		SC
Steel fixings and fastenings	N/A		SC
Engineered elements	N/A		SC
Plumbing materials	Pass	Given the water supply and drainage principles used in the plumbing design appropriate materials are used for water supply and drainage pipes.	SC
Limited life consent	N/A		SC
Maintenance Requirements	Pass	The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work.	SC
Coastal Corrosion	N/A		SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>C1-C2 - Protection From Fire</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site. This is unchanged from original.	Simon Copp
<u>D1 - Access Routes</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site. This is unchanged from original.	Simon Copp
<u>D2 - Mechanical Installations For Access</u>	N/A		Simon Copp
<u>E1 - Surface Water</u>	N/A		Simon Copp
Drainage design	N/A	no cut off drains are shown as required by the designer of the system	SC
Verification method	N/A		SC
Soak pits	N/A		SC
Acceptable solution	N/A		SC
Floor level	N/A		SC
Stormwater drainage	N/A		SC
Roof catchment	N/A		SC
Flood Hazard	N/A		SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>E2 - External moisture</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site. This is unchanged from original.	Simon Copp
<u>E3 - Internal Moisture</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site. This is unchanged from original.	Simon Copp
<u>F1 - Hazardous Agents On Site</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site. This is unchanged from original.	Simon Copp
<u>F2 - Hazardous Building Materials</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system.	Simon Copp

Checklist/Elements	Status	Notes	Processed By
		No change to any existing building on site. This is unchanged from original.	
<u>F3 - Hazardous Substances And Processes</u>	N/A		Simon Copp
F3 prompts	N/A		SC
Hazardous substances review	N/A		SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>F4 - Safety From Falling</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site. This is unchanged from original.	Simon Copp
<u>F5 - Construction and Demolition Hazards</u>	Pass		Simon Copp
F5 prompts	Pass		SC
Consent addendum	Pass	Provide barriers and signage sufficient to comply with F5 of NZ Bldg Code and Worksafe requirements for the construction/demolition site	SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>F6 - Visibility In Escape Routes</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site. This is unchanged from original.	Simon Copp
<u>F7 - Warning Systems</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site. This is unchanged from original. No trigger to upgrade.	Simon Copp
<u>F8 - Signs</u>	N/A	no change to the signage	Simon Copp
<u>F9 Means of Restricting Access to Residential Pools</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site. This is unchanged from original. no pool visible on GIS	Simon Copp
<u>G1 - Personal hygiene</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site. This is unchanged from original.	Simon Copp
<u>G2 - Laundering</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site. This is unchanged from original.	Simon Copp
<u>G3 - Food Preparation And Prevention Of Contamination</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site. This is unchanged from original.	Simon Copp
<u>G4 - Ventilation</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site. This is unchanged from original.	Simon Copp
<u>G5 - Interior Environment</u>	N/A		Simon Copp
<u>G6 - Airborne And Impact Sound</u>	N/A		Simon Copp



Checklist/Elements	Status	Notes	Processed By
<u>G7 - Natural Light</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site. This is unchanged from original.	Simon Copp
<u>G8 - Artificial Light</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site. This is unchanged from original.	Simon Copp
<u>G9 - Electricity</u>	N/A	no electrical work proposed gravity system	Simon Copp
<u>G10 - Piped Services</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site. This is unchanged from original.	Simon Copp
<u>G11 - Gas As An Energy Source</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site. This is unchanged from original.	Simon Copp
<u>G12 - Water Supplies</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site. This is unchanged from original. no change to the water supply shown.	Simon Copp
<u>G13 - Foul Water</u>	Pass		Simon Copp
Drainage design	Pass		SC
Compliance path	Pass	<p>G13 Please supply a drainage proposal from the existing house to the new septic tank.</p> <p>--- RFI Details ---</p> <p>G13 Please supply a drainage proposal from the existing house to the new septic tank. Include gully trap and TV location.</p> <p>--- Customer Response ---</p> <p>Wright Tanks have now provided a plan (uploaded). I have just asked them to also provide a plan for the gully trap and 'TV location' - hoping to get that to you soon. Can you please advise what you mean by 'TV location' so I can be sure to get you the right information?</p> <p>--- Council Response - Accepted - SC - 16 Nov 2023 7:54am ---</p> <p>&gt;&gt; The terminal vent is at the existing cottage, as consented by KCDC</p> <p>&gt;&gt; around 2010. This is well above the proposed join in the drain to a</p> <p>&gt;&gt; new septic tank.</p> <p>I am satisfied on reasonable grounds that the provisions of the building code would be met if the building work were properly completed in accordance with the plans and specifications that accompanied the application.</p>	SC
<u>Consent RFI</u>			
Request:	G13 Please supply a drainage proposal from the existing house to the new septic tank. Include gully trap and TV location.		SC
Response:	<p>Wright Tanks have now provided a plan (uploaded).</p> <p>I have just asked them to also provide a plan for the gully trap and 'TV location' - hoping to get that to you soon. Can you please advise what you mean by 'TV location' so I can be sure to get you the right information?</p>		SC

Checklist/Elements	Status	Notes	Processed By
Connections	Pass	Existing drainage plans have been checked to ensure the feasibility of the connections proposed.	SC
Acceptable solution	Pass		SC
Sanitary plumbing	N/A		SC
Drainage	Pass	The drainage pipe layout, sizes, and falls are appropriate given the fixture loadings. Gully traps are shown where required, with at least one gully serving as an overflow relief gully with adequate height difference to the lowest sanitary fixture. The drainage system shows appropriate venting to ensure that the overall system is adequately vented.	SC
Grease traps	N/A		SC
AS/NZS 3500.2	N/A		SC
AS/NZS 3500.5	N/A		SC
Hydraulic design	N/A		SC
Other compliance paths	N/A		SC
Alternative solution	Pass		SC
Proposal	Pass	The requested building consent is just to separate a septic tank system currently serving two existing buildings, to allow new titles to be consented. No new buildings are proposed.. The proposal is to use the existing septic tank and a new drain field for proposed Lot 1, and the existing drain field and a new septic tank for proposed Lot 2.  STATEMENT OF DESIGN - PSI Issued by: Dean Hoyle To: Jules Esther and Dana Peterson Copy to be supplied to: Kapiti Coast District Council In Respect of: Domestic Onsite Wastewater and Sewage System Design At: 142 Huia Street, Waikanae. Legal Description: Lot 1 DP TBC Waterflow NZ Ltd has been engaged by Jules Esther and Dana Peterson to provide the technical design services and details in respect of the requirements of G13NM4 and B2 Durability of the Building Code 2004, for an Onsite Wastewater and Sewage System for their building at the above location. The Design has been carried out in accordance with AS/NZS 1547/2012 and Clause B2, G13 and G14 of the Building Regulations 2004. The proposed building work covered by this producer statement is described on the drawings titled: Jules Esther and Dana Peterson Onsite Wastewater Design Report, and numbered 1-42 together with the specification, and other documents set out in the schedule attached to this statement. On behalf of the Design Firm, and subject to: (i) Site verification of the following design assumptions: correct installation of the system and drainage fields (ii) All proprietary products meeting their performance specification requirements; As an independent design professional covered by a current policy for Professional Indemnity Insurance, no less than \$200,000*, I believe on	SC



Checklist/Elements	Status	Notes	Processed By
		<p>reasonable grounds the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.</p> <p>Signed by: Dean Hoyle - PS Author '3037' Auckland Council, NZQA Onsite Wastewater Training/Opus, BOINZ OWM, HBRC &amp; FNDC Approved Designer</p> <p>The owners have obtained Council consent to subdivide, and splitting the existing septic system, so that Lot 1 has a new LAS and Lot 2 has a new septic tank, as part of the consent to subdivide.</p> <p>A Existing Septic System, fed through ETS Beds is suitable for this site. The Existing Septic System has enough capacity to accommodate 6000ltr per day, so will be well within its capacity. The land application system is designed to discharge a maximum volume of 1015/ltrs per day and if this is exceeded it could cause failure resulting in environmental and public harm.</p> <p>site plan supplied 2 designs supplied</p> <p>G13 Please provide details of the proposed septic tank. --- RFI Details --- G13 Please provide details of the proposed septic tank. --- Customer Response --- These have been requested from Wright Tanks and we hope to have them soon to upload for you. --- Council Response - Accepted - SC - 16 Nov 2023 8:00am --- DCST3200 System - location to be confirmed onsite, minimum 3m from dwelling.</p>	
<u>Consent RFI</u>			
Request:		G13 Please provide details of the proposed septic tank.	SC
Response:		These have been requested from Wright Tanks and we hope to have them soon to upload for you.	SC
Expert opinion and evidence	Pass	wright tanks system no issues in the past	SC
Decision	Pass	G13.3.1: G13.3.3: G13.3.4:	SC
<u>G14 - Industrial Liquid Waste</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site. This is unchanged from original.	Simon Copp
<u>G15 - Solid Waste</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site. This is unchanged from original.	Simon Copp
<u>H1 - Energy Efficiency</u>	N/A	This code clause is not applicable to this application for septic tank and effluent system. No change to any existing building on site.	Simon Copp

Checklist/Elements	Status	Notes	Processed By
		This is unchanged from original.	
<u>S67 - Waivers And Modifications</u>	N/A	This section of the Building Act does not apply to this building consent. No waivers or modifications shown.	Simon Copp
<u>S75 - Build over 2 allotments</u>	N/A	This section of the Building Act does not apply to this building consent. Built on one established lot. a future sub division at some stage.	Simon Copp
<u>S112 and S133 AT - Alterations To Existing Buildings</u>	N/A	This section of the Building Act does not apply to this building consent. no change within the buildings.	Simon Copp
<u>S113 - Buildings with specified intended lives</u>	N/A	This section of the Building Act does not apply to this building consent. No reduction of durability time reduced specified.	Simon Copp
<u>S115 and S133 AN- Change Of Use</u>	N/A	This section of the Building Act does not apply to this building consent. The use is unchanged.	Simon Copp
<u>S116A - Subdivision Code Compliance Requirements</u>	N/A	This section of the Building Act does not apply to this building consent. Built on one established lot. a future sub division at some stage.	Simon Copp
<u>S363 - Certificate For Public Use (Construction)</u>	N/A	This section of the Building Act does not apply to this building consent. not intended for members of the public to access this site.	Simon Copp
<u>Warnings &amp; Bans</u>	N/A	No Warnings or Bans identified.	Simon Copp
<u>Restricted Building Work</u>	N/A	The work proposed is not classified as restricted building work.	Simon Copp
<u>Reviews</u>	N/A	Deemed to be competent no review required.	Simon Copp
<u>Contractor Review</u>	N/A	This application was checked in house.	Simon Copp
<u>Amendment to Building Consent</u>	N/A	No Amendments	Simon Copp
<u>Exempt work</u>	N/A	No Exemptions	Simon Copp
<u>Certificate of Acceptance</u>	N/A	No Certificates of Acceptance	Simon Copp
<u>S363 -Certificate for Public Use (Occupancy)</u>	N/A	This section of the Building Act does not apply to this building consent. not intended for members of the public to access this site.	Simon Copp

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

Signed: \_\_\_\_\_ Date: 16 November 2023 8:04 am  
Simon Copp



# Building Consent Office Record

Building Consent No.	230728
Building Project	Separation of existing septic tank system into two to serve proposed subdivided lots 1 and 2 (these works are a condition in our subdivision consent)
Location (Site Address)	142 Huia Street, Waikanae
Building Category	R1

## CONSENT DATA INPUT REQUIREMENTS

Please delete yes/no as applicable

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

## Dialogue Record

Record all telephone discussions in relation to the application.

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

Date / time	State content of discussion!!!	Initials

Notes





## KAPITI COAST DISTRICT COUNCIL

Consent No: 230728

Building Category: R1

Site Address: 142 Huia Street, Waikanae

Owner/Agent: Dana Peterson and Jules Esther

---

### Inspections

The following inspections are required:

- 1 Drainage
- 1 Final Inspection
- 2 Total Inspections

### Documentation

The following documentation is required:

- 1 Application for CCC
- 1 As-built drainage plan
- 1 Drainage (Form 126) for stormwater & private  
Sewer installation
- 1 Other (specify) installation cert from the installer





# CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

## THE OWNER

Esther Jules & Peterson Dana Rachelle  
83 Terrace Road  
RD 1  
Waikanae 5391

No.	100497
Issue date	29/07/11
Application date	14/06/10

## THE BUILDING

Street Address	142 Huia Street, Waikanae
Valuation No.	1490010400
Legal Description	LOT 10 DP 22652 BLK VI KAITAWA SD
Intended Use	Rural Dwelling
Intended Life	Indefinite, but not less than 50 years
Current Use	Rural Dwelling
Proposal	Install portable 50m2 Granny flat. Build kitset farm shed. Install septic tank & Lped field.
Estimated Value	\$110,000

## 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:

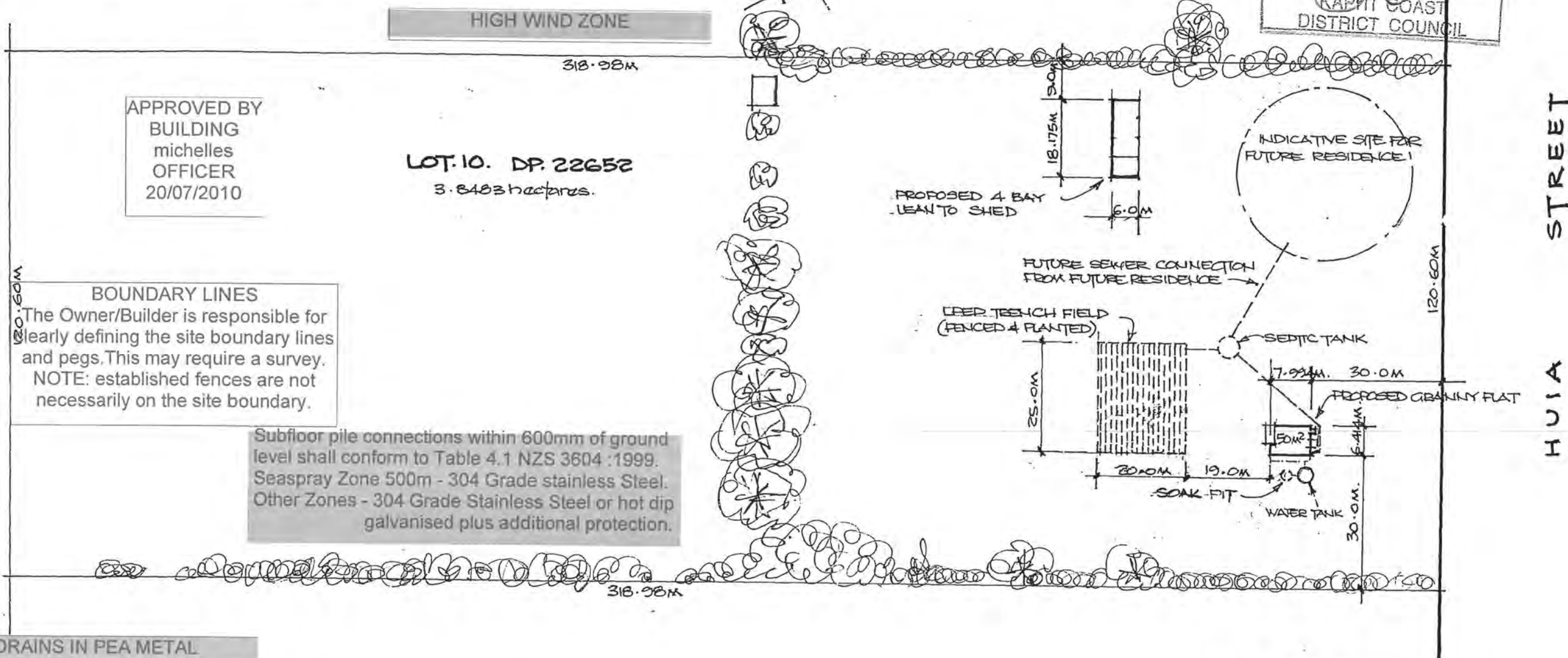
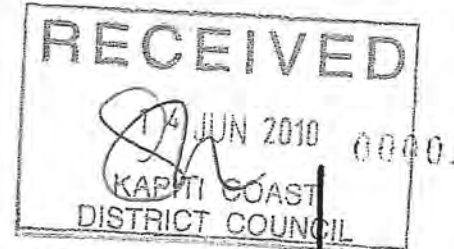
Date:

29/7/11

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

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

Some secondary water treatment may be required

ENGINEER STRUCTURAL DESIGN  
TAKES PRECEDENCE  
FARM BUILDINGPLUMBER/DRAINLAYER TO FILL OUT ATTACHED  
PRODUCER STATEMENT FORMS AND RETURN TO  
COUNCIL ALSO PROVIDE NEAT ASBUILT DRAINAGE  
PLAN SHOWING SEWER STORMWATER AND WATER

## Noisy Equipment

It is the responsibility of the owner to ensure that no work with noisy equipment  
shall 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.

SITE PLAN 1:1000

CAUTION  
Plans have been digitally  
reproduced and may not  
be to scale.APPROVED  
BY  
PLANNING  
Janice Lee  
8/07/2010APPROVED  
BY  
PLUMBING  
AND  
DRAINAGE  
Simon C  
24/6/2010PAUL YOUNGVALD  
DRAUGHTING SERVICE  
18 Ararua Road  
Paraparaumu  
Phone: (04 298 4442)PROPOSED GRANNY FLAT AND LEAN TO SHED FOR  
JULES ESTHER AND DANA PETERSON LOT.10 DP.22652  
Nº 142 HUIA STREET - WAIKANAE

REVISION: SEWAGE SYSTEM ALTERED 31-5-10 PY

DRAWN BY: P. YOUNGVALD  
DATE: 24.5.10  
SCALE: 1:1000  
CHKD.:

DRAWING NO.:

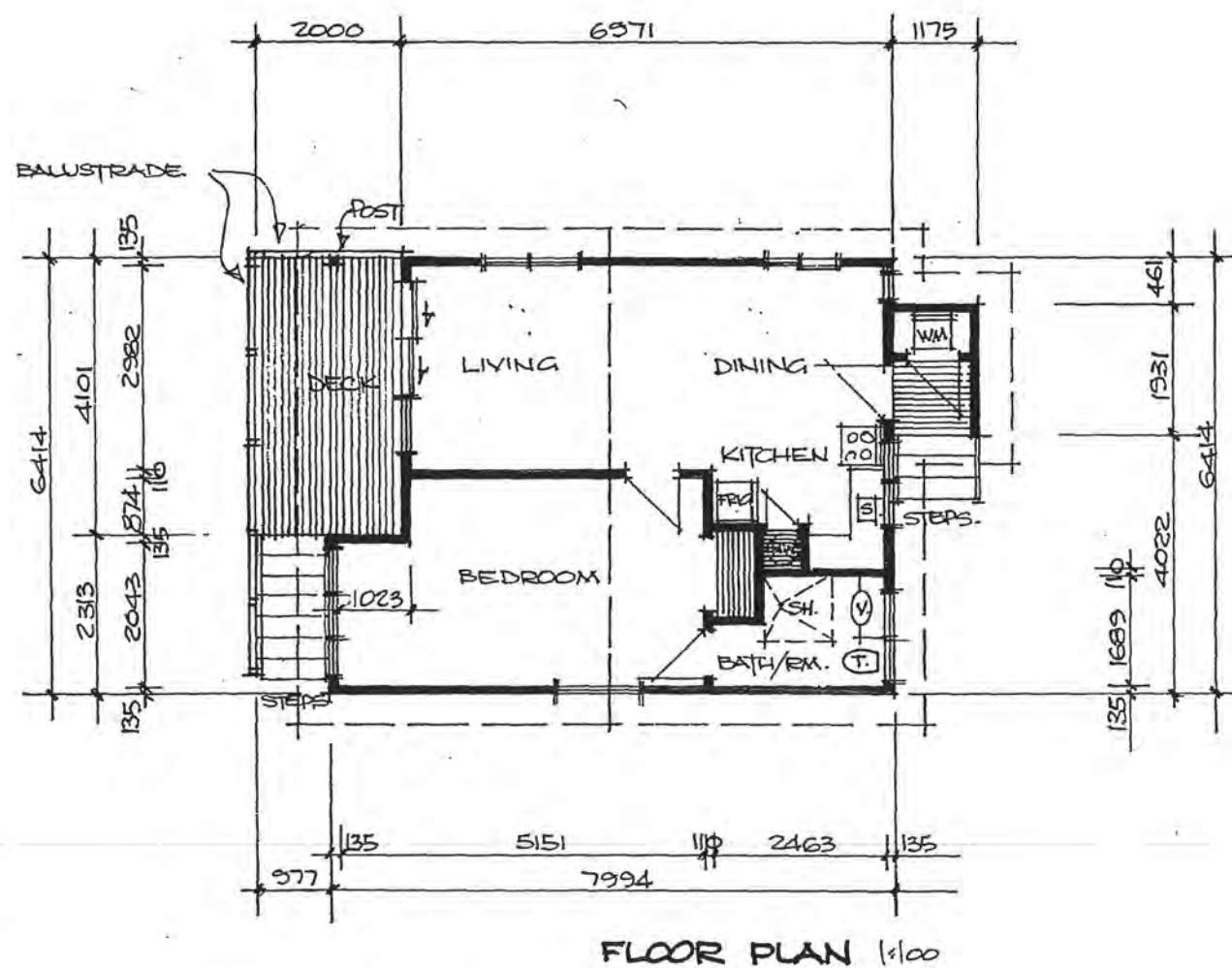
A



frost prone water pipes are to be lagged with a rubber type insulation.

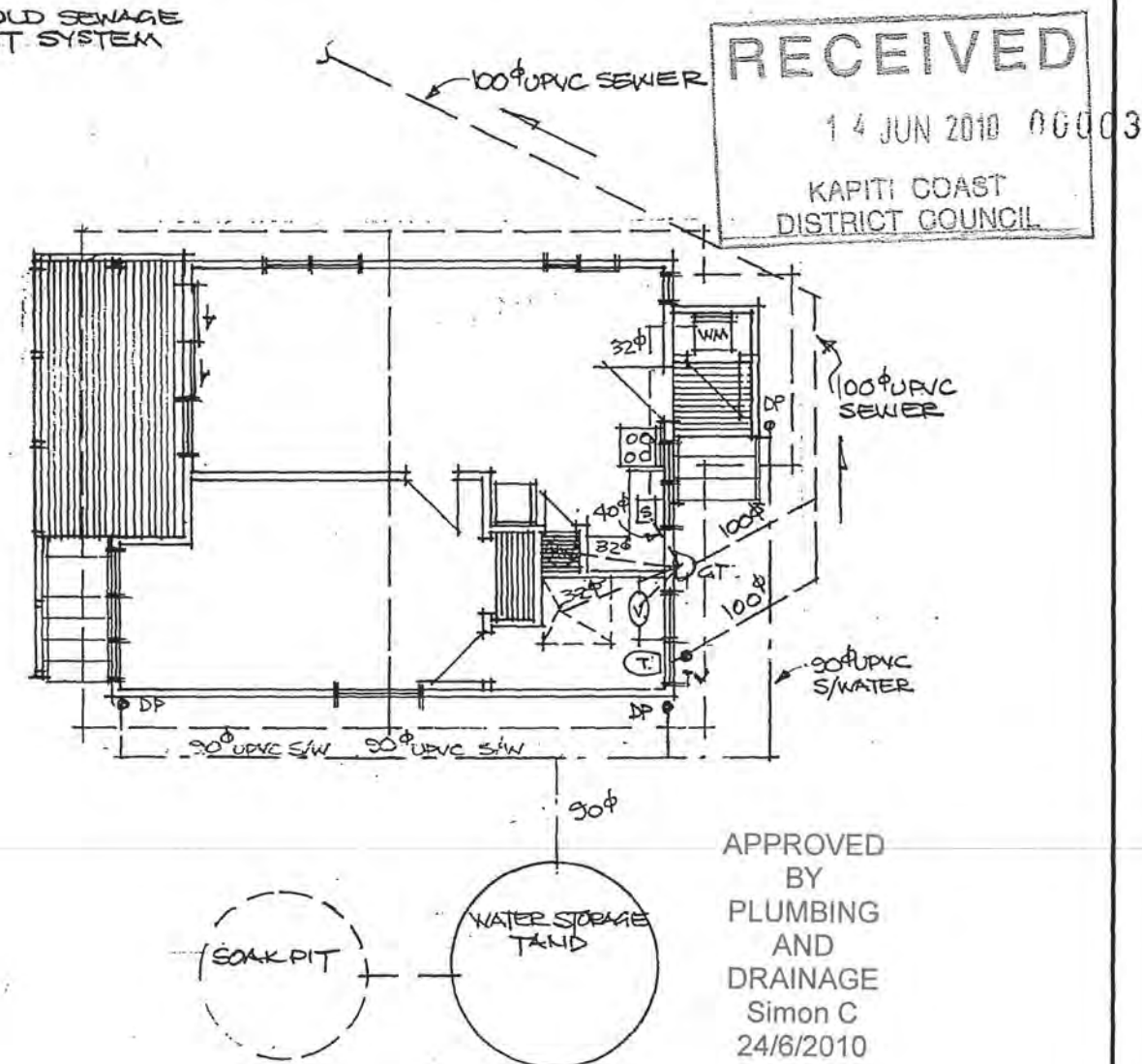
BC 100497

20/07/2010



A 20MM copper TPR drain from the HWC is to run from the tundish to the discharge point at low level outside of the building at low level  
Plastic pipe not to be used!

TO HOUSEHOLD SEWAGE TREATMENT SYSTEM



APPROVED BY  
PLUMBING AND DRAINAGE  
Simon C  
24/6/2010

**DRAINAGE PLAN 1:100**

80mm terminal vent required when drains run to a sewage treatment system

preline plumbing inspection required.



**PAUL YOUNG DRAUGHTING SERVICE**  
18 Arawhata Road  
Paraparaumu  
Phone: 04 298 4442

PROPOSED GRANNY FLAT FOR JULES ESTHER AND  
DANA PETERSON LOT. 10 DP. 22652. 142 HUIA STREET  
WAIKANAHE

REVISION: A. DRAINAGE SYSTEM ALTERED: 31-5-10 P.Y.

DRAWN BY: P. YOUNG	DRAWING NO.:
DATE: 25.5.10	
SCALE: 1:100	
CHKD.:	

A

## Producer Statement

### Private Sewer Drains

#### Construction Review

Issued by.....<sup>Brian</sup>~~Ken~~ Kelly..... Registration Number.....4108...

To Kapiti Coast District Council

In respect to the following

3-4m from house only  
including TV & ORG

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

Installed at.....1112.....Huia St.....

Building Consent No.....100497.....

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

Name.....B. Kelly.....Signature..........Date.....31-1-11.....

Note: Fully dimensioned as built drain plan to be supplied.(scale 1:100)

*Drains may be laid and backfilled without inspection provided that the drain is left under test with a min of 1.0 m head and the inspection at the lateral left exposed.*

KCDC Office use only

Producer Statement author authenticated and current registration verified

Verification & Registration checked: <https://www2.pgdb.co.nz/PGDB/PublicRegister>

Date.....29 JUL 2011.....

Name..........

Signature..........



**Producer Statement**  
**Piped Services**  
**&**  
**Sanitary Plumbing Stacks**

**Construction Review**

Issued by.....*John Kelly*..... Registration Number.....*14785*

To Kapiti Coast District Council

In respect to the following *under house waste connects only!*

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

Installed at.....*147 Hui St*.....

Building Consent No..*KK497*..

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

Name.....*J. Kelly*..... Signed.....*[Signature]*..... Date.....*31-1-11*.....

KCDC Office use only

Producer Statement author authenticated and current registration verified

Verification & Registration checked: <https://www2.pgdb.co.nz/PGDB/PublicRegister>

Date.....*28 JUL 2011*.....  
Validity authenticated in accordance with KCDC Policy 032

Name.....*[Signature]*.....

Signature.....*[Signature]*.....

Signature:

Please note - this is only stormwater to  
water tanks, & tank overflow. They are  
not registered plumbers.

To be signed off by Campbells

## Producer Statement

### Stormwater Drains

#### Construction Review

Issued by Campbell's Water  
Creative Ltd Registration Number —

To Kapiti Coast District Council

In respect to the following

Stormwater Drains installed in accordance with E1 AS1 as shown on the approved  
plans or as per the attached amended plan

Installed at 142 HUIA STREET, WAIKINAE

Building Consent No. BC 100497

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

Name Owen Higgins Signed OH Higgins Date 28-6-11

Note: Fully dimensioned as built drain plan to be supplied. (scale 1:100)

#### KCDC Office use only

Producer Statement author authenticated and current registration verified

Verification & Registration checked: <https://www2.pgdb.co.nz/PGDB/PublicRegister>

Date.....

Name.....

Signature.....



## SCOPE OF INSPECTION SHEET

Date 21/7/11 SR or BCA 100497 Inspection No. Final

Time 11:00 Documents on site YES / NO

Owner Name ESTHER & PETERSON Project Description BARN & DECK

Site Address 142 Huia St. & FOUNDATION (RUFF)

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection Other .....

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

Engineer Supervision Yes No n/a - Name .....

Notes ..... Diagram (if necessary)

Work All Components as per B.C.  
ccc Application Reen  
Licensee Compliance Reen  
Pumpout & Drainage Pumpout Stations  
Items Inspected 3 Components.

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

Site instruction issued .....

Result: ☒ Pass ☐ Part pass ☐ Fail

Confirmation of inspection by person on site

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

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

Agreed, DANA PETERSON Sign [Signature] Date 21/7/11

Officer Name Alan Sign [Signature] Date 21/7/11

Additional Insp. Sheet No. ....

Information entered into data base ☐ Initial ..... Date 1/1/11

## 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

Date: 21/7/11 SR or BCA: 100491 Inspection No.: 7000

Time: 11:00 Documents on site YES / NO

Owner Name: ESTHER + GUYSON Project Description: BARND + DECK

Site Address: 14-2 HUIA ST. + FOUNDATION (RCD)

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

**P = Pass F = Fail NA = Non-Applicable**

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

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

### Applicable to all inspections

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

Sub-floor ventilation	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Roof fixings	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Spouting + Down-pipes	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Deck Structure	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Flashings - Roof	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Penetrations - Flashings	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Barriers	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Gully Dishes	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Storm-water + site drainage	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Handrails	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Wastes to gully	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Fixings - Durability	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Steps/Stairs	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Terminal vents/AAV's	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Cladding painted/sealed	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Flashings - Windows/Doors	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Cladding Ground Clearance	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA		<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA

### FINAL - Interior

Service areas - floors/walls	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Food storage/preparation	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Hot water temp <u>55</u>	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Stair design	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Ventilation	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Solid fuel heater	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Handrails	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Insulation + clearance	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Water supply tank	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Balustrades	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	HWC flues	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Trap seals + AAV's	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Lightings	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	HWC valves	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Cistern flushing	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Laundering	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	HWC restraint	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	WC pan connection	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Cooking facilities	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Tempering valve	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Septic tank	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Smoke detectors	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Glazing - Human Impact	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Window labels	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA

### FINAL - Intertency/Commercial

Fire/Life systems sighted	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Guarantees/Warranties/Certificates/Expert Opinion	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Intertency STC	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
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### All Inspections

Road Crossing Complete	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Energy Certificates supplied	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Final Check Complete	<input checked="" type="radio"/> Y	<input checked="" type="radio"/> N	
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Name: AWA Officer Sign: [Signature] Date: 21/7/11

## SCOPE OF INSPECTION SHEET

Date 4/10/10 SR or BCA 100497 Inspection No. 3  
 Time 2-15 Documents on site YES / NO  
 Owner Name ESTHER & PETER Project Description GRANNY FLAT  
 Site Address 142 HUIA ST.

Building Plumbing Circle appropriate Type & Inspection Other .....  
 Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name .....

Notes SEPTIC TANK ONLY Diagram (if necessary)  
NO DRAINAGE FROM HOUSE.  
100 mm PVC SEWER 10 m FROM TANK.  
LAYED IN PERM. TO HOUSE.  
6 LPE D OVER FISH FROM SEPTIC TANK  
SEPTIC TANK IN PILE (ENGINEER DESIGN)

PS4 INSTALLATION

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

Site instruction issued .....

\* 150 mm RISE TO TANK.  
 \* AS BUILT & TO FOLLOW  
 \* ENGINEER DESIGN TO COME.

Result: **Pass** **Part pass** **Fail**

Confirmation of inspection by person on site

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

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

Agreed, Wayne Miles Sign [Signature] Date 4/10/10  
 (Print Name)

Officer Name Alan Sign [Signature] Date 4/10/10

Additional Insp. Sheet No. ....

Information entered into data base ☐ Initial ..... Date 1/1/10

# SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE

Date: 4/10/10 SR or BCA: 100497 Inspection No.: 3  
 Time: 2.15 Documents on site YES / NO  
 Owner Name: ESTHER & PETER Project Description: GRANARY PLANT  
 Site Address: 142 HUIA ST.

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

**P = Pass F = Fail NA = Non-Applicable**

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

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

## SITE

Conforms with approved drawings	Y	N	NA	Checked driveway	Y	N	NA	Engineer supervision required	Y	N	NA
Scope of Resource consent granted?	Y	N	NA	Checked position off relevant boundaries and datum height	Y	N	NA		Y	N	NA
Expert Opinion (Producer statement) required	Y	N	NA	Name of Surveyor				Name of Engineer			
				Company				Company			

## FOUNDATIONS

## PILES

## SUBFLOOR

Footings Depth	P	F	NA	Pile size	P	F	NA	Pile/Bearer/Joist Fixings	P	F	NA
Good bearing (NZS 3604)	P	F	NA	Pile layout is to plan	P	F	NA	Notching, Holes, etc	P	F	NA
Reinforcing	P	F	NA	Special piles - point load	P	F	NA	Solid Blocking	P	F	NA
Siting	P	F	NA	Timber Treatment	P	F	NA	Joists	P	F	NA
Sub-floor vents	P	F	NA	Hole depth	P	F	NA	Beams/Bearers	P	F	NA

## PRE SLAB

Rebate for brick veneer	P	F	NA	Sand blinding	P	F	NA	Steel reinforcing	P	F	NA
Ground clearance	P	F	NA	Slab thickenings	P	F	NA	Bar chairs	P	F	NA
Concrete Cover	P	F	NA	Vapour barrier (DPC)	P	F	NA	DPC penetrations taped	P	F	NA
Driveway s/w control	P	F	NA	Bottom plate fixings	P	F	NA	Minimum Floor Level	P	F	NA
Secondary flow path	P	F	NA	TPR line	P	F	NA	Wastes and drains - size / fall	P	F	NA
Pipe material	P	F	NA	Plumbing layout	P	F	NA	Test - Water / Air	P	F	NA
Pipe protection	P	F	NA	Pipes supported	P	F	NA	Visual leak check	P	F	NA

## DRAINAGE

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

Officer Name: AA Sign: [Signature] Date: 4/10/10



## SCOPE OF INSPECTION SHEET

Date 1/9/10 SR or BCA 100497 Inspection No. 2  
 Time 0900 Documents on site YES/ NO  
 Owner Name J ESTHER & D PETERSON Project Description GRANNY FLAT  
 Site Address 142 HUA ST

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection

Other .....

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

Engineer Supervision Yes No n/a - Name .....

Notes This inspection covers relevant GRANNY FLAT Diagram (if necessary)  
Position from Boundary Correct

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

Site instruction issued

- SITE FILL Layout Plan Not Correct
- Requires Rebuild & KDC APPROVAL
- Proposed Plan To Enclose Carport
- Locations of BRICK & Anchor Piles
- Proposed locations for Anchor / BRICK
- Piles Correct for
- DEPTH / BENTLINE / WIDTH

Result: **Pass**

**Part pass**

**Fail**

Confirmation of inspection by person on site

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

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

Agreed, Nail Greg Sign [Signature] Date 1/9/10

Officer Name [Signature] Sign [Signature] Date 1/9/10

Additional Insp. Sheet No. ....

Information entered into data base ☐

Initial .....

