

# Sharalyn Fraser *Agency*

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# CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004

Consent No: 030033



The Building		
Street address of building:	34 HOROPITO ROAD, WAIKANAE	Building name:
Current, Lawfully established, use:	Residential Dwelling	Location of building within site/block number:
Level/unit number:		Intended life of the building if 50 years or less:
Legal description of land where building is located:	LOT 17 DP 14994	Year first constructed:
The Owner		
Name of owner:	J & S Adin	Street address /registered office:
Contact person:		Phone numbers:
Mailing address:	34 HOROPITO ROAD, WAIKANAE	Landline: 04 2933573
Email address:		Mobile:
Website:		Daytime:
		After hours:
		Facsimile number:
First point of contact for communications with the Kāpiti Coast District Council:		
Building Work		
Building Consent No:	030033	Issued by: Kāpiti Coast District Council
Project Description:	ADDS/ALTS TO DWELLING	

## Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that:  
(a) the building work complies with the building consent.

Russell Brook – Team Leader – Site Inspections

On behalf of Kāpiti Coast District Council

Date: 18 March 2015



**KAPITICOAST**  
DISTRICT COUNCIL  
CODE COMPLIANCE CERTIFICATE  
Section 43(3), Building Act 1991

**Applicant**

MR & MRS ADIN  
34 HOROPITO ROAD  
WAIKANAE

**Consent Details**

Consent/PIM No.: 970491  
Date issued: 12/05/97  
Valn No: 1494137100

**Project Descrn:** ALTERATIONS, REPAIRS or EXTENSIONS  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
INSTALL YUNCA WEDJ 2000 FIRE

**Intended Life:** SPECIFIED AS 5YRS YEARS

**Intended Uses:** RESIDENTIAL

**Project Location:** 34 HOROPITO ROAD, WAIKANAE

**Legal Description:** LOT 17 DP 14994

**Estimated Value:** \$ 1,500

The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the following details are \$ 0.00.

This is a final code compliance certificate issued in respect of all the building work under the above building consent.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: Am Roush BUILDING CONTROL OFFICER DATE: 12/5/97



# KAPITICOAST

DISTRICT COUNCIL

## CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

**Applicant**

MR JOHN ADIN  
34 HOROPITO ROAD  
WAIKANAE

**Consent Details**

Consent/PIM No.: 970052  
Date issued: 5/02/97  
Vain No: 1494137100  
Overseer: S Copp

**Project Descrn:** NEW CONSTRUCTION  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
SEWER CONNECTION

**Intended Life:** INDEFINITE, BUT NOT LESS THAN 50 YEARS

**Intended Uses:** SANITATION

**Project Location:** 34 HOROPITO ROAD, WAIKANAE

**Legal Description:** LOT 17 DP 14994

**Estimated Value:** \$ 1,500

The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the following details are \$ 0.00.

This is a final code compliance certificate issued in respect of all the building work under the above building consent.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: John Rosch BUILDING CONTROL OFFICER DATE: 5-2-97

## SCALE OF FEES

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

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

# Horowhenua County Council

PERMIT No. 1225  
1011031

LOCALITY Waikanae

DATE RECEIVED 15:7:80 DATE ISSUED 18:8:80

## APPLICATION FOR BUILDING PERMIT

OWNER'S NAME R.E. & G.M. Smith

FOR OFFICE USE ONLY

REMARKS:

*d/r by hand.*

**APPROVED**  
B. Todd  
COUNTY ENGINEER.  
DATE 8-18-80

ESTIMATED VALUE OF WORK		FEES	
Over	Not exceeding		
	\$400 and not exceeding	\$400	\$3.00
		\$600	\$4.50
		\$800	\$6.00
		\$1,000	\$7.50
		\$1,200	\$9.00
		\$1,400	\$10.50
		\$1,600	\$12.00
		\$1,800	\$13.50
		\$2,000	\$15.00
		\$2,500	\$18.00
		\$3,000	\$21.00
		\$3,500	\$24.00
		\$4,000	\$27.00
		\$5,000	\$31.50
		\$6,000	\$36.00
		\$7,000	\$40.50
		\$8,000	\$45.00
		\$9,000	\$49.50
		\$10,000	\$54.00
		\$12,000	\$60.00
		\$14,000	\$66.00
		\$16,000	\$72.00
		\$18,000	\$78.00
		\$20,000	\$84.00
		\$25,000	\$96.00
		\$30,000	\$108.00
		\$35,000	\$120.00
		\$40,000	\$132.00
		\$50,000	\$147.00
		\$60,000	\$162.00
		\$70,000	\$177.00
		\$80,000	\$192.00
		\$90,000	\$207.00
		\$100,000	\$222.00
		\$120,000	\$237.00
		\$140,000	\$252.00
		\$160,000	\$267.00
		\$180,000	\$282.00
		\$200,000	\$297.00
		\$240,000	\$315.00
		\$280,000	\$330.00

For every \$40,000 or part thereof in excess of \$280,000 add additional fee of \$15.00

### FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans for approval ..... \$6.00

For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building ..... \$6.00

For inspecting old timber before re-using the same in a new building ..... \$6.00

For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid ..... \$6.00

For inspecting any timber or building outside the County prior to re-using or re-siting within the County (plus car mileage allowance) ..... \$6.00

For structurally checking plans and specifications by Council's Engineers, an increase of 25% of the building permit fee based upon the total value of the work will be charged.

**NOTE.—**

1 All Plans and Specifications must be in ink.

Valuation Book No. 1496/301 Date 14 July 1980

# APPLICATION FOR BUILDING PERMIT

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

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

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the under-mentioned particulars in Waikanae RIDING.

1. Type of Building: Dwelling additions  
Dwellings, etc.; additions or alterations.

Particulars of Building: Foundations: CONC. Walls: TIMBER Roof: IRON

Total floor area: \_\_\_\_\_ sq. metres.

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

3. Allotment: Lot: 17 D.P.: 14994 Section: \_\_\_\_\_  
Area: \_\_\_\_\_ Block: \_\_\_\_\_ S.D. \_\_\_\_\_ Locality: \_\_\_\_\_

4. Owner's Full Name: R.E. + G.M. Smith  
Address: 34 Heripito Rd Waikanae

5. Previous Owner  If Section has been recently transferred

6. Frontage (Length): \_\_\_\_\_ Name of Street or Road: Heripito Rd

7. Estimated Value of Building— \$31,500 : 35,000  
Plumbing and Drainage— \$3,500 : Total \$ 26,800 ;

8. Fees \$ 120-00 : No. of Receipt 16015  
See Scales of Fees on Back Page.

Building Research Levy \$ 35-00 : Footpath Damage Deposit \$ \_\_\_\_\_

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

NOTE:—The following MUST accompany this Application:—

### Plans and Specifications in Duplicate to be provided.

Together with every application there shall be submitted to the Engineer, in duplicate, detailed plans, elevations, cross sections, and specifications, which shall together furnish complete details of design and qualities and descriptions of all materials of construction and workmanship, and which shall be of sufficient clarity to show to the satisfaction of the Engineer the exact nature and character of the proposed undertaking and the provision made for full compliance with the requirements of the By-laws including:

- (a) A Floor plan of each floor level;
- (b) An elevation of each external wall;
- (c) The type and location of each foundation element (for example; reinforced masonry foundation wall. Anchor pile, cantilevered pile, etc.);
- (d) Adequate information on all subfloor, floor, wall and roof framing, including the type and location of each subfloor brace, diagonal brace, and wall bracing element and the number of bracing units assigned to each wall bracing element;
- (e) The type and location of cladding, sheathing and lining.
- (f) Where a building requires Plumbing and Drainage Work, a separate application form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant [Signature] 6264 WAE. as BUILDER or OWNER.

Address 34 Heripito Rd Waikanae

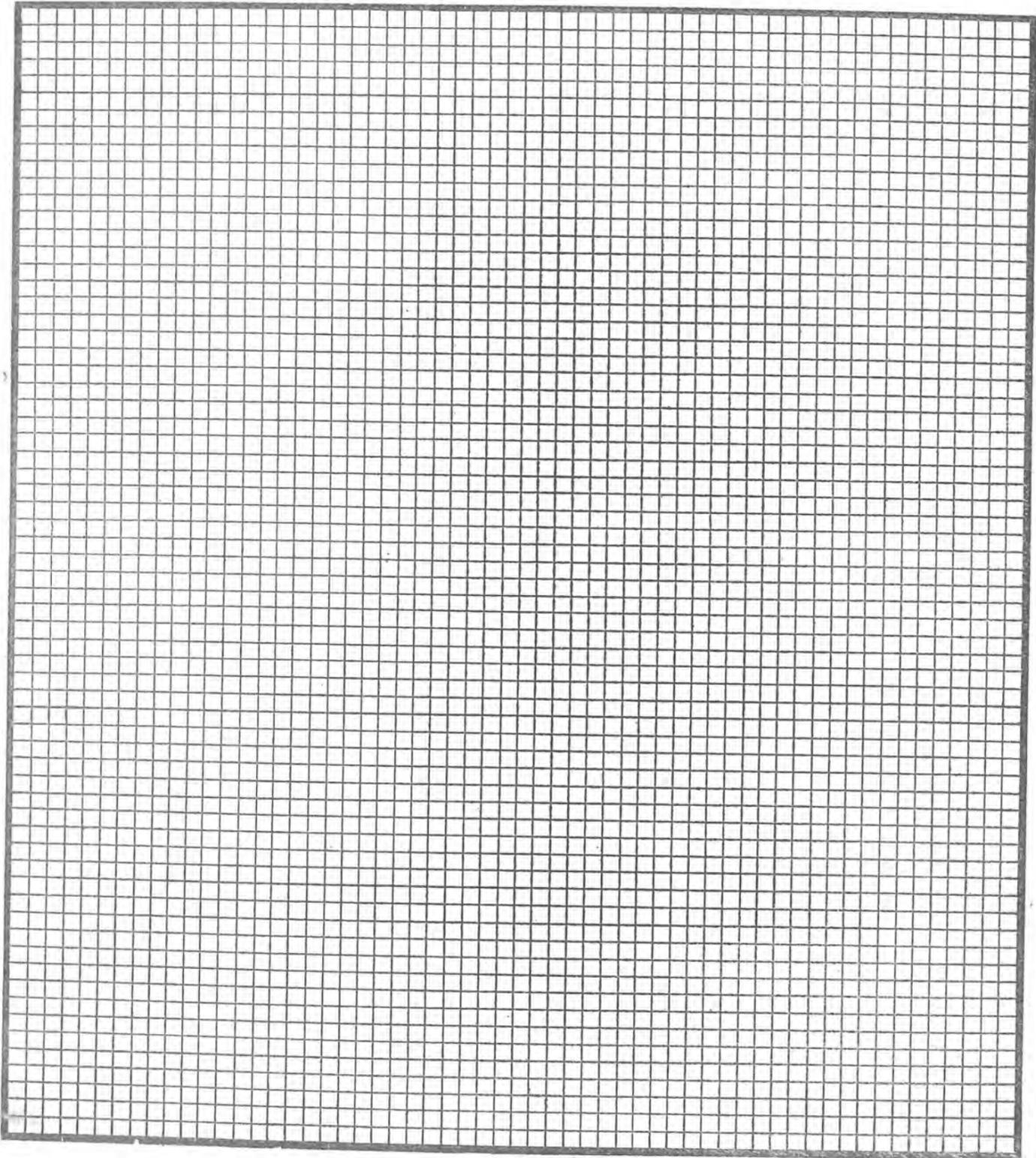
Builder's Name and Address  if not the applicant as ABOVE

# PLAN OF ALLOTMENT

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

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

Frontage to \_\_\_\_\_ Road



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

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

**Construction Review**

Issued by AH Mann Registration Number 07202

To Kapiti Coast District Council

In respect to the following

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

Installed at 34 Horopito Rd Wairarapa

Building Consent No. 030033

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

Signed [Signature] Date 21/8/2013

Validity authenticated

17 SEP 2013

Signature: [Signature]

## SCOPE OF INSPECTION SHEET

Date 17-3-15 BCA 030033 Inspection No. ....

Time ..... Documents on site YES / NO

Owner Name Adm Project Description alts

Site Address 34 Haropito Rd Restricted Building Work YES / NO

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)

*\* Recheck*  
*\* received email covering missed bathroom inspections.*  
*\* Durability amendment approved.*

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

Site instruction issued .....

Confirmation of person on site Result:  Pass  Fail

Name ..... LBP No. ....

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

Agreed, Tom Adin Sign [Signature]  
(Print Name)  
 Officer Name Andrew Sign [Signature]

Information entered into data base  Initial ..... Date 1/1/15

## 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 60601, Paraparaumu, 5254.
2. The information is available for public inspection as part of the Building Record of the property concerned. It can be viewed at 175 Rimu Road, Paraparaumu, 5032.
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 SINGLE RESIDENTIAL

Date 17-3-15 BCA 920043 Inspection No. ....

Time ..... Documents on site YES / NO

Owner Name Andra Project Description alt

Site Address 34 Horopito Rd Restricted Building Work YES / NO

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 type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> NA
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### FINAL – Exterior

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

### FINAL – Interior

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

### FINAL – Intertency/Commercial

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

Road Crossing Complete	P	F	NA	Energy Certificates supplied	P	F	NA	Final Check Complete	<input checked="" type="radio"/> Y	<input type="radio"/> N
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Officer Name: Andra Sign: [Signature] Date: 17/3/15

**SCOPE OF INSPECTION SHEET**

Date 6-3-15 BCA 030033 Inspection No. \_\_\_\_\_  
 Time \_\_\_\_\_ Documents on site YES / NO YES  
 Owner Name Adin Project Description alts  
 Site Address 34 Horopito Rd Restricted Building Work YES / NO NO

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) \_\_\_\_\_

\* Recheck  
 \* received - roof warranty, elec certs gas cert.  
 Shower liner now sealed. Smoke detectors placed.

\* Asbuilt drainage not required as existing pipe work  
 and new work connected into existing private  
 sewer P.S. not required as pipe in subfloor and  
 piped services P.S. supplied.

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

Site instruction issued  
 \* ~~report from NZHHA member for structural~~  
~~condition of woodburner.~~  
 \* evidence of bathroom work not inspected by  
 KCDC  
 \* Durability Modification Amendment if CCL is to be  
 issued.

Confirmation of person on site Result: Pass Fail  
 Name \_\_\_\_\_ LBP No. \_\_\_\_\_

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

Agreed, Tom Adsh Sign \_\_\_\_\_  
(Print Name)  
 Officer Name Andrew Sign \_\_\_\_\_

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

## 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:

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

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**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.

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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.

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**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.

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2. The information is available for public inspection as part of the Building Record of the property concerned. It can be viewed at 175 Rimu Road, Paraparaumu, 5032.
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.

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## FINAL INSPECTION SINGLE RESIDENTIAL

Date 6-3-15 BCA 230033 Inspection No. \_\_\_\_\_

Time \_\_\_\_\_ Documents on site YES / NO

Owner Name \_\_\_\_\_ Project Description Sub

Site Address 24 Harrop's Rd Restricted Building Work YES / NO

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

### FINAL - Interior

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

### FINAL - Intertency/Commercial

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

Road Crossing Complete	P	F	NA	Energy Certificates supplied	<input checked="" type="radio"/> P	F	NA	Final Check Complete	<input checked="" type="radio"/> Y	<input checked="" type="radio"/> N
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Officer Name: Andrew Sign: [Signature] Date: 6.3.15

## SCOPE OF INSPECTION SHEET

Date 16-9-2013 SR or BCA 030033 Inspection No. ....  
 Time 11:00 Documents on site  YES  NO  
 Owner Name Adin Project Description ATB  
 Site Address 34 Horopito Rd

Building  Plumbing  
 Circle appropriate Type & Inspection Other .....

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

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

Notes *\* all work completed as consent. Work on bathroom appears to have no council inspections.*  
*\* H.W.S. has been changed for an internal infinity system, installed to ceiling cavity and connection to main street supply.*  
*\* cladding appears to be in average/good condition. (cedar w/B stained)*  
*\* stormwater to existing.*  
*\* wood burner is installed.*  
*\* paper work required - ① private sewer PS. ② 100t warranty.*

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

Site instruction issued ① seal top of shower liner ② report for wood burner ③ durability modification amendment only if a CCC will be issued will advise owner. ④ smoke detector to 2 central bedrooms. ⑤ gas cert ⑥ evidence for bathroom work not inspected by KCOC. ⑦ elec cert for family room. ⑧ 100t warranty as built drainage plan from draughtlayer.

Confirmation of person on site Result:  Pass  Part pass  Fail

Name ..... LBP No. ....

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

Agreed, SHEILA ADIN (Print Name) Sign [Signature]

Officer Name [Signature] Sign [Signature]

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

## SCOPE OF INSPECTION

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

**Engineer – Civil/Structural/Fire/Geotechnical:** An engineer has been engaged to carry out inspections on behalf of the owner. Please ensure those inspections are carried out. A 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 16-9-2013 SR or BCA 030033 Inspection No. ....

Time 11:00 Documents on site YES / NO

Owner Name Adin Project Description alt

Site Address 34 Horopito rd

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

### FINAL - Interior

Service areas - floors/walls	<input checked="" type="radio"/> P	F	NA	Food storage/preparation	P	F	<input checked="" type="radio"/> NA	Hot water temp <u>51.0</u>	<input checked="" type="radio"/> P	F	NA
Stair design	P	F	<input checked="" type="radio"/> NA	Ventilation	<input checked="" type="radio"/> P	F	NA	Solid fuel heater	P	<input checked="" type="radio"/> F	NA
Handrails	P	F	<input checked="" type="radio"/> NA	Insulation + clearance	<input checked="" type="radio"/> P	F	NA	Water supply tank	P	F	<input checked="" type="radio"/> NA
Balustrades	P	F	<input checked="" type="radio"/> NA	HWC flues	P	F	<input checked="" type="radio"/> NA	Trap seals + AAV's	<input checked="" type="radio"/> P	F	NA
Lightings	<input checked="" type="radio"/> P	F	NA	HWC valves	P	F	<input checked="" type="radio"/> NA	Cistern flushing	<input checked="" type="radio"/> P	F	NA
Laundering	P	F	<input checked="" type="radio"/> NA	HWC restraint	P	F	<input checked="" type="radio"/> NA	WC pan connection	<input checked="" type="radio"/> P	F	NA
Cooking facilities	P	F	<input checked="" type="radio"/> NA	Tempering valve	P	F	<input checked="" type="radio"/> NA	Septic tank	P	F	<input checked="" type="radio"/> NA
Smoke detectors	P	<input checked="" type="radio"/> F	NA	Glazing - Human Impact	<input checked="" type="radio"/> P	F	NA	Window labels	<input checked="" type="radio"/> P	F	NA

### FINAL - Intertency/Commercial

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

<del>Road Crossing Complete</del>	<del>P</del>	<del>F</del>	<del>NA</del>	<del>Energy Certificates supplied</del>	<del>P</del>	<input checked="" type="radio"/> F	NA	Final Check Complete	<b>Y</b>	<b>N</b>
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Name: Andrew Officer Sign: [Signature] Date: 16/9/2013

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

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

Address:  34 Horopito Rd	Date: 17-3-15
	BC No: 030033

application for code compliance certificate (Form 278) completed	<input checked="" type="radio"/> Y	<input type="radio"/> N
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**Confirm all required inspections have been completed and passed:** Answer:  Yes or No

If inspections have been missed, what supporting info and method of verification has been provided to compensate for missed inspection. (Describe): -----  
-----  
-----  
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Work in accordance with approved consent and approved amendments	<input checked="" type="radio"/> Yes	<input type="radio"/> No
If no, has NTF been issued:	<input type="radio"/> N/A	<input checked="" type="radio"/> No
Have items of non compliance been resolved and NTF uplifted.	<input checked="" type="radio"/> N/A	<input type="radio"/> No

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

**Supporting documentation required in building consent addenda** (Accept in accordance with 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	N/A		✓
plumbing (Form 125) for pressure test and installation piped services	✓	✓	✓
drainage (Form 126) for stormwater installation	N/A		
drainage (Form 127) for private sewer installation	N/A		
a Construction Review (PS4) statement for Structural engineering	N/A		
a Construction Review (PS4) statement for Fire engineering	N/A		
a Construction Review (PS4) statement for Geo-technical engineering	N/A		
Roof cladding warranty	✓		
Solar water heating technical specifications	✓		
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	N/A		
A copy of deck membrane manufacturer's installers warranty/guarantee			
FPIS (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	<input checked="" type="radio"/> N
If "Y" Has it been issued? (Refer note below)	Y	<input checked="" type="radio"/> N
If the new/ revised compliance schedule has not been issued, what action has been taken to ensure it will be issued? Outline:		
-----		
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-----		

*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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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: AM

Date: 17/3/15

Name: Andrew

Co-reviewer:

Signature: Russell Brook

Date: 18/3/15

Name: Russell Brook

# Zincalume®

## Residential Warranty and Maintenance Requirements

SUPPLY DATE: JUNE 2009

PROPERTY OWNER John Adin  
SITE ADDRESS 34 Horopito Road, Waikanae 5036, New Zealand  
SITE ENVIRONMENT Moderate  
BUILDING TYPE Residential  
ROLLFORMER Dimond Palmerston North

WARRANTY THAT PRODUCT:	ROOFING	WALL CLADDING	GUTTERS/DOWNPIPES	FASCIA
Will not perforate through corrosion:	15 Years	-	-	-

The product manufactured from Zincalume® coated steel is subject to normal wear and tear, which may include variable darkening or dirt collection. Minor white corrosion, which may appear at unwashed tension bends or cut edges, is a natural weathering phenomenon of Zincalume® coated steel and does not constitute a failure of the coating system.

This warranty is issued by New Zealand Steel Limited and is subject to the following terms and conditions:  
(Note: all New Zealand Steel literature referred to in this warranty is that which is current at the time of installation and is available from the rollformer or [www.nzsteel.co.nz](http://www.nzsteel.co.nz))

- The maintenance programme specified on the reverse **BEING STRICTLY ADHERED TO and documented.**
- The warranty periods stated above start from the date the material is supplied to site.
- The installed pitch of the roof is equal to or greater than 3°, or the minimum recommended for the profile, whichever is greater.
- The product is only used in the environments and applications as recommended in the *Environmental Categories and Product Maintenance Recommendations* brochure (or on-line *Guidelines for Use*).
- The product is designed, formed, stored, handled and installed in accordance with recommendations given in *Specifiers and Builders Guide*, (on-line - *Guidelines for Use*), *Information Bulletins* and *NZ Metal Roof and Wall Cladding Code of Practice*.
- This warranty covers the Zincalume® material only and no accessories supplied which include, without limitation, fasteners, soft edge and building wrap.
- All warranties, conditions, liabilities and obligations other than those specified in this warranty are excluded to the fullest extent allowed in law. In particular, where the product is supplied for the purpose of business, the guarantees contained in the Consumer Guarantees Act 1993 do not apply.
- Failure of the material or the coating partially or wholly due to one or more of the following causes is not covered by this warranty:
  - Use of the product in severe or very severe environments.
  - Physical damage during or after installation, including scratching, contact with other metal items, incorrect installation of external objects such as air-conditioning units, PV/Solar energy systems, and failure to remove swarf.
  - Contact with soil, ash, fertilizer, moisture retaining substances.

- Contact with or runoff from lead or copper and other dissimilar metals, chemical agents, green or wet timber or treated timber.
- Water entrapment or ponding for any reason.
- Mechanical damage, chemical attack, corrosion or other damage sustained during transport, handling, storage, installation or subsequent to installation.
- Attack from chemical or other agents, fumes, solids or liquids other than direct rain or run-off falling onto the product under warranty.
- Application of post paint treatments or systems.
- Failure to install, use and maintain the product in accordance with NZ Steel's guidelines and applicable industry standards.
- Underside corrosion as a result of high humidity, condensation or pollution generated within a building.
- Failure to replace corroded fasteners, or use of incorrect fasteners.
- Corrosion arising from lapped areas of end-lapped sheets.
- The product having been inappropriately stored prior to installation.
- Causes beyond the control of New Zealand Steel or the roofing manufacturer, including earthquakes, fires, cyclones, tornadoes, storms, hurricanes, lightning, hail, volcanic activity and other similar extreme "Acts of God".
- Actions by other persons.

If Zincalume® coated steel has failed to perform as warranted, then a claim, in writing, specifying in what respect the Zincalume® has failed to perform, must be made within the applicable warranty period, to New Zealand Steel who will at its sole option repair or replace (including labour) the affected material or provide a refund equal to the cash value based on the cost of the then current New Zealand Steel equivalent product. All claims must be accompanied by this original warranty document. A new warranty will be issued to cover the balance of the original warranty offer for perforation protection where repair or replacement is made, this period is not extended in case of replacement. Neither the roofing manufacturer named below nor New Zealand Steel will be liable for any consequential loss or damage except as may be required under any mandatory statutory provisions. Nothing in this warranty is intended to exclude or limit any rights consumers may have under the Consumer Guarantees Act 1993.

New Zealand Steel and/or the roofing manufacturer reserve the right to inspect a building prior to issuing of the warranty and/or to inspect and conduct tests as necessary at any time after a claim is made under this warranty and accordingly have access to the property.



For more information call 0800 100 523, visit [www.nzsteel.co.nz](http://www.nzsteel.co.nz),  
mail us at [Direct\\_Box\\_02124\\_Auckland\\_4142](mailto:Direct_Box_02124_Auckland_4142), or email us at [info@nzsteel.co.nz](mailto:info@nzsteel.co.nz)



## PRODUCT USAGES

Roofing with a Metric profile and a pitch of 45 degrees  
■ Will not perforate through corrosion for 15 years

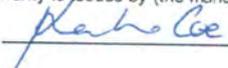
Coil References: T294970: 0.4mm

## SIGNATURES

Installed by Roofing Direct Ltd.

 June 2009

This Warranty is issued by (the manufacturer): Dimond Palmerston North

Signed:  Position: CSR Date: 30/5/14

## MAINTENANCE PROGRAMME

All roofing and cladding products are subject to the cumulative effects of weather, dust and other deposits. Normal rain-washing will remove accumulated atmospheric contaminants from roofs. Gutters must be regularly inspected to remove debris, which may cause ponding.

ENVIRONMENT	MODERATE ISO CATEGORY 3	SEVERE ISO CATEGORY 4	VERY SEVERE ISO CATEGORY 5
Roof	Rain washing	Not warranted	Not warranted
Wall Cladding	Manual washing every 6 months	Not warranted	Not warranted
Gutters, fascias and unwashed or high risk areas	Manual washing every 3 months	Not warranted	Not warranted

Environment zones are described in detail in the *Environmental Categories and Product Maintenance Recommendations* brochure. If your building is within 1000 metres of the sea or in an area with a corrosive environment you should check these Categories.

Regular washing of Zinalume® products increases the durability by reducing attack from airborne salts and pollutants. Zinalume® surfaces should be manually washed with water and a sponge or a soft nylon-bristled brush. For large areas it may be appropriate to use water blasting at pressures up to 20 MPa.

Note: High Risk areas include around flues, chimneys and extractor vents, under television aerials and trees and sites prone to mould, lichen, bird droppings or debris.

Zinalume® is a registered trademark of Bluescope Steel Limited.



For more information call 0800 100 523, visit [www.nzsteel.co.nz](http://www.nzsteel.co.nz),  
mail us at Private Bag 92121, Auckland 1142, or email us at [info@colorsteel.co.nz](mailto:info@colorsteel.co.nz)



# Electrical Certificate of Compliance

No. **1824559**

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

No. of attachments

## CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **ADEN** Phone:

Address of installation **34 Horopito st Waikanae.**

Postal address of customer (if not as above)

## WORK DETAILS

No. of lighting outlets **2**  No. of ranges **1** **Oven**  
 No. of socket outlets **7**  No. of water heaters **1** **HOB**  
Was any installation work carried out by the homeowner?  Yes  No

Please tick (✓) as appropriate where work includes:  
 Mains  Main earthing system  
 Switchboard  Electric lines

Description **Kitchen alteration**  
**rewired & fitted off**  
**to meet all regulations**  
**& standards.**

It is recommended that test results be recorded here:

Visual Examination   
Earth Continuity   
Bonding   
Polarity

Insulation Resistance \_\_\_\_\_ Mohm

Other \_\_\_\_\_

If necessary attach any pages with sketches of work done

## CERTIFICATION OF WORK

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

### ELECTRICAL WORKER DETAILS

Name **Paul Grant**  
Registration no. **I 2994**  
Company **OHAGAN**  
Signature **Grant**  
Date   
Contact Ph No.

### CERTIFICATION OF ELECTRIC LINES

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

Name   
Registration no.   
Company   
Signature **6 MAR 2015**  
Date   
Contact Ph No.

## INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

New mains  Switchboard  Earthing system  Installation work in hazardous areas

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

Name  Registration no.   
Signature  Date   
Contact Ph No.

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

# Electrical Certificate of Compliance

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

No. **3123303**

No. of attachments

## CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **JOHN ADIN** Phone: \_\_\_\_\_

Address of installation **34 HOROPITO RD WAIKANAE**

Postal address of customer (if not as above) \_\_\_\_\_

## WORK DETAILS

No. of lighting outlets  
 No. of socket outlets  
 No. of ranges  
 No. of water heaters  
 Was any installation work carried out by the homeowner?  
 Yes  No

Please tick (✓) as appropriate where work includes:  
 Mains  Main earthing system  
 Switchboard  Electric lines

Description **WIRE & INSTALL  
 CEILING SWEEP FAN  
 IN KITCHEN - DINING  
 AREA**

It is recommended that test results be recorded here:

Visual Examination   
 Earth Continuity   
 Bonding   
 Polarity   
 Insulation Resistance \_\_\_\_\_ Mohm  
 Other \_\_\_\_\_

If necessary attach any pages with sketches of work done

## CERTIFICATION OF WORK

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

### ELECTRICAL WORKER DETAILS

Name **DALE BLAKELEY**  
 Registration no. **E12214**  
 Company **BRENT OHAGAN ELEC**  
 Signature **[Signature]**  
 Date **6/4/10**  
 Contact Ph No. **027-2499502**

### CERTIFICATION OF ELECTRIC LINES

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

Name \_\_\_\_\_  
 Registration no. **- 6 MAR 2015**  
 Company \_\_\_\_\_  
 Signature **[Signature]**  
 Date \_\_\_\_\_  
 Contact Ph No. \_\_\_\_\_

## INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

New mains  Switchboard  Earthing system  Installation work in hazardous areas

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

Name \_\_\_\_\_ Registration no. \_\_\_\_\_  
 Signature **N/A** Date \_\_\_\_\_  
 Daytime Contact Ph No. \_\_\_\_\_



# Electrical Certificate of Compliance

No. **3344471**

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. of attachments

**To be completed whether or not an Inspection is required.**

### CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer *Mrs Adin* Phone: *042933573*

Address of installation *34 Horopito Rd Waiakanae*

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

<input checked="" type="checkbox"/> No. of lighting outlets	<input checked="" type="checkbox"/> No. of ranges	Please tick (✓) as appropriate where work includes:
<input checked="" type="checkbox"/> No. of socket outlets	<input checked="" type="checkbox"/> No. of water heaters	
Was any installation work carried out by the homeowner?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<input checked="" type="checkbox"/> Mains <input checked="" type="checkbox"/> MEN Switchboard closest to point of supply <input checked="" type="checkbox"/> Main earthing system <input checked="" type="checkbox"/> Electric lines

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

*Run New Circuit feed to Kitchen to split load on existing Circuit. Protect with 20A RCBO.*

### 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 **MAR 2015**
- 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

Signature: *[Signature]*

### ELECTRICAL WORKER DETAILS

Name <i>Neil Murphy</i>	Registration No. <i>I2928</i>
Company <i>Bruce Electrical</i>	Contact Ph No. <i>042987053</i>
Signature <i>[Signature]</i>	Date <i>14-8-10</i>

### 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 \_\_\_\_\_ Registration No. \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Contact Ph No. \_\_\_\_\_

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66 1000) for the purposes of the Electricity (Safety) Regulations 2010.



# Certificate of Verification

VC no **000566**

## Installation Details

Client: John Aden

Address of installation (to which this certificate refers):

34 Horopito Road  
Waikerana

## This certificate covers verification of:

- ~~• An existing electrical installation following disconnection from supply for greater than 6 months Reg 74 (Electrical Inspector)~~
- ~~• An existing installation of a caravan park in accordance with Reg 75 & AS/NZS 3001:2008 (Electrical Inspector)~~
- ~~• An existing installation of a boat marina in accordance with Reg 75 & AS/NZS 3004.1:2008 (Electrical Inspector)~~
- ~~• An existing installation on which no work has been carried out and is not subject to Regulation 73~~
- An MEN system of installation
- ~~• Existing Mains work~~

## Details of installation Verification:

Due to Coc being misplaced for attention  
COU was required by council. All tests out  
OK.

## Note:

The COV does not satisfy the obligations under regulation 66(1)(a) if the person carries out prescribed electrical work, to have the work certified.

Also refer Reg 71(3) (a) (b) (c) Inspection of Prescribed Electrical Work & 74(3) Reconnection or restoring supply to certain low voltage installations.

## Certification:

I have carried out a Verification of the above installation in accordance with AS/NZS 3019:2007 and I certify the installation meets the requirements detailed in section 3, 4 or 5 of AS/NZS Standard for the issue of a Certificate of Verification.

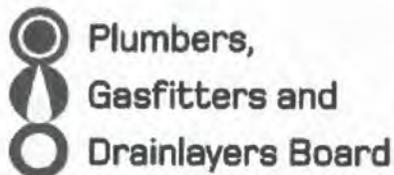
AS/NZS 3019: 2007 in accordance with section 3  section 4  section 5  **6 MAR 2015**

Name (name person who carried out the verification): Andrew Carroll **Signature:** [Signature]

Registration Class and Number: I 258075

Signature: [Signature]

Date: 28/05/2014



# GASFITTING CERTIFICATE OF COMPLIANCE

Pursuant to the Gas Act 1992 and the Gas (Safety and Measurement) Regulations 2010

## ENERGY WORK CERTIFICATE

(Pursuant to the Building Act 2004)

**Certifier Copy. This certificate is not transferable**

Level 9, 70 The Terrace

PO Box 10655, Wellington 6143

Tel 04 494 2970, Fax 04 494 2975

www.pgdb.co.nz

Consumer: John & Sheila Adin  
 Installation Address: 34 Horopito Road

Waikanae 5036

Vehicle Registration:  
 Vessel Registration:

Certificate Number: **670278**  
 Gas Supplier: Genisis  
 Category: Domestic  
 Type (Regulation 44(1)): ADTN  
 Gas Type: NG  
 Certification Date: 29 Aug 2011

**Test Results:** 5 min Duration  
 2.90kPa test pressure  
 0.00kPa Loss / Gain  
 2.73kPa Working pressure

**Other Testing:** Combustion & Ventilation  
**Test Date:** 23 Aug 2011

### DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Qty	Item Type	Item Location	Make/ Model	Input Rate	Flue Type	Flue Location	Vent Type	Vent Location
1	Pipework							
1	Water heater continuous flow	Roofspace	Rinnai HD 200i	195	Forced Draught Flue (Power)	Thro roof	Mechanical	From outside

#### I certify that:

1. I Certify that all appliances and fittings worked on by me or by persons working under my supervision are safe to connect to a gas supply and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
2. I Certify that the Gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
3. I Certify that the Gasfitting work to which this certificate applies does NOT include work on an appliance or fitting imported or manufactured for the consumers use.

#### Installer(s) supervised by certifier

Authorisation No:  
 Name:  
 Authorisation No:  
 Name:

#### Certificate Owner

Authorisation No: 04770  
 Name: Ambrose, Charles Robert  
 Company:

Validity authenticated

#### Signed: Certifier

Authorisation No: 04770  
 Name: Ambrose, Charles Robert

- 6 MAR 2015

Signature:



# Electrical Certificate of Compliance

No. **3524329**

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. of attachments

**To be completed whether or not an Inspection is required.**

### CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer Mrs Aidn Phone: \_\_\_\_\_

Address of installation 34 Horopiko Rd 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

<input checked="" type="checkbox"/> No. of lighting outlets	<input type="checkbox"/> No. of ranges	Please tick (✓) as appropriate where work includes:
<input type="checkbox"/> No. of socket outlets	<input type="checkbox"/> No. of water heaters	
Was any installation work carried out by the homeowner? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<input checked="" type="checkbox"/> Mains	<input type="checkbox"/> Main earthing system
	<input checked="" type="checkbox"/> MEN Switchboard closest to point of supply	<input type="checkbox"/> Electric lines

Description of work carried out (If necessary attach any pages with work done) Install power point for infinity

**Validity authenticated**

17 SEP 2013

*[Signature]*

### 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

### ELECTRICAL WORKER DETAILS

Name <u>Kegan Foote</u>	Registration No. <u>E14529</u>
Company <u>Big heel Electrical Services Ltd.</u>	Contact Ph No. <u>04 9022549</u>
Signature <u>[Signature]</u>	Date <u>8/8/11</u>

### 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 _____	Registration No. _____
Signature _____	Date _____
	Contact Ph No. _____

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66 1000) for the purposes of the Electricity (Safety) Regulations 2010.



Safety • Competency

# Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

**To be completed whether or not an inspection is required.**

No. **1620668**

No. of attachments

### CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **JOHN + STEILA ADIN**

Phone:

Address of installation **34 HOROPITO RD, WAIKANAE**

Postal address of customer (if not as above)

### WORK DETAILS

No. of lighting outlets       No. of ranges  
 No. of socket outlets       No. of water heaters  
 Was any installation work carried out by the homeowner?       Yes       No

Please tick (✓) as appropriate where work includes:

Mains       Main earthing system  
 Switchboard       Electric lines

Description

**INSTALL 2 HT/R SATU**

**1 HEATER "**

**R.T R.C.D TO SW/SD**

It is recommended that test results be recorded here:

Visual Examination   
 Earth Continuity   
 Bonding   
 Polarity   
 Insulation Resistance \_\_\_\_\_ Mohm  
 Other \_\_\_\_\_

If necessary attach any pages with sketches of work done

### CERTIFICATION OF WORK

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

#### ELECTRICAL WORKER DETAILS

Name **DAVE BLANKLEY**

Registration no. **E12214**

Company **BLEN'S ELECTRICAL**

Signature **[Signature]**

Date **5/7/04**

Contact Ph No. **0274489015**

#### CERTIFICATION OF ELECTRIC LINES

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

Name **Validity authenticated**

Registration no.

