

DO YOU NEED A BUILDING PERMIT?



A GUIDE TO APPLICANTS FOR BUILDING PERMITS

WHERE DO YOU APPLY?

Kapiti Coast District Council
Ngarara Building
Rimu Road
PARAPARAUMU

BUILDING PERMITS ARE REQUIRED when

1. A new building is to be constructed.
2. There is to be a change to the existing structure of a building.
3. Any outbuilding is to be altered or constructed, ie sheds, glasshouses, conservatories etc.

4. When there is a change of use, ie a dwelling converted to flats, a warehouse converted to offices etc.
5. Where there is to be demolition in whole or part of a building.
6. The reinstatement of fire or other damage.
7. Any retaining wall over 1200mm high or which is erected a distance less than its height from the boundary.
8. Any tank or swimming pool erected.
9. Any wall or fence, other than a retaining wall, over 1800mm in concrete or masonry, over 2400mm in timber, or over 3600mm in framing and netting, is erected.
10. Any mast, pole, radio or TV aerial over 6300mm in height.
11. Any construction or platform that exceeds 5m² and 1200mm in height from its lowest ground level.
12. A tent or marquee exceeding 28m²
13. Any sign or hoarding or the repainting or refacing of any sign or hoarding.
14. Solid fuel heaters.

WHAT SHOULD YOU BRING?

Every application for a Building Permit, in accordance with NZS 1900 for a building purporting to comply with this standard, shall be accompanied by two copies of a properly drawn plan showing the following:

- (a) Site plan — 1:100 scale.
- (b) A floor plan of each floor level
- (c) An elevation of each external wall — 1:100 or 1:50 scale
- (d) A cross-section
- (e) The type and location of each foundation element (for example, reinforced masonry foundation wall, anchor pile, cantilevered pile, etc).
- (f) Adequate information on all subfloor, floor, wall and roof, framing, including the type and location of each subfloor brace, diagonal brace and wall bracing element, and the number of bracing units assigned to each wall bracing element.
- (g) The type and location of cladding, sheathing and lining.
- (h) And any other necessary information in order to show the exact nature and character of the proposed undertaking as required by NZS 1900: Chapter 2.
- (i) Two copies of a complete specification.

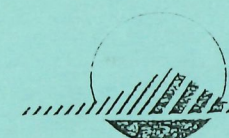
Plans to be in ink or prints, drawn to scale and clearly legible.

For domestic garages, glasshouses and minor alterations, the following is required:

- (a) Site plan — 1:100 scale
- (b) A floor plan of each floor level
- (c) An elevation of each external wall — 1:100 or 1:50 scale
- (d) A cross-section
- (e) Two copies of a complete specification.

If plans and specifications are not of an acceptable standard delays will result.

NEW ZEALAND BUILDING INSPECTOR 49



KAPITI COAST DISTRICT COUNCIL

APPLICATION FOR PERMIT

TO : The General Manager, Kapiti Coast District Council

WE Noel and Charmaine GRIDLEY (Print) of
89 A Alexander Rd, Raumati (Postal Address) 73005 (Telephone)
hereby make application for permission to have the work described herein, and set out in the plans and specifications attached, carried out on the premises situated at: (Please ensure this portion is complete fully)

SITE ADDRESS
Street No. <u>2 Lot 17</u>
Street Name <u>LANGDALE AVE</u>
Town <u>PARAPARAUMU</u>

LEGAL DESCRIPTION
Valuation No.
Lot <u>17</u> DP <u>65302</u>
SectionBlock
Survey District <u>KAPITI</u>

OWNER
Name <u>MRS NOEL GRIDLEY</u>
Address <u>89 A ALEXANDER RD</u> <u>RAUMATI</u>
Phone No. <u>73 005</u> Home <u>86 059</u> Bus

LAND AREA <u>825</u> Ha/sqm

C. Gridley 19-10-90
SIGNATURE OF APPLICANT DATE

BUILDING

DESCRIPTION OF PROPOSED WORK
<u>Dwelling</u>
FLOOR AREA <u>93.96</u> sq metres

BUILDER
Name <u>JOHN L. GATES</u>
Address <u>P.O. Box 51149</u> <u>TAWA</u>
Phone No. <u>32 4337</u> Home <u>AS IS</u> Bus

ESTIMATED VALUES (incl. GST)
Building \$
Plumbing \$
Drainage \$
TOTAL \$ <u>75,000.00</u>

DOCUMENTS SUBMITTED WITH THIS APPLICATION (please tick box) IN DUPLICATE AND TO SCALE	
☒ Site and/or Drainage Plans	☒ Wall Bracing Calculations
☒ Floor Plans	☒ Specifications
☒ Cross-sections and details	☒ Structural Calculations
☒ All elevations	☒ Other

IMPORTANT - No work to be commenced before permit is issued.

PLUMBING & DRAINAGE PTO

OWNER LOT 17 DP 65302
PROPERTY ADDRESS Lot 17 Langdale Avenue DATE REC'D
Type of Building: Dwelling ☒ Retail ☐ Additions ☐ Accessory ☐
New ☒ Industrial ☐ Alterations ☐ Other ☐

DEPT	REQUIREMENTS	YES	NO	COMMENTS	CHECKED / DATE STAMP
Town Planning	Zoning Conforms				
	Dispensation				
	Planning Consent				
Plumbing				No Spec. Note on Plan	
Drainage					
Stormwater	To Channel				
	To Drain				
	Confined To Lot				
Building					
General					
Commercial					
Egress	To NZS 4121				
Structural	Specific Design				
	Foundation				
	Structure				
	Roof				
	Special Floor Level				
	E/Works Bylaw Conditions				
Engineer	Access Crossing Type A/B/C			Row 6 Seal.	
	Sealed				
				D.D	

PLUMBING AND DRAINAGE

DESCRIPTION OF PROPOSED PLUMBING AND DRAINAGE WORK
pipe out 2 bedrooms house (inc bath, shower, tub & kitchen) drainage & SW

PLUMBERS
Name <u>Peter Campbell</u>
Address <u>72 Leeward dr Whitby</u>
Reg. No <u>359014</u>
Phone No. <u>359014</u> Home <u>359014</u> Bus <u>359014</u>

DRAINLAYERS
Name <u>Peter Campbell</u>
Address <u>72 Leeward dr Whitby</u>
Reg. No <u>359014</u>
Phone No. <u>359014</u> Home <u>359014</u> Bus <u>359014</u>

Signature P.T. Campbell Date 11/3/91

Signature P.T. Campbell Date 11/3/91

ESTIMATED VALUES	
Plumbing \$ <u>1244.52</u>	(Labour Value of Plumbing Work) \$ <u> </u>
Drainage \$ <u>1279.13</u>	(Labour Value of Drainage Work) \$ <u> </u>
Total P & D \$ <u>2527.65</u>	Total Labour \$ <u>700</u>
(Labour and Materials)	

FOR OFFICE USE ONLY	
Building	FEES \$ <u>506</u>
Plumbing	\$ <u>205</u>
Drainage	\$ <u>101</u>
Sewer Connection	\$ <u> </u>
Water Connection	\$ <u> </u>
Drainage	\$ <u> </u>
Vehicle Crossing	\$ <u>270</u> - <u>ORDER 832</u>
Damage Deposit	\$ <u>400</u>
Structural Checking	\$ <u> </u>
Building Research Levy	\$ <u>75</u>
Development Levy	\$ <u> </u>
TOTAL	\$ <u>1,557</u>
GST INCLUDED	\$ <u>173</u>

BUILDING PERMIT NO	<u>18133</u>
DATE ISSUED	<u>3-1-91</u>
PLUMBING PERMIT NO	<u>2564</u>
DATE ISSUED	<u>25.3.91</u>
DRAINAGE PERMIT NO	<u>2564</u>
DATE ISSUED	<u>25.3.91</u>

Ref. 1118

INVOICE NO.	<u>2308</u>
DATE	<u>16-11-90</u>

RECEIPT NO.	<u>135498</u>
DATE	<u>3-1-91</u>

KAPITI COAST DISTRICT COUNCIL

APPLICATION FOR SEWER CONNECTION AND PERMIT

The Borough Engineer
Private Bag
PARAPARAUMU

I, No C Gridley (Full name)
89 A Alexander Rd Rannamahi (Postal Address)

hereby apply for an ordinary connection to the Kapiti Borough Sewer from the premises owned by me at

(PROPERTY Address in full if different from above) 73 Langdale Av
Lot 17 DP 65302

Fees Payable (on application)

Inspection \$
Connection \$
Total \$

Mc subdivided
Retic

Note: All dwelling units to pay full inspection fees.

The connection fee to be divided equally between dwelling units situated on the same lot sharing a common lateral.

Owners Signature

Date

THIS PART TO BE COMPLETED BY DRAINLAYER

I, TBA Peter Campbell (full name)
72 Leeward Dr Whitby (address)

being a licensed Drainlayer apply for permission to connect the premises mentioned above to the Kapiti Borough Sewer.

N.B. Connection NOT permitted until permit obtained.

New Dwelling lot 2

(Signature)

(License No.)

(Date)

OFFICE USE ONLY

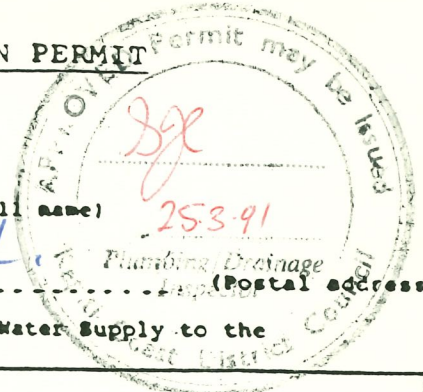
Permit No. <u>2564</u>	Job Inspected <u>18.3.91</u>	Building Register Entry
Date Issued	Connection Required	

KAPITI COAST DISTRICT COUNCIL

APPLICATION FOR WATER SUPPLY AND CONNECTION PERMIT

The Borough Engineer
Private and
PARAFARUMU

I, N+C Gridley (full name)
89 A Alexander Rd Raumati (address)
PLEASE PRINT



hereby apply for an "ORDINARY" service to be laid from the Kapiti Borough Water Supply to the premises owned by me at:

(PROPERTY Address in full if different from above) 73 Langdale Av

Lot 17 DP 65302

Fees Payable (on application)

Inspection \$
Connection \$ Mc Subsolwider
Total \$ Retie

Note: All dwelling units to pay full inspection fees.

The connection fee to be divided equally between dwelling units situated on the same lot sharing a common lateral.

Owners Signature

Date

THIS PART TO BE COMPLETED BY PLUMBER

I, TBA Peter Campbell (full name)
of 72 Leeward Drive Whitby (address)

being a Licensed Craftsman Plumber apply for permission to connect the above premises to the Kapiti Borough Water Supply. I agree to comply in every respect with the Kapiti Borough Water Supply By-laws. M.B. Connection NOT permitted until permit obtained.

(Signature)

(Craftsman Licence No.)

(Date)

1. Existing Water Supply To be retained/dismantled
2. Pressure: high/low "Header Tank"/Pressure Reducing Valve
3. H/W Cylinder Type Exhaust Pipe/Pressure Relief Valve
4. Approximate Age of Water Piping Copper/PVC/Alkathene
5. If premises have swimming pool what capacity Filter plant Yes/No
6. State precisely how it is proposed to make the new connection:

OFFICE USE ONLY

Permit No.