Date 1/1/10

## SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE

Date 1/9/10 SR or BCA 100497 Inspection No. 2  
Time 0900 Documents on site YES / NO  
Owner Name J Estlin & D Peterson Project Description Garage  
Site Address 142 Hui A St

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

**P = Pass F = Fail NA = Non-Applicable**

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

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

### SITE

Conforms with approved drawings	Y	<u>N</u>	NA	Checked driveway	Y	N	NA	Engineer supervision required	Y	<u>N</u>	NA
Scope of Resource consent granted?	Y	N	NA	Checked position off relevant boundaries and datum height	Y	N	NA		Y	N	NA
Expert Opinion (Producer statement) required	Y	N	NA	Name of Surveyor				Name of Engineer			
				Company				Company			

### FOUNDATIONS

### PILES

### SUBFLOOR

Footings Depth	P	<u>F</u>	NA	Pile size	<u>P</u>	<u>F</u>	NA	Pile/Bearer/Joist Fixings	P	F	NA
Good bearing (NZS 3604)	<u>P</u>	<u>F</u>	NA	Pile layout is to plan	<u>P</u>	<u>F</u>	NA	Notching, Holes, etc	<u>P</u>	<u>F</u>	NA
Reinforcing	P	F	NA	Special piles - point load	<u>P</u>	<u>F</u>	NA	Solid Blocking	P	F	NA
Siting	P	F	NA	Timber Treatment	<u>P</u>	<u>F</u>	NA	Joists	P	F	NA
Sub-floor vents	P	F	NA	Hole depth	<u>P</u>	<u>F</u>	NA	Beams/Bearers	P	F	NA

### PRE SLAB

Rebate for brick veneer	P	F	NA	Sand blinding	P	F	NA	Steel reinforcing	P	F	NA
Ground clearance	P	F	NA	Slab thickenings	P	F	NA	Bar chairs	P	F	NA
Concrete Cover	P	F	NA	Vapour barrier (DPC)	P	F	NA	DPC penetrations taped	P	F	NA
Driveway s/w control	P	F	NA	Bottom plate fixings	P	F	NA	Minimum Floor Level	P	F	NA
Secondary flow path	P	F	NA	TPR line	P	F	NA	Wastes and drains - size / fall	P	F	NA
Pipe material	P	F	NA	Plumbing layout	P	F	NA	Test - Water / Air	P	F	NA
Pipe protection	P	F	NA	Pipes supported	P	F	NA	Visual leak check	P	F	NA

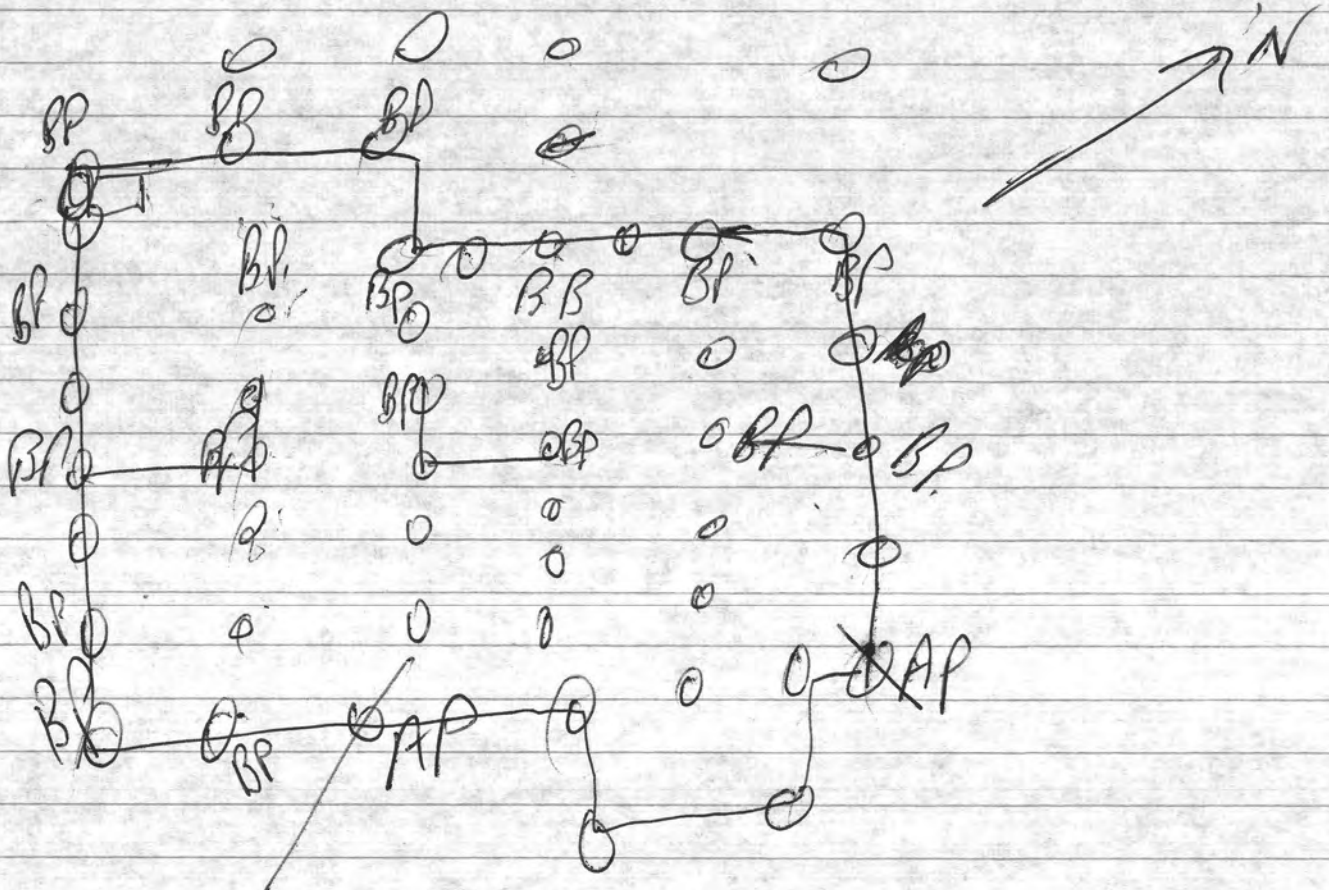
### DRAINAGE

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

Officer Name: [Signature] Sign: [Signature] Date: 1.9.10

From Insp 1/9/10

Below Appraisals to be the  
proposed updated Pile layout  
plan to be completed & KOC  
Approved





## SCOPE OF INSPECTION SHEET

Date 18-8-2010 SR or BCA 100497 Inspection No. 1

Time 1:45 Documents on site ☒ YES / NO

Owner Name \_\_\_\_\_ Project Description Farm shed

Site Address 142 Huia St

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection Other \_\_\_\_\_

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

Engineer Supervision Yes No n/a - Name \_\_\_\_\_

Notes \_\_\_\_\_ Diagram (if necessary) \_\_\_\_\_

\* inspection covers 10  
600 diameter x 1.200  
deep pile holes to solid  
and 2 giit footings  
as per plan  
\* sited as consented plan  
\* 175 sed posts in position  
for concrete pour

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

Site instruction issued \_\_\_\_\_

Result: ☒ **Pass** ☐ Part pass ☐ Fail

Confirmation of inspection by person on site

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

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

Agreed B. J. M. BRIDGE Sign B. J. M. BRIDGE Date 18.8.2010  
(Print Name)

Officer Name Andrew Sign A. B. Date 18.8.2010

Additional Insp. Sheet No. \_\_\_\_\_

Information entered into data base ☐ Initial \_\_\_\_\_ Date 1/1/10

# SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE

Date 18-8-2010 SR or BCA 100497 Inspection No. 1

Time 1:45 Documents on site YES / NO

Owner Name 142 Huna St Project Description Farm shed

Site Address 142 Huna St

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

**P = Pass F = Fail NA = Non-Applicable**

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

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

## SITE

Conforms with approved drawings	<u>Y</u>	N	NA	Checked driveway	Y	N	<u>NA</u>	Engineer supervision required	Y	N	<u>NA</u>
Scope of Resource consent granted?	Y	N	<u>NA</u>	Checked position off relevant boundaries and datum height <u>x1 new peg</u>	<u>Y</u>	N	NA		Y	N	NA
Expert Opinion (Producer statement) required	Y	N	<u>NA</u>	Name of Surveyor				Name of Engineer			
				Company				Company			

## FOUNDATIONS

## PILES

## SUBFLOOR

Footings Depth	P	F	NA	Pile size	<u>P</u>	F	NA	Pile/Bearer/Joist Fixings	P	F	NA
Good bearing (NZS 3604)	P	F	NA	Pile layout is to plan	<u>P</u>	F	NA	Notching, Holes, etc	P	F	NA
Reinforcing	P	F	NA	Special piles - point load	<u>P</u>	F	NA	Solid Blocking	P	F	NA
Siting	P	F	NA	Timber Treatment	<u>P</u>	F	NA	Joists	P	F	NA
Sub-floor vents	P	F	NA	Hole depth	<u>P</u>	F	NA	Beams/Bearers	P	F	NA

## PRE SLAB

Rebate for brick veneer	P	F	NA	Sand blinding	P	F	NA	Steel reinforcing	P	F	NA
Ground clearance	P	F	NA	Slab thickenings	P	F	NA	Bar chairs	P	F	NA
Concrete Cover	P	F	NA	Vapour barrier (DPC)	P	F	NA	DPC penetrations taped	P	F	NA
Driveway s/w control	P	F	NA	Bottom plate fixings	P	F	NA	Minimum Floor Level	P	F	NA
Secondary flow path	P	F	NA	TPR line	P	F	NA	Wastes and drains - size / fall	P	F	NA
Pipe material	P	F	NA	Plumbing layout	P	F	NA	Test - Water / Air	P	F	NA
Pipe protection	P	F	NA	Pipes supported	P	F	NA	Visual leak check	P	F	NA

## DRAINAGE

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

Officer Name: Andrew Sign: [Signature] Date: 18.8.2010



Site Inspection Report - New EC Application

EC Application number: 100497 Lot 10 DE 22652

Site Address: 142 Nova St - unmarked

Planning Ref: FAN/RUN/15 + SUGAR - day

Check NCR status is currently in the inspection

Item to be checked	Decision	Report only relevant information	Action required
Complete match application?	Yes/No		
Diagram plan identified?	Yes/No		
Boundaries identified?	Yes/No	Runn Black	
Check ground conditions OK?	Yes/No	Slope SW from rd. 400mm above casting	Send to APPROX
Check <del>thatch</del> roof is sound, glass beam, note existence/damage	Yes/No	Good condition	
Vehicle entrance crossing installed (describe condition)	Yes/No	Run	
Photos taken? (Say & link to NCR)	Yes/No		
Dogs on property?	Yes/No		
Is there a requirement for further foundation investigation e.g.	Yes/No		Referred to Approvals T/L
Referred to Approvals			Yes/No

Record all decisions in discrepancies with ECN. Refer to NCR. Circle Yes or No in each case.

Note: If there is a requirement for further investigation or some other which do not appear to comply refer the to Team Leader Consent Appropriate for action.

Inspecting Officer: Name: S. Smith M. Signature: [Signature]

Date: 21/6/10



**KCDC Building Consent Authority**  
**Building Consent Documentation Filed**

BC No.	100497
Street Address.	142 Hura St extn Waikanae

*Tick indicates document(s) included in this Building Consent*

Building Consent Application,	✓					
Application checklist,	✓					
Costing schedule,	✓					
Plans and specifications,	✓					
Invoice and receipt,	✓					
Processing records/checksheets,	✓					
Inspection page printouts	<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="padding: 2px 10px;">1 to 4</td> <td style="padding: 2px 10px;">24</td> <td style="padding: 2px 10px;">29 to 36</td> <td style="padding: 2px 10px;">35</td> <td style="padding: 2px 10px;">38 to 53</td> </tr> </table>	1 to 4	24	29 to 36	35	38 to 53
1 to 4	24	29 to 36	35	38 to 53		
Building consent and memorandum,	✓					
Inspection reports,	✓					
Application for CCC,	✓					
Code of Compliance Certificate,	✓					
Producer statements and supporting documentation,	✓					
Peer review documents,	N/A					
Fire design documents,						
Requests for further information and other correspondence,						
Amendments,						
Supplementary information,						
Energy work certificates,	✓					
Notices to Fix,	N/A					

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

# KCDC CODE COMPLIANCE REVIEW CHECK SHEET

Criteria: All building work except for minor works or major projects. Refer BI-WI-024

Address: 142 Huia St Waikanae.	Date: 29/7/11
	BCNo: 100497

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

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

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

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

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

Supporting documentation required in building consent addenda (Accept in accordance with KCDC Policy 002) Form completed during BC Approval process

Tick (✓) indicates yes, N/A indicates considered - but not applicable	Req'd	Supplied	Accept
copy of electrical certificate	✓	✓	✓
copy of gas certificate	✓	✓	✓
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	N/A		
a Construction Review (PS4) statement for Fire engineering			
a Construction Review (PS4) statement for Geo-technical engineering			
Roof cladding warranty			
Solar water heating technical specifications			
Wall cladding/texture coating installation applicator warranty			
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			
KPIS (verifier) Fire Systems Certification			

# KCDC CODE COMPLIANCE REVIEW CHECK SHEET

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

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## Compliance Schedule

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

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

## Building consent requirements.

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

Outline:

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---



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

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

Building officer:

Signature:

Date:

Name:

Co-reviewer:

Signature:

Date:

Name:



Form 436

BC 100497

## PROCESSING CHECKLIST

No = Plans, specifications & documentation not complying with the Building Code &/or Bld. Act (The reason specified alongside each prompt) \*

Yes = Plans, specifications & documentation complying with the Building Code &/or Bld. Act (The reason specified alongside each prompt)

N/A = Not Applicable to this application. (The deletion of whole sections as N/A is permitted)  
For alternatives comment below each section.

Note - The further information requests are identified by hand written numbers and corresponding on FIR letters / e-mails sent

Category ①

Site Plan (NZS 8604: Sec 3.4, 4.5 Code of B1, B2, B1, B2, F1 &amp; B2 Sec 7.2, 7.5 BA04)

ED = Engineer Design

NA NO YES

Comments

- ☒ ☐ ☐ Wind zone High V/High Specific... GIS
- ☒ ☐ ☐ Flooding / ponding hazards... GIS
- ☒ ☐ ☐ Slippage / fault line hazards... GIS
- ☒ ☐ ☐ Erosion, river & coastal hazards... GIS
- ☒ ☐ ☐ Subsidence / soft soil hazards... Site inspection notes - Sanitary
- ☒ ☐ ☐ Corrosion zone Sea spray or Zone 1... GIS
- ☒ ☐ ☐ Soil contamination... GIS
- ☒ ☐ ☐ Distances to boundaries / siting... District plan
- ☒ ☐ ☐ Floor levels / contours... E2/AS1 & NZS 8604: F1
- ☒ ☐ ☐ Two or More Allotments... Sec 7.5 - B3 Bld Act
- ☒ ☐ ☐ Noise / sound insulation (airport & highway)

Specific Design (Verified Online PS2 B1 B2 YMI)

Comments

- ☒ ☐ ☐ PS1 Design Certificate... B1 B2 YMI
- ☒ ☐ ☐ PS2 Peer Review... B1 B2 YMI
- ☒ ☐ ☐ Calculations... YMI
- ☒ ☐ ☐ GPeng... Verified Online

Claude Anthony Carter Look - Covering B1 - Lean to farm building

Concrete / Foundation Plan (NZS 8604 NZS 4210 &amp; 4229 E2/AS1)

Comments

Layout

- ☒ ☐ ☐ Layout dimensions... NZS 8604
- ☒ ☐ ☐ Control joints... NZS 8604
- ☒ ☐ ☐ Slab thickening... NZS 8604, cl 7.5
- ☒ ☐ ☐ Alternative... specify reason

Section

- ☒ ☐ ☐ Depth & width... NZS 8604
- ☒ ☐ ☐ Reinforcement... NZS 8604: B2
- ☒ ☐ ☐ Plate fixings... NZS 8604: B2 cl 7.5
- ☒ ☐ ☐ DPM... NZS 8604: B2
- ☒ ☐ ☐ Engineer design and Gates... B1; B2
- ☒ ☐ ☐ Concrete strength... B1; B2 cl 4.8.2
- ☒ ☐ ☐ Alternative... specify reason

Lean to farm building Covered Under PS1 Engineer

**Timber / Subfloor Plan (NZS3604 NZS3602 & 3640, B1, B2)**  
Layout

Comments

N/A NO YES

- ☐ ☐ ☒ Layout dimensions.....  
☐ ☐ ☒ Bearers details.....B1; B2  
☐ ☐ ☒ Joist details.....B1; B2  
☐ ☐ ☐ Alternative.....specify reason

Section

- ☐ ☐ ☒ Foundation type/size..... NZS 3604; B2  
☐ ☐ ☒ Piles post sizes & treatment ..... NZS 3804; 3802; 3840; B2  
☐ ☐ ☒ Pile o/c..... NZS 3604  
☐ ☐ ☒ Fixing..... NZS 3604; B2  
☐ ☐ ☒ Goeings (durability)..... NZS 3604; B2  
☐ ☐ ☒ Ventilation & Access to sub floor spaces ..... NZS 3604  
☐ ☐ ☐ Alternative.....specify reason

*If the addition is an upper storey show details on upgrading existing foundations, joints, piles, etc (may require Engineer design)*

**Floor plans / layout (B1, B2, C1-4, D1, E3, F7, G1, G2, G12 G3, G9, G11, G13)**

Comments

General

N/A NO YES

- ☐ ☐ ☒ Room dimensions.....  
☐ ☐ ☒ Sectional lines.....  
☐ ☐ ☒ Location of partitions.....  
☐ ☐ ☒ All designated spaces.....  
☐ ☐ ☒ Linets..... NZS 3604; B2  
☐ ☐ ☒ Beams..... NZS 3604, B2 by engineer  
☐ ☐ ☒ Point loads by engineer or preheader..... B1 B2  
☐ ☐ ☒ Smoke detectors..... F7  
☐ ☐ ☒ Wet areas / WCs ..... D1, Table 2; B2  
☐ ☐ ☒ Kitchen..... G3, G9, G11  
☐ ☐ ☐ Alternative.....specify reason

*Changes to existing work requires both an existing floor plan & a proposed floor plans  
 Facility provided for washing utensils / food G3, Section 1.1 & Figure 1:  
 Preparation Area and Access to Facility Paragraphs 1.1.2 and 1.5*

Relocated Granny flat

**Wall / Framing B1, B2, E3**

Comment

General

- ☒ ☐ ☒ Identify engineering / Structural items / portals..... B1 B2  
☐ ☐ ☒ By preheader or to NZS 3604..... B1 B2  
☐ ☐ ☒ Fixing types ..... NZS 3604..... B1 B2  
☐ ☐ ☒ Stud o/c as per wind zone... NZS 3604..... B1 B2  
☐ ☐ ☒ Building wrap..... NZS 3604  
☐ ☐ ☒ Stud heights of rooms..... NZS 3604..... B1 B2  
☐ ☐ ☐ Alternative.....specify reason

Lean to farm building only  
Granny flat relocated

Roof.....NZS 3604, 3602 & 3640 B1B2E2 E2/AS1

Trussed / by purlin or Framed roof NZS 3604

Comments

N/A NO YES

- ☐ ☐ ☒ Fixing layout & details.....B1 B2
- ☐ ☐ ☒ Gable layout.....B1
- ☐ ☐ ☒ Max span (12m or Engineer).....B1
- ☐ ☐ ☒ Purlin or battens o/c.....B1 B2
- ☐ ☐ ☒ Rafter/Beams.....B1 B2
- ☐ ☐ ☒ Alternative.....specify reason

Roof cladding - Metal; Profiled Metal; Masonry; Membranes Code E2, E2/AS1 B2

- ☐ ☐ ☒ Pitch / profile.....E2
- ☐ ☐ ☒ Underlay.....E2
- ☐ ☐ ☒ Flashings.....E2/E2.....B1 B2
- ☐ ☐ ☒ Parapets.....B1 E2 B2
- ☐ ☐ ☒ Membrane Roofs and substrate Code E2/AS1 B2
- ☐ ☐ ☒ Gutters, Barges & Fascias detail Refer E2, section 8.3, cl 8.3.9
- ☐ ☐ ☒ Alternative.....specify reason

Installation of profiled metal roof cladding shall be by trained installers, approved by the tile manufacturer or NZ agent. In some cases experienced builders undertake installation, refer E2, section 8.4, cl 8.4.2 'General'.

for lean to farm building only  
Giranny flat relocated

outside the slope of E2/AS1 but all flashings appear to meet  
claddings Code B1 & E2 E2/AS1, Brans good practice Guides & Weather tightness Vol 12 & 3 their Comments Intended purpose

- ☐ ☐ ☒ Risk matrix Gully or direct.....E2
- ☐ ☐ ☒ Brick Veneer.....E2 "The brick hook" Branz Masonry Guide; B2
- ☐ ☐ ☒ Timber Weatherboard.....E2 Branz Timber Guide Vol 182; B2
- ☐ ☐ ☒ Stucco.....B1 NZS 3604 Branz good practice guide; B2
- ☐ ☐ ☒ Profiled Metal.....E2 Metal Roofing Practice; B2
- ☐ ☐ ☒ Plywood.....E2; B2
- ☐ ☐ ☒ Fiber Cement W/b.....E2; B2
- ☐ ☐ ☒ Board & Battens.....Brans good practice guide; B2
- ☐ ☐ ☒ Fiber Cement Sheet.....E2; B2
- ☐ ☐ ☒ Weather tightness details.....E2; B2
- ☐ ☐ ☒ Alternative.....specify reason

Direct fixed vertical profile metal cladding - non-habitable farm building.

Giranny flat relocated.

Bracing NZS 3604 B1, B2, E3

Comments

N/A NO YES

- ☐ ☐ ☒ Subfloor bracing.....B1 & NZS 3604
- ☐ ☐ ☒ Wall bracing.....B1 & NZS 3604
- ☐ ☐ ☒ Roof bracing.....B1 & NZS 3604
- ☐ ☐ ☒ Bracing calculations.....B1 & NZS 3604
- ☐ ☐ ☒ Provide bracing plan layout.....B1 & NZS 3604
- ☐ ☐ ☒ Double top plate (if > 5m).....B1 & NZS 3604
- ☐ ☐ ☒ Indicate dragon tie (if > 6m).....B1 & NZS 3604
- ☐ ☐ ☒ Diaphragm ceilings (if > 7.5m).....B1 & NZS 3604
- ☐ ☐ ☒ Check for distribution.....B1 & NZS 3604
- ☐ ☐ ☒ Alternative.....specify reason



# Light & Ventilation B1 G4, Clause 1.2; G4, clause 1.3 G7, G9 F2

General

Comments

N/A NO YES

- ☐ ☐ ☒ Vent 5%.....G4
- ☐ ☐ ☒ Light 10%.....G7
- ☒ ☐ ☐ Electrical.....G9
- ☒ ☐ ☐ Mechanical ventilation.....G4
- ☐ ☐ ☒ Exterior space for awareness.....G7

Glazing

- ☒ ☐ ☐ Safety glass.....F2
- ☒ ☐ ☐ Wind zone.....B1, NZS 3804
- ☒ ☐ ☐ Alternative.....specify reason

Relocated Cranny Flat

## Insulation BRANZ Home Insulation Guide, NZS 4218, AS/NZS 2918

Comments

- ☐ ☐ ☐ Floor.....H1
- ☐ ☐ ☐ Wall.....H1
- ☒ ☐ ☐ Roof.....H1
- ☒ ☐ ☐ Windows / glazing.....H1
- ☐ ☐ ☐ Alternative.....specify reason

Relocated Cranny Flat

## Stairs / Landings / Handrails D1, sea 4

Comments

- ☐ ☐ ☒ Stair tread & risers.....D1
- ☐ ☐ ☒ Landing size.....D1
- ☐ ☐ ☒ Handrail.....D1
- ☐ ☐ ☒ Riser opening (min) where children.....D1
- ☐ ☐ ☒ Residential Accessibility.....D1
- ☒ ☐ ☐ Alternative.....specify reason

Stair type

Minor Private: Max rise 220mm/Min tread 220mm,  
Secondary Private: Max rise 200mm/Min tread 250mm,  
Main Private: Max rise 190mm/Min tread 280mm. (Main private includes exterior stairs)

Cranny Flat only

## Decks / Balconies / Barriers D1, R4 & NZS 3604, Section 6 & 7,

Comments

- ☐ ☐ ☒ Barrier & deck fixing durability.....D1 B1 B2
- ☐ ☐ ☒ Top rails, balusters, bottom rails, palings.....D1 B1
- ☒ ☐ ☐ If Engineer then calculations required.....B1 B2
- ☐ ☐ ☒ Max 8m height or Engineer.....B1 B2
- ☒ ☐ ☒ Deck joist sizes, grade, treatment, span & spacing.....D1 B1 B2
- ☐ ☐ ☒ Piles & bearers the correct grade, treatment, size, spacing & span.....D1 B1 B2
- ☐ ☐ ☒ Slip resistance.....D1
- ☒ ☐ ☐ Appropriate waterproofing membrane.....B1 B2
- ☐ ☐ ☒ Stringer size & connections.....D1 B1 B2
- ☐ ☐ ☒ Thresholds.....D1 E2
- ☒ ☐ ☐ Alternative.....specify reason

Cranny Flat only

Fire (Residential) NZBC F7/Cdcs

Comments

N/A NO YES

- ☒ ☐ ☐ Travel distances max 24m.....G3.15
- ☐ ☐ ☒ Smoke detectors.....F7
- ☒ ☐ ☐ Wood burners.....F7
- ☐ ☐ ☐ Garage fire wall details.....G7 (G7.10 G7.8)
- ☐ ☐ ☐ Alternative.....specify reason

Swimming Pool & Fencing *Fencing of Swimming Pools Act 1987*

Comments

- ☒ ☐ ☐ Refer to Compliance for sign off.....
- ☒ ☐ ☐ Specific Engineering Design.....
- ☐ ☐ ☐ Proprietary system/design.....
- ☐ ☐ ☐ Section/construction.....
- ☐ ☐ ☐ Pool backwash discharging the sewer.....
- ☐ ☐ ☐ Fence height.....
- ☐ ☐ ☐ Gate(s) / door(s) open outward.....

Ambiguity / Contradictions

Comments

- ☒ ☐ ☐ Manufacturers Specs.....
- ☒ ☐ ☐ Engineer compared with Designer/Architect.....
- ☒ ☐ ☐ Any Other contradictions.....

Alternative Solutions

Record assessment, decision and reasons for decisions below. Has the designer substantiated why they believe the proposal complies with the building code? Is there a determination on a similar proposal? Has corroborative evidence been provided (peer review, appraisal or determination)? Include reference to comparison with acceptable solutions, other documents / standards / best practice guides / publications, expert opinion, determinations, in-service history, product certification, professional judgment, building code objectives. Refer BRANZ Bulletin #456 (Dec 2004). List any conditions / communications / actions:

Propriety farm building accepted  
through In Service history &  
Chartered Professional Engineer

This sheet relevant to plumbing & drainage only

General

Comments

N/A NO YES

- ☐ ☐ ☒ Kitchen area..... G3/AS1  
☐ ☐ ☒ Laundry..... in the porch area  
☐ ☐ ☒ Bathrooms.....  
☐ ☐ ☒ Location of sanitary fixtures.....  
☐ ☐ ☒ Plumbing layout.....

Plumber's Reg no.....

Drainlayers Reg no.....

Effluent Disposal Systems

Comments

- ☐ ☐ ☒ Engineering Site Investigation  
☐ ☐ ☒ Design Specification & Producer Statement

(The design criteria should include: Capacity based on bedroom numbers, Loading calculation, site evaluation, soil profile, site characteristics.)

Done Miller environmental Engineer

Water Supplies

Comments

- ☐ ☐ ☒ G12.....  
☐ ☒ Town supply..... Roof catchment Secondary treatment recommended  
☐ ☐ ☒ Private scheme.....  
☐ ☐ ☒ Type & location.....  
☒ ☐ ☐ Alternative..... specify reason

H.W.S. ✓

Sanitary Drainage

Comments

- ☐ ☐ ☒ G13.....  
☐ ☐ ☒ Layout.....  
☐ ☒ Council availability of.....  
☐ ☐ ☒ Septic tank design & calcs.....  
☒ ☐ ☐ Alternative..... specify reason

Stormwater Drainage

Comments

- ☐ ☐ ☒ E1.....  
☐ ☐ ☒ Layout.....  
☐ ☒ Council availability.....  
☒ ☐ ☐ Alternative..... specify reason

s/w to water storage tank overflow confined to the site

Sanitary Plumbing

Comments

- ☐ ☐ ☒ G13.....  
☐ ☐ ☒ Layout.....  
☒ ☐ ☐ Alternative..... specify reason



# Accessibility D1; NZS 4121

Comments

N/A NO YES

- ☐ ☐ ☐ Car parks
- ☐ ☐ ☐ Projections
- ☐ ☐ ☐ Kerb Ramps
- ☐ ☐ ☐ Footpaths/Ramps/Landings
- ☐ ☐ ☐ Entrances
- ☐ ☐ ☐ Public Facilities
- ☐ ☐ ☐ Lifts
- ☐ ☐ ☐ Stairs
- ☐ ☐ ☐ Stair/handrails
- ☐ ☐ ☐ Doorways/Doors/Corridors/Lobbies
- ☐ ☐ ☐ Controls
- ☐ ☐ ☐ Places of assembly/entertainment/Recreation
- ☐ ☐ ☐ Warning Systems
- ☐ ☐ ☐ Toilet Facilities/Laundering
- ☐ ☐ ☐ Food preparation/accommodation
- ☐ ☐ ☐ Signs

## Fire report G1, G2, G3, G4

Comments

- ☐ ☐ ☐ Purpose group FHG
- ☐ ☐ ☐ Fire cell separation /use of building
- ☐ ☐ ☐ F-rating
- ☐ ☐ ☐ S-rating
- ☐ ☐ ☐ Occupancy numbers
- ☐ ☐ ☐ Means of escape
- ☐ ☐ ☐ Travel distances
- ☐ ☐ ☐ External walls/unprotected areas
- ☐ ☐ ☐ Fire resistance to supporting elements/floors/walls
- ☐ ☐ ☐ Risks to/below escape routes
- ☐ ☐ ☐ Fire safety precautions
- ☐ ☐ ☐ SFTs / SDI's
- ☐ ☐ ☐ Alternatives
- ☐ ☐ ☐ Referral to DRU
- ☐ ☐ ☐ Alternative.....specify reason

## Solid waste G15

Comments

- ☐ ☐ ☐ Waste bin area
- ☐ ☐ ☐ Environmental health referral
- ☐ ☐ ☐ Alternative.....specify reason

## Hazardous Agents, Materials & substances F1 - F3

Comments

- ☐ ☐ ☐ Waste bin
- ☐ ☐ ☐ Environmental health referral

# Work Sheet

1. Smoke detector  
 2. Floor insulation found ✓  
 3. Rise / Thread stairs found ✓

## General stamp prompts

Wind Zone  
 Corrosion  
 Cladding  
 Electrical  
 Bracing Highlighted  
 Boundary setting out  
 Engineers design

Set Status  
 Complete checklist  
 Addenda  
 Section 72 / pending  
 Set inspections

<b>Dialogue Record</b>		<b>Initials</b>
List further information requested, info received, records / reference of communication etc. via Phone / Email / letter / courier / fax		

/ Email / letter / counter / fax

[illegible]




<b>Change Of Use — Sec 114:</b> (record decisions and basis for decisions — confirm whether sec 115 applies)		.....
Date	NIA	
<b>Alteration to Existing Building — Sec 112:</b> (record decisions and basis for decisions — confirm whether sec 118 applies and if so, has it been complied with?). List conditions / communications / actions:		.....
Date	NIA	
<b>Hazards — Sec 71-74:</b> (record decisions and basis for decisions — see under "site plan above already done")		.....
Date:	NIA	
<b>Compliance Schedule — Sec 100 - 107:</b> (record if new / amended compliance schedule required, and attach copy of replica compliance schedule. Ensure that note is recorded on building consent that new / amended compliance schedule will be issued).		
Date	NIA	

<p><i>Note: Refer to the associate code clause along side each prompt above for compliance or reason of decision</i></p> <p><b>Plan checked yet Unsatisfactory</b> (request for further information- see attached copy)</p> <p>Signature, name &amp; date  Bldg. <u>Dalman Michelle Salmer 8/11/10</u>  Plumbing.....  Fire.....</p>	<p>I am satisfied on reasonable grounds that the provisions of the Building Code are met and the Building consent may be granted (refer Bld Act Sec 49(1))</p> <p>All previous Further Information Requests now satisfactory.</p> <p>Signature, name &amp; date  Bldg. <u>Dalman 20/7/10 Michelle Salmer</u>  (for all pages except those listed below)  Plumbing <u>Simon 24/6/2010</u>  (For pages 6 of 11 unless otherwise listed)  Fire.....  (As listed on page 7 of 11)</p>
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# Addenda to Form 436

Allocation of work to approvals officer outside current competency

Building Category	Circle appropriate category 0	1	2	3

1) Authorized by Team leader or delegate Name, Signature & date <i>[Signature]</i> SAGE 22/6/10	Level of supervision reqd <u>Coaching</u> <u>Mentoring</u> <u>Peer review on completion</u>	Reason for decision <u>In training</u> <u>Vetting one level above competency</u> Other -
2) Approval Officer undertaking training Name, Signature & date <i>[Signature]</i> M Salmon 20/7/10 Current competency level Category 0, 1 or 2	Record of Learning <u>Good training</u>	Decision I am satisfied on reasonable grounds that the provisions of the Building Code are met and the building consent may be granted (refer Bld Act 49(1))
3) Coach/Mentor/Peer reviewer Name, Signature & date <i>[Signature]</i> SAGE 20/7/10 Current competency level Category 1, 2 or 3	Training needs identified <u>Good recording -</u> <u>subfloor bracing</u> <u>intro discussed</u> <u>well done</u>	Comments I am satisfied on reasonable grounds that the provisions of the Building Code are met and the building consent may be granted (refer Bld Act 49(1))

## Allocation notes

- Categories of building are determined on receipt of application.
- All applications are re assessed for the category and allocated to each appropriate Officer at the earliest opportunity and then placed in processing shelves accordingly
- Approvals staff are aware of their own competency level and check the allocation of work.
- Approvals staff may select, for training purpose, a consent 1 (one) category higher than their current competency for the purpose of increasing their skill level provided they gain approval from the Team Leader Building Consent Approvals. Once approval is given the Team Leader Building Consent Approvals will arrange for the appropriate supervision and final peer review.

## FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Site Inspection	✓	Refer to Form 241 for completion of site inspection & sign off this form when completed.	21/6/10
Resource Consents (refer PIM Sheet)	✓		
Plumbing and Drainage	✓		24/6/2010
Building	✓		28/7/10
Fire Design			
Compliance Schedule			
Environmental Health			
Other.....			
NOTES:			



Building Consent No.	100497.
Building Project	Dwelling and Farmbuilding
Location (Site Address)	142 Hua St, Waikanae
Building Category	Circle appropriate category 0 1 2 3

Application workflow checklist		
RECEIVED	Name & Signature	Date
14 JUN 2010 KAPITI COAST DISTRICT COUNCIL	Note # A signature confirms that the application contains sufficient information to enable compliance with the building code to be assessed	
# Note: Checked, date stamped and initialled by TO/BCO. Select and circle appropriate category above & identify allocation to appropriate technical groups and if required to go to "site inspection" AP-WI-001	Shun Nagra	14/06/2010
Payment taken and receipted (details entered inside this cover sheet) by CSO CS-WI-008	Janette	14/6/10
Data entered and invoiced by CSO CS-WI-008	Angie	14/6/10
Pages numbered by CSO CS-WI-008	Shun Nagra	14/06/2010
BC Application and documentation scanned, checked & status update by CSO CS-WI-009	Angie	14/6/10
BC Application signed over to BC CS-WI-009	Angie	14/6/10
Application reviewed by Technical Officers who sign off at back of this form AP-WI-026 & AP-WI-009	Simon Copp	24/6/2010
Once Technical review complete, passed to CS for Plan Production and Invoicing AP-WI-009	Palmer	28/7/10
CSO checks data entry input, including required inspections CS-WI-012	Palmer	28/7/10
BC, plans and other appropriate paperwork produced by CSO CS-WI-012		
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO CS-WI-012	Ying Jun	20/7/10
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. CS-WI-012		



## CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS		32	✓	Lapse and cancellation after 12mths of consent	23	Installation of solid fuel appliance (wood burner) comply and secured
✓	Foundation/Piles					
	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 Building Code	30	To comply with Food Hygiene Regulations 1974
✓	Sub-Floor					
	Drainage	6		Not approved as Habitable Room	31	As in CCZ, all fixings need to be stainless steel
✓	Pre-Wrap	9	✓	Note and comply with all endorsements on approved plans	33	Approval only given for relocation purposes
	Pre-Clad	10		Names and Registration of plumber and drain-layer required	34	If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
	Weathertightness		✓			
	Pre-lining (Building)	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
✓	Pre-lining (Plumbing)		✓			
	Wet areas - membrane	12	✓	Hot & Cold water pipes tested to 1500kPa	39	Construction of playground to comply with NZS5828
	Post Lining					
	Brick Veneer	13		Roof stormwater to be connected to existing	40	Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
	Retaining Wall					
✓	Final (Dwelling)	14		Copper water pipes not permitted	43	Textured systems should be applied by licensed, trained applicators – supply warranty
	Final (Commercial & Multi-resd)					
		15		Owner/builder to ensure prop foundation height will allow satisfactory connection	44	Exterior cladding system to be completed and inspected prior to internal lining
		21		Minimum FFL to comply with NZS3604		

STANDARD CONSENT CONDITIONS	
37	
72	
80	

### NON-STANDARD ADDENDA

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KCDC Form 123 ver. 2

### FOR OFFICE USE ONLY

FEES		APPLICATION FEE
Building Fee	\$1410.00	\$1773.70
Sewer Connection	\$.....	RECEIPT NO
Water Connection	\$.....	DATE.....
Vehicle Crossing	\$.....	INVOICE NO
Damage Deposit	\$.....	64709
Code Compliance Administration	\$.....	DATE.....
Building Research Levy	\$110.00	343380
Development Levy	\$.....	DATE.....
DBH Levy	\$216.70	14/6/10
Compliance Schedule	\$.....	RECEIPT NO
Digital Storage Fee	\$37.00	343380
Certificate of Title Charge	\$.....	DATE.....
Photocopying	\$.....	14/6/10
SUBTOTAL	\$.....	FEES PAID BY:
Less Fee Paid	\$.....	Kapakapa - Iti Partnership
TOTAL	\$1773.70	Jules Esther & Dana Peterson
GST INCLUDED	\$.....	BUILDING CONSENT
		NUMBER
		100497
		DATE ISSUED
		14/6/10
		AUTHORISATION FOR REFUND OF DEPOSIT
		Deposit held = \$.....
		Cost to Repair Damage Caused During Construction = \$.....
		Total Balance to be Refunded
		Authority Number:
		Authorised: DATE:

GSI 51-860-608

Received with thanks by 8/01  
KAPITI COAST DISTRICT COUNCIL

14-06-10 15:08 Receipt no. 343380

\*COPY\* \*COPY\* \*COPY\*

DR BC100497

MS JULES ESTHER & MS 1,773.70

Ms Jules Esther & Ms Dana Peterson: 83

CQ AS

Kapakapa-Iti Partner 1,773.70

KCDC Form 123 ver. 2



## Kapiti Coast District Council

Private Bag 60 601  
Paraparaumu 5254  
New Zealand

Tel (04) 296 4700  
or 0800 486 486

Fax (04) 296 4830 ■  
kapiti.council@kapiticoast.govt.nz ■  
www.kapiticoast.govt.nz ■

# Building consent 100497

## Section 51, Building Act 2004

### The building

Street address of building: 142 Huia Street, Waikanae

Legal description of land where building is located: LOT 10 DP 22652 BLK VI KAITAWA SD

Valuation number: 1490010400

Building name:

Location of building within site/block number:

Level/unit number:

### The owner

Name of owner: Ms Jules Esther & Ms Dana Peterson

Contact person:

Mailing address: 83 Terrace Road, RD1, Waikanae 5391

Street address/registered office:

Phone number: Landline: 293 8777

Mobile: 0274 761234

Daytime:

After hours:

Facsimile number:

Email address: dana@fantailfarm.co.nz

Website:

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

As above

### Building work

The following building work is authorised by this building consent:

Install portable 50m2 Granny flat. Build kitset farm shed. Install septic tank & Lped field.

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: 20/07/10



20 July 2010

Ms Jules Esther & Ms Dana Peterson  
83 Terrace Road  
RD1  
Waikanae 5391

Dear Sir/Madam

**Approval of Building Consent: 100497**

Description: Install portable 50m2 Granny flat. Build kitset farm shed. Install septic tank & Lped field.  
Location: 142 Huia Street, Waikanae  
Legal Description: LOT 10 DP 22652 BLK VI KAITAWA SD

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

Ms Jules Esther & Ms Dana Peterson 83 Terrace Road RD1 Waikanae 5391	No.	100497
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### Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages Install portable 50m2 Granny flat. Build kitset farm shed. Install septic tank & Lped field.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Rural Dwelling
Estimated Value	\$110,000
Location	142 Huia Street, Waikanae
Legal Description	LOT 10 DP 22652 BLK VI KAITAWA SD
Valuation No.	1490010400

Builder: Gold Coast Bldg Removal Ltd 545 Main Sth Rd, Waikanae :  
293 6108 / Fax 293 8042

Drainlayer: TBA

Contractor: Dave Miller PO Box 1784, Palmerston North : 06 357 8426 /  
Fax 06 357 8726

### General Requirements

- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
  1. Foundations
  2. Subfloor
  3. Drainage
  4. Preline
  5. 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.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. Note and comply with endorsements on approved plans.
3. Names and registration numbers of plumber and drainlayer are required before work commences.
4. 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.
5. Both hot and cold water pipes are to be tested to 1500 KPA pressure.