Company **17 SEP 2013**

Signature **[Signature]**

Date **Signature:** **[Signature]**

Contact Ph No.

### INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

New mains       Switchboard       Earthing system       Installation work in hazardous areas

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

Name

Registration no.

Signature

Date

Contact Ph No.

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

## Andrew Hawea

---

**From:** Andrew Hawea  
**Sent:** Tuesday, 10 March 2015 1:25 p.m.  
**To:** 'Tom Adin'  
**Subject:** RE: Bathroom code of compliance

Thanks for the email. Showed my team leader the letter you supplied and the PS covering the wood burner and everything appears to be fine. The Durability Amendment has been lodged so CCC will be issued once this has been approved.

Regards

Andrew Hawea  
Building Control Officer  
Āpiha Whakatū Whare

Kāpiti Coast District Council  
Tel 04 296 4607

[www.kapiticoast.govt.nz](http://www.kapiticoast.govt.nz)

-----Original Message-----

**From:** Tom Adin [<mailto:t.adin@hotmail.com>]  
**Sent:** Monday, 9 March 2015 1:45 p.m.  
**To:** Andrew Hawea  
**Subject:** Bathroom code of compliance

My name is Tom Adin and I was the builder who did the work on the bathroom at 34 horopito rd ,Waikanae.

The renovation work was done to the same specs as the existing building with a timber frame subfloor with 200x45 joist at 405mm centers with and extra 2 150x150 timber piles in concrete at 1meter deep.

The new wall was lined with 2.7 r pinkbatts and gib aqualine.

The window was flashed with thermacraft tape and an aluminum flashing compliant to E2 standards.

The roof was continued with 3additional rafters 250x45 at 800mm apart

Feel free to reply with any questions  
Regards,  
Tom

Sent from: Lenovo B6000-F

## Andrew Hawea

---

**From:** Tom Adin <t.adin@hotmail.com>  
**Sent:** Monday, 9 March 2015 1:45 p.m.  
**To:** Andrew Hawea  
**Subject:** Bathroom code of compliance

My name is Tom Adin and I was the builder who did the work on the bathroom at 34 horopito rd ,Waikanae.

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The roof was continued with 3additional rafters 250x45 at 800mm apart

Feel free to reply with any questions

Regards,

Tom

Sent from: Lenovo B6000-F

# THE HEATING CENTRE LTD

53 KAPITI ROAD, PARAPARAUMU  
PO BOX 298, PARAPARAUMU 5254  
PHONE/FAX (04) 298-6556  
Email: heatingcentre@paradise.net.nz



Suppliers and installers of the most modern Wood Burners, Parts, Hearths and Spa Pools

19 May 2014

TO WHOM IT MAY CONCERN:

The Yunca woodburner installed at 34 Horopito Road, Waikanae is installed to Manufacturers Specifications and would meet the Code of Compliance regulations of today with exception of the flashing which is not to E2 Standards.

Paul Gardiner  
NZ HOME HEATING ASSN 3002



# RISK EVALUATION OF OLD BUILDING CONSENTS FOR CCC

**BC NUMBER: BC030033      DATE: 18/03/15**

**Address: 34 HOROPITO ROAD, WAIKANAE**

- |  |
|--|
| • <b>Age of consent: <span style="color: red;">Granted 1/04/2003</span></b>  |
| • <b>Have all inspections been carried out and passed by Building Control Officer/certifier: <span style="color: red;">No</span></b> |
| • <b>Is property of low, medium, or high risk: <span style="color: red;">Low</span></b>  |
| • <b>Complexity of design: <span style="color: red;">Simple alteration</span></b>  |
| • <b>Have items of non-compliance been resolved and NTF uplifted if any: <span style="color: red;">Yes</span></b>                    |

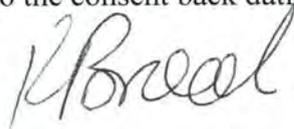
**Application for Code Compliance Certificate (Form 278) completed?**

**What Paper work is required?**

Copy of electrical certificate	Supplied
Copy of gas certificate	Supplied
An "as-built" drainage plan	NA
Plumbing (Form 125) for pressure test and installation piped services	Supplied
Drainage (Form 126) for storm water installation	NA
Drainage (Form 127) for private sewer installation	NA
A Construction Review (PS4) statement for Structural engineering.	NA
A Construction Review (PS4) statement for Fire engineering	NA
A Construction Review (PS4) statement for Geo-technical engineering	NA
Roof cladding warranty	Supplied
Solar water heating technical specifications	NA
Wall cladding/texture coating installation applicator warranty	NA
A copy of the lift certificate	NA
A certificate from the fire alarm installer	NA
A certificate from the sprinkler certifier	NA
A copy of wet-area membrane installer's warranty	NA
A copy of deck membrane manufacturer's installer's warranty/guarantee	NA
FPIS (verifier) Fire Systems Certification	NA
Specified Systems – Make - Model – Location	NA
A copy of windows	NA
A copy of water tank warranty	NA
A copy of septic tank warranty	NA

**Comments:**

Whilst the pre slab & pre line inspection to the bathroom appears to have been missed, all other important inspections have been completed and passed, in addition the builder has supplied a statement to assist in KCDC being able to make an informed decision on compliance with the consented documentation and building code. It can be considered on reasonable grounds after reviewing the documentation, and continued inspections being carried out that all noncompliance issues have been addressed as required. As the property has been well maintained, and there is no evidence of failure in respect to the requirements of B1, B2, E1, E2, & E3 there is no reason why the CCC can not be issued provided an amendment is made to the consent back dating the durability clause of the building code.



Russell Brook

J & S ADIN  
34 HOROPITO ROAD  
WAIKANAE

**Building Consent: 030033**

Dear Sir/Madam

**Building Consent granted subject to a waiver or modification of the  
building code**

**Description:** ADDS/ALTS TO DWELLING  
**Location:** 34 HOROPITO ROAD, WAIKANAE  
**Legal Description:** LOT 17 DP 14994

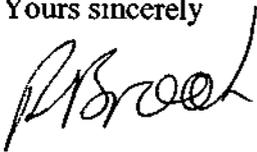
We recently issued you with an amendment to building consent relating to the above building project. The consent was granted subject to a modification of the building code.

The modification granted was with respect to the external cladding complying with clause B2.3.1 from 11/07/2003 instead of from the time of issue of the code of compliance certificate.

This modification applies only to building work carried out under the above building consent.

Please keep this letter with your building consent documentation.

Yours sincerely



Russell Brook  
Team Leader – Site Inspections

The Chief Executive  
Ministry of Business,  
Innovation & Employment  
Level 6, 86 Customhouse Quay  
PO Box 10-729, Wellington

Dear Sir/Madam

**Notification of Building Consent granted subject to a waiver or modification of  
the building code**

**Building Consent:** 030033  
**Description:** ADDS/ALTS TO DWELLING  
**Location:** 34 HOROPITO ROAD, WAIKANAE  
**Legal Description:** LOT 17 DP 14994

We recently issued an amendment to building consent relating to the above building project.

As the consent was granted subject to a modification of the building code, we are notifying you in accordance with section 68 of the Building Act 2004.

The modification granted was with respect to the external cladding complying with clause B2.3.1 from 11/07/2003 instead of from the time of issue of the code of compliance certificate.

Yours sincerely



Russell Brook  
Team Leader – Site Inspections

**FOR COUNCIL USE:**



Department	For Referral	Comments	Approving Officer / Date
Planning			
Plumbing and Drainage			
Building	✓		[Signature] 17.3.2015
Fire Design			
Compliance Sched			
Structural			
Hazardous Substances			
Environmental Hea			
Other.....			
<b>NOTES:</b>			

**AMENDED BUILDING CONSENT APPLICATION COVERSHEET (Green Folder)**

34 Horopito Road, Waikanae

Building Consent No.	030033A
Building Project	Durability modification

**CONSENT DATA INPUT REQUIREMENTS**

✓ Required Inspections	✓ Required Inspections	✓ Required Inspections	✓ Required Inspections
Foundation/Piles	Drainage	Pre-lining (Plumbing)	Final (Dwelling)
Block	Pre-Wrap	Wet areas - membrane	Retaining Wall
Pre-Slab (Plumbing)	Pre-Clad	Post Lining	
Pre-Slab (Building)	Weathertightness	Brick Veneer	
Sub-Floor	Pre-lining (Building)	Retaining Wall	

Office use ✓	Office use ✓
Lapse and cancellation after 12mths of consent	Second hand wood burner certified
Engineer design specific components	Contractor to leave site clean and clear
Foundations to solid bearing of 200mm	To comply with Food Hygiene Regulations 1974
NZS3604 as acceptable solution in terms of NZ Building Code	As in CCZ, all fixings need to be stainless steel
Not approved as Habitable Room	Approval only given for relocation purposes
Note and comply with all endorsements on approved plans	If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
Names and Registration of plumber and drain-layer required	Window sashes on upper levels less than 760mm above floor to have stays fixed
Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	Construction of playground to comply with NZS5828
Hot & Cold water pipes tested to 1500kPa	Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
Roof stormwater to be connected to existing	Textured systems should be applied by licensed, trained applicators – supply warranty
Owner/builder to ensure prop foundation height will allow satisfactory connection	Exterior cladding system to be completed and inspected prior to internal lining
Minimum FFL to comply with NZS3604	
Installation of solid fuel appliance (wood burner) comply and secured	

Act Ref	✓	Standard Consent Conditions	Comment
37		Resource Consent has not yet been obtained	
72 73		Land subject to natural hazard	
75-80		Construction on two or more allotments	

**Non-Standard Addenda**

Yes/No  Compliance Schedule

Yes/No  Office - please see additional consent data comments on next page



APPROVED  
BY  
BUILDING  
Leon  
Smith  
12/03/2015

000001

RECEIVED  
10 MAR 2015  
BY: *Stt*



## DURABILITY MODIFICATION

Address of Property:

34 HOROHIO ROAD  
WAIKANAE

Building Consent Number:

030033.

Request:

Due to the time delay in my application for a Code of Compliance Certificate, I would like to amend the above Building Consent in relation to a modification of durability clause B2.3.1 of the Building Code.

The commencement date for durability is to be backdated to:

Date 11-07-2003

Signature:

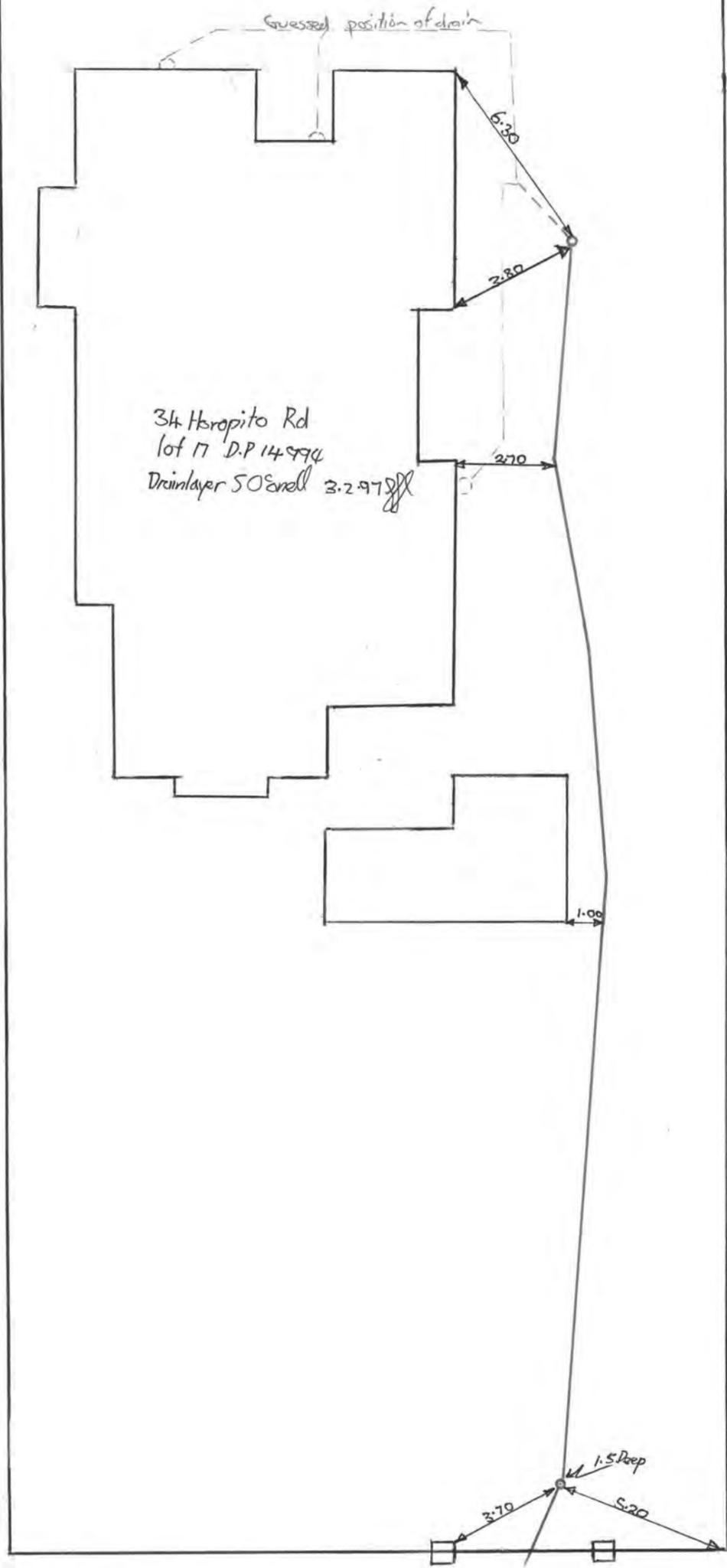
Name: (please print)

John Adin

Signed:

Date

10-3-15



# Amended Plan

HOROPITO ROAD

80 400

LOT 17 D.P. 14994  
 SITE AREA = 1616m<sup>2</sup>  
 DWELLING = 261m<sup>2</sup>  
 COVERAGE = 16.15%

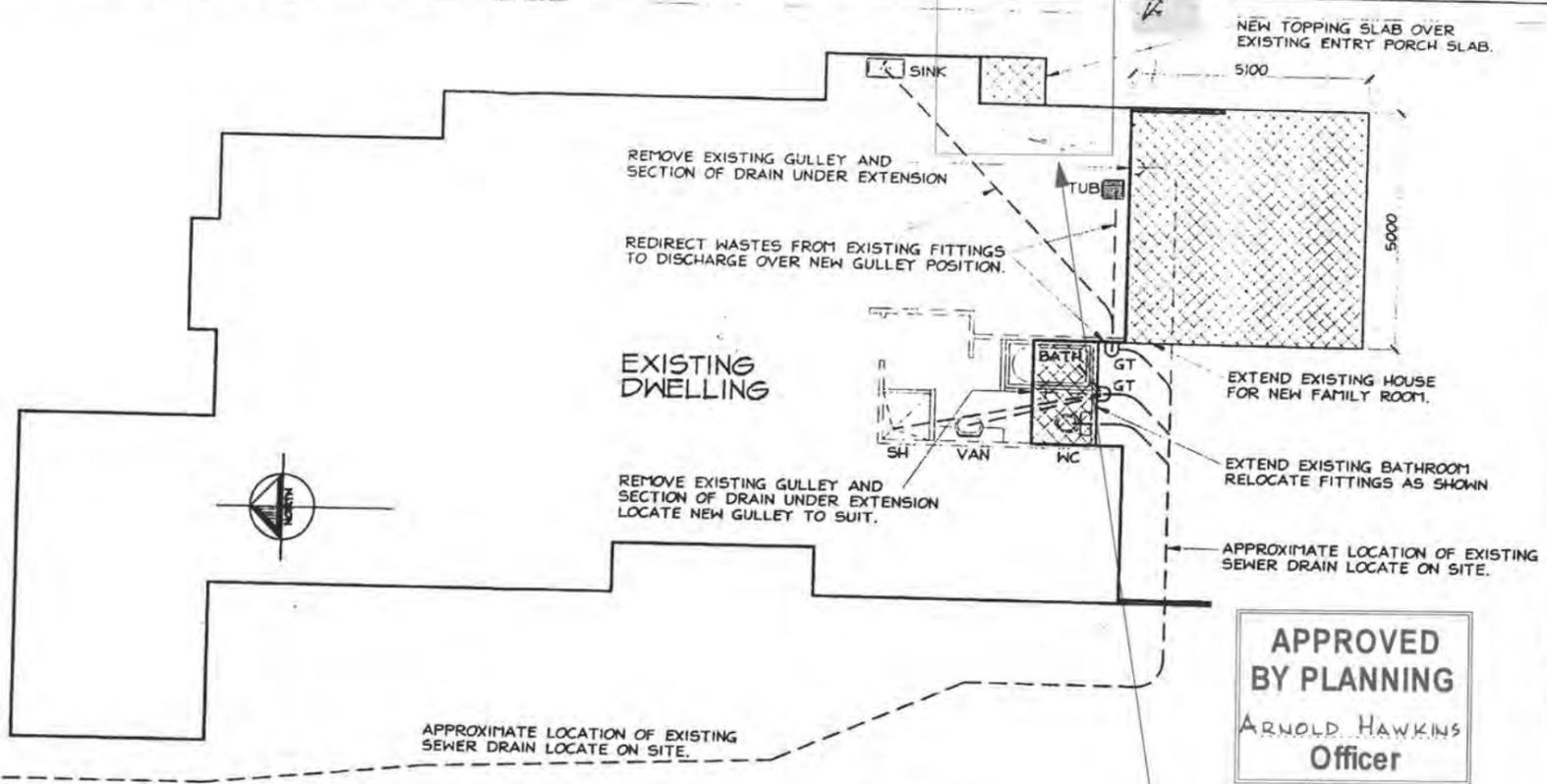
## DRAINAGE / STORMWATER

All works shall be in accordance with AS/NZS 3500. 2.2 : 1996 Plumbing and drainage regulations and in accordance with all BIA NZ statutory regulations and bylaws

Locate existing stormwater and sewer drains on site prior to commencement. Ensure full compliance of new works. Make good to existing as required.

## PLUMBER

Both hot and cold water pipes are to be tested to 1500 Kpa pressure.

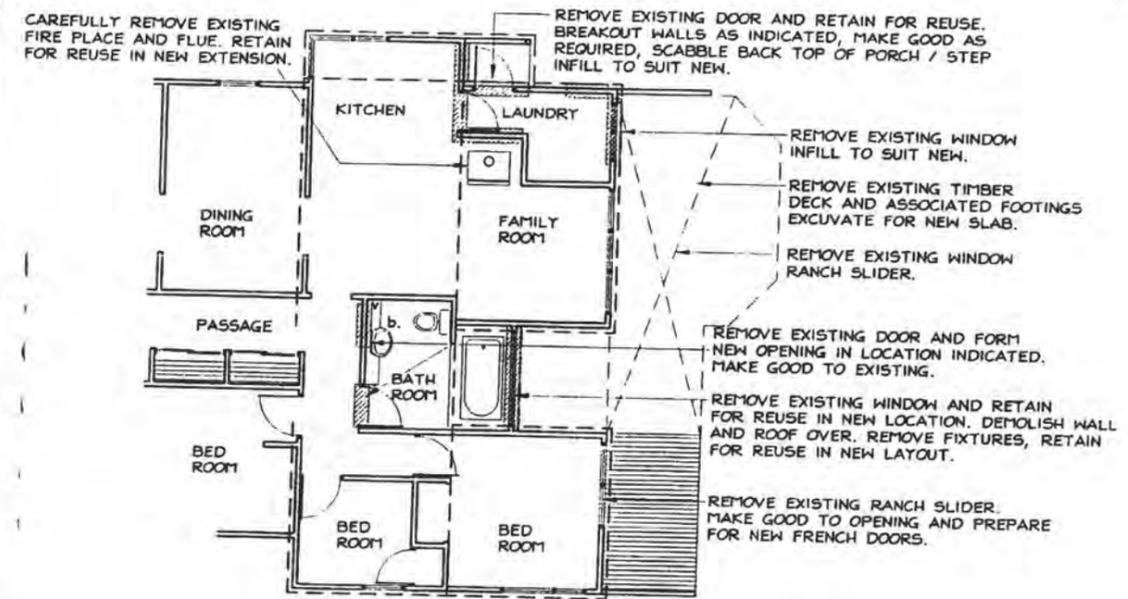


**APPROVED BY PLANNING**  
 ARNOLD HAWKINS  
 Officer

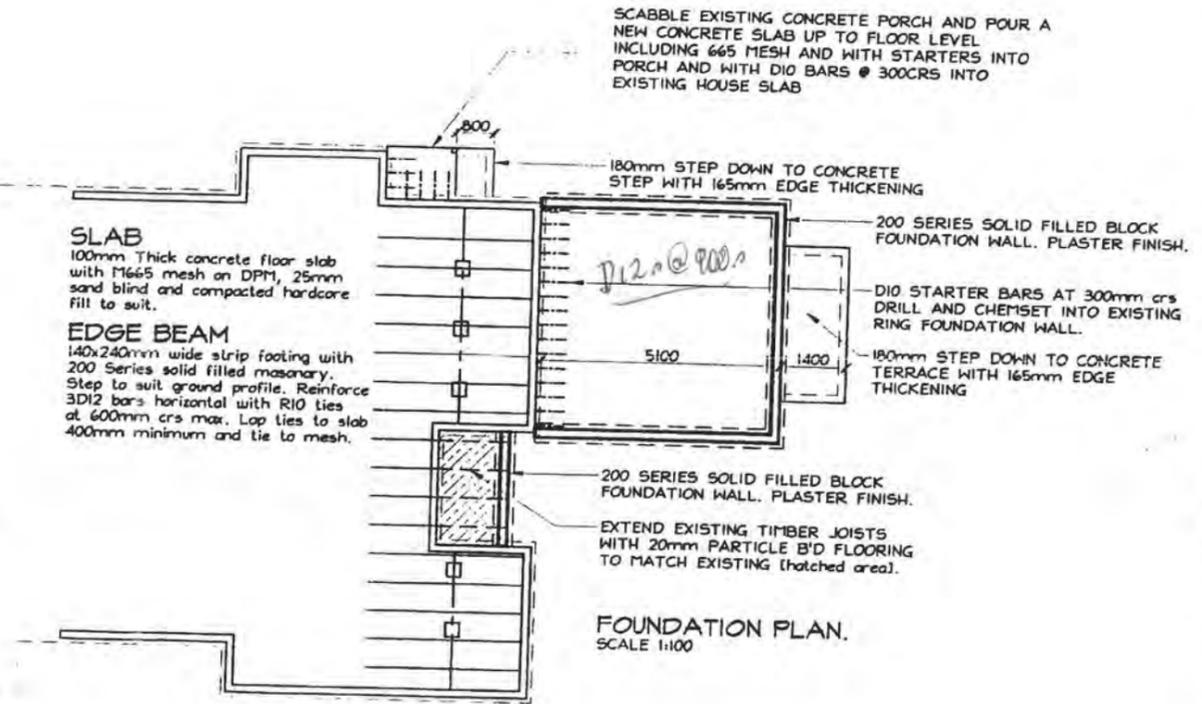
SITE PLAN  
 SCALE 1:100.

17/03/2003  
 INFILL OF EXISTING PORCH WITHIN EXISTING ROOF LINE

80 400



EXISTING FLOOR PLAN  
 SHOWING DEMOLITION



PROJECT: Additions & Alterations for Mr & Mrs Adin  
 34 HOROPITO ROAD, WAIKANAЕ.

**Design Network Kapiti**

REVISIONS:

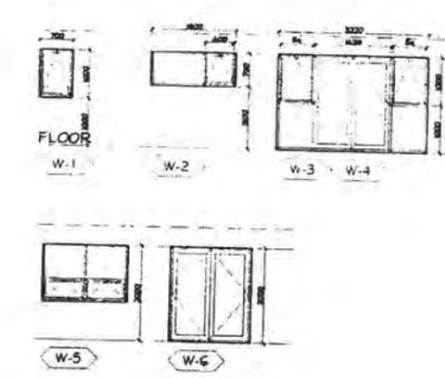
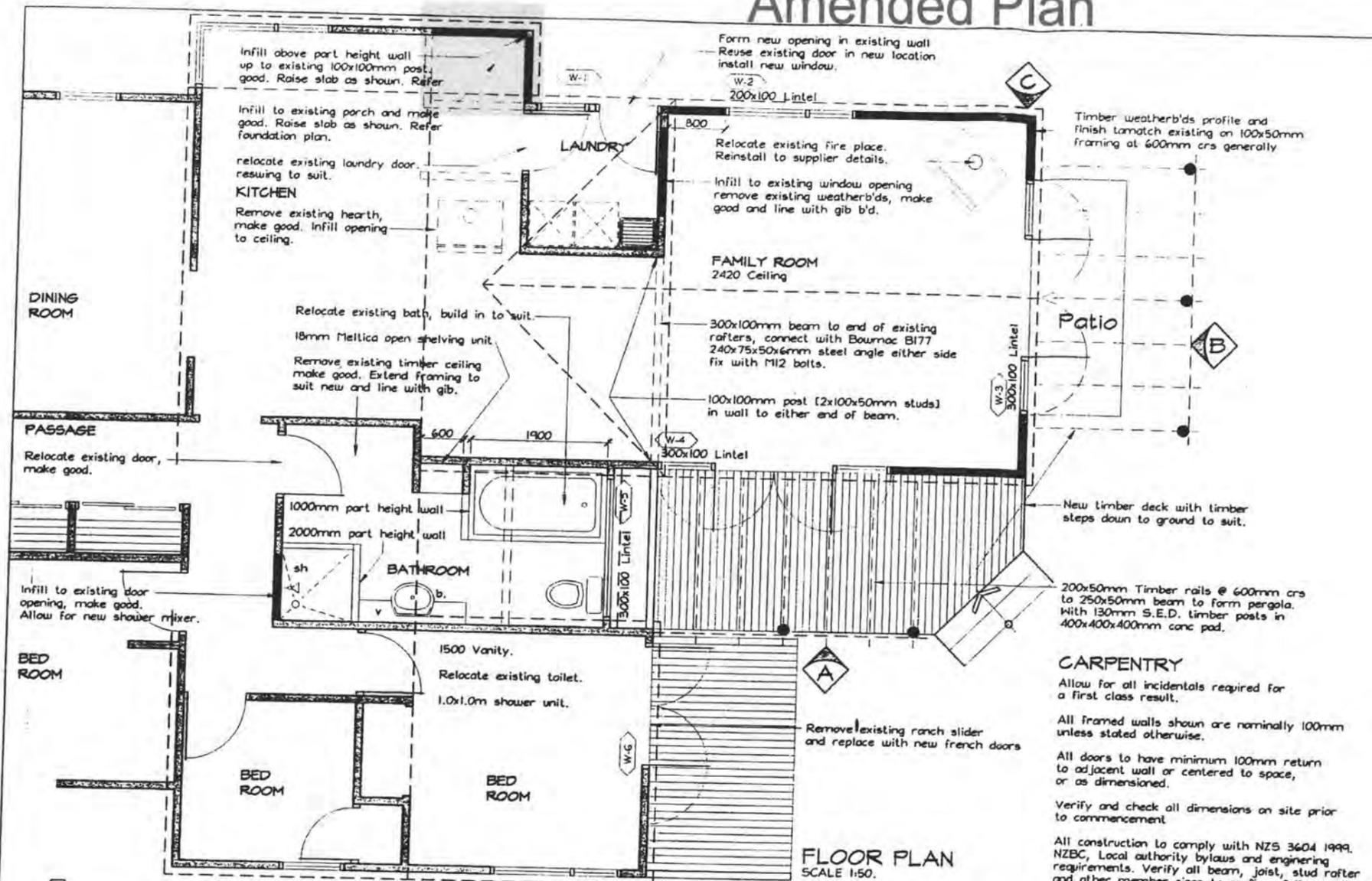
301 Kapiti Road  
 PO Box 1816  
 Paraparaumu Beach  
 New Zealand  
 Tel: 04 902 5505  
 Fax: 04 902 5504  
 Email: kapiti@desnet.co.nz

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE COPYRIGHT. DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS.

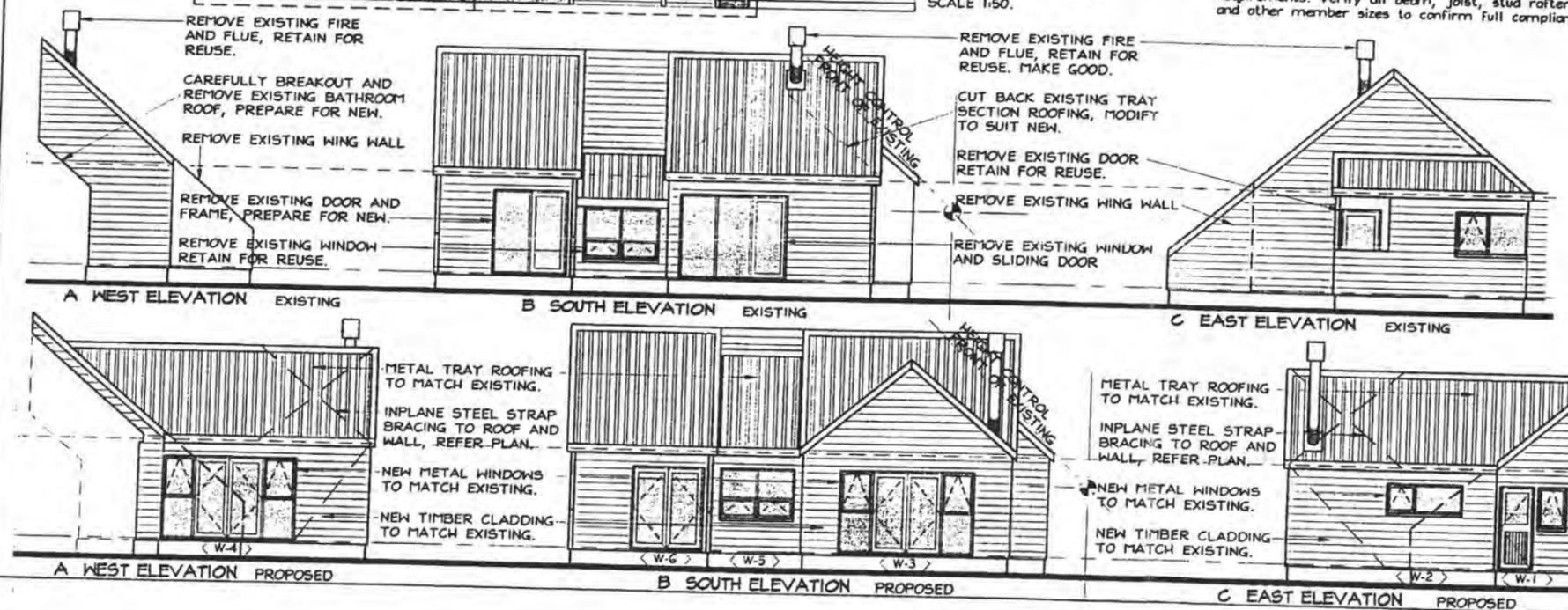
DATE:	06/03/03
DESIGNED:	IAN
DRAWN:	IAN
CAD REF:	-
SCALE:	1:100

JOB/SHEET No:  
**2222/1a**  
 (A2 original) OF 03

# Amended Plan



**CARPENTRY**  
 Allow for all incidentals required for a first class result.  
 All framed walls shown are nominally 100mm unless stated otherwise.  
 All doors to have minimum 100mm return to adjacent wall or centered to space, or as dimensioned.  
 Verify and check all dimensions on site prior to commencement.  
 All construction to comply with NZS 3604 1999, NZBC, Local authority bylaws and engineering requirements. Verify all beam, joist, stud rafter and other member sizes to confirm full compliance.



**PROJECT:** Additions & Alterations for Mr & Mrs Adin  
 34 HOROPITO ROAD, WAIKANAЕ.

**DESIGN NETWORK Kapiti**

**REVISIONS:**

301 Kapiti Road  
 PO Box 1816  
 Paraparaumu Beach  
 New Zealand  
 Tel: 04 902 5505  
 Fax: 04 902 5504  
 Email: kapiti@deanet.co.nz

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE COPYRIGHT. DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS.

DATE:	08/03/03
DESIGNED:	IAN
DRAWN:	IAN
CAD REF:	
SCALE:	1:100
JOB/SHEET No:	<b>2222/2a</b>
(A2 original)	OF 03

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

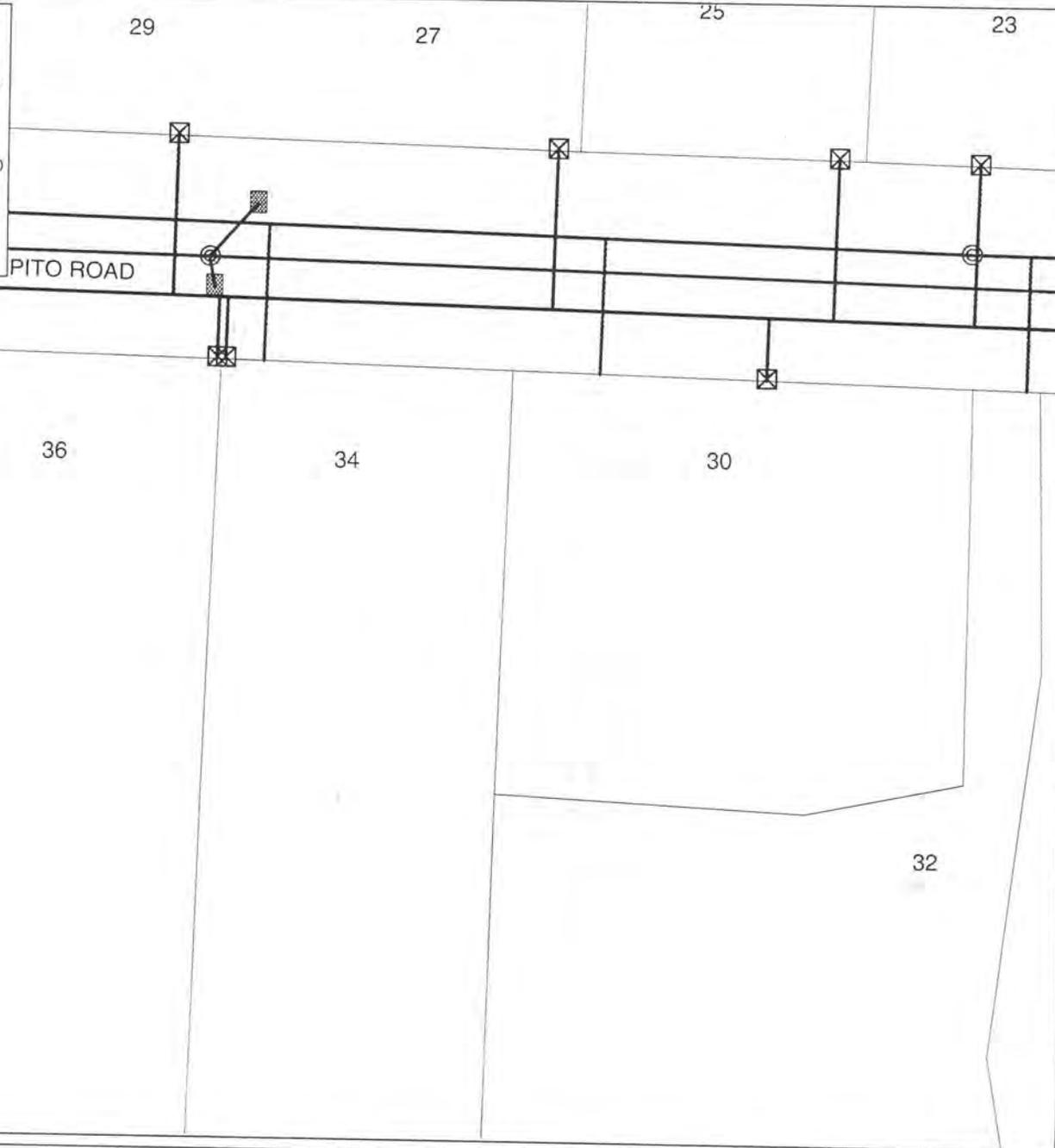
Council services terminate at, or close to, the property boundary and include, tobies, water meters, manifolds or other fittings for water supply or an inspection chamber for a sewerage connection.

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

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

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

Contact Council if in any doubt.