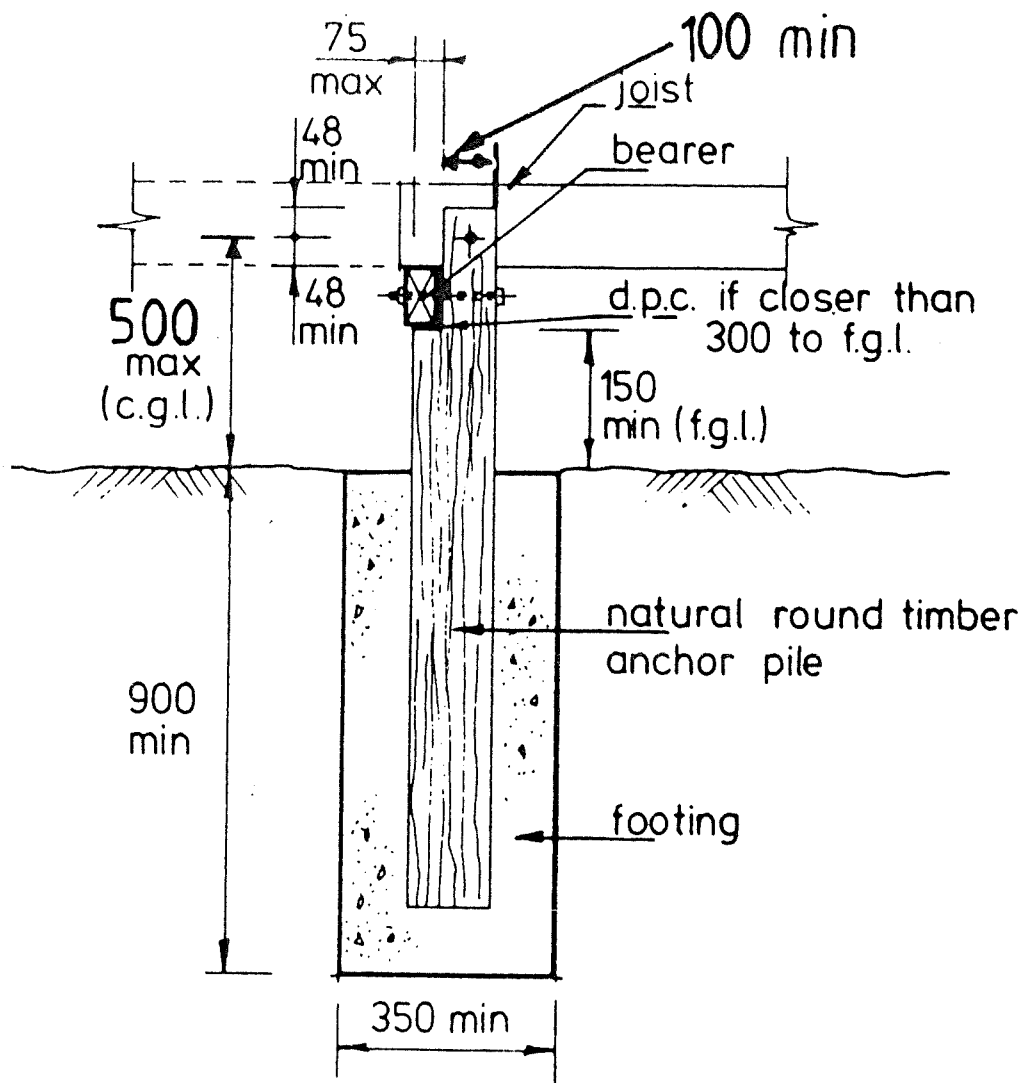
Job Inspected

Building Register Entry

2564

18.3.91

New Dwellings 1042



Natural round timber anchor pile.

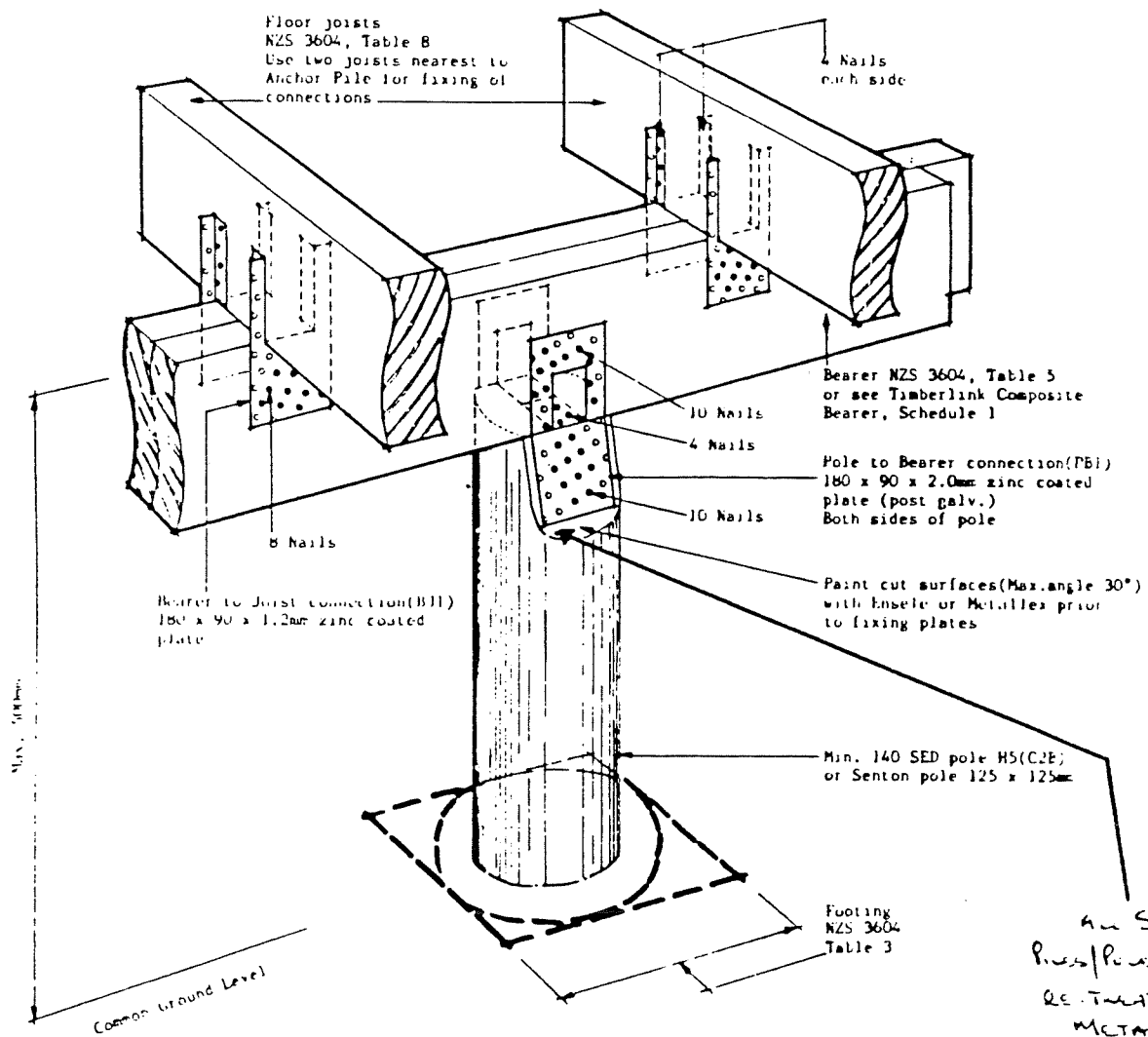
Fig. 14 : Typical anchor pile details

TIMBERLINK

TIMBER CONNECTORS

ANCHOR PILE CONNECTION

Complies with NZS 3604 - 4.5.7.1/D



ANCHOR PILE CONNECTION	Number of Plates required per connection	Number of Timberlink 35 x 3.55mm Galv Dome Head Nails required
PB1	2	48
BJ1	4	64
TOTAL	6	112

PERSPECTIVE SHOWING THE APPLICATION OF THE 12kn ANCHOR PILE CONNECTION USING THE POLE TO BEARER (PB1) AND BEARER TO JOIST (BJ1) CONNECTORS

Timberlink Industries Ltd

P.O. Box 55037 Mission Bay, Auckland, New Zealand. Telephone (09) 581-539

Sewer as built

37 Collins Avenue,
Linden, Iowa.

15th June 1987

To Whom it May Concern.

This is to certify that I have known the
bearer John Leo Gates
for the past thirty years, during which
time I have had ample opportunity to
judge his character and ability.

For the first twenty-two of those
years I was Chief Borough Inspector
with the Iowa Borough Council and
in my many dealings with Mr Gates
I always found him thoroughly reliable
and a highly skilled, imaginative
builder.

He is a man of the highest character
clean living, sober and industrious —
a most worthy citizen.

He is a family man with a very
happy home life and his five grown-
up daughters are a credit to their
parents.

All-round, John Gates is an
outstanding person. Energetic, and keen
to succeed in whatever he undertakes,
I thoroughly recommend him to any
organisation able to utilize his proven
ability and enthusiasm.

Barry Duffield.

Justice of the Peace

SHEET A

(CIRCLE whichever is applicable)

NAME: MR & MRS. GRIDLEY

ADDRESS:

LANSDALE AVENUE
PARAPARAUMU

STOREY: Single or ~~Uppermost~~
~~Lower of two or middle of three~~
~~Lower of three~~

ROOF TYPE: Light / ~~Heavy~~

ROOF PITCH: 0° - 25° / ~~26° - 45°~~

WIND AREA: High / ~~Medium~~ / ~~Low~~

W = 33 B.U.'s/m

EARTHQUAKE ZONE: A / ~~B/C~~

E = 3 B.U.'s/m²

ROOF OR BUILDING LENGTH

BL = 13.5 m

ROOF OR BUILDING WIDTH

BW = 7.2 m

GROSS ~~ROOF~~ OR BUILDING PLAN AREA

GPA = 93.96 m²

EARTHQUAKE: B.U.'s ALONG AND ACROSS

E x GPA = 3 x 93.96 = 281.88 B.U.'s

WIND: B.U.'s ALONG

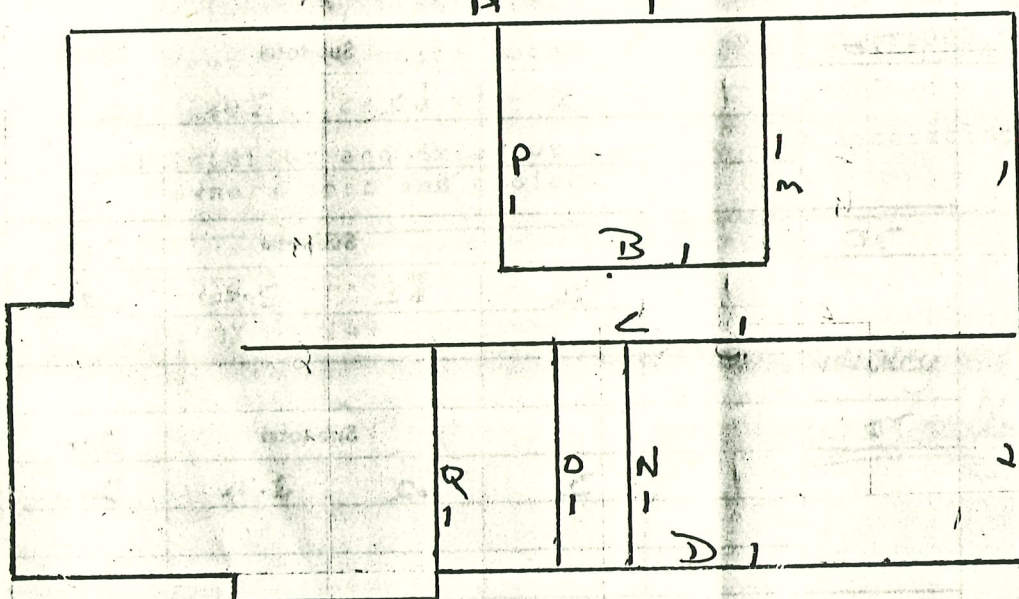
W x BW = 33 x 7.2 = 237.6 B.U.'s

WIND: B.U.'s ACROSS

W x BL = 33 x 13.5 = 445.5 B.U.'s

SKETCH PLAN (external and internal walls) :

SCALE 1:100



Handwritten signature in blue ink.