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

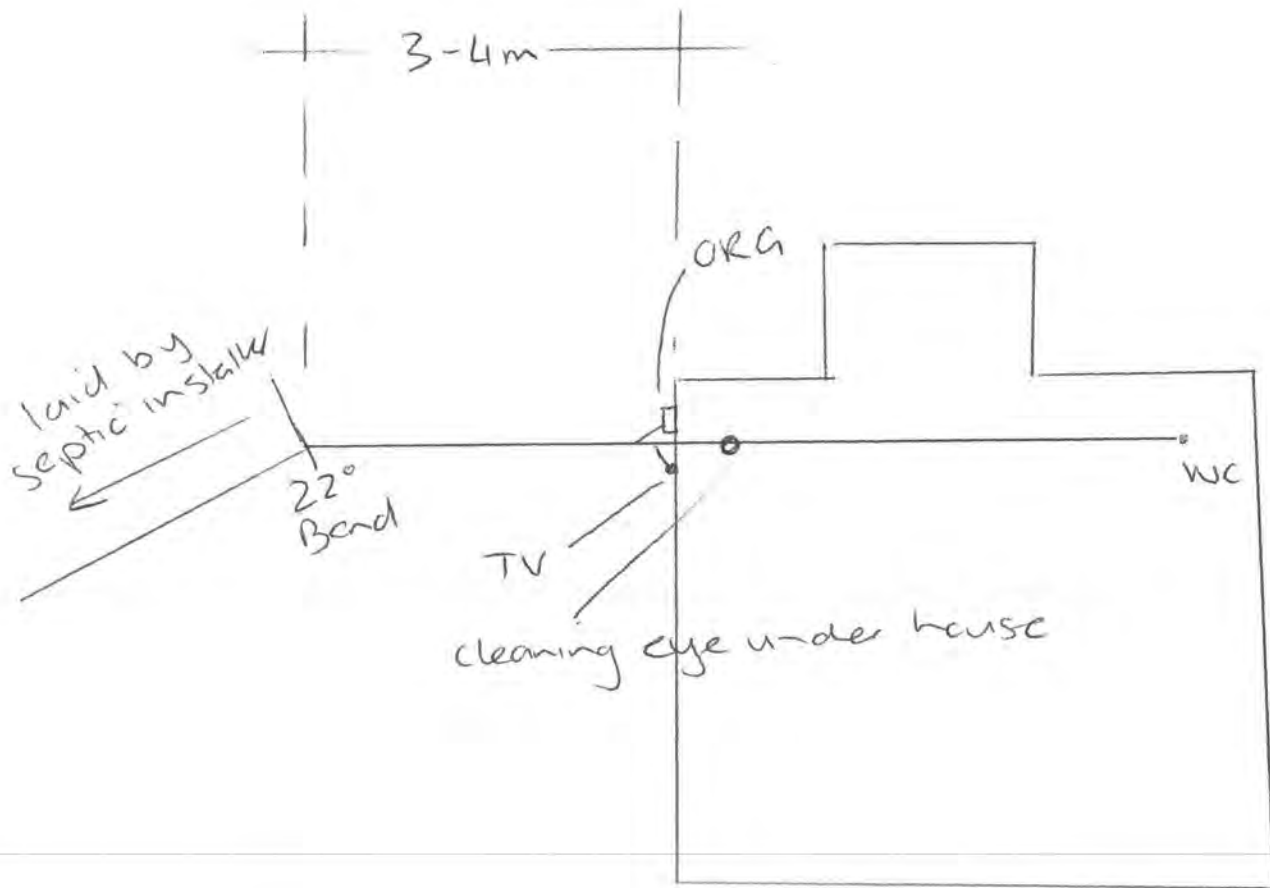
**OWNER/BUILDER/  
AUTHORISED PERSON**

**Date:**



This portion only  
laid by me including TV & ORG

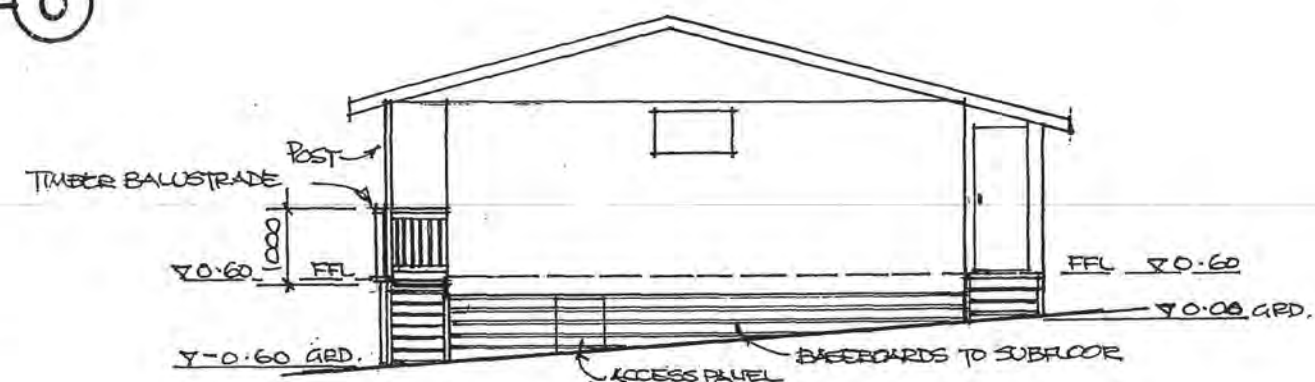
John Kelly Plumbing Ltd  
147 Tutere St  
Waikanae  
(027) 276 8830



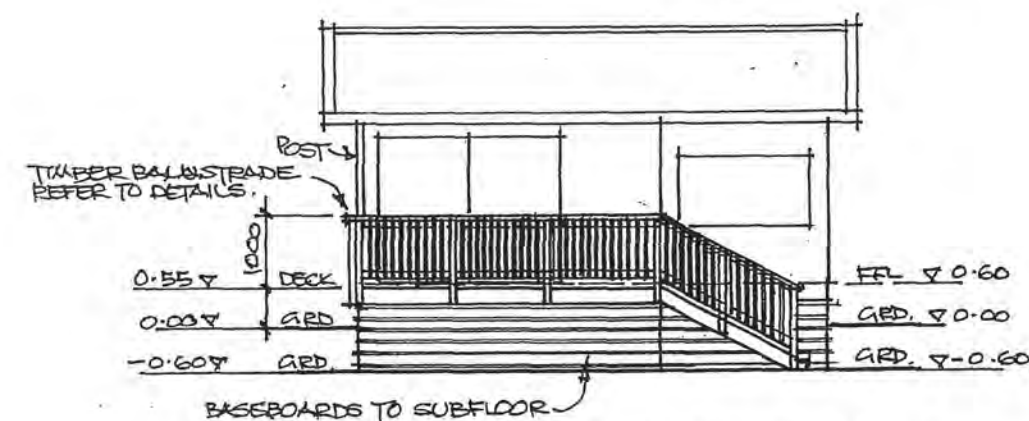
00002

NOTES:

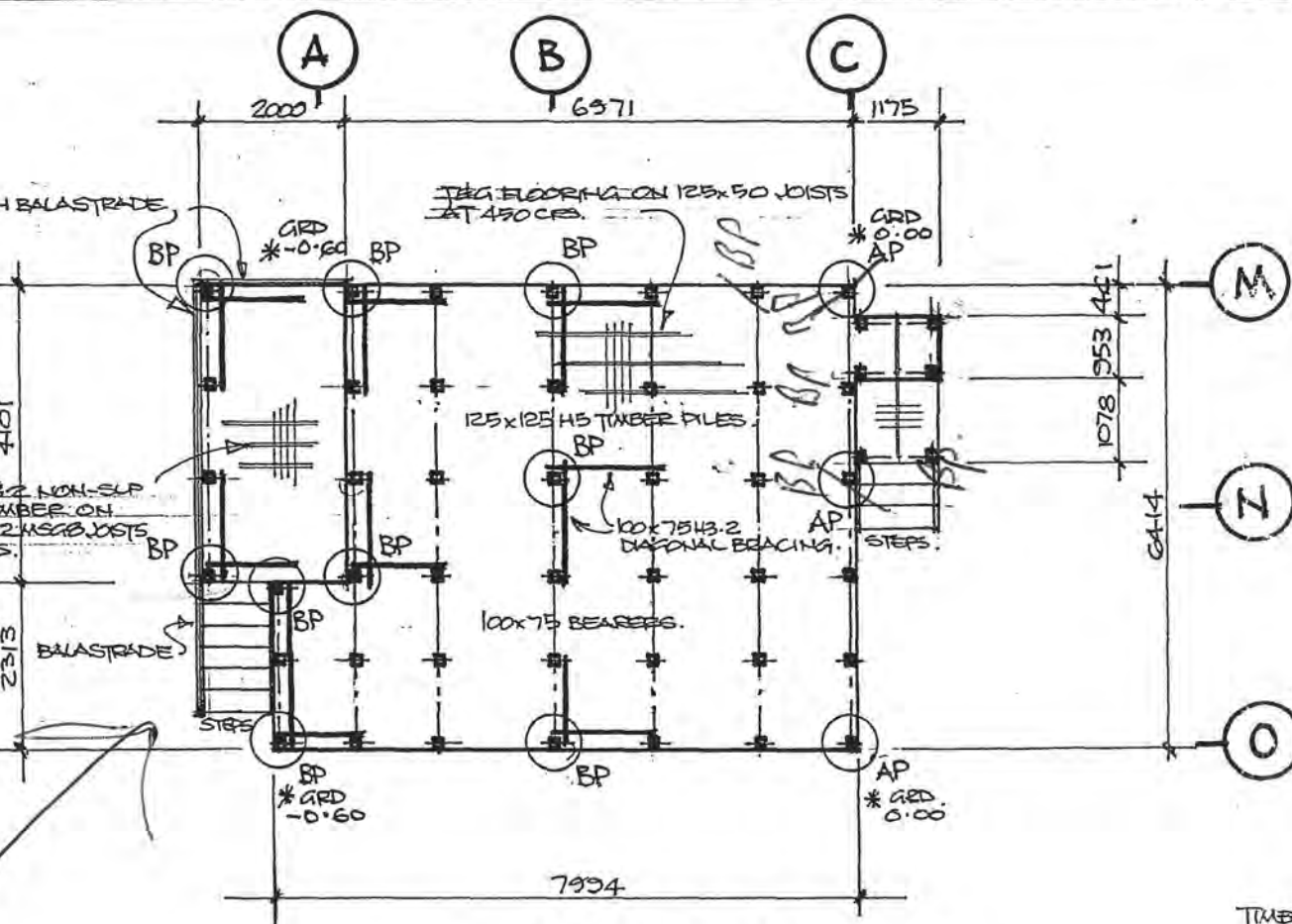
1. AP ANCHOR PILES 125x125 H5 TIMBER CAST INTO 350x350x300 DEEP 20 MPa CONCRETE FOOTINGS AND CONNECTED TO 100x75 BEARERS WITH 12 KN. CONNECTIONS. REFER TO NZS.3604.
2. BP. BRACED PILES 125x125 H5 TIMBER CAST INTO 300x300x450 DEEP 20 MPa CONCRETE FOOTINGS WITH 100x75 H3.2 DIAGONAL BRACING FIXED TO PILES WITH M12 GALV. BOLT, NUTS AND WASHERS. REFER TO NZS.3604.
3. ORDINARY PILES 125x125 H5 TIMBER CAST INTO 300x300x450 DEEP 20 MPa CONCRETE FOOTINGS AND CONNECTED TO 100x75 BEARERS WITH 2x WIRE DOGS AND 2x 100x3.75 SKEW NAILS. REFER TO NZS.3604.
4. DECK AND STAIR BALUSTRADE REFER TO DETAILS.



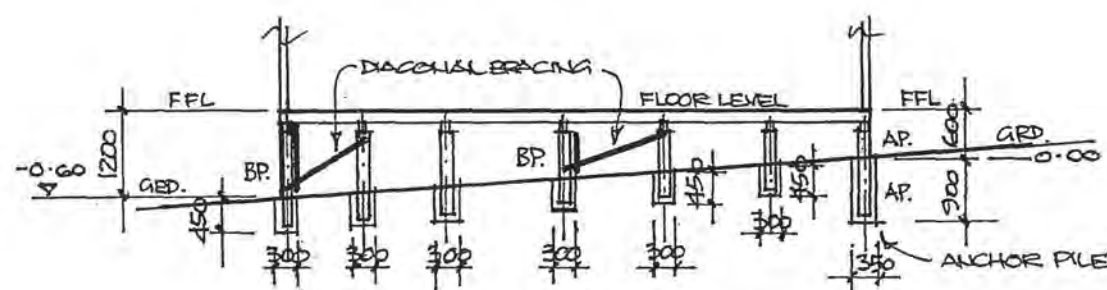
SOUTH ELEVATION 1:100



WEST ELEVATION 1:60



SUBFLOOR PLAN 1:100



ELEVATION 1:100



18 Arawhata Road  
Paraparaumu  
Phone: 04 298 4442

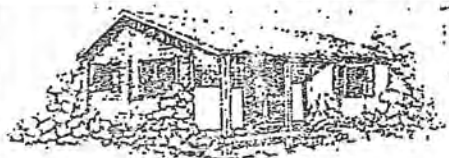
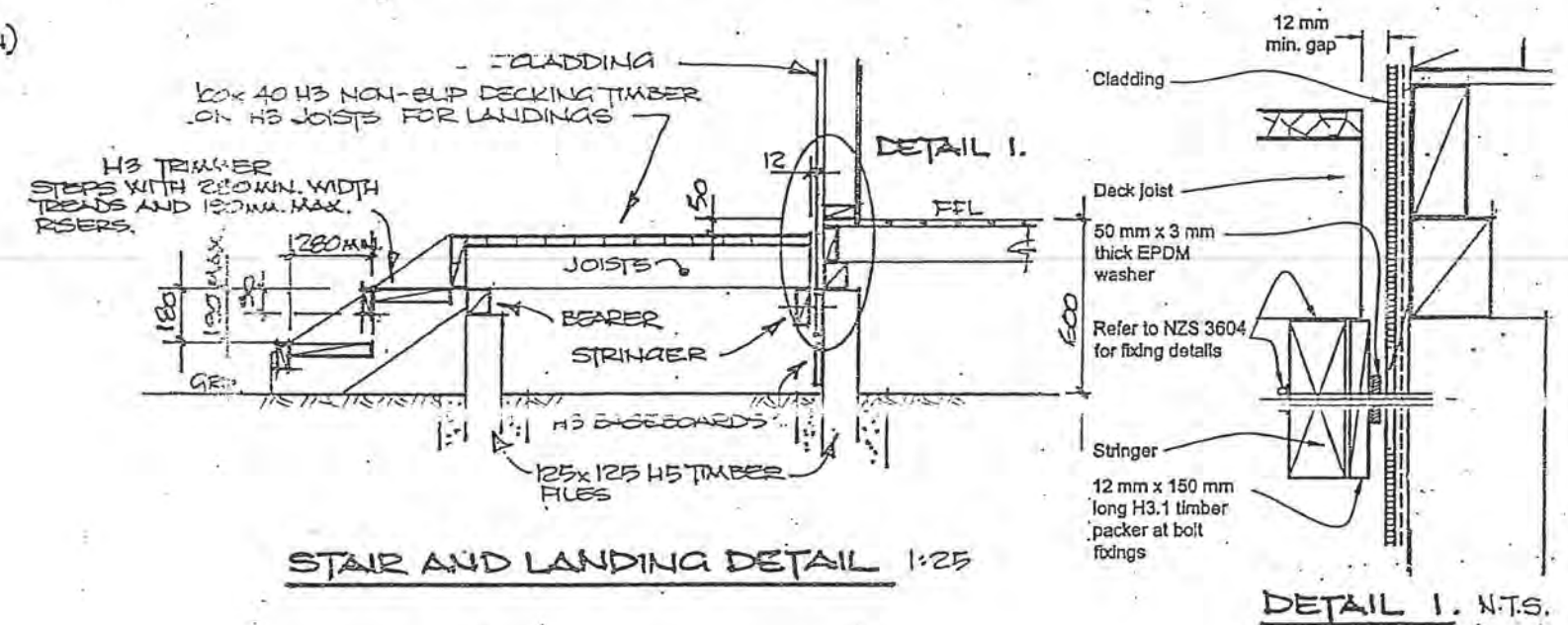
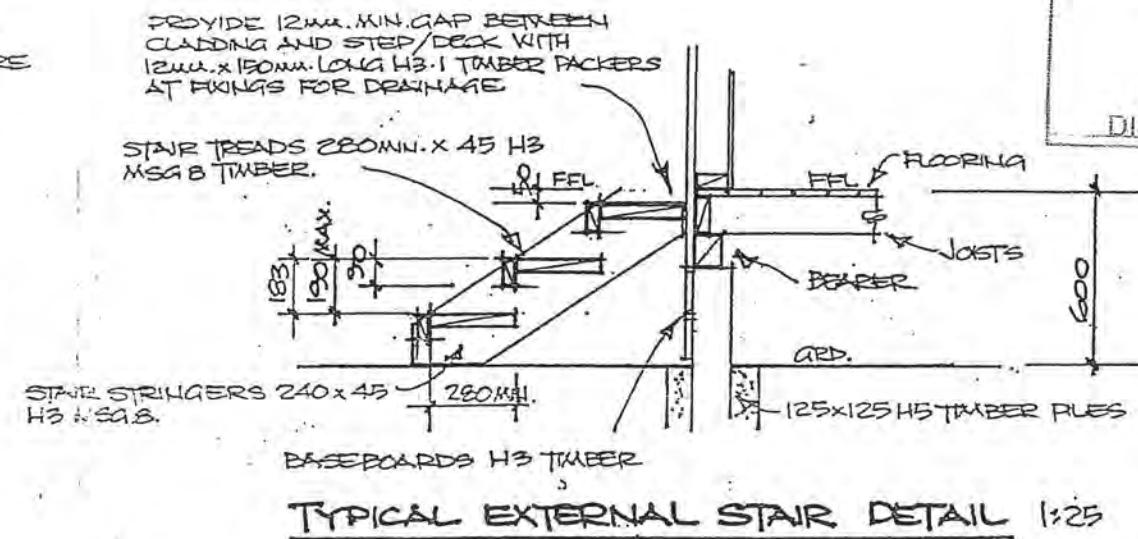
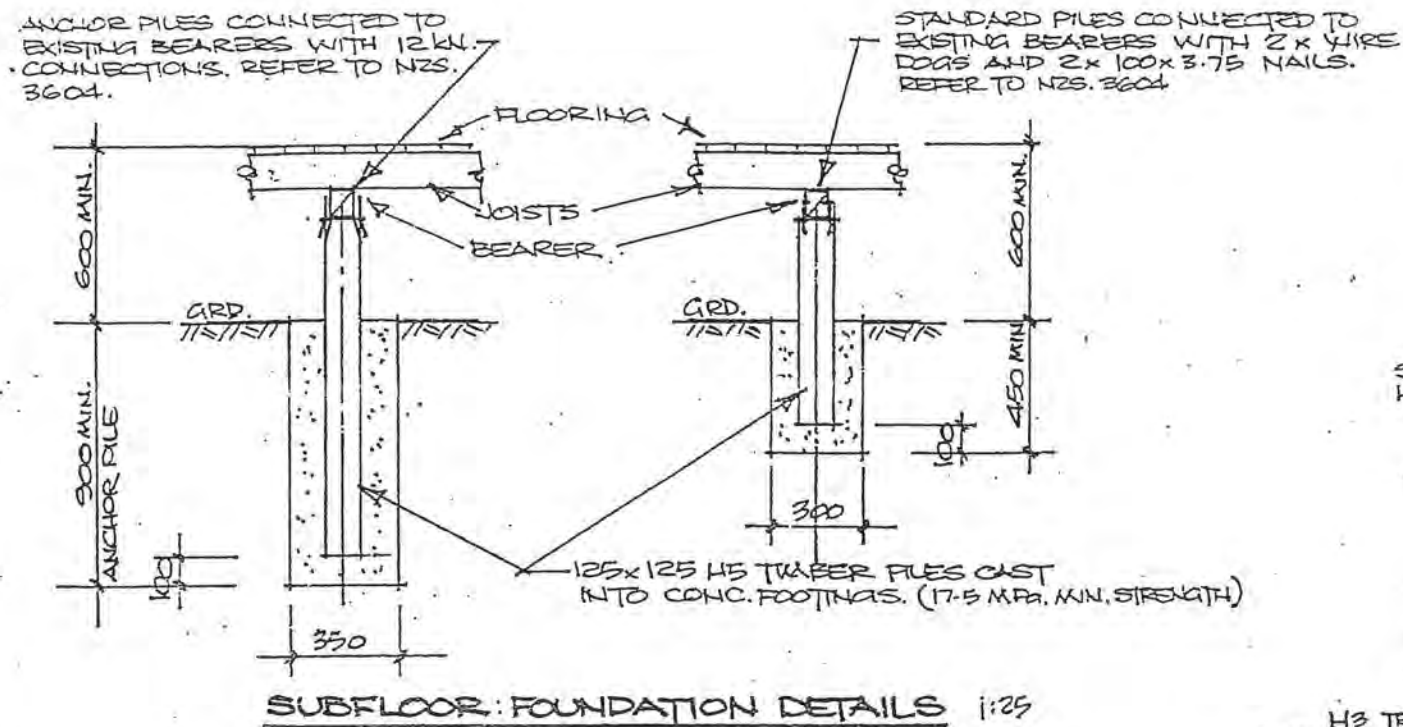
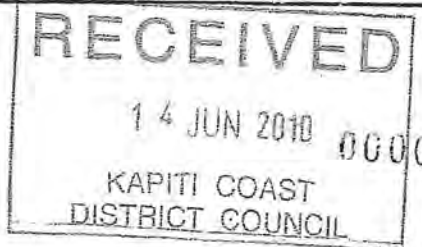
PROPOSED GRANNY FLAT FOR JULES ESTHER AND  
DANA PETERSON. LOT. 10. DP. 22652 N° 42 HUIA STREET  
WAIKANA E.

DRAWING NO.

SCALE: 1:100

SCALE: 1:100

CHKD.:



**PAUL YODVALD**  
DRAUGHTING SERVICE  
18 Arawhata Road  
Paraparaumu  
Phone: 01 298 4442  
Email: paul@yodvald.co.nz

DRAWN BY: P. YODVALD	DRAWING NO.:
DATE: 22.08.09	
SCALE: 1:25	
CHKD.:	





HOME OF GANG-NAIL® BUILDING SYSTEMS

## MiTek New Zealand Ltd.

AUCKLAND  
40 Neales Road, East Tamaki  
PO Box 58-014, Greenmount  
Phone: (09) 274 7109  
Fax: (09) 274 7100

CHRISTCHURCH  
20 Kotzikas Place, Sockburn  
PO Box 8387, Riccarton  
Phone: (03) 348 8691  
Fax: (03) 348 0314

www.mitek.nz.co.nz

### Producer Statement - Design

ISSUED BY: Claude Antony Carter Cook (MiTek NZ Ltd)

IN RESPECT OF: PROPOSED LEAN-TO FARM BUILDING

MiTek New Zealand Ltd has provided engineering design services in respect of the requirements of Clause(s) B1 of the Building Regulations 1992 for

☒ Part only as specified – Purlins, Rafters, Girts, Posts, Poles (including footing embedment), ONLY

of the building work. The design has been prepared in accordance with approved documents of the NZ Building Code and the work is described on MiTek New Zealand Ltd calculations titled STRONGBUILT and the specification and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$500,000, I BELIEVE ON REASONABLE GROUNDS that subject to:

1. the verification of the following design assumptions:

- i) Light Roof
- ii) Buildings designed for importance level 1 with a 50 year working life  
Refer to AS/NZS 1170.0:2002
- iii) Wind Load: Modified High and Modified Very High
- iv) Snow Load:  $S_g=0.9\text{kPa}$ ,  $S_g=1.35\text{kPa}$
- v) The structure is supporting on good ground – NZS 3604 Section 3, with a soil ultimate bearing capacity  $300\text{ kPa}$ ,  $\phi_b=0.5$

2. all proprietary products meeting the performance specification requirements,

the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

Signature

Date: 27 November 2008

Claude Antony Carter Cook  
BE (Hons), MIPENZ (ID: 240891)  
CPEng, IntPE

GANG-NAIL®

LUMBERLOK®

BOWMAC®

Y:\FARM BUILDINGS\CH 9000\GOLDPINE LEAN-TO PS 081104.doc

ELECTRICAL WORKERS  
REGISTRATION BOARD

Safety • Competency

# Electrical Certificate of Compliance

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

No.

3265578

No. of attachments

To be completed whether or not an Inspection is required.

**CUSTOMER INFORMATION - PLEASE PRINT CLEARLY**

Name of customer

Phone:

Address of installation

142 HOIA ST, EXTENSION, WAIKANAE

Postal address of customer (if not as above)

**DECLARATION OF CONFORMITY** (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

- (a) complies with either Part 2 of AS/NZS 3000:2007 ☒ or Part 1 of AS/NZS3000:2007 and Regulation 59 ☐ and  
 (b) the supply system of the installation or part of the installation to which this certificate applies is  
 230V/400 V MEN ☒ or attached other system ☐

**WORK DETAILS**

10 No. of lighting outlets

1 No. of ranges

Please tick (✓) as appropriate where work includes:

9 No. of socket outlets

1 No. of water heaters

☒ Mains☒ Main earthing system

Was any installation work carried out by the homeowner?

Yes ☒ No☒ MEN Switchboard☐ Electric lines

Description of work carried out (If necessary attach any pages with work done)

\* TO POWER UP &amp; TEST NEW RE-LOCATEABLE COTTAGE.

\* COTTAGE WIRED &amp; TESTED AUGUST 2009 PRIOR TO 2010 REGULATIONS.

\* 68 MTR SINGLE PHASE 25mm N/S MAIN.

**CERTIFICATION OF WORK** (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- ☐ has been installed in accordance with the design detailed in the Declaration of Conformity section above  
☐ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed  
☐ has an earthing system that is correctly rated  
☐ contains fittings which are safe to connect to a power supply  
☐ is safe to connect to a power supply

Validity authenticated in  
 accordance with KCDC Policy 002

**ELECTRICAL WORKER DETAILS**

Name

BRENT MALIN

Registration No.

217201

Company

MALIN ELEC LTD

Contact Ph No.

027 2102575

Signature

[Signature]

Date

5/10/2010

**INSPECTION DETAILS**

Electrical work requiring inspection by a registered electrical inspector

- ☒ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems)

☐ Attached  
☐ other

☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name

[Signature]

Registration No.

12866

Signature

[Signature]

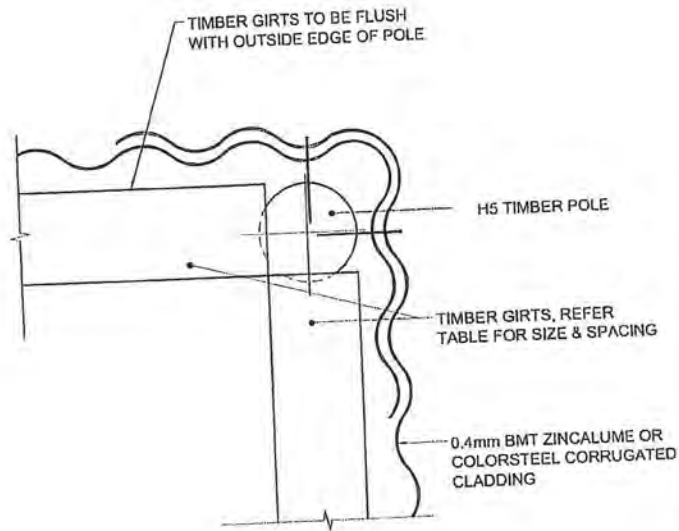
Date

5/10/10

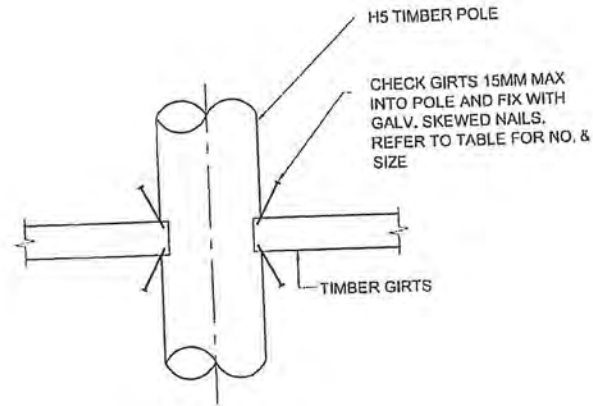
Signature:

Contact Ph No.

# GIRT DETAILS



**GIRT PLAN DETAIL - CORNER**  
SCALE 1:10



**GIRT JOINT AT POLES / POSTS**  
SCALE 1:10

GIRT FIXINGS:			
	WIND ZONE	NO.	NAIL SIZE
OPEN SHED	High	4	4.00x100
ALLOW TO CHECK GIRTS 15mm MAX. INTO POLE			

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**STRONGBUILT**

STANDARD DETAILS Pa 49 HIGH WIND

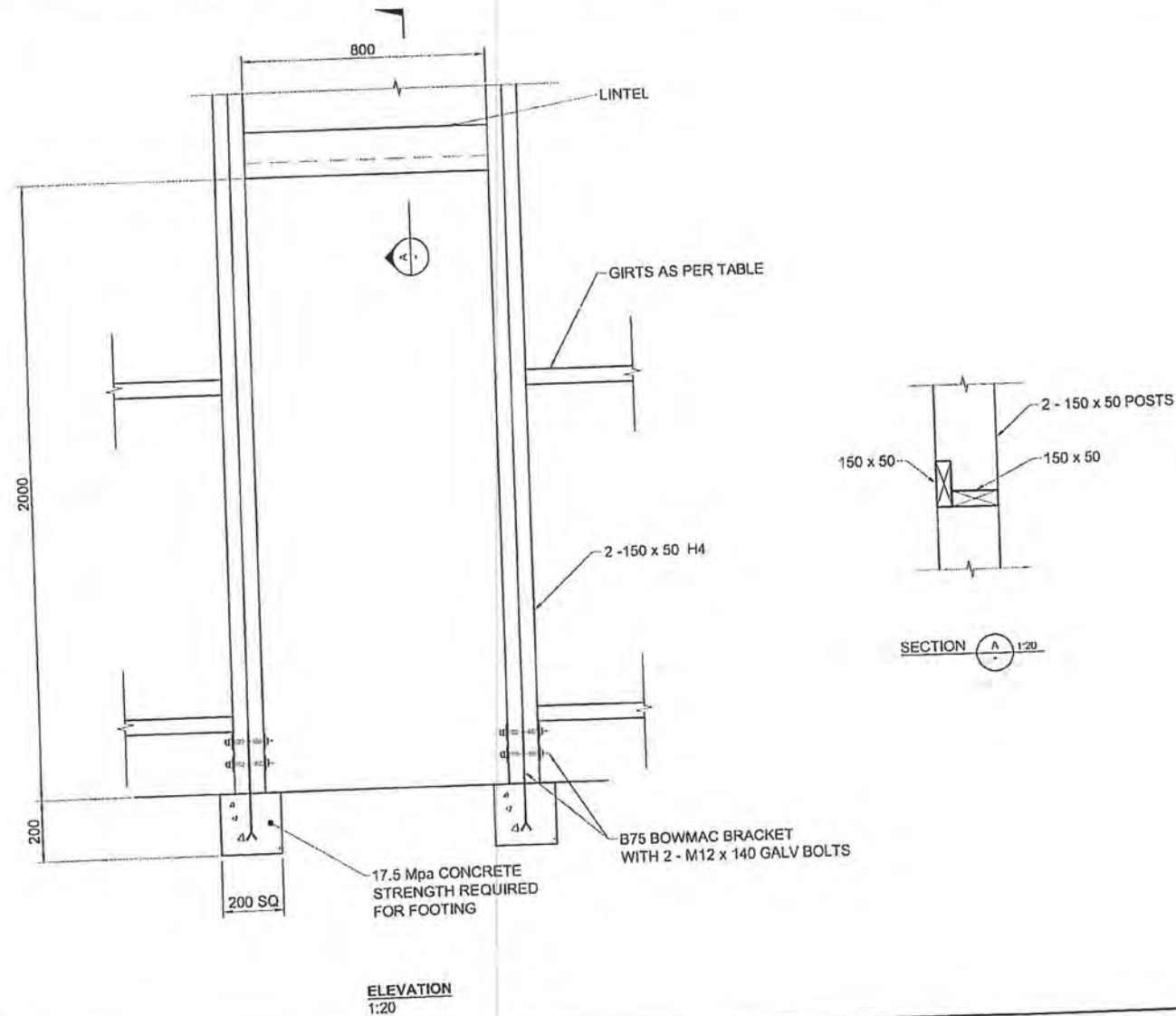
of 65

Rev: 2  
Sheet 3/4

**AAA GOLDPINE**



# PA DOOR WITH BRACKET DETAILS



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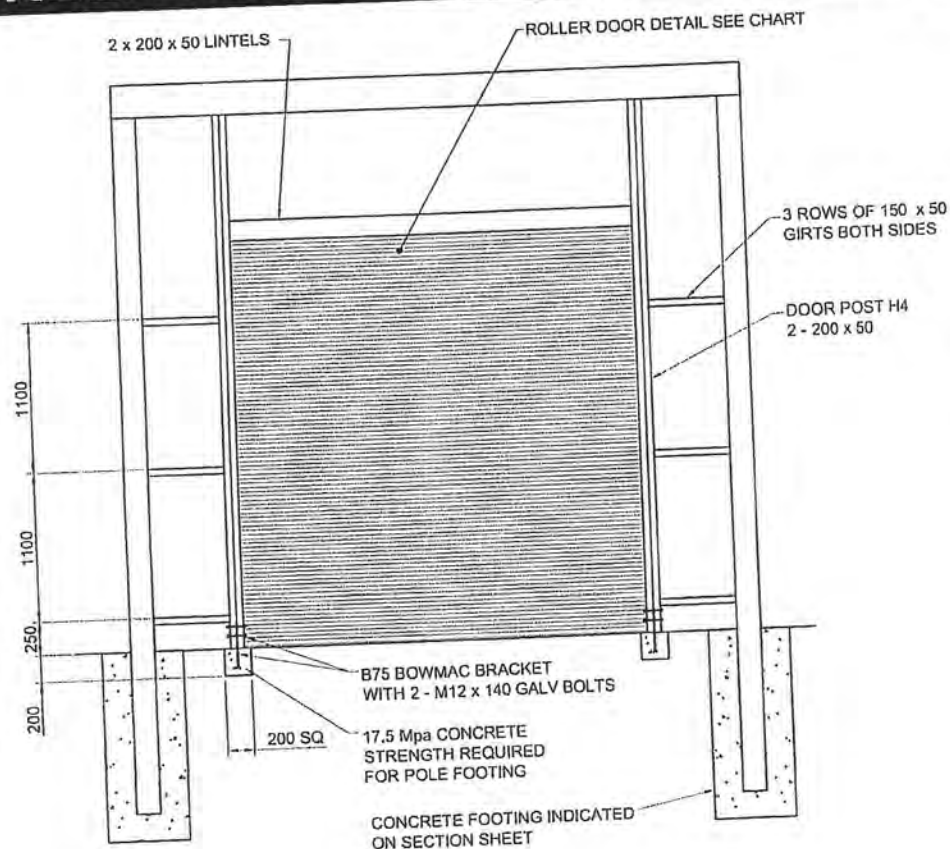
ADDITIONAL DETAILS - PA DOOR WITH BRACKET

Pa  
50  
of  
65

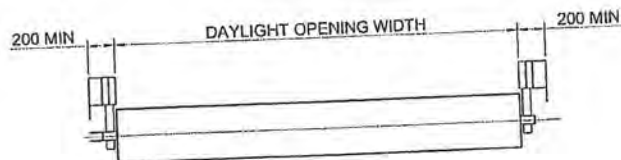
Rev:A  
Sheet 1/1

**GOLDPINE**

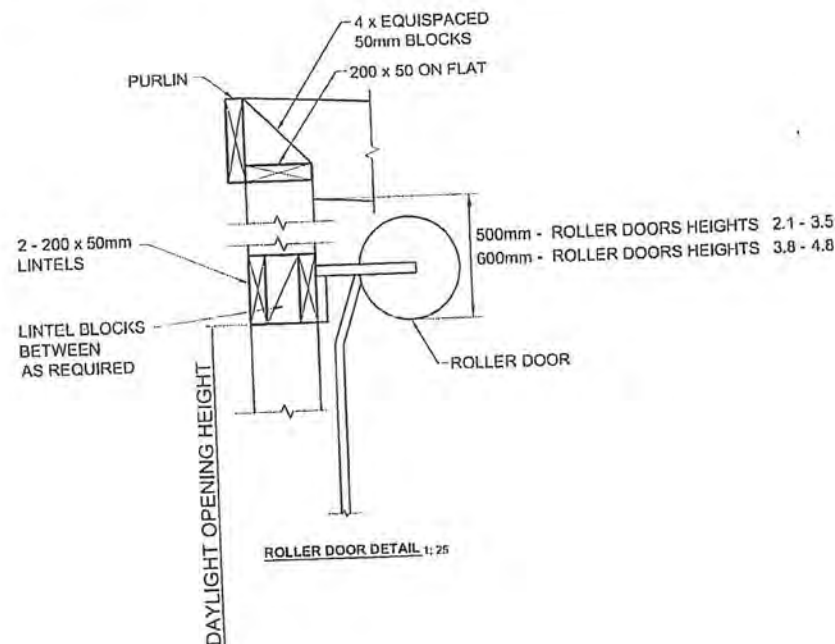
# ROLLER DOOR WITH BRACKET DETAILS



ELEVATION 1:50



PLAN  
1:50



ROLLER DOOR SIZES

	DAYLIGHT OPENING WIDTH (m)											
	2.4	2.6	2.8	3.0	3.2	3.4	3.6	3.8	4.0	4.2	4.4	4.8
DAYLIGHT OPENING HEIGHT (m)												
2.1												
2.4												
2.8												
3.1				X								
3.5												
3.8												
4.3												
4.6												
4.8												

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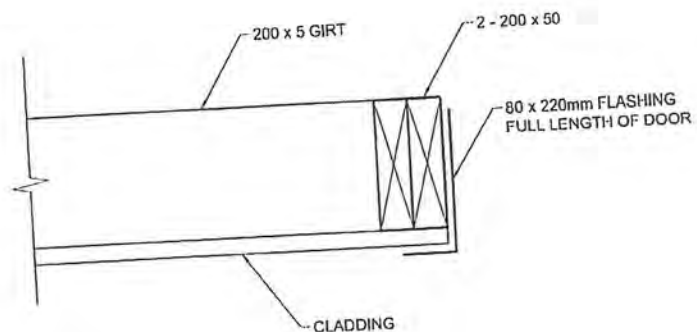
ADDITIONAL DETAILS - ROLLER DOOR WITH BRACKETS

Pa  
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65

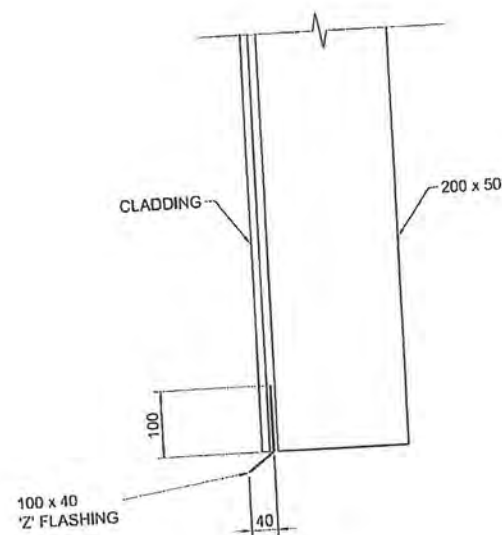
Rev:A  
Sheet 1/1

**GOLDPINE**

# DOOR FLASHING DETAILS



DOOR JAMB FLASHING 80 x 220 DETAIL  
1:10



DOOR HEAD FLASHING 100 x 40 DETAIL  
1:10

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**STRONGBUILT**  
K I T O B I L D I N G