# LEGEND



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

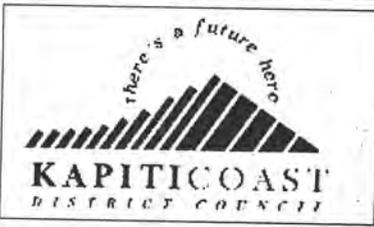
Map Drawn Date: 28/01/2003

Scale: A4 1:450

Date of Aerial Photography: None Shown

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

## SERVICE NETWORK



ROPITO

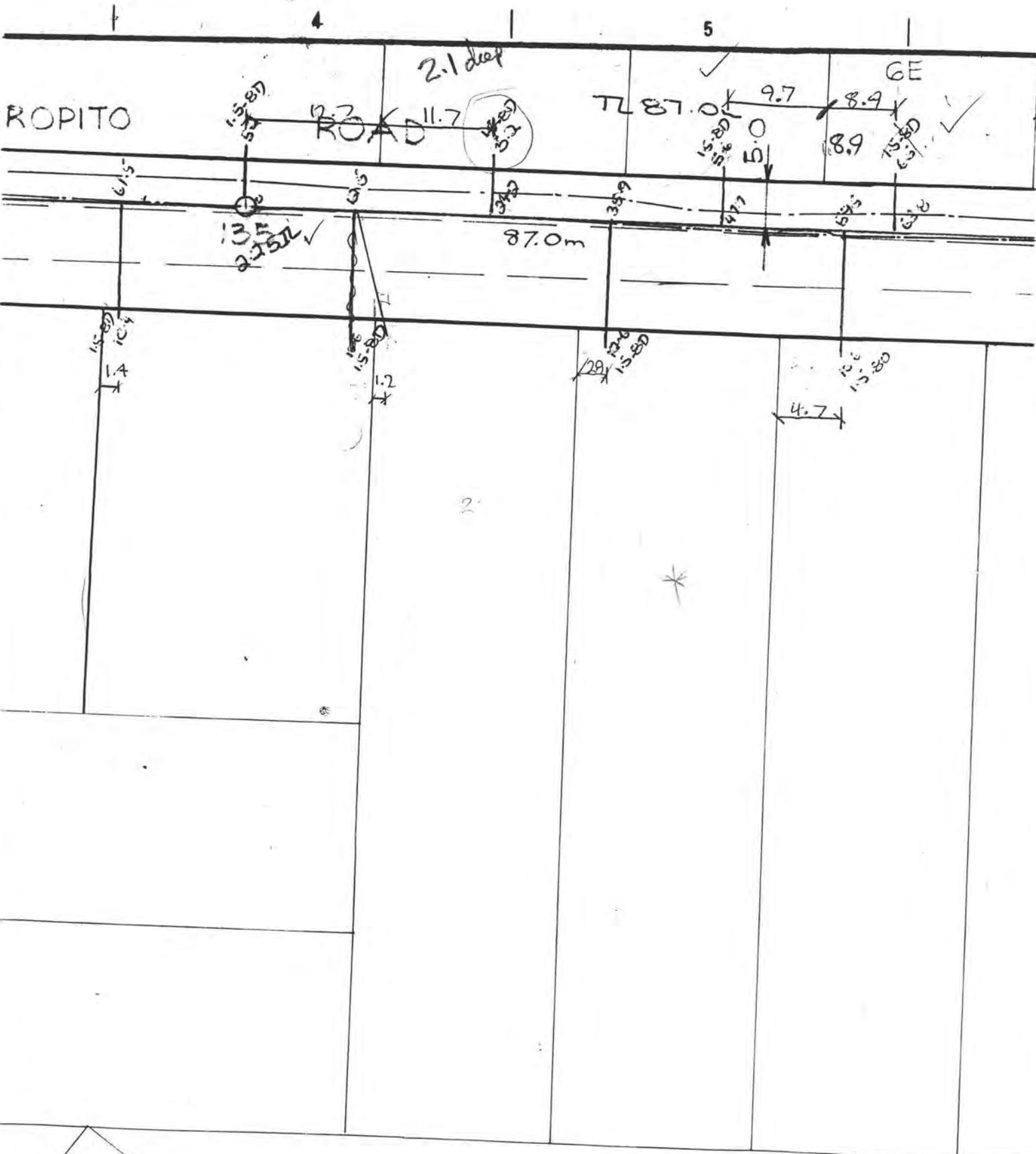
ROAD

2.1 deep

TL 87.0

GE

87.0m





PERMIT **W** No 4376

# HOROWHENUA COUNTY COUNCIL

## WAIKANAE DISTRICT COMMUNITY

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

Mr B Adams  
431 Ohio Road,  
Wellington

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

Mr R Smith and situated in 34 Huiopiko Road Street (or Road), Waikanae being described as Ld N DP 119914

Description of work: Complete plumbing + drainage to dwelling  
allocations + additions inc water supply to pool + installation  
Estimated Value of work excluding materials: of water meter.

Estimated Cost \$ 1,100.00

Permit Fee \$ 42.00

Receipt No. 16046/N

Connection Fee \$ 82.00  
3/4" meter

TOTAL \$ 154.00

Such work is to be carried out in strict accordance with the Plumbing and Drainage Regulations 1978 and Horowhenua County Council By-Law No. 9, and shall be completed on or before the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_\_

Date 24.4.81

County Engineer

This permit is issued subject to:

This permit does not include connection to  
future sewer. Separate application to be made at  
that time.

### HOROWHENUA COUNTY COUNCIL WAIKANAE DISTRICT COMMUNITY

#### Notice of Completion of Work and Request for Inspection

To: The Health Inspector,  
Horowhenua County Council  
LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at \_\_\_\_\_

\_\_\_\_\_ Street/Road, owned by Mr \_\_\_\_\_ the plumbing/drainage

works specified in Permit No. \_\_\_\_\_, issued on \_\_\_\_\_ 19\_\_\_\_\_, and I do hereby request that such works should be inspected.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_\_

Plumber/Drainlayer

Address of Plumber: \_\_\_\_\_

#### FOR OFFICE USE ONLY

The works above referred to in Permit No. \_\_\_\_\_

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

Date: \_\_\_\_\_ 19\_\_\_\_\_

Inspector

Horowhenua County Council

WAIKANAE COUNTY TOWN WATER SUPPLY

Application for Ordinary Water Supply  
Extraordinary

Full Name of Owner: .....

Postal Address of Owner: .....

Situation of Property to be supplied: No. .... Street, .....

known as Lot ..... D.P. .... Section ..... Blk. ....

Type of Premises: ..... (i.e., residence, shop, factory, section, garage, farm)

Size of supply: ..... ( $\frac{1}{2}$ ",  $\frac{3}{4}$ ", 1", etc.)

Estimated daily consumption: .....

Estimated maximum rate per hour: .....

I HEREBY AGREE to pay to the HOROWHENUA COUNTY COUNCIL any charges for supplying the above service and undertake to pay such annual charges for the supply of water as shall from time to time be decided by the Horowhenua County Council and to observe the provisions of Horowhenua County Council By-Law No. 9.

DATED at ..... this ..... day of ..... 19.....

Signature.....  
(Owner)

FOR OFFICE USE

Connection Fee: £..... Application No.: .....

Receipt No.: ..... Valuation Roll No.: .....

Date of Receipt: ..... Service laid: .....

Entered on Roll: .....

Horowhenua County Council

WAIKANAE COUNTY TOWN WATER SUPPLY

Application for Ordinary Water Supply  
Extraordinary

Full Name of Owner: ROGER & GLENIS SMITZ

Postal Address of Owner: 34 HORIDITO RD WAE

Situation of Property to be supplied: No. 34 Street,

known as Lot 1 & 2 D.P. 22634 Section \_\_\_\_\_ Blk. \_\_\_\_\_

Type of Premises: Swimming Pool  
Detached (i.e., residence, shop, factory, section, garage, farm)

Size of supply: 1/2" (1/2", 3/4", 1", etc.)

Estimated daily consumption: Domestic supply - 50 ltrs

Estimated maximum rate per hour: 500 ltrs only on initial fill

I HEREBY AGREE to pay to the HOROWHENUA COUNTY COUNCIL any charges for supplying the above service and undertake to pay such annual charges for the supply of water as shall from time to time be decided by the Horowhenua County Council and to observe the provisions of Horowhenua County Council By-Law No. 9.

DATED at WAIKANAE this 8 day of AUG 1980

Signature [Signature]  
(Owner)

18mm Meter only

FOR OFFICE USE

Connection Fee: £ 82-00 Application No.: \_\_\_\_\_

Receipt No.: \_\_\_\_\_ Valuation Roll No.: \_\_\_\_\_

Date of Receipt: \_\_\_\_\_ Service laid: \_\_\_\_\_

Entered on Roll: \_\_\_\_\_

HOROWHENUA COUNTY COUNCIL

WAIKANAE WATER SUPPLY

Application for Permit for Water Supply Work

TO: The County Engineer,  
Horowhenua County Council,  
P.O. Box 17,  
LEVIN.

I, ALEXANDER, MERVYN, RENNIE (Full name)

of 34 HOROPITO RD WAIKANAE (Postal address)

do hereby apply for permission to have the following plumbing work carried out in accordance with the undermentioned particulars and the plan attached hereto—

Description of work: Connect dwelling to Council Water Supply.

Allotment: Lot 17 D.P. 1499 H Section WAIKANAE TOWN Area 0-1-24-05

Block SA 14 S.D. \_\_\_\_\_

Street HOROPITO RD House No. 34

The licensed plumber who will carry out the said work is

JAMES S. SULLIVAN (Full name)

of Main rd, Park Harbour (Address)

Estimated value of plumbing work \$55.00

Present source of supply, e.g., bore, roof tanks, private supply: Bore

Signature of Applicant J.S. Sullivan  
(Owner or Lessee)

FOR OFFICE USE

Connection Fee \$20.00 Application No.: 617.

Permit Fee \$1.00 Date: 6-11-68

TOTAL \$25.00 Valuation Roll No.: 1494/615

Permit No.: W932

Date: 13.11.68

Receipt No. 16698/97

Date Paid: \_\_\_\_\_ Work completed: \_\_\_\_\_

Plan noted: \_\_\_\_\_

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

Received 5/11/68  
M. Conn

(refund \$1 as \$26 above.)

## SCALE OF PERMIT FEES

Estimated Value of Work:	Fee Payable:	£	s.	d.
Not exceeding £5 .....	.....		1	0
Exceeding £5 but not exceeding £10 .....	.....		2	6
"    £25    "    "    "    £50 .....	.....		<u>10</u>	<u>0</u>
"    £50    "    "    "    £100 .....	.....	1	0	0
"    £100   "    "    "    £150 .....	.....	1	10	0
"    £150   "    "    "    £200 .....	.....	2	0	0
"    £200 .....	£2, plus 10/- for every £100 or part thereof in excess of £200.			

# Horowhenua County Council

PERMIT No.

LOCALITY WAIKANAÉ

DATE RECEIVED : : .

DATE ISSUED : : .

FEE NOT TO BE PAID UNTIL REQUESTED BY OFFICE

## APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME R. SMITH

FOR OFFICE USE ONLY

REMARKS:

*Ex Old Water H<sub>1</sub> to come.*

### SCALE OF PERMIT FEES

*3076 - 72.00 fee.  
6077 82.00*

Estimated Labour Value of Work:	Fee Payable:
Not exceeding \$100 .....	\$12
In excess of \$100 but not exceeding \$200 .....	\$18
In excess of \$200 but not exceeding \$300 .....	\$24
In excess of \$300 but not exceeding \$400 .....	\$30

Plus \$6 for every \$100 or part thereof in excess of \$400.

*110  
30  
89  
12  
\$1200  
\$400*

**APPROVED**  
*R. Jackson*  
COUNTY ENGINEER.  
DATE 13-9-82

# PLAN OF ALLOTMENT

## Application For Plumbing and Drainage Permit

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

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

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

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

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

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work *Complete drainage work for new dwelling*

Allotment. Lot: *17* D.P.: *14994* Section: \_\_\_\_\_ Area: \_\_\_\_\_  
Block: \_\_\_\_\_ S.D.: \_\_\_\_\_ Locality: \_\_\_\_\_

Previous Owner { If Section has been recently transferred }

Frontage (Length) \_\_\_\_\_ (Name of Street or Road) *34 HOROPITO RD*

Water Supply (Description) \_\_\_\_\_

Est. Material Value of Plumbing Work	<i>\$2000</i>	Est. Labour Value of Plumbing Work	<i>\$1000</i>
Est. Material Value of Drainage Work	<i>\$1300</i>	Est. Labour Value of Drainage Work	<i>\$500</i>
	<i>\$3340</i>		<i>\$1500</i>

Total Value *\$4840*

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1978 and Amendments.

Permit Fee Based on Labour Value \$ *72-00* Receipt No.: *16076*

*water meter* Water Connection Fee \$ *82-00* Receipt No.: *16077*

Full Name and Address of Owner: *x* *34 HOROPITO RD WAI*

- NOTE.—The following MUST accompany this Application:—
- (a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page. For a sewer connection, complete enclosed carbonised form.
  - (b) Specifications of work materials to be used.
- Plan showing drain should be drawn to scale of 1-100.  
Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: *[Signature]*

Address \_\_\_\_\_

Craftsman Plumber's Signature, Address, and Registered No. *[Signature] 42 View Rd Wgtn 03745 M.S. ELMES*

Registered Drainlayer's Signature, Address, and Registered No. \_\_\_\_\_

Frontage to \_\_\_\_\_ Road

# Horowhenua County Council

PERMIT No. N4376

LOCALITY Waikanae

DATE RECEIVED : : :

DATE ISSUED 24:4:81.

FEE NOT TO BE PAID UNTIL REQUESTED BY OFFICE

## APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME R. SMITH

FOR OFFICE USE ONLY

REMARKS:

*Plumber = Diolenza to sign below permit  
Ex Old Water app to come.  
This permit does not include connection to future sewer  
Separate application to be made at that time.*

### SCALE OF PERMIT FEES

Estimated Labour Value of Work:	Fee Payable:
Not exceeding \$50	\$6
In excess of \$50 but not exceeding \$75	\$9
In excess of \$75 but not exceeding \$100	\$12
In excess of \$100 but not exceeding \$200	\$18
In excess of \$200 but not exceeding \$300	\$24
In excess of \$300 but not exceeding \$400	\$30

Plus \$6 for every \$100 or part thereof in excess of \$400.

APPROVED

*R. Jackson*

COUNTY ENGINEER.

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DATE 15-4-81

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

Valuation Book No. ....

Date 14 July, 1980

# PLAN OF ALLOTMENT

## Application For Plumbing and Drainage Permit

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

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

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

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

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

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work as per plans  
Complete " " " " to dwelling alterations & additions  
including water supply to Pool and installation of water meter.

Allotment. Lot: 17 D.P.: 14994 Section: \_\_\_\_\_ Area: \_\_\_\_\_  
Block: \_\_\_\_\_ S.D.: \_\_\_\_\_ Locality: \_\_\_\_\_

Previous Owner { If Section has been recently transferred }

Frontage (Length) \_\_\_\_\_ (Name of Street or Road) 34 Horopito Rd.

Water Supply (Description) Town

Estimated Material Value of Plumbing Work	\$ <u>1400</u>	Labour \$ <u>1100</u>
Estimated Labour Value of Plumbing Work	\$ <u>800.00</u>	
Estimated Material Value of Drainage Work	\$ <u>7300.00</u>	
Estimated Labour Value of Drainage Work	\$ <u>1000</u>	
		Total \$ <u>3500</u>

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1978 and Amendments.

Permit Fee Based on Labour Value \$ 72.00 Receipt No.: 16016

Water Connection Fee \$ 82.00 (3/4 meter) Receipt No.: 16014

Full Name and Address of Owner: R. Smith  
34 Horopito Rd. Waikeare

- NOTE.—The following MUST accompany this Application:—
- (a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page. For a sewer connection, complete enclosed carbonised form.
  - (b) Specifications of work materials to be used.  
Plan showing drain should be drawn to scale of 1-100.  
Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: [Signature]

Address 34 Horopito Rd. Waikeare

Craftsman Plumber's Signature, Address, and Registered No. \_\_\_\_\_

Registered Drainlayer's Signature, Address, and Registered No. TENDER NOT YET LET.  
[Signature] 431 OHRO RD WGM

Frontage to \_\_\_\_\_ Road



**SITE INSPECTIONS - BC 030033**

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**Application Details**

Applicant Name :	JOHN & SHEILA ADIN
Contact Address :	34 HOROPITO ROAD WAIKANAE
Location :	34 HOROPITO ROAD, WAIKANAE
Legal Description :	LOT 17 DP 14994
Proposal :	ADDS/ALTS TO EXTG.DWELLING

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## INITIAL INSPECTION

### COMMENTS

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Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

**WORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED, APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR**

**FOUNDATIONS**

Date: 9/4/03 Officer: BOMZ Builder/Contractor/Owner: .....

Approved building consent documents on site:  YES /  NO

**SITING:**

- |                     |                                     |                      |                                     |   |   |
|---------------------|-------------------------------------|----------------------|-------------------------------------|---|---|
| Front yard          | <input type="checkbox"/>            | Left hand side yard  | <input checked="" type="checkbox"/> | Conforms with approved plan             | <input checked="" type="checkbox"/> YES / |
|                     |                                     |                      |                                     |   | <del>NO</del>                             |
| Rear yard           | <input checked="" type="checkbox"/> | Right hand side yard | <input type="checkbox"/>            | If no, has new site plan been requested | <input type="checkbox"/> YES /            |
|                     |                                     |                      |                                     |   | <del>NO</del>                             |
| Minimum floor level | <input checked="" type="checkbox"/> | Footing size         | <input checked="" type="checkbox"/> | Foundation wall reinforcing             | <input checked="" type="checkbox"/>       |
| Pile hole size      | <input type="checkbox"/>            | Footing reinforcing  | <input checked="" type="checkbox"/> | Foundation wall size <u>Blocks.</u>     | <input checked="" type="checkbox"/>       |
| Anchor pile size    | <input type="checkbox"/>            | Subfloor vents       | <input type="checkbox"/>            | Specific design                         | <input type="checkbox"/> YES/NO           |
| Pile hole spacing   | <input type="checkbox"/>            | Steps/stairs         | <input type="checkbox"/>            | If yes, has Engineer inspected          | <input type="checkbox"/> YES/NO           |

Has a **Site Instruction** been issued? Yes  / No  Instruction No: .....

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

Labels in place? Yes  / No  Producer Statement Yes  / No  / NA

**COMMENTS**

OK TO CONTINUE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PRE-BLOCKFILL**

**COMMENTS**

*BJM*  
11/9/03

BLOCKS IN PLACE WITH STEEL AS REQUIRED  
& CLEAR TO FILL

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**PRE-SLAB**

**BUILDING** 5.30pm

Date: 14.4. Officer: [Signature] Builder/Contractor/Owner: .....

Minimum floor level

OK

Mesh

DPC

OK

Mesh chairs

Joints taped

OK

Slab thickening

OK

Penetrations

OK

Bottom plate fixings

OK

Specific design

Yes  No

Inset Bolts.

If yes, has Engineer inspected

Yes  No

Has a **Site Instruction** been issued?

Yes  No  Verbal

Instruction No: .....

Is a reinspection required?

Yes  No

Proposed date of follow up inspection 15.4.03 7.20am

Labels in place?

Yes  No

Producer Statement

Yes/No/NA

**COMMENTS**

Builder told waste not satisfactory - (backfall.)  
Mesh not complete - stands not in place.  
D12's at 900c's starters to system found OK - large  
slab thickening found - with 2 D12's longwise.  
Reinspected 15.4.03 7.15am all now OK to pour  
[Signature]

## PRELINE

**PLUMBING AND DRAINAGE:** Plumber: .....

Date: ..... Officer: ..... Builder/Contractor/Owner: .....

Pressure test   
 Visual leak check   
 Pipe support/clips   
 Pipe size   
 Pipe material

Joint strain   
 Pipe insulation   
 Stacks   
 Wastes   
 Supply tank

Has a **Site Instruction** been issued? Yes/No

Instruction No: .....

Is a reinspection required? Yes/No

Proposed date of follow up inspection .....

Preline Labels in place? Yes/No

Producer Statement Yes/No/NA

**COMMENTS**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**BUILDING**

Date: ..... Officer: ..... Builder/Contractor/Owner: .....

Timber treatment   
 Ceiling diaphragm   
 Dragon ties   
 Studs - size/spacing   
 Wall insulation *NOT IN PLACE*   
 Posts - size/fixing   
 Lintels/bms - size/fixings  \*  
 Ext joinery - labels   
 Ceiling runners   
 Wall bracing  \*  
 Mech ventilation   
 Moisture Content Walls *RECHECK*  %

Bracing straps   
 Timber grade   
 Wall dwangs   
 Trimming studs   
 Truss/rafter - fix/space   
 Ceiling joists   
 Plate fixings   
 Ventilation   
 Ceiling battens   
 Check exterior claddings   
 Ceiling *OK* 15%

Has a **Site Instruction** been issued? Yes/No

Instruction No: .....

Is a reinspection required? Yes/No

Proposed date of follow up inspection .....

Preline Labels in place? Yes/No

Producer Statement Yes/No/NA

**COMMENTS**

*RECHECK BRG BRACKS AS DISCUSSED IN INTERNAL FRAMING.*  
*RECHECKED BRG BRACING ALL IN PLACE AS REQUIRED*  
*RECHECK MOISTURE IN LAUNDRY FRAMEWORK 30% +*  
 Tick (✓) approved inspections    Cross (x) inspections not approved    Strike out inspections not applicable

**POSTLINE**

Date: ..... Officer: ..... Builder/Contractor/Owner: .....

Sheets nailed as per your schedule  Insulation to walls

Has a **Site Instruction** been issued? Yes/No Instruction No: .....

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

Postline Label in place? Yes/No

**COMMENTS**

11/7/03  
JSM  
LOUNGE AREA COMPLETED & NAILED AS PER BRACK POSITION.

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**FINAL INSPECTION - PLUMBING**

Comments:

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Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

**FINAL INSPECTION – GULLIES ETC**

Comments:

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Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

## FINAL INSPECTION

### Building Exterior

### CHECK PLANS

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

### Building Interior

### CHECK FITTINGS

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

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

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

Producer Statement    Yes/No/NA

OK to issue final code compliance certificate.    Yes/No

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

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

Comments:

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Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

## COSTING SHEET

Application No: 030033  
 Date: 17-1-03  
 Site Address: 34 Horopito Rd.

ADMIN = \$42 per hour  
 PLAN VETTING = \$63 per hour  
 INSPECTIONS = \$55  
 DIGITAL SCANNING = \$22.50

TECHNICAL CONSULTANTS = Cost + 10%  
 \* Minor Works 1 = fire places, signs, minor plumbing and drainage  
 \* Minor Works 2 = sheds, parapools, carports  
 \* Minor Works 3 = garages, conservatories, swimming pools

CLASSIFICATION	\$ PROJECT VALUE	PLAN VETTING				TOT \$	CONSULTANTS			TOT \$	INSPECTIONS					TOT	SET FEE	PIM	CC C	DIG SCAN	TOT
		Pl	D	Bld	EH		DP				Site	Pl	D	Bld	EH						
1. Minor Works 1*	0 - 1,500															32	Nil	Nil			
2. Minor Works 2*	1501 - 4,000															74	63	Nil			
3. Minor Works 3*	4,001 - 10,000															105	63	30			
4. House Adds	4,000 - 10,000															126	63	30			
5. House Adds	10,001 - 40,000	2		5		<del>10.25</del> 2.				31.50	1	1	6		<del>140.00</del>	158	63	30		<del>532.75</del>	
6. House Adds	40,001 - 70,000															250	110	30			
7. House Adds	70,001 - 100,000															250	110	30			
8. House Adds	100,001 - 150,000															263	110	30			
9. House Adds	150,001+															263	110	30			
10. Dwellings	40,000 - 70,000															263	110	30			
11. Dwellings	70,001 - 100,000															336	110	30			
12. Dwellings	100,001 - 150,000															389	110	30			
13. Dwellings	150,001 - 200,000															441	158	30			
14. Dwellings	200,001 - 250,000															546	158	30			
15. Dwelling	250,001 - 300,000															683	158	30			
16. Dwellings	300,001 - 350,000															784	158	30			
	350,001+ \$50 per additional \$10,000 value																				
17. Comm/Ind	0 - 10,000															126	63	30			
18. Comm/Ind	10,001 - 50,000															210	63	30			
19. Comm/Ind	50,001 - 90,000															315	110	30			
20. Comm/Ind	90,001 - 130,000															420	110	30			
21. Comm/Ind	130,001 - 170,000															578	110	30			
22. Comm/Ind	170,001 - 210,000															788	110	30			
23. Comm/Ind	210,001 - 250,000															840	186	30			
24. Comm/Ind	250,001 - 290,000															998	186	30			
25. Comm/Ind	290,001 - 330,000															1,208	186	30			
26. Comm/Ind	330,001 - 370,000															1,418	186	30			
27. Comm/Ind	370,001 - 410,000															1,628	220	30			
28. Comm/Ind	410,001 - 450,000															1,838	220	30			
29. Comm/Ind	450,001 - 500,000															2,048	220	30			
	500,001+ \$150 per additional \$100,000 value																				



FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents	✓	Ref to TP. letter sent. care will need to be taken when constructing dwelling to not encroach height envelope on eastern side.	17/3/03
Plumbing and Drainage	✓	Plan amended to only infill of existing on close side	28/1/03
Building	✓		30-1-03
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
Site- Footpath & Entrance Conditions		Ground	
LEVEL BUILDING SITE VEHICLE CROSSING EXISTS & IN GOOD CONDITION.		SOFT ON TOP FIRM AT APPROX 250mm TO 300mm APPEARS SATISFACTORY	22/1/03
NOTES:			

CONFIDENTIAL



Cert. of Title to Come \*



CONFIDENTIAL

175 Rimu Road  
Private Bag 601  
Paraparaumu  
Phone: [04] 9045700  
Fax: [04] 9045830

RECEIVED  
16 JAN 2003  
BY: L. Lee

5 Hagley Street  
P O Box 50218  
Porirua City  
Phone: [04] 237 5089  
Fax: [04] 237 1439

APPLICATION FOR BUILDING CONSENT  
Section 33, Building Act 1991

To: Kapiti Coast District Council/Porirua City Council (delete one)  
[Tick each applicable box and attach relevant documents]

App. No. 030033

ANTICIPATED COMMENCEMENT DATE: 16/2/3 FINISH DATE: \_\_\_\_\_

PART A : GENERAL  
[Complete Part A in all Cases - Refer over for Part B, C and D, sign and date]

APPLICANT	PROJECT
Owner Name: <u>John &amp; Sheila Adin</u>	New or Relocated Building <input type="checkbox"/>
Mailing Address: <u>34 Horopito Rd</u> <u>Waikanae</u>	Alterations or Additions <input checked="" type="checkbox"/>
Contact Name: <u>John &amp; Sheila Adin</u>	Accessory Building or Fire <input type="checkbox"/>
Phone: Wk: _____ Hm: <u>(04) 29 335 73</u>	Building demolition or Removal <input type="checkbox"/>
Cellphone No: <u>021 399 064</u>	Intended use, e.g Dwelling, Carport, Garage etc <u>Dwelling i.e. Family Room</u>
Fax: <u>04 29 335 73</u>	Being stage _____ of an intended _____ stages.
*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.	Estimated value (inclusive of GST) <u>\$25,000</u>
	Intended life: (of building) Indefinite but not less than 50 years Specified as _____ years
	PROJECT LOCATION Street Address (if any) _____ <u>34 Horopito Rd, Waikanae</u> Legal description (as shown on certificate of title rates notice, if any) Lot <u>17</u> DP <u>14994</u> Valuation No. <u>1494137100</u>

FOR COUNCIL USE

Received: 15/1/03  
Application Fee: \$ 305.00  
Receipt No: 986329  
Balance of Fees: \$ (Not Chg) J & S Adin  
Receipt No: \_\_\_\_\_  
Date: \_\_\_\_\_

NOTE: Balance of fees are payable on consent approval

This application is for:  
 Building Consent only, in accordance with Project Information Memorandum  
 Both Building Consent and a project Information Memorandum

SCANNED

**PART B : BUILDING DETAILS**

(Complete Part B in all cases)

This application is accompanied by (tick each applicable box, attach relevant documents in duplicate):

- The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:
  - Building certificates
  - Producer statements
  - References to accreditation certificates issued by the Building Industry Authority
  - References to determinations issued by the Building Industry Authority
- Proposed procedures, if any, for inspection during construction

**PART C : PROJECT DETAILS**

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

- Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings
- New provisions to be made for vehicular access, including parking
- Provisions to be made in building over or adjacent to any road or public place
- New provisions to be made for disposing of stormwater and wastewater
- Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains
- New connections to public utilities
- Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise
- Any cultural heritage significance of the building or building site, including whether it is on a marae

**PART D : KEY PERSONNEL**

Designer(s): Design Network Kapiti

Building Certifier(s): \_\_\_\_\_

Builder/s: John Adin

Registered Drainlayer: \_\_\_\_\_ REG NO: \_\_\_\_\_

Craftsman Plumber: \_\_\_\_\_ REG NO: \_\_\_\_\_

Other: \_\_\_\_\_

**PLEASE NOTE**

The information provided in support of this application is public and as such is freely available on request. However under Section 27(3) of the Building Act 1991 you may for security and/or copyright reasons request the plans and specifications pertaining to this application be marked as confidential by completing the following section.

CONFIDENTIALITY	SIZE OF BUILDING
<b>Plans and Specifications</b>  <b>I/We require that my/our:</b> 1. <input type="checkbox"/> plans 2. <input type="checkbox"/> specifications be treated as confidential in order to protect either: 3. <input type="checkbox"/> the security of the building; and/or 4. <input type="checkbox"/> the copyright Signed: _____	<b>Floor area m<sup>2</sup></b>
	<b>No of stories</b>
	<b>No of Units</b>

Signed for and on behalf of the Applicant:

Name: Spain

Position: owner Date: 16/01/03

**FOR OFFICE USE ONLY**

FEES	APPLICATION DEPOSIT
Building	\$305.00
Sewer Connection	RECEIPT NO DATE <u>16.1.03</u>
Water Connection	<u>986329</u>
Vehicle Crossing	INVOICE NO DATE <u>19.3.03</u>
Damage Deposit	<u>78850</u>
Structural Checking	RECEIPT NO DATE <u>1 April 03</u>
Building Research Levy	<u>998702</u>
Development Levy	FEES PAID BY:
BIA Levy	<u>J &amp; S Adin</u>
Compliance Schedule	
Digital Storage Fee	BUILDING CONSENT DATE ISSUED
Certificate of Title Charge	NUMBER <u>030033</u> <u>1 April 03</u>
Photocopying	
SUBTOTAL	AUTHORISATION FOR REFUND OF DEPOSIT
Less Deposit Paid	Deposit held = \$.....
TOTAL	Cost to Repair Damage Caused During Construction = \$.....
GST INCLUDED	Total Balance to be Refunded
	Authority Number: _____
	Authorised: _____ DATE: _____

CONFIDENTIAL

Received with thanks by 47/01  
KAPITI COAST DISTRICT COUNCIL

1-04-03 12:17 Receipt no. 998702

\*COPY\* \*COPY\* \*COPY\*  
 DR BC030033  
 ADIN JOHN SHEILA 991.50-  
 JOHN & SHEILA ADIN: 34 HOROPITO ROAD: MA  
 CO EFTPOS N  
 JOHN & SHEILA ADIN 991.50  
 QB

## Building Consent

### Section 35, Building Act 1991

#### Application

JOHN & SHEILA ADIN 34 HOROPITO ROAD WAIKANAE	No. 030033 Issue date 1/04/03 Application date 17/01/03 Overseer Barrie McLennan
--	---

#### Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages ADDS/ALTS TO EXTG.DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$25,000
Location	34 HOROPITO ROAD, WAIKANAE
Legal Description	LOT 17 DP 14994
Valuation No.	1494137100

#### Charges

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

	\$	1,255.25
Building Research Levy	\$	25.00
Building Industry Authority Levy	\$	16.25
Total	\$	1,296.50

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

Signed for and on behalf of the Council:

Name:

*Adrian J. E. Turner*

Date:

*1 April 2003*

## Addenda to Application

### Application

JOHN & SHEILA ADIN 34 HOROPITO ROAD WAIKANAE	No.	030033
--	-----	--------

### Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages ADDS/ALTS TO EXTG.DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$25,000
Location	34 HOROPITO ROAD, WAIKANAE
Legal Description	LOT 17 DP 14994
Valuation No.	1494137100

Builder: JOHN ADIN

### General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. INITIAL INSPECTION - PREVIOUSLY COMPLETED
  2. FOUNDATION INSPECTION
  3. PRE-BLOCK-FILL INSPECTION
  4. PRE-SLAB INSPECTION, CONCRETE FLOOR
  5. PRELINING INSPECTION, MOISTURE TEST, CHECK BRACING
  6. POST-LINING INSPECTION, LININGS, FIXED AS PER BRACE DESIGN
  7. FINAL INSPECTION OF PLUMBING
  8. FINAL INSPECTION GULLIES, ETC
  9. FINAL INSPECTION BUILDING
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 902 2845 between the hours of 8.00am and 4.30pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. All foundations are to be to solid bearing minimum of 300mm
3. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
4. Metal head flashings required over all exterior joinery.
5. Note and comply with endorsements on approved plans.
6. Names and registration numbers of plumber and drainlayer are required before work commences.
7. A tempering valve is to be installed on the hot water cylinder.
8. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
9. Installation of solid fuel appliances must comply with manufactures specifications and be secured against seismic movement ie EARTHQUAKES.
10. Provide from your Contractor a roof warranty covering the product and its installation.

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

OWNER/BUILDER/  
AUTHORISED PERSON

*S Padu*

Date:

*1/4/3*

COUNCIL COPY



## Building Control Services

Thank you for choosing KCDC Building Control Services to process and inspect your building project.

It is our aim to provide you with timely and professional building control services. We welcome any suggestions for improvements to the services we provide.

Ken Smith  
 Building Control Manager  
 Ph (04) 904 5855  
 Cell 027 4501509

*Phonics Mark Jones*

COUNCIL COPY

Building Consent Number : 030033  
 Applicant Name : JOHN & SHEILA ADIN  
 Proposal : ADDS/ALTS TO EXTG.DWELLING  
 Location : 34 HOROPITO ROAD, WAIKANAE  
 Legal Description : LOT 17 DP 14994

Please note the list below which identifies the inspections required for this project. Whenever possible allow sufficient time to notify KCDC Building Control Services to enable those inspections to be carried out. You will notice some additional inspections which are extra to those commonly required. These are to ensure Compliance with the NZ Building Code and have benefits for you. They will be provided at no additional cost to you or your contractor.

Inspection	Required	Sign off	Date
Initial (previously completed)	Yes		
Foundation	Yes	<i>BDML</i>	9/4/03
Sub floor pre b-boards (reloc)	No		
Pre slab plumbing <i>Bathroom add not included yet.</i>	<del>No</del> YES.	<i>ACH</i>	15-4-03
Pre block fill	Yes	<i>BDML</i>	11/4/03
Pre slab <i>Bathroom add not included yet.</i>	Yes	<i>ACH</i>	15-4-03
Sub floor	No		
Pre lining <i>RECHECK REQUIRED BRQS</i>	Yes	<i>BDML</i>	2/7/03
Post lining	Yes		
Pre texture coating	No		
Pre stucco	No		
Brick veneer	No		
Drain test	No		
Final plumbing	Yes		
Final gullies etc	Yes		
Final stormwater	No		
Completion	Yes		

# Proposed Additions & Alterations for John & Shelia Adin 34 HOROPITO ROAD. WAIKANAE.

## INDEX

- 1 Site plan / Existing layout / Foundation plan
- 2 Proposed layout / Window schedule / Elevations
- 3 Roof plan / Electrical plan / Bracing.  
Foundation details / Typical Section.

APPROVED  
BY P & D

JOHN HICKEY  
Officer

APPROVED  
BY PLANNING  
ARNOLD HAWKINS  
Officer

17/03/2003

APPROVED  
BY BUILDING  
PETER WILKINSON  
Officer

30/01/2003

### CAUTION

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

**Design Network Kapiti**

ARCHITECTURE

301 Kapiti Road  
PO Box 1816  
Paraparaumu Beach  
New Zealand

Tel: 04 902 5505  
Fax: 04 902 5504  
Email: kapiti@desnet.co.nz

HOROPITO ROAD

80 400

LOT 17 D.P. 14994  
 SITE AREA = 1616m<sup>2</sup>  
 DWELLING = 261m<sup>2</sup>  
 COVERAGE = 16.15%

**DRAINAGE / STORMWATER**

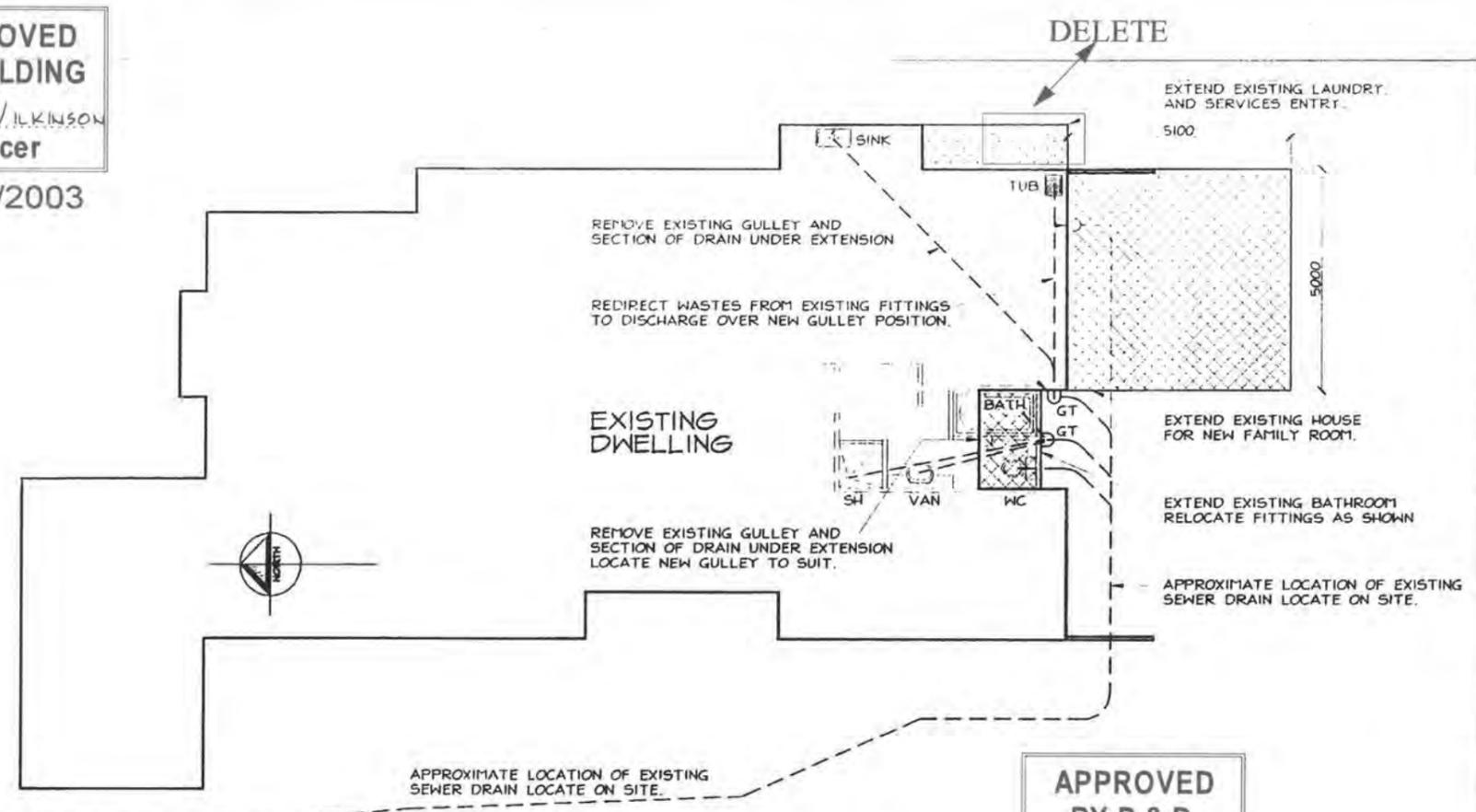
All works shall be in accordance with AS/NZS 3500. 2.2 - 1996 Plumbing and drainage regulations and in accordance with all BIA NZ statutory regulations and bylaws

Locate existing stormwater and sewer drains on site prior to commencement. Ensure full compliance of new works. Make good to existing as required.

