

Sharalyn Fraser *Agency*

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Code Compliance Certificate

Section 43(3), Building Act 1991

Application

WEAVER & WEST	No.	001391
C/- SPECTRUM HOMES LTD	Issue date	9/05/01
PO BOX 54-178	Overseer	BOB OLIVER
MANA		

Project

Description	New Construction Being Stage 1 of an intended 1 Stage NEW DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$230,000
Location	91 ASTON ROAD, PARAPARAUMU
Legal Description	LOT 7 DP 84600
Valuation No.	1515012407

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

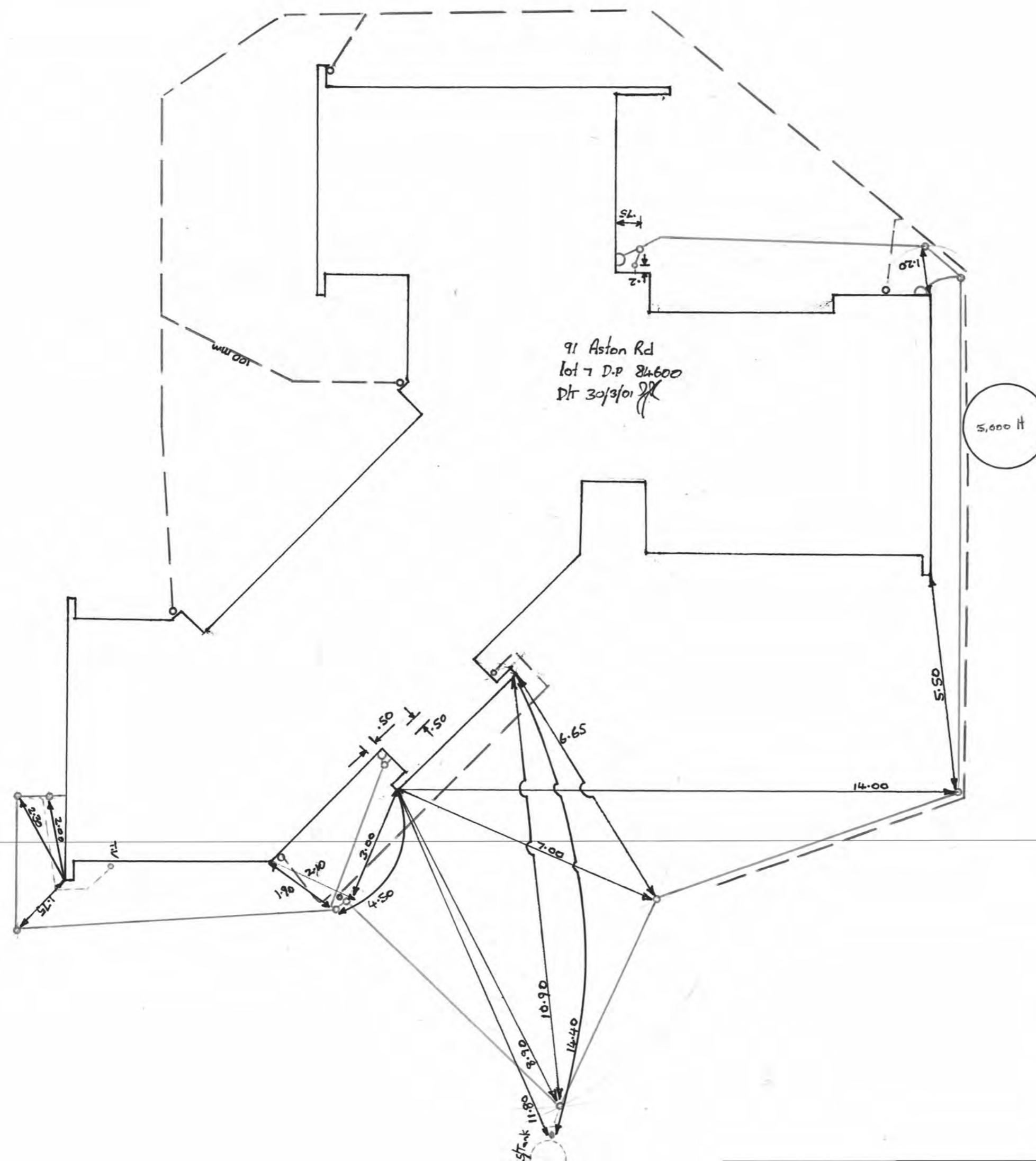
This certificate is issued subject to the following conditions:

IT IS THE OWNERS RESPONSIBILITY TO CARRY OUT A REGULAR MAINTENANCE PROGRAM OF THE EXTERIOR OF THE DWELLING TO MEET THE TERMS AND CONDITIONS OF THE MANUFACTURES WARRANTIES FOR DURABILITY OF THEIR PRODUCT TO MEET THE BUILDING CODE. CLAUSES B2/AS1 [DURABILITY], E2/AS1,[EXTERNAL MOISTURE].

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

Name:

Date: 09.05.2001



KAPITI COAST DISTRICT COUNCIL

APPLICATION FOR WATER SUPPLY AND CONNECTION PERMIT

The Borough Engineer
Private Bag
PARAPARAUMU

I, Weaver / West (full name)
PLEASE PRINT

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

(PROPERTY Address in full
if different from above)

91 Aston Rd

Lot

7

DP

84600

Fees Payable (on application)

Inspection \$

Connection \$

Total \$

Note: All dwelling units to pay full inspection fees.

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

Owners Signature

Date

THIS PART TO BE COMPLETED BY PLUMBER

I, S Franklin (full name)
of (address)

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

(Signature)

(Craftsman Licence No.)

(Date)

1. Existing Water Supply

To be retained/dismantled

2. Pressure: high/low

"Header Tank"/Pressure Reducing Valve

3. B/W Cylinder Type

newhouse

Exhaust Pipe/Pressure Relief Valve

4. Approximate Age of Water Piping

Copper/PVC/Alkathene

5. If premises have swimming pool what capacity

Filter plant Yes/No

i. State precisely how it is proposed to make the new connection:

OFFICE USE ONLY

Permit No.	Job Inspected	Building Register Entry
001391	31.1.01	
Date Issued	Connection Recorded	
9.11.00	Feb 2, 2002	



SPECTRUM HOMES

"BUILDING ON YOUR IDEAS"

FACSIMILE TRANSMITTAL SHEET

TO: Don BLAIKIE FROM: KEVIN

COMPANY: KAPITI COAST DISTRICT COUNCIL DATE: 30/4/01

FAX NUMBER: TOTAL NO. OF PAGES INCLUDING COVER: 4

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RE: WEAVER/WEST House 91 ASHON Rd.
WAIKANAE DOWNS.

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Don HERE ARE THE CERTIFICATES
YOU REQUIRE.

THANKS KEVIN.

Electrical Certificate of Compliance

EWB 551

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).

No. 1066757

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer

Wendy West

Telephone

Fax

Address of installation

91 Clifton Rd North Wakefield

Postal address of customer (if not as above)

WORK DETAILS

20 No. of lighting outlets

/ No. of ranges

Please tick (✓) as appropriate where work includes:

20 No. of socket outlets

/ No. of water heaters

 Mains Main earthWas any installation work carried out
by the homeowner?Yes No Switchboard Electric lines

Description

Use sketch if necessary

New board

10mm main earth req 3 Gang
danger sign (Completed) M.

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

M. Wilson

CERTIFICATION OF ELECTRIC LINES

(to be completed where "Description of Work" includes "Electric Lines")

Registration no.

E3817

Name

Company

SMART ELECT.

Registration no.

Signature

M. Wilson

Company

Date

19-6-01

Signature

Date

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

 New mains Switchboard Earthing systemInstallation work
in hazardous areas

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

Name

Registration no.

Signature

D. Wilson

J2702

Date

30-4-01

PACIFIC COILCOATERS LIMITED WARRANTIES

30 APR 2001

That COLORCOTE® ZR8 and ZRX pre-painted steel used in the manufacture of RESIDENTIAL BUILDINGS will perform as follows.

1. Resistance to flaking, peeling and excessive fade	2. Will not perforate as a result of corrosion
Roofing and Wall Cladding	
ENVIRONMENT	ZR8 ZRX
Very Severe	N/R 15 yrs
Severe	15 yrs 20 yrs
Moderate	15 yrs 20 yrs
Roofing	ZR8 ZRX
ENVIRONMENT	N/R 15 yrs
Very Severe	15 yrs 20 yrs
Severe	30 yrs 20 yrs
Moderate	15 yrs 20 yrs
Wall Cladding	ZR8 ZRX
ENVIRONMENT	N/R 15 yrs
Very Severe	15 yrs 20 yrs
Severe	20 yrs
Moderate	15 yrs 20 yrs

That COLORCOTE® ZR8 and ZRX pre-painted steel used in the manufacture of RAINWATER ROOFING PRODUCTS (Guttering, Fascia and Downpipes) will perform as follows.

1. Resistance to flaking, peeling and excessive fade.	2. Will not perforate as a result of corrosion
ENVIRONMENT	ZR8 ZRX
Very Severe	N/A 10 yrs
Severe	10 yrs 12 yrs
Moderate	10 yrs 12 yrs

COLORCOTE® products will inevitably weather, chalk, and fade over a period of time as a result of normal wear and tear. The terms Very Severe, and Moderate are explained in and are to be interpreted by reference to the individual technical brochures for COLORCOTE® ZR8 and ZRX. The General Usage Guide are summarised on the attached document. Determination of coating performance will be as per test methods described in Australian Standards AS 1580.