ADDITIONAL DETAILS - DOOR FLASHING

Pa  
52  
of  
65

Rev:A  
Sheet 1/1

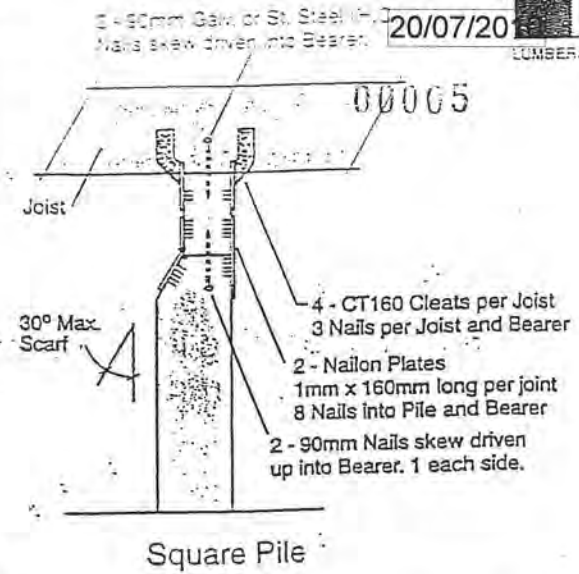
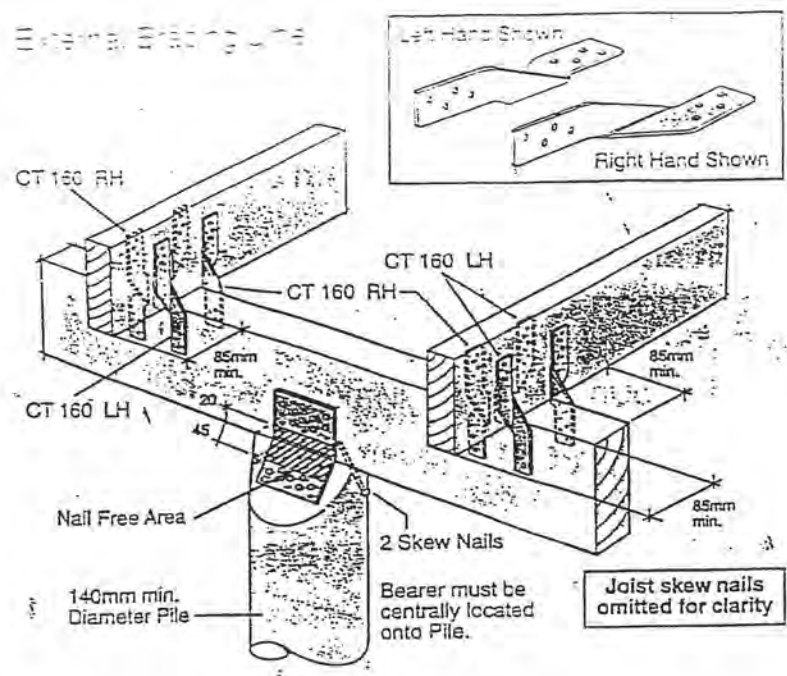
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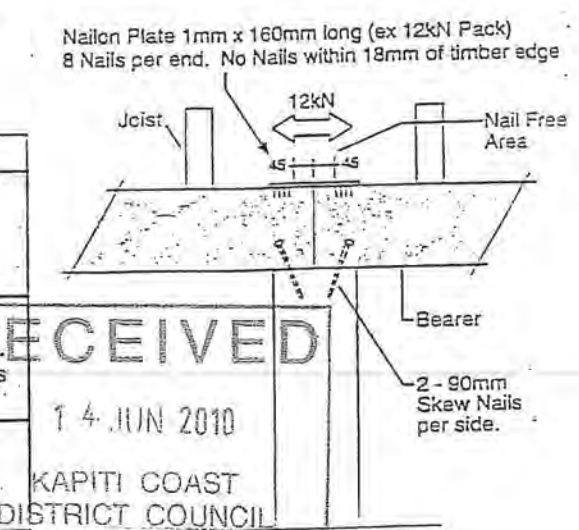


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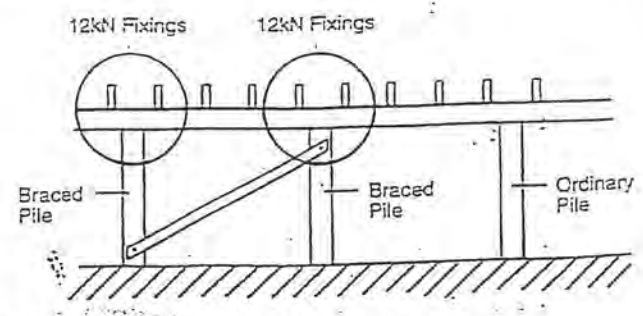
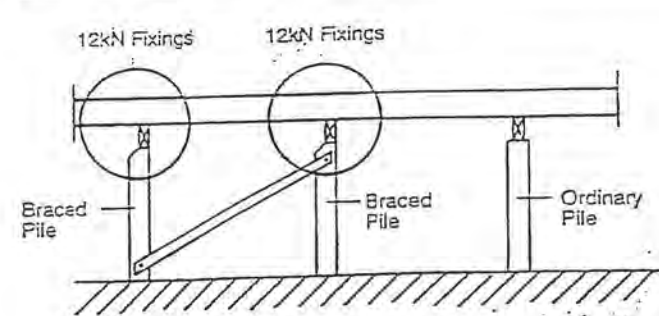


CORROSION HAZARD USE TABLE	
<b>Standard Pack (12kN Std)</b> - Outside geothermal areas - Greater than 500m from sea - Pile tops no less than 600mm above ground	All items hot dip galvanised.
<b>Medium Corrosion Pack (12kN MC)</b> - Outside geothermal areas - Greater than 500m from sea - Pile tops no less than 150mm above ground	Pile to Bearer fixings Stainless Steel (304) Joist to Bearer fixings hot dip galvanised.
<b>High Corrosion Pack (12kN HC)</b> - Coastal areas - Pile tops no less than 150mm above ground	All items Stainless Steel (304).
<b>In Coastal Zones Only:</b> - All above connections must be covered with a thick layer (at least 2mm) of grease after installation or alternatively a layer of DPM.	



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12kN Bearer Splice  
Reference 6.12.7.2  
NZS3604: 1999



### Sample Subfloor Elevations

- 12kN Fixing - Pile to Bearer
- Joists to Bearer

### 12kN Joint Fixing Schedule

- PILE TO BEARER**
  - Nailon Plate (2 per joint) 1mm x 100mm x 160mm long
  - 8 Nails per Plate into Pile
  - 8 Nails per Plate into Bearer
  - 2 Skew Nails 90mm (1 per face)
- JOIST TO BEARER**
  - CT160 Cleats (4 per Joist) 160mm long
  - 3 Nails per Cleat into Joist
  - 3 Nails per Cleat into Bearer
  - 2 Skew Nails 90mm (1 per side)
- NAILS**
  - 80 x 45mm x 3.55 dia. Spiral Nails
  - 2 x 90mm x 4 dia. St. Steel Nails (M.C. Pack only)
  - 6 x 90mm x 4 dia. St. Steel Nails (H.C. Pack only)

- 12kN Pile Set Contents** Each set represents 1 x 12kN Pile (packed 4 sets per carton)
  - 2 x Nailon Plates 160mm long
  - 8 x CT160 Cleats
  - 80 x 45mm x 3.55 dia. Spiral Nails
  - 90mm x 4 dia. St. Steel Angular Groove
  - 2 - M.C. Pack
  - 6 - H.C. Pack

Refer front page for Product Finish Options

90mm Galvanised Nails not included.

## GIB® EzyBrace™ SYSTEMS



## Wall Bracing Calculation Sheet A

APRIL 2009

## SUBFLOOR

Job Details (tick appropriate boxes)

Box 1

Name	JULES ESTHER AND DANA PETERSON		
Street Address	142 HUIA STREET		
Lot No	10	DPS No	22652
City/Town	WAIKANA E		
Location of Storey:	Floor type:		
Single/upper storey	<input checked="" type="checkbox"/>	Sub-floor	<input checked="" type="checkbox"/>
Upper storey of two		Slab	
Lower storey of two		Floor load:	
		2kPa	<input checked="" type="checkbox"/>
		3kPa	
Key dimensions			
Building height to apex	5.0	Metres	
Roof height above eaves	1.6	Metres	
Stud height	2.4	Metres	
Average roof pitch	15°	Degrees	
Building Length	BL	6.5	Metres
Building Width	BW	8.0	Metres
Gross Plan Area	GPA	52.0	Sq Metres
Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW			
Cladding weight	Light	Medium	Heavy
Sub-floor	<input checked="" type="checkbox"/>		
Lower storey			
Upper or Single Storey			
Roof weight	Light	Medium	
	<input checked="" type="checkbox"/>		
Room in roof space	Yes	No	
		<input checked="" type="checkbox"/>	

## Wind Zone

Box 2

Factors	Select relevant option	Points	Enter points from the relevant options
Region	R1 <input checked="" type="checkbox"/>	0	0
	R2	1	—
Terrain	Inland	0	0
	Coastal	1	—
Exposure	Sheltered	0	—
	Exposed	1	1
Topography	Gentle	0	0
	Moderate	1	1
	Extreme	3	—
		Total Points	2

Total Points	Applicable Wind Zone	Tick
0	Low	
1	Medium	
2	High	<input checked="" type="checkbox"/>
3	Very High	
4	Requires specific design	

## Earthquake Zone

Box 3

From Earthquake Region EQ1 select Earthquake Zone

A	B	C
<input checked="" type="checkbox"/>		

## BUs required Wind

Box 4

Refer to NZS 3604; 1999 Tables 5.6 or 5.7 to determine the BUs required for Wind (W Across and W Along)

W Across	W Along
84	94

Total Wind Load

W Across	Enter BL from box 1	Multiply by	BUs per m Across	Equals Across W required	W Along	Enter BW from box 1	Multiply by	BUs per m Along	Equals Along W required
	6.5	x	84	546		8.0	x	94	752

## BUs required Earthquake

Box 5

Refer to NZS 3604; 1999 Tables 5.8, 5.9 or 5.10 to determine the BUs required for Earthquake (EQ)

E = 9.4 BUs per m<sup>2</sup>

Note: For a room in the roof space use E + 3 BU/m<sup>2</sup>

Total Earthquake Load

EQ Requirement Along and Across	Enter GPA from box 1	Multiply by	E	Equals E required
	52	x	9.4	490

Transfer to calculation sheet B

For manual calculations only

Please photocopy this page



## Wall Bracing Calculation Sheet B

MARCH 2006

Along

SUBFLOOR

Please Photocopy

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			WIND		EARTHQUAKE	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A		BP	BRACED PILES	4	160	640	120	480
B		BP	BRACED PILES	3	160	480	120	360
C		AP	ANCHOR PILES	3	160	480	120	360
D								
E								
Totals Achieved					W	1600	E	1200
From Sheet A Totals Required					W	752	E	490
Wreq/Ereq =								

\* If Wreq/Ereq is 1 or less complete E column only  
 If Wreq/Ereq is 1.2 or more complete W column only  
 Otherwise complete both W and E

Across

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			WIND		EARTHQUAKE	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M		BP	BRACED PILES	2	160	320	120	240
N		AP	ANCHOR PILE	1	160	160	120	120
O		BP	BRACED PILES	3	160	480	120	360
P		AP	ANCHOR PILE	1	160	160	120	120
Q		BP	BRACED PILES	2	160	320	120	240
		AP	ANCHOR PILE	1	160	160	120	120
Totals Achieved					W	1600	E	1200
From Sheet A Totals Required					W	546	E	490
Wreq/Ereq =								



### 3.3 Piled foundations

#### CONTENTS

- 3.3.1 General
- 3.3.2 Piles
- 3.3.3 Footings
- 3.3.4 Ordinary piles
- 3.3.5 Anchor piles
- 3.3.6 Braced pile systems
- 3.3.7 Diagonal braces
- 3.3.8 Brace connections
- 3.3.9 Fixings of bearers and joists
- 3.3.10 Subfloor bracing
- 3.3.11 Support of loadbearing and wall bracing elements
- 3.3.12 Subfloor bracing demand
- 3.3.13 Bearers
- 3.3.14 Floor joists
- 3.3.15 Sheet flooring
- 3.3.16 Subfloor ventilation
- 3.3.17 Access

#### Figures

- 3.3.1 Ordinary pile directly connected to bearer
- 3.3.2 Anchor pile directly connected to joist and bearer
- 3.3.3 Anchor pile directly connected to bearer only
- 3.3.4 Braced pile system – brace connected to pile
- 3.3.5 Braced pile system – brace connected to bearer
- 3.3.6 Braced pile system – brace connected to joist
- 3.3.7 Support of loadbearing walls
- 3.3.8 Joints in bearers
- 3.3.9 Joints in floor joists
- 3.3.10 Floor joist layout criteria

#### Tables

- 3.3.1 Subfloor bracing demand for wind
- 3.3.2 Subfloor bracing demand for earthquake
- 3.3.3 Maximum spans of floor joists
- 3.3.4 Cantilevered floor joists

### 3.3.1 General

3.3.1.1 Piled *foundations* to support a timber floor shall consist of a system of:

- (a) ordinary piles, as described in Paragraph 3.3.4
- (b) anchor piles, as described in Paragraph 3.3.5
- (c) braced piles as described in Paragraph 3.3.6.

#### 3.3.1.2 Materials

The grade, species and preservative treatment for timber piles in piled *foundations* shall be in accordance with Table 2.7.

The grade, species and preservative treatment for timber subframing (for example braces, bearers, floor joists, *blocking*) shall be in accordance with Table 2.7. This table identifies the separate requirements for timber that is protected from the weather but exposed to ground atmosphere, or timber that is exposed to exterior weather conditions but not in ground contact.

Concrete for pile *footings* shall be ordinary grade complying with NZS 3109. For strength see Paragraph 3.1.6.2.

Any steel connections within 600 mm of the *cleared ground level* shall be a minimum of Type 304 stainless steel.

### 3.3.2 Piles

3.3.2.1 Piles shall directly support the bearers.

#### 3.3.2.2 Pile height

The maximum height of piles above cleared *ground level* (CGL) shall be:

- (a) 600 mm to the centre of the highest fixing for anchor piles, and
- (b) dimensioned so that height to *finished floor level* (FFL) does not exceed 2.0 m.

The minimum clear distance under a bearer, supported by a pile, to *cleared ground level* is 300 mm.

#### 3.3.2.3 Cross section

Timber piles shall be a minimum of 140 mm diameter for round piles or 125 x 125 mm square for sawn piles.

### 3.3.3 Footings

#### 3.3.3.1 Loading

Piles shall not be loaded with the dead weight of the *simple house* until the concrete is a minimum of 24 hours old. The concrete shall not have a slump exceeding 60 mm at the time of placing. If at any time during the 24 hours the ambient temperature drops below 10° C, then the time before loading shall be extended to 48 hours.

#### 3.3.3.2 Minimum depth

The bottom of a pile *footing* shall be concrete cast in-situ against *good ground* at a minimum depth below *cleared ground level* of:

- (a) for an ordinary pile – 200 mm
- (b) for a braced pile – 450 mm
- (c) for an anchor pile – 900 mm.

The minimum thickness of concrete shall be 200 mm.

#### 3.3.3.3 Plan size

All *footings* shall be 350 x 350 mm if square or 400 mm diameter if circular.

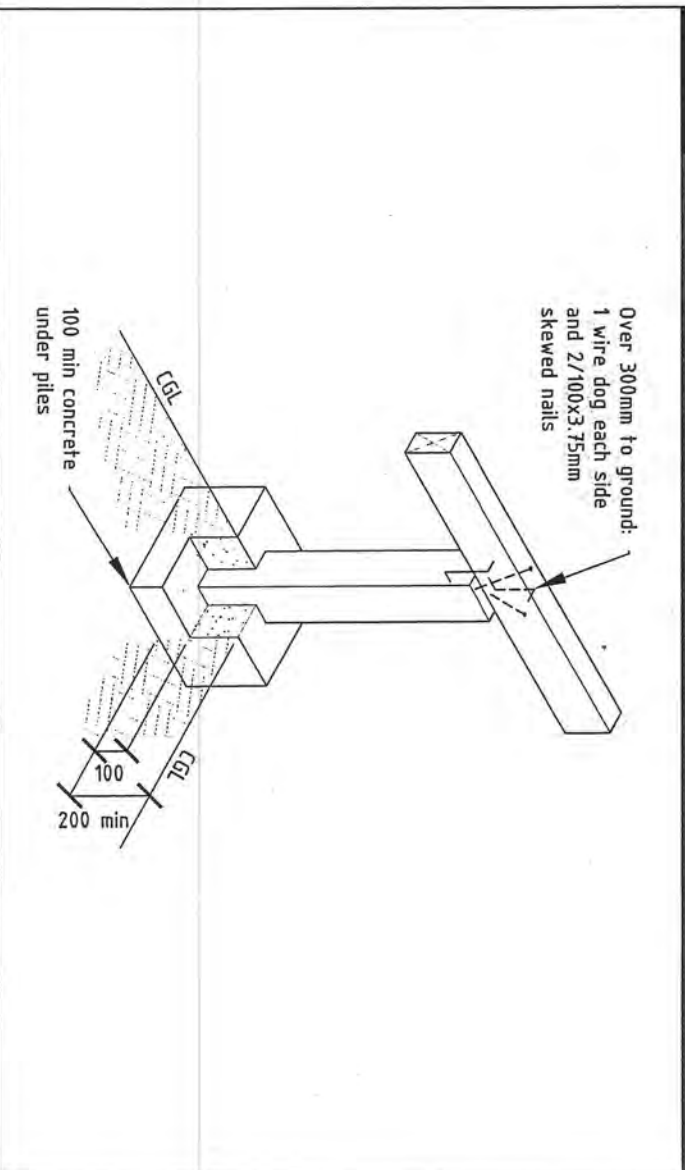
#### 3.3.3.4 Embedment

Each pile shall be embedded in its *footing* such that there is a minimum depth of 100 mm concrete below the bottom of the pile.

### 3.3.4 Ordinary piles

The fixings of bearers to ordinary piles shall be 2/4.9 mm *wire dogs* together with 2/100 x 3.75 mm nails or 4/100 x 3.75 mm nails skewed driven into the piles (see Figure 3.3.1).

**Figure 3.3.1** Ordinary pile directly connected to bearer  
Paragraph 3.3.4



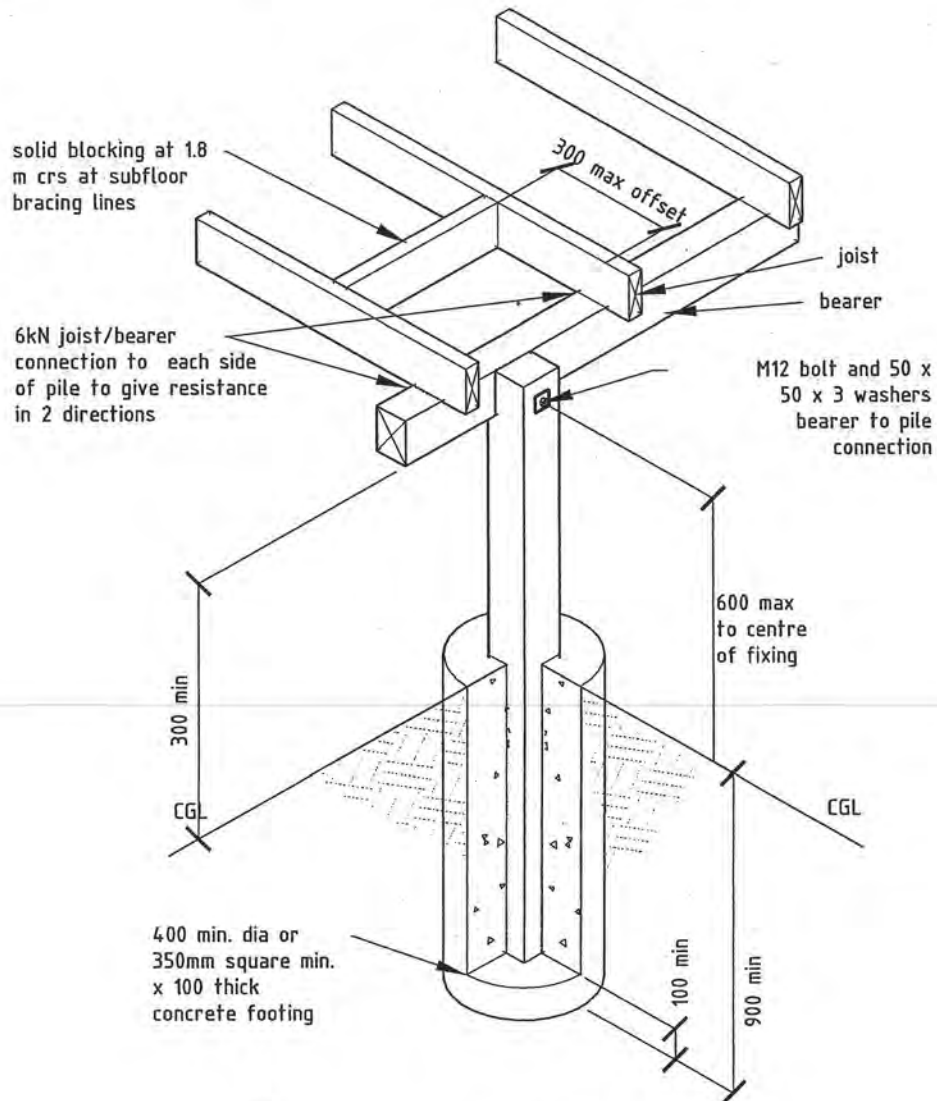
### 3.3.5 Anchor piles

The fixings of bearers and floor joists to anchor piles shall be M12 bolts or 12 mm threaded rod as shown in Figures 3.3.2 and 3.3.3. Alternative *proprietary fixings* having a capacity of 12 kN in tension and compression along the bearer and timber joist may be used.





**Figure 3.3.3 Anchor pile directly connected to bearer only**  
Paragraph 3.3.5



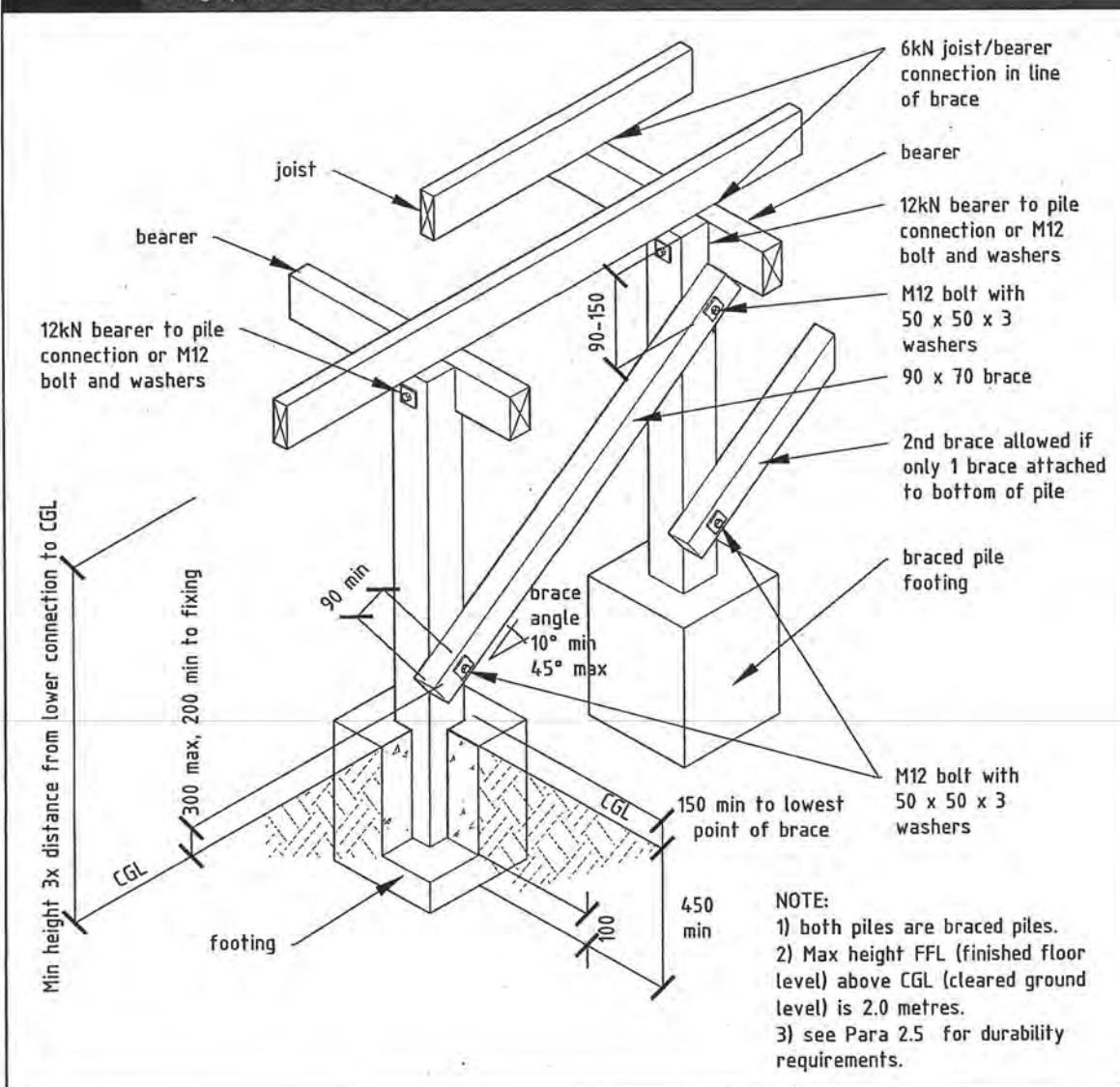
**NOTE:**

- 1) bearers must not be joined at an anchor pile.
- 2) CGL = cleared ground level
- 3) see paragraph 2.5 for durability requirements

### 3.3.6 Braced pile systems

3.3.6.1 A braced pile system consists of 2 piles, each with a 450 mm deep footing, between which a *diagonal brace* is fixed in accordance with Paragraph 3.3.8 (see Figures 3.3.4 to 3.3.6).

**Figure 3.3.4 Braced pile system – brace connected to pile**  
Paragraphs 3.3.6 and 3.3.8.3



**3.3.6.2** Where a braced pile system is repeated as a series of braced piles, with braces sloping in the same direction, it shall be in accordance with Figure 3.3.4.

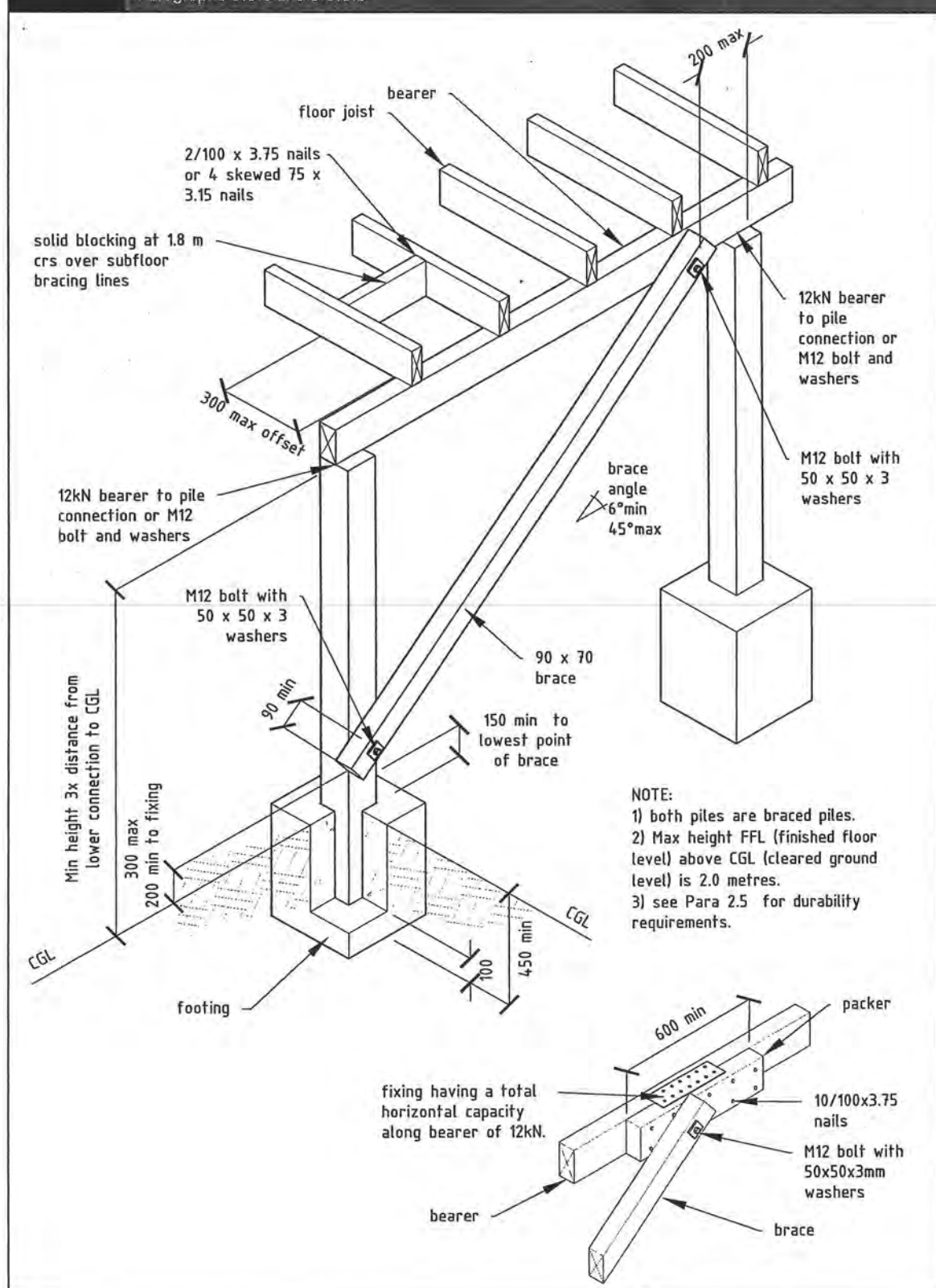
**3.3.6.3** Only one brace shall be attached to the top of a braced pile. Two braces may be attached to the bottom of a braced pile, but only if they are at right angles to each other and not in line.

#### 3.3.6.4 Height

The minimum height of a braced pile above *cleared ground level* shall be three times the distance from *cleared ground level* to the lower brace fixing (see Figures 3.3.4 to 3.3.6).



**Figure 3.3.5 Braced pile system – brace connected to bearer**  
Paragraphs 3.3.6 and 3.3.8.3



### 3.3.7 Diagonal braces

3.3.7.1 *Diagonal braces* shall slope between 10° and 45° to the horizontal except that a minimum slope of 6° may be used when the braces are connected to a bearer or joist.

3.3.7.2 A *diagonal brace* shall consist of one continuous length of 90 x 70 mm timber.

### 3.3.8 Brace connections

3.3.8.1 A *diagonal brace* shall be connected at each end by an M12 bolt with a 50 x 50 x 3 mm washer at each end passing through the centre line of the brace not less than 90 mm from its end and at right angles to the brace.

#### 3.3.8.2 Brace, lower end connection

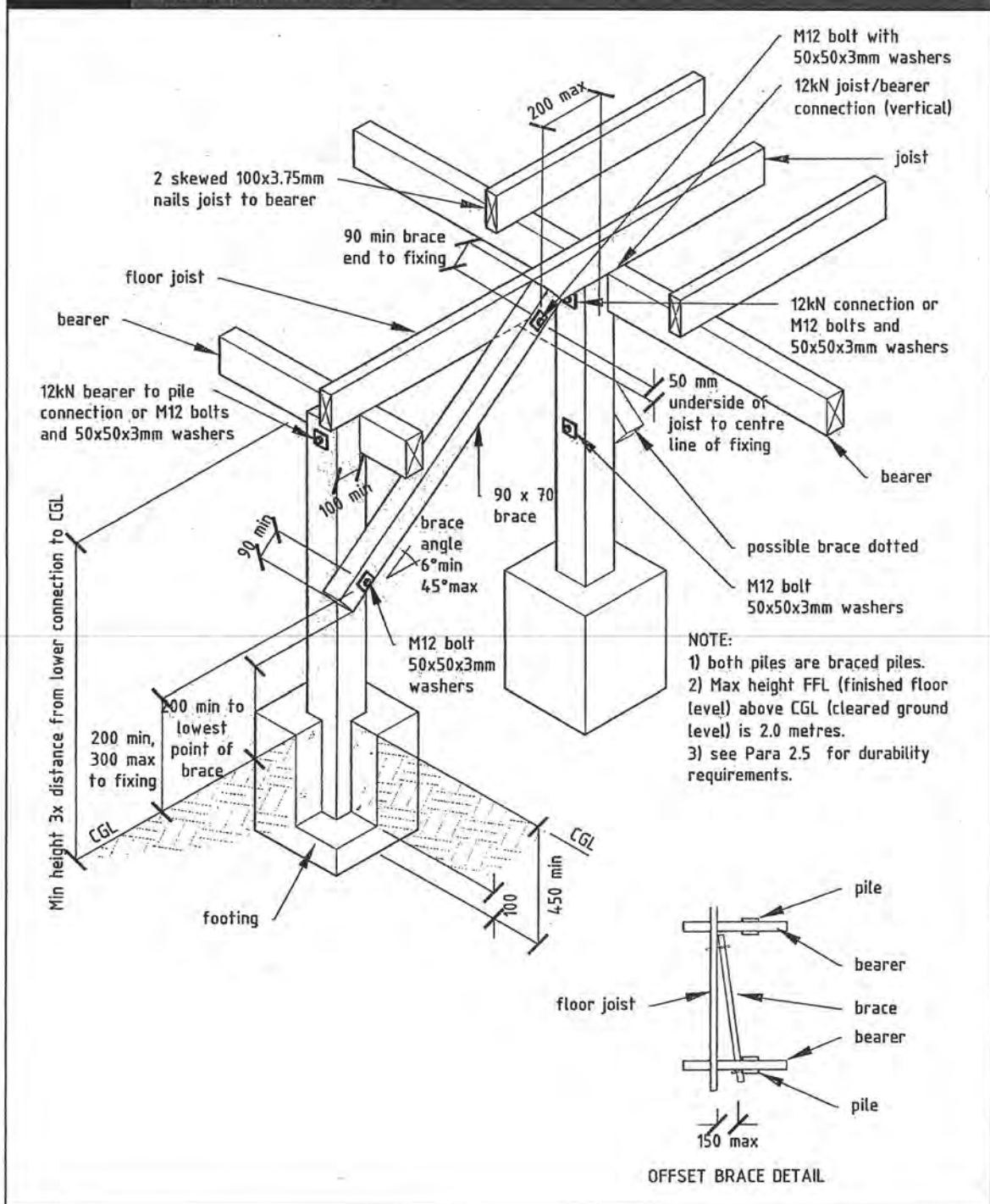
The lower end of the *diagonal brace* shall be fixed to the bottom of a braced pile by a M12 bolt through the centre line of the pile, between 200 and 300 mm above *cleared ground level*.

#### 3.3.8.3 Brace, upper end connection

The upper end of the *diagonal timber brace* shall be fixed to one of the following members as set out below.

- (a) Braced pile: the bolt shall pass through the top end of the pile not less than 90 mm, nor more than 150 mm, from the top of the pile. The bolt shall pass through the centre line of the pile (see Figure 3.3.4).
- (b) Bearer: the bolt shall pass through the centre line of the bearer not more than 200 mm measured along the bearer from the centre line of the nearest support (see Figure 3.3.5). Where required for the alignment of the brace, the gap between the bearer and *diagonal brace* shall be bridged by a timber packer fixed to the bearer with 10/100 x 3.75 mm nails and a fixing having a *capacity* of 12 kN along the direction of the bearer. The packer shall be the same depth as the bearer and not less than 600 mm long.
- (c) Joist: the bolt shall pass through the joist, not less than 50 mm from its lower edge and not more than 200 mm measured along the joist, from the centre line of the nearest pile (see Figure 3.3.6). The top of the diagonal timber brace shall not be more than 150 mm horizontally out of line from the bottom of the brace (see Figure 3.3.6).

**Figure 3.3.6 Braced pile system – brace connected to joist**  
Paragraphs 3.3.6 and 3.3.8.3



### 3.3.9 Fixings of bearers and joists

3.3.9.1 The bearer shall be fixed to each braced pile with either:

- (a) a M12 bolt, or
- (b) a *proprietary fastener* of:
  - (i) 12 kN *capacity* in the horizontal direction where the brace is attached to the pile
  - (ii) 12 kN *capacity* in the vertical direction where the brace is attached to the bearer
  - (iii) 12 kN *capacity* in the vertical direction where the brace is attached to the joist.



**3.3.9.2** Where the brace is attached to the pile, two floor joists in the area immediately above the upper end of the brace shall be fixed to the bearer with fixings each having a *capacity* in the horizontal direction of the brace of 6 kN.

**3.3.9.3** Where the brace is attached to the joist, the joist to bearer fixing shall have a *capacity* in the vertical direction of 12 kN.

### 3.3.10 Subfloor bracing

#### 3.3.10.1 Bracing lines

*Bracing lines* providing horizontal support shall run in two directions at right angles to each other and be located:

- (a) in perimeter subfloor *framing*
- (b) in internal lines parallel to perimeter subfloor *framing*
- (c) at not more than 6 m *spacing*
- (d) in the perimeter of timber deck structures projecting over 2 m from the *simple house*.

#### 3.3.10.2 Internal bracing lines

Each internal *bracing line* shall have a *bracing capacity* not less than 70 *bracing units*. Bracing shall be evenly distributed along each line.

#### 3.3.10.3 External bracing lines

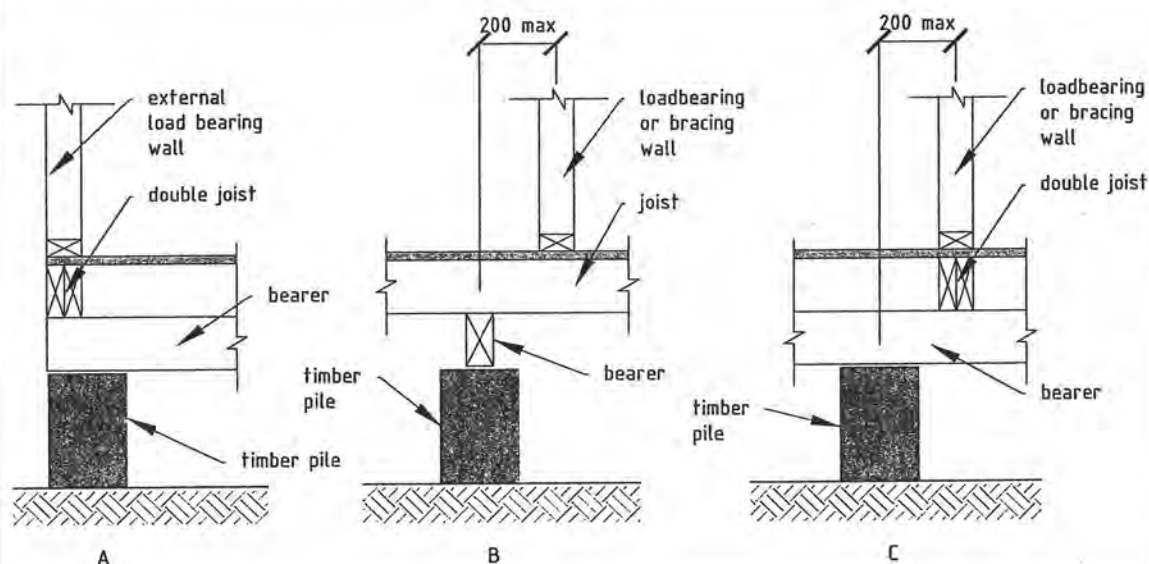
Each external subfloor *bracing line* shall have a total *bracing capacity* of not less than 10 *bracing units* per metre of *external wall*.