**PLUMBER**

Both hot and cold water pipes are to be tested to 1500 Kpa pressure.

**APPROVED BY BUILDING**  
 PETER WILKINSON  
 Officer  
 30/01/2003



**APPROVED BY P & D**  
 JOHN HICKEY  
 Officer

SITE PLAN SCALE 1:100.

A TEMPERING VALVE IS REQUIRED TO BE INSTALLED ON THE HOT WATER SERVICE.

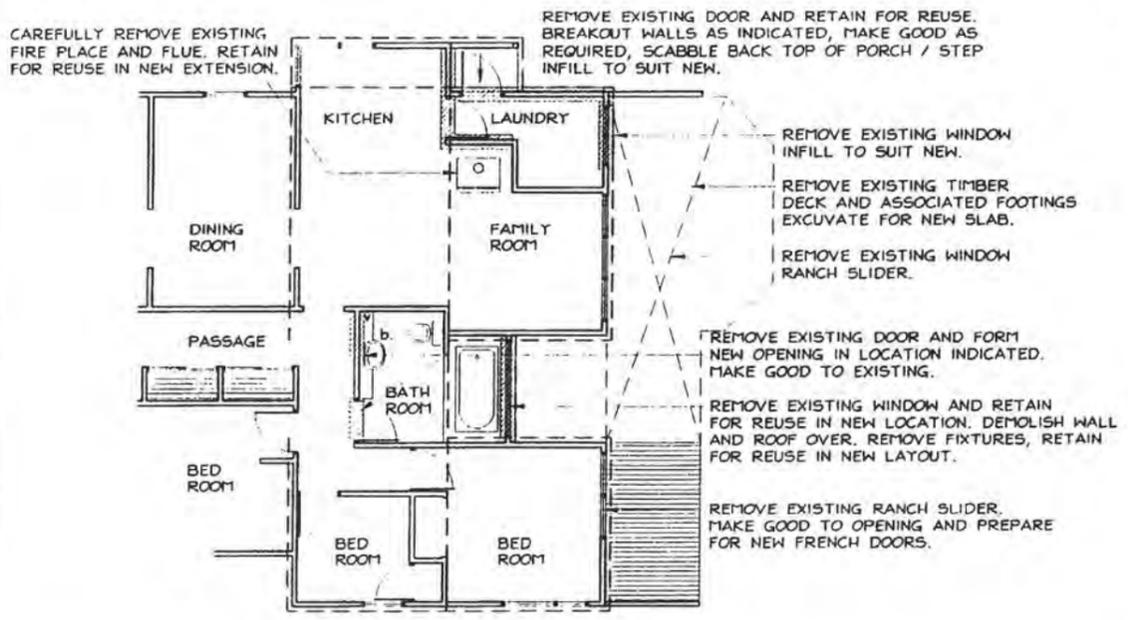
ensure the existing porch slab is edge footing supported and incorporates a vapour barrier. Provide barrier under topping as necessary.

DELETED

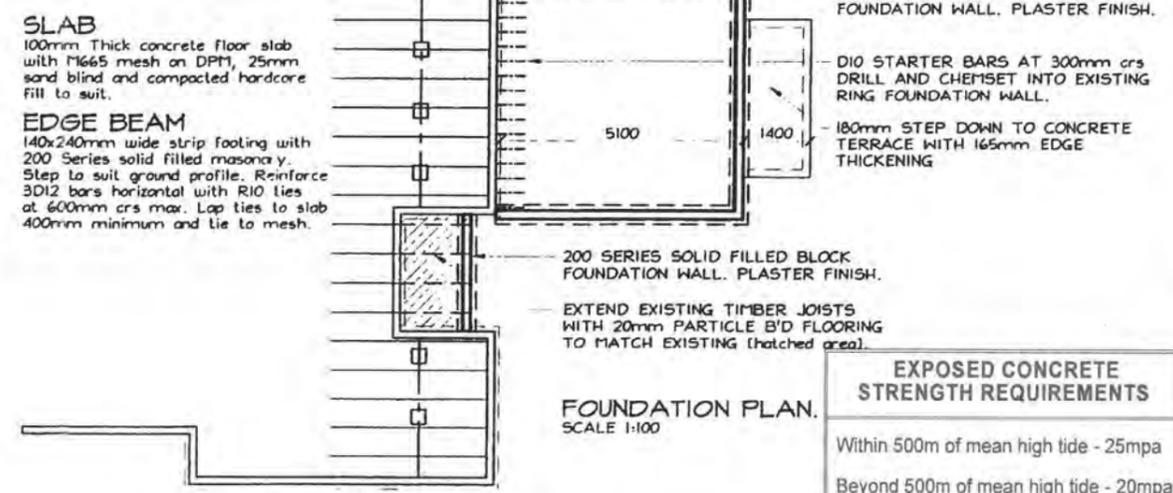
SCABBLE EXISTING CONCRETE PORCH AND POUR A NEW CONCRETE SLAB UP TO FLOOR LEVEL INCLUDING 665 MESH AND WITH STARTERS INTO PORCH AND WITH D10 BARS @ 300CRS INTO EXISTING HOUSE SLAB

NEW CONCRETE SLAB, LEVEL TO EXISTING FLOOR WITH 165mm EDGE THICKENING REINFORCE TO SUIT.

180mm STEP DOWN TO CONCRETE STEP WITH 165mm EDGE THICKENING



EXISTING FLOOR PLAN SHOWING DEMOLITION.



**EXPOSED CONCRETE STRENGTH REQUIREMENTS**

Within 500m of mean high tide - 25mpa

Beyond 500m of mean high tide - 20mpa

PROJECT: Additions & Alterations for Mr & Mrs Adin  
 34 HOROPITO ROAD. WAIKANA.E.

**Design Network Kapiti**

REVISIONS:

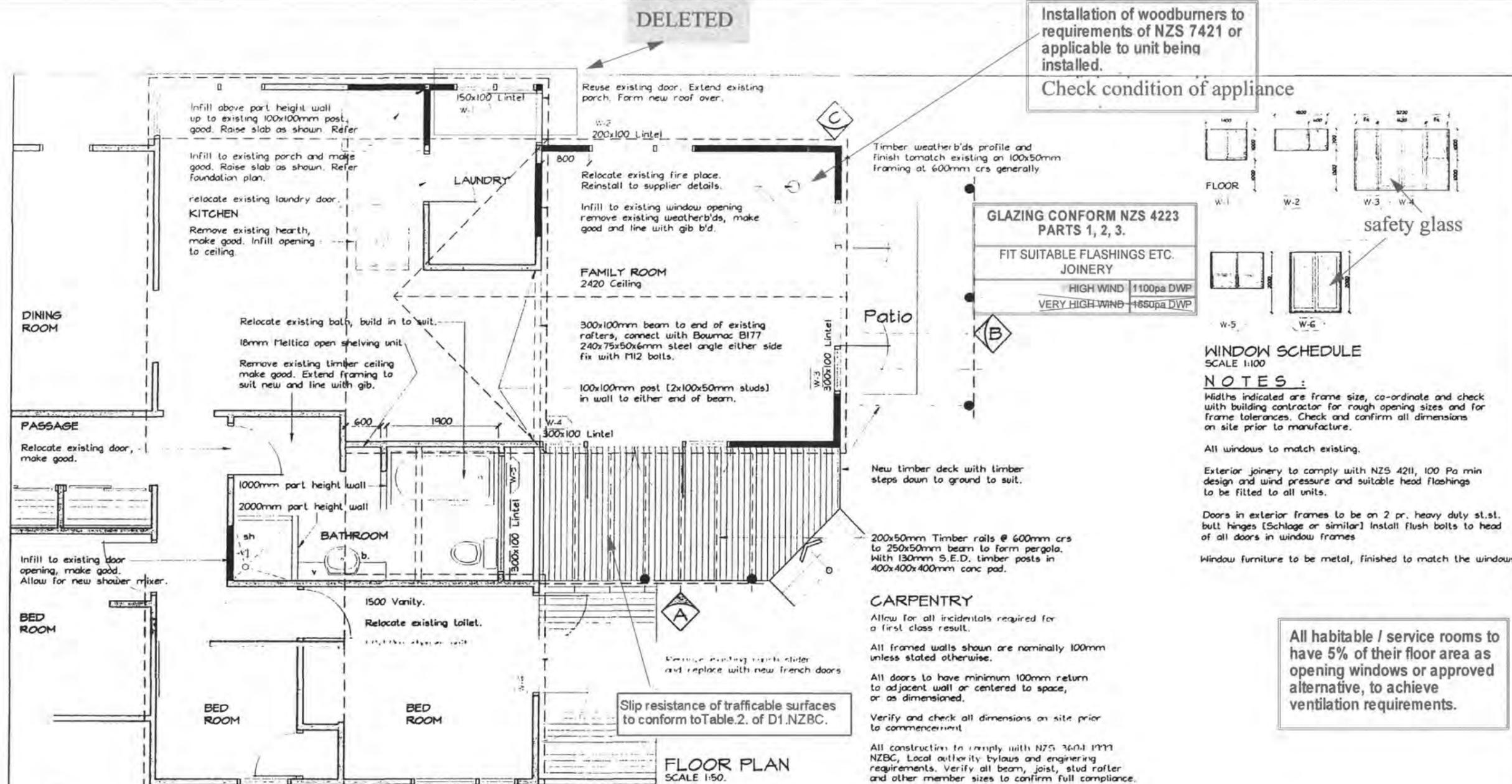
301 Kapiti Road  
 PO Box 1616  
 Paraparaumu Beach  
 New Zealand  
 Tel: 04 902 5505  
 Fax: 04 902 5504  
 Email: kapiti@desnet.co.nz

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE COPYRIGHT DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS.

DATE: 22/08/01  
 DESIGNED: IAN  
 DRAWN: IAN  
 CAD REF: -  
 SCALE: 1:100

JOB/SHEET No:  
**2222/1**

(A2 original) OF 03

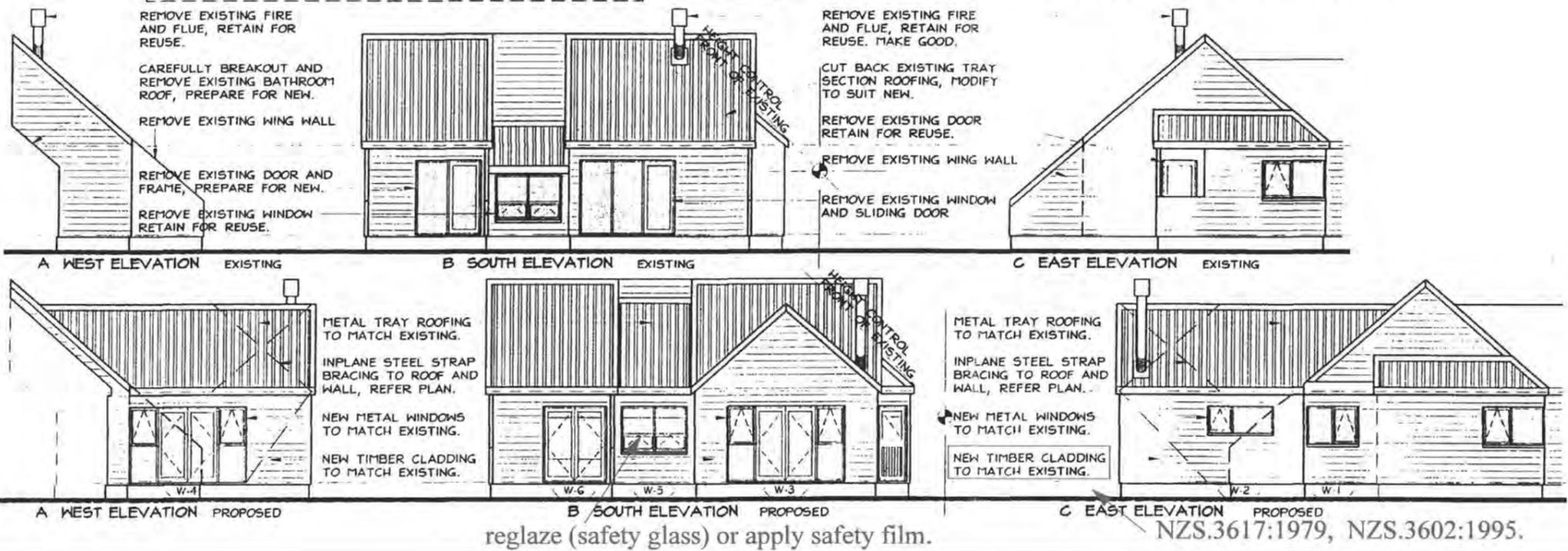


**APPROVED BY BUILDING OFFICER**  
PETER WILKINSON  
30/01/2003

**PROJECT:** Additions & Alterations for Mr & Mrs Adin  
34 HOROPITO ROAD, WAIKANAЕ.

**DESIGN NETWORK Kapiti**

All habitable / service rooms to have 5% of their floor area as opening windows or approved alternative, to achieve ventilation requirements.



**REVISIONS:**

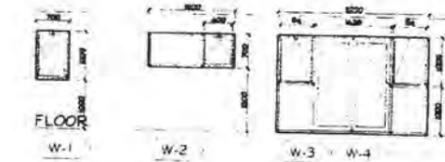
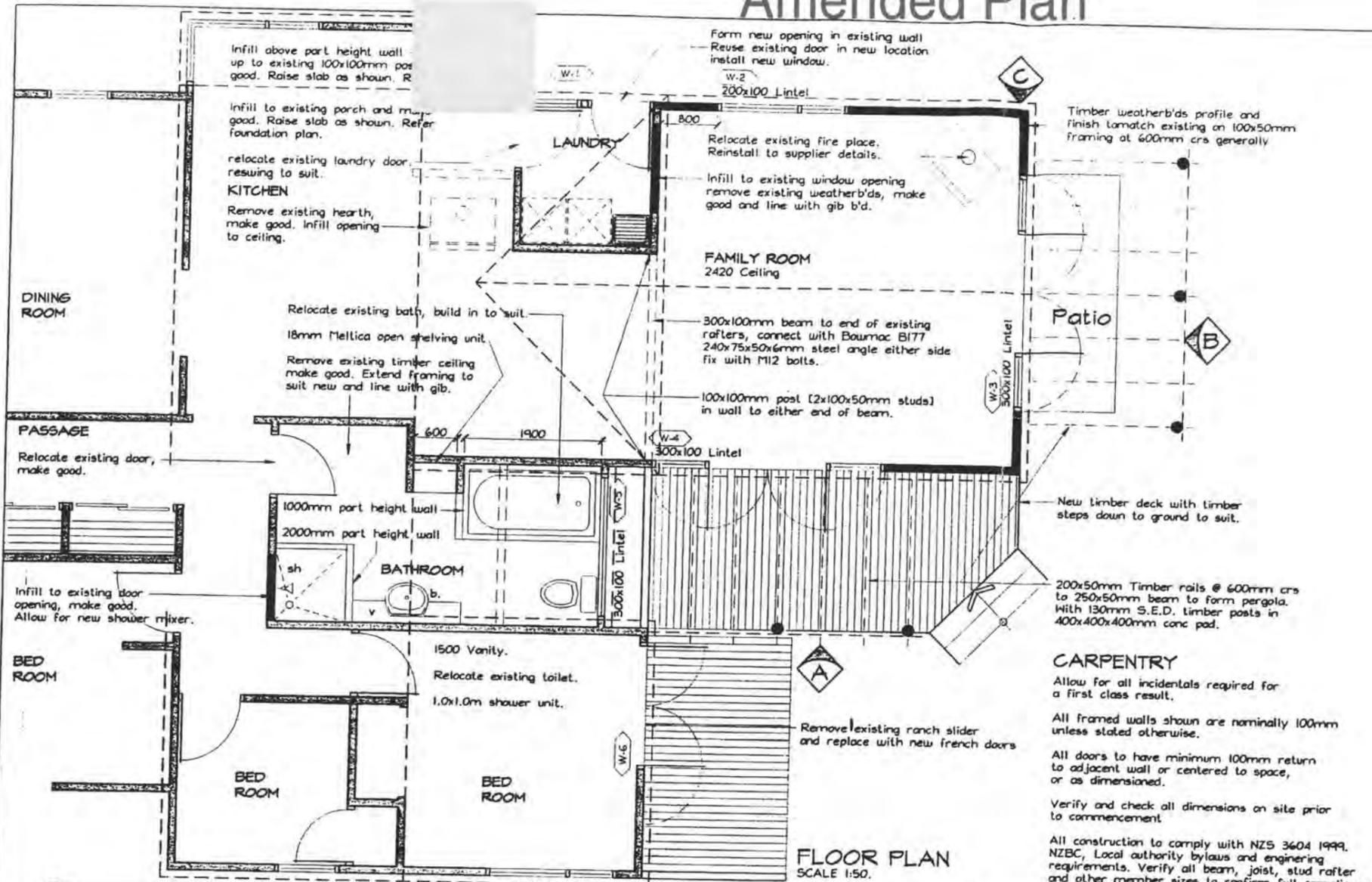
301 Kapiti Road  
PO Box 1616  
Paraparaumu Beach  
New Zealand  
Tel: 04 902 5505  
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DATE: 22/08/01  
DESIGNED: IAN  
DRAWN: IAN  
CAD REF:  
SCALE: 1:100  
JOB/SHEET No: **2222/2**  
(A2 original) OF 03

Cladding to be installed to manufacturers requirements in particular fixing and ground clearance.

# Amended Plan



## WINDOW SCHEDULE SCALE 1:100

### NOTES:

Widths indicated are frame size, co-ordinate and check with building contractor for rough opening sizes and for frame tolerances. Check and confirm all dimensions on site prior to manufacture.

All windows to match existing.

Exterior joinery to comply with NZS 4211, 100 Pa min design and wind pressure and suitable head flashings to be fitted to all units.

Doors in exterior frames to be on 2 pr. heavy duty st.st. butt hinges (Schlage or similar) install flush bolts to head of all doors in window frames

Window furniture to be metal, finished to match the windows.

## CARPENTRY

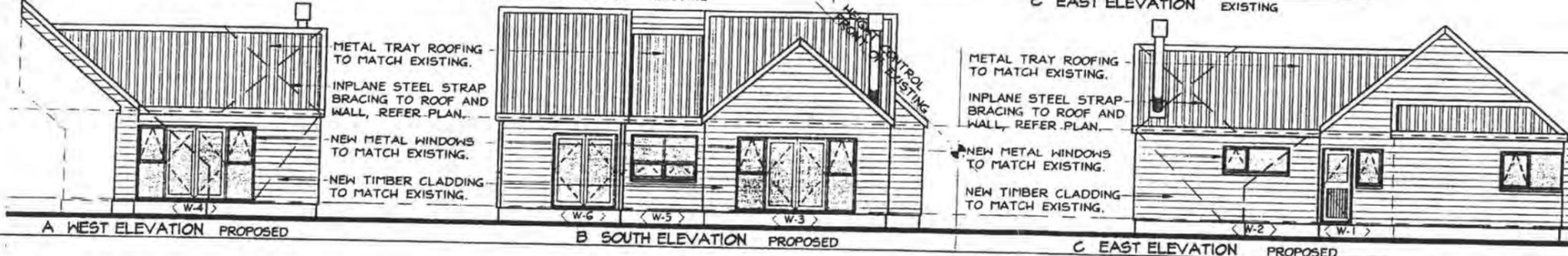
Allow for all incidentals required for a first class result.

All framed walls shown are nominally 100mm unless stated otherwise.

All doors to have minimum 100mm return to adjacent wall or centered to space, or as dimensioned.

Verify and check all dimensions on site prior to commencement

All construction to comply with NZS 3604 1999, NZBC, Local authority bylaws and engineering requirements. Verify all beam, joist, stud rafter and other member sizes to confirm full compliance.



PROJECT: Additions & Alterations for Mr & Mrs Adin  
 34 HOROPITO ROAD, WAIKANAЕ.

Design Network Kapiti

### REVISIONS:

301 Kapiti Road  
 PO Box 1616  
 Paraparaumu Beach  
 New Zealand  
 Tel: 04 902 5505  
 Fax: 04 902 5504  
 Email: kapiti@desnet.co.nz

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE COPYRIGHT. DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS.

DATE: 06/03/03

DESIGNED: IAN

DRAWN: IAN

CAD REF: -

SCALE: 1:100

JOB/SHEET No:

**2222/2a**

(A2 original) OF 03

**APPROVED BY BUILDING**  
 PETER WILKINSON  
 Officer

30/01/2003

**PROJECT:** Additions & Alterations for Mr & Mrs Adin  
 34 HOROPITO ROAD, WAIKANAЕ.

**Design Network Kapiti**

REVISIONS:

301 Kapiti Road  
 PO Box 1616  
 Paraparaumu Beach  
 New Zealand  
 Tel: 04 902 5505  
 Fax: 04 902 5504  
 Email: kapiti@desnet.co.nz

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE COPYRIGHT. DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS.

DATE:	08/08/01
DESIGNED:	IAN
DRAWN:	IAN
CAD REF:	-
SCALE:	1:100

JOB/SHEET No:  
**2222/3**  
 (A2 original) OF 03

Provide Electrical Certification after completion and prior to Code Compliance Certificate being issued

**ELECTRICAL LEGEND**

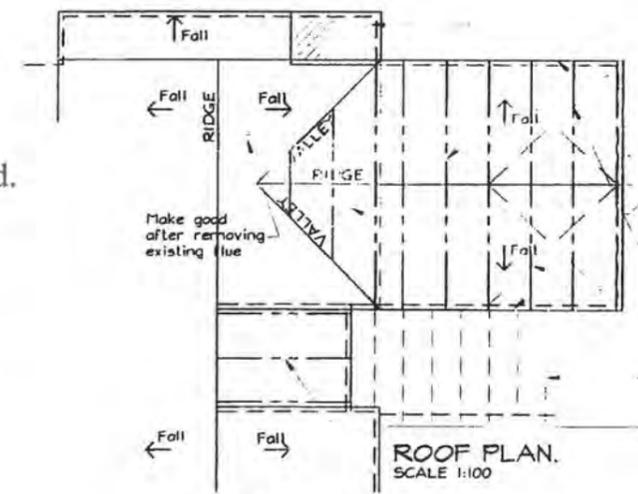
⊙	Ceiling Mounted Lighting Point	⚡	Power Point (2 denotes double)
⊖	Recessed Downlight	TV	Television Point
⊕	Wall Mounted Lighting Point	ⓞ	Telephone Point
⊙	Ceiling Light / Extract Fan	ⓧ	Shaving Point
⊙	One-Way Switch		
⊙	Two-Way Switch		



**ELECTRICAL**  
 Allow for all incidentals required for a first class result.  
 All positions shown are indicative only and shall be confirmed on site between the builder and electrician prior to installation.  
 General outlets @ 300mm to c/l above F.F.L. unless stated. All switches @ 1000 to c/l above F.F.L. unless stated otherwise.  
 All work to comply with The electricity regulations 1997 NZS 3000, AS/NZS 3008.1.2 and the NZ electrical codes of practice, and the utility network operator's requirements.  
 Arrange for the required inspections of the works and pay all fees. Supply a certificate of compliance to the owner as required by the Electricity reg's.  
 All works to be carried out by or under the direct supervision of a holder of a current practicing certificate under the Electricity reg's.

**BRACING**  
 All bracing to comply with NZS 3604 1999. NZBC, Local authority bylaws.  
 Fixings to be as illustrated in GIB BRACING SYSTEMS design guide and CARTER HOLT HARVEY PANELBRACE design guide.  
 Extent of Sonogard membrane roofing on 18mm ply on framing Fall to suit.  
 Tray section roofing to match existing on Ex50mm purlins to suit. With prefinished standard ridge and barge cappings, on 100x50mm Trusses @ 900mm crs by approved manufacturer and fixed with 2/100x3.75mm skew nails / 2 wire dogs.  
 Coloursteel spouting on standard brackets on Ex25mm fascia to match existing. Connect downpipes to existing service main.  
 Cut back existing tray section roofing and modify to suit new.  
 Lumberlok multi-brace strap or sim lap down and connect to wall framing.  
 200x50mm Timber rails @ 600mm crs to 250x50mm beam to form pergola.  
 Tray section roofing to match existing on 200x50mm Rafters @ 900mm crs on Ex50mm purlins to suit. With prefinished standard ridge and barge cappings.

**ELECTRICAL / BRACING PLAN.**  
 SCALE 1:100

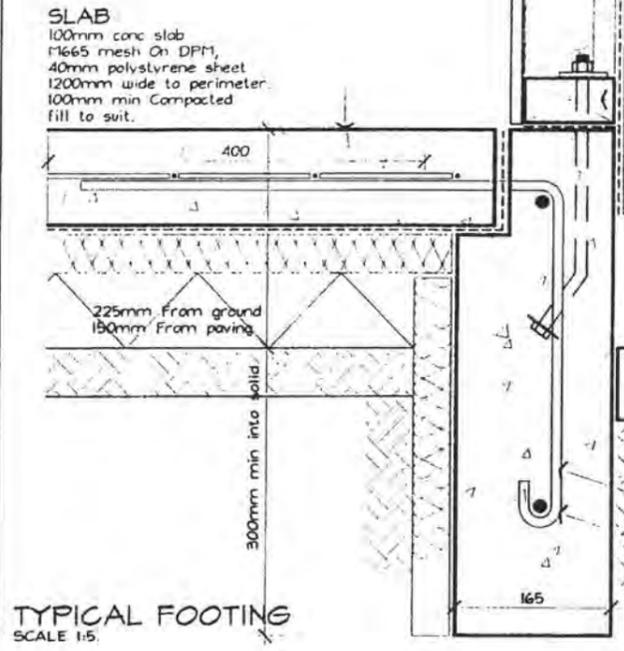


Tray section roofing to match existing on 200x50mm Rafters @ 900mm crs on Ex50mm purlins to suit. With prefinished standard ridge and barge cappings.

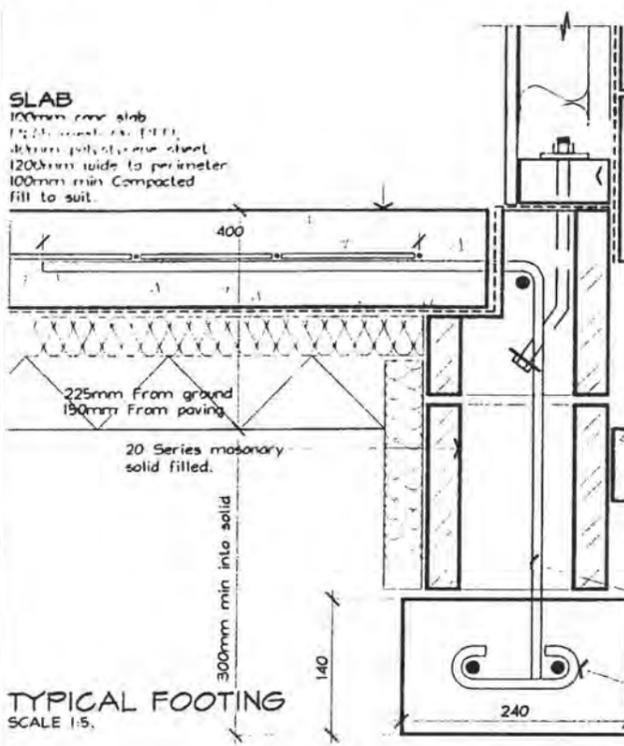
Recessed Downlights shall be installed to prevent transfer of moisture into ceiling spaces and maintain minimum clearances from insulation as required by NZECP 54:2001.

**HIGH WIND ZONE**  
 Refer section 10 of NZS 3604 (1999) for roof framing and fixing requirements. [purlins - 10.2.1.16], [rafters - 10.2.1.3], [trusses - 10.2.2]  
 Max stud spacing - refer NZS 3604 stud tables.

Stress graded framing to conform to relevant manuf' producer statement and selection tables.



**TYPICAL FOOTING**  
 SCALE 1:5.

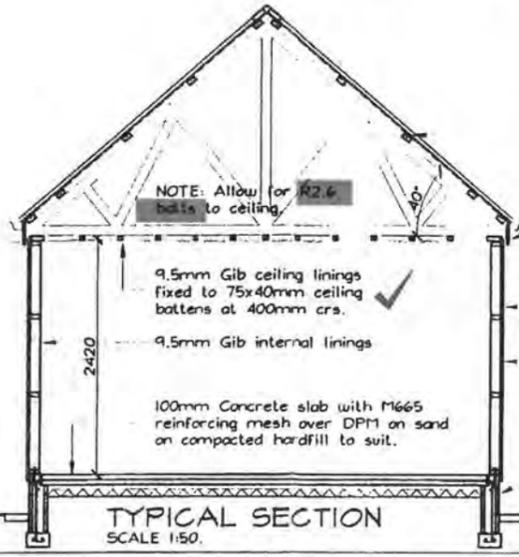


**TYPICAL FOOTING**  
 SCALE 1:5.

**BOTTOM PLATE FIXINGS**  
 10o max 900mm crs.  
 12o max 1,400mm crs.  
 Approved anchors (fixed to manufacturers instructions.)  
 'Ramset' Dynabolt 'PLUS' only.

Rough sawn rusticated timber weather b'ds to match existing over building paper.  
 100x50mm bottom plate on dpc strip, lap with slab dpm. Fix with castin hold down bolts 150mm from corners and 900mm crs max elsewhere.  
 cladding to lap 50mm min over slab or match existing.  
 300x75mm mowing strip to edge of foundation beam.  
 GROUND LEVEL  
 R10 Ties @ 400mm crs lap 400mm with mesh  
 YD12 Bars top and bottom to footing with 85mm min cover

Rough sawn rusticated timber weather b'ds to match existing over building paper.  
 100x50mm bottom plate on dpc strip, lap with slab dpm. Fix with castin hold down bolts 150mm from corners and 900mm crs max elsewhere.  
 6mm capillary gap  
 cladding to lap 50mm min over slab or match existing.  
 300x75mm mowing strip to edge of foundation beam.  
 GROUND LEVEL  
 R10 Ties @ 400mm crs lap 400mm with mesh  
 YD12 Bars top and bottom



**TYPICAL SECTION**  
 SCALE 1:50.

Tray section roofing to match existing on Ex50mm purlins to suit. With prefinished standard ridge and barge cappings, on 100x50mm Trusses @ 900mm crs by approved manufacturer and fixed with 2/100x3.75mm skew nails / 2 wire dogs.  
 Coloursteel spouting on standard brackets on Ex25mm fascia to match existing. Connect downpipes to existing service main.

Timber weatherb'ds profile and finish to match existing on 100x50mm framing at 600mm crs generally  
 R.8 insulation to external walls.



File: BC030033

24 January 2003

John and Sheila Adin  
34 Horopito Road  
Waikanae

**BUILDING CONSENT APPLICATION BC030033, PROPOSED ADDITIONS TO DWELLING 34 HOROPITO ROAD, WAIKANAЕ.**

Thank you for your recent building consent application which is currently being processed.

A preliminary check of the documents supporting your application has revealed that the proposal does not appear to comply with the Kapiti Coast District Plan in respect of the dwelling encroaching into the 1.5m side yard standard for permitted activities;

**D.1: RESIDENTIAL ZONE PERMITTED ACTIVITY STANDARDS**

**YARDS**

The minimum yard requirements for any site shall be:

(ii) **Side and Rear Yards**

- Separation Of Dwellings/Family Flats From Adjoining Landowners - (building set back from external boundaries):

Front site - 3 metres rear yard, 3 metres one side yard (for vehicular access), 1.5 metres all other side yards (<1.5 metres on one side only with adjoining landowners written consent).

As the application does not comply with this standard, a resource consent will need to be obtained before the project can commence. If you wish to pursue this project please make an application for Resource Consent (land use) pursuant to section 88 of the Resource Management Act 1991. I have attached an application form and other information to help you prepare the application. Alternatively you may wish to amend your design so that it will meet the 1.5m yard requirement.

I have also enclosed a copy of 'Buildings in the Residential Zone' for your information explaining the District Plan references mentioned above.

Please contact me should you wish to discuss this matter in any further detail on (04) 904 5814. Your building consent application has been placed on hold until this matter is resolved.

Yours sincerely

A handwritten signature in cursive script that reads "April Peckham".

April Peckham  
RESOURCE CONSENTS PLANNER

**Kapiti Coast District Council**

Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website [www.kcdc.govt.nz](http://www.kcdc.govt.nz)



## Project Information Memorandum

Section 31, Building Act 1991

### Application

JOHN & SHEILA ADIN 34 HOROPITO ROAD WAIKANAЕ	No. Issue date Application date Overseer	030033 19/03/03 17/01/03 Barrie McLennan
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### Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages ADDS/ALTS TO EXTG.DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$25,000
Location	34 HOROPITO ROAD, WAIKANAЕ
Legal Description	LOT 17 DP 14994
Valuation No.	1494137100

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

This project information memorandum includes:

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

Signed for and on behalf of the Council:

Name:

Kapiti Coast District Council

Date: 19.3.03

Phone (04) 904 5700, Fax (04) 904 5830 | 75 Rimu Road, Private Bag 601, Paraparaumu. Website [www.kcdc.govt.nz](http://www.kcdc.govt.nz)



**PROJECT INFORMATION MEMORANDUM - BC 030033**

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**Application Details**

Applicant Name : JOHN & SHEILA ADIN  
Contact Address : 34 HOROPITO ROAD WAIKANAE  
Location : 34 HOROPITO ROAD, WAIKANAE  
Legal Description : LOT 17 DP 14994  
Proposal : ADDS/ALTS TO EXTG.DWELLING

---

**Application Details**

Use Permitted : Permitted activity  
Resource consent granted : None listed  
Designations on property : None listed  
Easements : None listed  
Site subject to inundation : Not known to be  
Relocatable zone : N/A  
Coastal building line restriction : N/A  
Minimum floor level (50 year event) : N/A  
Floor level (100 year event) : N/A  
Yard and height requirements : Comply  
Tree/building preservation : None listed

**Comments**

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

---

### Special Features of the Land

Potential erosion :	no
Potential avulsion :	no
Potential subsidence :	no
Potential slippage :	no
Potential alluvion :	no
Potential inundation :	no
Presence of hazardous contaminants :	none known

#### Other features

---

### Plumbing and Drainage Details

Sewer available / connected :	Connected
Water available / connected :	Connected
Site plan of existing services :	See attached
Location of sewer lateral :	Plan supplied
Location and size of water toby :	Plan supplied
Location of public drains (if any) :	N/A
Location of easments (if any) :	No easements
Stormwater disposal to :	Soak pit

#### Plumbing and drainage notes

There's a future here



**KAPITICOAST**  
DISTRICT COUNCIL  
SITE CHECK SHEET

NAME: ADIN

ADDRESS: 34 HOROPITO RD LOT:..... DP:.....

PROJECT: YUNCA WEDJ 2000 FIS CONSENT NO: 910491

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

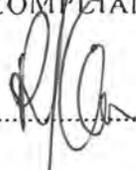
COMPONENT TO BE INSPECTED	INSPECTION REQUIRED (TICK)	INSPECTION		COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
		CHECK	RECHECK				
FREESTANDING FIRES							
Seismic fixing		✓					
Hearth		✓			NO	NO	12-5-97
Flue		✓					
Flashing				EXISTING Roof Penetration			
INBUILT FIRES							
Chimney & Flue							
Seismic fixing							
SWIMMING POOLS							
Fencing							
Gates - Doors							
Water Supply							
Backwash disposal							

**BUILDING COMPONENTS DEEMED COMPLETED**

CERTIFIER	SIGNATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building					
Plumbing					
Drainage					

WORK IS NOW DEEMED TO BE COMPLETED. A CODE COMPLIANCE CERTIFICATE WILL BE ISSUED WHERE REQUIRED BY THE BUILDING ACT.

CODE COMPLIANCE CERTIFICATE NUMBER .....