SHEET B

1 Total B.U.'s Required	2 Wall Line		4	5	6	7	8 B.U.'s Provided
	Label	Minimum B.U.'s Required	Label No.	Type	Rating B.U.'s/m	Length (m)	
ALONG	A		1	1	42	3.4	142
		125	Sub-total				142
	B		1	2	62	3.4	210
		70	Sub-total				210
	C		1	2	62	3.4	210
		70	Sub-total				210
	D		1	1	42	3.4	142
		135	Sub-total				742

1	TOTAL	400	TOTAL	704
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ACROSS	L		1	1	42	3.4	142
			2	1	42	3.4	142
		72	Sub-total				284
	M		1	2	62	3.4	210
		70	Sub-total				210
	N		1	2	62	3.4	210
		70	Sub-total				210
	O		1	2	62	3.4	210
		70	Sub-total				210
	P		1	2	62	3.4	210
		70	Sub-total				210

	TOTAL	352	TOTAL	1124
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BUILDING PERMIT ADDENDA

KAPITI COAST DISTRICT COUNCIL
REGULATORY SERVICES
INSPECTORATE BRANCH

BUILDING PERMIT

No. 16-11-90FILE No. 60/2308ADDRESS OF PROPOSED WORK 73 LANCEDALE AVOWNER N & G GRIDLEYBUILDER JOHN GATES

BUILDING PERMIT CONDITIONS & REQUIREMENTS

1. GENERAL REQUIREMENTS

- (a) The District Building Inspector is to be given 24 hours notice before carrying out the following inspections, before placing any concrete/placing foundations and again before fitting any internal linings and upon completion of the work.
- (b) To arrange for any of the above mentioned inspections by the DISTRICT BUILDING INSPECTOR please contact either Ken Smith ^{Plumbing & Drainage} or John Hickey ^{Inspector} on 85139 between the hours of 8.00am and 4.30pm

- (c) All work is to be carried out in accordance with the Kapiti Coast District Council Bylaws, and in particular with the following SPECIAL REQUIREMENTS:

ENGINEER'S REPORT REQUIRED PRIOR
TO COMMENCEMENT OF BUILDING.

NOTE ALTERATIONS TO DRAINAGE
REQUIREMENTS

ALL WORK TO COMPLY WITH NZS 3604:1984

TWO SETS OF SPECIFICATIONS REQ.

NB: It is the owners responsibility to ensure the satisfactory overall standard of the workmanship. The issue of the Building Permit does not in any way guarantee or imply continuous supervision of the works by the District Building Inspector.

STRUCTURAL SUPERVISION: All structural work is to be supervised or observed by the Engineer responsible for design who shall furnish a certificate to the District Inspector on completion of the structural work verifying that the work has been completed in accordance with his plans and specification as approved in the building permit and that the workmanship is of satisfactory quality.

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

OWNER/BUILDER/AUTHORISED PERSON [Signature]DATE 31-12-90

RECEIVED

- 3 JAN 1991
KAPITI COAST
DISTRICT COUNCIL

RECEIVED
- 3 JAN 1991
KAPITI COAST
DISTRICT COUNCIL

204 MATAI ROAD
RAUMATI BEACH
TEL. (058) 71-136

MM DEVELOPMENTS

P.O. BOX 91 — PARAPARAUMU

27th December 1990

Kapiti Coast District Council,
Rimu Road,
Paraparaumu.

Attention: The Building Inspector

Dear Sir,

MR.N.GRIDLEY,
73 LANGDALE AVENUE, TOWER LAKES, PARAPARAUMU.

Please find attached the site report, design certificate and calculations for the garage foundations for the dwelling to be constructed at the above address.

Should you require any further information please contact the writer.

Yours faithfully,
MMDEVELOPMENTS


M.B. McEntegart.
B.Sc. MIPENZ.

DESIGN CERTIFICATE

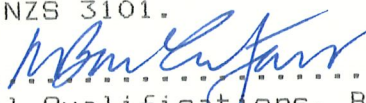
I, MICHAEL BERNARD MCENTEGART, being registered under the provisions of the Engineers Registration Act 1924 and currently holding an Annual Practising Certificate hereby certify that I have personally supervised the design of the following items from the job titled:

P 10140

MR.N.GRIDLEY,
73 LANGDALE AVENUE, TOWER LAKES, PARAPARAUMU.

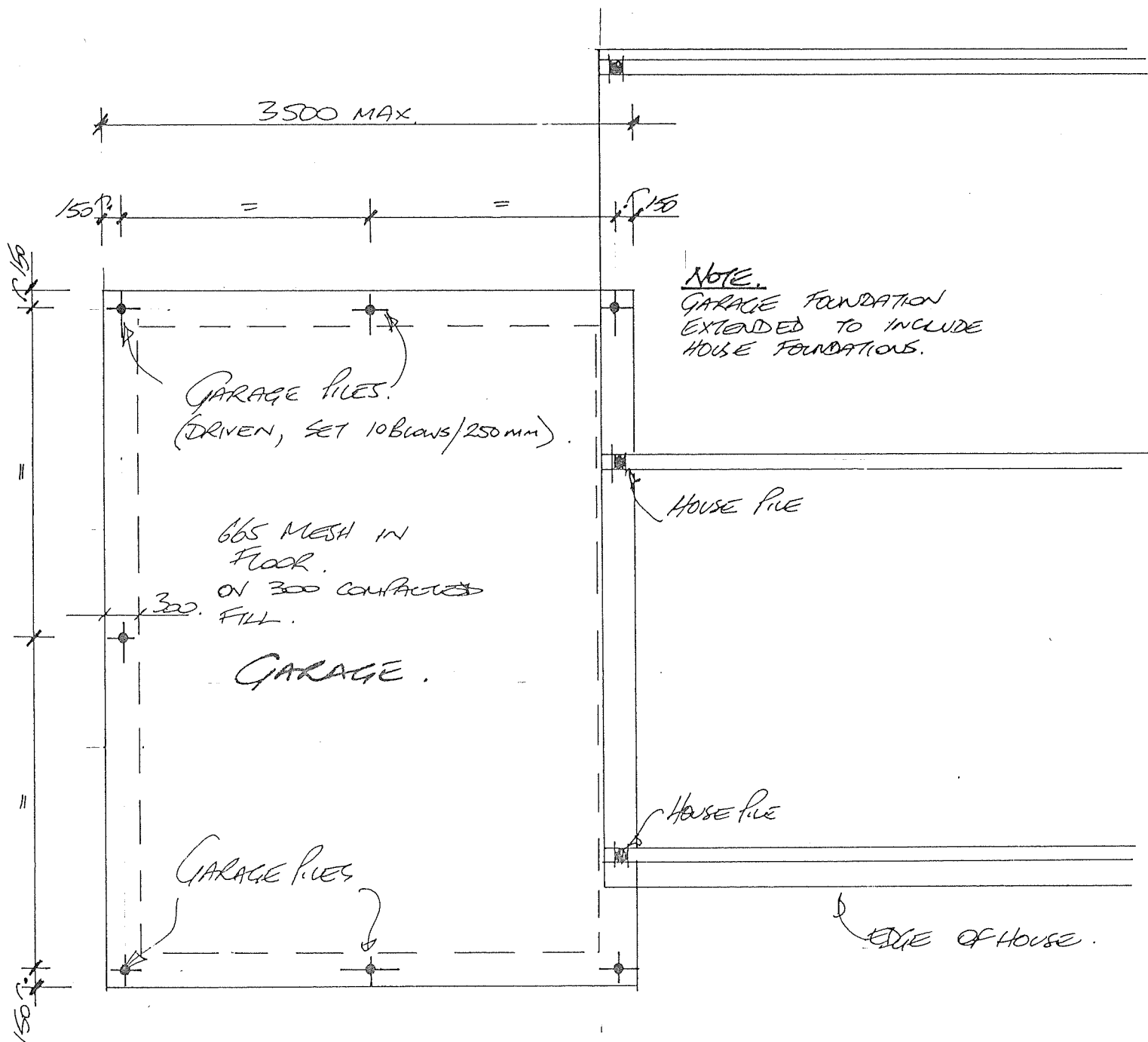
a) Garage Foundations.

I certify it has been carried out in accordance with sound and widely accepted engineering principles and that they comply with the relevant requirements of:
NZS 4203., NZS 3101.

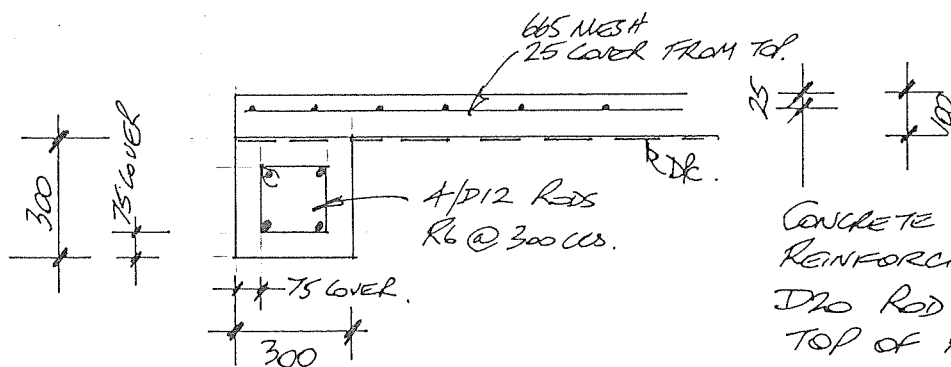
Signature... 
Professional Qualifications. B.Sc. MIPENZ. Reg.Eng.
Certificate Number 3850

For and behalf of MMDEVELOPMENTS.

Date... 27/12/90



GARAGE FOUNDATION PLAN 1/50.



TYPICAL SECTION

CALCULATION SHEET

P. 10140. GIRDNEY, 73 LANGDALE AVE, PARAPARAUMU. ①

GARAGE FOUNDATIONS

a) SIDE WALL.

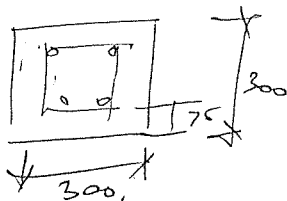
LOAD	WALL	$6 \times 2.5 \times 0.4 = 6 \text{ kN}$
		$6 \times \frac{1.2}{2} \times 0.4 = 1.5 \text{ kN}$
	FIN	$6 \times 0.3 \times 0.3 \times 20 = 10.8 \text{ kN}$
	FLOOR LL	$6 \times 1.0 \times 2.0 = 12.0 \text{ kN}$
		<u>30.3 kN.</u>

USING 150 ϕ TAPIROLES, SET 10 TONNES
FOFS = 3. ONLY ONE PILE REQD.
FROM DIMENSIONS PILES @ 3000 CENTRES.

CHECK BEAM.

ULTIMATE LOADING = $(6 + 1.5 + 10.8) \times 1.4 + 12 \times 1.7 = 46.0 \text{ kN}$
LOAD/m = 7.7 kN/m

MOMENT = $\frac{WL}{8} = \frac{7.7 \times 3^2}{8} = 8.66 \text{ kN.m.}$



$a = \frac{A_s f_y}{0.85 f_c' b} = \frac{2 \times 113 \times 275}{0.85 \times 20 \times 300} = 12.18$

$M_u = \phi A_s f_y (d - 0.5a) = 0.9 \times 226 \times 276 (275 - \frac{1}{2} \times 12) = 12.3 \text{ kN.m. OK}$

b) REAR WALL.

LOAD	WALL	$3.5 \times 2.5 \times 0.4 = 3.5 \text{ kN}$
	ROOF	$3.5 \times 3.5 \times 0.4 = 4.9 \text{ kN}$
	FIN	$3.5 \times 0.3 \times 0.3 \times 20 = 6.3 \text{ kN}$
	FLOOR LL	$3.5 \times 1.0 \times 2 = 7.0 \text{ kN}$
		<u>21.7 kN.</u>

P. 10140. Glensy, 73 LANGDALE AVE, PARAPARANUA ②

CHECK BEAM.

$$\text{ULTIMATE LOAD} = (3.5 + 4.9 + 6.3) \times 1.4 + 7 \times 1.7 = 32.5 \text{ kN}$$

$$\text{LOAD / m} = 9.3 \text{ kN/m}$$

assume piles @ 3.5 ccs.

$$M = \frac{9.3 \times 3.5^2}{8} = 14.24 \quad \text{too high for 2/D12's.}$$

must intermediate pile, span 1.75.

$$M = \frac{9.3 \times 1.75^2}{8} = 3.56 \quad \text{OK}$$

MM DEVELOPMENTS

P.O. BOX 91 — PARAPARAUMU

27th December 1990

Mr. & Mrs. Gridley,
9 Wairere Grove,
Paraparaumu.