### 3.3.11 Support of loadbearing and wall bracing elements

**3.3.11.1** A bearer shall be provided within 200 mm, centre-to-centre, of *loadbearing walls* immediately above, and which are at right angles to the joists (see Figure 3.3.7B).

**3.3.11.2** Where a bearer supports a *loadbearing wall* or *wall bracing elements* running parallel to the floor joists, it shall itself be supported by a pile within 200 mm, centre-to-centre, of the *loadbearing* or *bracing wall* (see Figure 3.3.7C).

**Figure 3.3.7 Support of loadbearing walls**  
Paragraphs 3.3.11.1, 3.3.11.2, 3.3.14.5 and 3.3.14.6



### 3.4 Timber decks

#### CONTENTS

- 3.4.1 General
- 3.4.2 Materials
- 3.4.3 Piles
- 3.4.4 Bearers
- 3.4.5 Timber Packer to pile/bearer
- 3.4.6 Joists
- 3.4.7 Boundary joist
- 3.4.8 End joist
- 3.4.9 Decking
- 3.4.10 Post
- 3.4.11 Top rail
- 3.4.12 Bottom rail
- 3.4.13 Balusters
- 3.4.14 Handrail (capping)

#### Figures

- 3.4.1 Deck and barrier construction
- 3.4.2 Boundary and end joist layout
- 3.4.3 Post, boundary joist and deck joist details
- 3.4.4 Post, end joist and solid blocking detail

#### 3.4.1 General

Decks shall be constructed with the maximum dimensions of:

- (a) 3 m centre-to-centre from house pile to outer *deck* pile
- (b) 2 m from *cleared ground level* to the decking surface.

Stairs from the timber *deck* to the external ground level are outside the scope of this *Acceptable Solution*.

Decks from which it is possible to fall 1.0 m or more shall be fitted with a timber barrier in accordance with this section and Figures 3.4.1 to 3.4.4.

#### Comment:

Designs for an external stair or alternative design solutions for the deck barrier will need separate engineering documentation for the *building consent authority* to consider.

#### 3.4.2 Materials

The grade, species and preservative treatment for timber in *decks* and barriers (for example the *framing*, posts, rails, *balusters* and *handrail* capping) shall be in accordance with Table 2.7.

Timber decking shall be a minimum 30 mm thick, merchant grade radiata pine treated to Hazard Class H3.2.

All bolt or coach screw fixings shall have a 50 x 50 x 3 mm washer inserted between the timber surface and the head and nut.

All metal components shall comply with Paragraph 2.5. Any steel connections within 600 mm of the *finished ground level* shall be a minimum of Type 304 stainless steel.

#### 3.4.3 Piles

*Deck* piles shall be minimum 125 x 125 mm timber piles in accordance with Paragraphs 3.3.1 and 3.3.2. *Footings* shall be as per Paragraph 3.3, which specifies ordinary piles, anchor piles or part of a braced pile system.

#### 3.4.4 Bearers

Bearers shall be 2/140 x 45 mm. The maximum span for bearers shall be 1.65 m.

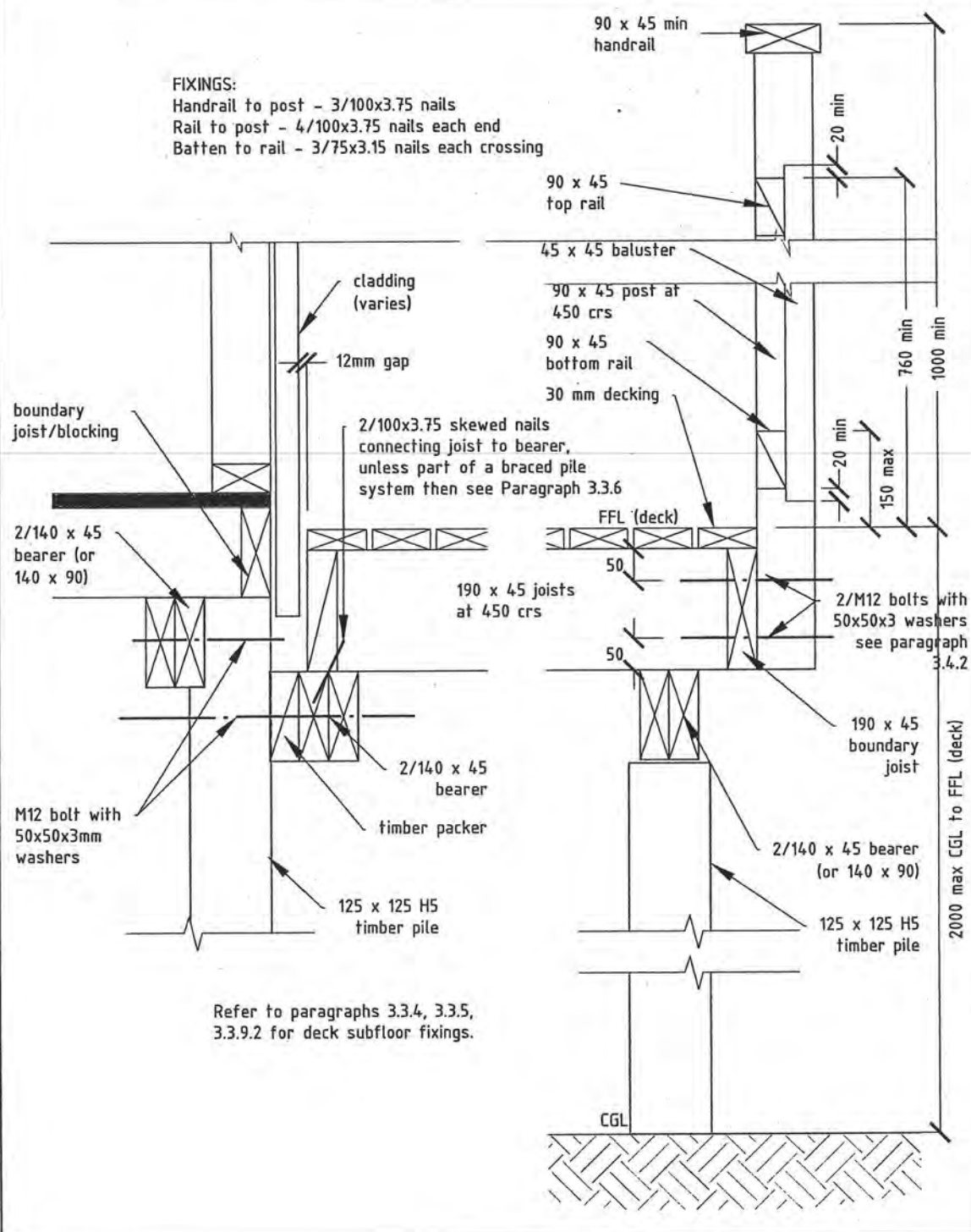
### 3.4.5 Timber Packer to pile/bearer

Packing to be 140 mm deep where required (width to ensure 12 mm minimum clearance to cladding).

### 3.4.6 Joists

Joists shall be 190 x 45 mm at 450 mm centres, fixed at bearers with 2 skewed 100 x 3.75 mm nails.

**Figure 3.4.1 Deck and barrier construction**  
Paragraphs 3.4.1, 3.4.7, 3.4.8 and 3.4.10





### 3.4.7 Boundary joist

*Boundary joists* shall be 190 x 45 mm. Where a barrier is installed, the *boundary joist* shall be fixed to all joists as per Figures 3.4.1, 3.4.2 and 3.4.3.

### 3.4.8 End joist

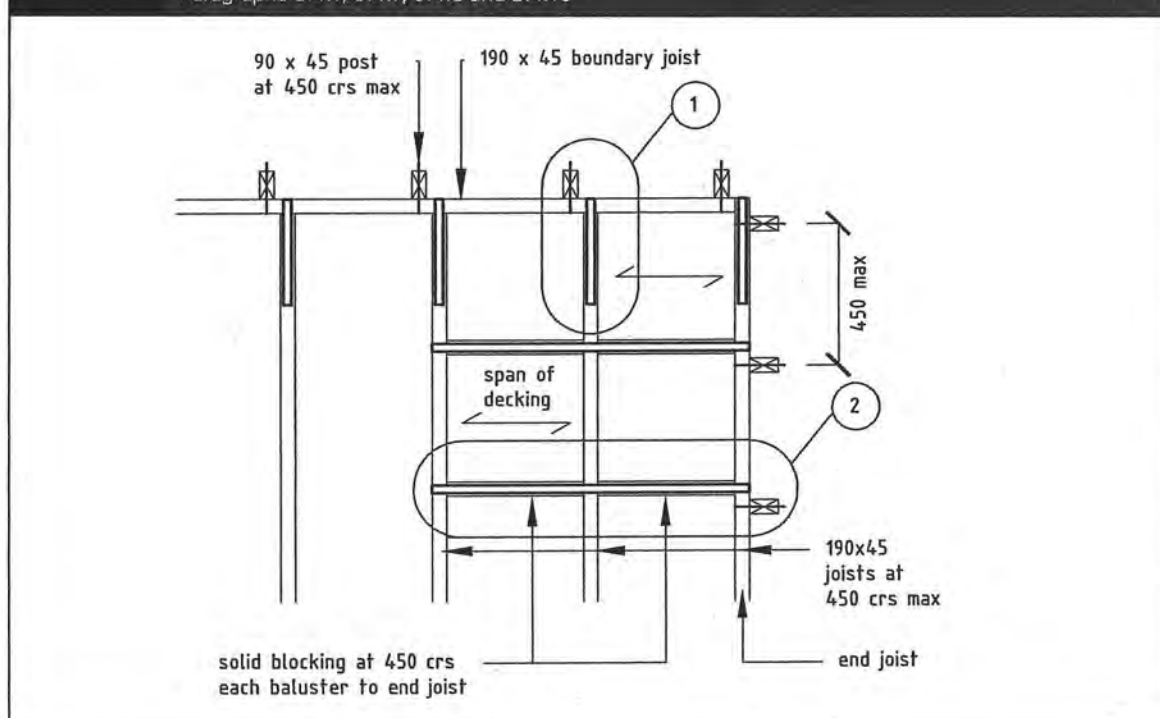
Where a post is fixed to an end joist, 190 x 45 mm solid *blocking* pieces shall be inserted within 85 mm of the post and fixed as per Figures 3.4.1, 3.4.2 and 3.4.4.

### 3.4.9 Decking

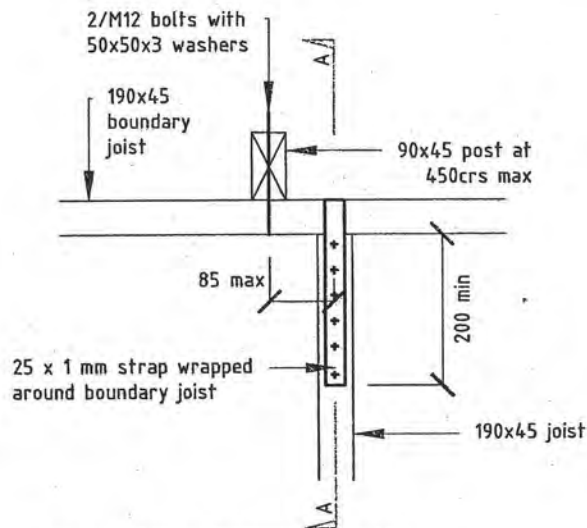
**3.4.9.1** Decking shall be minimum 30 mm thick, grip-tread type grooved radiata pine, as per Paragraph 3.4.2.

**3.4.9.2** Fix decking with 75 x 3.15 mm annular-grooved decking nails. All decking joints and ends shall be drilled for nailing. Decking shall be spaced minimum 2 mm and fixed at each joist with a minimum of two nails. Joints in decking to be staggered and made over joists.

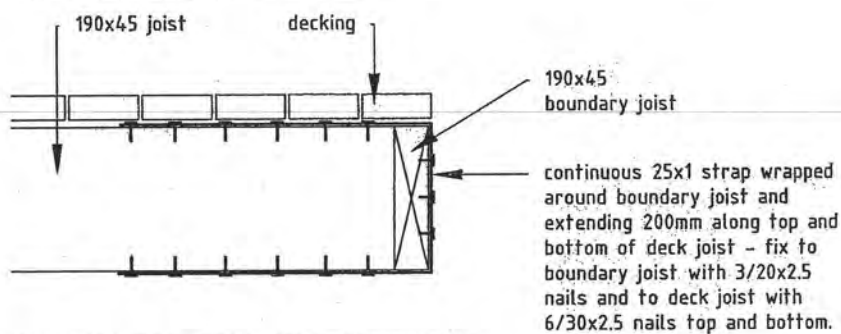
**Figure 3.4.2 Boundary and end joist layout**  
Paragraphs 3.4.1, 3.4.7, 3.4.8 and 3.4.10



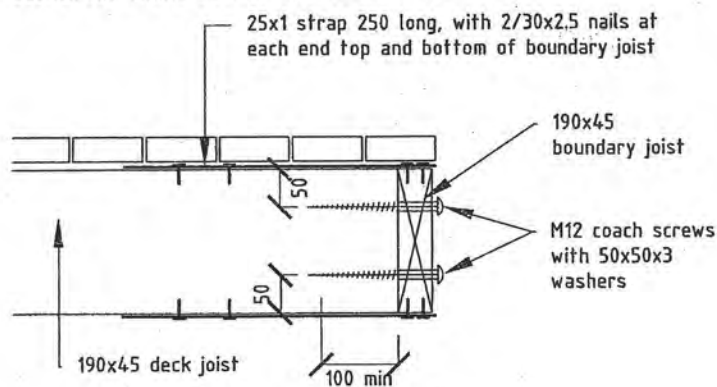
**Figure 3.4.3 Post, boundary joist and deck joist details**  
Paragraphs 3.4.1 and 3.4.10



**Detail 1: POST, BOUNDARY JOIST AND JOIST CONNECTION DETAIL**

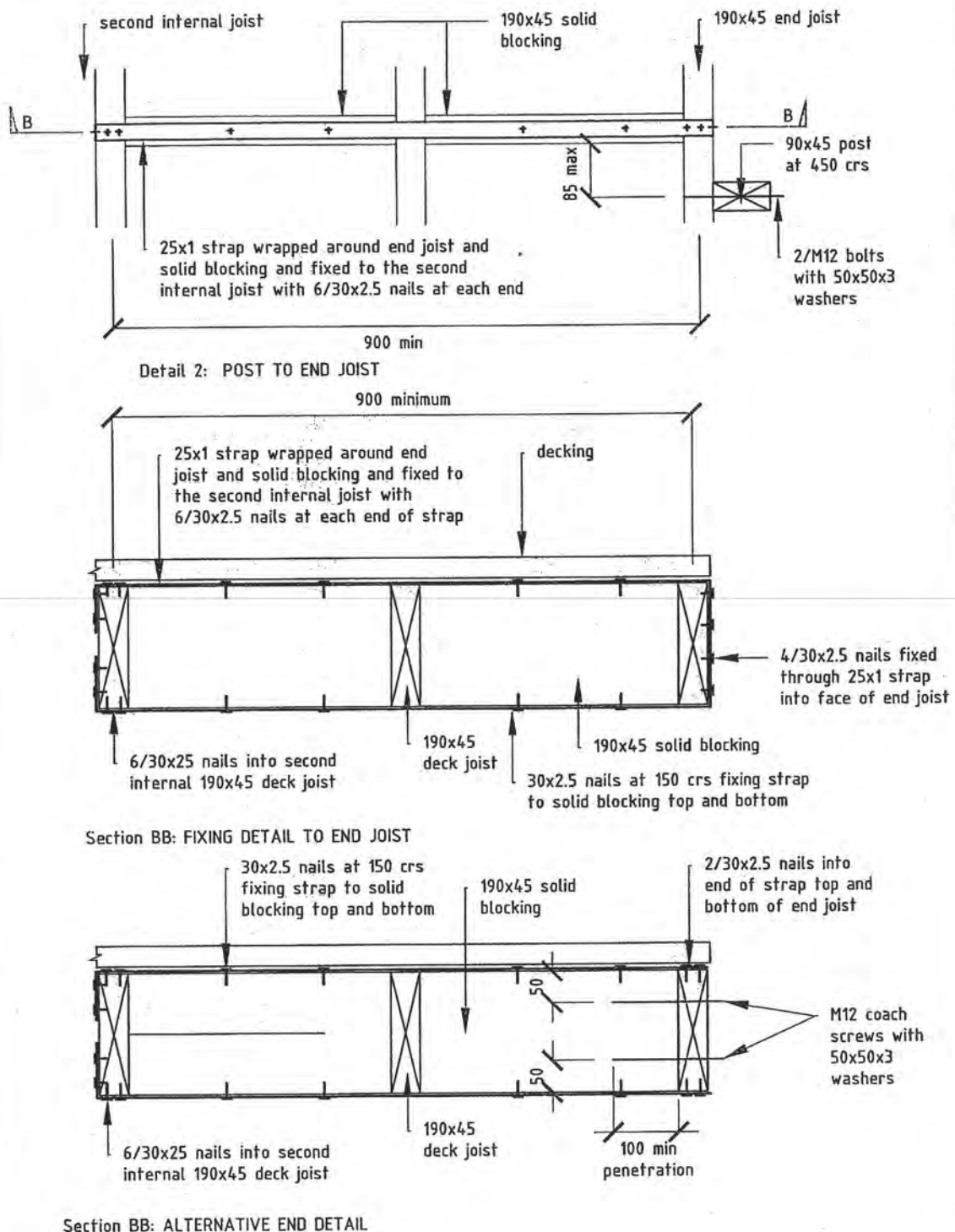


**Section AA: FIXING DETAIL FOR BOUNDARY JOIST**



**Section AA: ALTERNATIVE FIXING DETAIL FOR BOUNDARY JOIST**

**Figure 3.4.4 Post, end joist and solid blocking details**  
Paragraphs 3.4.1, 3.4.8 and 3.4.10





**3.4.10 Post**

The barrier shall have 90 x 45 mm posts at 450 mm maximum centres and fixed to *boundary joists* or end joists with two M12 bolts as per Figures 3.4.1 to 3.4.4.

**3.4.11 Top rail**

The barrier shall have a 90 x 45 mm top rail fixed to the posts with 4 skewed 100 x 3.75 mm nails.

**3.4.12 Bottom rail**

The barrier shall have a 90 x 45 mm bottom rail fixed to the posts with 4 skewed 100 x 3.75 mm nails.

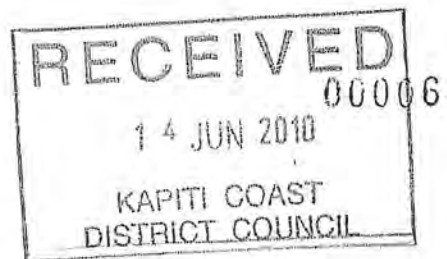
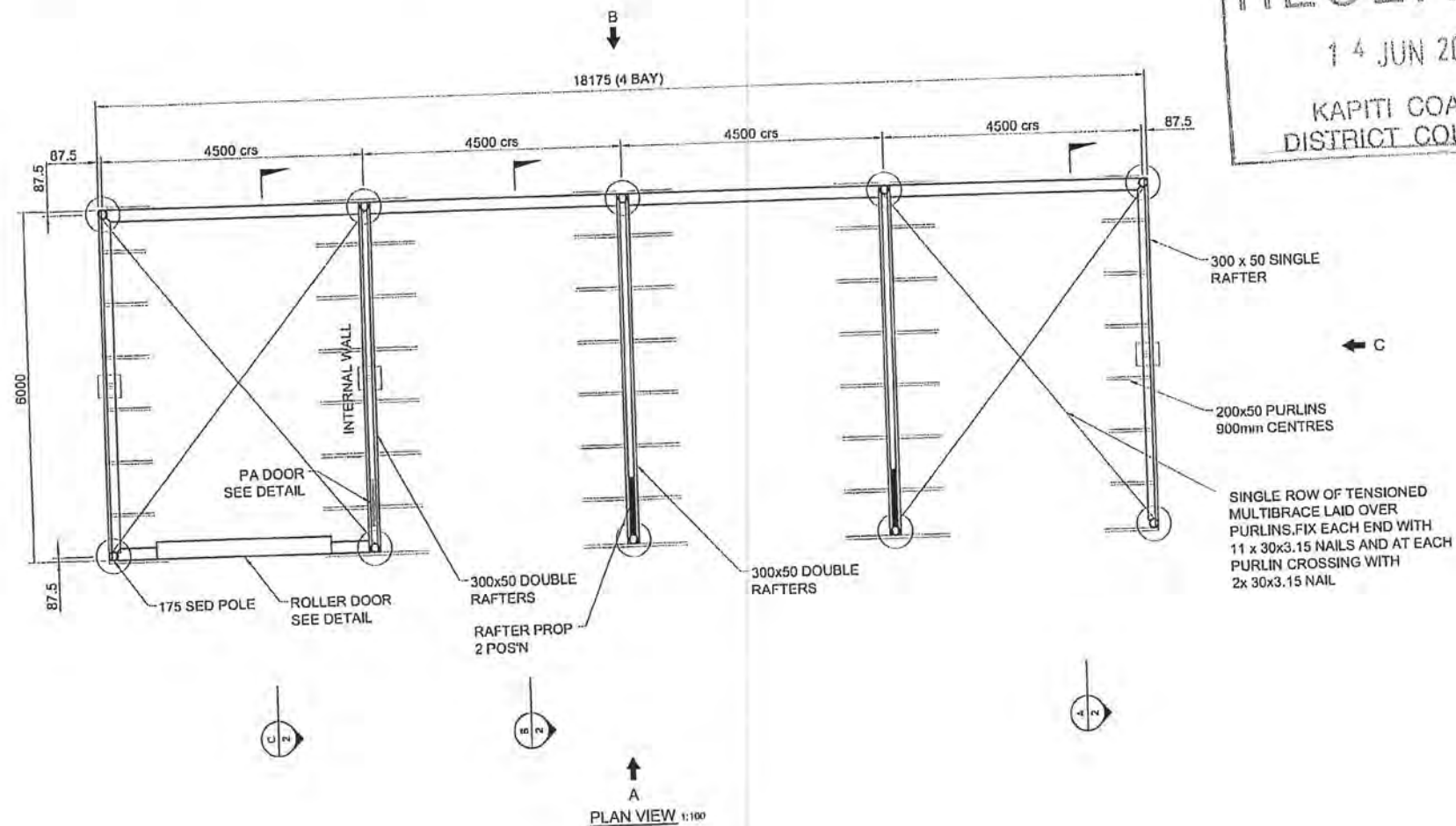
**3.4.13 Balusters**

Vertical *balusters* spanning between the rails shall be a minimum of 45 x 45 mm battens with a maximum of 100 mm gaps between. The battens shall be fixed with 3/75 x 3.15 mm nails providing 25 mm minimum penetration to top and bottom rails.

**3.4.14 Handrail (capping)**

The *handrail* shall be 90 x 45 mm (120 mm maximum width) fixed with 3/100 x 3.75 mm nails to the top of each post.

# PLAN VIEW - LEAN TO



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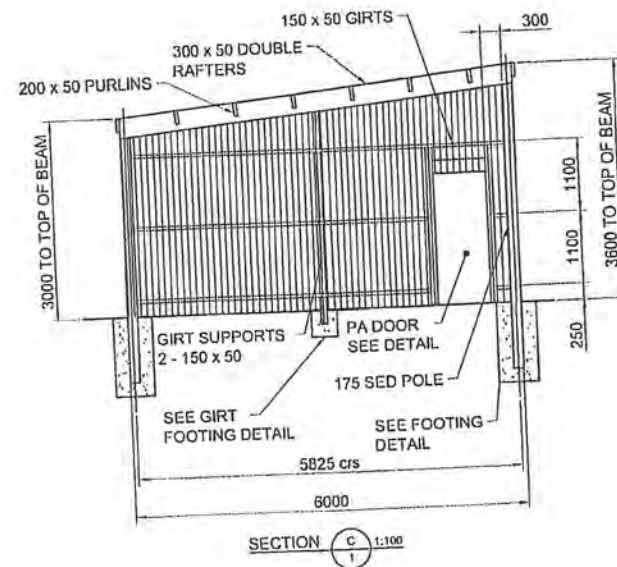
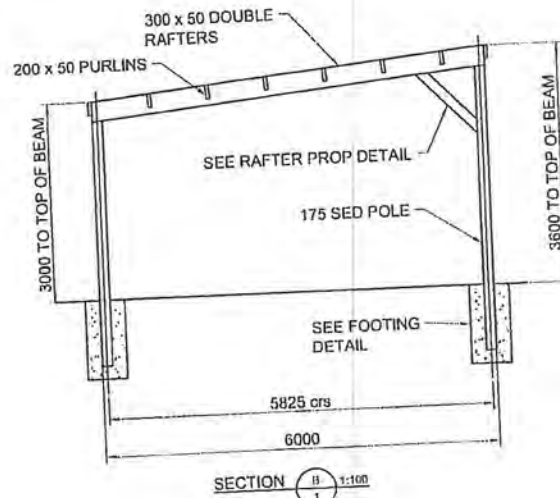
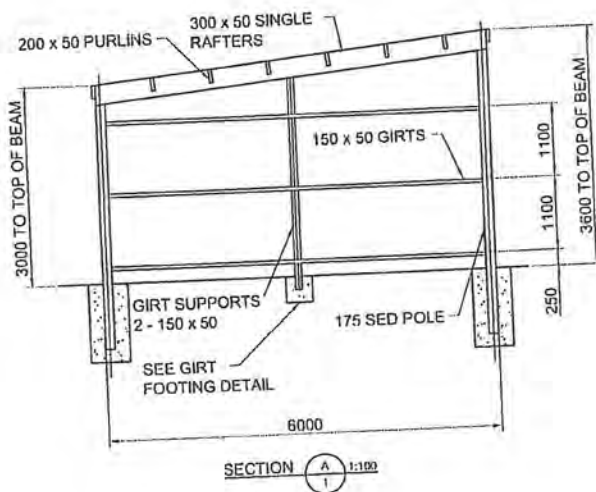
Wind Loading: High

Snow Loading:  $S_g = 0.75 \text{ kPa}$

Rev: B  
Sheet: 1/4



# SECTION - LEAN TO



## NOTES:

1. SINGLE RAFTER TO END WALLS.  
DOUBLE RAFTERS TO INTERNAL BAYS.

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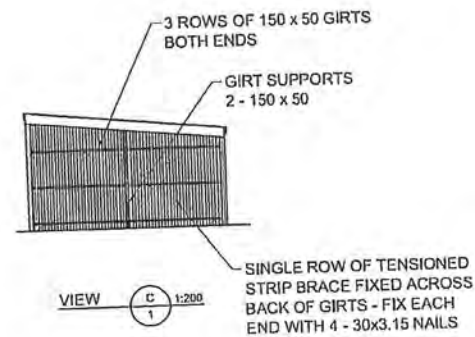
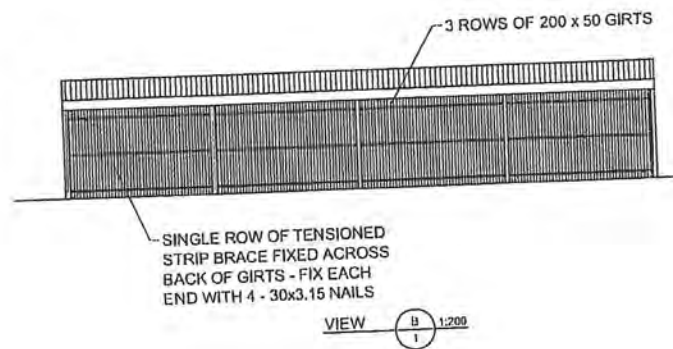
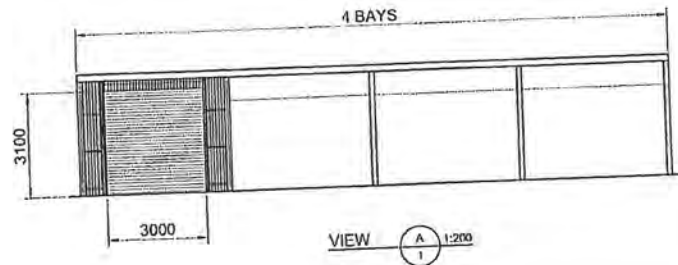
Wind Loading: High  
Snow Loading:  $S_g = 0.75 \text{ kPa}$

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Sheet: 2/4

**GOLDPINE**



# ELEVATIONS - LEAN TO



## NOTES:

1. CLADDING 0.4mm BMT ZINCALUME CORRUGATED.
2. ROOFING AS ABOVE.

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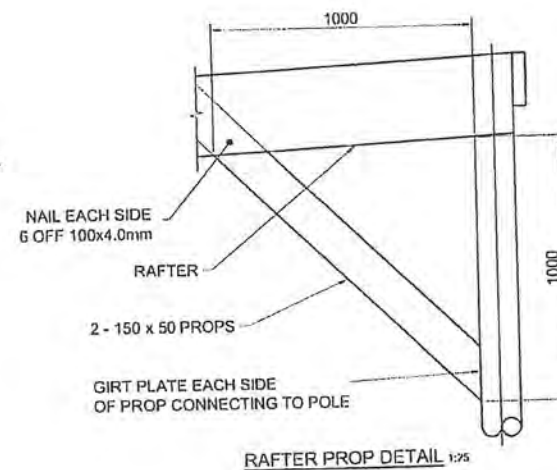
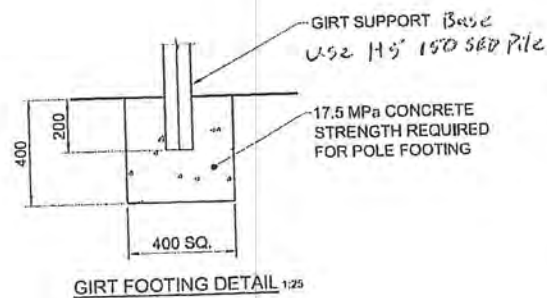
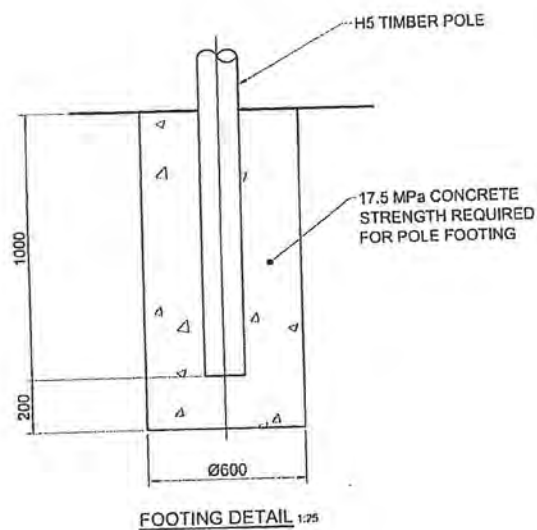
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Wind Loading: High  
Snow Loading:  $S_g = 0.75 \text{ kPa}$

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Sheet: 3/4

**GOLDPINE**

# DETAILS- LEAN TO



## NOTES:

1. SINGLE RAFTER TO END WALLS.  
DOUBLE RAFTERS TO INTERNAL BAYS.

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**STRONGBUILT**  
ROOFING & CLADDING

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Wind Loading: High

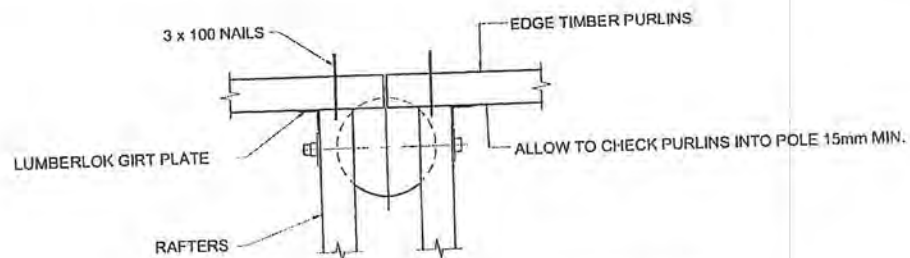
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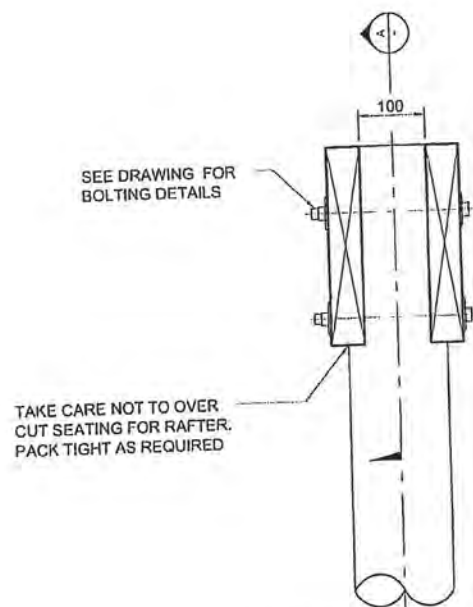
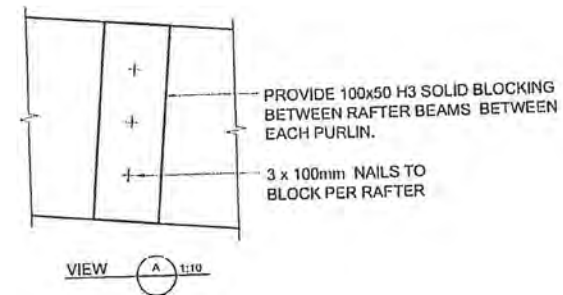
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**GOLDFINE**

# RAFTER DETAILS



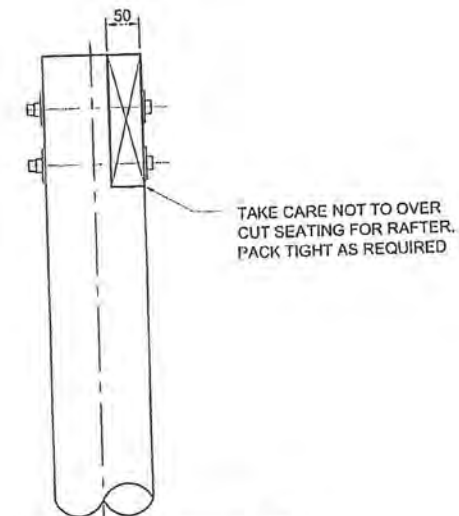
**DOUBLE RAFTER / POLE CONNECTION - PLAN**  
SCALE 1:10



**DOUBLE RAFTER / POLE CONNECTION - SECTION**  
SCALE 1:10

**NOTE:**

IT IS IMPORTANT THAT THE WIDTH BETWEEN DOUBLE RAFTERS IS 100mm



**TYPICAL PERIMETER POST**  
SCALE 1:10

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STANDARD DETAILS Pa HIGH WIND

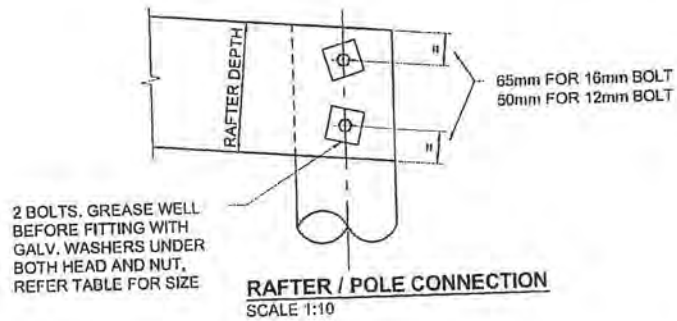
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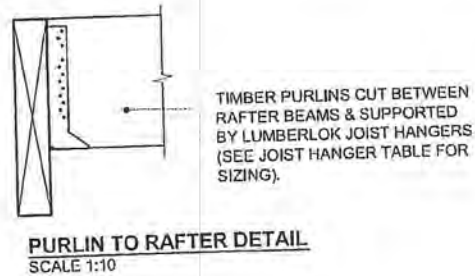
**GOLDPINE**



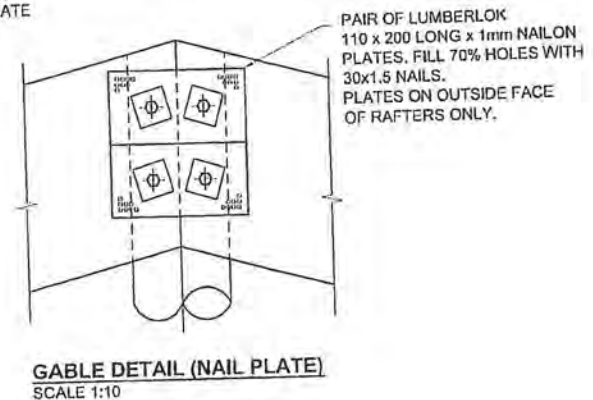
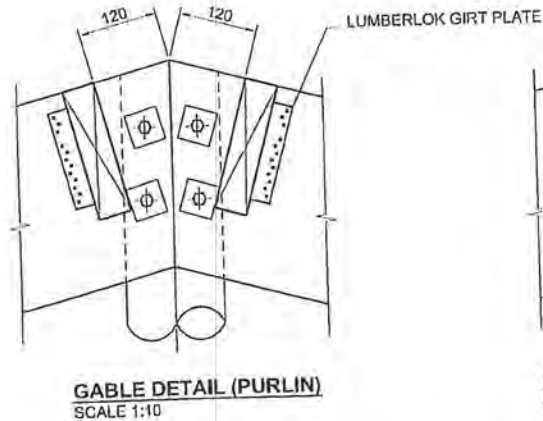
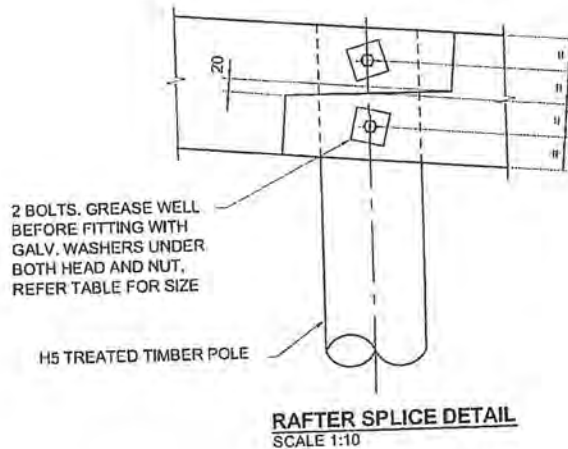
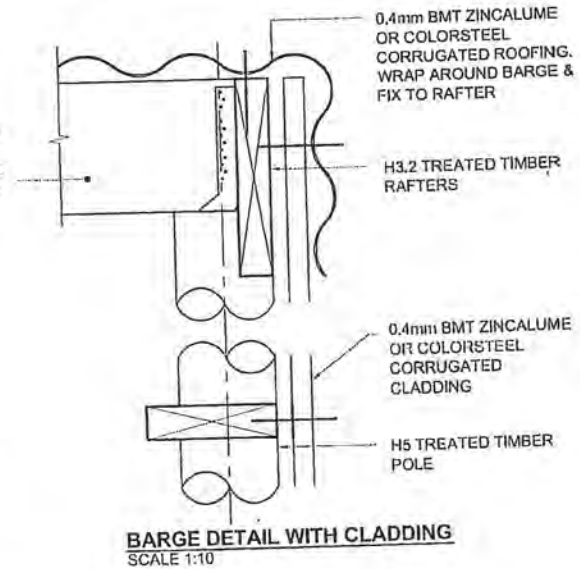
# RAFTER & PURLIN DETAILS