Please note this warranty is subject to the following terms and conditions:

This warranty will not apply to weathering, chalking or fading over time as a result of normal wear and tear.

If the COLORCOTE® ZR8 and ZRX product has not been selected, processed or maintained in accordance with the respective recommendations and accepted trade practice, this warranty will not apply.

Defects caused by faulty design, method of manufacture of Residential Buildings are not covered by this warranty.

Product must be produced from prime 1st grade materials.

Garage doors are not covered by this warranty.

We must be given the opportunity for inspection on site prior to any remedial action being offered or taken.

Downgrade COLORCOTE® ZR8 or ZRX material is not covered by the warranty.

Damage or corrosion resulting from the following is not covered by the warranty.

1) Damage sustained during handling, storage, processing, roll forming or installation.

2) Damage sustained after installation.

3) Causes after the product has left our control.

4) Failure to remove any debris leading to the accumulation of moisture remaining matter in gutters and downpipes.

Our liability under this warranty shall in all cases be limited to replacing or repairing the defective product as specified above including labour. Any repaired or replaced product will be covered by this warranty only for the unexpired portion of the warranty on the original product. Pacific Coilcoaters Limited will not under any circumstances be liable for consequential loss or damage. All claims must be made promptly in writing and accompanied by the original warranty document.

This warranty does not in any way affect the rights of a Consumer Guarantees Act.

(i) This Warranty is issued by

and supplied to

And warrants the following material

Roofing/ Cladding L/ No.

Rainwater Products L/No.

DIMOND ROOFING

as Roofing Manufacturer

MESSRS WEAVERS/ WEST LOT 7 WHIKANAE DOWNS
CORRUGATED CLADDING - 40MM ZR8 COAT & KARAKI
EN32607 40786

(ii) This roof is installed by:

A. J. PARR ROOFING

and is Warranted for 5 YEARS

by that installer against faulty workmanship or defects caused by poor installation. The installer does not warrant the roof against mechanical damage occurring after installation.

(iii) This warrant is accepted by:

Street:

Town:

Location

Moderate/Severe

(i) Signed for Roofing manufacturer:

pp DIMOND ROOFING

Date:

26/4/2001

(ii) Signed for installer:

A. J. PARR ROOFING

Date:

26/4/2001

(iii) Signed for Owner:

W. J. PARR

Date:

26/4/2001

HOLLINGS FIRST ALUMINIUM LTD

P.O.BOX 49, (137 Lincoln Road)

MASTERTON

Phone 06-377 5676 or 04-527 7735

Fax 06-378 8449

E-mail: hollingsfirst@xtra.co.nz

Spectrum Homes Limited

P O Box 54178

Mana

Porirua

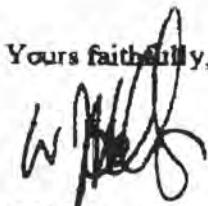
26-04-01

Attention: Kevin Jenson
Job: Weaver/West Waikanae

In regards to sidelights to Entry we have fitted 5mm glass in accordance with NZS 4223 Part 3 1999 which states side panels under 500mm wide (3.2 column 2) clause 304.1 305 2.2 (b) 5mm annealed to 1.2m2

If any further information required please contact the writer

Yours faithfully,



B. Hollings

Kevin

SITE CHECK SHEET

BC001391

Applicant : WEAVER & WEST Phone: 042375875
Site Address : 91 ASTON ROAD, PARAPARAUMU
Legal Description : LOT 7 DP 84600
Project : NEW DWELLING

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

FOUNDATIONS

Date: 17/11/00 Officer: *BDM* Builder/Contractor/Owner:

Approved building consent documents on site: *YES* *NO*

SITING:

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

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

*PILES IN PLACE AS PER PILE PLAN & DOWN 1.2m
INTO SOIL AS PER ENGINEERS DESIGN, ENGINEER
VISITED SITE, SUPERVISION REPORT REQUIRED*

*DECK PILES IN PLACE AS REQUIRED
OK TO CONTINUE*

PRE-SLAB

PLUMBING AND DRAINAGE:

Date: 24/11/00. Officer: Simon Capp Builder/Contractor/Owner:

UNDERSLAB PLUMBING

Pipe sizes

Falls

Pipe protection

UNDERSLAB DRAINAGE

Pipe sizes

Falls

Pipe protection

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

Pipes ok under slab fl

BUILDING

Date: 24/11/00. Officer: WLR Builder/Contractor/Owner:

15

Minimum floor level

Mesh

DPC

Mesh chairs

Joints taped

Slab thickening

Penetrations

Bottom plate fixings

Specific design

Yes/No

If yes, has Engineer inspected

Yes/No

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

Instruction No:

Is a reinspection required?

Yes/No

Proposed date of
follow up inspection

COMMENTS

Engineer has been advised to inspect.
Builder has been instructed advise engineer
to provide supervision report
Builder also advised about saw cuts

PRELINE

PLUMBING AND DRAINAGE

Plumber: S. Franklin

Date: 25/1/01 Officer: Simon Capp Builder/Contractor/Owner:

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

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

Pipes tested to 1500k.p.a.

BUILDING

Date: 25/1/01 Officer: B. MC Builder/Contractor/Owner:

16

Timber treatment
Ceiling diaphragm
Dragon ties
Studs - size/spacing
Wall insulation
Posts - size/fixing
Lintels/bms - size/fixings
Ext joinery - labels
Ceiling runners
Wall bracing
Mech ventilation
Moisture Content Walls

Bracing straps
Timber grade
Wall dwangs
Trimming studs
Truss/rafter - fix/space
Ceiling joists
Plate fixings
Ventilation
Ceiling battens
Check exterior claddings NOT IN PLACE

% DRY FRAME Ceiling PRY FRAME %

COMMENTS

OK TO CONTINUE

POSTLINE

Date: 15/22/01 Officer: *W.B.* 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

Okay to Proceed. ✓

DRAINS

Drainlayer: *Spartum Homes*

Date: 29/3/01 Officer: *Simon Capp* Builder/Contractor/Owner:

Drain depth

Gully traps

Subsoil drains

Granular bedding

Pipe material

P.V.C.

Terminal vents

Disposal field *communal system*

Even gradient/line

Drains under building

Soil stack

Connection to main *not seen*

Manhole - haunching

Pipe supports

Inspection/bends

Manhole - structure

SW to kerb drain at base of R.O.W

Lamp holes

Sumps *not seen*

Drain test *visual*

Has a **Site Instruction** been issued?

Yes No

Instruction No:

Is a reinspection required?

Yes No

Proposed date of

COMMENTS

Drains checked and plotted off

Application No: 391391
 Date: 5/10/00
 Site Address: 91 Astor Rd - Wai.
 Waik. Duns.
 New Use

COSTING SHEET

ADMIN = \$40 per hour
 PLAN VETTING = \$60 per hour
 INSPECTIONS = \$50
 DIGITAL SCANNING = \$22.50

TECHNICAL CONSULTANTS = Cost + 10%

CLASSIFICATION	\$	PLAN VETTING				TOT \$	CONSULTANTS		TOT \$	INSPECTIONS					TOT	SET FEE	PIM	CC C	DIG SCAN Y/N	TOT	
		PI	D	Bld	EH		DP			Site	PI	D	Bld	EH							
1. Fire Places, Signs, Minor Plumbing and Drainage	0 - 1,500															30	Nil	Nil			
2. Sheds, Carports	1501 - 4,000															70	Nil	Nil			
3. Garages, Conservatories, Swim Pool, etc	4,001 - 10,000															100	50	30			
4. House Additions	4,001 - 10,000															120	50	30			
5. House Additions	10,000 - 40,000															150	50	30			
6. House Additions	40,001 - 70,000															200	100	30			
7. Dwellings	70,001-100,000															250	100	30			
8. Dwellings	100,001-150,000															320	100	30			
9. Dwellings	150,001-200,000															420	100	30			
10. Dwellings	200,001-250,000	33	15	535-2			536			1326	5600-					520	100	30	✓ 1595-		
11. Dwellings	250,001-300,000															650	100	30			
12. Dwellings	300,000 +															700	100	30			
13. Commercial/ Industrial	0-10,000															120	50	30			
14. Commercial/ Industrial	10,001-50,000															200	50	30			
15. Commercial/ Industrial	50,001-10,000															300	150	30			
16. Commercial/ Industrial	100,001-150,000															400	150	30			
17. Commercial/ Industrial	150,001-200,000															550	150	30			
18. Commercial/ Industrial	200,001-250,000 +															750	150	30			

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS		STANDARD ADDENDA			
14	✓	32		21	✓
1	✓ (2)	2	✓	22	
17		3		23	✓
7	✓	4	✓	24	
16	✓	5		25	
2	✓	6	✓	26	✓
3		7	✓	27	✓
18	✓	8		28	
4	✓	8A	✓	29	
8	✓	9	✓	30	
5	✓	10		31	
10	✓	11		33	
12	✓	12	✓	34	
6	✓	13		35	
9		14		36	
11	✓	15		37	
13		16		38	
15		17			
		18			
		19			
		20	✓		

STANDARD CONDITIONS

1
2
3

NON STANDARD ADDENDA

Confirm N25.3604's control joint and supplementary steel requirements for the slabs with the Engineer to ensure compatibility with the overall foundation design.

Note and comply with wall bearing design endorsements to conform with base distribution requirements of N25.3604.

Fasteners to ply cladding require double weatherseals to back face.