Dear Sir,

SITE INVESTIGATION.
73 LANGDALE AVENUE,
LOT 17, TIKOTU SETTLEMENT, TOWER LAKES.

As requested I have carried out the site investigation in the vicinity of the proposed dwelling at the above address and my report follows:

SITE CONDITION.

The section is a rear lot and is located on the Western side of Langdale Avenue within the Tower Lakes subdivision. The site is approximately 3.0 metres above kerb level and the building platform is on the West side of the large sandhills that run parallel to the road. The building platform has been scraped clean of topsoil and debris and this has left areas of uncompacted fill on the West and South sides of the building area.

SITE TESTING.

Site testing consisted of four Scala Penetrometer readings, these were located approximately at each corner of the dwelling. The locations of the tests are shown on the accompanying site plan.

RESULTS.

The results of the Scala Penetrometer readings are attached to this report.

The ground conditions are consistent with the sandhill country in this region where the sand types are of variable consistency to a depth of approximately 1500mm below ground level where reasonably solid ground can be found. The results on this site are influenced by the bank bordering the lake on the S/W side of the section which is quite soft to depths of 2500mm below the level of the platform.

NZS 3604: Light Timber Frame Buildings defines solid bearing as 12 blows per 300mm, in this instance the depths at which these figures were achieved were:

P1 2000mm	P2 2500mm
P3 1900mm	P4 2000mm

The site does not meet the minimum founding requirements of NZS 3604: "Code of Practice for Light Timber Frame Building."

SUMMARY.

As the surface ground conditions do not meet the minimum founding requirements of NZS 3604 it will be necessary to carryout remedial measures to bring the site up to the required standards. In view of the variable nature of the ground the whole site has to be treated as suspect, the options available to provide suitable support for the house are:

a) Remove all unsuitable material down to solid ground and replace with clean compacted fill. The depth of the excavation together with the elevated site make this option impractical.

b) Drive ground treated tanapoles through the unsuitable material and into the solid ground below. The poles should be driven a minimum depth of 1900mm below ground level whilst also achieving a minimum set equivalent to a settlement load of 10 tonnes. For the majority of driving equipment available in the area this equates roughly to 10 blows of the hammer per 250mm penetration of the tanapole.

Should you require further assistance in this matter please contact the writer.

Yours faithfully,
MMDEVELOPMENTS.



M.B. McEntegart.
B.Sc. MIPENZ.

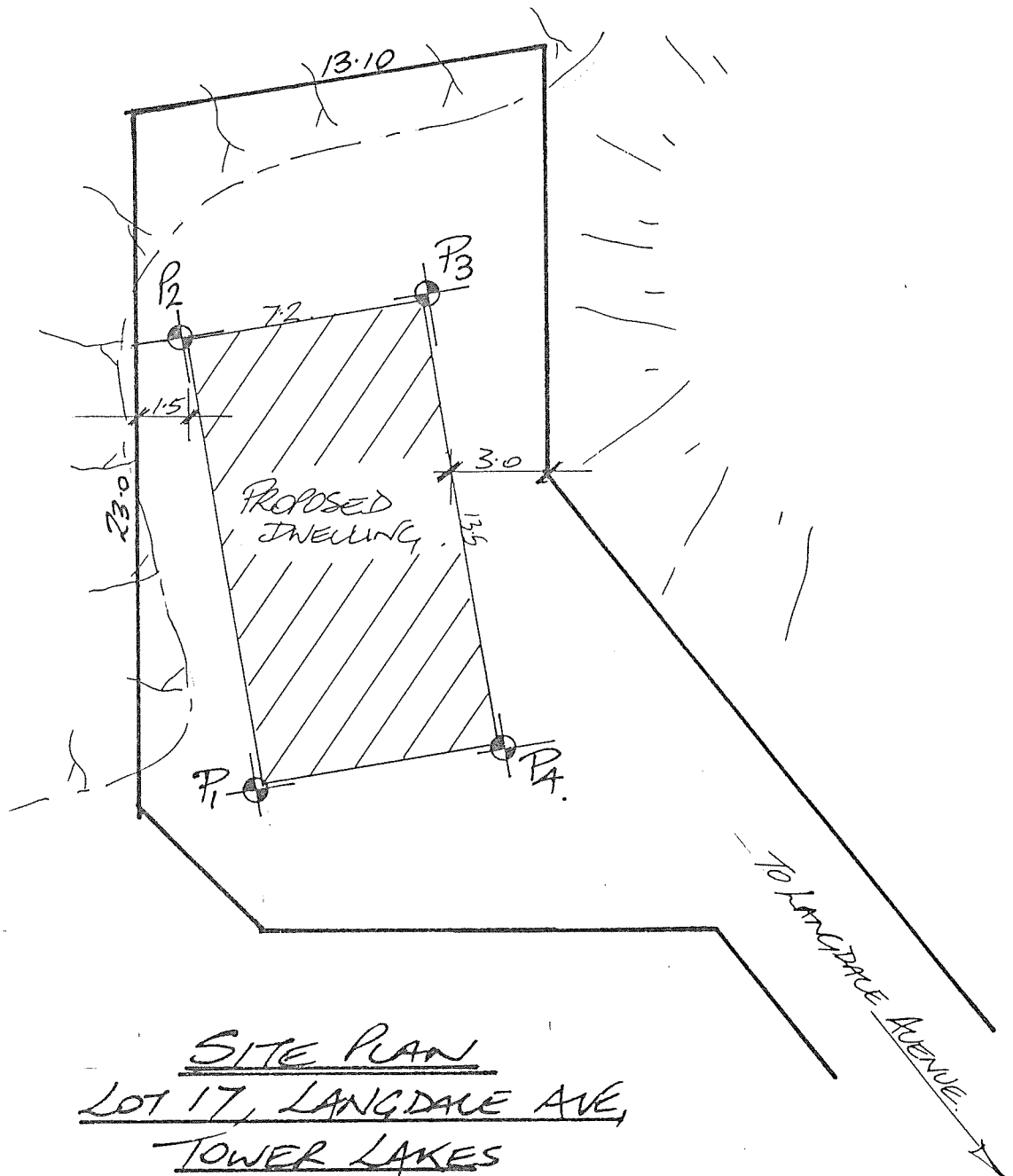
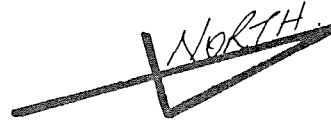
MMDEVELOPMENTS.
P.O.Box 91.,
Paraparaumu.

M.B.McEntegart.
B.Sc. Reg.Eng.

PROJECT: 10140
NAME: Mr.& Mrs.Gridley,
ADDRESS: Lot 17, Tikotu Settlement, Tower Lakes.

SCALA PENETROMETER TESTS
(blows per 100mm)

	P1	P2	P3	P4	P5
Level					
Depth(mm)					
0	-	-	-	-	
100	-	-	-	-	
200	-	-	-	-	
300	-	-	-	-	
400	-	-	2	2	
500	2	-	2	2	
600	2	-	3	2	
700	1	-	2	3	
800	2	-	4	2	
900	2	-	4	3	
1000	2	-	4	2	
1100	2	-	3	2	
1200	2	2	3	3	
1300	2	2	3	2	
1400	2	2	3	2	
1500	2	2	2	2	
1600	2	2	3	3	
1700	3	4	5	3	
1800	3	3	5	4	
1900	5	3	5	4	
2000	5	3	7	5	
2100	5	4	6	6	
2200	5	3	6	6	
2300	4	3	6	6	
2400	5	4	8	7	
2500	5	5		7	
2600	4	5		6	
2700	5	6			
2800	4	6			
2900					
3000					



SITE PLAN
LOT 17, LANGDALE AVE,
TOWER LAKES
PARATARAMU.

MM DEVELOPMENTS.
P10140

Inspector: M _____ File No. _____

Receipt No. 135498Date Permit Issued 3/1/91

OWNER

Name N. & C. GodleyMailing Address 89th Alexander RdRamoth

BUILDER

Name J. L. GattiesMailing Address P.O. Box 51149Tawa

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 73Street Name Longdale AveTown/District Papapararua

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. _____

Lot 17 D.P. 65302

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Dwelling

FLOOR AREA

DWELLING UNITS

Whole Sq. Metres 94 Number Erected _____

ESTIMATED VALUES \$	Building	73,000
	Plumbing	1,400
	Drainage	600
	G.S.T.	
	TOTAL	75,000

NATURE OF PERMIT (TICK BOX)



NEW BUILDING

— exclude domestic garages and domestic outbuildings



FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
— include installation of heating appliances

NEW CONSTRUCTION

OTHER THAN BUILDINGS — include demolitions



DOMESTIC GARAGES

AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 506	Water Connection	\$
Street Damage Deposit	\$ 400		\$
Building Research Levy	\$ 75		\$
Plumbing	\$ 205		\$
Drainage	\$ 101		\$
Sewer Connection	\$		\$
Vehicle Crossing Levy	\$ 270	G.S.T.	\$ 175
M.S. Plumbing	\$	TOTAL:	\$ 1557

Receipt No. 135498Date of Payment 3/1/91Authorised Officer W. G. Ball

Special Conditions: _____

As per addenda 60/2308
Copy attached

Date Inspected

REMARKS (e.g. stage reached with work)

4-1-91DRIVEN Pile FOUNDATION AS PER
ENGINEERS REQUIREMENTS MIN 1900

12-3-91 Prelim Insp. - angle braces to be nailed as per nailing schedule.
 Lintel straps required to 2 windows.
 Building paper on ext. walls to be extended to top plates.
 Some braces - mostly T.8 are being replaced with BraceLine as indicated on approved plan. OK as BUs obtained exceed BUs required. BT added.

18.3.91 Prelim O.K. H.W.C T.P.R Drain to be run in Copper
 Polybut to be removed waste pipes are to be run on trays.
 strainer on incoming main. Jgl
 18.3.91 DT O.K. watertested. Jgl.

9.5.91 DWELLING NOT YET COMPLETED REQUISITE
 FOR DAMAGE DEPOSIT RETURN APPROVED

Plumber-Drainlayer Don (or 328632)



4.2.1

07 March 2003

S & R Sallis
26 Hemare Street
WAIKANAE BEACH

Dear Mr and Mrs Sallis

73 LANGDALE AVENUE, PARAPARAUMU

It has come to my attention that the stormwater pipes from 73 Langdale Avenue are discharging to 85 Langdale Avenue which is contrary to Councils drainage requirements and the Land Drainage Act.

As you are probably aware, land use consent has been granted to undertake earthworks to fill in the pond at 83 Langdale Avenue and this consent has been appealed to the Environment Court.

Irrespective of the outcome of that appeal, the stormwater discharge from your property must be changed either to discharge to soak pits within your property or to the curb and channel at Langdale Avenue.

I seek your co-operation with this matter and ask that it be treated with urgency.

Yours sincerely

A handwritten signature in black ink, appearing to be "Ken Smith", written in a cursive style.

Ken Smith
BUILDING CONTROL MANAGER

LAND INFORMATION MEMORANDUM

DATA COLLECTION FORM

Property Address
Legal Description

(Number and street)
(Lot and CP number)
(Section, Town, SD)

73 Langdale Ave
4+17 DP 6530

Valuation Rate Reference

Zone

Planning Consent

(Zone Name)

(Yes/No number)

Building Restrictions

Coastal

Height

Flood Risk/Other

A. Building Restriction Line

B. Floodable Zone

C. Aerodrome

D. Other

Building Platform

(Yes/No/Uncertain)

Easements

(Yes/None Known)

Public Drain

(Yes/No)

Common Private Drain

(Yes/-)

Public Utility

(Yes/No)

Sewer Available

(Yes/No)

Sewer Connected

(Yes/No)

Water Available

(Yes/No)

Water Connected

(Yes/No)

Natural Gas Available

(Yes/No)

Natural Gas Connected

(Yes/No)

Electricity Available

(Yes/No)

Electricity Connected

(Yes/No)

EXISTING

BUILDINGS

Date Permit Issued

Type

Area

1.	03-01-91	18133	Dwelling	93.96 sq
2.				
3.				
4.				
5.				
6.				