RAFTER SIZE	BOLT SIZE	WASHER SIZE
150x50	M12	50x50x3mm
200x50	M12	50x50x3mm
250x50	M16	60x60x6mm
300x50	M16	60x60x6mm



JOIST HANGERS:
FOR 200 x 50 PURLINS USE JH52 x 120
FILL 70% OF HOLES WITH 3.15 x 30mm NAILS



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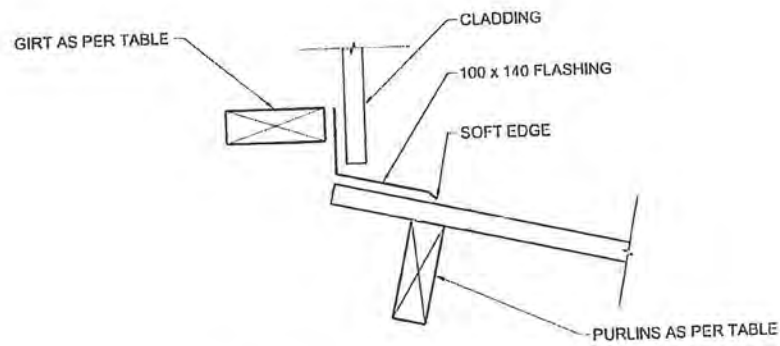
STANDARD DETAILS <sup>Pa</sup> 48 HIGH WIND

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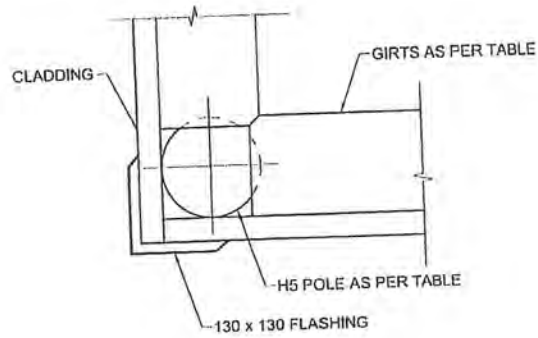
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Sheet 2/4

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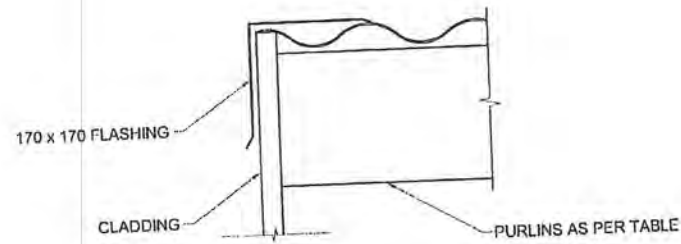
# FLASHING DETAILS



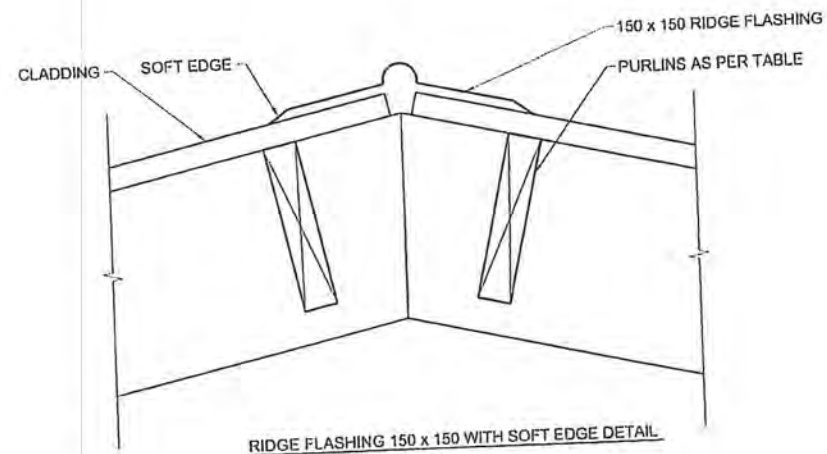
APRON FLASHING 100 x 140 WITH SOFT EDGE DETAIL  
1:10



CORNER FLASHING 130 x 130 DETAIL  
1:10



BARGE FLASHING 170 x 170 DETAIL  
1:10



RIDGE FLASHING 150 x 150 WITH SOFT EDGE DETAIL  
1:10

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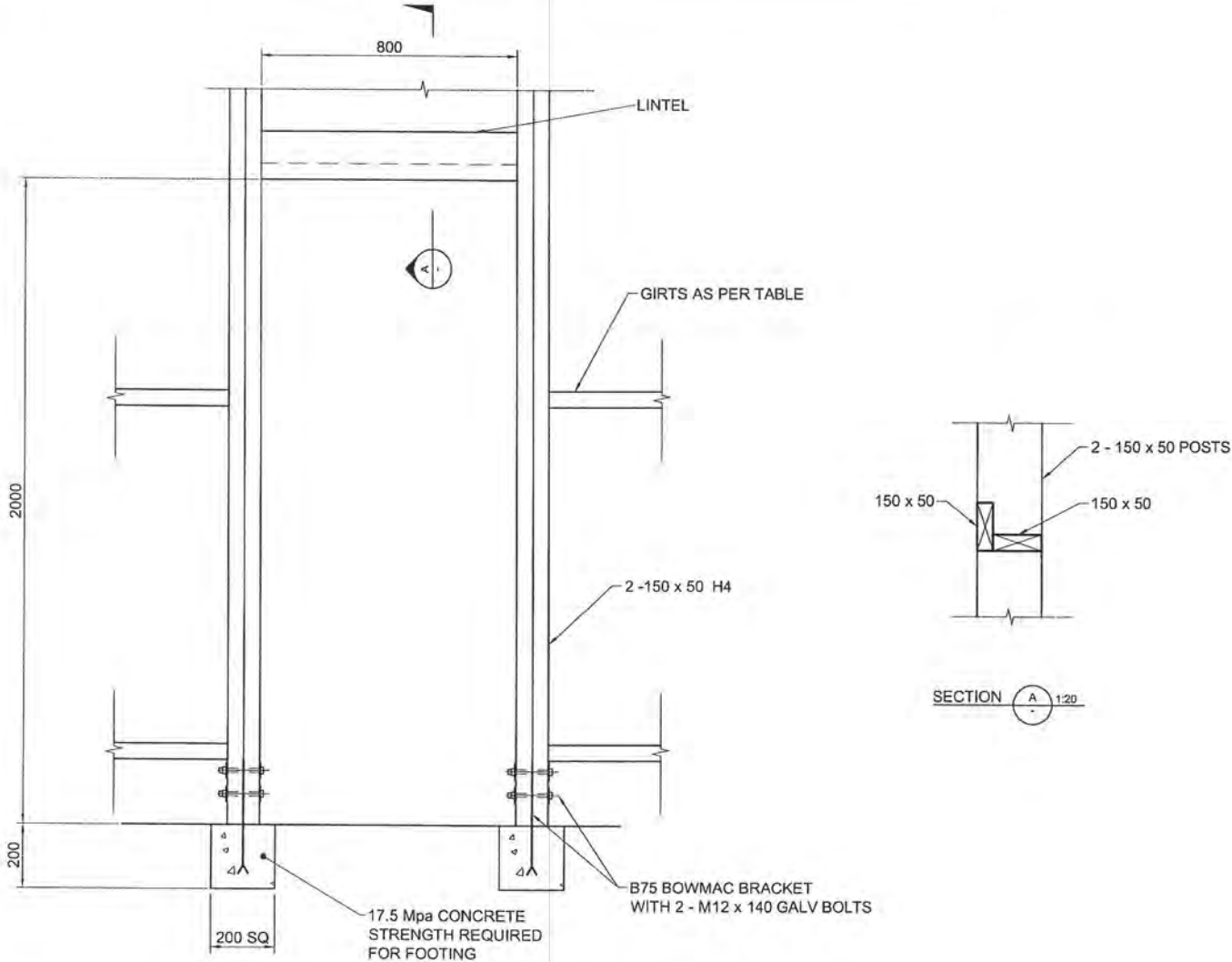
ADDITIONAL DETAILS - FLASHING

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Sheet 1/1

**GOLDPINE**

## PA DOOR WITH BRACKET DETAILS



ELEVATION  
1:20

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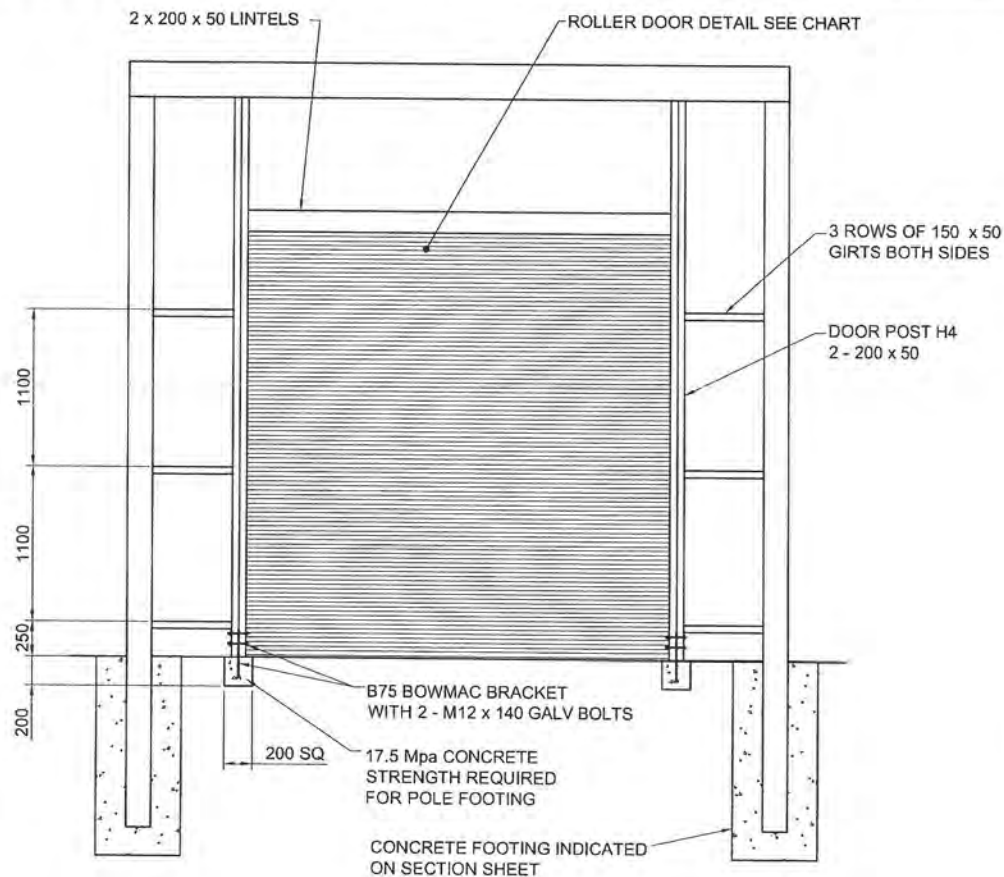
### ADDITIONAL DETAILS - PA DOOR WITH BRACKET

Rev:A  
Sheet 1/1

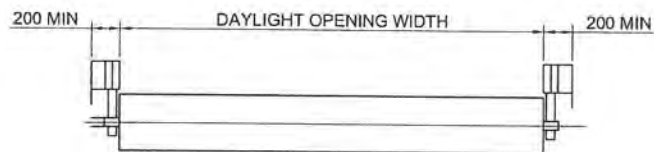




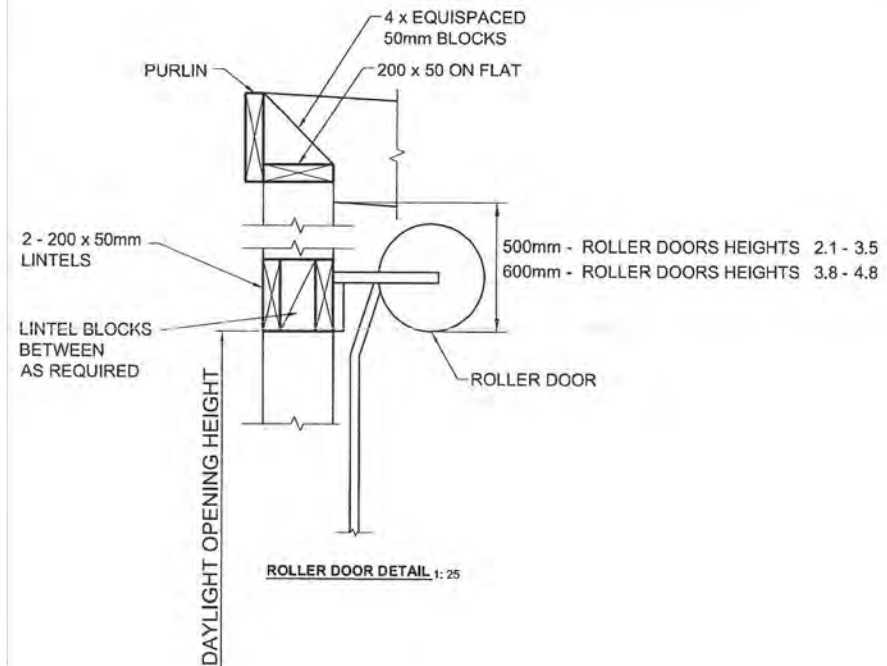
# ROLLER DOOR WITH BRACKET DETAILS



**ELEVATION** 1:50



**PLAN** 1:50



**ROLLER DOOR SIZES**

		DAYLIGHT OPENING WIDTH (m)											
		2.4	2.6	2.8	3.0	3.2	3.4	3.6	3.8	4.0	4.2	4.4	4.6
DAYLIGHT OPENING HEIGHT (m)	2.1												
	2.4												
	2.8												
	3.1				X								
	3.5												
	3.8												
	4.3												
	4.6												
	4.8												

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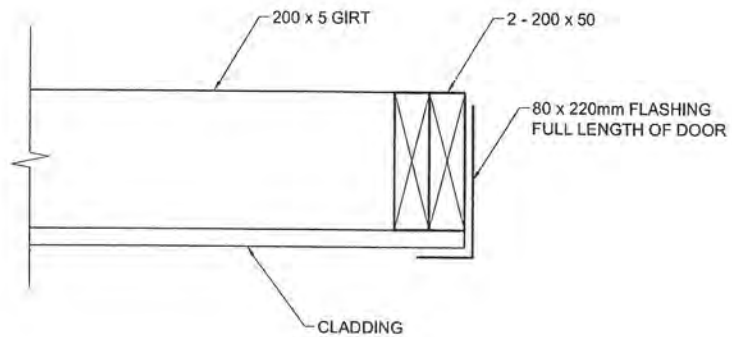
**STRONGBUILT**  
K I T S B U I L T F O R D I Y

ADDITIONAL DETAILS - ROLLER DOOR WITH BRACKETS

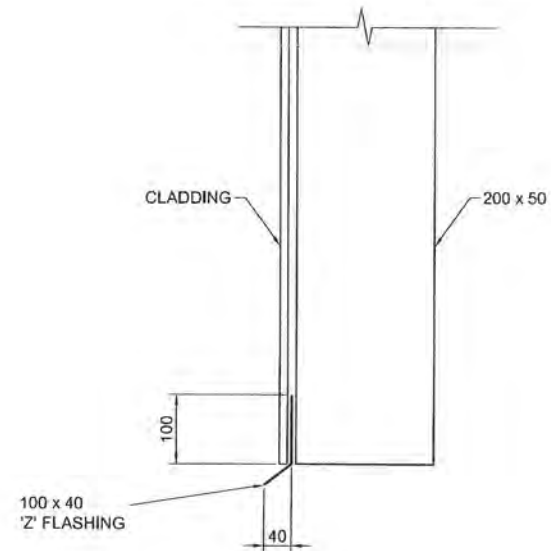
Rev:A  
Sheet 1/1

**GOLDPINE**

# DOOR FLASHING DETAILS



DOOR JAMB FLASHING 80 x 220 DETAIL  
1:10



DOOR HEAD FLASHING 100 x 40 DETAIL  
1:10

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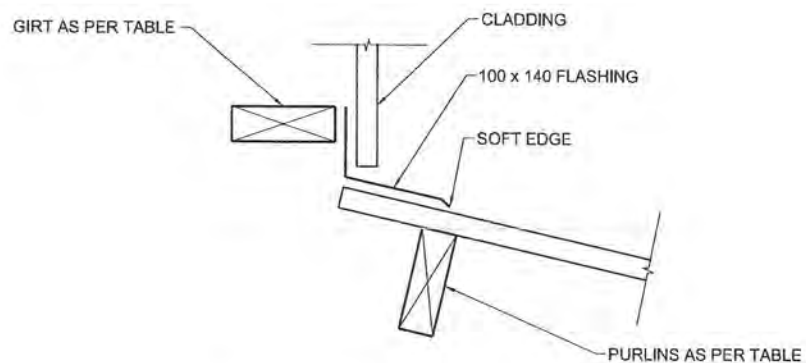
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K I T S E T S H E E T S

ADDITIONAL DETAILS - DOOR FLASHING

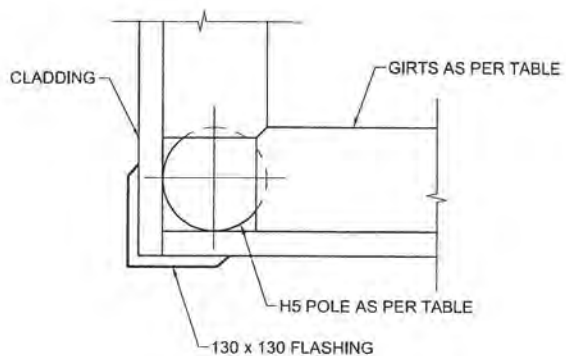
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**GOLDPINE**

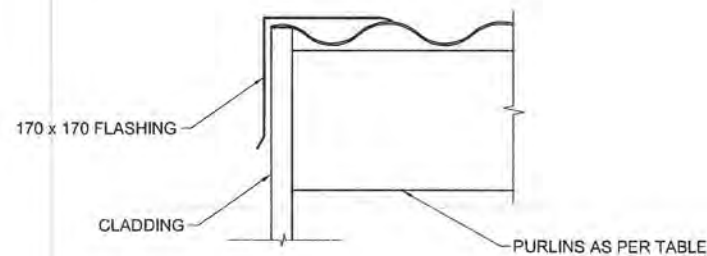
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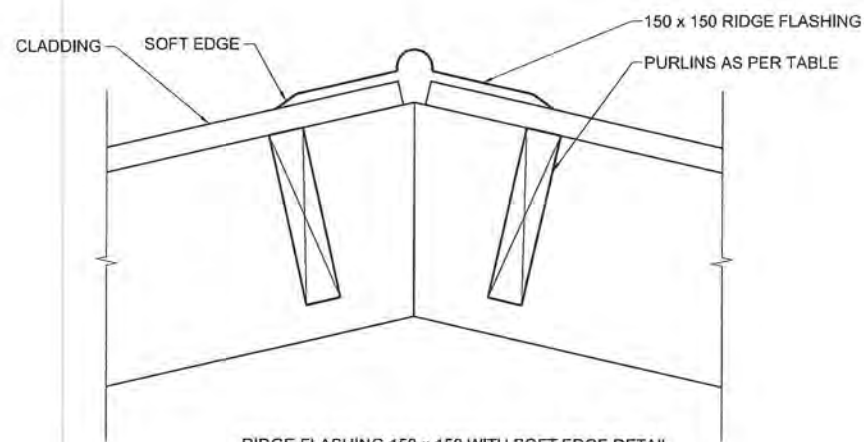
APRON FLASHING 100 x 140 WITH SOFT EDGE DETAIL  
1:10



CORNER FLASHING 130 x 130 DETAIL  
1:10



BARGE FLASHING 170 x 170 DETAIL  
1:10



RIDGE FLASHING 150 x 150 WITH SOFT EDGE DETAIL  
1:10

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ADDITIONAL DETAILS - FLASHING

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Sheet 1/1

**GOLDPINE**



# SPECIFICATIONS

## FOUNDATIONS & CONCRETE GENERAL:

CONCRETE ENCASEMENT TO HAVE 28 DAY STRENGTH OF 17.5MPa MIN.  
ALL CONCRETE WORK SHALL COMPLY WITH NZS 3124:1987 SPECIFICATION FOR CONCRETE CONSTRUCTION FOR MINOR WORKS.  
CONCRETE EMBEDMENT SHALL BE SUPPLIED AND INSTALLED BY OTHERS AS ARRANGED BY OWNER.

## BOLTS & FIXINGS:

FASTENINGS TO BE HOT-DIP GALVANISED STEEL WELL GREASED ON INSTALLATION UNLESS SHED IS WITHIN 500m OF THE COAST OR 50m OF GEOTHERMAL BORE, MUDPOOL OR STEAM VENT IN WHICH CASE STAINLESS STEEL FIXINGS ARE REQUIRED IN ACCORDANCE WITH NZS3604, TABLE 4.1

## TIMBER & DURABILITY:

- \* ROUGH SAWN DOUGLAS FIR OR PINUS RADIATA,
- \* VSG 8 / MSG8, HEARTLAND GRADE
- \* POLES, OUTER ZONE DENSITY: HIGH 450kg/m<sup>3</sup> fb = 52MPa, POLE TAPER DIAMETER = 6 mm per 1.0m LENGTH,
- \* THE NOTCHING OF THE POLE TO ACCOMMODATE THE GIRTS CANNOT COMPROMISE THE ORIGINAL INTEGRITY OF THE CALL UP POLE SIZE, ie. THE GIRTS MUST ONLY BE NOTCHED IN THE TAPER REGION OF THE POLE.
- \* MOISTURE CONTENT CAN BE GREEN. OUR RECOMMENDATION IS 20% OR LESS AT THE TIME OF INSTALLATION.
- \* TREATMENT TO NZS 3640:2003 STANDARD H3.2 FOR PINUS RADIATA SAWN TIMBER, UNTREATED DOUGLAS FIR, AND H5 FOR POLES. FOR RAFTERS, PURLINS OR GIRTS THAT COULD BE EXPOSED TO REGULAR WETTING OUR RECOMMENDATION IS TO TREAT TO H3.2 LEVEL AND USE HOT DIP GALVANISED FIXINGS.
- \* IN SEA SPRAY AREAS AS DEFINED IN NZS 3604:1999 IT IS RECOMMENDED TO USE STAINLESS STEEL FIXINGS OR PROVIDE ADDITIONAL ON SITE PROTECTION FOR FIXINGS EXPOSED TO THE PRESENCE OF WIND BLOWN SALTS.

## DESIGN LOADS

- \* DEAD LOADS FOR LIGHT ROOF - 0.25kPa ( INCLUDES WEIGHT OF, PURLINS, ASSOCIATED FRAMING AND GALVANISED IRON ROOF )
- \* LIVE LOADS - 1.0kN CONCENTRATED LOAD, 0.25kPa UNIFORM LOAD.
- \* WIND LOADS - BUILDING DESIGNED FOR HIGH WIND CONDITIONS AS PER THE ATTACHED SELECTION CHART AND AS DEFINED BY NZS 3604:1999
- \* SNOW LOADS - BUILDING DESIGNED FOR UP TO Sg = 0.75kPa
- \* SOIL CONDITIONS - ALL FOUNDATIONS TO BE INTO 'GOOD' NATURAL GROUND WITH A MINIMUM BEARING CAPACITY OF 300kPa, Qb = 0.5
- \* BUILDINGS DESIGNED FOR CATEGORY V AS PER NZS 4203: 1992, TABLE 2.3.1 - BUILDINGS OF A SECONDARY NATURE.
- \* REFER TO MITAK NEW ZEALAND LIMITED FOR ANY DESIGN MODIFICATIONS REQUIRED FOR INCREASE IN SNOW LOADS OR WIND LOADS ABOVE THOSE STATED ON THE DRAWINGS.
- \* BUILDINGS DESIGNED FOR CLASS V CATEGORY AS NZS 4203: 1992 TABLE 2.3.1
- \* EXCESSIVE DEFLECTIONS MAY BE EXPERIENCED DURING THE DAY TO DAY SERVICE OF THE BUILDING, THIS MAY RESULT IN LINING BECOMING CRACKED etc.

## DESIGN REFERENCES

NZS 3603: 1993 AMENDMENT 4      NZS 3604: 1999 AMENDMENT 2  
NZS 4203: 1992

## BUILDING ERECTION

PROPER BRACING MUST BE INSTALLED TO HOLD THE COMPONENTS TRUE AND PLUMB AND IN A SAFE CONDITION UNTIL PERMANENT BRACING IS FIXED. ALL PERMANENT BRACING AND FIXINGS MUST BE INSTALLED BEFORE APPLYING ANY LOADS.

## LOAD DETAILS

THESE DRAWINGS HAVE BEEN PREPARED USING THE ABOVE DESIGN LOADS.  
IT IS THE RESPONSIBILITY OF THE USER TO ENSURE THAT THE DESIGN DATA AND LOADS ARE STILL CORRECT AT THE TIME OF CONSTRUCTION.

## PRODUCT SPECIFICATION

THESE DETAILS HAVE BEEN DESIGNED USING SPECIFIC GANG - NAIL®, LUMBERLOK®, AND BOWMAC® PRODUCTS AND THE PERFORMANCE OF THE BUILDING AND VALIDITY OF THE PRODUCER STATEMENT IS RELIANT ON THE CORRECT CHOICE OF PRODUCT.

## COPYRIGHT

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## COLORSTEEL GENERAL:

ALL STEEL CLADDING, ROOFING AND FLASHINGS WHERE SHOWN SHALL BE COLORSTEEL OR ZINCALUME, AS SELECTED BY CLIENT.  
FINISHED SHALL BE 'ENDURA' AT LOCATIONS UP TO ISO CATEGORY 4 (SEVERE COASTAL), OR 'ZINCALUME' AT LOCATIONS UP TO ISO CATEGORY 3 (MODERATE COASTAL).

FOR VERY SEVERE COASTAL AREAS (ISO CATEGORY 5) COLORSTEEL 'MAXX' OR SIMILAR APPROVED SHALL BE USED.

ALL CLADDING AND ROOFING SHALL BE 0.4mm BMT. ALL FLASHINGS 0.55 BMT.  
( IF APPLICABLE )

## WALL CLADDING:

0.4mm CORRUGATED WALL CLADDING (IF REQUIRED) FIXED TO FRAMING AND GIRTS WITH 60mm SPIRAL NAILS TO TROUGHS, 3 PER SHEET TO INTERNAL SUPPORTS, 5 PER SHEET TO END SUPPORTS AND END LAPS.

CLADDING SHALL BE 0.4mm BMT CORRUGATED IRON  
AS SPECIFIED BELOW, DIRECT FIXED TO H3.2 TIMBER GIRTS AT CENTRES NOTED ON DRAWINGS.

## BRACING SPECIFICATIONS

WALL BRACING: STRIP BRACING (27 x 0.6mm MIN.) FIXED TO POLES WITH 5 NAILS (30mm X 3.15 DIA. MIN.) EACH END AND TO EACH INTERMEDIATE GIRT WITH 2 NAILS.

## ROOFING:

0.4mm BMT LONG RUN CORRUGATED ROOF AND WALL CLADDING (IF REQUIRED) FIXED TO PURLINS WITH 60mm SPIRAL NAILS TO CROWN OF CORRUGATIONS, 3 PER SHEET TO INTERNAL SUPPORTS, 5 PER SHEET TO END SUPPORTS AND END LAPS.

ROOF BRACING: STRIP (27 x 0.6mm MIN.) FIXED TO PURLINS AND RAFTERS WITH NAILS EACH END AND 2 NAILS TO EACH INTERMEDIATE PURLIN

## ELECTRICAL:

ELECTRICAL SERVICES (IF REQUIRED) TO BE DESIGNED AND INSTALLED BY OTHERS AS ARRANGED BY CLIENT

## PLUMBING & DRAINAGE:

PLUMBING & DRAINAGE SERVICES (IF REQUIRED) TO BE DESIGNED AND INSTALLED BY OTHERS AS ARRANGED BY CLIENT.

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**STRONGBUILT**  
B U I L D I N G S

STANDARD DETAILS - HIGH WIND

Rev:2  
Sheet 4/4

**GOLDPINE**

# 93605

**DAVE MILLER**  
Environmental Engineer

21 JUN 2010

PO BOX 1784  
PALMERSTON NORTH  
NEW ZEALAND  
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FAX: 64 6 357 8726  
email: davemiller@extra.co.nz  
www.davemiller.co.nz

16 June 2010

Kapiti District Council  
Private Bag 601  
Paraparaumu 5254

**ATTENTION: SIMON COPP**

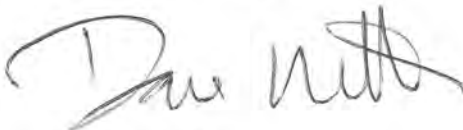
**RE: PETERSON HOUSE – 142 HUIA STREET - WAIKANAЕ**

Dear Sir,

Please find attached two copies of the wastewater report for the new sewage treatment system for the Peterson property at 142 Huia Street, Waikanae.

Please do not hesitate to contact me should you require further assistance or clarification.

Yours faithfully



Dave Miller  
Environmental Engineer

enclosures.

PO BOX 1784  
PALMERSTON NORTH  
NEW ZEALAND  
PHONE: 64 6 357 8426  
FAX: 64 6 357 8726  
email: [davemiller@xtra.co.nz](mailto:davemiller@xtra.co.nz)  
[www.davemiller.co.nz](http://www.davemiller.co.nz)

# **PETERSON HOUSE**

## **142 HUIA STREET**

## **WAIKANAЕ**

# **WASTEWATER REPORT**



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10 June 2010

CLIENT Dana Peterson  
CONTACT: Dana Peterson  
JOB DETAILS: LPED Syphon System

Designed by  
DAVE MILLER  
Environmental Engineer

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## **INTRODUCTION**

This design relates to a bedroom house being built on . The water supply will be provided by a pressure pump from water storage tanks.

Test holes dug in the area of the proposed effluent disposal area reveal of 200 to 300mm of topsoil overlaying a stony clay base which is consistent with soil category 5 as defined in AS/NZS 1547:2000 being a poorly drained light clay requiring a specific engineering design.

Traditional gravity septic tank systems in this area have a history of poor performance largely due to the effluent trenches being constructed below the water table or in the clay layer where the soakage is minimal. This, together with the known faults of traditional septic tank systems, namely, septic tank sludge sealing the natural pores in the ground and gravity fed effluent overloading the soil around the point of entry, have resulted in many septic tank systems failing.

This design seeks to extend the life of traditional septic tank soakage trenches by filtering the effluent and evenly distributing it throughout the effluent trenches using a Low Pressure Effluent Dosing (LPED) system. The effluent will be filtered and demand dosed by an Orenco (OSI) automatic dosing syphon to filter the effluent and distribute it evenly into the topsoil. OSI flow control assemblies are required at the beginning of each trench.

The design criteria is based on AS/NZS 1547:2000 for a 1 bedroom cottage (with 2 occupants) and a 4 bedroom house (to be built at a later date) with up to 6 occupants, each using 140 litres of water per day, giving a total wastewater usage of 1120 litres per day. The effluent disposal area is 400 square metres giving a design loading rate (DLR) of 2.8 litres per square metre per day.

The effluent trenches can be extended in the future if desired or required and a reserve area, of equal size, should be set aside for this purpose. Similarly a secondary sewage treatment system can be added to the septic tank to produce a colourless, odourless effluent. Both the secondary treatment system and/or trench extensions are additional to the work required for this installation

## **WASTEWATER DESIGN**

1. The new septic tank shall be 6000 litres in capacity fitted with an *ORENCO* effluent filter with a sealed access riser brought to the surface. This design incorporates the InnoFlow 'Designer' program which uses an *ORENCO* ('OSI') screened syphon to protect the effluent beds from carry over solids and evenly dose load the effluent trenches. The 'OSI' filter screen reduces the total suspended solids (TSS) from the septic tank to 33 parts per million. Tests from over 4800 septic tanks over a 15 year period confirm the reliability and validity of this filters performance. As this is a proprietary system specifically designed for Orenco products substitution of other brands of effluent filter is **NOT** permitted.
2. Install an *ORENCO* automatic dosing syphon in the septic tank as detailed in the manufacturers installation instructions (attached).
3. Install the 80Ø transport line as per the manufacturers instructions (attached) ensuring there that no air locks can form in the pipeline.

4. The effluent disposal trenches are to be 8 x 25 metre trenches spaced 2 metres apart as shown on the accompanying plans. This disposal system can also be extended in size in the future if desired or required. The trenches are **200mm deep and 200mm wide** with the **32Ø pressure pipe** laid inside **110Ø Novaflo**. The Novaflo must be covered with a permeable shade cloth which prevents soil being washed into the Novaflo and is also sufficiently permeable to allow the circulation of air. Flushing points situated inside fresh air inlets are to be located at the end of each lateral.
5. The laterals are drilled with evenly spaced **3mmØ squirt holes at 2.0 metre centres** drilled into the top of the lateral pipes. This ensures the effluent discharge rate from each lateral does not exceed the designed parameter of 1.45 litres per minute and evenly distributes the effluent throughout the trenches.
6. Flow control assemblies are to be fitted at the beginning of each trench. If, during installation, the ground levels at the beginning of each effluent trench are found to vary, they must be recorded and communicated to me so I can calculate the correct size hole to be drilled in the flow control discs assemblies.

The Flow Control Assemblies - Hole Sizing Chart is included in this report for this purpose. These holes compensate for the hydraulic differential between disposal trenches at varying levels. If you do not have the correct drill sizes, an engineering workshop may drill the holes for you at is critical the correct sizes be drilled. The flow control details will be forwarded to the Council as an addendum to this design and can be attached to the consent documents.

#### **PLANTING**

The owner should prevent stock access to the disposal area by additional fencing as required. This area should be planted with selected trees and shrubs to assist transpiration; a list of suitable plants is attached. As trees transpire a significant volume of water this process is an integral part of effluent disposal. Grass, moderately mown, should complement the planting.

#### **MAINTENANCE**

The filter screen and syphon should be inspected on an annual basis and I enclose a leaflet on the maintenance procedure for your information. The siphon base should also be inspected to ensure there is no build up that might inhibit its operation.

If there is a sediment build up in the siphon base this should be hosed down and the effluent distribution laterals may need flushing. This can be done by opening the flushing points and briefly operating the syphon to clear the lateral lines.

This work is generally carried out by the installing plumber with records of inspections and maintenance being kept as an addendum to the wastewater report.

If you have any queries or require any additional information please do not hesitate to contact me.