NRL001391

23rd April 2001

Weaver & West
C/- Spectrum Homes Ltd
PO Box 54-178
MANA

A Waiting
Engineering
Supervision
Certificate
Fondue etc

Dear Sir

BUILDING CONSENT 001391 -

91 ASTON ROAD, PARAPARAUMU

LOT 7 DP 84600

The following items require completion or change to comply with the above building consent documents.

1. No electrical power supply turned on.
 2. Unable to check hot water temperature.
 3. Hot water cylinder requires restraining at bottom of cylinder.
 4. Provide confirmation front door panels comply with safety glazing.

Discussed with on new to complete.

Plumber to complete.

Waiting

5. Septic tank inspection manholes flush with ground level provide protection area around top of septic tank to avoid possible damage by lawn mower, etc. Recommend maintenance free area.
6. Provide fresh air inlet to top of septic tank.
7. Provide to Council roof and cladding warranties for colour steel.
8. Provide to Council electrical certification certificate.
9. Provide to Council engineers design and supervision certificate.

When the above work is complete, please arrange for fe-inspection.

Yours faithfully

Don Blaikie
BUILDING CONTROL OFFICER

Kevin Hales 401 8.0. Box 54 178, Manly
Spectracon Hales 401 8.0. Box 54 178, Manly
91 Astor Rd. Winkleman Downs

FINAL INSPECTION

check Inspections OK

Yes No

Building Interior	CHECK FITTINGS	
Service area floors & walls	<input checked="" type="checkbox"/>	Fire wall check
Stair design	<input checked="" type="checkbox"/>	Nat. ventilation
Handrails	<input checked="" type="checkbox"/>	Mech. Ventilation
Barriers	<input checked="" type="checkbox"/>	Insulation
Lightings	<input checked="" type="checkbox"/>	Hot water cylinder flues
Laundering	<input checked="" type="checkbox"/>	Hot water cylinder valves
Cooking facilities	<input checked="" type="checkbox"/>	Hot water cylinder rest
Solid Fuel Heater	<input checked="" type="checkbox"/>	Tempering valve

Building Exterior	CHECK PLANS	
Subfloor - ventilation	<input checked="" type="checkbox"/>	Flashings - roof penet
Decks - structure	<input checked="" type="checkbox"/>	hips
Balustrades - design	<input checked="" type="checkbox"/>	valleys
height	<input checked="" type="checkbox"/>	gables
Steps/Stairs - design	<input checked="" type="checkbox"/>	flues
handrail	<input checked="" type="checkbox"/>	Cladding (ground clearance)
Flashings - windows	<input checked="" type="checkbox"/>	Roofing & Fixings (roofing warranty)

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 Consent & NRL No. 001391
Is a reinspection required? Yes/No Proposed date of follow up inspection

Officer DBL Insp Date 20/4 Officer Re-Insp Date

OK to issue final code compliance certificate. Yes/No

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

Comments and Items for Rectification:

No power

1 WC rest in Bottz.

Safety glazing side pane front P - Zoff
Roof & cladding colour steel) warranties

Electrical warranties

Hot water not on no power

Septic tank + Effluent Disposal System Supervision

Wood bunks specification

Tank flush with ground top Septic tank

Provide fresh Air inlet to top of Septic tank

Provide protection area around top of Septic tank

To avoid damage by lawn Mowers etc. Vehicles?

Suggest Maintenance free areas

Tick (✓) approved inspections

Cross (✗) inspections not approved

Strike out inspections not applicable



FILE: NRL001391

23rd April 2001

Weaver & West
C/- Spectrum Homes Ltd
PO Box 54-178
MANA

Dear Sir

BUILDING CONSENT 001391 - 91 Astor Rd Wainuku

The following items require completion or change to comply with the above building consent documents.

1. No electrical power supply turned on.
2. Unable to check hot water temperature.
3. Hot water cylinder requires restraining at bottom of cylinder.
4. Provide confirmation front door panels comply with safety glazing.
5. Septic tank inspection manholes flush with ground level provide protection area around top of septic tank to avoid possible damage by lawn mower, etc. Recommend maintenance free area.
6. Provide fresh air inlet to top of septic tank.
7. Provide to Council roof and cladding warranties for colour steel.
8. Provide to Council electrical certification certificate.
9. Provide to Council engineers design and supervision certificate.

When the above work is complete, please arrange for re-inspection.

Yours faithfully

Don Blaikie
BUILDING CONTROL OFFICER

Kenya 029 2227638 P.O. Box 54 178, Nairobi
 Spectrum Hotel Ltd. 91 Ashton Rd. Nairobi Downs
 04 2375875 021 1461998

FINAL INSPECTION

Cont?

check Inspections OK

YES NO

Building Interior	CHECK FITTINGS	
Service area floors & walls	<input checked="" type="checkbox"/>	Fire wall check
Stair design	<input checked="" type="checkbox"/>	Nat. ventilation
Handrails	<input checked="" type="checkbox"/>	Mech. Ventilation
Barriers	<input checked="" type="checkbox"/>	Insulation
Lightings	<input checked="" type="checkbox"/>	Hot water cylinder flues
Laundering	<input checked="" type="checkbox"/>	Hot water cylinder valves
Cooking facilities	<input checked="" type="checkbox"/>	Hot water cylinder rest
Solid Fuel Heater	<input checked="" type="checkbox"/>	Tempering valve

Building Exterior	CHECK PLANS		
Subfloor - ventilation	<input checked="" type="checkbox"/>	Flashings - roof penet	<input type="checkbox"/>
Decks - structure	<input checked="" type="checkbox"/>	hips	<input type="checkbox"/>
Balustrades - design	<input checked="" type="checkbox"/>	valleys	<input type="checkbox"/>
height	<input checked="" type="checkbox"/>	gables	<input type="checkbox"/>
Steps/Stairs - design	<input checked="" type="checkbox"/>	flues	<input type="checkbox"/>
handrail	<input checked="" type="checkbox"/>	Cladding (ground clearance)	<input type="checkbox"/>
Flashings - windows	<input checked="" type="checkbox"/>	Roofing & Fixings	<input type="checkbox"/>
		(roofing warranty)	

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 Consent & NRL No. 001391
 Is a reinspection required? Yes/No Proposed date of follow up inspection

Officer DBL Insp Date 20/4 Officer Re-Insp Date

OK to issue final code compliance certificate. Yes/No

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

Comments and Items for Rectification:

* No power

* 17 WC. restain. Bolt 2.

Safety glazing side pane front Porch Loft

* Roof & Cladding colour (ste) warranties

(Electrical) Warranties

* Hot water not operating properly

Septic tank + Effluent Disposal System Supervision
 Wood buring Specificta

* Tank flush with ground top Septic tank

* Provide fresh Air inlet To top of Septic tank

* Provide protection area around top of Septic tank

* To avoid damage by lawn Mowers etc. Vehicles?

* Suggest Maintenance free areas

Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

Septic Tank provide fresh Air inlet



FAXED

KAPITI COAST DISTRICT COUNCIL

175 Rimu Road
Private Bag 601
Paraparaumu

Phone (04) 9045 700

FACSIMILE TRANSMISSION from (04) 9045 830

To: Kevin @ Spectrum Homes Fax No: 04-237-8840
P.O. Box 54-178
Maha..... Pages: (incl. this page) 2

From: Don Blaikie Date: 09.05.2001

Subject: 91 Aston Rd., Paraparaumu, B.C. 001391

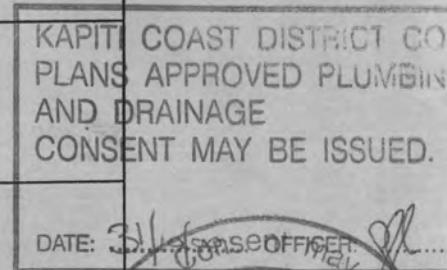
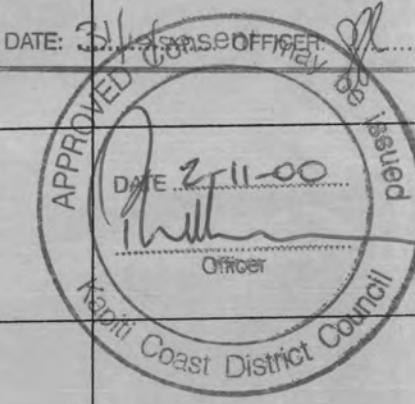
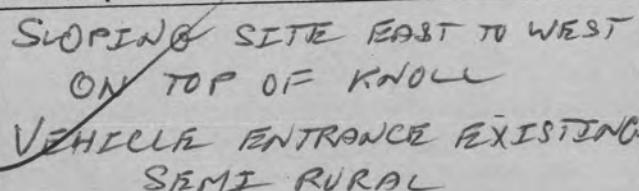
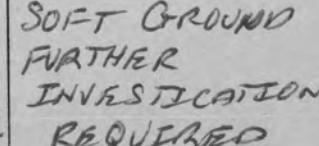
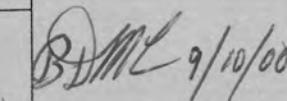
The content of this fax is intended only for the persons named above and the information may be legally privileged. If this fax is not addressed to you, you must not use, read, distribute or copy this document. If you have received this document by mistake or if any pages are unclear or missing, please fax us immediately on (04) 9045 700. Thank you.

Please find enclosed copy of Code of Compliance
Certificate for the above 91 Aston Rd,
Paraparaumu. B.C. 001391.