DISPENSATION GRANTED

SPECIAL FACTORS

Building Permit addenda dated 10/1/90 File 60/2308

Activity: E : Inquiry

Record 1526550600A

Query

Transactions

Exit

Sallis Stephen

Occupier Name1 Sallis Stephen
Occupier Name2 Sallis Rae Joan
Occupier Address1 26 Hemara Street
Occupier Address2 WAIKANAE BEACH
Certificate of Title 40C/603
Location 73 LANGDALE AVE, PARAPARAUMU
Legal Description 1 FLAT 1 DP 71665 1/2 INT 825 M2 BEING
Legal Description 2 LOT 17 DP 65302 CT 34C/195
Total Rates for This Year 1,301.15
Debt Status Flag 12
Improvements DWG OI
Land Value 34,000
Capital Value 112,000
Improvements Value 78,000
New Land Value 40,000
New Capital Value 118,000
New Improvements Value 78,000
New Improvements DWG OI
New Valuation Date 1/09/02
Water YN Y
Sewer YN Y
Region Number 9
Ward Number 2
Zone Code Val NZ 9A
Usage Code Val NZ 92
Category Code Val NZ RF9B
TORAS Indicators Val NZ 001200
Last Change Date 14/05/01
Change Source TLA
Change Reason C/A - MRS RAE SALLIS - 31/1/00
Old Valuation No 1526166100A
Name of Previous Owner GRIDLEY JN & C
Last Sale Price 57,500
Last Sale Date 29/10/93
Mail Set Number 363
Amount to Clear Rates for Year 325.30
Net Balance 0.00
Current Instalment Amount 325.30
GST on Instalment 36.14

1526550700

CAPS

NUM

SCHEDULED SPECIFICATIONS

1	Foundations	Yanapile
2	Base Sheathing	Hardisheet
3	Exterior Sheathing	Hardiplank
4	Roof	Galvanised Corrugated Iron
5	Ext Joinery	Anodised Aluminium with ex 25mm Grooved Liners
6	Interior Linings	Walls: 9.5 Gib Board Ceilings: 7.5 Gib Board
7	Building to comply to N.Z.S 3604 and Local Authority by Laws	
8	Standard Cistern and Toilet Seat	
9	Clearlite Bath	

10 HRC Taps

11 S/S Shower Tray

12 Formica W/Board lining three sides of Shower

13 S/S Sink

14 Formica Bench Tops

15 S/S Tub with unit

16 Vanity Units, Meltecca

17 Kitchen units, Meltecca

18 Marley P.V.C.
Spouting and Down Pipes

19 135 Litre Hot Water Cylinder

20 Light switches and Points:
200 Series Points 16, Lights 15.

21 Four Plate White Automatic
Range P.C. \$1000.

22 Interior Doors Rimu Flush

23 Interior and Exterior painting
and decorating at owners cost
and choice.

BUILDER: J.L. GATES
P.O. BOX 51-149
TAWA

OWNERS: N.J. & C. GRIDLEY
89a ALEXANDER RD
RAUMATI

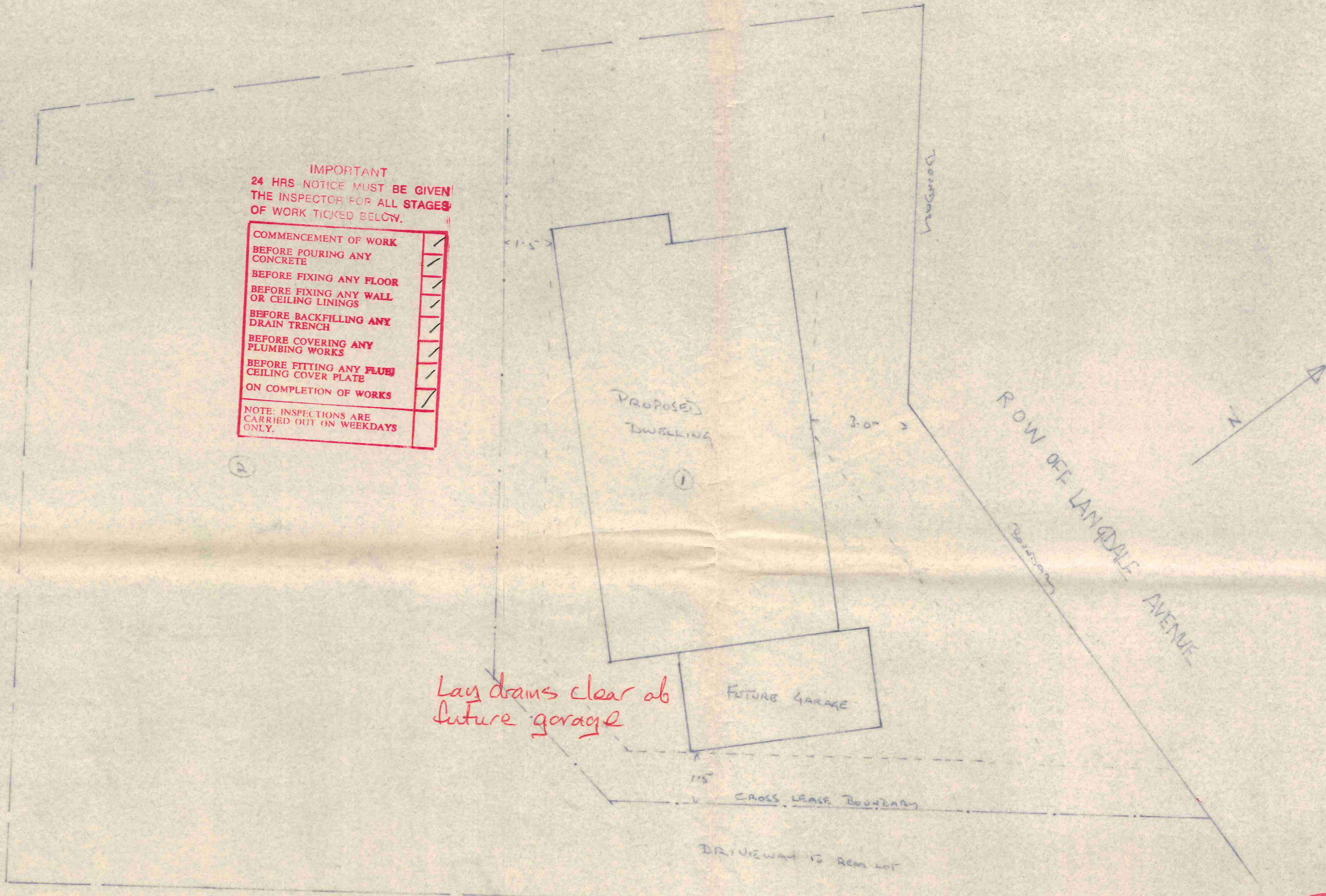


Gridley . 18.10.90
NJ 19/10/90

IMPORTANT
24 HRS NOTICE MUST BE GIVEN
THE INSPECTOR FOR ALL STAGES
OF WORK TICKED BELOW.

COMMENCEMENT OF WORK	/
BEFORE POURING ANY CONCRETE	/
BEFORE FIXING ANY FLOOR	/
BEFORE FIXING ANY WALL OR CEILING LININGS	/
BEFORE BACKFILLING ANY DRAIN TRENCH	/
BEFORE COVERING ANY PLUMBING WORKS	/
BEFORE FITTING ANY FLUE/CEILING COVER PLATE	/
ON COMPLETION OF WORKS	/

NOTE: INSPECTIONS ARE CARRIED OUT ON WEEKDAYS ONLY.



Lay drains clear of future garage

LOT 17
825 m²

BUILDER TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW A SATISFACTORY DRAINAGE CONNECTION TO THE SEWER MAIN.



PROPOSED DWELLING FOR MR & MRS M. C. GILLES
LANDSCAPE ARCHITECT
PARAPARAUMU

SITE PLAN

SCALE 1:100

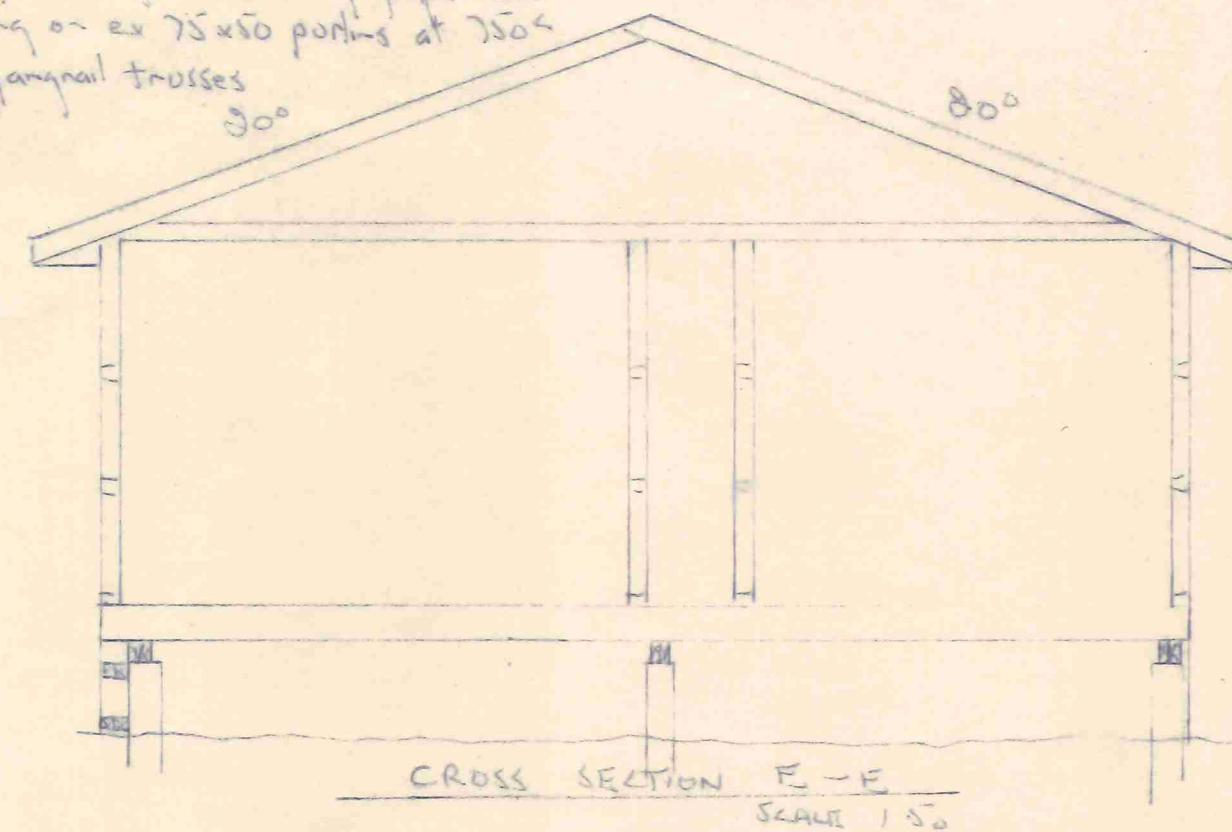
DESIGNED BY JOHN GATES
PO BOX 51144
TOWN