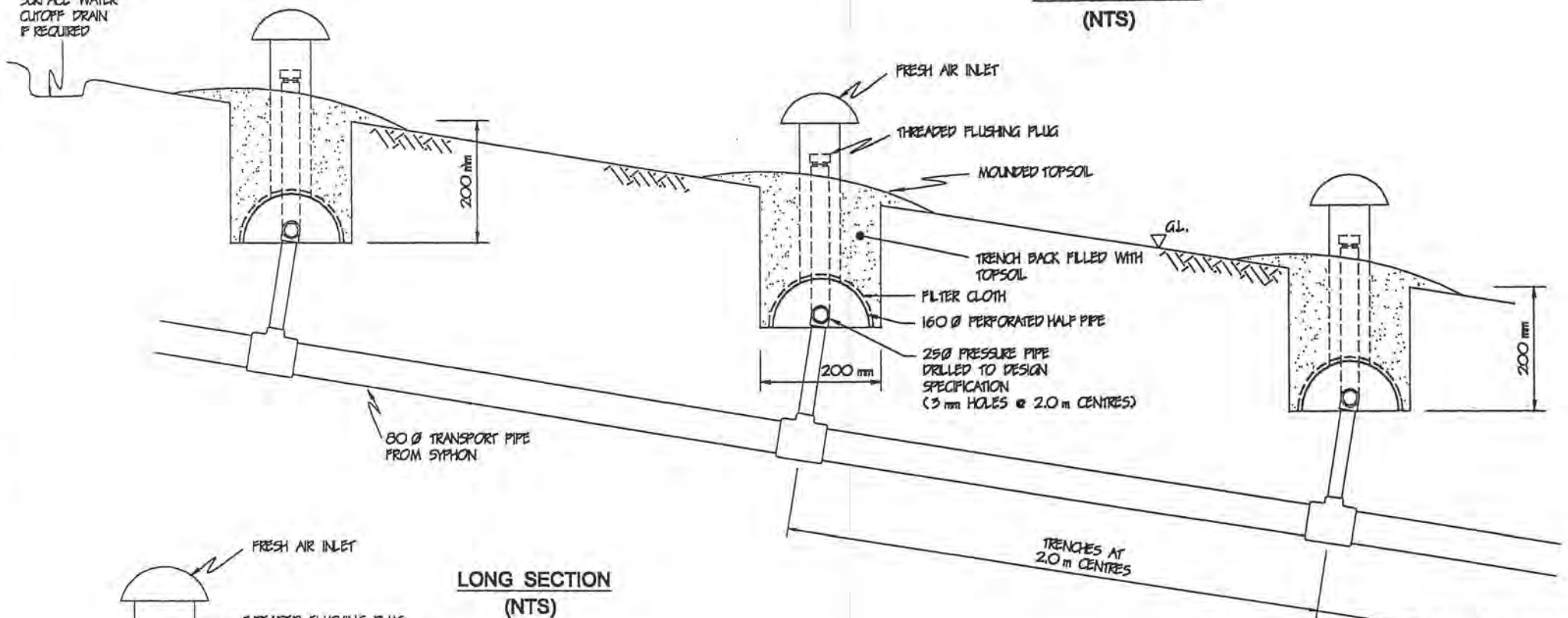


Dave Miller  
Environmental Engineer

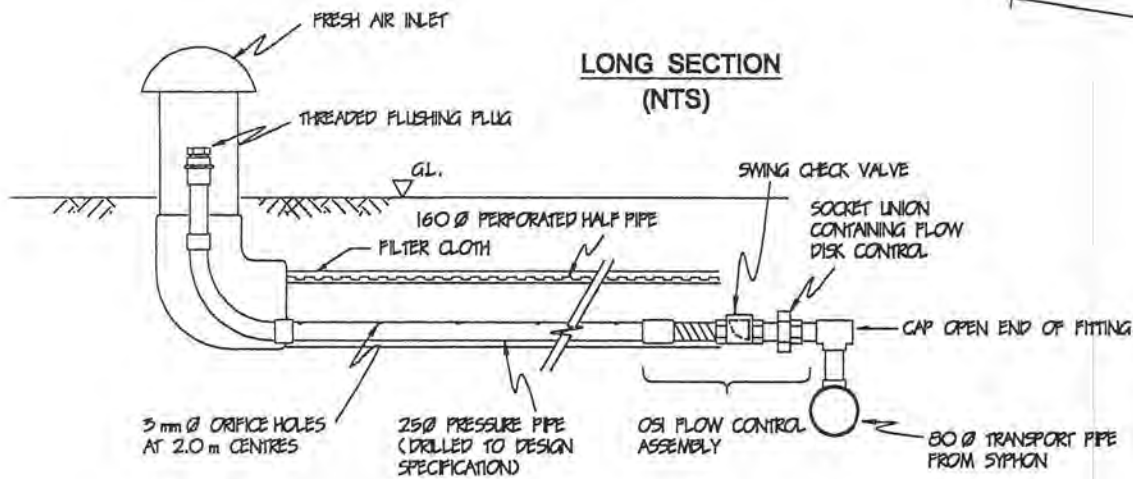


SURFACE WATER  
CUTOFF DRAIN  
IF REQUIRED

# CROSS SECTION (NTS)




## LONG SECTION (NTS)



**DAVE MILLER**  
Environmental Engineer

**LOW PRESSURE EFFLUENT DISTRIBUTION PIPEWORK  
TRENCH CONFIGURATION FOR ORENCO SIPHON (OSI)**

Client	Peterson - 142 Huia Street - Waikanae	File	Pederson		PO Box 1784, Palmerston North Ph: 06 357 8426 Fax: 06 357 8426 <a href="http://www.davemiller.co.nz">www.davemiller.co.nz</a>
Project	SEPTIC TANK SYSTEM	Date	15 June 2010		
Title	SITE LAYOUT	Scale	1:1000		
		Dwg No	1 of 1		





***INNOFLOW TECHNOLOGIES LIMITED***

**INNOVATIVE WASTE WATER TREATMENT AND DISPOSAL SOLUTIONS**

# **Siphon Installation manual**



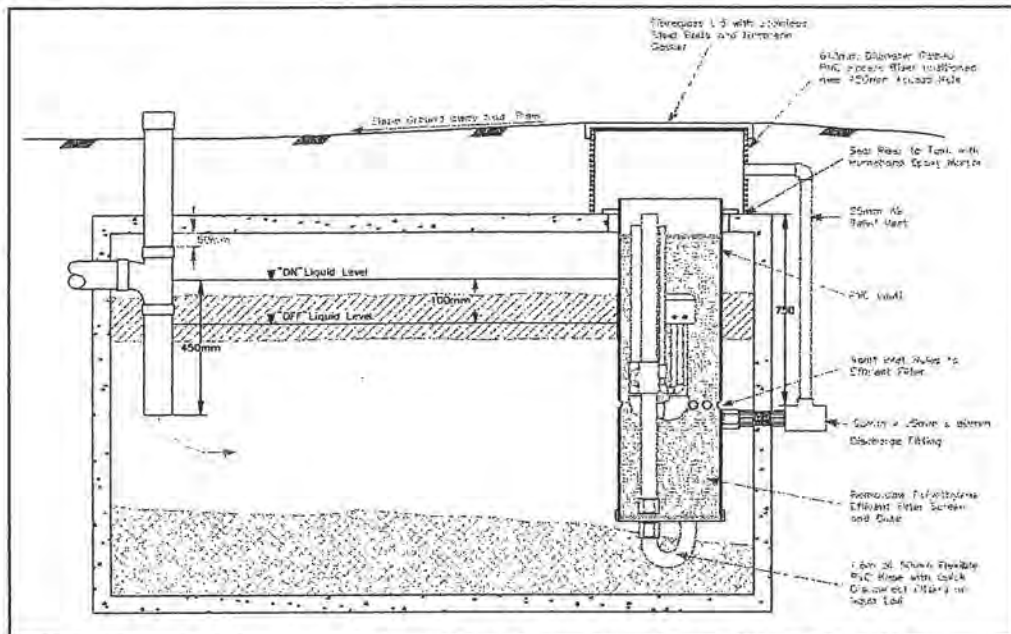


Figure 1: Schematic of Typical Septic Tank With Dosed Discharge Using an OSI Screened Siphon

## OVERVIEW

### General

The Innoflow Septic Tank Effluent Siphon (STES) kit is designed to provide all the benefits of dose loading and pressure distribution of wastewater, while still keeping with the Innoflow philosophy of low maintenance. The kit should be installed by an Innoflow Trained Installer to ensure the equipment is installed and commissioned according to the manufacturer's specifications.

### Equipment Supplied

- Ribbed PVC Riser (610 mm diam by 450 mm) with bolt catchers and 25 mm quick fit rubber grommet
- Sealing lockable fibreglass lid with two screws and an allen key
- PVC screen vault with screen effluent filter and removable siphon unit (NOTE: the vault and siphon unit should have matching letters)
- Flexible hose discharge assembly with quick release fitting
- 50 mm Tank Discharge pipe
- 50 mm x 25 mm x 80 mm Tee discharge fitting
- 25 mm air relief vent with elbow

### Minimum Tankage

- **A 3300 ltr septic tank with internal height of 1.4 m. We recommend a 4500 ltr septic tank with internal height of 1.6 m.** The increased volume improves the tank's performance and the 1.6 m height ensures the inlet holes to the screened vault are optimally placed in the clear zone between the sludge and scum layers.
- The tank requires a 450 mm diameter access hole over the outlet end of the tank, approximately 200 mm from the end of the tank.
- The septic tank must be installed level to ensure correct operation of the siphon (+/- 6 mm per m).
- Note that the outlet pipe **provided with the kit** should be installed 750 mm from the top of the tank.

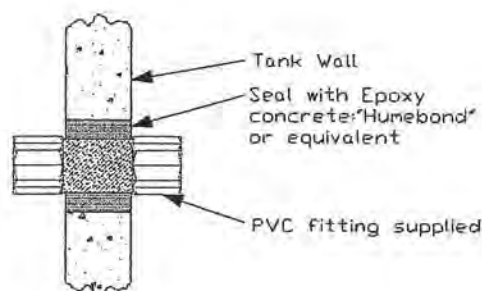
### Installation Overview

1. Fitting the siphon unit inside the screened vault
2. Installation of the outlet pipe
3. Installation of Riser
4. Fit the air relief vent
5. Installation of the Vault and discharge hose assembly
6. Disposal field setup (NOTE: The transport pipe needs to be a minimum of 80mm diam)
7. Startup and testing

## INSTALLATION

- Step 1. Install the discharge fitting (provided) in the discharge end or side of the septic tank, 750 mm down from the top of the tank

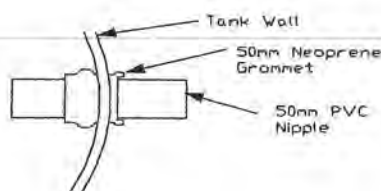
### Detail 1 - Concrete Tank



Detail 1 illustrates installation of the fitting in a concrete septic tank.

Cut a 100 mm diameter hole in the tank wall and firmly pack grout around the tank fitting. Use an Epoxy grout like "Humbond" or equivalent.

### Detail 2 - Fibreglass or Polyethylene Tank



Detail 2 illustrates installation of the fitting in a fibreglass or polyethylene tank.

Drill a 72 mm diameter hole with a hole saw and insert the 50 mm neoprene grommet, which is provided on request. Lubricate the 50 mm (Pressure Pipe) PVC nipple with gasket lube, silicone or Vaseline and insert it through the grommet.

- Step 2. Apply Teflon tape or pipe dope to thread on all threaded PVC fittings.
- Step 3. Check to be sure the neoprene washer is properly sealed in the pin lug connector on one end of the 50 mm PVC flex hose. Without the washer, the connection will leak and the siphon will not operate.
- Step 4. Connect the end of the hose with the PVC female adaptor to the 50mm PVC fitting inside the septic tank wall. Tighten firmly by hand. Then connect the 50 mm PVC elbow provided to the 50 mm PVC male adaptor protruding from the bottom of the siphon vault.
- Step 5. Lift the free end of the 50 mm PVC flex hose out of the septic tank and attach, by means of the 50 mm pin lug connector, to the 50 mm PVC elbow in the bottom of the vault. Tighten firmly by hand.
- Step 6. The Dosing Siphon is to be suspended in the septic tank and supported from top of the tank by the two support pipes provided. Install the support pipes in the holes in the top of the Siphon's PVC vault, using the screws provided to lock the pipes in position.
- Step 7. Lower the dosing siphon/vault into the empty septic tank.



- Step 8. Pour about 4 litres of water into each open vertical pipe at the top of the dosing siphon assembly. If the traps are not filled at this time, the system will not operate. In addition, be sure the flexible hose is completely filled with water. Any air trapped in the discharge hose will cause erratic behaviour. Place a 200 mm concrete block or similarly weighted object on top of the vault to prevent floating.
- Step 9. Connect the air-relief vent from the air-relief adaptor fitting up and into the riser. When connected to a pipeline the siphon will not operate unless it is vented in this manner.
- Step 10. Run water into the septic tank until the siphon discharges. Discharge occurs when the water level is about 25 mm above the top of the siphon bell dome. Observe the siphon through several cycles. Erratic behaviour usually indicates trapped air either in the flexi hose or in the main transport pipe.

✓ The system is now operational and will continue to function automatically.

**Note :** 80 mm diameter pipe should be used from the dosing tank to the drainfield, mound, trench, etc. and must slope continuously downward to prevent air-entrapment problems that can cause greatly reduced flow and/or pressure. Test and operate siphon before backfilling transport pipe trench to be sure air-entrapment problems have not occurred.

## INSTALLATION IN OPERATIONAL SEPTIC TANKS

**CAUTION :** *The atmosphere in an operational septic tank may be poisonous! It is not necessary nor is it recommended that a person enter the tank. Only licensed septic tank installers should be employed to perform the work.*

Installation is the same as for new tanks with these exceptions :

1. The tank must be uncovered to provide working room to install the vault and to cut the discharge hole.
2. The tank contents must be pumped to bring the liquid level below the discharge hole.
3. After the hole is cut into the septic tank, securely fasten one end of the discharge fitting (connected 50 mm male adaptors) to the female adaptor on one end of the 50 mm flex hose. The hose is stiff enough that the end with the discharge fitting can be lowered through the vault hole and pushed out the discharge hole in the end or side of the septic tank. Grout can then be used to seal the discharge fitting in place. Seal off any other discharge pipe in the tank with an expandable dollar plug or cap.



## SIPHON MAINTENANCE (Model ST204)

We recommend that a visual inspection be made periodically (perhaps twice annually) to ensure the system is operating. Care should be taken when removing the manhole lid so that leaves or other debris do not fall into the vault thus by-passing the screen and creating a potential for blockage. If the siphon is not dosing, but merely trickling, it can be restarted by lifting the siphon/vault assembly about 300 mm to recharge the bell with air before setting it back in place. Whenever the dosing tank is pumped, the vault and screen should be removed and both should be flushed with a hose. To remove the screen and siphon from the vault, remove the support pipes and unscrew the 20 mm plug. The siphon and screen will now lift out.

Initially the siphon should be inspected once a month to ensure it is operating properly. A battery operated counter connected to a liquid float is the easiest method of monitoring a siphon's activity and is highly recommend for all siphon installations. Not only does a counter allow a quick, easy method of checking a siphon's operation, it also can alert the user to problems such as leaking plumbing fixtures and tank infiltration. Excessive dose cycles are recorded when either of these problems are present. A notepad is recommended to keep a record of monthly counter readings. Without a counter, a visual inspection is necessary and water must be run into the tank until the siphon triggers. Although not difficult, this method is very time consuming and does not allow the user to catch problems such as leaking fixtures.

A high water alarm is not necessary since siphon failure does not result in a high water condition. A high water alarm installed in a tank with a dosing siphon would only be appropriate if there was concern that the downstream components (drainfield, trenches, etc) might plug completely and back up into the dosing tank.

If upon inspection the siphon is not operating properly, it should be monitored weekly for perhaps a couple of weeks once the siphon has been re-started to ensure proper operation is continuing.

The screen should be inspected annually and cleaned if necessary. Normally, the screen will only need to be cleaned when the tank requires solids pumping. If the screen does require cleaning, the following steps should be followed:

1. Remove the vault from the tank. Disconnect the hose from the bottom of the vault and remove the support pipes from the top of the vault. **Take care not to drop the discharge hose.** It is a good idea to fix a string to the end of the hose to prevent this.
2. Unscrew the fitting on the side of the vault that holds the siphon in place. Remove the siphon from the vault.
3. Slide the screen out of the vault. The siphon, screen, and vault can now be cleaned using a spray nozzle to hose the solids off back into the tank.
4. Re-assemble the siphon and vault by following the above steps in reverse. Re-prime the siphon as described next.

## RE-PRIMING

If the siphon is removed for cleaning, it will be necessary to re-prime the siphon and refill the hose with water. The siphon is re-primed by filling the 50 mm vertical pipes with about 4 litres of water. If the tank contents are not pumped out the hose must be physically held down while refilling in order to allow air to escape and the hose to sink. A notched length of wood or a bent length of steel bar may aid in holding the hose down while refilling. If the siphon is removed for cleaning and the tank contents are pumped out, both the hose and trap still need to be filled as described above, but the hose will be much easier to fill as it will not have a tendency to float. However, the hose should be visually inspected to see that it is not stuck in a position above the tank outlet as this will cause siphon malfunction.

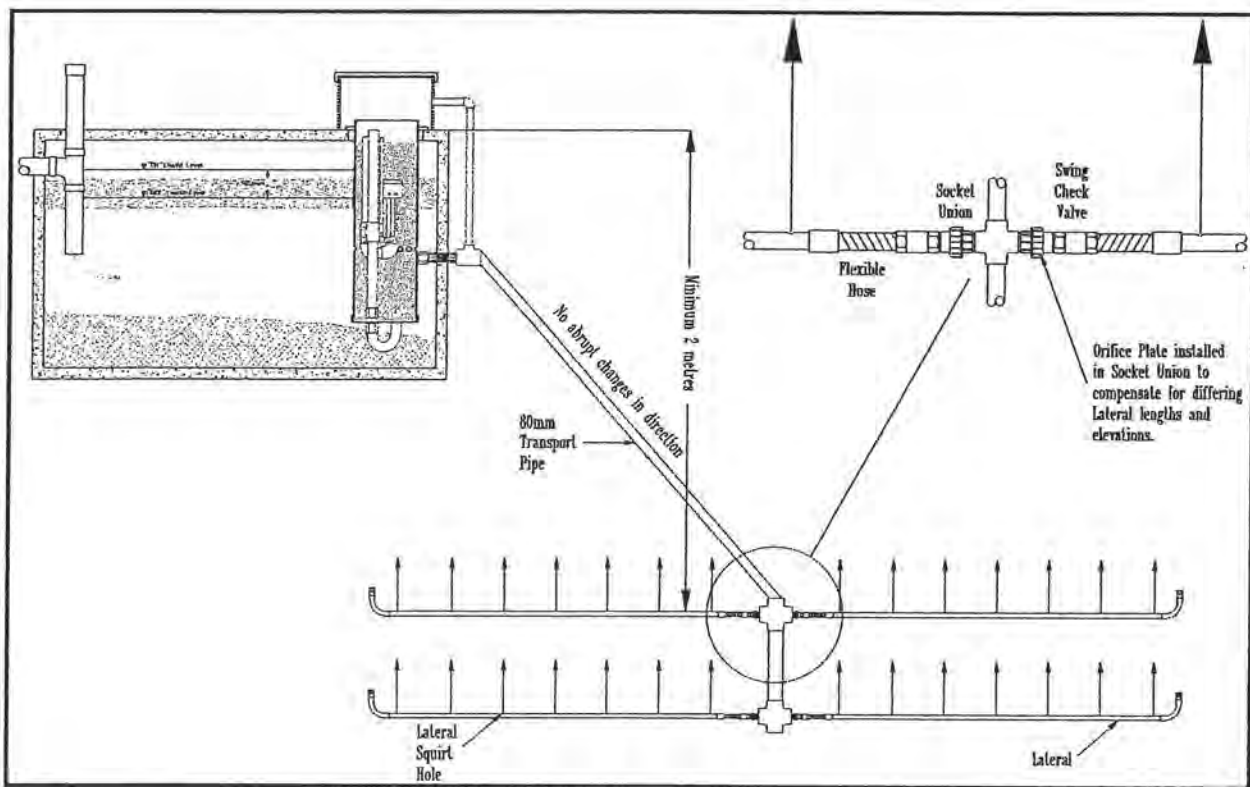
## TROUBLESHOOTING

Virtually all siphon failures result with the siphon operating in a dribbling mode. Dribbling occurs when the liquid level stays relatively constant in the tank and the flow rate leaving the tank is equal to or less than the flow rate entering the tank. A dribbling siphon may be caused by one of the following problems:

1. A plugged snifter tube or even momentary blockage of the snifter tube.
2. A hose that is above the outlet level of the siphon or air that is trapped in the hose.
3. High flow rate entering the dosing tank at the same time the siphon is at the end of its discharge cycle.
4. A crack in the siphon bell or associated piping. A crack is usually caused by damage in shipping or handling. Please call Innoflow for replacement or instructions to repair damage.

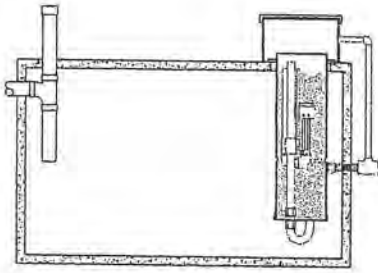
If the siphon loses its prime and starts to dribble rather than dose, it is necessary to re-prime the siphon. If the malfunction was caused from the hose floating, it will also be necessary to sink and refill the hose with water. Re-priming is usually accomplished simply by lifting the Screened Vault Assembly up just enough to expose the bottom of the bell, thereby replenishing the air under the bell necessary for proper operation. It is not desirable to lift the vault completely from the tank as the hose will lose its water and may float in the tank. If the vault is lifted completely from the tank, it will be necessary to refill the hose with water. As described above, the hose must be physically held down while refilling it if the tank is full.

Figure 2: Schematic of Siphon and Low Pressure Effluent Distribution (LPED) Pipes

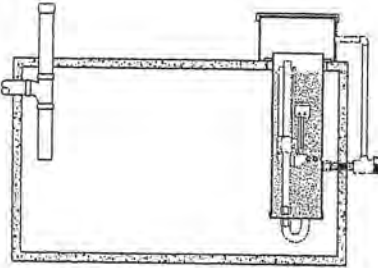




INNOFLOW TECHNOLOGIES LIMITED



IDEAL TRANSPORT LINE



ABRUPT CHANGES IN SLOPE  
MAY RESULT IN TRAPPED AIR



When a system is installed, the transport line SHOULD NOT BE BURIED UNTIL PROPER OPERATION HAS BEEN VERIFIED. Access to the pipe is essential if additional venting becomes necessary. Low flow rates suggest that air entrapment is occurring. A cordless drill with a 3mm bit is useful for finding the locations of the air pockets. If the hole is drilled and air is not released, the hole is easily plugged with a stainless steel tapping screw.



# FLOW CONTROL ASSEMBLIES - HOLE SIZING CHART

ATTENTION

COMPANY


FROM

TIME

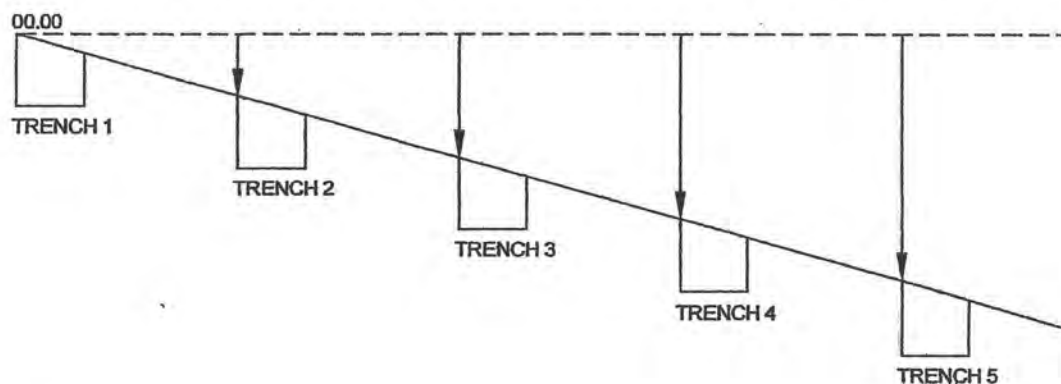
DATE

NO PAGES

Please forward the flow hole sizes for the site

ONE SIDE			TRENCH NUMBER	OTHER SIDE			DOWN HILL
HOLE SIZE - (mm)	TRENCH LENGTH	LATERAL DROP (mm)		HOLE SIZE (mm)	TRENCH LENGTH	LATERAL DROP (mm)	
NONE		0	1	NONE		0	
			2				
			3				
			4				
			5				
			6				
			7				
			8				
			9				
			10				

MEASURE DROP IN LEVEL OF EACH TRENCH FROM TOP TRENCH AS SHOWN  
ENTER RESULTS ON TABLE AND RETURN BY FAX



## **Species Suitable for Low Pressure Effluent Dosing (LPED) Systems**

The following plants have been selected by Matatoa Nursery for planting on and around LPED effluent disposal areas. The correct selection of plants is vital to achieve successful natural transpiration of effluent from this area.

### **Trees**

(more suitable for peripheral zones due to ultimate size, but will offer additional transpiration and shelter if required)

#### *Deciduous:*

<i>Alnus glutinosa</i>	Common Alder
<i>Acer rubrum</i>	American Red Maple
<i>Quercus palustris</i>	Pin Oak
<i>Taxodium distichum</i>	Swamp Cypress
<i>Nyssa sylvatica</i>	Tupelo

#### *Evergreen:*

<i>Cordyline australis</i>	Cabbage Tree
<i>Corynocarpus laevigatus</i>	Karaka
<i>Laurelia novae-zealandiae</i>	Pukatea
<i>Macropiper excelsum</i>	Pepper Tree
<i>Melicytus ramiflorus</i>	Whiteywood/Mahoe
<i>Aristotelia serrata</i>	Wineberry
<i>Hoheira</i>	Lacebark
<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus

### **Smaller Trees/Shrubs**

<i>Clianthus</i>	Kakabeak
<i>Coprosma propinqua</i>	Mingimingi
<i>Coprosma robusta</i>	Karamu
<i>Leptospermum scoparium</i>	Manuka
<i>Paratrophis mycrphylla</i>	Turepo

### **Grasses/Flaxes/Groundcovers**

<i>Arthropodium</i>	Rock Lily
<i>Agapanthus</i>	
<i>Carex dipsacea</i>	sedge
<i>Carex geminata</i>	"
<i>Carex soladri</i>	"
<i>Carex secta</i>	"
<i>Carex virgata</i>	"
<i>Carex flagellifera</i>	"
<i>Carex trifida</i>	"
<i>Chionochloa flavicans</i>	Tussock Grass
<i>Cortaderia toe toe</i>	Toe Toe
<i>Juncus pallidus</i>	Giant Rush
<i>Phormium tenax</i>	Swamp Flax

#### **Please Note:**

These species have primarily been chosen on ability to grow in continuously moist soils, and secondly they do not have particularly invasive root systems. However, there will definitely be variation in their growth rates and level of root spread. Final selection must still be relative to the design, spacing, and depth of the pipe distribution system, soil type and degree or severity of wind exposure. Please contact Matatoa Nursery to arrange the optimum planting schedule for your site. Generally any slow growing evergreen (especially native trees or shrubs) is acceptable.

## **INSTALLER DECLARATION**

(to be signed by the installer at the completion of the work and returned to Dave Miller)

**RE: PETERSON HOUSE – 142 HUIA STREET – LPED EFFLUENT SOAKAGE SYSTEM**

**INSTALLER:**

**ADDRESS**

I declare that I have installed the septic tank, OSI dosing siphon and Low Pressure Effluent Dosing (LPED) effluent soakage trenches for the Peterson house as per the plans and specification and hereby guarantee the quality of the workmanship.

Signed:

(Licensed Drainlayer)

Gold Card No.....



JULES ESTHER AND DANA PETERSON  
142 HUIA STREET WAIKANAŌ



Table 3 from E2/AS1: Suitable wall claddings

Suitable wall Claddings <sup>(1)</sup>		
Risk score	Direct fixing to framing	Over 20mm minimum drained cavity
0-6	a) Timber weatherboards-all types b) Fibre cement weatherboards c) Vertical profiled metal <sup>(3)</sup> – corrugated and symmetrical trapezoidal only d) Fibre cement sheet <sup>(4)</sup> e) Plywood sheet f) EIFS (polystyrene)	a) Masonry veneer <sup>(2)</sup> b) Stucco c) Horizontal profiled metal <sup>(3)</sup> corrugated or trapezoidal only
7-12	a) Bevel-backed weatherboards b) Vertical board and batten c) Vertical profiled metal <sup>(3)</sup> – corrugated only	a) Masonry veneer <sup>(2)</sup> b) Stucco c) Horizontal profiled metal d) Rusticated weatherboards e) Fibre cement weatherboard f) Fibre cement sheet g) Plywood sheet h) EIFS (polystyrene)
13-20	a) Vertical profiled metal <sup>(3)</sup> – corrugated only	a) to h) as above i) Bevel-back weatherboard
Over 20	a) redesign the building to achieve a lower score, or b) Specific design: <ul style="list-style-type: none"> <li>The design may need changing to reduce the risk</li> <li>The Territorial Authority or Building Certifier will require more comprehensive details and documentation providing evidence of weathertightness</li> <li>The territorial Authority, Building Certifier, Designer or owner may require more inspections</li> <li>A third party audit of design by a weathertightness expert may be required</li> </ul>	

Notes 1 The wall claddings in this table are limited to those covered in the Acceptable Solutions

2 Traditional masonry veneer as per SNZ HB 4236 with minimum 40mm cavity

3 Refer to Figure 38 for profiles

4 Except stucco over a fibre cement backing

## Weathertightness Risk factors

### Establishing the Risk

#### How to Assess Risk

<b>Step One:</b> Obtain detailed drawings	Suitably detailed drawings are required to assess weathertightness risk. This documentation may include a site plan, floor plans, elevations, details of junctions and penetrations, and the presence of features like decks and pergolas
<b>Step Two:</b> Assess each external face against risk factors	Assess the drawings for each external face to determine the risk score for each risk factor. The factors are: <ul style="list-style-type: none"> <li>Wind zone</li> <li>Number of storeys</li> <li>Roof/wall intersection design</li> <li>Eaves width</li> <li>Envelope complexity</li> <li>Deck design</li> </ul> (Refer to Table 1)
<b>Step Three:</b> Complete the "Building envelope risk matrix" table	Complete the "Building envelope risk matrix" (table 2) for each face of the building. It is possible for different elevations to have different risk scores
<b>Step Four:</b> Determine suitable cladding	Consult Table 3 to determine what cladding types are recommended with the risk score for each face. The cladding selected must be appropriate for the score on that face, but can be beyond the minimum required (ie, cladding suitable for a higher score can be used)

#### Selected Cladding Resulting from Risk Assessment

	Risk Score from page 3	Cladding Selected from Table 3	Tick selected option	
			Direct Fixed	Drained cavity
North Elevation	2	BEVELBACK WEATHERBOARD	✓	
South Elevation	2	" "	✓	
East Elevation	2	" "	✓	
West Elevation	2	" "	✓	

Table 1 from E2/AS1 Definitions of Risk

Risk factor	Risk	Detail
A: Wind Zone	Low	Low wind zone as described by NZS 3604
	Medium	Medium wind zone as described by NZS 3604
	High	High wind zone as described by NZS 3604
	Very high	Very high wind zone as described by NZS 3604
B: Number of storeys	Low	One story
	Medium	Two storeys in part
	High	Two storeys
	Very high	More than two storeys
C: Roof/wall intersection design	Low	Roof-to-wall intersection fully protected (e.g. hip and gable roof with eaves)
	Medium	Roof-to-wall intersection partly exposed (e.g. hip and gable roof with no eaves)
	High	Roof-to-wall intersection fully exposed (e.g. parapets or eaves greater than 90° to vertical with soffit linings)
	Very high	Roof elements finished within the boundaries formed by exterior walls (e.g. lower ends of aprons, chimney etc)
D: Eaves width (1)	Low	Greater than 600mm at first floor level
	Medium	450–600mm at first floor, or over 600mm at second floor level
	High	100–450mm at first floor, or 450–600mm at second floor level
	Very high	0–100mm at first floor, or 100–450mm at second level, or 450–600mm at third floor level (2)
E: Envelope complexity	Low	Simple rectangular, L, T, or boomerang shape, with single cladding tube
	Medium	Complex, angular or curved shapes (e.g. Y or arrowhead) with single cladding type
	High	More complex, angular or curved shapes (e.g. Y or arrowhead) with multiple cladding types
	Very high	As for high risk, but with junctions not covered in C or F on this Table (e.g. box windows, pergolas, multi-storey re-entrant shapes etc)
F: Deck design	Low	None or timber slat deck or porch at ground level
	Medium	Fully covered in plan by roof, or timber slat deck attached at first or second floor level
	High	Enclosed deck exposed in plan or cantilevered at first floor level
	Very high	Enclosed deck exposed in plan or cantilevered at second floor level or above

Notes: 1. Eaves width measured from external face of wall cladding to outer edge of overhang including gutters and fascias

2. Balustrades and parapets count as 0 mm eaves

Risk Factor		Wind zone (per NZS 3604)	Number of storeys	Roof/wall intersection design	Leaves width	Envelope complexity	Deck design
Low	Score	0	0	0	0	0	0
Medium	Score	1	1	1	1	1	2
High	Score	1	2	3	2	3	4
Very High	Score	2	4	5	5	6	6
Sub totals for each risk factor	Score	1	0	0	1	0	0

Risk Factor	Risk Severity						North Elevation
	Low Score	Medium Score	High Score	Very High Score	Total risk score	Sub totals for each risk factor	
Wind zone (per NZS 3604)	0	0	1	1	2		1
Number of storeys	0	1	2	4			0
Roof/wall intersection design	0	1	3	5			0
Eaves width	0	1	2	5			1
Envelope complexity	0	1	3	6			0
Deck design	0	2	4	6			0
<b>Total risk score</b>							<b>2</b>

Risk Factor		Low	Score	Medium	Score	High	Score	Very High	Score	Sub totals for each risk factor
Risk Severity West Elevation	Wind zone (per NZS 3604)	0	0		1	1	2	2	1	1
	Number of stores	0	0	1	1	2	4			0
	Roof/wall intersection	0	0	1	3	5				0
	Eaves design	0	1	1	2	5				1
	Envelope complexity	0	1	1	3	6				0
	Deck design	0	2		4	6				0
Total risk score										
2										

Risk Factor		Wind zone (per NZS 3604)		Number of storeys		Roof/wall intersection		Eaves width		Envelope complexity		Deck design	
Risk Factor	Low	Score	Medium	Score	High	Score	Very High	Score	Sub totals for each risk factor	Score	Very High	Score	Sub totals for each risk factor
Risk Severity East Elevation	0	0	1	2	1	4	5	5	1	0	6	6	2
	0	0	1	2	3	4	5	5	0	0	6	6	0
	0	0	1	2	3	4	5	5	0	0	6	6	0
	0	0	1	2	3	4	5	5	0	0	6	6	0
	0	0	1	2	3	4	5	5	0	0	6	6	0
	0	0	1	2	3	4	5	5	0	0	6	6	0

**Dana Peterson**

---

**From:** Dana Peterson [dana@fantailfarm.co.nz]  
**Sent:** Wednesday, 9 June 2010 20:55  
**To:** Dana Peterson  
**Subject:** 2 print -- Fwd: sewage disposal design



Begin forwarded message:

**From:** "Dave Miller" <davemiller@xtra.co.nz>  
**Date:** 9 June 2010 9:31:55 AM  
**To:** <dana@fantailfarm.co.nz>  
**Subject:** FW: sewage disposal design

FYI.

This email refers to the sewage system design for the Peterson property at 142 Huia Street, Waikanae.

-----Original Message-----

**From:** Simon Copp [mailto:Simon.Copp@kapiticoast.govt.nz]  
**Sent:** Tuesday, 8 June 2010 14:40  
**To:** Dave Miller  
**Subject:** sewage disposal design

Hi Dave

If you are going to provide a design the week after the building consent is lodged this should be ok  
As long as it follows as soon as possible.

Get the owner to print out a copy of this email

Cheers Simon

Kapiti Coast District Council does not guarantee the accuracy or completeness of any information contained in this e-mail or attached files. Internet communications are not secure; therefore the Council does not accept legal responsibility for the contents of this message or attached files. The content of this email may express the view of the author and not the official position of the Council. Kapiti Coast District Council may monitor and store all outgoing and incoming email traffic. This e-mail is subject to copyright. Except in reply to the author, no part of it should be reproduced, adapted or communicated without the written consent of the copyright owner. If you have received this e-mail in error, please advise the sender immediately by return e-mail, or telephone the author and delete all copies.

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by MailMarshal

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#####

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This email has been scrubbed for your protection by SMX.  
For more information visit <http://smxemail.com>

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## INSTALLER DECLARATION

CLIENT: D Peterson,

ADDRESS:

142 Huia St. Waikanae.

SYSTEM INSTALLED:

(eg: house drain, wastewater system, water tank)

wastewater system

DATE OF INSTALLATION:

31-08-10

I declare that I am a Registered Drainlayer and have undertaken the above installation(s) at the above address in accordance with the New Zealand Building Code and relevant plans and specifications, and hereby guarantee the quality of the workmanship. Attached is an accurate "as laid" drainage plan.

Signed:



Authorised Installer: Sean Lynch / Lloyd Miles

Company Name: DRAINAWAY LTD trading as Clearflow Contracting

Registration Number: 13342 / 12326

13-10-10

## INSTALLER DECLARATION

(to be signed by the installer at the completion of the work and returned to Dave Miller)

RE: PETERSON HOUSE - 142 HUIA STREET - LPED EFFLUENT SOAKAGE SYSTEM

INSTALLER: Clearflow Contracting

ADDRESS P.O Box 5462 Palmerston North.

I declare that I have installed the septic tank, OSI dosing siphon and Low Pressure Effluent Dosing (LPED) effluent soakage trenches for the Peterson house as per the plans and specification and hereby guarantee the quality of the workmanship.

Signed:



LLOYD MILES.

(Licensed Drainlayer)

Gold Card No. 12326.



**E-MAILED**  
13-10-10 KDC

**DRAINAWAY LTD trading as**  
**CLEARFLOW™**  
**CONTRACTING**

Drainage and Effluent System Specialists

Sean Lynch and Lloyd Miles  
P O Box 5462  
PALMERSTON NORTH

Ph: (06) 357 4788  
Fax: (06) 357 6388  
Email: info@clearflow.co.nz

To:	Plumbing and Drainage Inspector	Company:	Kapiti Coast District Council
Date:	14-10-10	Fax No:	[04] 296 4830
Pages:	3	Subject:	As built.

IMPORTANT: The information transmitted in this fax is intended for the persons or entity to which it is addressed, and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited.  
If you have received this in error please contact the sender and delete the material entirely.

Please find Installer Declaration and As Built Drainage plan for:

NAME	D Peterson
PROPERTY SITE ADDRESS	142
Lot and DP	
Name of Road	Hura St.
Location	Waikanae.
BUILDING CONSENT NO	# 100497

If you have any queries, please contact ...