Regards
Don Blaikie



FOR COUNCIL USE:

DEPARTMENT	REQUIREMENTS	COMMENTS	CHECKED/DATE STAMP
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- Foopath & Entrance Conditions		Ground	  
NOTES:			

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

5 Hagley Street
 PO Box 50218, Porirua City
 Phone: (04) 237-5089
 Fax: (04) 237-1439

APPLICATION FOR BUILDING CONSENT
Section 33, Building Act 1991

CONSENT NO

001391

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

ANTICIPATED COMMENCEMENT
 DATE 16/10/00

WEAVER / WEST

PART A : GENERAL

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

APPLICANT (OWNER*)	PROJECT
Name: <u>Spectrum Homes Ltd.</u>	Tick One
Mailing address: <u>P.O. Box 54-178 Mana</u>	New or Relocated Building
Contact [Print Name and position]: <u>David Cole - Architect.</u>	Alterations or Additions
Phone: <u>04 237 5875</u> Fax <u>04 237 8840</u>	Accessory Building or Fire
*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.	Building Demolition or Removal
Being stage <u>1</u> of an intended <u>1</u> stages.	
Estimated value (inclusive of GST) : <u>\$ 230,500-00</u>	
Intended use, eg Dwelling, Carport, Garage, etc	
Intended life: (of building)	
Indefinite but not less than 50 years	<input checked="" type="checkbox"/>
Specified as <u>years</u>	
PROJECT LOCATION	
Street address (if any) <u>1A 91 Astor Road Whakae Downs Pm</u>	
Legal description (as shown on certificate of title or rates notice, if any): Lot <u>7, Whakae Downs.</u>	
DP <u>84600</u>	
Valuation No.	<u>1515012407</u>
This Application is for:	
<input checked="" type="checkbox"/> Building Consent only, in accordance with Project Information Memorandum	
<input checked="" type="checkbox"/> Both Building Consent and a Project Information Memorandum	

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 water mains
- 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): Spectrum Homes Ltd.

Building Certifier(s): _____

Builder/s _____

Registered Drainlayer: Franklyn Drainlaying

REG NO: 14087

Craftsman Plumber: Franklyn Plumbing

REG NO: 10347

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

Plans and Specifications

I/We require that my/our:

1. plans
2. specifications
3. the security of the building; and/or
4. copyright

be treated as confidential in order to protect either:

Signed: David W Cole

SIZE OF BUILDING	
Floor area m ²	<u>183 m²</u>
No of Stories	<u>1</u>
No of Units	<u>1</u>

Signed for and on behalf of the Applicant:

Name: _____

Position: _____ Date: / /

FOR OFFICE USE ONLY

FEES	APPLICATION DEPOSIT	\$660.00
Building	\$1595	
Sewer Connection	\$.....	
Water Connection	\$.....	
Vehicle Crossing	\$.....	
Damage Deposit	\$.....	
Structural Checking	\$.....	
Building Research Levy	\$230	
Development Levy	\$.....	
BIA Levy	\$140.50	
Compliance Schedule	\$.....	
Digital Storage Fee	\$22.50	
Certificate of Title Charge	\$.....	
Photocopying	\$.....	
SUBTOTAL	\$1,097.00	
Less Deposit Paid	\$660.00	
TOTAL	\$1,337.00	
GST INCLUDED	\$.....	
DIF	\$388.50	
		\$1,725.50

AUTHORISATION FOR REFUND OF DEPOSITS

Deposit held = \$.....

Cost to Repair Damage Caused During Construction = \$.....

Total Balance to be Refunded \$.....

Authority Number: _____

Authorised: _____ DATE: _____

Received with thanks by 48/01
KAPITI COAST DISTRICT COUNCIL

8-11-00 8:24 Receipt no.860237

COPY *COPY* *COPY*

DR BC001391

WEAVER & WEST

WEAVER & WEST::C/- SPECTRUM HOMES LTD::P

B SPECTRUM HOMES LTD

1,725.50

1,725.50

Received with thanks by 14/01
KAPITI COAST DISTRICT COUNCIL

5-10-00 9:31 Receipt no.857725

COPY *COPY* *COPY*

DR BC001391

ON ACCOUNT 660.00-

WEAVER & WEST::SPECTRUM HOMES LTD:P O B

CQ B SPECTRUM HOMES LTD

660.00

UBL



Building Consent

Section 35, Building Act 1991

Application

WEAVER & WEST	No.	001391
C/- SPECTRUM HOMES LTD	Issue date	9/11/00
PO BOX 54-178	Application date	5/10/00
MANA	Overseer	BOB OLIVER

Project

Description	New Construction Being Stage 1 of an intended 1 Stage NEW DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$230,000
Location	91 ASTON ROAD, PARAPARAUMU
Legal Description	LOT 7 DP 84600
Valuation No.	1515012407

Charges

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

Building Research Levy	\$ 1,617.50
Building Industry Authority Levy	\$ 230.00
Total	\$ 149.50
	\$ 1,997.00

PAID

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: *C. F. Lee*

Date: 9.11.00

Addenda to Application

Application

WEAVER & WEST
C/- SPECTRUM HOMES LTD
PO BOX 54-178
MANA

No. 001391

Project

Description	New Construction Being Stage 1 of an intended 1 Stage NEW DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$230,000
Location	91 ASTON ROAD, PARAPARAUMU
Legal Description	LOT 7 DP 84600
Valuation No.	1515012407

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-CONCRETE SLAB INSPECTION OF PLUMBING
 4. PRE-SLAB INSPECTION, CONCRETE FLOOR
 5. PRELINING INSPECTION, MOISTURE TEST, CHECK BRACING
 6. PRELINING INSPECTION OF PLUMBING
 7. POST-LINING INSPECTION, LININGS, FIXED AS PER BRACE DESIGN
 8. WATER TEST ON SEWER DRAINS
 9. FINAL INSPECTION BUILDING
 10. FINAL INSPECTION OF PLUMBING
 11. FINAL INSPECTION GULLIES, ETC
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.



1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. Work to comply with NZS3604-1990 or 1999 as indicated on approved plans.
4. Metal head flashings required over all exterior joinery.
5. Note and comply with endorsements on approved plans.
6. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
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 Fig E 1 NZS 3604 1990.
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.
11. Confirm NZS.3604's control joint and supplementary steel requirements for the slab with the Engineer to ensure compatibility with the overall foundation design.
12. Note and comply with wall bracing design endorsements to conform with brace distribution requirements of NZS.3604.
13. Battens to ply cladding require double weathergrooves to back face.

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

OWNER/BUILDER/
AUTHORISED PERSON

Date:

8/11/00

Wanted ASTP. Tomorrow ??

Form 9

ADVICE OF COMPLETION OF BUILDING WORK

Section 43(1), Building Act 1991

To: Kapiti Coast District Council, Private Bag 601, Paraparaumu

[Cross each applicable box and attach relevant documents]

Under Building Consent No.: 001391

From [Owner]:

Name: WEAVER - WEST

Mailing Address: _____

Building Site Address:

91 ASTON ROAD
WAIKANAE DOWNS

You are hereby advised that:

- All
- Part only as specified in the attached particulars

of the building work under the above building consent to the extent required by that building consent

*check Septic Tank system
F.A.I pump + filter*

pleted to

You are requested to issue:

- A final
- An interim

*25mm Airgap between bulkhead
and overflow on water storage tank*

Signed 19/4/01

has been

code compliance certificate accordingly issued by a building certifier as stated below

The attached particulars include:

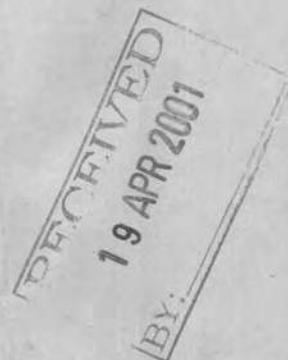
- Building certificates
- A code compliance certificate issued by a building certifier
- Producer statements