Signature

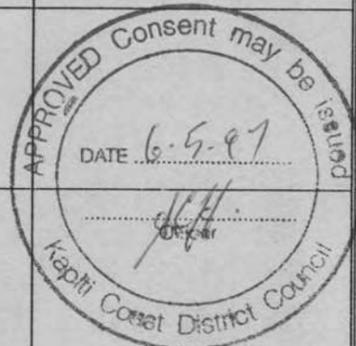
12-5-97

Designation

Date

FOR COUNCIL USE:

DEPARTMENT	REQUIREMENTS		COMMENTS	CHECKED/DATE STAMP
	Yes	No		
Town Planning	Zoning Confirms			
	Dispensation			
	Planning Consent			
	Special Floor Level			
Plumbing				
Drainage				
Stormwater	To Channel			
	To Drain			
	Confined to Lot			
Building				
Structural	Specific Design			
	Foundation			
	Structure			
	Roof			
Subdivisional Engineer	Earthworks Bylaw			
	Conditions			
Environmental Health				
Site- Footpath & Entrance Conditions		Ground		
NOTES:				



APPLICATION FOR BUILDING CONSENT  
Section 33, Building Act 1991

To: Kapiti Coast District Council  
[Cross each applicable box and attach relevant documents in triplicate]

CONSENT NO
970491

PART A : GENERAL

(Complete Part A in all cases - Refer over for Parts B-E, sign and date)

APPLICANT (OWNER*)	PROJECT										
Name: <u>MR + MRS ADIN</u>	<table border="0"> <tr> <td>New or relocated Building</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Alterations or additions</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Accessory Building or Fire</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Building Demolition or Removal</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Being stage _____ of an intended _____ stages.</td> <td></td> </tr> </table>	New or relocated Building	<input type="checkbox"/>	Alterations or additions	<input type="checkbox"/>	Accessory Building or Fire	<input checked="" type="checkbox"/>	Building Demolition or Removal	<input type="checkbox"/>	Being stage _____ of an intended _____ stages.	
New or relocated Building		<input type="checkbox"/>									
Alterations or additions		<input type="checkbox"/>									
Accessory Building or Fire		<input checked="" type="checkbox"/>									
Building Demolition or Removal		<input type="checkbox"/>									
Being stage _____ of an intended _____ stages.											
Mailing address: <u>34 HOROPITO RD</u> <u>WAIKANAIE</u>											
Contact [Print Name and position]: _____											
Phone: <u>293-3513</u> Fax _____											
*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.											
FOR COUNCIL USE											
Received: <u>5/5/97</u>	Estimated value (inclusive of GST) : \$ _____										
Application Deposit: \$ <u>76.00</u>	Intended use, eg Dwelling, Carport, Garage, etc <u>Junca Wedj 2000</u>										
Receipt No. <u>635483</u>	Intended life: Indefinite but not less than 50 years <input type="checkbox"/> Specified as _____ years <input type="checkbox"/>										
Paid By: <u>The Heating Centre</u>	PROJECT LOCATION Street address (if any) <u>34 HOROPITO RD</u> <u>WAIKANAIE</u>										
	Legal description (as shown on certificate of title or rates notice, if any): Lot <u>17</u> DP <u>14994</u>										
	Valuation No. <u>1494137100</u>										
NOTE: BALANCE OF FEES ARE PAYABLE ON CONSENT APPROVAL											
This Application is for: <input type="checkbox"/> Building Consent only, in accordance with project information <input type="checkbox"/> Both building consent and a project information memorandum											
PLEASE NOTE The information provided in support of this application is public and as such is freely available on request. However under Section 27(3) of the Building Act 1991 you may for security and/or copyright reasons request the plans and specifications pertaining to this application be marked as confidential by completing the following section	CONFIDENTIALITY Plans and Specifications 1. <input type="checkbox"/> I/We require that my/our: 2. <input type="checkbox"/> plans 3. <input type="checkbox"/> specifications be treated as confidential in order to protect: 4. <input type="checkbox"/> the security of the building 5. <input type="checkbox"/> copyright Signed: _____										
SIZE OF BUILDING Floor area m <sup>2</sup> No of stories No of Units											

**PART B : PROJECT DETAILS**

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

- Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings
- New provisions to be made for vehicular access, including parking
- Provisions to be made in building over or adjacent to any road or public place
- New provisions to be made for disposing of stormwater and wastewater
- Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains
- New connections to public utilities
- Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise
- Any cultural heritage significance of the building or building site, including whether it is on a marae

**PART C : BUILDING DETAILS**

(Complete Part C in all cases)

This application is accompanied by (cross each applicable box, attach relevant documents in duplicate):

- The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:
  - Building certificates
  - Producer statements
  - References to accreditation certificates issued by the Building Industry Authority
  - References to determinations issued by the Building Industry Authority
- Proposed procedures, if any, for inspection during construction

**PART D : KEY PERSONNEL**

(Complete Part D as far as possible in all cases. Give names, addresses and telephone numbers. Give relevant registration numbers if known)

Designer(s): \_\_\_\_\_

Building Certifier(s): THE HEATING CENTRE

3 IHAKARA STREET

PARAPARAUMU

PH. (04) 298-6556

Registered Drainlayer: \_\_\_\_\_ REG NO: \_\_\_\_\_

Craftsman Plumber: \_\_\_\_\_ REG NO: \_\_\_\_\_

Other: \_\_\_\_\_

**PART E : COMPLIANCE SCHEDULE DETAILS**

**E1: Systems Necessitating a Compliance Schedule**

(Complete Part e1 for all new buildings and alterations, except single residential dwellings)

The building will contain the following (Cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- Automatic sprinkler systems or other systems of automatic fire protection
- Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- Emergency warning systems for fire or other dangers
- Emergency lighting systems
- Escape route pressurisation systems
- Riser mains for fire service use.

- Any automatic
- Lifts, escalators
- Mechanical ver
- Any other mecl
- Building maint
- Such signs as a
- None of the abo

(Comple

The building will maintenance and r

- Means of escap
- Safety barriers
- Means of access of the Disabled
- Handheld hoses
- Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975

Signed for an on behalf of the Applicant:

Name: De Maal  
 Position: Manageress Date: 28/4/97

Received with thanks by 49/01  
 KAPITI COAST DISTRICT COUNCIL

5-05-97 13:12 Receipt no.635483

\*COPY\* \*COPY\* \*COPY\*  
 DR BC970488 BUCHANAN 76.00-  
 MR & MRS BUCHANAN::17 SUNNY GLEN:WAIKAN  
 DR BC970489 WILCOX 76.00-  
 MR WILCOX::13 SYDNEY CRESCENT:RAUMATI S  
 DR BC970490 HORNE 76.00-  
 MR HORNE::50 WELLINGTON ROAD:PAEKAKARIK  
 DR BC970491 ADIN 76.00-  
 MR & MRS ADIN::34 HOROPITO ROAD:WAIKANA  
 DR BC970492 DU FRESNE 76.00-  
 MR & MRS DU FRESNE::19 TENNIS COURT ROA  
 CO N  
 P & C GARDINER 380.00

**FOR OFFICE USE ONLY**

FEES		APPLICATION DEPOSIT \$16.00	
Building	\$16.00	RECEIPT NO	DATE 2.5.97
Sewer Connection	\$.....	635483	
Water Connection	\$.....	INVOICE NO	DATE.....
Vehicle Crossing	\$.....	RECEIPT NO	DATE.....
Damage Deposit	\$.....	FEES PAID BY:	
Structural Checking	\$.....	BUILDING CONSENT NUMBER	DATE ISSUED
Building Research Levy	\$.....	970491	6.5.97
Development Levy	\$.....	AUTHORISATION FOR REFUND OF DEPOSITS	
BIA Levy	\$.....	Deposit held =	\$.....
Compliance Schedule	\$.....	Cost to Repair Damage Caused During Construction =	\$.....
Town Planning Bond	\$.....	Total Balance to be Refunded	
Photocopying	\$.....	Authority Number:	
SUBTOTAL	\$16.00	Authorised:	DATE:
Less Deposit Paid	\$16.00		
TOTAL	\$.....		
GST INCLUDED	\$.....		



**KAPITICOAST**  
DISTRICT COUNCIL  
BUILDING CONSENT  
Section 35, Building Act 1991

**Applicant**

MR & MRS ADIN  
34 HOROPITO ROAD  
WAIKANAE

**Consent Details**

Consent/PIM No.: 970491  
Date issued: 6/05/97  
Date of applicn: 5/05/97  
Valn No: 1494137100

**Project Descrn:** ALTERATIONS, REPAIRS or EXTENSIONS  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
INSTALL YUNCA WEDJ 2000 FIRE

**Intended Life:** SPECIFIED AS 5YRS YEARS

**Intended Uses:** RESIDENTIAL

**Project Location:** 34 HOROPITO ROAD, WAIKANAE

**Legal Description:** LOT 17 DP 14994

**Estimated Value:** \$ 1,500

**CHARGES:** The Council's charges paid on uplifting this  
Building Consent, in accordance with the attached  
details, are:

	\$	76.00
Building Research Levy	\$	0.00
Building Industry Authority Levy	\$	0.00
TOTAL:	\$	76.00

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

This building consent is issued subject to the conditions specified in the attached page(s) headed CONDITIONS OF BUILDING CONSENT 970491.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: *[Signature]* BUILDING CONTROL OFFICER DATE: 7.5.97

there's a future here



**KAPITICOAST**

DISTRICT COUNCIL

CONDITIONS OF BUILDING CONSENT 970491

- 1 Installation of solid fuel appliances must comply with manufactures specifications and be secured against seismic movement ie EARTHQUAKES.



BUILDING CONSENT ADDENDA 970491

APPLICANT: MR & MRS ADIN : 34 HOROPITO ROAD : WAIKANAE  
LOCATION: 34 HOROPITO ROAD, WAIKANAE  
Builder: THE HEATING CENTRE

General requirements

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

FINAL INSPECTION BUILDING

- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298-5139 between the hours of 8.00 am and 4.30 pm.



CONDITIONS OF CONSENT 970491

- 1 Installation of solid fuel appliances must comply with manufactures specifications and be secured against seismic movement ie EARTHQUAKES.

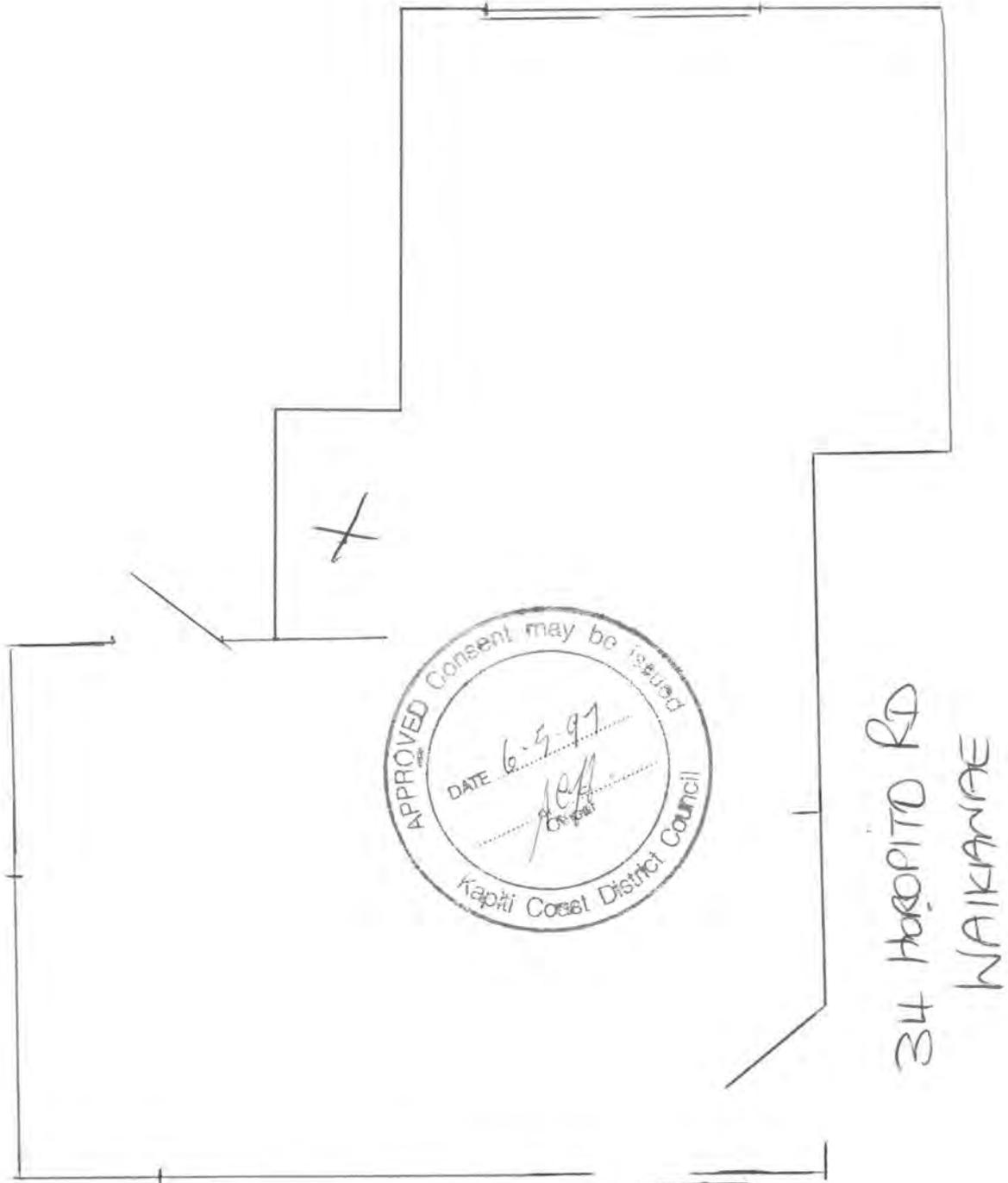
I have read the foregoing requirements and conditions of consent, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

OWNER/BUILDER/AUTHORISED PERSON \_\_\_\_\_ DATE \_\_\_\_\_



# THE HEATING CENTRE

3 IHAKARA STREET, PARAPARAUMU  
PHONE/FAX (04) 298-6556



Suppliers and installers of the most modern Wood Burners,  
Log Fires, Coal Ranges, Hearths and Fireside Accessories.

# Colour your home with the heat and light of the new



## YUNCA WEGJ 2000 WOODBURNER

Innovative and impressive new design features make the Yunca Wegj 2000 woodburner a worthy successor to the original Yunca Wegj, which was a radical new concept in home heating when first released onto the market.

The Wegj 2000 woodburner is a double-combustion burner that provides an extremely high level of heat output within environmentally acceptable standards. It comes in a range of eight vitreous enamel colours and will complement the decor of any home, whether traditional or contemporary.

It is clean-air approved, with or without an optional water booster and its massive 18kW output (22kW maximum) is specifically designed to heat medium to large areas. This output can be dramatically increased by the use of a powerful, fan-assisted blower which is situated behind the heater plinth.

The Wegj 2000 can be banked overnight for up to 10 hours, dependent on conditions, to retain background warmth. It also comes with a separate bottom door and removable, zinc-plated steel ashpan and lid in the plinth for easy, safe removal of ashes.

State-of-the-art technology combined with superior performance, additional safety features, economical running costs and elegant appearance make the all-new Wegj 2000 woodburner an impressive addition to the exclusive range of Yunca multi-fuels and woodburners.

### How the Wegj 2000 Heats

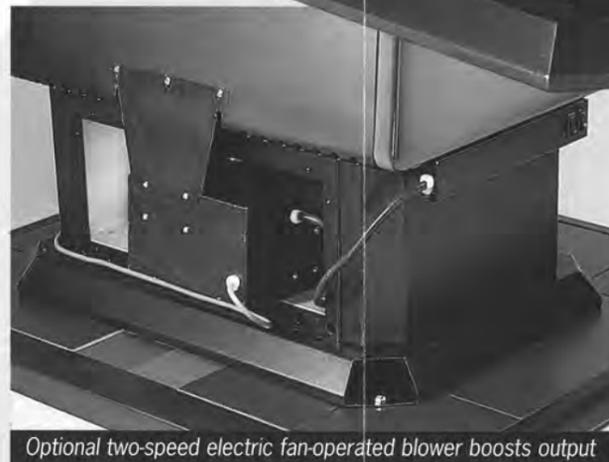
The Wegj 2000 woodburner heats your home by using both radiant and convection heat energy. Radiant heat is emitted directly from the flames and travels in straight lines through the Wegj 2000's large, ceramic-glass door window, heating objects directly in its path. More efficient convection heat is generated when combustion occurs in the firebox and transmits heat energy to increasingly large volumes of air, which rapidly circulate and heat surrounding areas.

### How the Wegj 2000 Burns

The Wegj 2000 is a double-combustion woodburner. Combustion first occurs at the contact point of fuel, oxygen-laden air and flame. The gases that are not burnt at this stage are forced away from the fuel source, due to the intense heat created and spiral upwards towards the secondary air intakes. These highly-volatile escaping gases are then burnt for a second time, giving the Wegj 2000 near-perfect combustion.



Large vented top grill heats food and liquids



Optional two-speed electric fan-operated blower boosts output

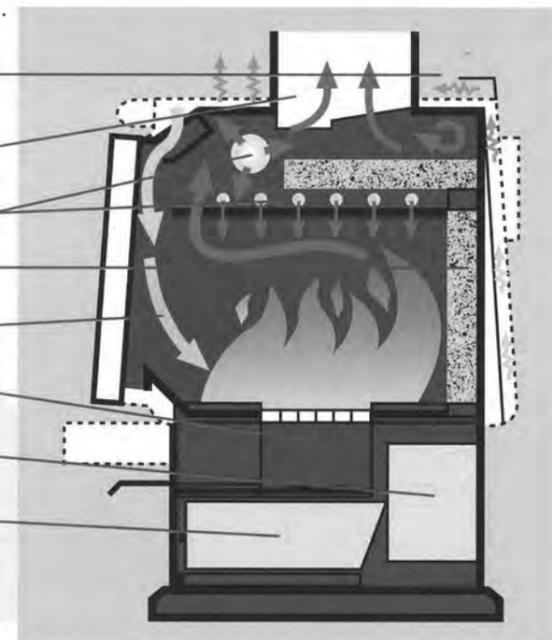


Refractory brick-lined firebox and secondary air intakes



Wide door opening takes large logs

- Top grill heat convector directs heated air to front of unit
- Dropped flue spigot aids combustion
- Two secondary air intakes burn escaping gases
- Refractory brick-lined firebox
- Airflow travels across door glass for clear viewing
- Firebox with ash removal chute below
- Optional two-speed electric fan-operated blower
- Removable steel ashpan with safety lid



### Design

- The Wegj 2000 has a unique feature for a woodburner - an ash removal system. A steel removable ashpan and lid are located in the plinth, beneath the firebox. Ashes fall through the firebox grate into a chute, which empties into the ashpan. A separate lid is then slid over the ashpan to protect against hot embers when emptying.



Removable steel ashpan with lid for safe ash disposal

### Efficiency

- Angled 6mm plate steel firebox internally-lined with 40mm refractory firebricks give extremely high heat output with near-perfect combustion.
- One primary and two secondary air intakes provide maximum air flow.
- Unique 8mm drop flue spigot forces gases back into firebox for complete burning efficiency.
- Very low emission levels conform to rigid international testing standards.
- Extremely high 18kW output (22kW max) can be boosted with optional two-speed electric fan-operated blower.
- Optional copper water booster is available to assist in hot water heating.

### Safety

- Bottom-hinged main door prevents fuel from falling onto floor when loading.
- Ash-lip panel under the door ensures that small embers fall onto hearth.
- Neo Ceram 'O' door glass has an extremely high heat resistance and gives maximum radiant heat.
- Unique top grill convector directs heated air from the back and top of the firebox to the front. This heat dispersal reduces rear temperatures and allows close rear wall installation.
- Earthquake protection is provided by seismic restraint bolts which secure the woodburner to the hearth.



Double-sprung door mechanism and hardened steel door rollers

- The large door opening takes up to 500mm (19") logs.
- Ceramic door glass is recessed into the door panel and angled back to project heat out and up into the room. Reduces clearance needed for the hearth.
- Double-sprung top and bottom door hinging mechanism ensures even pressure on door seals, requiring no further adjustment.
- Hardened steel door-latch pins for minimum wear.
- Large vented top grill heats food and liquids.
- Outer panels available in 8 double and triple coated vitreous enamel colours.

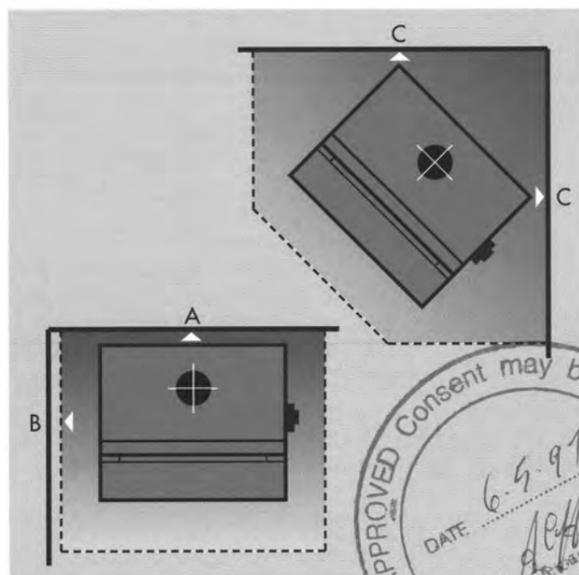
The Yunca Wegj 2000 woodburner is the result of a carefully-monitored research and development programme carried out by Yunca over the last five years. All critical components and airflow controls have been rigorously tested for safety and peak efficiency.



# THE YUNCA WEGJ 2000

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

- 6mm angled plate-steel firebox; 40mm refractory firebricks; 8mm dropped flue spigot.
- 18kW heat output (22kW maximum).
- One primary and two secondary air intakes.
- Refractory brick-lined combustion plate.
- Hardened steel door-latch pins.
- Double-sprung door hinging mechanism.
- Heat-resistant handles and control knobs.
- Large vented top panel with heat convector at rear.
- Removable steel ashpan with lid for ash disposal.
- Seismic restraint bolts.
- 8 vitreous enamel panel colours.
- Optional two-speed electric fan-assisted blower.
- Optional copper water booster.
- Clean-air approved.
- Safe clearances conform to the Coal Research Association NZS 7421:1990/AS 2918:1990 testing specifications.
- Power efficiency and emission levels conform to the Coal Research Association NZS 7402:1992 AS 4012:1992 and NZS 7403:1992/AS 4013:1992 testing specifications.



Clearances from combustible walls (mm):			
	A	B	C
<b>WEGJ 2000</b>			
With YUNCA flue guard fitted	50	200	30
With YUNCA 1/2 round flue guard fitted	100	200	30
<b>Hearth clearance (mm):</b>	Front	Side	
	200	150	

The hearth must be constructed of non-combustible materials, with a minimum thickness of 12mm.

### Warranty

The Yunca Wegj 2000 woodburner has been manufactured in New Zealand using the highest-quality materials and the best workmanship available. Yunca Heating guarantee each new firebox, to the original purchaser, will be free from defects in both materials and workmanship for a period of 5 years (60 months) from date of purchase. This Warranty does not apply if the unit has been subjected to abuse, improper installation or unauthorised modifications. This Warranty does not apply to any other conditions and is in lieu of all other warranties either expressed or implied. Please refer to the operating manuals and Warranty instructions for full details.

**Note:** Space heating appliances are not designed to be central heating systems. Unit size and output is based on the average annual ambient temperature, when installed into well-insulated areas with a 2.4 metre stud.

### Dimensions

Height: 760mm. Width: 750mm. Depth: 560mm.  
Weight: 180kg. Flue diameter: 150mm.  
Minimum flue length: 3.6m.

### Installation

The construction of the Yunca Wegj 2000 reduces installation costs considerably. Refer to the installation instructions or consult your local Yunca stockist.

### Cleaning

Yunca recommend that the flue and chimney be cleaned at least once a year. Your Yunca stockist will provide an annual maintenance plan if required.

Your authorised Yunca stockist:

**THE HEATING CENTRE**  
3 IHAKARA STREET  
PARAPARAUMU  
PH. (04) 298-6556



Designed and manufactured in New Zealand by

**YUNCA HEATING**

(A division of Terry Young Limited)

Head Office and Manufacturing Plant:  
41 Onslow Street P O Box 932  
Invercargill New Zealand  
Telephone 64 3 214-4426  
Fax 64 3 214-4430



THE YUNCA  
**WEGJ 2000**  
WOODBURNER

WARMING THE WORLD WITH OUR TECHNOLOGY



# KAPITI COAST DISTRICT COUNCIL

File

KAPITI COAST DISTRICT COUNCIL  
REGULATORY SERVICES  
INSPECTORATE BRANCH  
Private Bag 601, Paraparaumu  
Telephone (04) 298-5139

ADDRESS 34 HOROPITO RD  
WAIKANA  
DATE 9-5-97  
PHONE 293-3573

Dear Sir

FREE STANDING FIRE OR FIRE PLACE HEATER INSTALLED AT

34 HOROPITO ROAD, WAIKANA

for MR + MRS ADIN

by THE HEATING CENTRE

Address 3 IHAKATA STREET  
PARAPARAUMU

Phone PH. (04) 298-6556

I hereby notify you that the following requirements under NZS 7421:1990 have been met and the solid fuel burning domestic appliance type and model Yunox Nedy freestander has been installed in accordance with the manufacturer's installation instructions.

Please tick where applicable the following :

1.	Building Consent Number ..... issued and sited.	
2.	The chimney has been cleaned.	
3.	The chimney is in a sound condition.	
4.	The chimney is of pumice and of correct dimensions to comply with BRANZ zero clearance certificate.	
5.	The chimney is ventilated to manufacturer's requirements.	
6.	The appliance is restrained against seismic activity (free standing and fireplace heaters).	✓
7.	The fireplace heater has been approved by BRANZ as complying with their zero clearance certificate.	
8.	The hearth is an approved type according to manufacturer's requirements.	✓
9.	The hearth is restrained against seismic activity.	✓
10.	The fire surround at its connection to the fireplace is fully insulated with approved material [see BRANZ Building Information Bulletin 248 (1986)].	
11.	The ash hearth is of correct dimensions to installation instructions.	✓

Mark N/A if clause not applicable. Please return promptly after installation.

(PRINT) INSTALLERS NAME PAUL GARDINER

SIGNED

there's a future here



**KAPITICOAST**  
DISTRICT COUNCIL  
SITE CHECK SHEET

NAME: ADIN  
 ADDRESS: 34 Kapiti Rd LOT: 17 DP: 14994  
 PROJECT: Connect to Sewer CONSENT NO: 970052

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

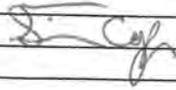
COMPONENT TO BE INSPECTED	INSPECTION REQUIRED (TICK)	INSPECTION		COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
		CHECK	RECHECK				
FOUNDATIONS							
Siting							
Footing - Piles							
Steel							
Min Floor Level Cert							
CONCRETE FLOOR							
Building							
P & D Wastes, etc							
SUB FLOOR							
Connections							
Braces							
Blocking							
Insulation							
BLOCKFILL 1							
BLOCKFILL 2							
PRE-LINE							
Wall Framing							
Moisture				%			
Bracing							
Fixings							
Lintels							
Roof Framing							
Trusses							
Bracing							
Fixings							
P & D 1500 KPA test							
POSTLINE							
DRAIN TEST - SEWER				existing + new drain water tested and plotted		no	JL 3.2.96
DRAIN TEST - STORMWATER							



## FINAL INSPECTIONS

COMPONENT TO BE INSPECTED	INSPECTION REQUIRED (TICK)	INSPECTION		COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
		CHECK	RECHECK				
Insulation							
Joinery & Flashings							
Glazing (Safety etc)							
Range/Bathroom Fans							
Comb, Heater/Chimney							
Floor Levels							
Post Connections							
Subfloor Ventilation							
Subfloor Access							
Room Ventilation --							
EXTERIOR CLADDINGS							
Walls							
Roof							
Hot Water Temp							
H/W Cyl, Valves & Restraint							
Waste & Drain Vents							
Gully Traps							
Spouting & Downpipes							
Stonwater Drains							
ENG SUPERVISION CERT							
FIRE FACILITIES							
EGRESS							
DISABLED							
EHO							

### BUILDING COMPONENTS DEEMED COMPLETED

CERTIFIER	SIGNATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building		4/2/97	Services		
Plumbing			Resource Management		
Drainage			Air Conditioning		
EHO					
Lifts					
Compliance Schedule					

WORK IS NOW DEEMED TO BE COMPLETED. A CODE COMPLIANCE CERTIFICATE WILL BE ISSUED WHERE REQUIRED BY THE BUILDING ACT.

CODE COMPLIANCE CERTIFICATE NUMBER ... ..

.....  
Signature

.....  
Designation

.....  
Date

WHEN THE PROJECT IS COMPLETED THIS INSPECTION SHEET WILL BE ATTACHED TO THE RELEVANT



## FEE CALCULATION SHEET

Application No: 970052

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

Site Address: 34 Herosita Rd

NO YELLOWS

ADMIN = \$36 per hour  
 PLAN VETTING = \$60 per hour  
 INSPECTIONS = \$50

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

Classification	\$	Plan Vetting				Total \$	Consultants		Total \$	Inspections						Total \$	Admin \$	PIM \$	Total
		PI	D	Bld	EH		T/P			Site	PI	D	Bld	EH					
1	Fire Places, Signs	0-1500																	
2	<del>Sheds, Garports</del>	1501-4000																	
3	Garages, Conservatories, Swim Pool, Etc	4001-10000																	
4	House Additions	4001-10000																	
5	House Additions	10001-50000																	
6	Dwellings	50001-100000																	
7	Dwellings	100001-150000																	
8	Dwellings	150001-200000																	
9	Dwellings	200001-250000																	
10	Dwellings	250001-300000																	
11	Dwellings	300000 +																	
12	Commercial/Industrial	0-10000																	
13	Commercial/Industrial	10001-50000																	
14	Commercial/Industrial	50001-100000																	
15	Commercial/Industrial	100001-150000																	
16	Commercial/Industrial	150001-200000																	
17	Commercial/Industrial	200001-250000																	
18	Commercial/Industrial	250001-300000																	
19	Commercial/Industrial	350001-350000																	
20	Commercial/Industrial	350001-400000																	
21	Commercial/Industrial	400001-450000																	
22	Commercial/Industrial	450001-500000																	
23	Commercial/Industrial	500000 +																	

50 - 36 - 100 = 86 ←

FOR COUNCIL USE:

DEPARTMENT	REQUIREMENTS		COMMENTS	CHECKED/DATE STAMP
	Yes	No		
Town Planning	Zoning Confirms			
	Dispensation			
	Planning Consent			
	Special Floor Level			
Plumbing				
Drainage				
Stormwater	To Channel			
	To Drain			
	Confined to Lot			
Building				
Structural	Specific Design			
	Foundation			
	Structure			
	Roof			
Subdivisional Engineer	Earthworks Bylaw			
	Conditions			
Environmental Health				
Site- Footpath & Entrance Conditions		Ground		
NOTES:				

KAPITI COAST DISTRICT COUNCIL  
 PLANS APPROVED PLUMBING  
 AND DRAINAGE  
 CONSENT MAY BE ISSUED.  
 DATE: 29/1/97 OFFICER: [Signature]



APPLICATION FOR BUILDING CONSENT  
 Section 33, Building Act 1991

To: Kapiti Coast District Council  
 [Cross each applicable box and attach relevant documents in triplicate]

CONSENT NO
970052

PART A : GENERAL

(Complete Part A in all cases - Refer over for Parts B-E, sign and date)

APPLICANT (OWNER*)	PROJECT
Name: <u>John Adin</u>	Cross One <input type="checkbox"/> New or relocated Building <input checked="" type="checkbox"/> Alterations or additions <input type="checkbox"/> Accessory Building or Fire <input type="checkbox"/> Building Demolition or Removal Being stage _____ of an intended _____ stages. Estimated value (inclusive of GST) : \$ _____ Intended use, eg Dwelling, Carport, Garage, etc <u>(Under Construction)</u> Intended life: <input type="checkbox"/> Indefinite but not less than 50 years <input type="checkbox"/> Specified as _____ years
Mailing address: <u>34 Horopito Rd, Waikanae</u>	
Contact [Print Name and position]: <u>John</u>	
Phone: <u>2933573</u> Fax _____	
*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.	
FOR COUNCIL USE	
Received: <u>27 11 97</u>	PROJECT LOCATION
Application Deposit: \$ <u>30.00</u>	Street address (if any) <u>34 Horopito Rd Waikanae</u>
Receipt No. <u>619852</u>	Legal description (as shown on certificate of title or rates notice, if any): Lot <u>17</u>
Paid By: <u>S.J. O'Connell</u>	DP <u>14994</u>
<u>BNZ CA</u>	Valuation No. <u>1494137100</u>
NOTE: BALANCE OF FEES ARE PAYABLE ON CONSENT APPROVAL	
This Application is for: <input type="checkbox"/> Building Consent only, in accordance with project information	
<input type="checkbox"/> Both building consent and a project information memorandum	
PLEASE NOTE The information provided in support of this application is public and as such is freely available on request. However under Section 27(3) of the Building Act 1991 you may for security and/or copyright reasons request the plans and specifications pertaining to this application be marked as confidential by completing the following section	CONFIDENTIALITY Plans and Specifications 1. <input type="checkbox"/> I/We require that my/our: 2. <input type="checkbox"/> plans 3. <input type="checkbox"/> specifications be treated as confidential in order to protect: 4. <input type="checkbox"/> the security of the building 5. <input type="checkbox"/> copyright Signed: _____
SIZE OF BUILDING Floor area m <sup>2</sup> No of stories No of Units	

**PART B : PROJECT DETAILS**

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

- Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings
- New provisions to be made for vehicular access, including parking
- Provisions to be made in building over or adjacent to any road or public place
- New provisions to be made for disposing of stormwater and wastewater
- Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains
- New connections to public utilities
- Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise
- Any cultural heritage significance of the building or building site, including whether it is on a marae

**PART C : BUILDING DETAILS**

(Complete Part C in all cases)

This application is accompanied by (cross each applicable box, attach relevant documents in duplicate):

- The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:
  - Building certificates
  - Producer statements
  - References to accreditation certificates issued by the Building Industry Authority
  - References to determinations issued by the Building Industry Authority
- Proposed procedures, if any, for inspection during construction

**PART D : KEY PERSONNEL**

(Complete Part D as far as possible in all cases. Give names, addresses and telephone numbers. Give relevant registration numbers if known)

Designer(s): \_\_\_\_\_

Building Certifier(s): \_\_\_\_\_

Builder/s \_\_\_\_\_

Registered Drainlayer: Steve O'Connell REG NO: \_\_\_\_\_

Craftsman Plumber: \_\_\_\_\_ REG NO: \_\_\_\_\_

Other: \_\_\_\_\_

**PART E : COMPLIANCE SCHEDULE DETAILS**

**E1: Systems Necessitating a Compliance Schedule**

(Complete Part e1 for all new buildings and alterations, except single residential dwellings)

The building will contain the following (Cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- Automatic sprinkler systems or other systems of automatic fire protection
- Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- Emergency warning systems for fire or other dangers
- Emergency lighting systems
- Escape route pressurisation systems
- Riser mains for fire service use.

- Any automatic back-
- Lifts, escalators or tra
- Mechanical ventilatio
- Any other mechanical compliance with the
- Building maintenanc
- Such signs as are req
- None of the above

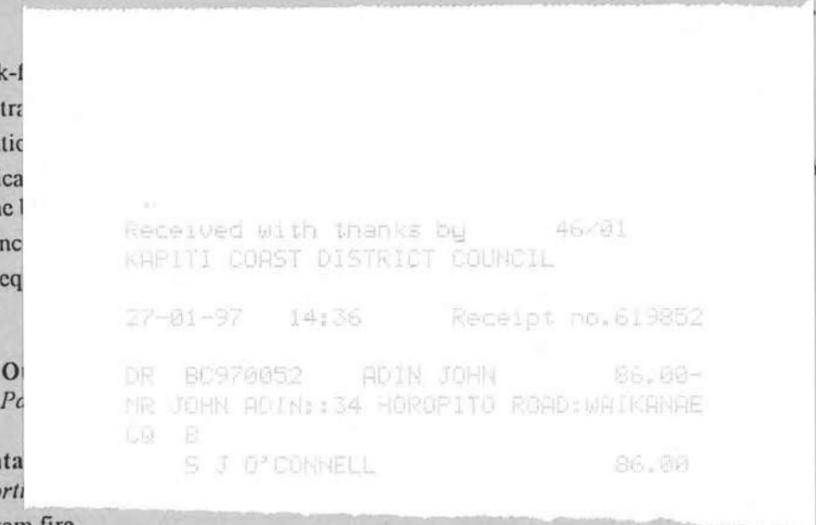
E2: O  
(Complete Pa

The building will conta  
maintenance and report

- Means of escape from fire
- Safety barriers
- Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 of the Disabled Persons Community Welfare Act 1975
- Handheld hoses for firefighting
- Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975

Signed for an on behalf of the Applicant:

Name: STEVE O'CONNELL DRAINAGE CONT  
Position: Manager Date: 23/1/97



**FOR OFFICE USE ONLY**

FEES		APPLICATION DEPOSIT \$ 86.00	
Building	\$ 86	RECEIPT NO	DATE 27.1.97
Sewer Connection ✓	\$	619852	
Water Connection	\$	INVOICE NO	DATE 27.1.97
Vehicle Crossing	\$	11809	
Damage Deposit	\$	RECEIPT NO	DATE
Structural Checking	\$	FEES PAID BY:	
Building Research Levy	\$		
Development Levy	\$	BUILDING CONSENT	DATE ISSUED
BIA Levy	\$	NUMBER	
Compliance Schedule	\$	AUTHORISATION FOR REFUND OF DEPOSITS	
Town Planning Bond	\$	Deposit held =	\$
Photocopying	\$	Cost to Repair Damage Caused During	
SUBTOTAL	\$ 86	Construction =	\$
Less Deposit Paid	\$ 86.00	Total Balance to be Refunded	
TOTAL	\$ 0	Authority Number:	
GST INCLUDED	\$	Authorised:	DATE:

There's a future here



**KAPITICOAST**  
DISTRICT COUNCIL  
BUILDING CONSENT  
Section 35, Building Act 1991

Applicant

MR JOHN ADIN  
34 HOROPITO ROAD  
WAIKANAE

Consent Details

Consent/PIM No.: 970052  
Date issued: 29/01/97  
Date of applicn: 27/01/97  
Valn No: 1494137100  
Overseer: S Copp

Project Descrn: NEW CONSTRUCTION  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
SEWER CONNECTION

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: SANITATION

Project Location: 34 HOROPITO ROAD, WAIKANAE

Legal Description: LOT 17 DP 14994

Estimated Value: \$ 1,500

CHARGES: The Council's charges paid on uplifting this Building Consent, in accordance with the attached details, are:

Building Research Levy	\$	86.00
Building Industry Authority Levy	\$	0.00
TOTAL:	\$	86.00

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

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: Laureison BUILDING CONTROL OFFICER DATE: 29.1.97



BUILDING CONSENT ADDENDA 970052

APPLICANT: MR JOHN ADIN : 34 HOROPITO ROAD : WAIKANAE  
LOCATION: 34 HOROPITO ROAD, WAIKANAE  
Builder: S O'CONNELL

General requirements

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

WATER TEST ON SEWER DRAINS

- b) To arrange for any of the above required inspections by the District Inspector, please contact S Copp on (04) 298-5139 between the hours of 8.00 am and 4.30 pm.