Yours faithfully

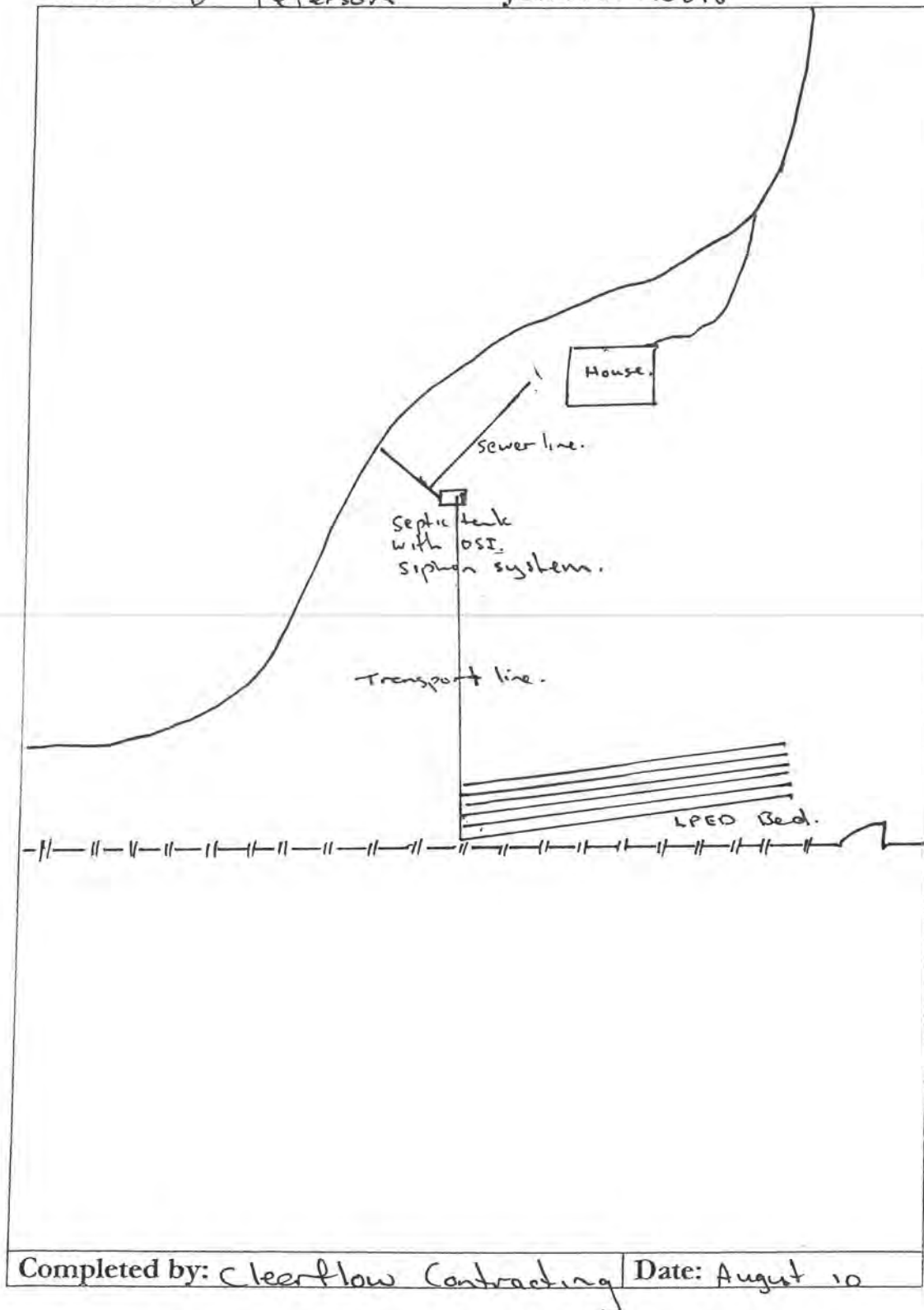


Lloyd Miles  
Managing Director  
DRAINAWAY LTD t/a Clearflow Contracting

NOTES / COMMENTS / DIAGRAMS / AS BUILT PLAN

CLIENT: D Peterson

JOB NO: L0818



BC Number: BC 100497

Permeable Surface	<input checked="" type="checkbox"/>		
Earthworks	<input checked="" type="checkbox"/>		
Fences/Retaining Wall	<input checked="" type="checkbox"/>		
Parking	<input checked="" type="checkbox"/>		
Water Tank / Siting		N/A	
Airport Noise 45dbI			
Other Provisions			
	Yes	No	Action reqd
Does the building straddle a Title/cross-lease boundary?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Existing Resource Consent?	<input checked="" type="checkbox"/>		090043
Resource Consent Required?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Apply Section 37 and advise Plan Vetting Team.
DIF Required?	<input checked="" type="checkbox"/>		Calculate Fees: <del>\$</del> 495.68 *
Section 72 or 77 Required?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Advise Plan Vetting Team and send letters out.
Section 221 Consent Notice	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Advise Plan Vetting Team

Additional Comments

\* 1st Spring indicated N.E corner bdy \*

\* Dif Fees: \$495.68 (Rural)

\* Applicant advised Proposal assessed as a dwelling (no other buildings (dwellings on site) therefore ~~Decision: (delete item that does not apply)~~

Application cannot be granted for Family Flat' as per District Plan rules/

Application complies with District Plan requirements

- Application does not comply with District Plan - BC to be issued standards. subject to s37

(appropriate Dif Fees apply)

Officer's Name & Signature: Lee

Date: 8.7.18



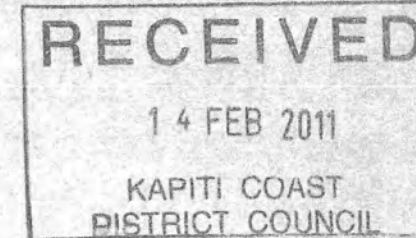
# Planning Processing Check Sheet

Building Consent Number: BC 100497

Property Information				
Property Address	142 Huna St Extn, Waikanae			
Legal Description	Lot 10 DP 22652			
Planning Zone	Rural			
Building Project	New Dwelling			
	Yes	No	Action reqd	Actioned
Certificate of Title	✓			
Easements		✓	Refer to C/T attached	
Section 221		✓	Include copy	
District Plan Items to Check				
	Yes	No	Action Reqd	Actioned
Designations	✓		Transport Noise Protection Area	
Heritage Register		✓	(North West portion of property)	
Flood Hazards		✓		
Min Floor Level		✓		
Other Hazards		✓		
EQ Faults		✓	Ohariu Fault Trace (uncertain)	
Services			(South East of property)	
Eco-site/Native Veg		✓		
	Complies?		Action Reqd	Actioned
Yards (+water bodies)	✓		Neighbours Approval??	
HIRB	✓			
Max Height	✓			
Site Coverage	✓			

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Planning			
Plumbing and Drainage			
Building	✓		<i>A</i> 6/5/11
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
NOTES:			



Amended BC Application

Building Consent No. 100497A

Building Project. Increased bracing to piles  
Build storage loft in implement  
shed



## CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS		32		Lapse and cancellation after 12mths of consent	23		Installation of solid fuel appliance (wood burner) comply and secured
	Foundation/Piles						
	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 Building Code	30		To comply with Food Hygiene Regulations 1974
	Sub-Floor	6		Not approved as Habitable Room	31		As in CCZ, all fixings need to be stainless steel
	Drainage	9		Note and comply with all endorsements on approved plans	33		Approval only given for relocation purposes
	Pre-Wrap						
	Pre-Clad	10		Names and Registration of plumber and drain-layer required	34		If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
	Weathertightness						
	Pre-lining (Building)	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
	Pre-lining (Plumbing)						
	Wet areas - membrane	12		Hot & Cold water pipes tested to 1500kPa	39		Construction of playground to comply with NZS5828
	Post Lining						
	Brick Veneer	13		Roof stormwater to be connected to existing	40		Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
	Retaining Wall						
	Final (Dwelling)	14		Copper water pipes not permitted	43		Textured systems should be applied by licensed, trained applicators – supply warranty
	Final (Commercial &Multi-resd)						
		15		Owner/builder to ensure prop foundation height will allow satisfactory connection	44		Exterior cladding system to be completed and inspected prior to internal lining
		21		Minimum FFL to comply with NZS3604			

STANDARD CONSENT CONDITIONS		
37		
72		
80		

### NON-STANDARD ADDENDA

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GST 51 860-608

Received with thanks by 36/01  
KAPITI COAST DISTRICT COUNCIL

15-02-11 13:28 Receipt no.366853

\*COPY\* \*COPY\* \*COPY\*  
DR BC100497A  
DANA PETERSON & JULE 194.00-  
Dana Peterson & Jules Esther::83 Terrac  
CQ AS  
Dana Peterson & Jule 194.00



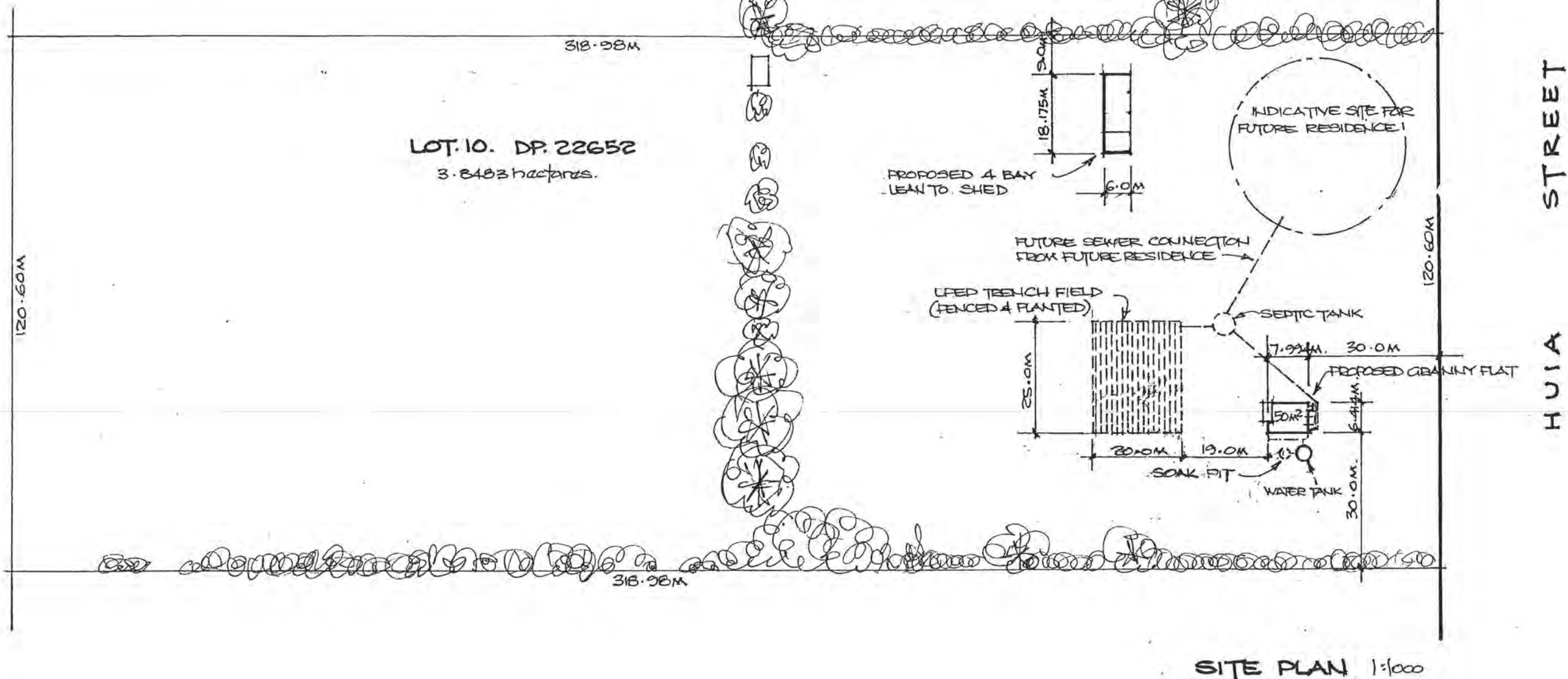
APPROVED BY  
BUILDING  
jaimes  
OFFICER  
6/05/2011

RECEIVED

14 FEB 2011

KAPITI COAST  
DISTRICT COUNCIL

00/02



REVISION: SEWAGE SYSTEM ALTERED 31.5.10 PY



PAUL YODVALD  
DRAUGHTING SERVICE

18 Arawhata Road  
Paraparaumu  
Phone: 04 298 4442

PROPOSED GRANNY FLAT AND LEAN TO SHED FOR  
JULES ESTHER AND DANA PETERSON LOT 10 DP. 22652  
Nº 142 HUIA STREET - WAIKANAE

DRAWN BY: P. YODVALD

DATE: 24.5.10

SCALE: 1:1000

CHKD:

DRAWING NO.:

A

APPROVED BY  
BUILDING  
jaimes  
OFFICER  
6/05/2011

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14 FEB 2011

KAPITI COAST  
DISTRICT COUNCIL

00102

STREET  
HUIA

LOT.10. DP.22652  
3.8483 hectares.

PROPOSED 4 BAY  
LEAN TO SHED

INDICATIVE SITE FOR  
FUTURE RESIDENCE

FUTURE SEWER CONNECTION  
FROM FUTURE RESIDENCE

LEED TRENCH FIELD  
(FENCED & PLANTED)

SEPTIC TANK

PROPOSED GRANNY FLAT

SOAK PIT

WATER TANK

SITE PLAN 1:1000

REVISION: SEWAGE SYSTEM ALTERED 31-5-10 PY



PAUL YOUNGVALD  
DRAUGHTING SERVICE

18 Arawhata Road  
Paraparaumu  
Phone: 04 298 4442

PROPOSED GRANNY FLAT AND LEAN TO SHED FOR  
JULES ESTHER AND DANA PETERSON LOT.10 DP.22652  
Nº 142 HUIA STREET - WAIKANAE

DRAWN BY: P. YOUNGVALD

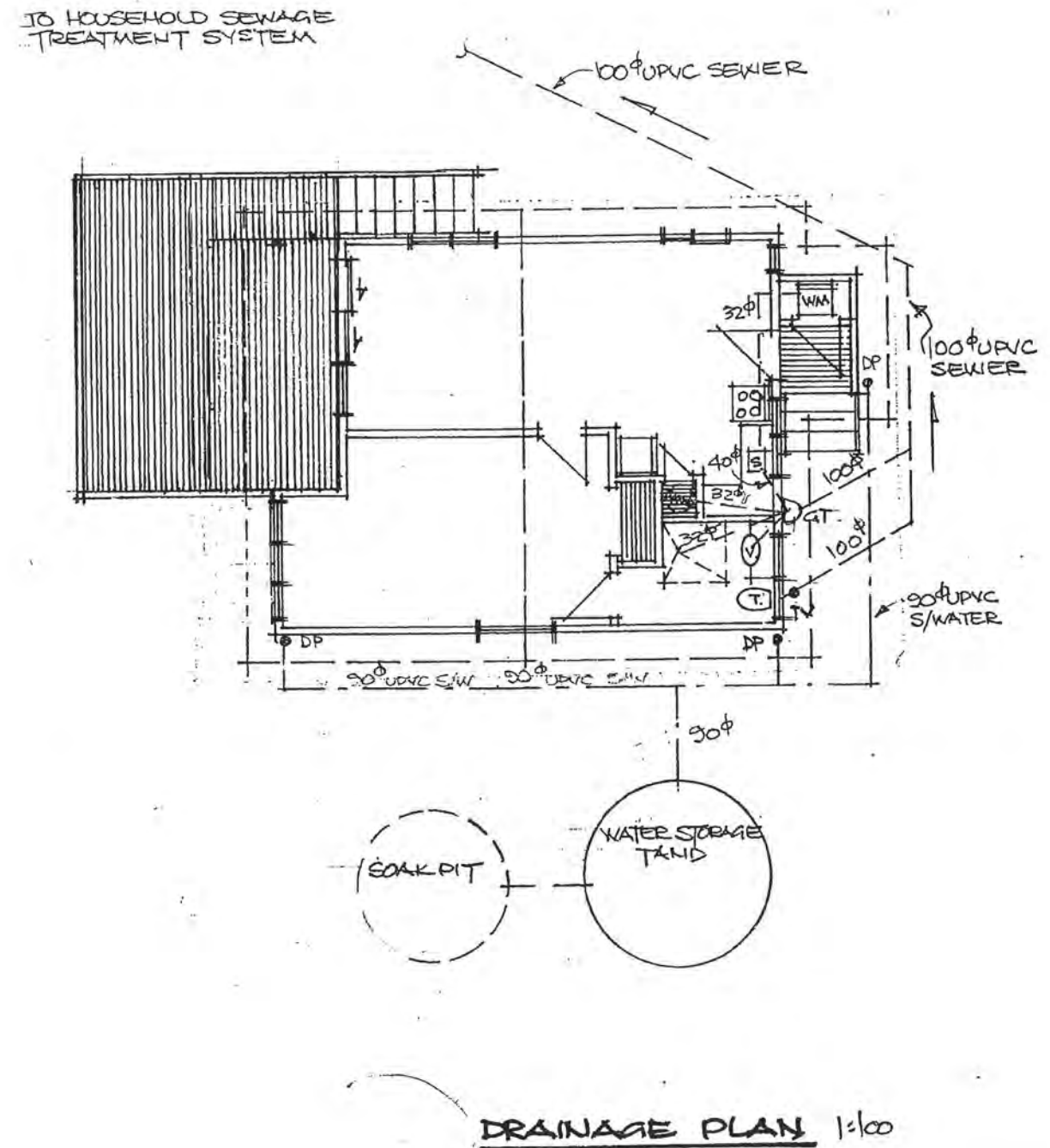
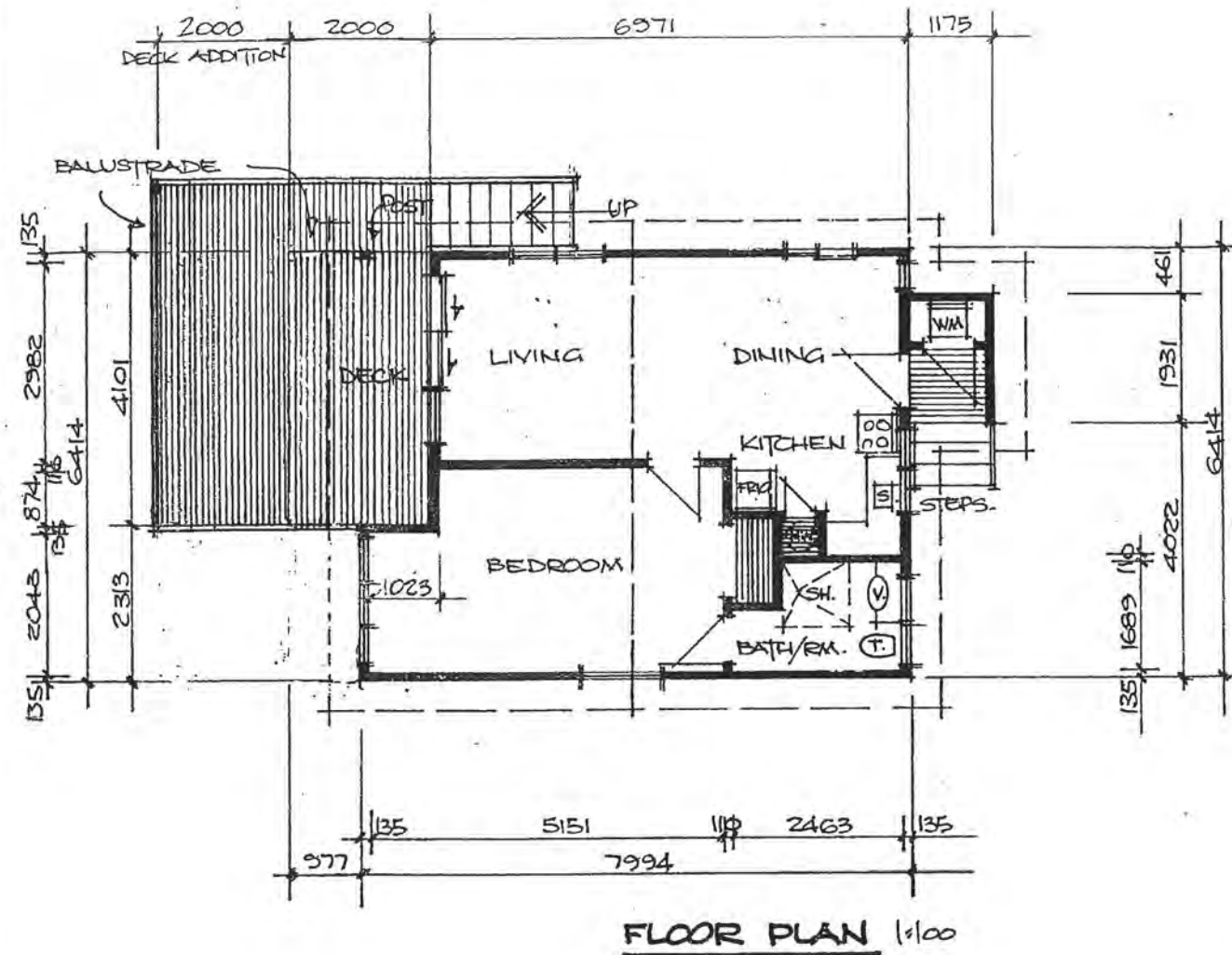
DRAWING NO.:

DATE: 24-5-10

SCALE: 1:1000

CHKD.:

A



PROPOSED GRANNY FLAT FOR JULES ESTHER AND  
DANA PETERSON LOT.10 DP.22652. 142 HUIA STREET  
WAIKANA E

REVISION: A. DRAINAGE SYSTEM ALTERED: 31-5-10 P.Y.  
B. DWG. UPDATED TO AS BUILT. 23-10-10. P.Y.

DRAWN BY: P. YODVAD

DRAFTING NO. 1

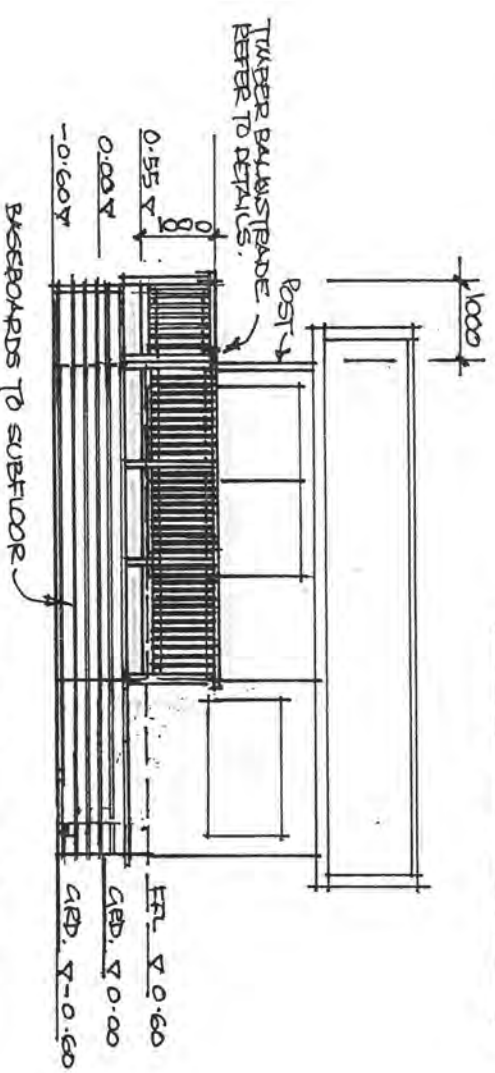
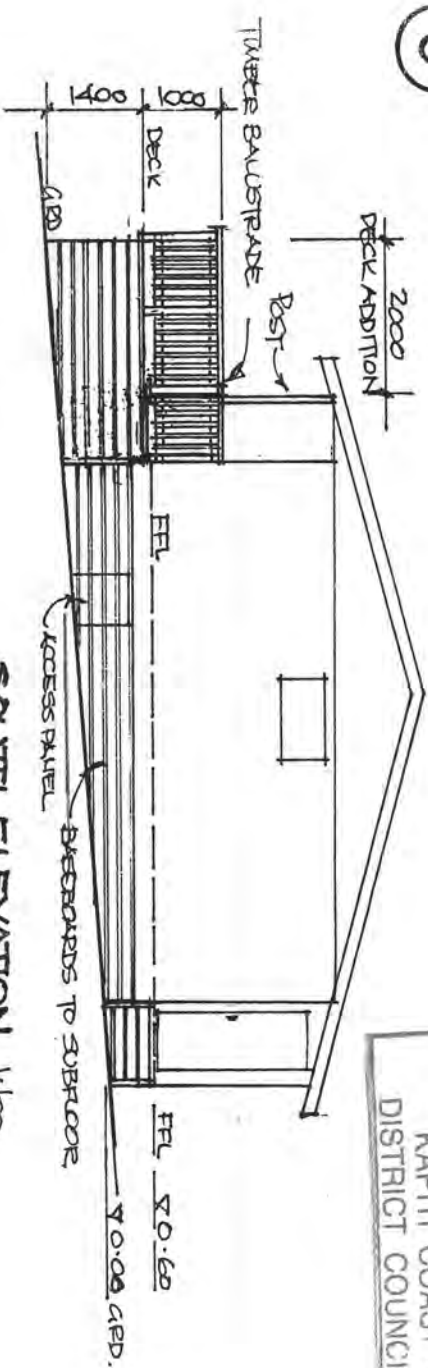
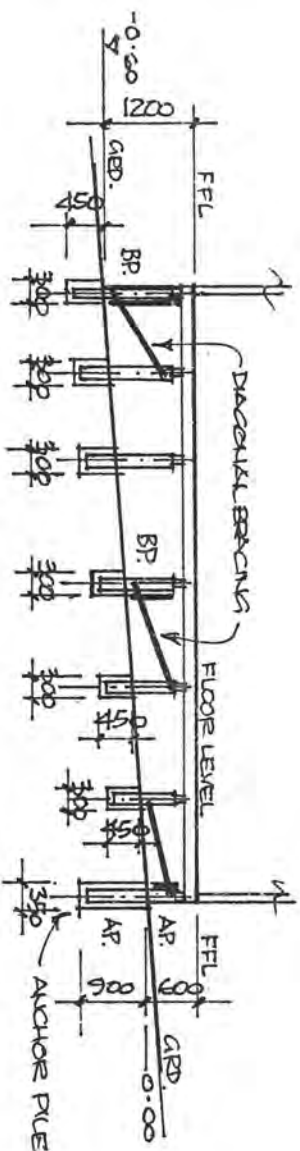
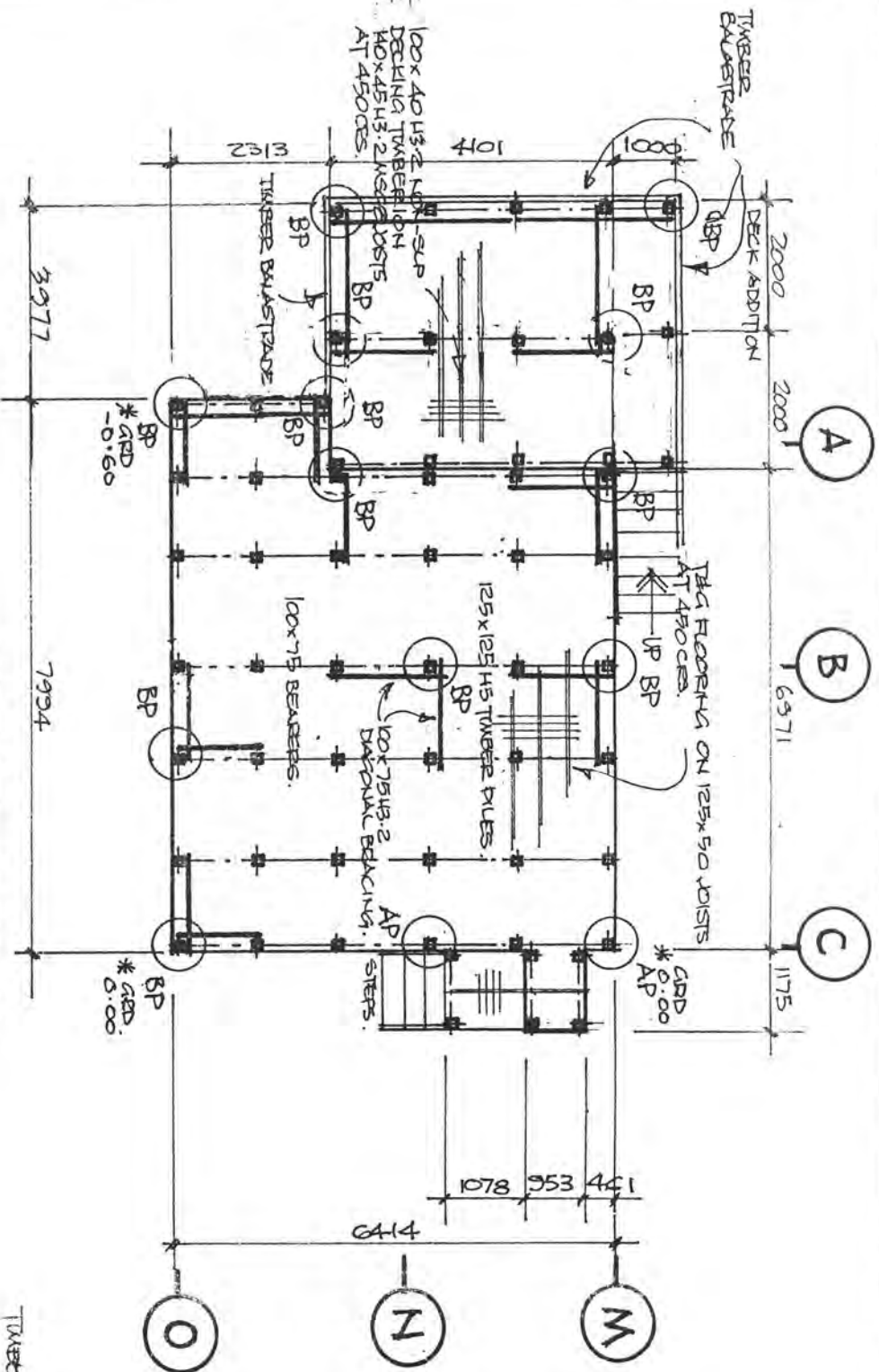
DATE: 25.5.10

SCALE: 1/2" = 1'00"

CHKD.:

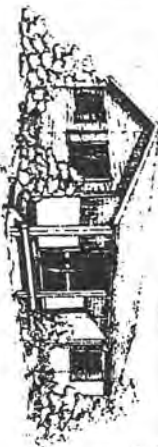
B A





- NOTES:**
1. AP ANCHOR PILES 125x125 H5 TIMBER CAST INTO 350x350x900 DEEP 20 MPA CONCRETE FOOTINGS AND CONNECTED TO 100x75 BEARERS WITH 12 KN CONNECTIONS. REFER TO N25.3604.
  2. BP, BRACED PILES 125x125 H5 TIMBER CAST INTO 300x300x450 DEEP 20 MPA CONCRETE FOOTINGS WITH 100x75 H3.2 DIAGONAL BRACING FIXED TO PILES WITH M12 GALV. BOLT NUTS AND WASHERS. REFER TO N25.3604.
  3. ORDINARY PILES 125x125 H5 TIMBER CAST INTO 300x300x450 DEEP 20 MPA CONCRETE FOOTINGS AND CONNECTED TO 100x75 BEARERS WITH 2x WIRE DOGS AND 2x 100x3.75 SKEW NAILS. REFER TO N25.3604.
  4. DECK AND STAIR BAULSTADE. REFER TO DETAILS.

**RECEIVED**  
14 FEB 2011  
KAPITI COAST DISTRICT COUNCIL



**PAUL YOUNGVALD**  
DRAUGHTING SERVICE  
18 Arundale Road  
Paraparaumu  
Phone: 04 298 4442

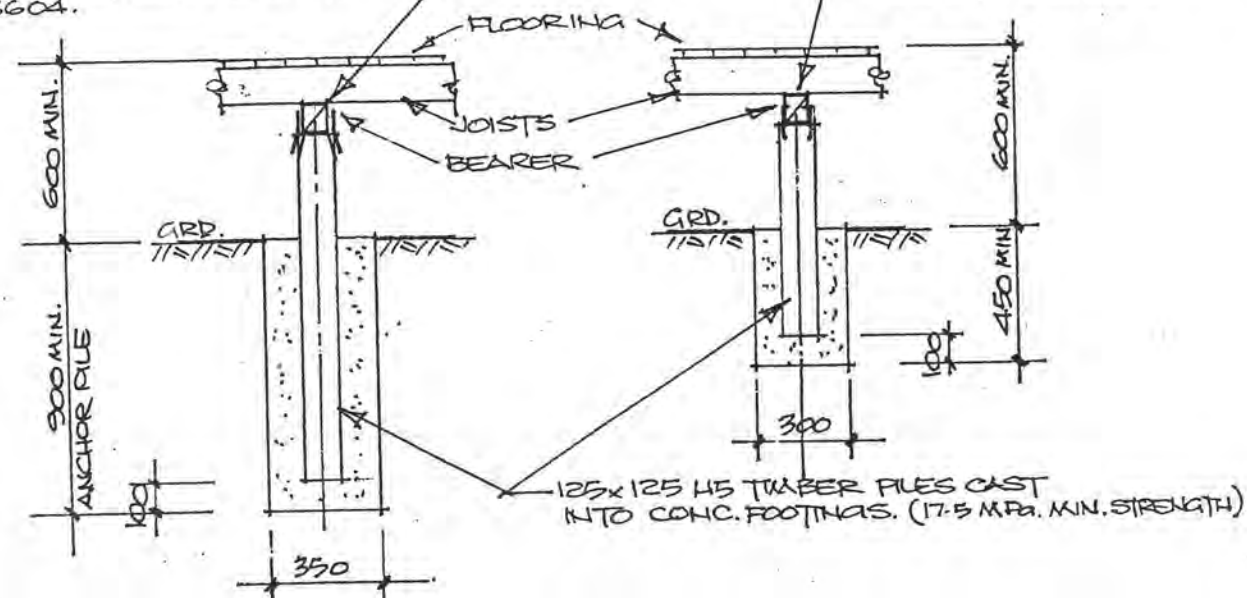
**PROPOSED GRANNY FLAT FOR JULES ESTHER AND DANA PETERSON. LOT 10. DP 22652 NO 142 HUIA STREET WAIKANAЕ.**

REVISIONS: DWG. UPDATED TO AS-BUILT. 29.10.10 PY.

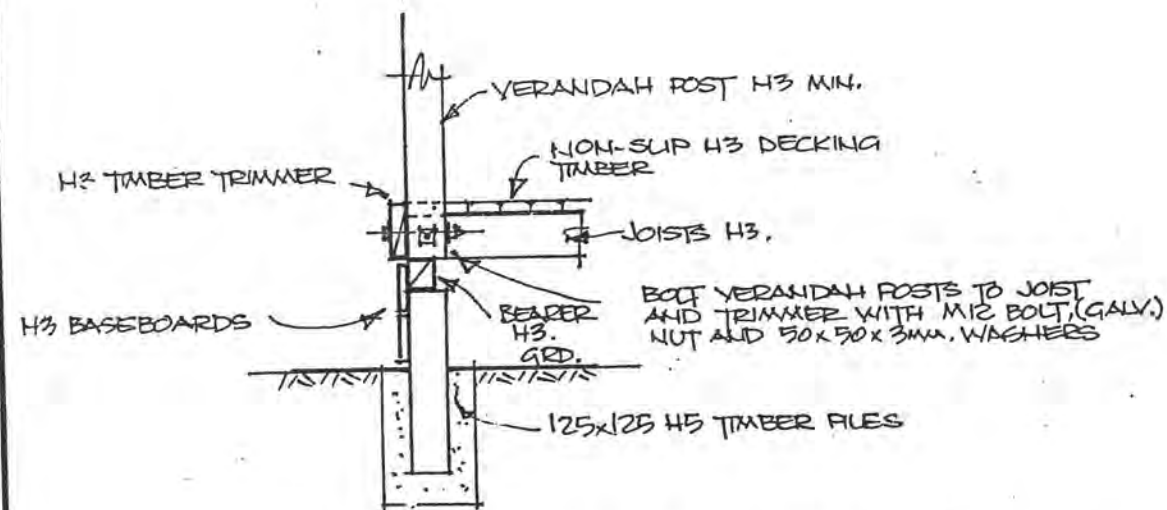
DRAWN BY: P. YOUNGVALD  
DATE: 25.5.10  
SCALE: 1:100  
CHKD:

DRAWING NO.:

ANCHOR PILES CONNECTED TO EXISTING BEARERS WITH 12mm. CONNECTIONS. REFER TO NZS. 3604.



**SUBFLOOR FOUNDATION DETAILS 1:25**



**VERANDAH POST FIXING DETAIL 1:25**

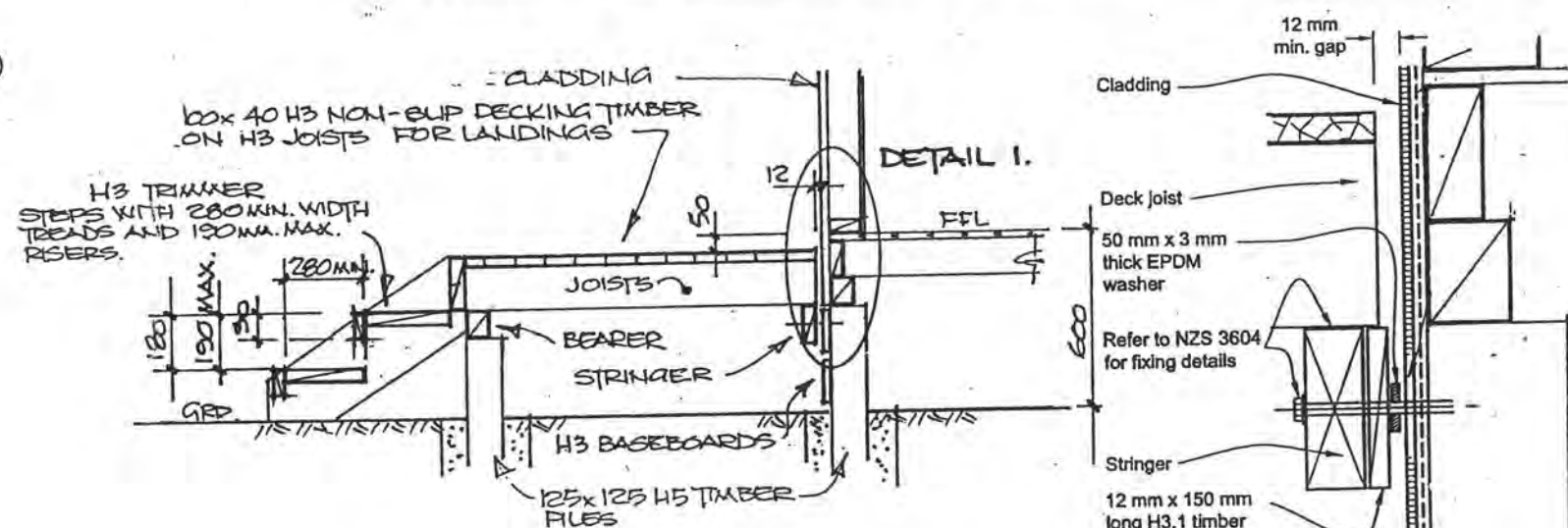
PROVIDE 12mm. MIN. GAP BETWEEN CLADDING AND STEP/DECK WITH 12mm. x 150mm. LONG H3.1 TIMBER PACKERS AT FIXINGS FOR DRAINAGE

STAIR TREADS 280mm. x 45 H3 MSG 8 TIMBER.

STAIR STRINGERS 240 x 45 H3 MSG 8.

BASEBOARDS H3 TIMBER

**TYPICAL EXTERNAL STAIR DETAIL 1:25**



**STAIR AND LANDING DETAIL 1:25**

**DETAIL 1. N.T.S.**

**RECEIVED**

14 FEB 2011

00005

KAPITI COAST  
DISTRICT COUNCIL



**PAUL YODVALD**  
DRAUGHTING SERVICE

8 Arawhata Road  
Paraparaumu  
Phone: 04 398 4442  
Email: paul@yodvald.co.nz

DRAWN BY: P. YODVALD

DRAWING NO.:

DATE: 22.08.07

SCALE: 1:25

CHKD.:



## Wall Bracing Calculation Sheet A

APRIL 2009

SUBFLOOR

Job Details (tick appropriate boxes)

Box 1

Name	JULES ESTHER AND DANA PETERSON		
Street Address	142 LIJIA STREET		
Lot No	10	DPS No	22652
City/Town	WAIKANAIE		
Location of Storey:		Floor type:	
Single/upper storey	<input checked="" type="checkbox"/>	Sub-floor	<input checked="" type="checkbox"/>
Upper storey of two		Slab	
Lower storey of two		Floor load:	
		2kPa	<input checked="" type="checkbox"/>
		3kPa	
Key dimensions			
Building height to apex	5.0	Metres	
Roof height above eaves	1.6	Metres	
Stud height	2.4	Metres	
Average roof pitch	15°	Degrees	
Building Length	BL	6.5	Metres
Building Width	BW	8.0	Metres
Gross Plan Area	GPA	52.0	Sq Metres
Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW			
Cladding weight	Light	Medium	Heavy
Sub-floor	<input checked="" type="checkbox"/>		
Lower storey			
Upper or Single Storey			
Roof weight	Light	Medium	
	<input checked="" type="checkbox"/>		
Room in roof space	Yes	No	
		<input checked="" type="checkbox"/>	

## Wind Zone

Box 2

Factors	Select relevant option	Points	Enter points from the relevant options
Region	R1 <input checked="" type="checkbox"/>	0	0
	R2	1	—
Terrain	Inland	0	0
	Coastal	1	—
Exposure	Sheltered	0	—
	Exposed	1	1
Topography	Gentle	0	0
	Moderate	1	1
	Extreme	3	—
		Total Points	2

Total Points	Applicable Wind Zone	Tick
0	Low	
1	Medium	
2	High	<input checked="" type="checkbox"/>
3	Very High	
4	Requires specific design	

## Earthquake Zone

Box 3

From Earthquake Region EQ1 select Earthquake Zone

A	B	C
<input checked="" type="checkbox"/>		

## BUs required Wind

Box 4

Refer to NZS 3604; 1999 Tables 5.6 or 5.7 to determine the BUs required for Wind (W Across and W Along)

W Across	W Along
84 BUs per m	94 BUs per m

Total Wind Load

W Across	Enter BL from box 1	Multiply by	BUs per m Across	Equals Across W required	W Along	Enter BW from box 1	Multiply by	BUs per m Along	Equals Along W required
	6.5	x	84	546		8.0	x	94	752

## BUs required Earthquake

Box 5

Refer to NZS 3604; 1999 Tables 5.8, 5.9 or 5.10 to determine the BUs required for Earthquake (EQ)

E =	BUs per m²
9.4	

Note: For a room in the roof space use E + 3 BU/m²

Total Earthquake Load

EQ Requirement Along and Across	Enter GPA from box 1	Multiply by	E	Equals E required
	52	x	9.4	490

Transfer to calculation sheet B

For manual calculations only

Please photocopy this page