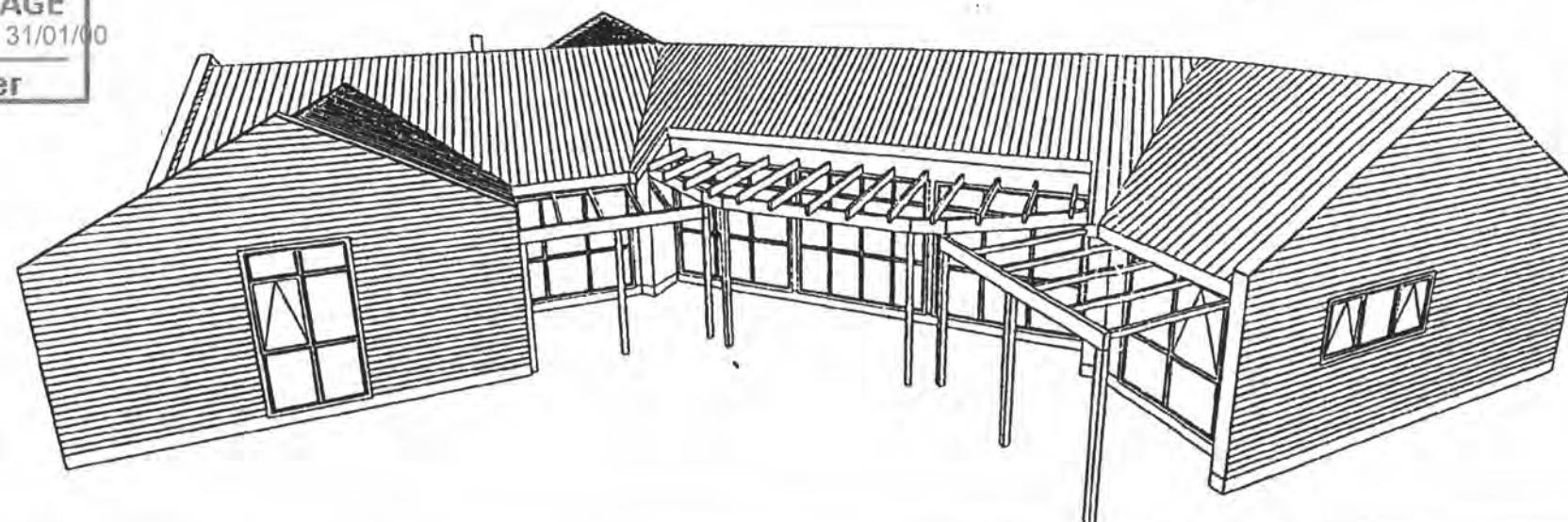
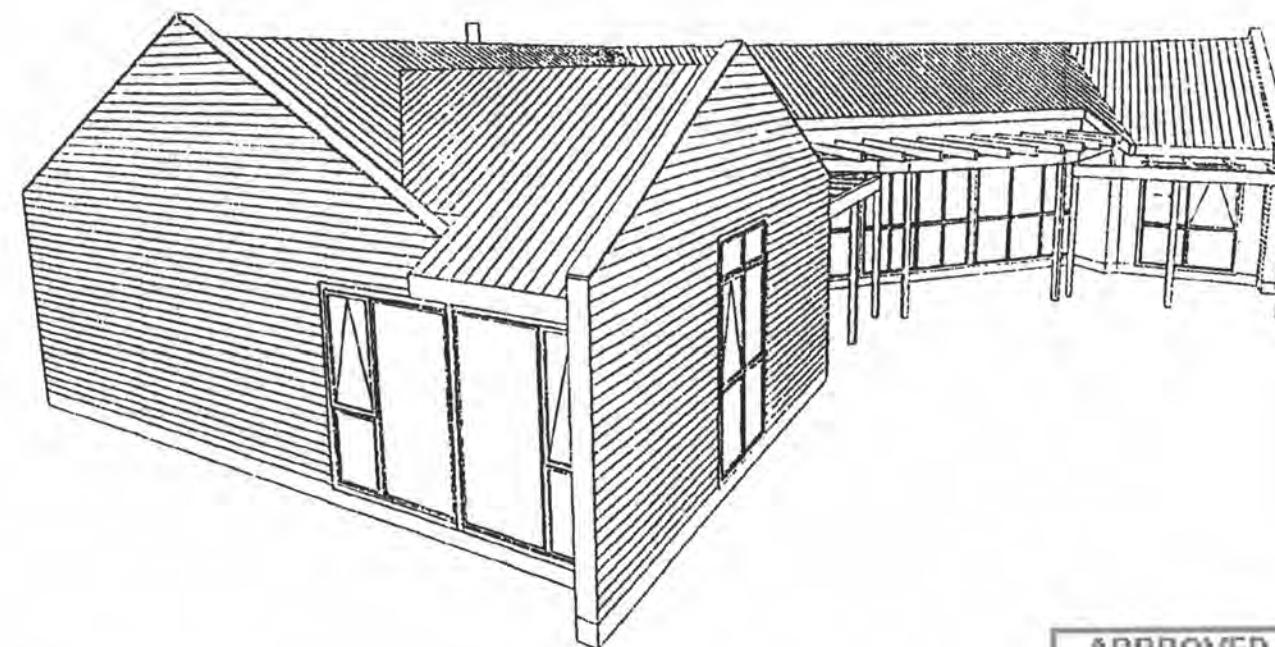
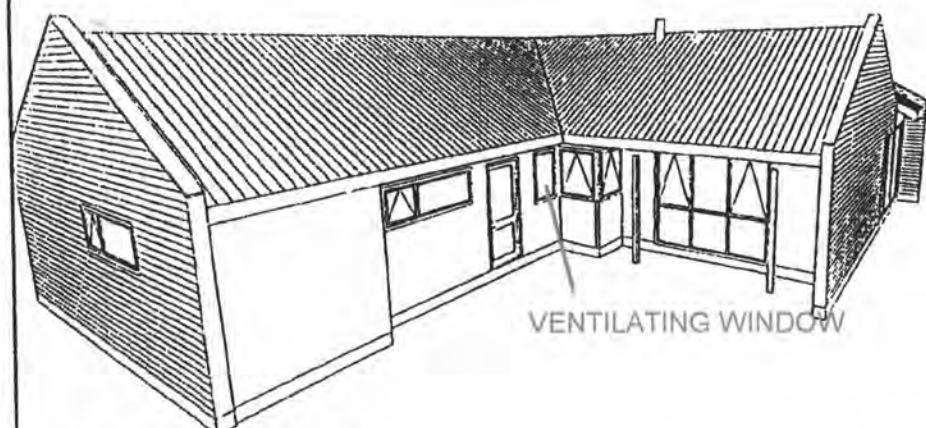
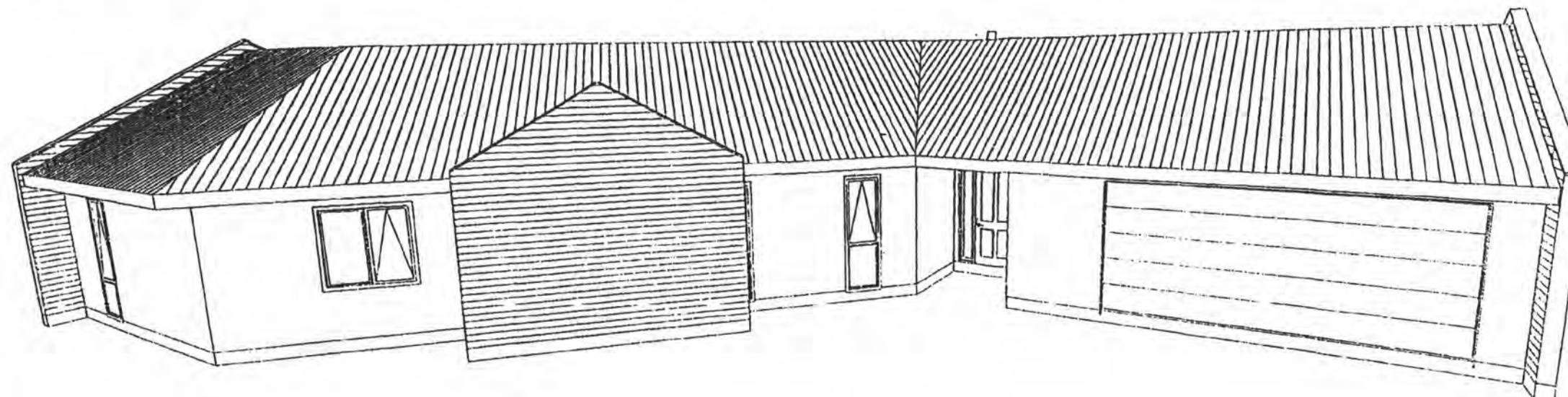
Signed for or on behalf of the owner:

Name: Kevi Spectrum Homes

Position: Builder Date: 11

Business Hours Contact No.: 025 222 7638





APPROVED
BY PLUMBING
& DRAINAGE
simon copp 31/01/00

Officer

APPROVED
BY BUILDING
P.Wilkinson
Officer

APPROVED 2/11/00

APPROVED
BY PLANNING
Mike Mawby
Officer

Dimensions are given in millimetres only, unless otherwise stated.
All construction to comply with NZS3604:1999, NZBC, BIA
and local authority bylaws
Drawings to be read in conjunction with structural engineers
drawings.
DO NOT SCALE OFF THIS DRAWING
Check and verify all dimensions and levels on site prior to
commencing any work.


SPECTRUM HOMES
"BUILDING ON YOUR IDEAS"

Spectrum Homes Limited
P.O. Box 54-178 Mana
53 Keneputu Drive, Porirua

Phone (04) 237-5875
Fax (04) 237-8840
Email spectrumhomes@xtra.co.nz

WEAVER RESIDENCE

Lot 7 Waikanae Downs
Waikanae, KAPITI

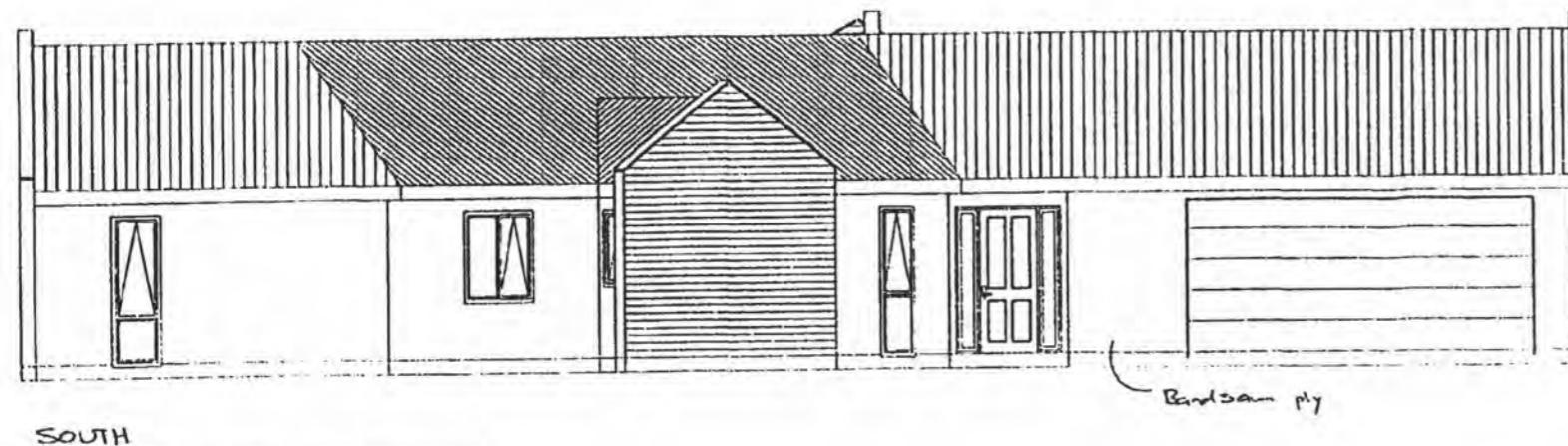
CONTRACT DRAWINGS

CONTRACT No. 20024 / 02 / 07-00

Date : July 2000

Drawn : DWC Scale : 1:100

DWG No.