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

OWNER/BUILDER/AUTHORISED PERSON \_\_\_\_\_ DATE \_\_\_\_\_



PROJECT INFORMATION MEMORANDUM  
Section 31, Building Act 1991

Applicant	PIM Details
MR JOHN ADIN 34 HOROPITO ROAD WAIKANAE	Consent/PIM No.: 970052 Date issued: 29/01/97 Date of applicn: 27/01/97 Valn No: 1494137100 Overseer: S Copp

Project Descrn: NEW CONSTRUCTION  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
SEWER CONNECTION

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: SANITATION

Project Location: 34 HOROPITO ROAD, WAIKANAE

Legal Description: LOT 17 DP 14994

Estimated Value: \$ 1,500

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

This project information memorandum includes:  
— Details of authorisations which have been granted

SIGNED FOR AND ON BEHALF OF THE COUNCIL:  
NAME: Am Rish BUILDING CONTROL OFFICER DATE: 29.1.97

**SHEET B**

1 Total B.U.'s Required	3 Wall Line		5 Wall Bracing Elements Provided					8 B.U.'s Provided		
	2 Label	Minimum B.U.'s Required	4 Label No.	Type	6 Rating B.U.'s/m	7 Length (m)				
ALONG	A	1907 10	A1.	1	42	1.6	67.2			
			A2	1	42	1.5	63.0			
			A3.	1	42	2.5	105.0			
			Sub-total						235.2	
	B	1907 10	197.	B1	8	67	3.0	<del>214.8</del>		
				B2	1	42	3.4	142.8		
				B3	1	42	3.0	126.0		
				Sub-total						469.8
	C	1907 10	197.	C1.	1	42	3.0	126.0		
				C2	1	42	1.6	67.2		
				C3.	1	42	2.6	109.2		
				Sub-total						302.4
	D									
				Sub-total						1007.4
	928	TOTAL	521.	OK ✓				TOTAL	1007.4.	
	ACROSS	L	906 10	L1	8	67	1.9	127.3		
L2				8	67	.9	60.3			
L3.				8	67	1.8	120.6			
Sub-total						308.2				
M		1006 10	106	M1.	8	67	1.1	73.7		
				M2.	8.	67.	1.0	67.0		
				Note: ceiling diaphragm er.						
				Sub-total						140.7.
N		906 10	96	N1	10	83	2.0	166.0		
				N2	10	83	1.2.	80.4		
				N3	10	83	5.0.	415.0		
				Sub-total						661.4
O		1106 10	116	O1	10	83	2.8	232.4		
				O2	10	83	1.1	73.7.		
				Note: ceiling diaphragm er.						
				Sub-total						306.1
P	1006 10	106	P1.	9.	83	2.0	166.0			
			P2	9	83	1.4	116.2			
			Sub-total						282.2	
			1576	TOTAL	520.	OK ✓				TOTAL

## SHEET A

(CIRCLE whichever is applicable)

NAME: R. Smith

ADDRESS: 34 Herepito road.  
Waihanae

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

ROOF TYPE: Light / Heavy

ROOF PITCH:  $0^\circ - 25^\circ$  /  $26^\circ - 45^\circ$

WIND AREA: High / Medium / Low

W = 80 B.U.'s/m

EARTHQUAKE ZONE: A / B / C

E = 4 B.U.'s/m<sup>2</sup>

ROOF OR BUILDING LENGTH

BL = 1907 m

ROOF OR BUILDING WIDTH

BW = 1106 m

GROSS ROOF OR BUILDING PLAN AREA

GPA = 1916 m<sup>2</sup>

EARTHQUAKE: B.U.'s ALONG AND ACROSS

E x GPA 4 = 1916 = 784 B.U.'s

WIND: B.U.'s ALONG

W x BW 80 = 1106 = 928 B.U.'s

WIND: B.U.'s ACROSS

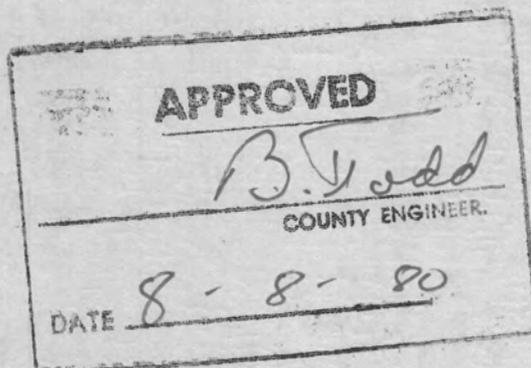
W x BL 80 = 1907 = 1576 B.U.'s

SKETCH PLAN (external and internal walls) :

*as per attached plan.*

PROPOSED ALTERATIONS & ADDITIONS FOR

MR. & MRS. R. SMITH,  
34 HOROPITO ROAD,  
WAIKANAE.



## 1. PRELIMINARY AND GENERAL

The Contractor shall provide all labour and materials, supply and maintain the required tools, plant, scaffold etc. All work shall be carried out in accordance with this specification together with all relevant plans and details and comply with the Local Body By-Laws. All work shall be in accordance with the NZSS 1900 model building by-law except where overruled by Local Body By-Laws or special requirements by any lending institution which may be the mortgagee.

### 1-1 PLANS AND SPECIFICATION.

The working drawings with this specification and any special conditions attached shall form part of the contract. In the event of there being any difference between drawings and specifications the information in the specification will take precedence.

Figured dimensions shall take precedence over scaled dimensions. Large scale drawings shall take precedence over small scale drawings.

### 1-2 INSURANCE

The builder will insure the building for the full contract price against fire in the names of the owner, the builder and the mortgagee (if any) for their respective rights and interests. This cover will be kept in force until the date of occupation.

### 1-3 COMMENCEMENT OF WORK

The commencement of work after signing of contract documents will be subject to the scheduled delivery of components from Lockwood Buildings Ltd., according to supply and demand as at that date.

### 1-4 ARBITRATION

Any dispute arising between owner and builder not soluble by the terms of this specification, should be referred to arbitration within the meaning of the Arbitration Act of 1908. In addition to Section 18, Arbitration of the Master Builders' Federation Incorporated, occupation of the house cannot be taken until the dispute is settled. In the event of the owner taking occupation any claim to dispute is nullified.

### 1-5 DEFAULT AND BANKRUPTCY

The usual laws of bankruptcy and default apply to this contract.

### 1-6 LIENS ACT

This contract is subject to the Wages Protection and Contractors Liens Act 1939 and its amendments. Liens retention monies shall be paid 31 days after the contract has been signed as complete irrespective of the maintenance period. (Clause 17 of the Master Builders' Federation contract will apply).

### 1-7 PRICE INCREASES

Arbitration Court of Price Tribunal award increases to basic material cost or in wages to all trades being mentioned herein, beyond the control of the building contractor, shall be agreed upon as extras to this contract and will be met by the Owner. (Refer Clause 10 of this Contract).

1-8 EXTRA WORK

No extra work may be carried out without a signed and dated Contractor's Alteration Authorisation form. Alterations conveyed verbally will not be valid unless verified in writing on the appropriate form. In the event of requiring any alterations to the basic contract it will be necessary for the form to state the exact requirements. Extras will be charged on a cost plus 20% basis unless quoted for.

1-9 PERMIT AND FEES

The builder shall obtain all permits from, and pay all fees demanded by local authorities before commencement of work. This clause shall not apply for the arrangement and payment of the inspection and valuation by the lending institution in respect of progress payments. In the event of additional work being required by the local authority, this will be regarded as an extra to the contract and payments for these will be the responsibility of the owner. Where a road crossing is called for by the local authority, any fees arising shall be the responsibility of the owner and do not form part of the building contract.

1-10 MATERIAL SPECIFICATION

Should any of the materials specified for this contract be unprocurable at the time of purchase, negotiations shall be made for the provision of substitutes. Any substitute must also be acceptable to the Local Authority. Any price variation will be credited or charged as an extra at the completion of the job. All materials placed on site by the builder for the proposed building, remain the property of the builder in the case of not being used. All waste material and boxing remain the property of the builder.

1-11 MAINTENANCE

The builder shall maintain the work carried out for a period of 31 days after completion of the contract. During that period the builder shall make good all defects in any part of any trade to a workmanlike standard. Maintenance after the stated period is entirely at the discretion of the builder.

1-12 P.C. ITEMS

The initials "P.C." (Prime Cost) are the figure charged to the builder. All items in the contract referred to as P.C. items are subject to a 15% mark up for the handling and co-ordination of the same.

1-13 CLEARING UP

The builder is responsible for leaving the house broom clean. The site is to be relieved of all building components and general rubbish acquired during the contract period.

1-14 SUB-CONTRACTORS

All sub-contractors shall be engaged and supervised by the building contractor. Every sub-contractor jointly and separately shall collaborate, wait on, assist and render all necessary assistance to complementary trades. Additional work or adjustments must be made with the building contractor. Alterations made by the client with the sub-contractor will not be the responsibility of the building contractor. (Refer to extra work).

1-14 SUB-CONTRACTORS (con't)

The individual sub-contracts as itemised in the specification are respectively the responsibility of the sub-contractor under which they are listed.

Any sub-contractor working on the contract without his own set of plans and specifications does so at his own risk and errors must be rectified at his own expense.

1-15 EXPOSED SITES

The Contractor will make every endeavour to ensure that the said structure is constructed in accordance with trade standards. Severely exposed sites shall receive special attention in respect to water and wind proofing but shall not obligate the Builder in extreme conditions. The Owner indemnifies the Builder against any claims resulting from the effects of extreme weather conditions.

## 2. EARTHWORKS & SITE PREPARATION

### 2-1 SETTING OUT

THE OWNER SHALL BE RESPONSIBLE FOR THE LOCATING AND CLEAR FLAGGING OF ALL SURVEY PEGS BEFORE THE SETTING OUT OF THE BUILDING ON THE SITE. The builder shall be responsible for the accurate setting out of all work to the dimensions shown on the drawings. The builder will be required to make good, at his own expense, any errors which may occur in the setting out of all work.

### 2-2 LEVELS

Foundation heights shown on plan are an approximation and should be checked on the site by the builder. Any variation in ground level requiring extra foundations will be charged on a cost plus 20% basis.

### 2-3 TEMPORARY SERVICES

Water: A toby box should be on every section. In the event of water not being supplied any additional arrangements made by the builder will be charged as an extra.

Electric Power: The builder is responsible for the supply of electric power to the building site.

### 2-4 SITE PREPARATION

Excavations of the building site, if required, shall be arranged by the builder and if the cost is not included in the summary sheet appertaining to the contract documents the extra charges will be made as a P.C. item. The builder is responsible for the supervision of the excavation and the progress of levels to establish the required platform. It will be the client's responsibility to ensure that he or his representative is in attendance when excavations are carried out on the building site. This is to ensure that no encroachment on adjoining boundaries eventuates. For the purpose of this contract soil conditions are taken to be solid ground approved by local authority. If filled ground or unsatisfactory base conditions exist when foundations are commenced then penetration to solid bearing would be necessary. This will be applied as an extra cost to the contract depending on the involvement. The owner shall arrange and pay charges for the clearing of the building site of vegetation, scrub, trees etc. which encroach on the building platform.

### 2-5 SITE ACCESS

All building sites should have access suitable for heavy vehicles. If this is not the case the responsibility of providing access rests with the owner and access should be supplied at their cost prior to commencement of building. However, if during the works it is necessary to provide hardfill for access, this will be handled by the builder and charged to the client accordingly.

### 2-6 FOOTPATH DAMAGE

The builder will be responsible for any damage to Local Body footpaths and/or road crossings, resulting from any vehicle used by him or his sub-trades, or delivery vehicles or materials ordered by him, providing such crossings are constructed to an acceptable standard.

### 2-7 REGISTERED ENGINEER

If the lending authority or the Local Body authority insist upon an Engineer's report, instructions, calculations etc. as sometimes happens on awkward sites then the costs for such services will be applied as an extra to the contract.

2-7. REGISTERED ENGINEER (cont)

This will involve the cost as applied by the Engineer and any additional costs to the works as originally anticipated.

2-8 EARTH FILL

The builder shall not be liable for any damage or deterioration of any work to the building or to the site caused by or resulting from the inadequacy of earth fill or by the negligent application thereof, and the owner indemnifies the builder against any claim against him by any person whatsoever for damages or expenses incurred by faulty earth fill aforesaid.

2-9 CONSTRUCTION SUPERVISOR

The Local Authority Building Inspector will be responsible for supervision of the complete job.

### 3. CONCRETOR

#### 3-1 CONCRETE SLAB FLOORS

The concrete work consists of reinforced slab concrete floors to the house area, terraces, carport and associated ground beams and column pads as per plan.

#### 3-2 MATERIALS

Aggregate shall be sharp, clean sand and crushed hard metal or river shingle. Materials and workmanship shall conform to all the requirements of Clauses 9/3/3 - 9/3/25 of NZSS 1900.

#### 3-3 FOOTINGS

Mix aggregate thoroughly in a mechanical mixer for not less than two minutes, add sufficient water to give a stiff workable mixture. Concrete throughout shall be composed of 1 part cement to 4 parts of crushed metal and two parts of sand.

#### 3-4 CONCRETE SLAB

Shall be 100mm thick reinforced with 665 mesh to middle of slab, lapped 200mm and secured at that height. All slab concrete shall be special grade air entrained concrete with 28 days crushing strength of 17.5 mpa (as detailed in Clause 9/3/10 NZSS 1900).

#### 3-5 FOOTINGS

Shall be as shown on drawings, steel to conform to NZSS 197. Hook all rod ends with U bends having internal radius of 4 bar diameters minimum and lapped 40 diameters minimum. Bend steel 600mm around all angles. All joints to be tied with 16 gauge black iron wire to secure to avoid displacement during the pouring of concrete.

#### 3-6 CONCRETE PLACING

All the concrete shall be placed as close to its final position as possible, compacted, and screeded level.

#### 3-7 DAMPPROOF COURSE

Shall be Moistop 737 concrete underlay laid on 50mm compacted sand on hardfill. The dampcourse will be properly lapped and all joints to be taped with black PVC adhesive tape. The penetration of pipes through the polythene will be strapped with black PVC adhesive tape. Care must be taken during pouring to prevent tears in the membrane. Any tears must be taped before concrete is poured.

Terrace and carport slabs do not require dampcourse.

The contractor shall notify the building inspector at the stage of placing concrete. The inspector will inspect, approve and authorise the pouring of the slab.

#### 3-8 FINISHING

All sizable slabs shall be screeded off-level or to prescribed falls and then to be brought to a hard surface with approved power float equipment. Power floating shall be carefully timed to suit the setting rate of concrete and shall be such as to leave the surface perfectly dense and free from ridges, the surface to be **accurate to 6mm in 3000mm.**

## 3B CONCRETOR

### CONTINUOUS CONCRETE RING FOUNDATION

#### 3B-1 MATERIALS

Aggregate shall be sharp, clean sand and crushed hard metal or river shingle, free from decomposable matter and of a size to pass through a 25mm grid.

#### 3B-2 MIX

Mix concrete thoroughly in a mechanical mixer for not less than two minutes, add sufficient water to give a stiff workable mixture. Concrete throughout shall be composed of 1 part cement to 4 parts of crushed metal and 2 parts of sand, or builders mix.

#### 3B-3 FOOTINGS

Perimeter footings should be 200mm x 200mm with 12mm diameter mildsteel rods, 300mm in the ground.

#### 3B-4 BASE WALLS

125mm thick with 300mm x 150mm footing under. Reinforced continuously with 2 / 12mm rods footing and 1 / 12mm rod at top. Build in at 1350mm maximum spacings 9mm hooked rods or suitable 12mm bolts for fixing plates. Walls exceeding 1800mm above ground and for all two storied houses, 150mm thick with footing and reinforcement as above. Walls rising higher than 90mm above footing additionally reinforced with HRC mesh. On sloping sites base walls may be stepped below jack framing.

#### 3B-5 PILES

Interior piles are to be 200mm x 200mm set not less than 300mm in the ground in 300mm x 300mm x 150mm concrete pads.

#### 3B-6 TRAPDOOR

A trapdoor 760mm wide will be provided in a convenient position to allow egress to the foundation. The door will be hung on two 100mm galvanised T hinges with galvanised screws. A 75mm galvanised padbolt will be the locking device.

## 4. CONCRETE BLOCKLAYING

### 4-1 MATERIALS AND WORKMANSHIP

Sand shall be clean, sharp, hard, fresh water or washed sand, fresh from all impurities and foreign substances, such as shale, loam, or any organic matter. Exposed exterior blocks shall be approved sound vibrapac blocks to the shapes and sizes specified on the plan. All concrete blocks on exterior walls to be waterproof quality.

### 4-2 WATER

Water shall be composed of 1 part Portland cement and 4 parts of sand, with the addition of Onoda NN water-proofer in proportion of 6% of weight of cement. Water shall be mixed only in such quantities as can be used within half an hour after mixing. No batch shall be mixed with part of another batch and mortar which has obtained initial set shall not be re-tempered or reused. No joint on which a mortar bed is made shall be less than 38mm each way.

### 4-3 BLOCKWORK

All blockwork shall be made up in a first class manner and shall be properly co-ordinated with work of other trades. The work shall be maintained level around the building as far as is practical, but where it is necessary to run up part of the work in advance of the remainder, the courses shall be raked back. Tothing is not permitted. All angles at intersections shall be properly bonded not more than 10mm thick.

Ensure that all blocks are cured before delivery.

Stack all blocks on planks immediately after delivery to site and cover with approved water proof cover to keep blocks perfectly dry prior to use. DO NOT wet blocks before laying.

Fill mortar joints tightly, weather struck on outside and struck slightly concave on inside.

Build in timber grounds in all appertures, bolts etc. as required by other trades.

### 4-4 REINFORCING

Reinforcing to concrete blockwork to be as described in plan. Also to comply with NZSS 1900.

### 4-5 JOINERY

All appertures in blockwalls for joinery, or garage doors, are to be finished with rebate blocks to sides of apperture. Head to be fitted with slotted lintel blocks. Sills to have standard sill blocks.

### 4-6 CLEAN BLOCKS

During the construction, and at completion, clean down all exposed blockwork and leave free from stains and all defects.

REFER TO PLANS FOR REINFORCING.

## 5. CARPENTRY

### 5-1 GENERAL

Frame, erect and fit all carpentry and joiners work. Leave all parts in good working order and make good to all shrinkages and other defects. The timber shall be of the best of its kind, free from large and loose knots, shades, bark etc. All framing timber shall be structurally sound. All timber for exposed work and joinery shall be free from defects which would prevent a good dress service.

### 5-2 WORKMANSHIP AND NAILS

All timber shall be fixed, framed, trussed, braced, nailed, screwed and bolted, all together in a workmanlike manner in accordance with the best trade practice. All work shall be accurately set out, neatly executed and finished.

Nails, brads, screws, bolts and the like shall be galvanised mild steel on all exterior work.

All interior work will be mild steel nailed.

Screws exposed to the weather shall be galvanised.

### 5-3 MAKING GOOD AND COMPLETION

Attend upon and make good in and after all trades. On completion, leave all in good workmanlike condition.

### 5-4 PRIMING

Prime all spouting boards, joints and abutting surfaces of exterior trim and joinery. Allow for priming all butted and housed joints of all exterior timber work.

### 5-5 TIMBER

All timbers shall be graded according to the New Zealand standard before being built in. All joinery, dressed and finishing timbers and all pre-built components shall be stacked under cover from the weather at all times prior to erection on the site. All exposed finishing timbers shall be suitably machined.

### 5-6 SCHEDULE OF MATERIALS FOR CONVENTIONAL CONSTRUCTION AREAS

<u>Designation</u>	<u>Size</u>	<u>Grade</u>	<u>Remarks</u>
Wall Plates	100x50	No 1 DBT Rad. Pine	
Studs	100x50	" " " "	450 ctrs.
Jack Studs ext.		" " " "	Max 500 ctrs
Studs int.	100x50	" " " "	450 ctrs.
	75x50	" " " "	" "
Dwangs	100x50	No 2 " " "	3 rows
Plates	100x50	No 1 " " "	
Braces int.	'Pryde'	metal angle bracing	
Braces ext.	"	" " "	
Ceiling joists	100x50	No 1 DBT Rad. Pine	Max 500 ctrs
Rafters (Iron roof)	100x50	" " " "	Max 760 ctrs for span up to 2300.
Rafters (Tile roof)	100x50	" " " "	Max 450 ctrs for span up to 2300.
Purlins	75x50	" " " "	Max 760 ctrs
Ridges & hips	150x25	" " " "	
or	200x25		

Contd.

5. CARPENTRY

Under Purlins	100x75	No 1 DBT Rad. Pine	
Roof struts	100x50	" " " "	1350 ctrs
Collar ties	150x25	" " " "	
Valley	150x25	No 2 BT. RS. Pine	
Valley boards	150x25	" " " "	
Fascia board	150x25	Huttlock tanilith treated	
Facings ext	100x25	D.A.T. Rimu	
Skirting	Ex 75x25	" "	
Architraves	Ex 75x25	" "	
Sill boards	150x25	" "	
Aprons	18mm	scotia D.A. Rimu	
Cornices	30mm	" " "	

5-7 STUDS

Shall be cut squarely on top and bottom and shall be securely nailed to plates with two 100mm spikes to each end. Max. spacing 450mm c.c. Window opening studs to be 100 x 50mm to openings not greater than 900mm increased in thickness in the proportion of 25mm for every 1350mm.

5-8. BASEMENT

Timber basement or jack studs exceeding 1350mm high will have a 100 x 75mm top and bottom plate with stud spacing reduced to 400mm centres. Suitable diagonal bracing to be included in walls.

5-9 BEAM SCHEDULE (To be used for unspecified beams)

To openings up to 1000mm	100 x 50 )	on flat.
" " from 1000 x 1350mm.	100 x 75 )	
" " " 1350 x 1800mm.	125 x 100	
" " " 1800 x 2150mm.	150 x 100	
" " " 2150 x 2700mm.	200 x 100	
" " " 2700 x 3350mm.	250 x 100	

5-10 TRIMMERS

Bottom trimmers 100 x 50mm or to window openings exceeding 2700mm to be not less than 100 x 75mm.

5-11. CEILINGS AS SPECIFIED HEREUNDER

To be lined with 600 x 300mm Pinex plain tiles stapled to 50 x 25mm battens fixed at 300mm centres. Use not less than 5 large staples per tile as specified by Manufacturer. All battens must be properly dry before fixing.

## 5. CARPENTRY

### 5-12 WALL LINING

All walls to be lined with 9mm flush jointed Gibraltar board sheets. All sheets to be nailed with 33mm galvanised flat head nails on joints every 150mm and intermediate studs. All stopping to be done with good quality plaster of paris by skilled tradesman.

All porches or recess areas to be lined with 4.75mm flat fibrolite, finished with double bevel 30mm architrave bead.

### 5-13 FRAMING

Frame walls and partitions with full length plates with halved joints, studs at 450mm centres. Check in flush braces at approximately 45°, brace as required. Support lintel on 100 x 50mm jack stud. Fix three rows of noggings to each lined wall and elsewhere not exceeding 600mm centres.

Frame ceiling with 100 x 50mm at 450mm centres.

Frame for roof as shown on drawings with rafters birds-mouthed over wall plates and extended to take fascia and form eaves spaced maximum 450mm to take tiles and maximum 900mm to take iron. Form hips and valleys and set 75 x 50mm purlins at maximum 760mm centres. Provide under purlins, struts and collar ties as required for strong well braced roof. Where pitch of roof is 10° or less, purlins must not be more than 450mm centres with double purlins at end laps of iron.

Where roofing material is other than galvanised iron roof members to be as shown in plans.

Form soffits as on drawings, line under with flat asbestos sheets housed into fascia board and with mould at walls.

### 5-14 TOILET ROLL HOLDER

Provide and fix one C.P. steel toilet roll holder to each W.C.

### 5-15 TOWEL RAILS

Provide and fix 19mm diameter C.P. steel towel rails complete with C.P. flanges. Length as per schedule.

### 5-16 SHOWER RAILS

Provide and fix 19mm diameter C.P. on steel shower rail complete with C.P. flanges.

Construction will be as per the plans and will conform with NBS 3604 (Code of Practice for light timber frame buildings not requiring specific design).

NOTE : The Builder shall have a copy of NBS 3604 on the building site at all times and in the event of discrepancies between plans and specifications, the code NBS 3604 will supercede all.

HCC  
Note!

## 6. JOINERY

### 6-1 WORKMANSHIP

Construct everything as detailed in a workmanlike manner. All skirtings, scotias, architraves, beads etc. are to be properly mitred together not butted. Nails, brads or screws shall be small as is consistent with practical requirements and shall be carefully punched or counter-sunk. Stop holes with approved stopping.

No hammer bruises or other marks may show on finished work.

### 6-2 EXTERIOR JOINERY

Exterior joinery will be generally aluminium, finished with a powder coated olive finish.

### 6-3 INTERIOR JOINERY

Interior doors shall be stock flush hollow core veneer finished of an approved make, hung with 1½ pair of 100mm pins B.S. butts on Ex 40mm solid jambs.

### 6-4 HARDWARE

Hardware to be installed by contractor. In general the hardware will be the same as displayed in showhouse, unless a P.C. item has been stated. If a P.C. item has been stated the type of hardware is to be nominated by the client.

6-7 HOT WATER CUPBOARD

The storage area in the hot water cupboard is to be provided with 5 evenly spaced shelves using slats ex 100mm x 25mm with .012mm spacings.

6-8 WARDROBES, COAT CUPBOARD ETC.

Frame wardrobe, linen, coats, etc., as shown with linings and doors as previously specified. Fix a .018mm galvanised pipe at 1.525m from the floor. Instal a 300 x 25mm hat shelf at 1.750m from floor.

6-9 GLAZIER

All glass shall be of approved British manufacture, and shall be cut with allowance for expansion, embedded, sprigged and back puttied.

All service rooms such as Bath and W.C. will be glazed in obscure glass.

6-10 FITTINGS

Provide all fittings shown, true to level, plumb and square.

Shelves shall be ex 150 x 25mm with full cross support at intervals of not greater than 900mm. Doors shall be framed ex 50 x 25mm lined with 3mm hardboard both sides.

Drawers shall be built in with fronts of ex 150 x 25mm heart Rimu and sides of 125 x .012mm timber dove-tailed to fronts. Backs and bottoms to be 3mm hardboard glued and blocked to sides and front.

<u>Kitchen Units</u>	<u>Carcasses</u>	<u>PRE-FINISHED</u>	<u>Doors</u>	<u>PRE-FINISHED</u>
	<u>Drawer Fronts</u>		<u>PRE-FINISHED</u>	
	<u>Drawer Handles</u>		<u>TIMBER KNOBS</u>	
	<u>Door Handles</u>		<u>TIMBER KNOBS</u>	
	<u>Door Hinges</u>		<u>STEEL BUTTS</u>	
	<u>Door Catches</u>		<u>MAGNETIC OR SIMILAR</u>	
<u>Sink Bench</u>	<u>Type</u>	<u>FORMICA</u>	<u>Colour</u>	<u>OTC *</u>
	<u>Size</u>	<u>AS PER PLAN</u>	<u>No of Bowls</u>	<u>1</u>
<u>Dresser Tops</u>		<u>FORMICA</u>	<u>Colour</u>	<u>OTC *</u>
<u>Laundry Tub</u>	<u>No.</u>	<u>REUSE EXISTING</u>	<u>Type</u>	
<u>Vanity Unit</u>	<u>Top</u>	<u>FORMICA</u>	<u>Colour</u>	<u>OTC *</u>
<u>    * 2</u>	<u>Basin</u>	<u>PLIX WB 17</u>	<u>Colour</u>	<u>WHITE</u>
<u>Shaving Cabinet</u>		<u>BY OWNER</u>		

Special Joinery Requirements:

\* OTC - OWNER TO CHOOSE

CONSTRUCT STAIRCASE AS PER PLAN

CONSTRUCT PANTRY UNIT / SHELVING AS PER OWNER'S REQUIREMENTS.

## 7C ROOFER

### 7C-1 PANELDEK ROOFING

The roof decking shall be continuous Paneldek roofing in one length. The decking shall be hot dipped galvanized and the gauge of iron will be governed by the span required on the plan. The underlisted calculations are qualified on a multi-span roof:

Galvanised Steel

~~.8mm~~ ~~Span~~ ~~2100mm~~

~~.6mm~~ ~~Span~~ ~~1750mm~~

.45mm Span 1400mm

### 7C-2 GENERAL

Components will be generally Paneldek with the necessary fixing clips supplied by the manufacturer.

### 7C-3 FIXING

The Paneldek fixing clip will be nailed directly to roof battens or beams whichever the case may be and the trays interlock to makers' specification. This work will be done by the roofing contractor.

### 7C-4 FLASHINGS

Flashings, spouting and downpipes for the whole of the roof are the responsibility of the plumber.

## 8. PLUMBING

### 8-1 GENERAL

Provide all materials, labour and plant necessary to complete the work set out in the Plans and Specifications in accordance with best trade practice and the requirements of the local authorities.

The work shall be carried out by a competent tradesman possessing the qualifications as laid down in specification 15 and 16 of NZSS 671 using materials consistent with sound trade practice, and in no case inferior to any requirements of the Section 1 and Sections 26 - 91 inclusive of NZSS 671.

The plumber shall give all necessary notices to the local authority and shall uplift the permit before starting work. Water pipes and tubes shall be set out in straight runs of even gradients, avoiding all places where airlocks are likely to occur. Use easy bends and unless unavoidable, elbow fittings are not to be used. Copper tubing is to be secured in position by copper straps. All piping where practical to be concealed. All work shall be left in a thoroughly sound and watertight condition or in perfect working order as the case may be.

In the event of any piping above the floor being exposed to view, such piping is to be 12.7 dia. chrome plate on copper pipe with chrome fittings where visible.

### 8-2 FLASHINGS

Flash as necessary to render building watertight. All flashings shall be accurately fitted to work and shall be machine bent and cut in lengths as long as possible. All joints shall be well lapped and fixed with 19mm flat head galvanised nails at 450mm centres. Flashings shall be manufactured from materials that will not react adversely to adjacent materials.

### 8-3 SPOUTING & DOWNPIPES

Fit spouting and downpipes to manufacturers specifications and/or in compliance with regulations set down by the local specifying authority. All spouting shall be fixed straight and with even falls and downpipes shall be positioned where marked on plan.

### 8-4 SOIL STACKS, VENTS & T. VENTS

Soil stacks and back vents to wastes shall be approved rigid P.V.C. Terminal vents shall be rigid P.V.C. or fibrolite of approved size and quality. Allow for all back vents as required and instal soil pipes and vents in accordance with the appropriate Code of Practice and the Manufacturers instructions.

### 8-5 WASTES

Join W.C. pan to drain above level of the floor with a spun yarn ring sealed with mastic or other approved material which will provide a non rigid gas tight joint. Fix basin with 31.8mm chromium plated brass traps and waste pipes to floor level with an approved floor flange. Bath, shower and wash tub wastes shall be 38mm dia. Sink wastes shall not be less than 38mm dia. All waste pipes throughout the contract, other than exposed, will be P.V.C. piping or as approved by the local authority.

## 8. PLUMBING - Contd.

### 8-6 HOSE TAPS

Supply and fit two brass cocks per dwelling.

### 8-7 COLD WATER SUPPLY:

*Provide additional tap, under front hose tap at point of entry. HCC.*  
Lay cold water supply from supply point in 12.7mm dia. pipe buried not less than 305mm. Take 12.7mm copper branches to bath, basin, sink, vanity, each compartment of wash tubs, W.C. flushing cisterns and to exterior hose taps. Connect to H.W. cylinder with 12.7mm copper pipe.

Allow for 12 metres in contract. Additional length will be charged as an extra.

### 8-8 HOT WATER SUPPLY:

Supply and instal above floor level a general purpose hot water cylinder complete with supply tank. Run a 19mm overflow from cylinder to outside. From cylinder connect in 12.7mm to laundry tub, shower, bath, basin and sink bench. Run pipes in copper as for cold water and completely covered with approved spirally wound 'Plumbers Felt' tightly wrapped and secured in position with .75mm copper wire.

### 8-9 \* PRESSURE REDUCING & PRESSURE RELIEF VALVES:

*\* not permitted HCC.*  
Except where a dual gas or electric system is to be installed or a supply tank is required\* and where permitted by local authority, install an approved pressure reducing valve and/or pressure relief valve in accordance with the manufacturers instructions. Pressure reducing valves shall not be used in two storey units with roof pitches greater than 15°.

### 8-10 SUPPLY TANK

Where a supply tank is to be installed provide an approved high density polythene tank of 70 litre capacity complete with lid, tray and overflow pipe with birdstop outlet. Exhaust vent pipe from cylinders generally shall be carried through the roof, and shall not terminate in plastic supply tanks.

### 8-11 SANITARY FITTINGS

As shown on floor plan and schedule. Fix Dux P.V.C. white cistern. W.C. pan shall be white glazed earthenware fitted with a white P.V.C. seat.

### 8-12 FIXING

The sink top, all vanity units and tops, and unit under tub will be supplied by the joiner and the plumber is responsible for fixing only.

8. PLUMBER Cont.

8-13 THE FOLLOWING ITEMS ARE INCLUDED IN THE CONTRACT

<u>Sink Top</u>	Type	CONNECT ONLY	Colour
		STAINLESS	
	Bowl Type	STEEL	No. of Bowls <sup>1</sup>
<u>FAUCET</u>			
<u>Sink Taps</u>	Taps	OWNER TO CHOOSE	(WITH WET BACK FACILITIES)
<u>Hot Water Cylinder</u>	Type	STANLEY (LOW PRESSURE)	Capacity 180 LITRE
<u>Laundry Tub</u>	Type	REUSE EXISTING	On Cupboard Under
<u>Bath</u>	Make	HARVEY CLASSIC	Size 1676
<u>Handbasin (if applicable)</u>	Make	N/A	Size
	Basin Fixing		
<u>Vanity Unit</u>	Top	FORMICA	Colour
	Basin		
<u>Shower Base</u>		OVER BATH & STAINLESS STEEL	Size 915 x 915
<u>Shower Taps</u>	Mixer Type	MARKHAM	
<u>Shower Linings</u>		WHITE CERATONE OR SIMILAR	
<u>Spouting and Downpipes</u>		CALVANISED IRON/125 x 125 SQUARE	
<u>Special Plumbing Requirements</u>		PLUMBER TO SUPPLY & * INSTALL ( TO OWNER'S CHOICE) POT BELLY STOVE IN FAMILY ROOM WITH WET BACK. BLACK VISOR COUNTRYMAN IN LOUNGE. PLUMBER TO SUPPLY ALL FLASHINGS TO RENDER DWELLING WATERTIGHT.	



Note that the details on the plans are not approved. These appliances must be installed in strict compliance with the manufacturers specifications - the details of which are to be provided.

The swimming pool must be connected to the water supply through a 150mm air gap, and the water meter installed adjacent to the street to by.

H.C.C.  
B.S.

## 9. DRAINLAYER

### 9-1 PRELIMINARY

The whole of the drainage work shall be carried out in accordance with the by-laws of the local authority and to the satisfaction of the inspectors.

### 9-2 GENERAL

Provide all fittings necessary to complete the work and lay all drains to an even and consistent fall not less than 1 in 40.

### 9-3 SANITARY FITTINGS

Fix W.C. pan to sewer connections. Connect up vent pipes fixed by plumber.

### 9-4 SEWER CONDITIONS

Drains shall be laid in a straight line and to even gradients, properly cleaned out as the work proceeds. Fit 100mm GEW gully traps to take wastes and 100mm bends to take soil pipe, terminal vent, etc. Gully traps shall have concrete curbs and C.I. gratings. All work to be done to the local authorities standards.

### 9-5 MATERIALS

Pipes shall be jointed to the local authority requirements. Bends and gully traps to be haunched on a 100mm concrete pad. Provide minimum of 300mm of cover over highest point of drains, or alternatively provide 75mm concrete cover over top of drains.

### PRIME COST

\* ALL PLUMBING AND DRAINAGE REQUIREMENTS ARE TO BE DISCUSSED  
WITH THE PLUMBING AND DRAINAGE INSPECTOR PRIOR TO THE  
POURING OF ANY CONCRETE.

## 10. ELECTRICAL WORK

### 10-1 GENERAL

Provide all materials, labour and plant necessary to complete the work set out in the Plans and Specifications in accordance with best trade practice, the wiring regulations 1969, and to the satisfaction of the local authorities.

Obtain the necessary permits from the supply authority prior to commencing work.

### 10-2 MAINS

Arrange with the supply authority to make connections to house. Maximum distance allowed for overhead wiring of 18 metres or maximum for underground of 9 metres in an underground reticulated area. In the event of the mains exceeding the stated distance the extra charge will be made direct to the client by the supply authority.

### 10-3 SWITCHBOARD

Provide a metal clad meter and fuse box to comply with requirements of local authority. Switchboxes are to be supplied to the job concerned at a time when the carpenter can include the installation in his work.

### 10-4 LIGHTS

Provide light points complete with lamps and shades as indicated on the lighting plan. Provide 100 watt lamps in the living and dining rooms and 75 watt lamps at all other points.

### 10-5 SWITCHES

All switches throughout the house are to be placed at 1290mm high from the floor.

### 10-6 THERMOSTATS

All thermostats are to be placed 1540mm high from the floor.

### 10-7 POWER POINTS

Provide power points at positions shown. Allow for 10 amp 3 pin flush type power sockets fixed 260mm above floor level.

### 10-8 MATERIALS

All switches and plugs shall be flush type, ring grip rocker type, black in colour. All cables shall be C.M.A. brand or similar approved.

### 10-9 ELECTRIC COOKER

The electric cooker is normally included as a P.C. item and is supplied, installed and maintained by the electrician under guarantee.

### 10-10 LIGHT FITTINGS

Light fittings are not included in the contract price. The contract allows for a white plastic shade and bulb to all lamp holders. If the owner wishes to have the electrician connect their own fittings, negotiations must be made with the builder at an early stage. Payment for this work will be made separately and not as part of the contract price.

10-11 ELECTRICAL SPECIFICATION

The underlisted are included within this contract:

- No. of Single Points -----
- No. of Double Points -----
- No. of Shaving Points -----
- No. of Lights -----
- No. of Fluorescent Tubes -----
- No. of Outside Lights -----
- P.D.L. Fittings -----
- No. of 2-way switches -----
- Type of Stove -----
- Under-sink heater -----
- Dishmaster -----
- Expelair -----
- Wastemaster -----
- Electric Heating -----
- T.V. Wiring -----
- Prime Cost for Cooker -----
- OTHER Special Requirements -----

ALL ELECTRICAL REQUIREMENTS

TO BE DISCUSSED WITH THE OWNER.