DRAWN BY J. GATES
PLAN No. 001010
Page 4

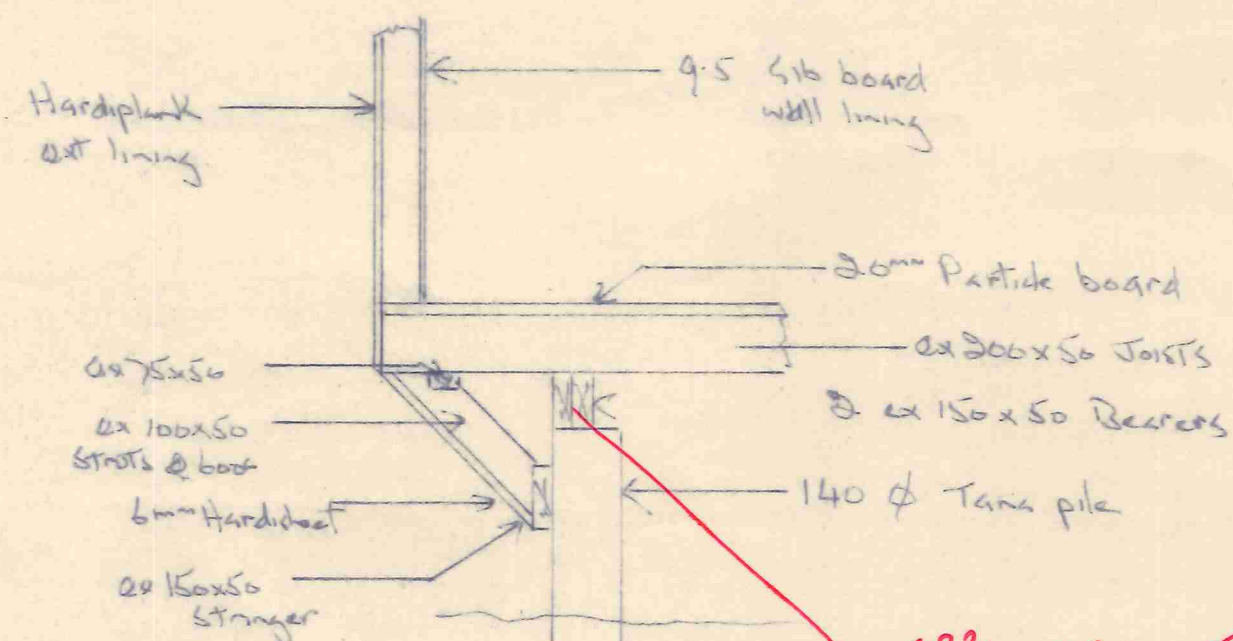
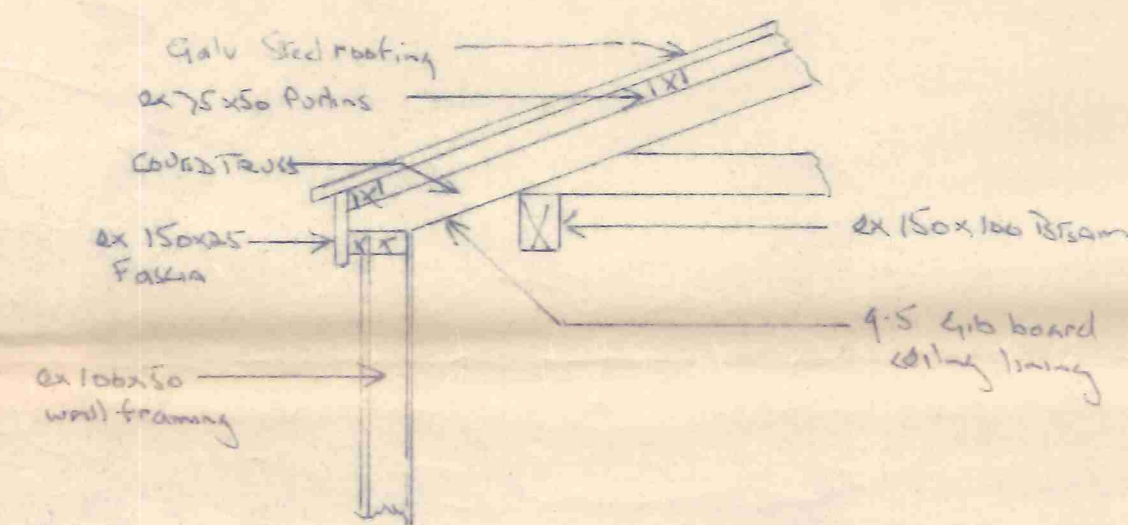
X ANCHOR PILE CONNECTIONS.

ENGINEERS DESIGN ROAD
FOR GARAGE FOUNDATION

galv steel roofing on building paper on
wire netting on ex 75x50 purlins at 750c
on R41 gable trusses
@ 900c

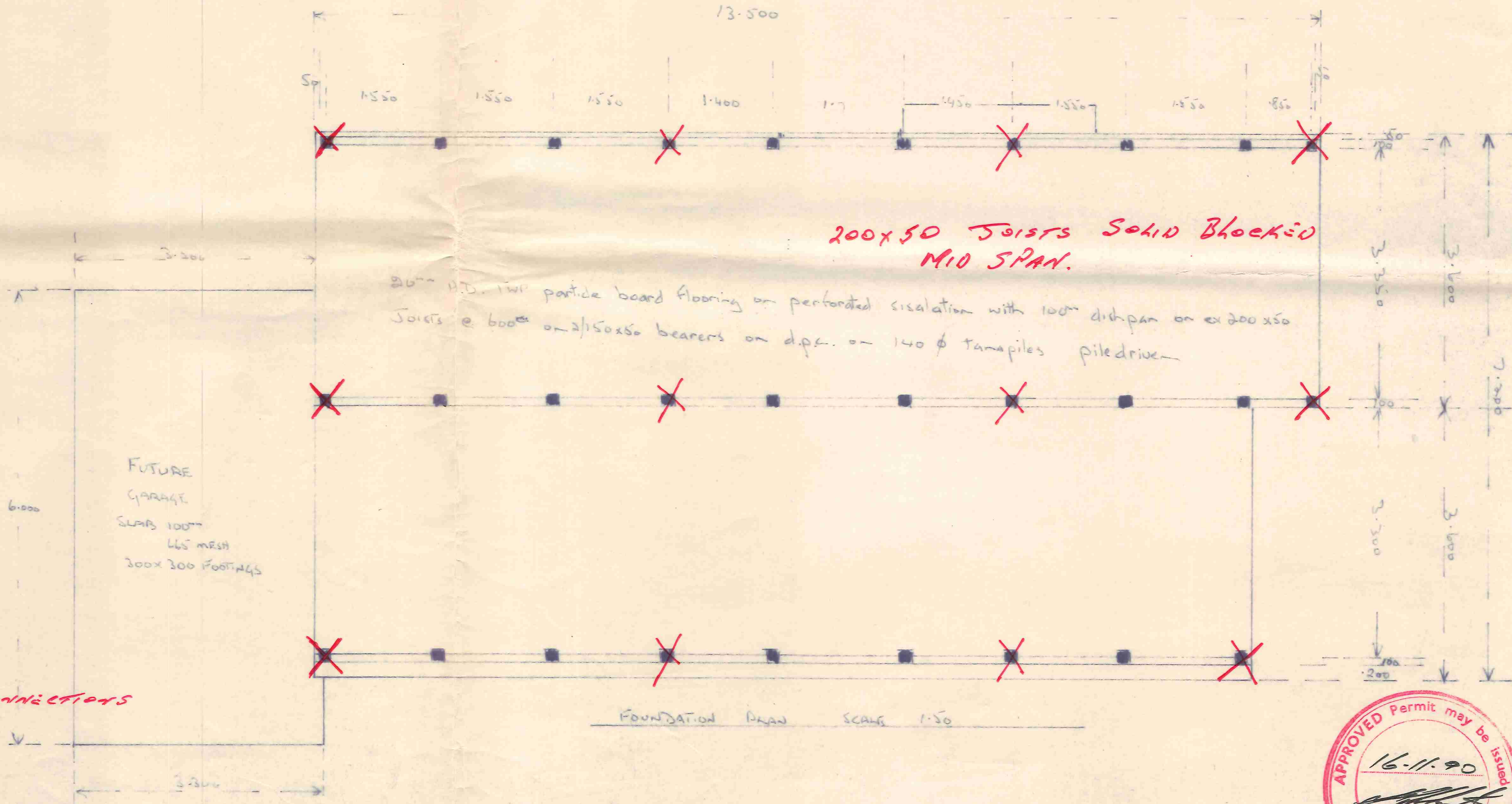


FACTORY MADE TRUSSES
FIXING TO COMPLY WITH
NZS 3604-1984.



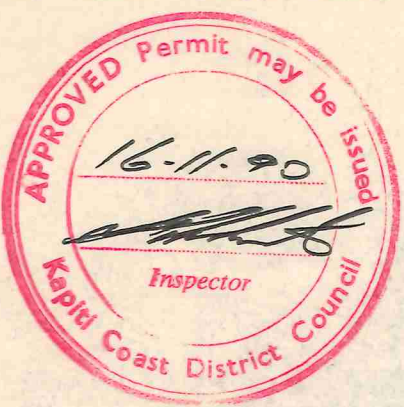
DETAIL 4. SCALE 1:20

APPROVED CONNECTIONS
See Detail



200x50 JOISTS SOLID BLOCKED
MID SPAN.
20mm H.D. 100 particle board flooring on perforated sisalation with 100mm dishpan on ex 200x50
Joists @ 600c on 2/150x50 bearers on d.p.c. on 140mm tanapiles pile driven