SOUTH

MINIMUM FINISHED FLOOR

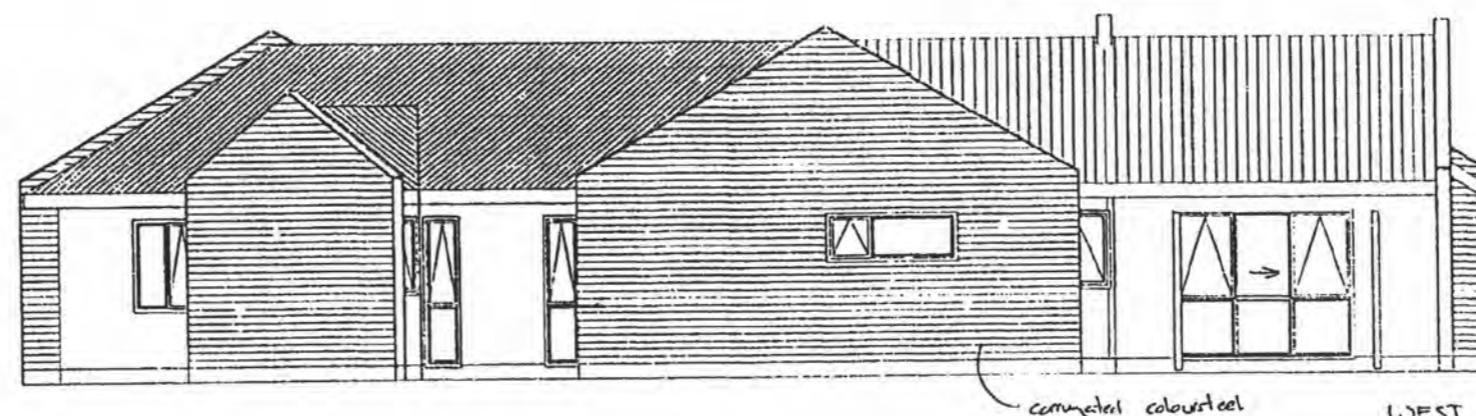
LEVEL ABOVE :

PROTECTED GROUND :

100mm - brick veneer
150mm - other claddings

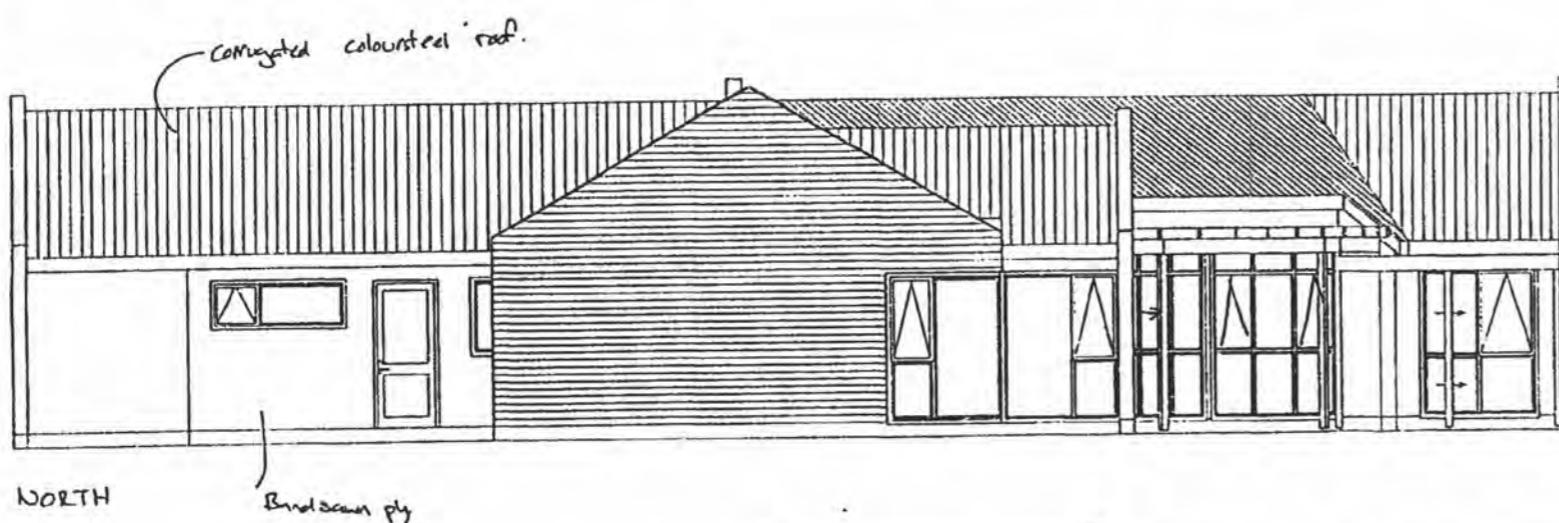
UNPROTECTED GROUND :

150mm - brick veneer
225mm - other claddings



corrugated coloursteel WEST

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



NORTH

Bordam ply.

Note: Site to be cut and filled to level. pits to area indicated on foundation plan.

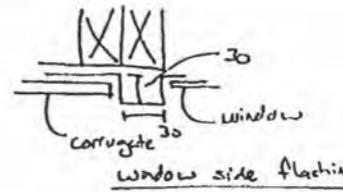
GLAZING CONFORM NZS 4223
PARTS 1, 2, 3.

FIT SUITABLE FLASHINGS, ETC.

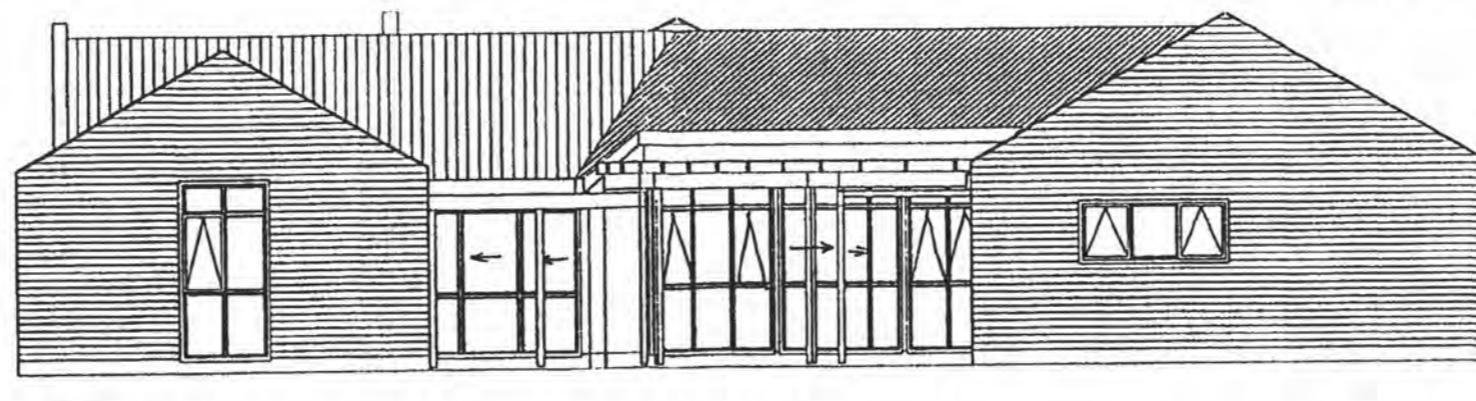
JOINERY NZS 4211

HIGH WIND 1100pa DWP

VERY HIGH WIND 1550pa DWP



NOTE: Texture board cladding ply with 50x20 cleats 113 bottom to bottom etc.
100x20 cleats 113 top/bottom to window to ply.
- located 175x20 etc. underneath to cut corner of ply
- window should be ply internal corner calculated.



EAST

APPROVED BY BUILDING
P. Wilkinson,
Officer

APPROVED 2/11/00

CONTRACT No. 20024 / 02 / 07-00

Date : July 2000

Drawn : DWC Scale : 1:100

DWG No.

Elevations.

Dimensions are given in millimetres only, unless otherwise stated.

All construction to comply with NZS3604:1999, NZBC, BIA and local authority bylaws.

Drawings to be read in conjunction with structural engineers drawings.

DO NOT SCALE OFF THIS DRAWING

Check and verify all dimensions and levels on site prior to commencing any work.