-----  
-----  
-----

## 11. PAINTING

### 11-1 EXTENT OF WORK

The work as specified to be finished in the particular material or manner, and shall mean the provision of all preparatory work necessary to ensure proper finish, whether expressly mentioned or not. Leave everything clean at completion, with all debris and paint spots removed. Clean all glass.

### 11-2 RELATION TO OTHER TRADES

Inspect the work of other trades upon which material is to be applied and report any defect to the general contractor. Work shall not proceed until a satisfactory surface has been obtained. Failure to examine and report will be construed as acceptance that the preparatory work is satisfactory.

### 11-3 WORKMANSHIP

All work shall be done by a competent tradesman and finished to the builders specification. All surfaces for paint shall be suitably prepared. All permanently covered surfaces shall be primed before erection. All work shall be free from brush marks.

### 11-4 MATERIALS

Shall be the best of their several kinds and of approved brands. All prepared paint shall be taken onto the job in the originally sealed containers and applied in strict accordance with the manufacturers instructions.

### 11-5 PREPARATION OF SURFACES

No painting, enamelling, distempering or similar finishing shall be done on concrete, plaster or similar surfaces unless and until such surfaces are in a suitable condition to receive the finish. No painting on exterior work shall be done during wet or foggy weather.

Natural timber surfaces. All natural timber surfaces shall be thoroughly cleaned with a cleaning agent and steel wool or oxalic acid to render a surface perfectly clear and free from any dirt marks, boot marks, pencil lines etc. Before the finish is applied.

### 11-6 FINISHING

All coats of paint to be thoroughly dry before subsequent coats are applied and rubbed down with fine waterproof sandpaper where necessary.

#### Varnishing

All interior walls and ceilings are to receive one coat of approved satin polyurethane.

Stopping. All stopping is to be with linseed oil putty tinted to a dark brown shade and applied to open knots and other imperfections.

Varnish all surfaces with a second coat of approved satin polyurethane.

All exposed timber soffits are to be finished with 3 coats of polyurethane hi-gloss.

#### Exterior Work

Prime all exterior woodwork, include all laps, butts, tops and bottoms of timber sashes, doors etc.

Joinery, etc. Stop with first class putty. Undercoat all surfaces. Prime with first quality undercoat and paint all glazing putties. Finish with a first quality finishing gloss.

Asbestos cement soffits or porch walls to be given 2 coats of PVA plastic paint or other approved cement paint.

Interior Work

Prime or seal all surfaces in kitchen, laundry, bathroom and W.C. undercoat and enamel with approved brand ready mixed glossy enamel applied as recommended by the manufacturers. Prime interior woodwork to windows, undercoat and enamel with approved brand of ready mixed semi-gloss enamel. Stop all skirtings and doors with a suitable filler and varnish two coats of ready mixed pale clear varnish of approved brand, of a polyurethane base.

Beams.

Tinters or stain may be applied to these depending on the depths of stain required. Apply stain then 2 finish coats of varnish or 3 coats of paint work in accordance with colour scheme

Paperhanger (Where applicable)

Paper all walls including wardrobes not otherwise specified, with papers P.C. value is placed on roll of paper, to be selected by owner. Add Shirlan W.S. or sodium pentachlorophenate to all size and paste. Hang papers true, plumb and in full lengths, and widths with butt joints.

Timber Floors

The finish on timber floors is not included in this contract and unless specified by the owner, has not been quoted for.

NOTE: PAINTING OF ROOF IS NOT INCLUDED IN THIS CONTRACT.

ALL PAINTING AND VARNISHING REQUIREMENTS TO BE  
DISCUSSED WITH THE OWNER WHEN REQUIRED.

Additions to dwelling

Building Permit No: 12295 Date of Issue: 18.8.80
Plumbing Permit No: Date of Issue:
Drainage Permit No: Date of Issue:

OWNER: R.E. Smith
BUILDER: Self
PLUMBER:
DRAINLAYER:

FOOTPATH DEPOSIT NO: LOT 14 D.P. 14994
STREET: 34 Hboroito Road, Waikanae

REMARKS

DATE OF INSPECTION

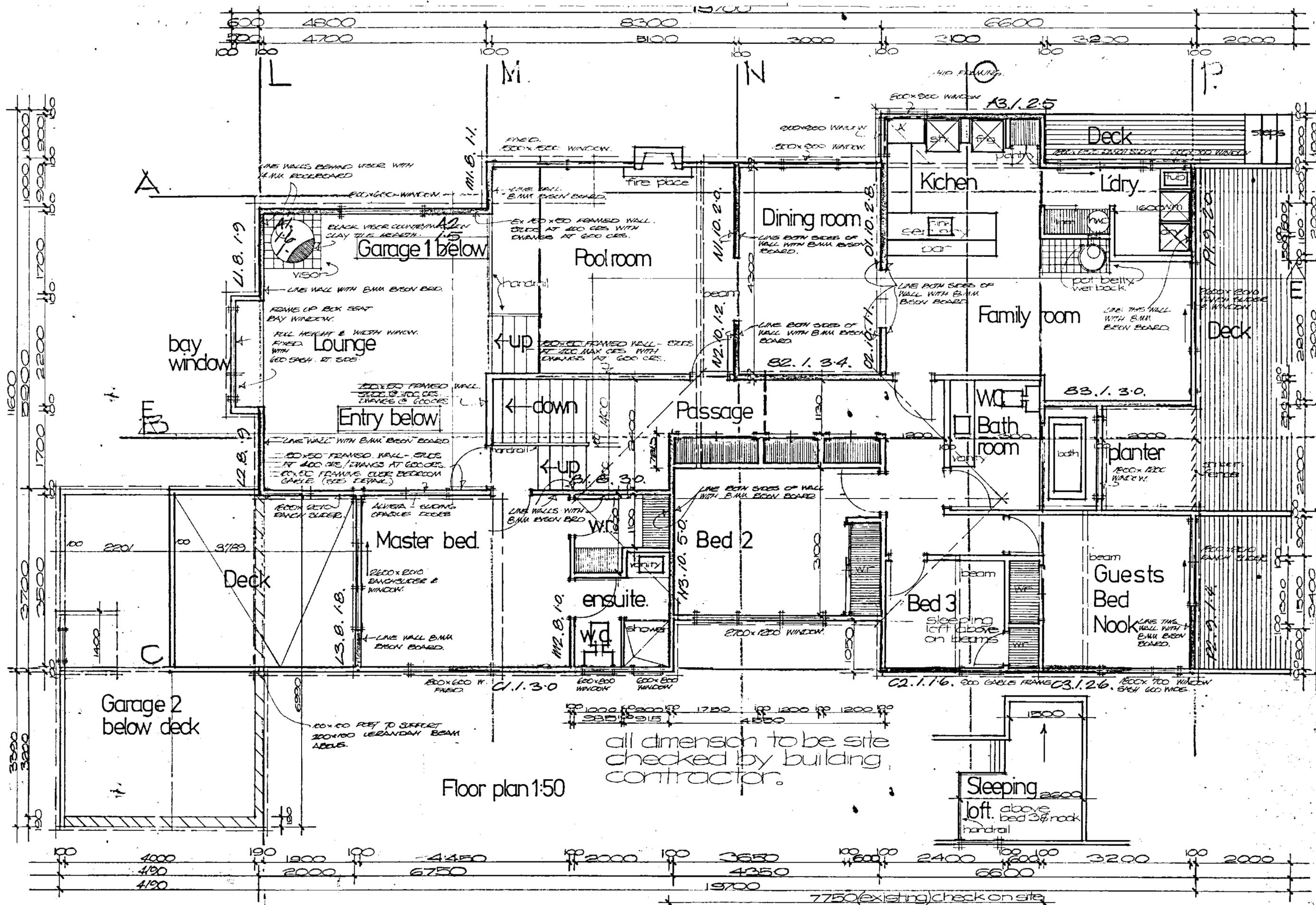
- Footpath Damage
Temporary Water
Siting - Boundaries
Excavations
Foundation
Piles & Vents
Concrete Slab
Concrete Block Work
Foundations
Bond Beams
Reinforcing
Subfloor Plumbing & D.
Vapour Barrier - Reinforcing etc
Framework Complete
Roof Construction & Fixing
Enclosed Plumbing
Pre-lining
Exterior Sheathing
Drainage
Final Footpath Insp.

Notes on Permit:

.....
.....
.....
.....

Completion Approved by Building Inspector

.....



Floor plan 1:50

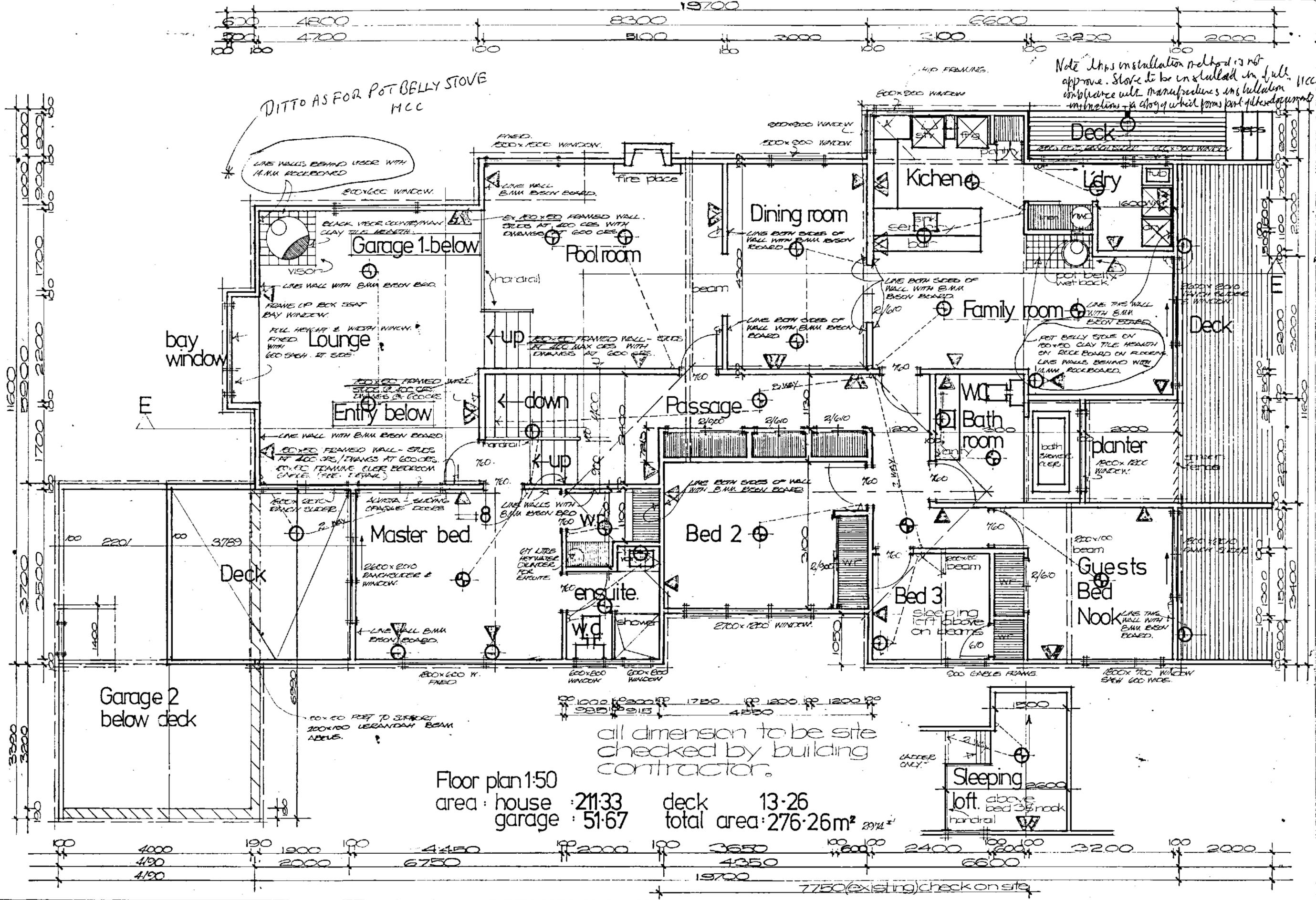
all dimension to be site checked by building contractor.

PROPOSED ALTERATIONS & ADDITIONS FOR MR & MRS R.E. SMITH AT  
 34 HOROPITO STREET,  
 WAIKANAE.

s.m.mason.  
 18 roband cres  
 tel 283230/268786  
 upper hutt.

date: 4-7-80  
 scale: 1:50  
 drawn: A.D. COCHRANE  
 plan No 80/030/s.m  
 amd:

1/7



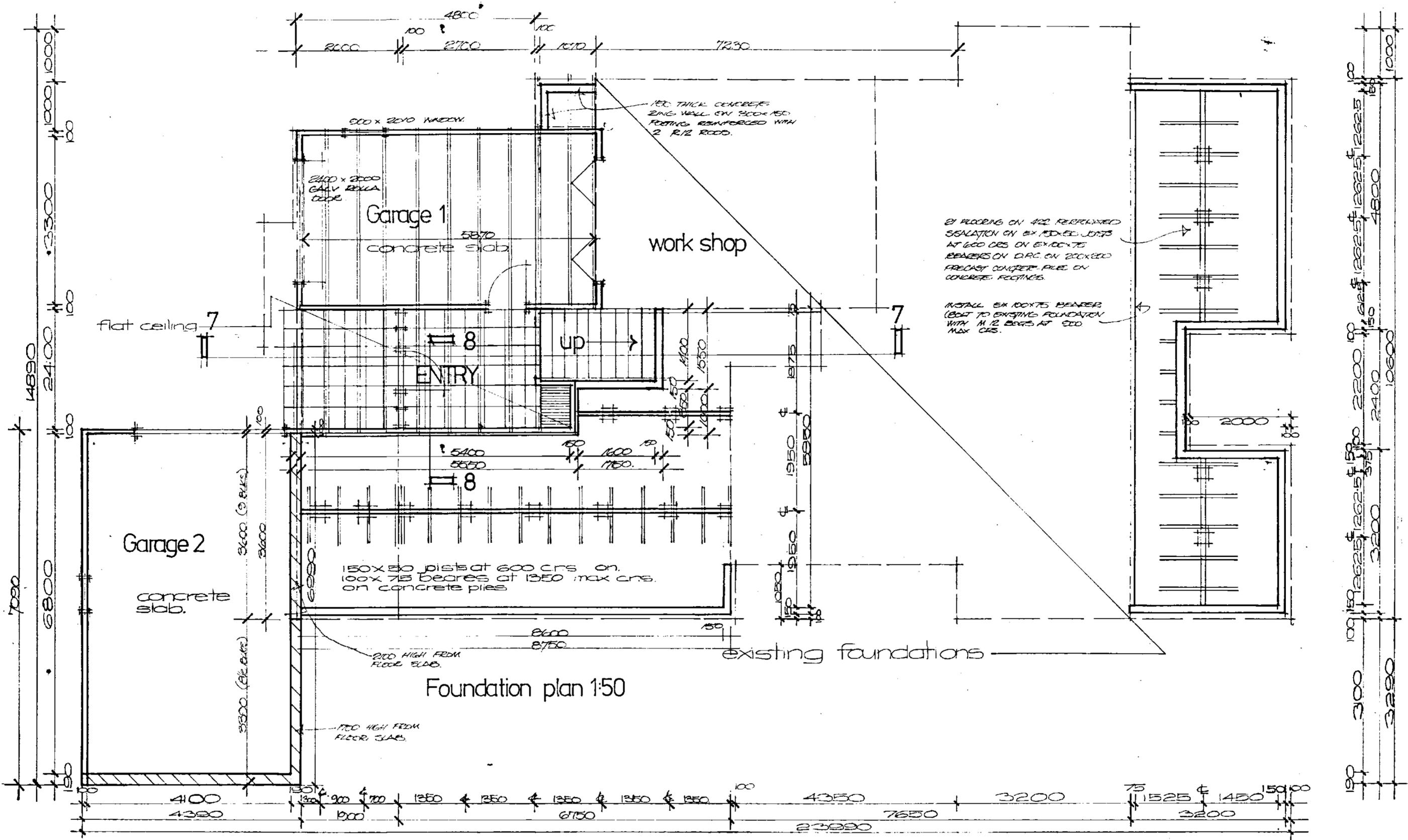
PROPOSED ALTERATIONS & ADDITIONS FOR MR & MRS R.E. SMITH AT  
 34 HOROPITO STREET,  
 WAIKANAE.

s.m.mason.  
 18 roband cres  
 tel 283230/268786  
 upper hutt.

date: 4-780  
 scale: 1:50  
 drawn: A.D. COCHRANE  
 plan No 80/030/s.m  
 amd:

1/7

NOTE: INSTALL 422 PERFORATED SISALATION OVER ALL TIMBER FLOOR ADDITIONS  
(100 MM DISH MIDSPAN BETWEEN JOISTS).



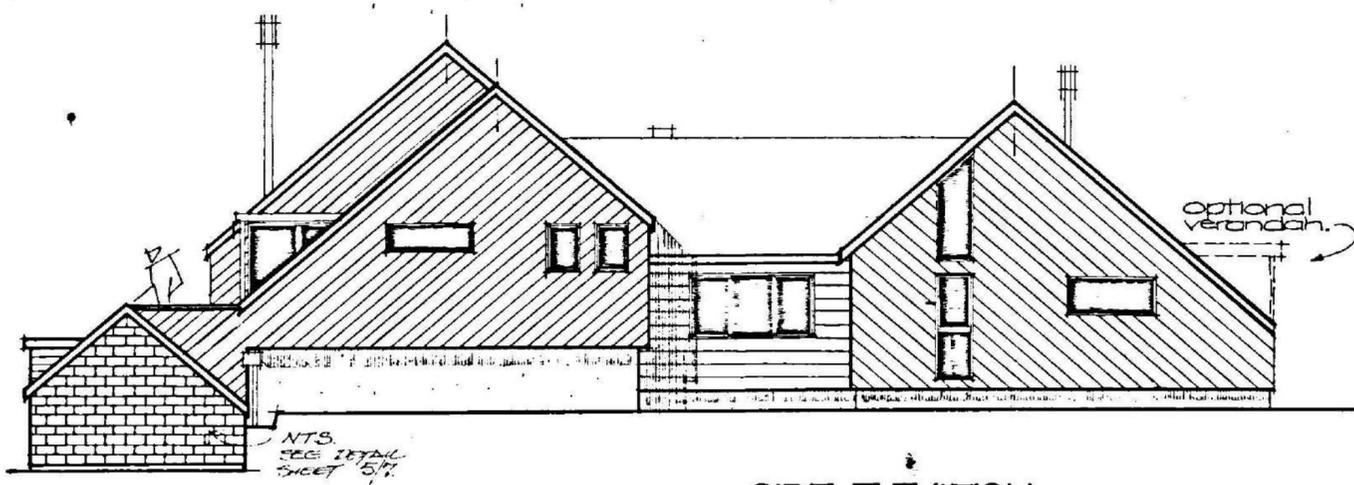
PROPOSED ALTERATIONS & ADDITIONS FOR MR & MRS R.E. SMITH AT  
34 HOROPITO STREET,  
WAIKANAЕ.

s.m.mason  
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tel 283230/268786  
upper hutt.

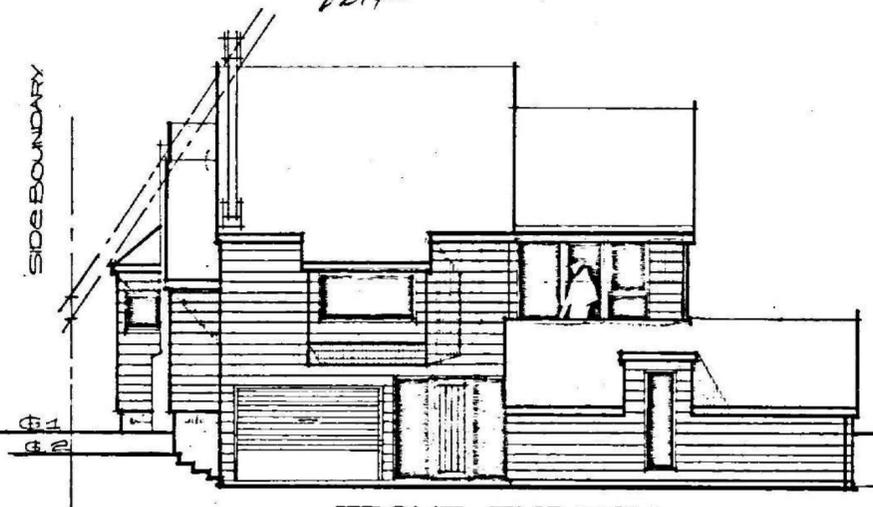
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drawn: A.D. COCHRANE.  
plan No. 80/030/s.m.  
amd:

2/7

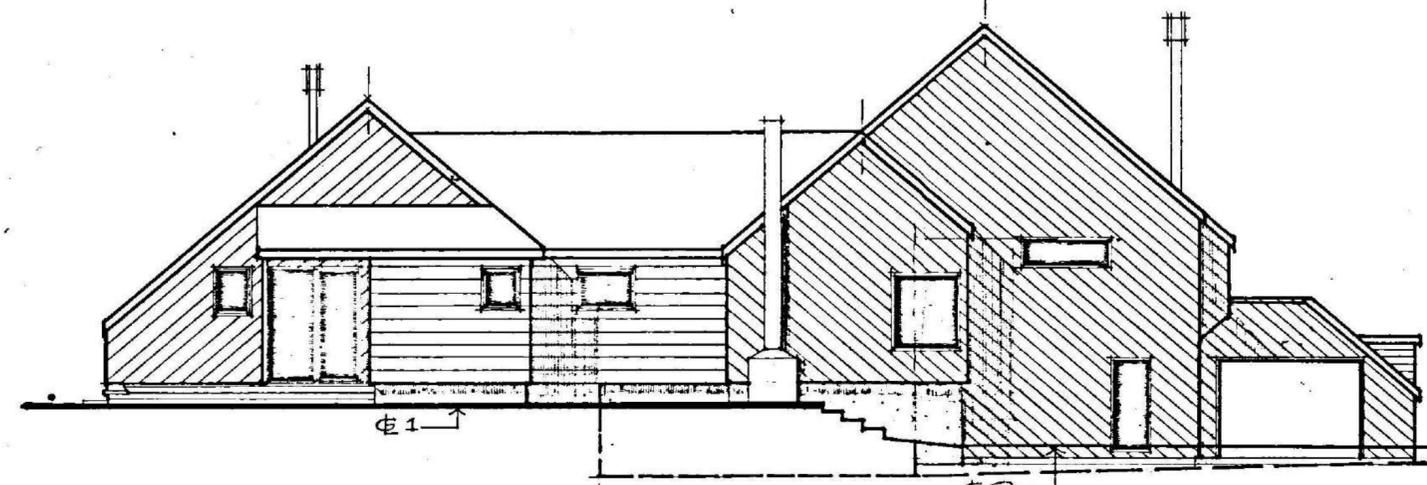
Righted & approved A.D.M. 182 to Horopito La



SIDE ELEVATION

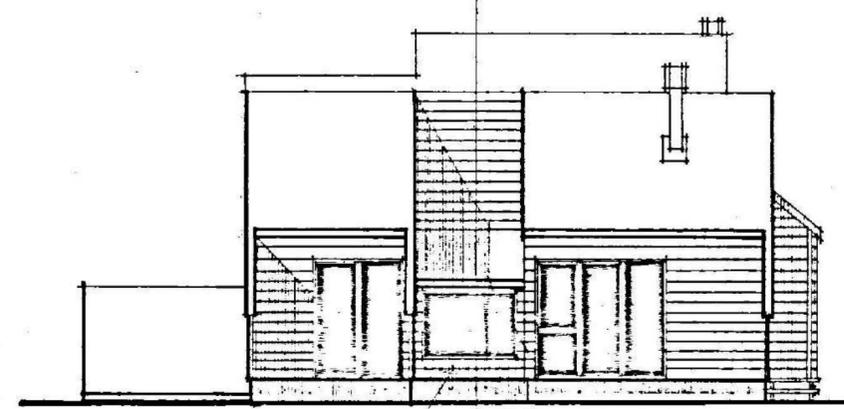


FRONT ELEVATION

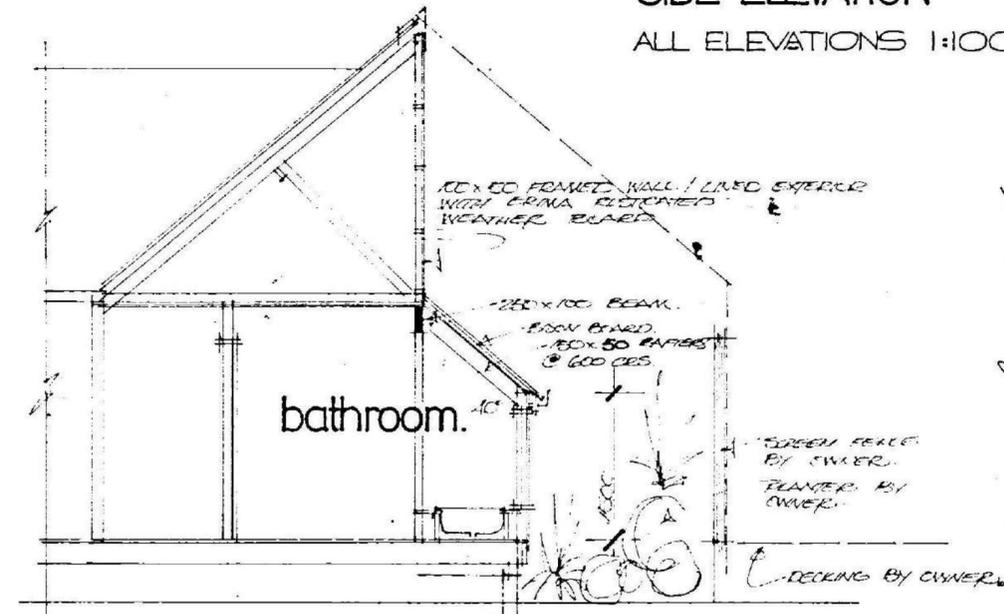


SIDE ELEVATION

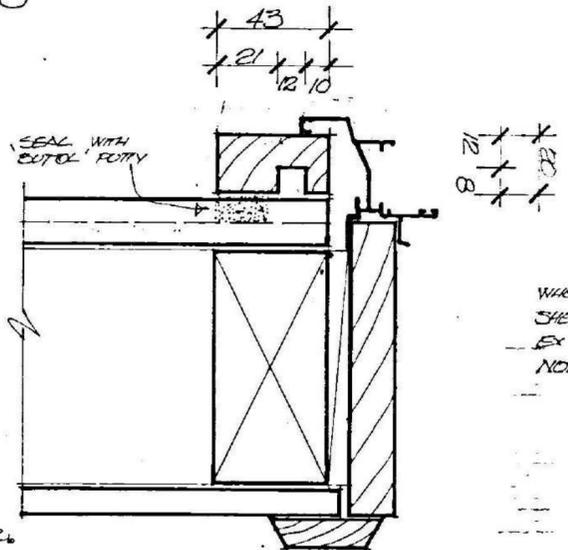
ALL ELEVATIONS 1:100



REAR ELEVATION



detail 9 1:50



window jamb detail 1:2

WHERE DIAGONAL BOARDING IS USED AS EXTERIOR SHEATHING FACE OUT FROM WEATHER BOARD WITH EX 60x25 BATTEN ON FLAT.  
NOTE: ON HIGH SIDE OF JOINERY & BOARDING INSTALL WEATHER GROOVE AS SHOWN.

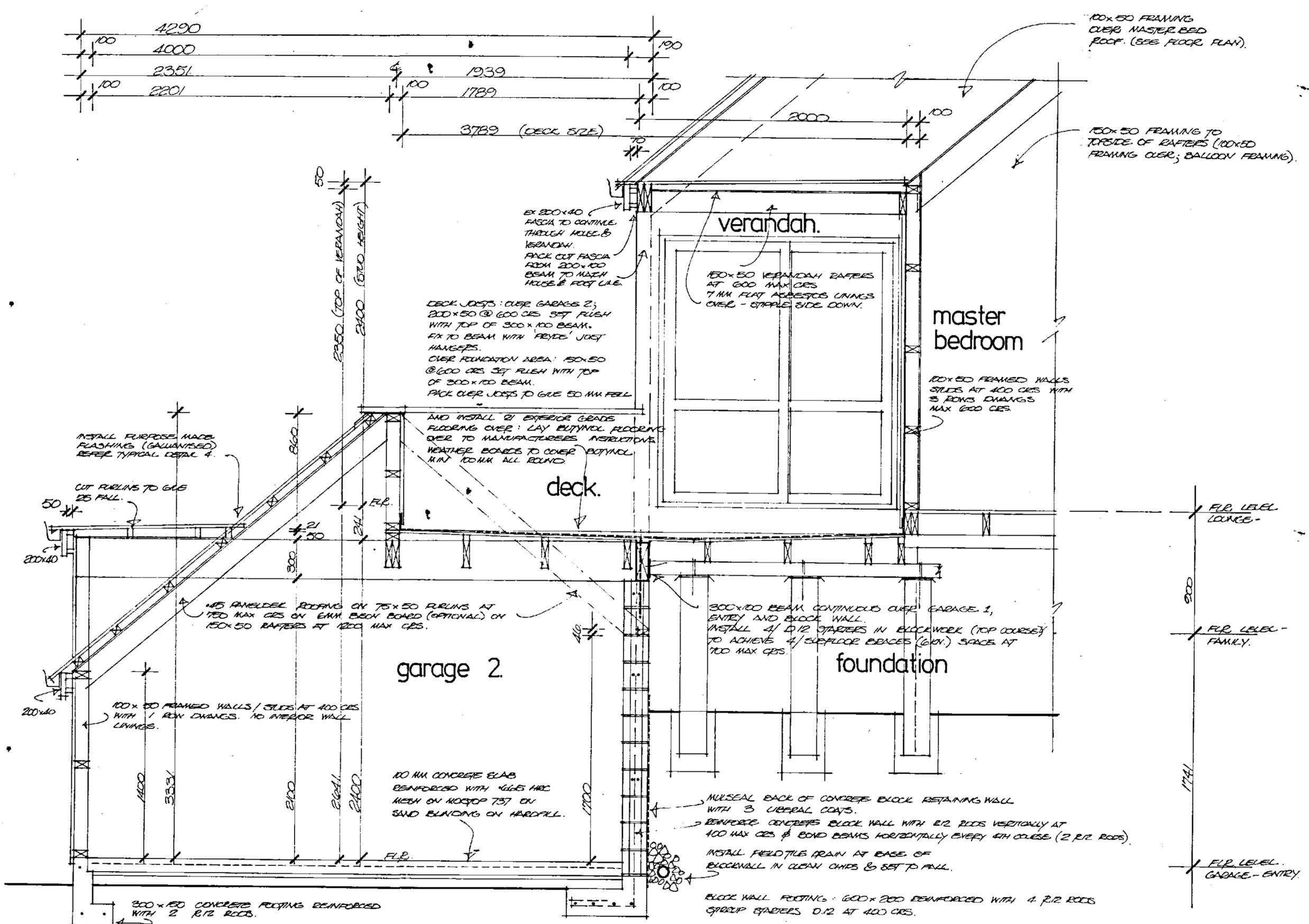
PROPOSED ALTERATIONS & ADDITIONS FOR MR & MRS R.E. SMITH AT 34 HOROPITO STREET, WAIKANAE.

s.m. mason  
18 roband cres  
tel 283230/268786  
upper hutt.

date: 25.06.80  
scale: 1:100  
drawn: A.D. COCHRANE  
plan: No 80/030/s.m.  
amd:

3/7



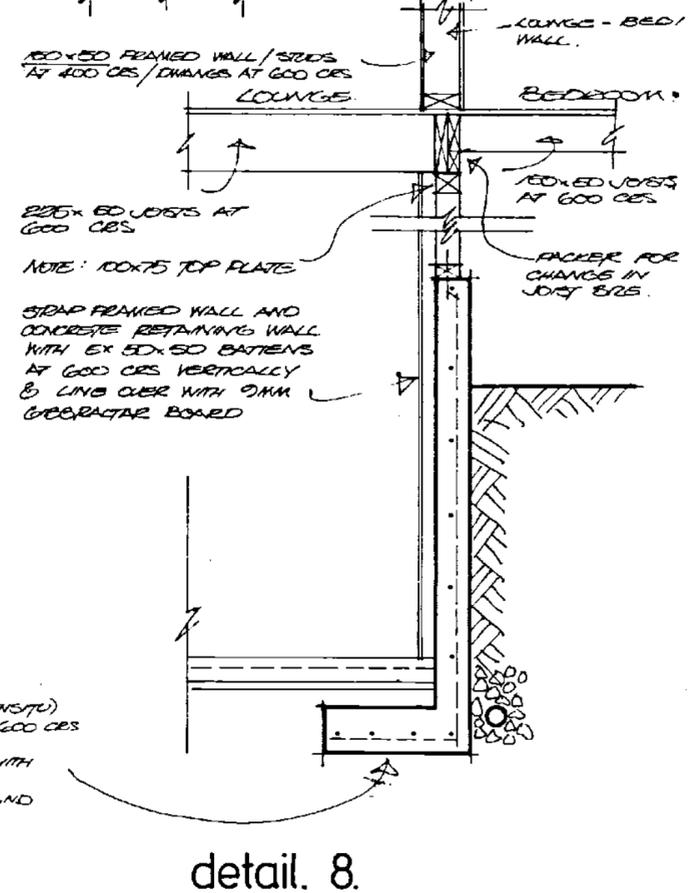
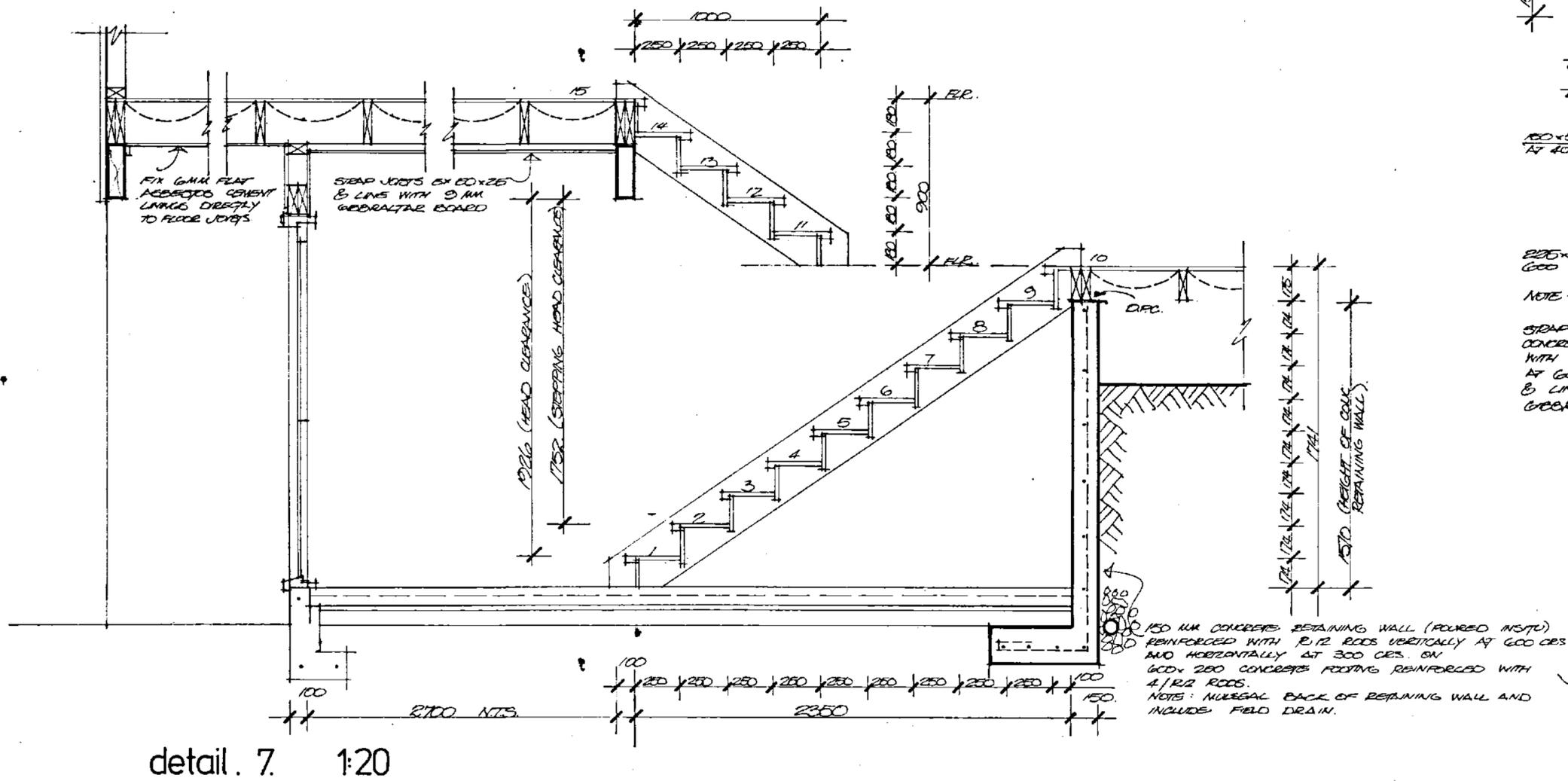
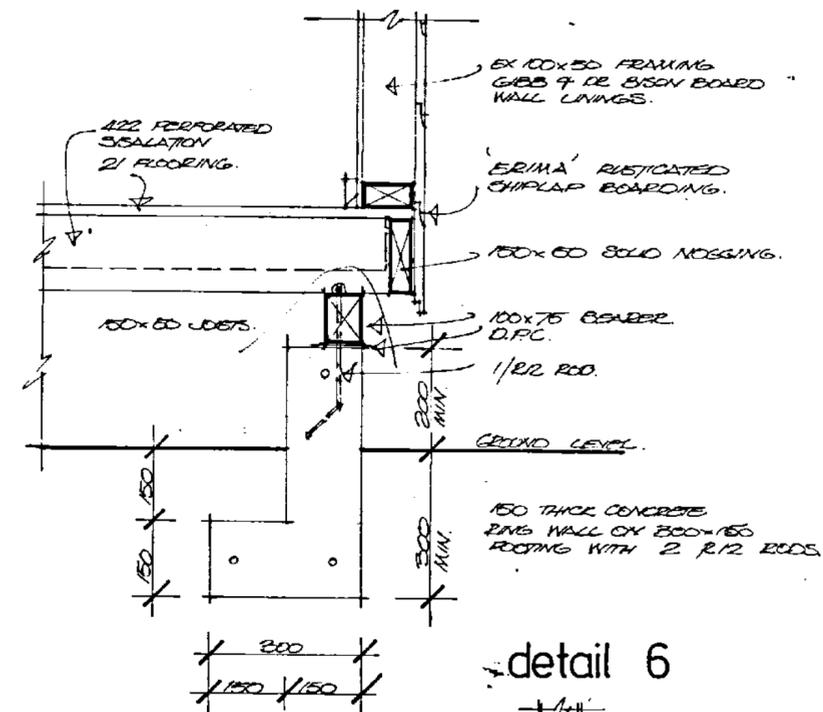
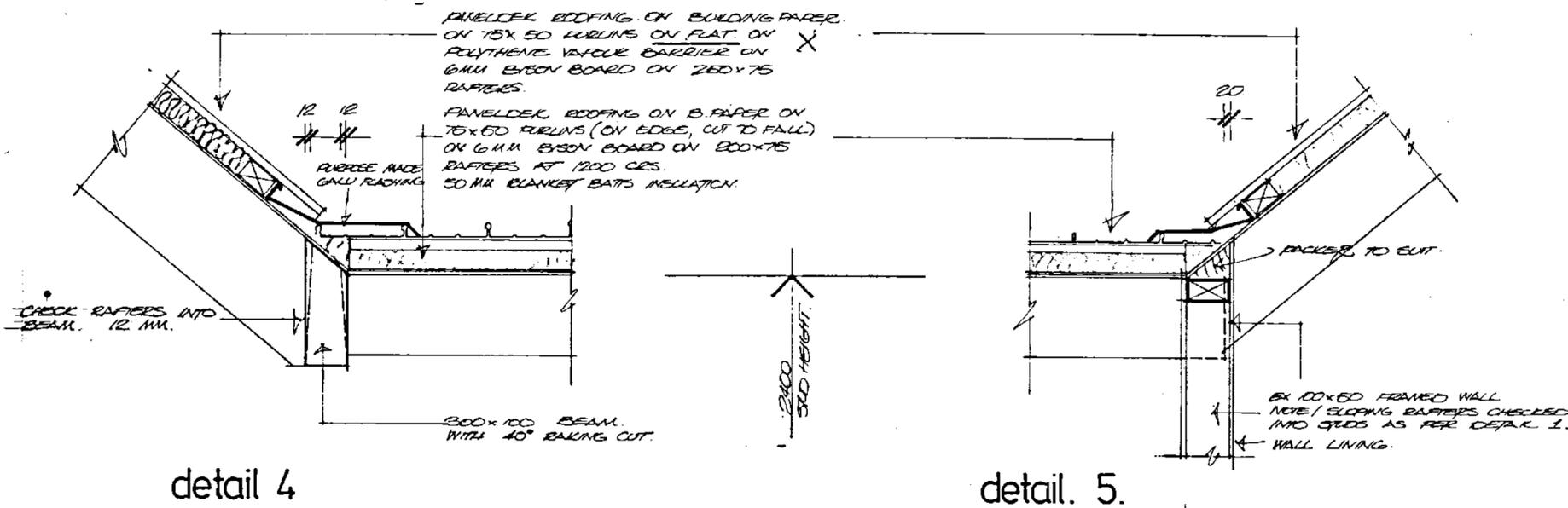


section thru garage 2 + deck. 1:20

PROPOSED ALTERATIONS & ADDITIONS FOR MR & MRS R.E. SMITH AT  
34 HOROPITO STREET.  
WAIKANAE.

s.m.mason  
18 roband cres  
tel 283230/268786  
upper hut.

drawn: S.M. MASON.  
date: 04.07.88  
scale: 1:20  
amd:  
plan No. 80/030/s.m.