FUTURE
GARAGE
SLAB 100mm
LBS MESH
200x300 FOOTINGS



PROPOSED DWELLING FOR MARGARET N.Z. GARDEN
LANDRAVE RD
PARAPARAUMU

FOUNDATION & PILE PLAN
CROSS SECTION E-E
DETAIL 4

SCALE 1:50
SCALE 1:50
SCALE 1:20

BUILDER JOHN HATES
PO. BOX 5144
TARA

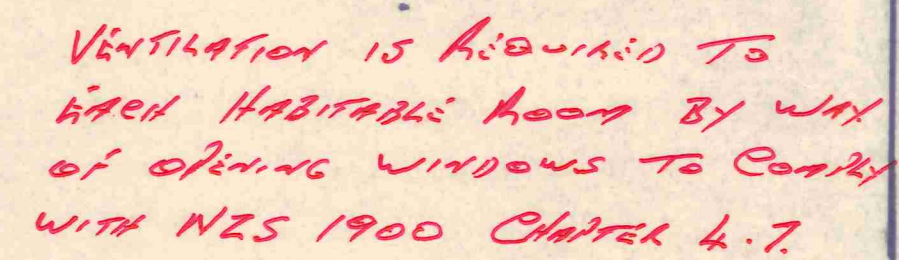
DRAWN 24.4.90
PLAN NO D01010
PAGE 3

APPROVED Permit may be issued

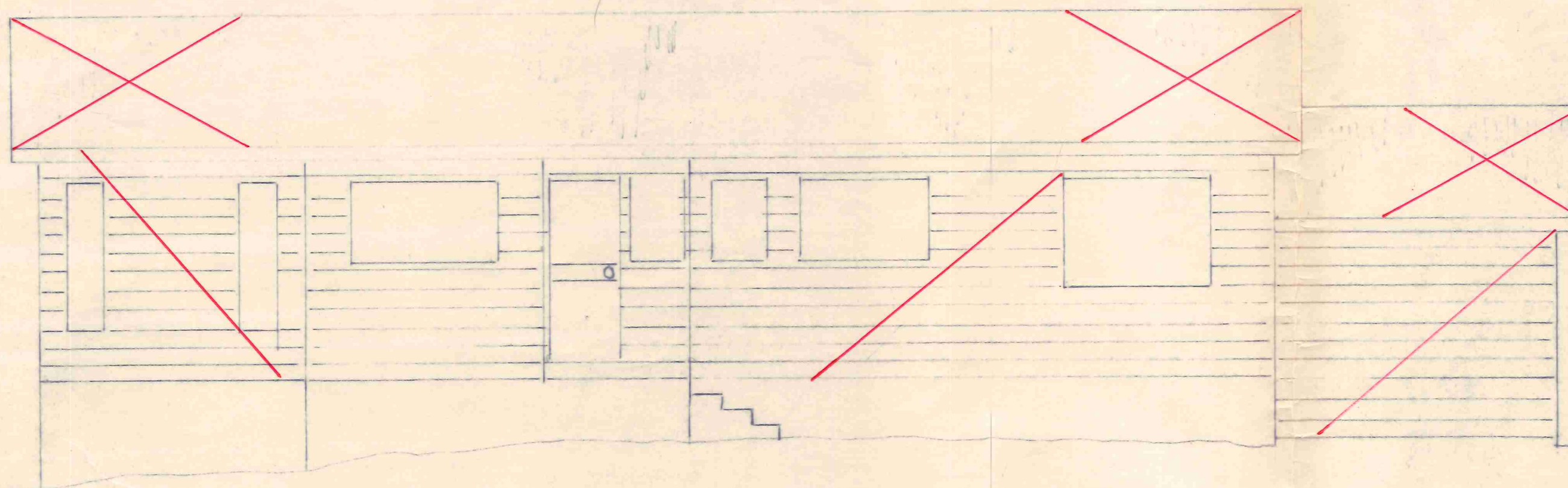
31-10-90

Plumbing/Drainage Inspector

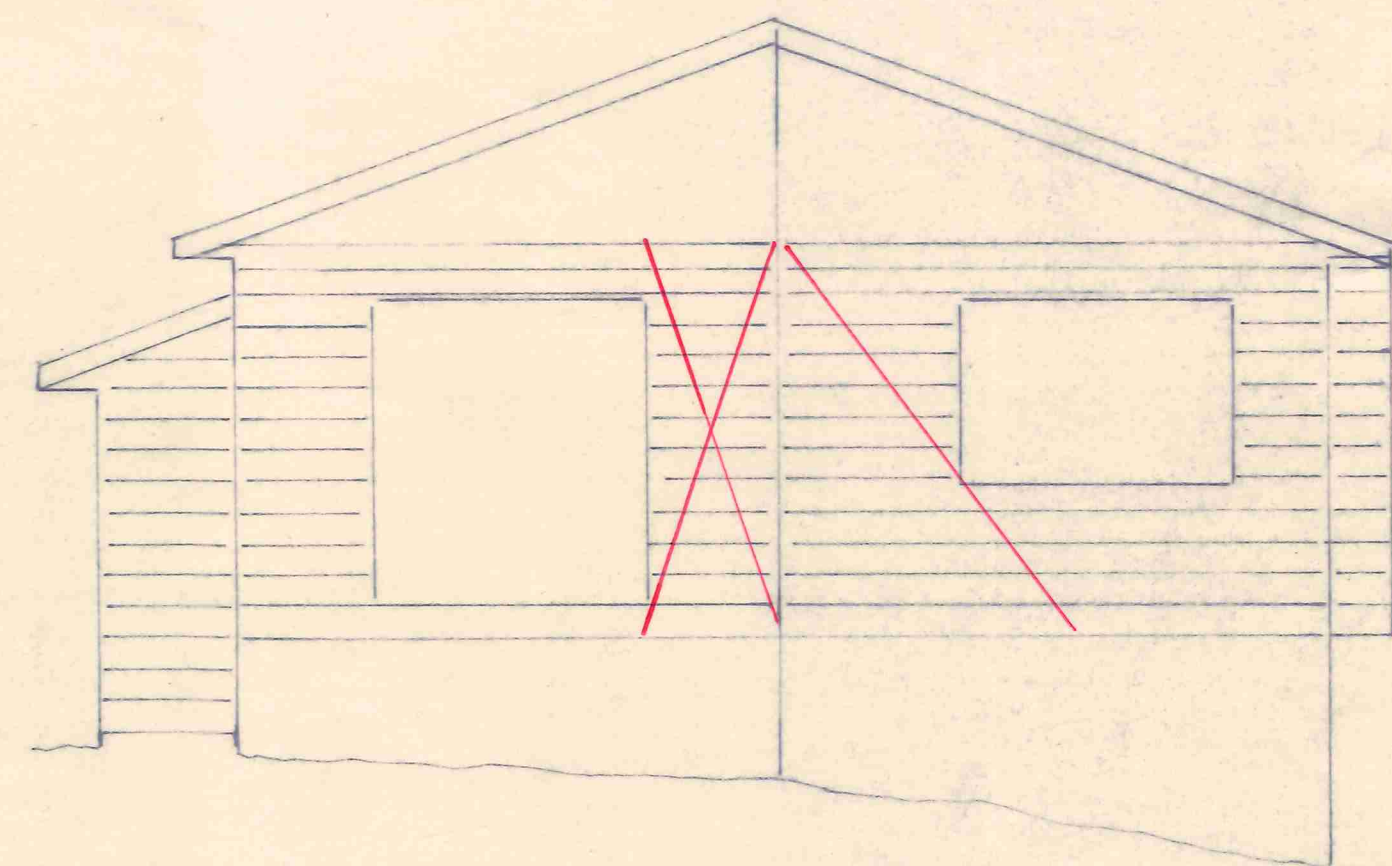
Coast District Council



DRAWN 29.9.90
PLAN NO. 001010
PAGE 1

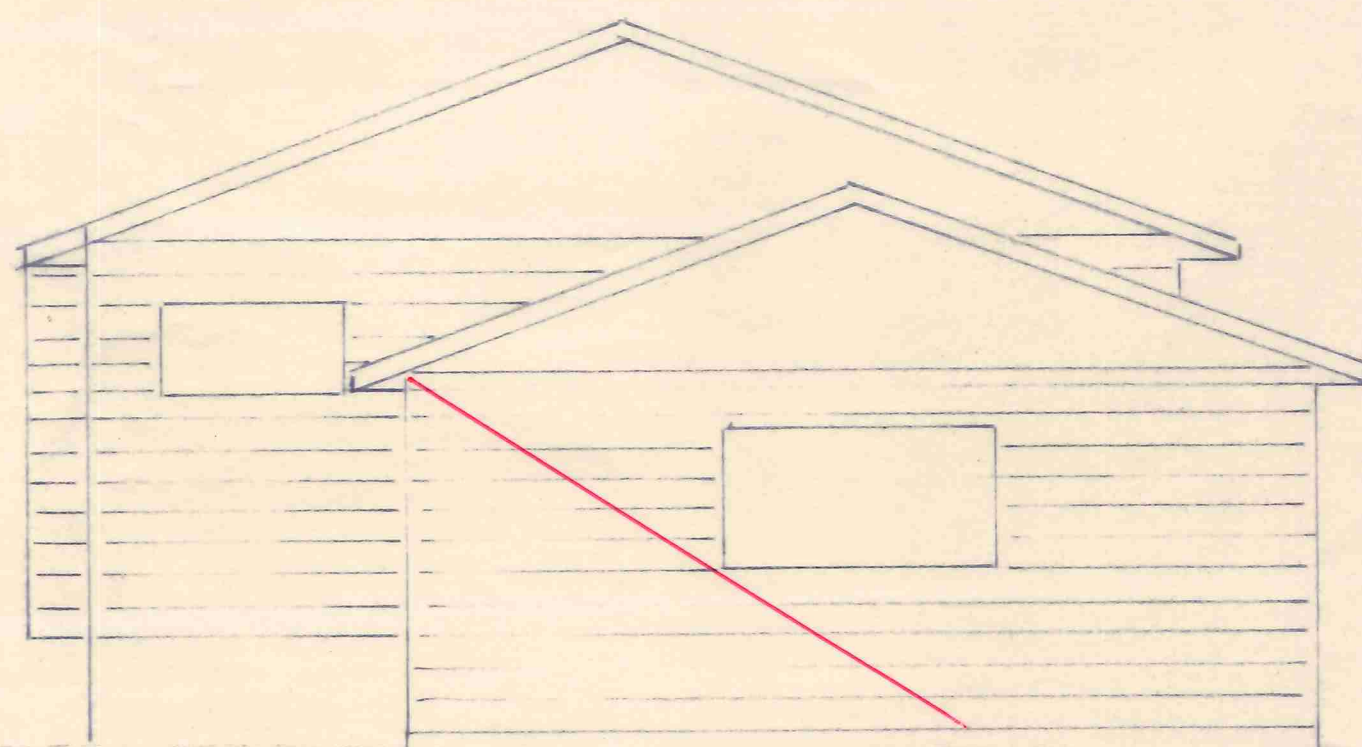
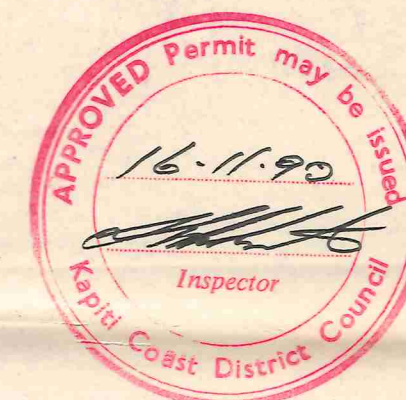


REAR ELEVATION (SOUTH)

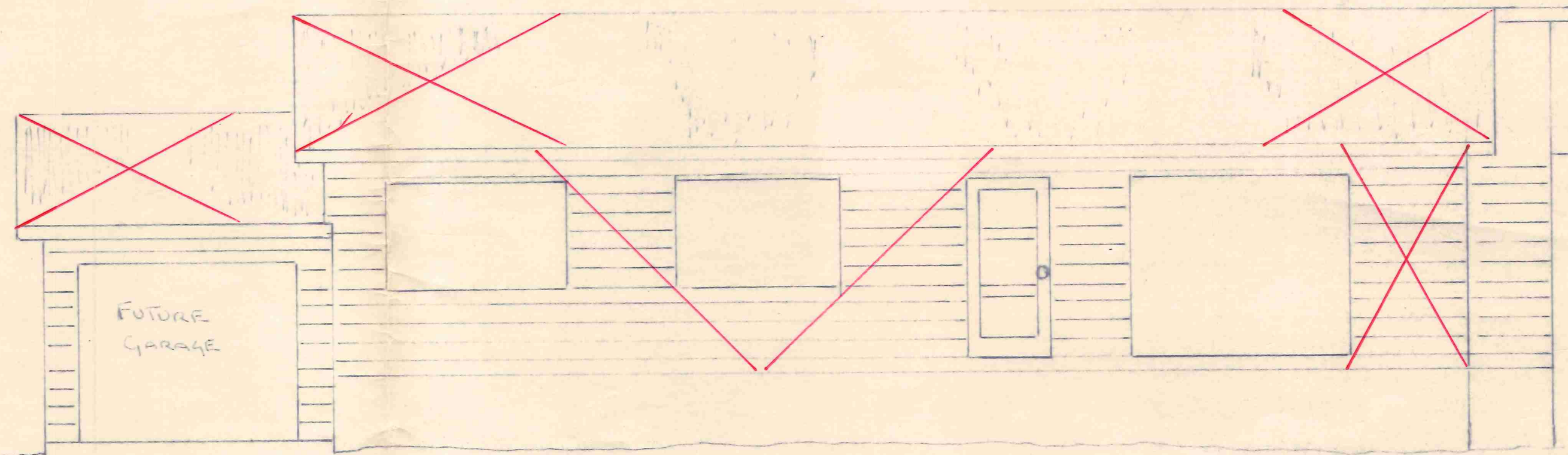


SIDE ELEVATION (WEST)

ROOF PLANE BRACING.



SIDE ELEVATION (EAST)



FRONT ELEVATION (NORTH)

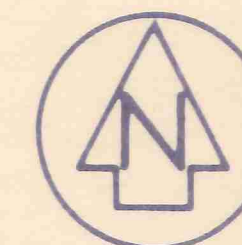
PROPOSED WORKING FOR...
...
...
...
...

ELEVATIONS NORTH SOUTH SCALE 1:50
EAST WEST

BUILDER JOHN GATES
P.O. Box 51144
Tawa

DRAWN 24-4-90
PLAN NO DD1010
PAGE 2

20
D. P. 6 5 3 0 2



Approvals

REGISTERED OWNERS

PURSUANT TO SECTION 314 OF THE LOCAL GOVERNMENT ACT 1974 I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE BUILDING CONTAINING FLAT 1 AS SHOWN OR DESCRIBED HEREON COMMENCED ON OR AFTER THE 1ST DAY OF APRIL 1979 AND EVERY BUILDING PERMIT NECESSARY FOR THE CONSTRUCTION THEREOF AS SHOWN OR DESCRIBED HAS BEEN GRANTED BY THE KAPITI COAST DISTRICT COUNCIL PURSUANT TO ITS BYLAWS.