SPECTRUM HOMES
BUILDING ON YOUR IDEAS

Spectrum Homes Limited
P.O. Box 54-178 Mana
53 Kenepuru Drive, Porirua

Phone (04) 237-5875
Fax (04) 237-8840
Email spectrumhomes@xtra.co.nz

CONTRACT DRAWINGS

Lot 7 Waikanae Downs
Waikanae, KAPITI

WEAVER RESIDENCE



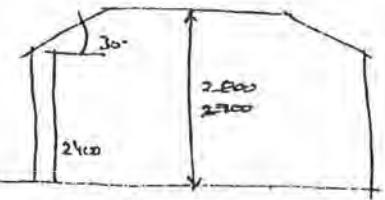
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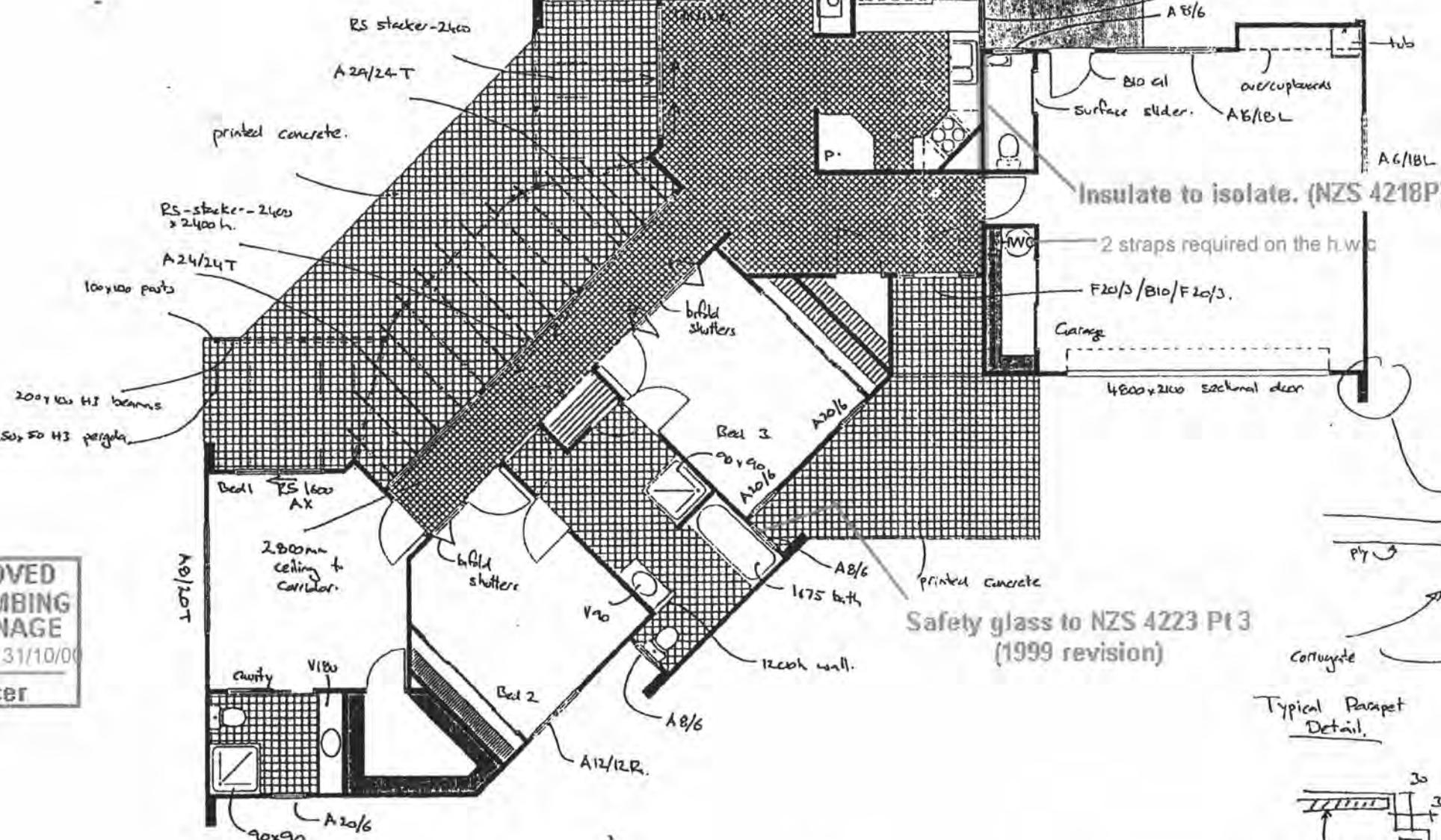
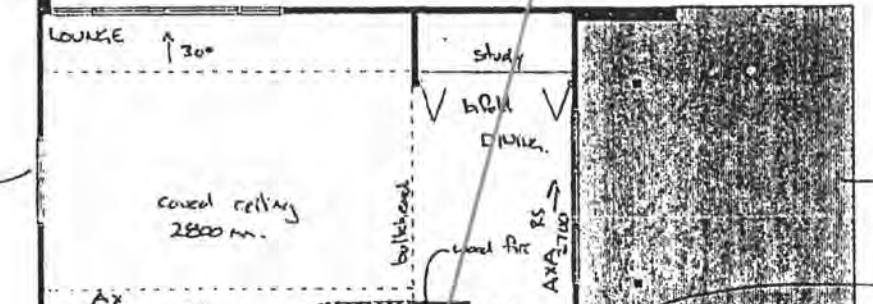
WEAVER RESIDENCE
Lot 7 Waikanae Downs
Waikanae, KAPITI



NOTH

Installation of woodburners, to requirements of NZS 7421 or applicable to unit being installed, specs to be supplied and approved by Council, prior to installation.

A20/32.T



APPROVED
BY PLUMBING
& DRAINAGE
simon copp 31/10/00
Officer

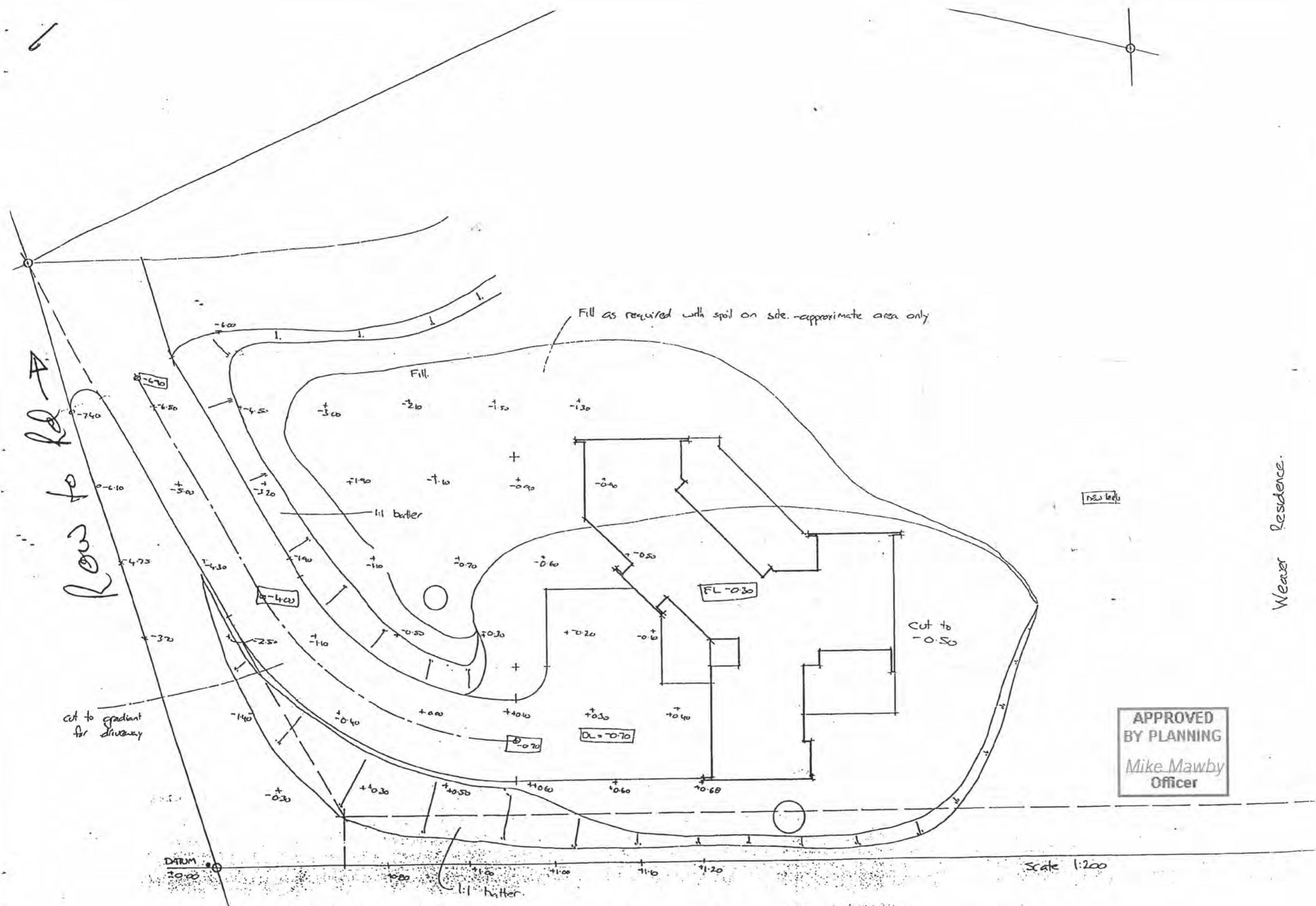
All habitable/service rooms to have 5% of their floor area as opening windows or approved alternative, to achieve ventilation requirements.