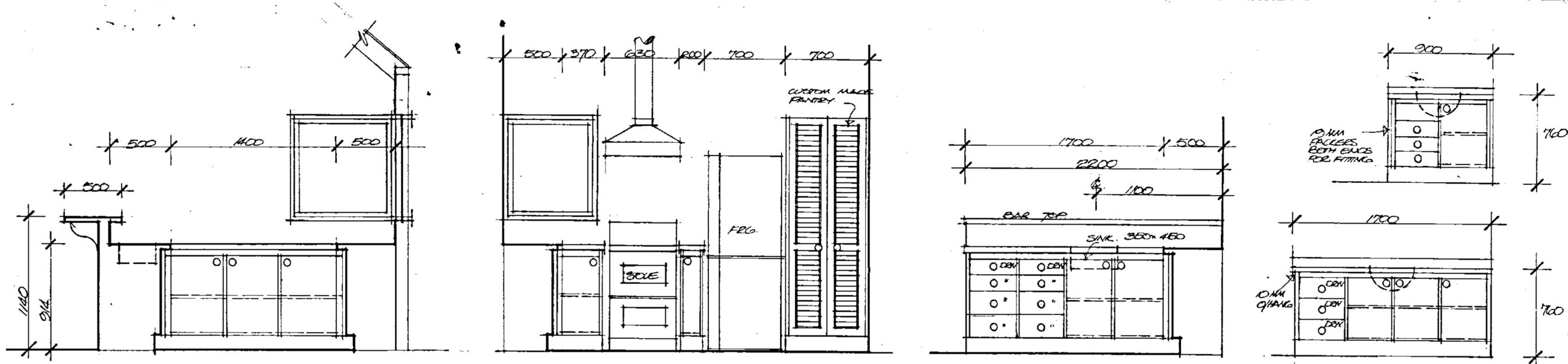


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s.m.mason  
 18 roband cres  
 tel 283230/268786  
 upper hutt.

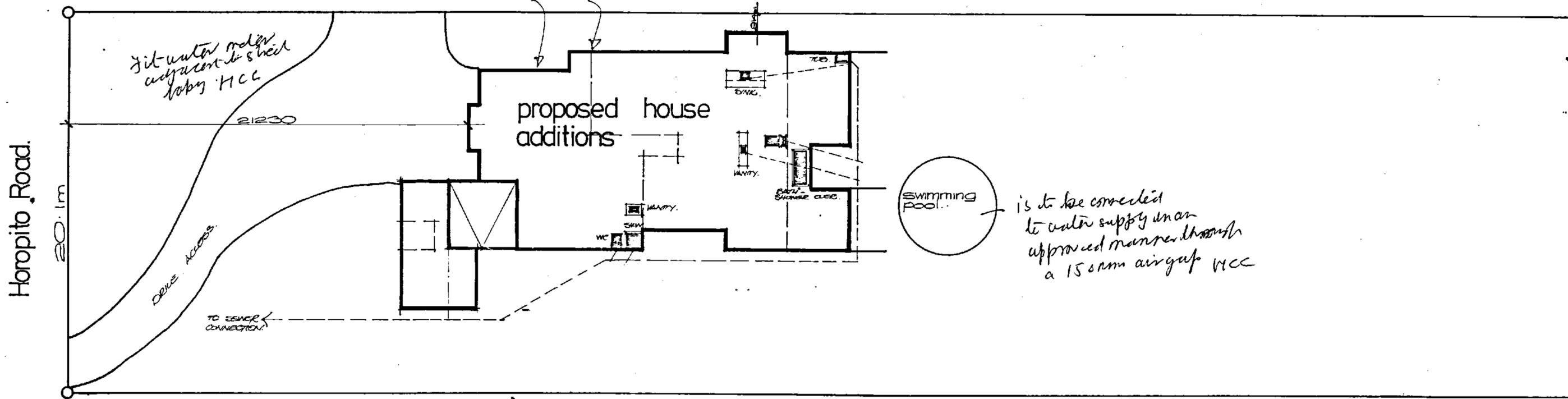
date: 4.07.80  
 scale: 1:20  
 drawn: S.M. MASON.  
 amd:  
 plan No. 80/030/s.m.

6/7



joinery units to be prefinished  
both interior & exterior. 1:25  
formica tops.

NOTE: REFER ELEVATIONS FOR DAYLIGHT EMISSION  
HEIGHT SCALE: SITING DISCRESSION REQUIRED



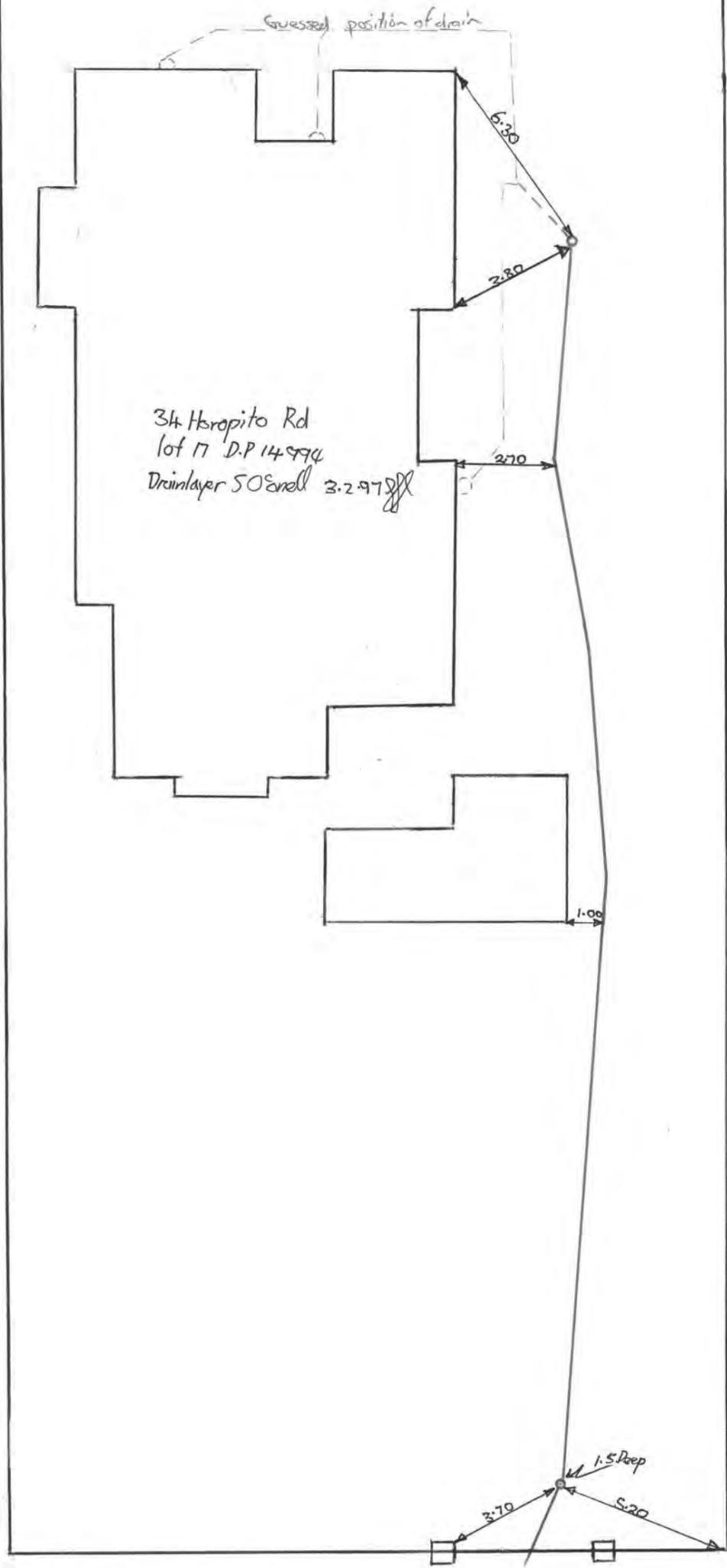
Site plan 1:150

PROPOSED ALTERATIONS FOR MR&MRS R.E. SMITH AT  
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WAIKANAE.

s.m.mason.  
18 roband cres  
tel 283230/268786  
upper hutt.

date: 04.07.80  
scale: 1:150  
drawn: A.D. COCHRANE.  
plan No. 80/030/s.m.  
amd:

7/7



Waikanae County Town Water Supply

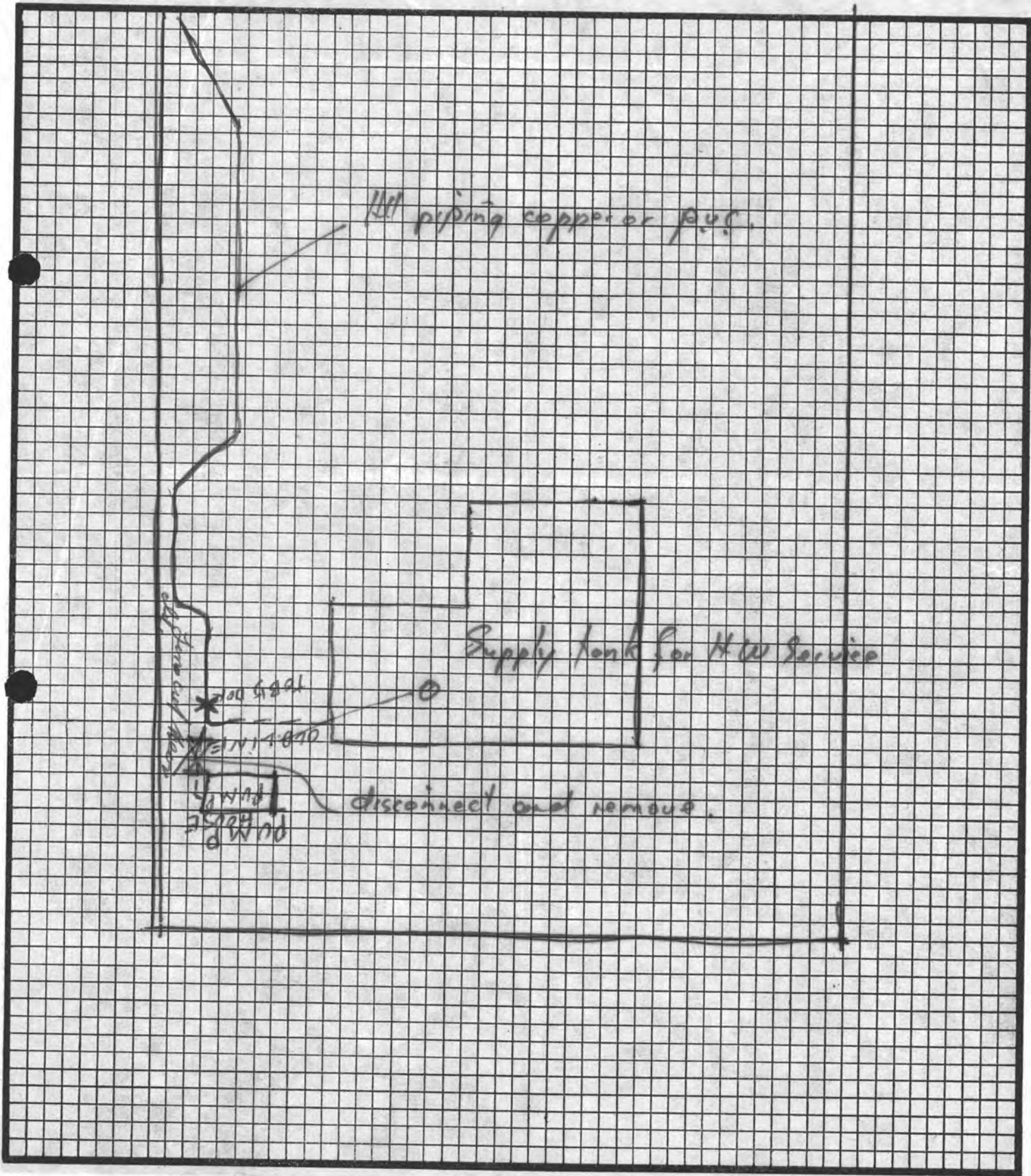
PLAN OF ALLOTMENT

Showing position of buildings and existing water supply and pipes  
(Particular care to be taken to show location and distribution pipes from bores)

3-13

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

Frontage to Horo Pita Rd Road



# Amended Plan

HOROPITO ROAD

80 400

LOT 17 D.P. 14994  
 SITE AREA = 1616m<sup>2</sup>  
 DWELLING = 261m<sup>2</sup>  
 COVERAGE = 16.15%

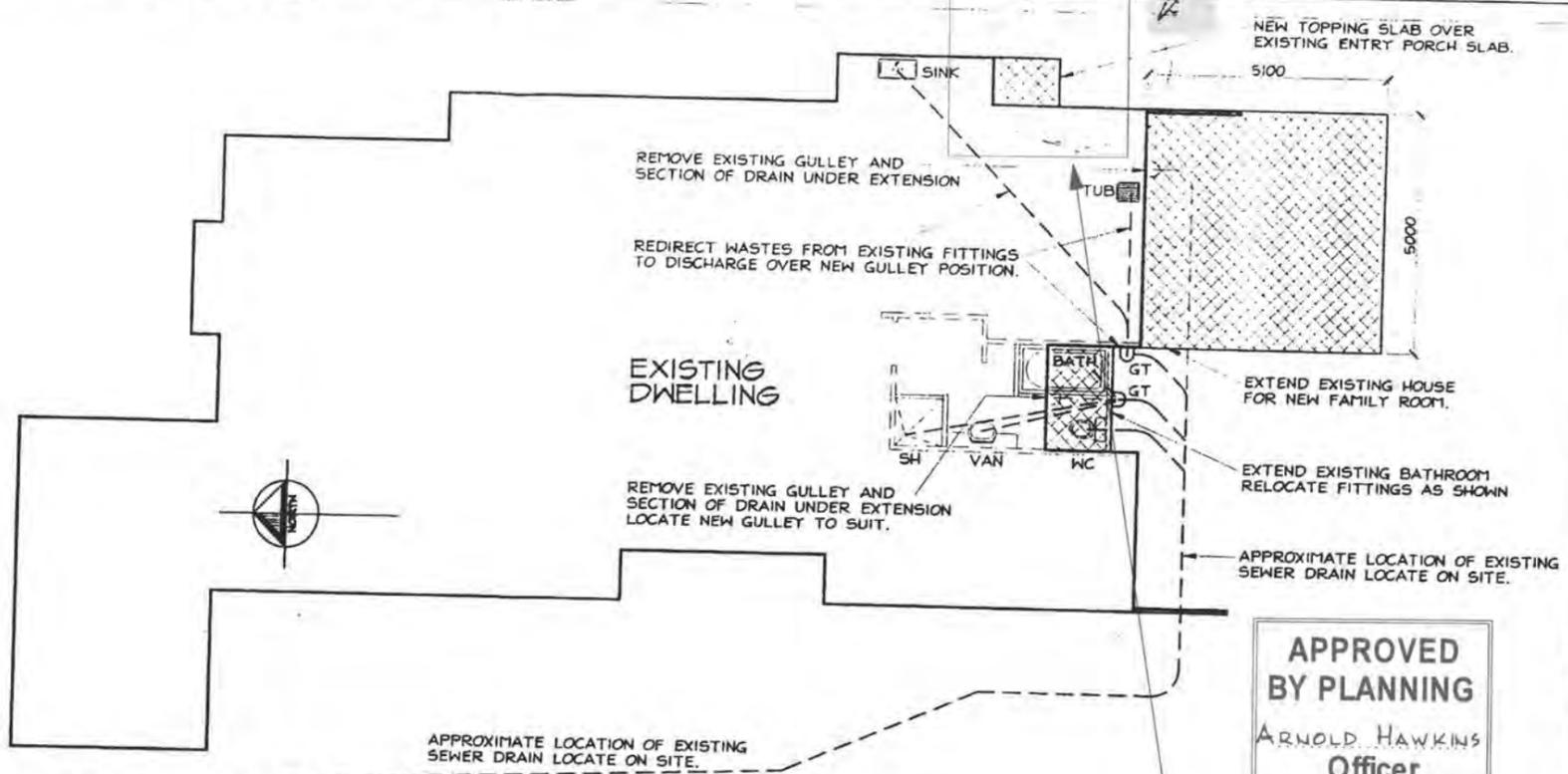
## DRAINAGE / STORMWATER

All works shall be in accordance with AS/NZS 3500. 2.2 : 1996 Plumbing and drainage regulations and in accordance with all BIA NZ statutory regulations and bylaws

Locate existing stormwater and sewer drains on site prior to commencement. Ensure full compliance of new works. Make good to existing as required.

## PLUMBER

Both hot and cold water pipes are to be tested to 1500 Kpa pressure.

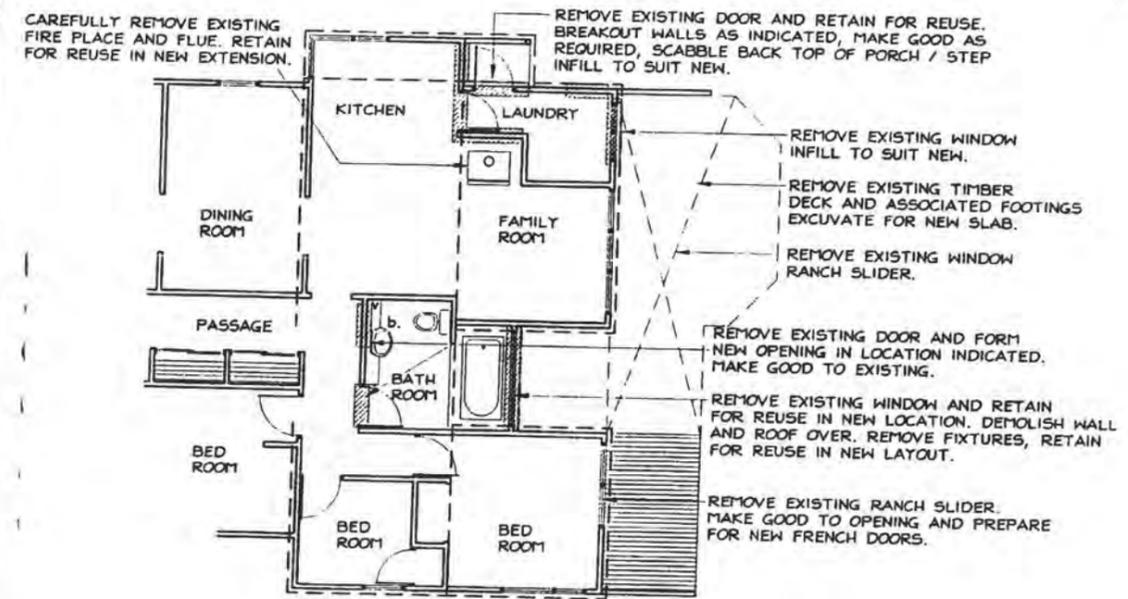


**APPROVED BY PLANNING**  
 ARNOLD HAWKINS  
 Officer

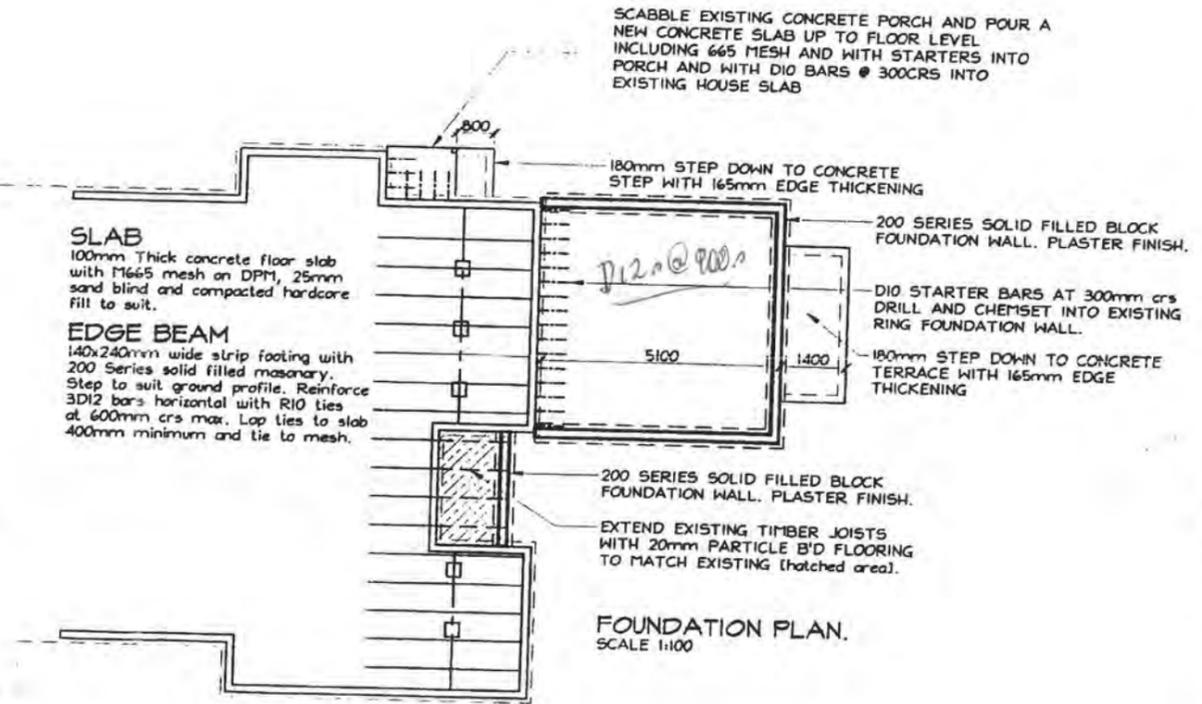
SITE PLAN  
 SCALE 1:100.

17/03/2003  
 INFILL OF EXISTING PORCH WITHIN EXISTING ROOF LINE

80 400



EXISTING FLOOR PLAN  
 SHOWING DEMOLITION



PROJECT: Additions & Alterations for Mr & Mrs Adin  
 34 HOROPITO ROAD, WAIKANAЕ.

**Design Network Kapiti**

REVISIONS:

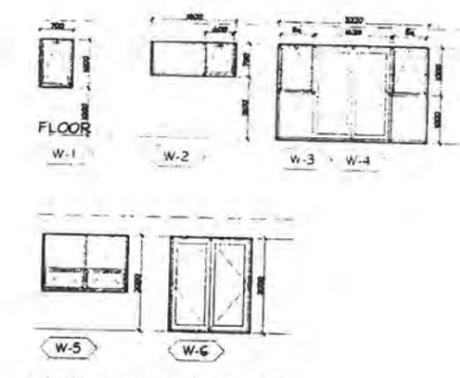
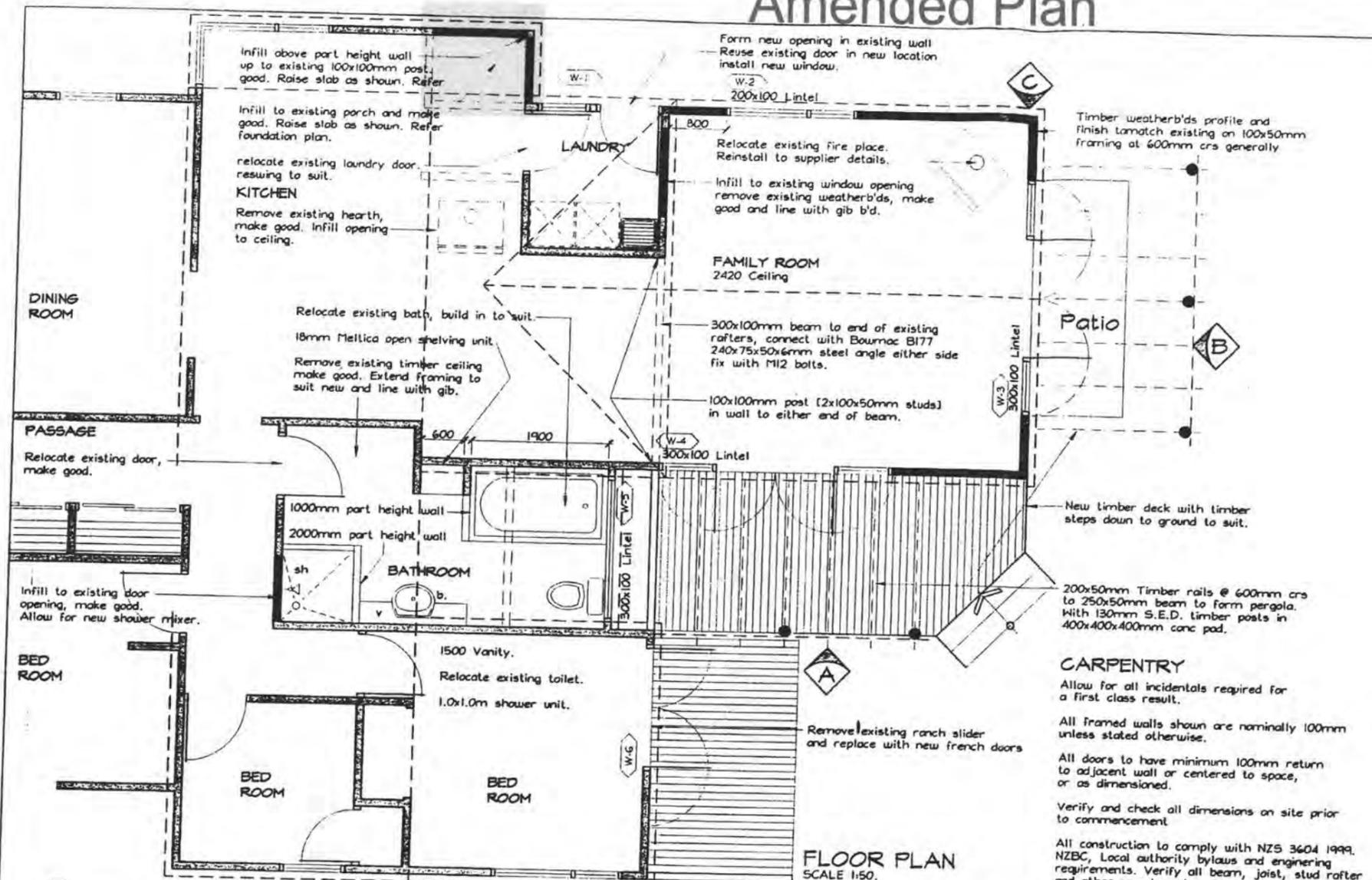
301 Kapiti Road  
 PO Box 1816  
 Paraparaumu Beach  
 New Zealand  
 Tel: 04 902 5505  
 Fax: 04 902 5504  
 Email: kapiti@desnet.co.nz

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE COPYRIGHT. DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS.

DATE:	06/03/03
DESIGNED:	IAN
DRAWN:	IAN
CAD REF:	-
SCALE:	1:100

JOB/SHEET No:  
**2222/1a**  
 (A2 original) OF 03

# Amended Plan



**CARPENTRY**

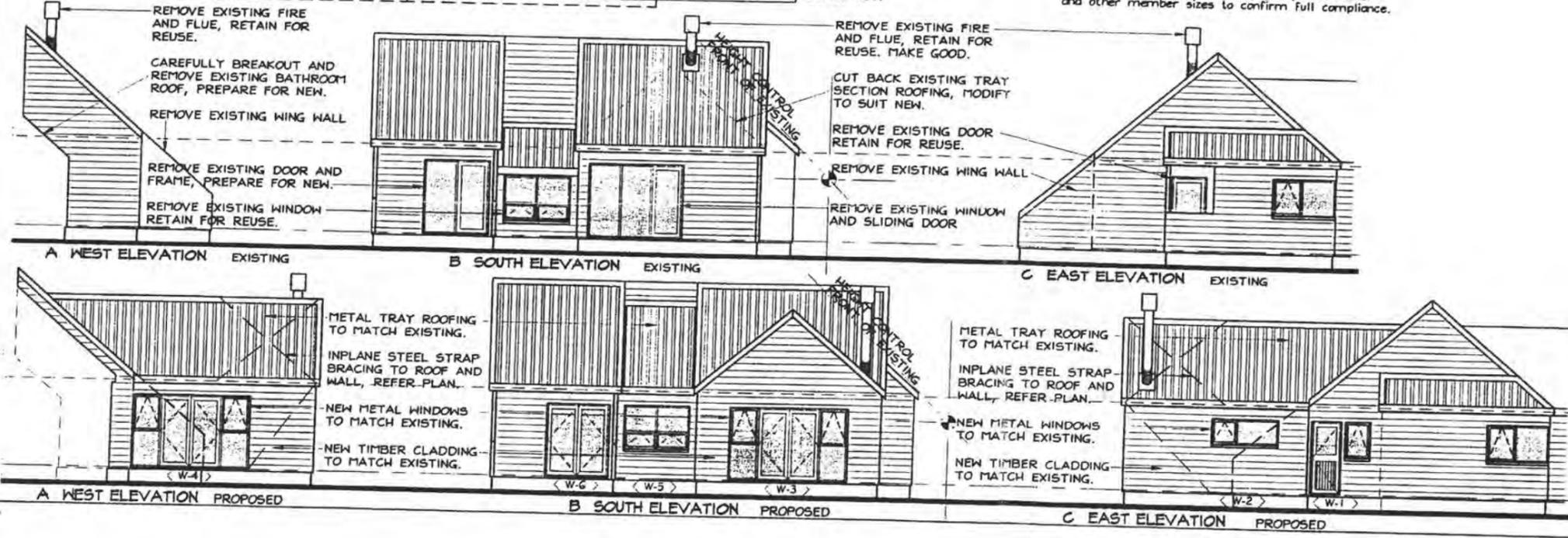
Allow for all incidentals required for a first class result.

All framed walls shown are nominally 100mm unless stated otherwise.

All doors to have minimum 100mm return to adjacent wall or centered to space, or as dimensioned.

Verify and check all dimensions on site prior to commencement.

All construction to comply with NZS 3604 1999, NZBC, Local authority bylaws and engineering requirements. Verify all beam, joist, stud rafter and other member sizes to confirm full compliance.



**PROJECT:** Additions & Alterations for Mr & Mrs Adin  
34 HOROPITO ROAD, WAIKANAЕ.

**DesignNetwork Kapiti**

**REVISIONS:**

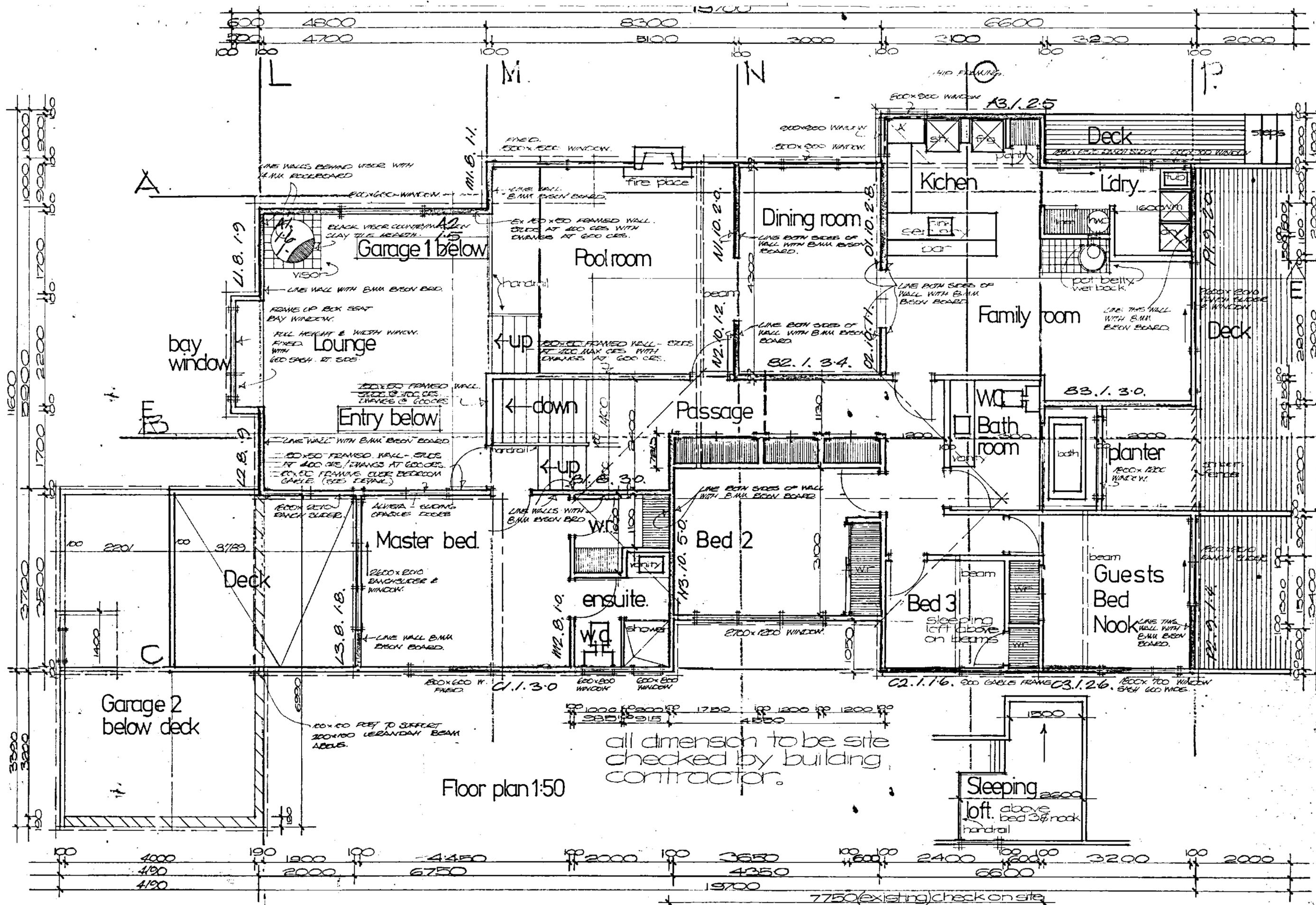
301 Kapiti Road  
PO Box 1816  
Paraparaumu Beach  
New Zealand  
Tel: 04 902 5505  
Fax: 04 902 5504  
Email: kapiti@deanet.co.nz

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE COPYRIGHT. DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS.

DATE: 08/03/03  
DESIGNED: IAN  
DRAWN: IAN  
CAD REF:  
SCALE: 1:100

JOB/SHEET No:  
**2222/2a**

(A2 original) OF 03



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 drawn: A.D. COCHRANE  
 plan No 80/030/s.m  
 amd:

1/7