DATED AT _____ THIS _____ DAY OF _____ 1991.

GENERAL MANAGER.

FOR AREAS SUBJECT TO RESTRICTIVE COVENANTS AND LABELLED A-B; SEE LEASES.

Total Area

Comprised in

I, WILLIAM MARK EDGAR of Paraparaumu Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at this day of 19 Signature

Field Book p. Traverse Book p.
Reference Plans DP 65302

Examined Correct

Approved as to Survey

...../...../..... Chief Surveyor

Deposited this day of 19

District Land Registrar

File 15520
Received
Instructions

LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. III KAPITI
NZMS 261 SHT RECORD MAP No

FLAT 1 ON LOT 17 D.P. 65302

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT

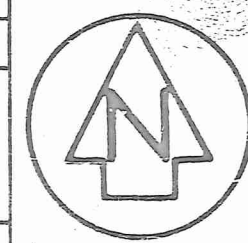
Surveyed by CUTTRISS MCKENZIE MARTIN LTD

Scale 1:200 Date January 1991

2

D.P. 58389

MEMORANDUM OF EASEMENTS			
PURPOSE SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT	
RIGHT OF WAY STORMWATER SEWAGE DRAINAGE TELEPHONE & ELECTRICITY	A	LOT 20	LOT 17
STORMWATER & SEWAGE DRAINAGE TELEPHONE & ELECTRICITY	B	LOT 20	LOT 17



Approvals
[Signature]
REGISTERED PROPRIETORS

Pursuant to a resolution of the Kapiti Borough Council passed on the 12 day of December 1988 approving pursuant to Section 306 of the Local Government Act 1974 this survey plan conditional upon the granting or reserving of the easements shown in the memorandum endorsed hereon and certifying that the plan is in accordance with the requirements and provisions of the operative district scheme, the common seal of the Kapiti Borough Council was affixed hereto in the presence of



[Signature]
TOWN CLERK

In the matter of this Land Transfer plan and pursuant to section 306(1)(4)(i) of the Local Government Act 1974 I hereby certify that all the conditions shown on or referred to on the scheme plan of subdivision have been complied with to the satisfaction of the Kapiti Borough Council.

Dated at Paraparaumu this day of 1988.

TOWN CLERK

Lot 17
Has/Have no Frontage
to a Public Road.

Total Area 1.8413 ha.

Comprised in C.T. 33D/349 Pt.

ROBERT EDWARD LENDRUM, of UPPER HUTT
Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to the proviso to section 33(2) of the Surveyors Act 1966 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.

Dated at UPPER HUTT this 21st day of February 1988 Signature *[Signature]*

Field Book 5833 p. 42-53 Traverse Book 451 p. 127-144

Reference Plans D.P. 47503 & 58389 & 58389

S.D. 34523 & M.L. 5221 D.P. 63442 & 63443

Examined A.H. Correct R. Gilbert

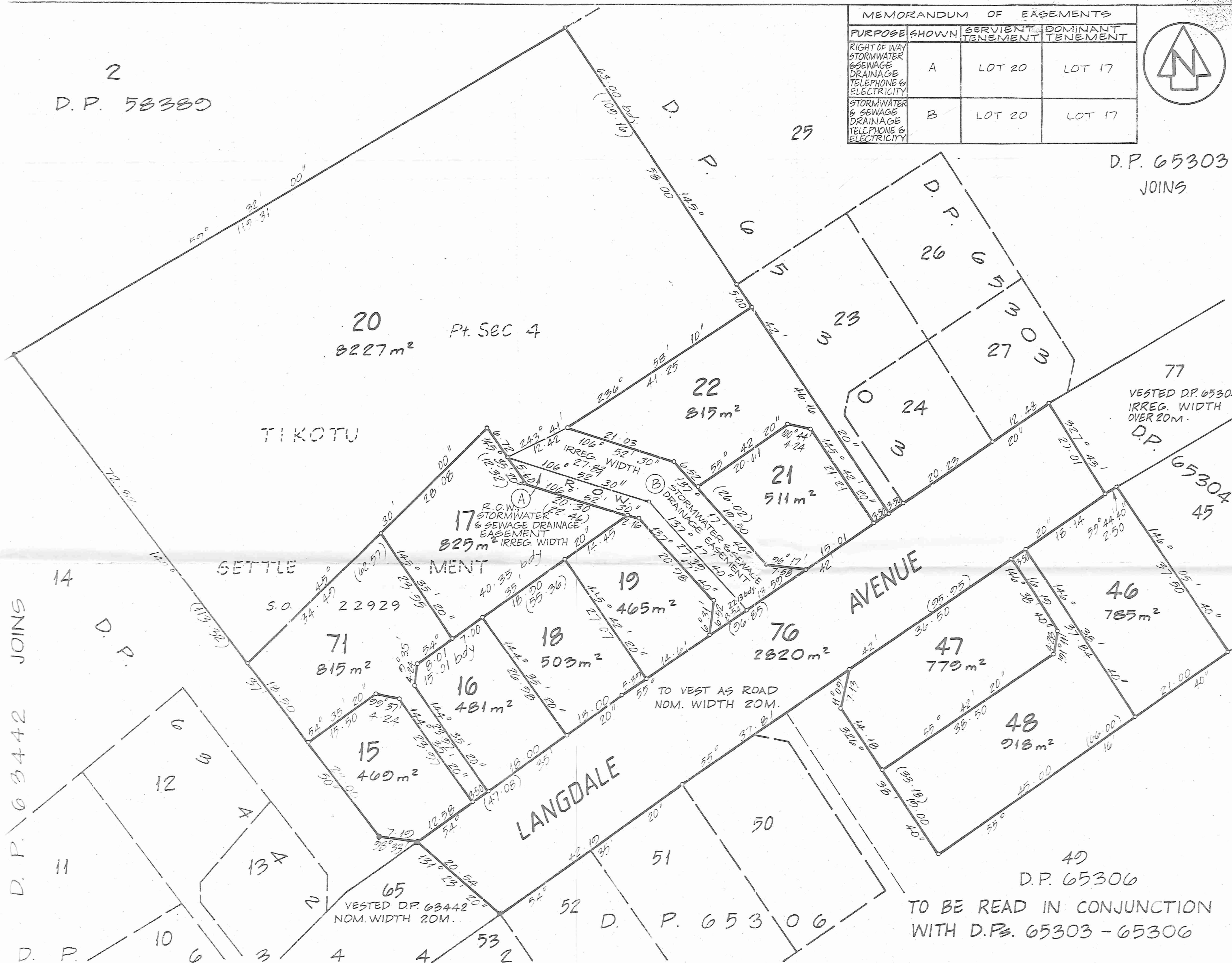
Approved as to Survey
19/12/1988 *[Signature]* Chief Surveyor

Deposited this 3rd day of MAY 1989

Assistant *[Signature]* District Land Registrar

File 8179
Received 26.10.88
Instructions

65302

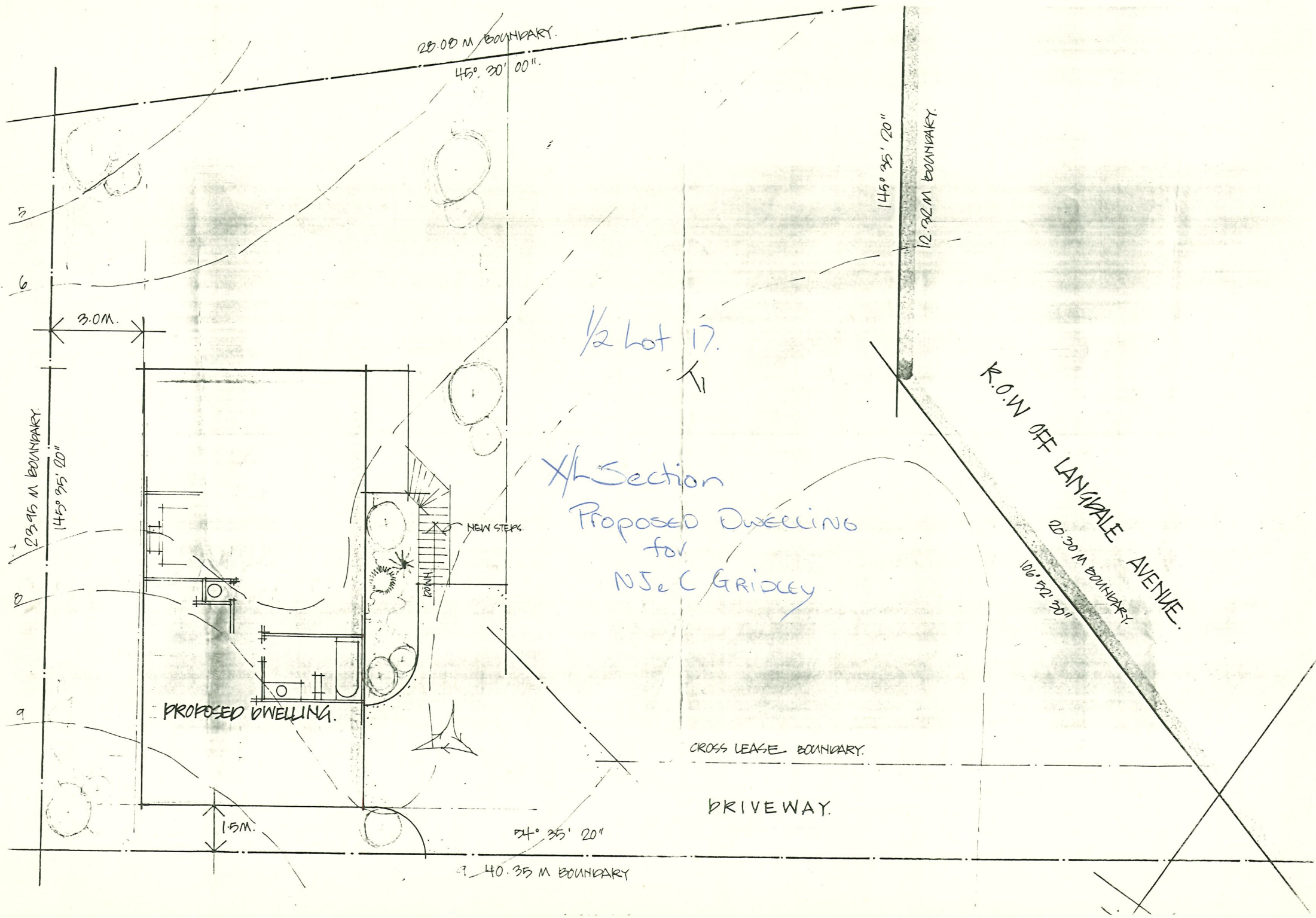


LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. III KAPITI
NZMS 261 SHT R 26 RECORD MAP No 57-11

LOTS 15-22, 46-48, 71 & 76 BEING SUBDIVISION OF
Pt. Sec. 4 TIKOTU SETTLEMENT S.O. 22929

TERRITORIAL AUTHORITY KAPITI BOROUGH
Surveyed by CUTTRISS, MCKENZIE, MARTIN LTD.
Scale 1:500 Date DECEMBER 1987

PARAPARAUMU BEACH 5



20.00 M BOUNDARY.
45° 30' 00"

145° 35' 20"
10.30 M BOUNDARY.

R.O.W OFF LANGVALE AVENUE.
20.30 M BOUNDARY.
106° 42' 30"

1/2 Lot 17.

X/L Section
Proposed Dwelling
for
NSE C GRIDLEY

3.0M.

23.95 M BOUNDARY.
145° 35' 20"

NEW STEPS

DOWN

PROPOSED DWELLING.

CROSS LEASE BOUNDARY.

DRIVEWAY.

1.5M.

54° 35' 20"

40.35 M BOUNDARY