APPROVED
BY BUILDING
P. Wilkinson
Officer

CONTRACT No. 20024 / 02 / 07-00
Date : July 2000
Drawn : DWC Scale : 1:100

DWG No.
FLOOR PLAN

Dimensions are given in millimetres only, unless otherwise stated.
All construction to comply with NZS3604.1999, NZBC, BIA and local authority bylaws.
Drawings to be read in conjunction with structural engineers drawings.
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53 Kenepuru Drive, Porirua

Phone (04) 237-5875
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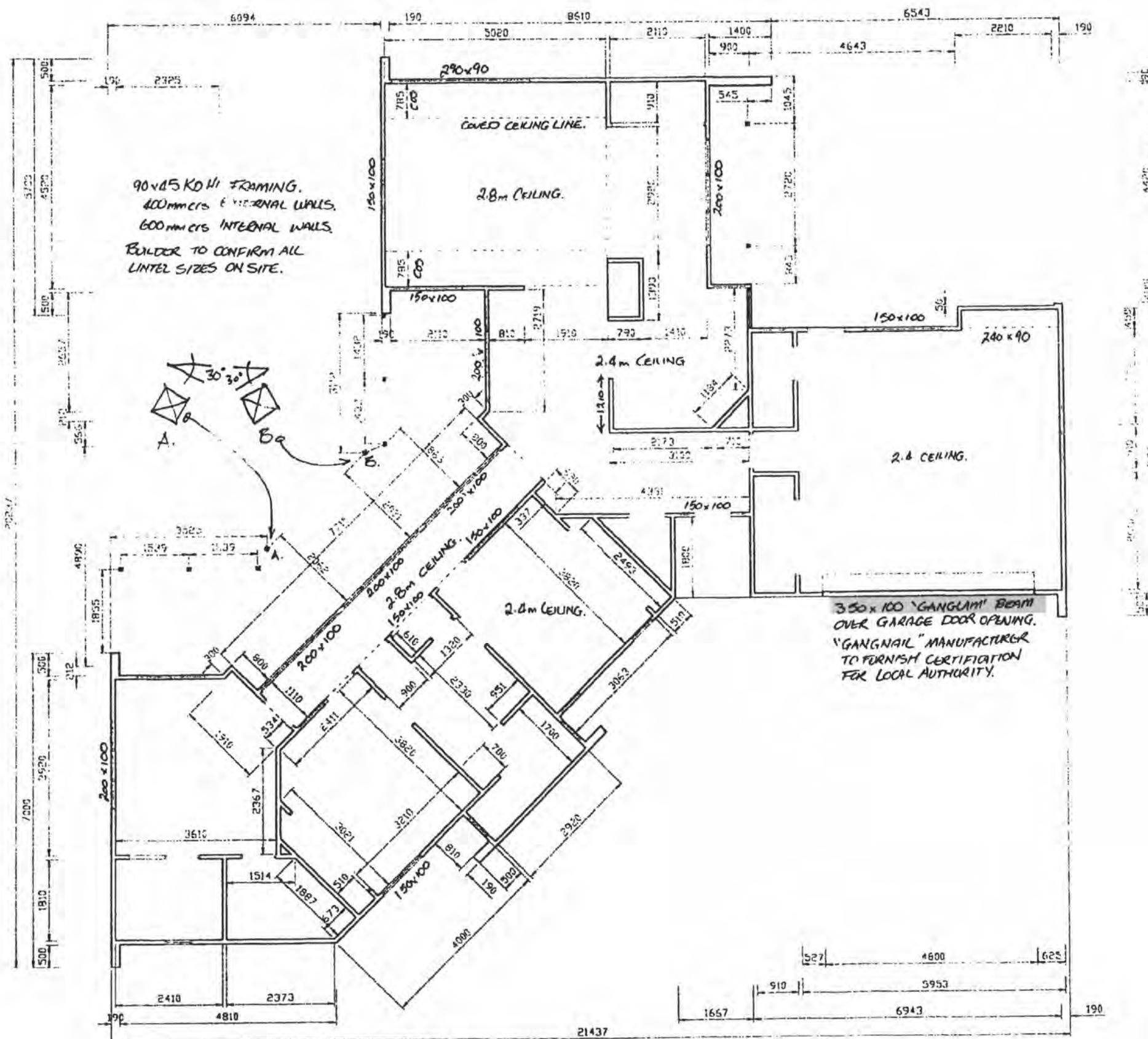
CONTRACT DRAWINGS

Lot 7 Waikanae Downs
Waikanae, KAPITI

WEAVER RESIDENCE

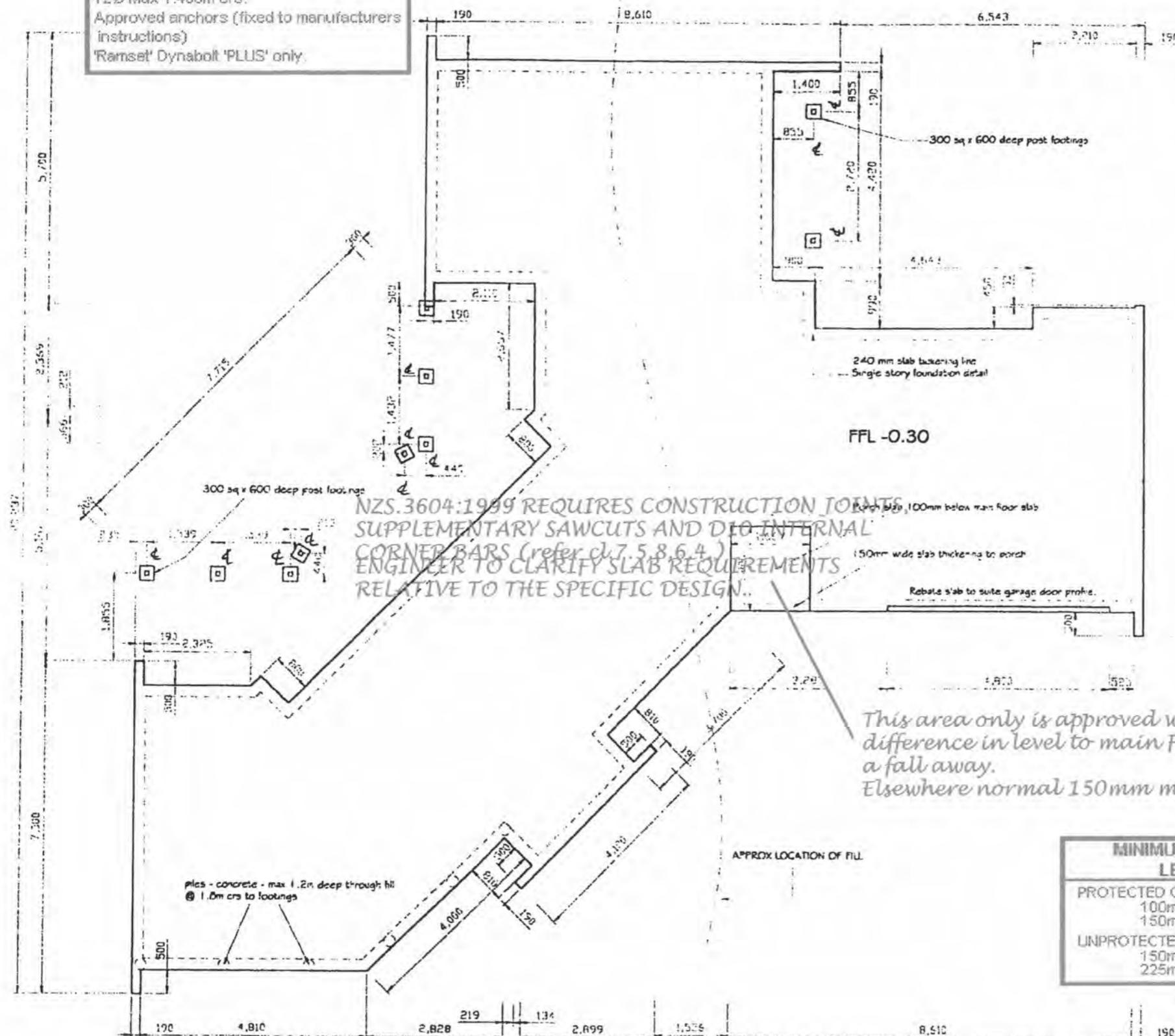
CONTRACT No. 20024/02/07-00
Date : 2000
Drawn : Scale : 1:100
DWG No.

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Drawings to be read in conjunction with structural engineers drawings.
DO NOT SCALE OFF THIS DRAWING
Check and verify all dimensions and levels on site prior to commencing any work.



BOTTOM PLATE FIXINGS

10@ Max 900mm ctrs.
12@ Max 1.400m ctrs.
Approved anchors (fixed to manufacturers
instructions)
'Ramsel' Dynabolt 'PLUS' only.



EXPOSED CONCRETE STRENGTH REQUIREMENTS

Within 500m of Mean High Tide - 25mpa
Beyond 500m of Mean High Tide - 20mpa

FOUNDATION SETOUT PLAN SCALE 1:100

CHECK & CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING WORK.

APPROVED
BY BUILDING
P. Wilkinson
Officer

APPROVED 2/11/00



SPECTRUM HOMES

"BUILDING ON YOUR IDEAS!"

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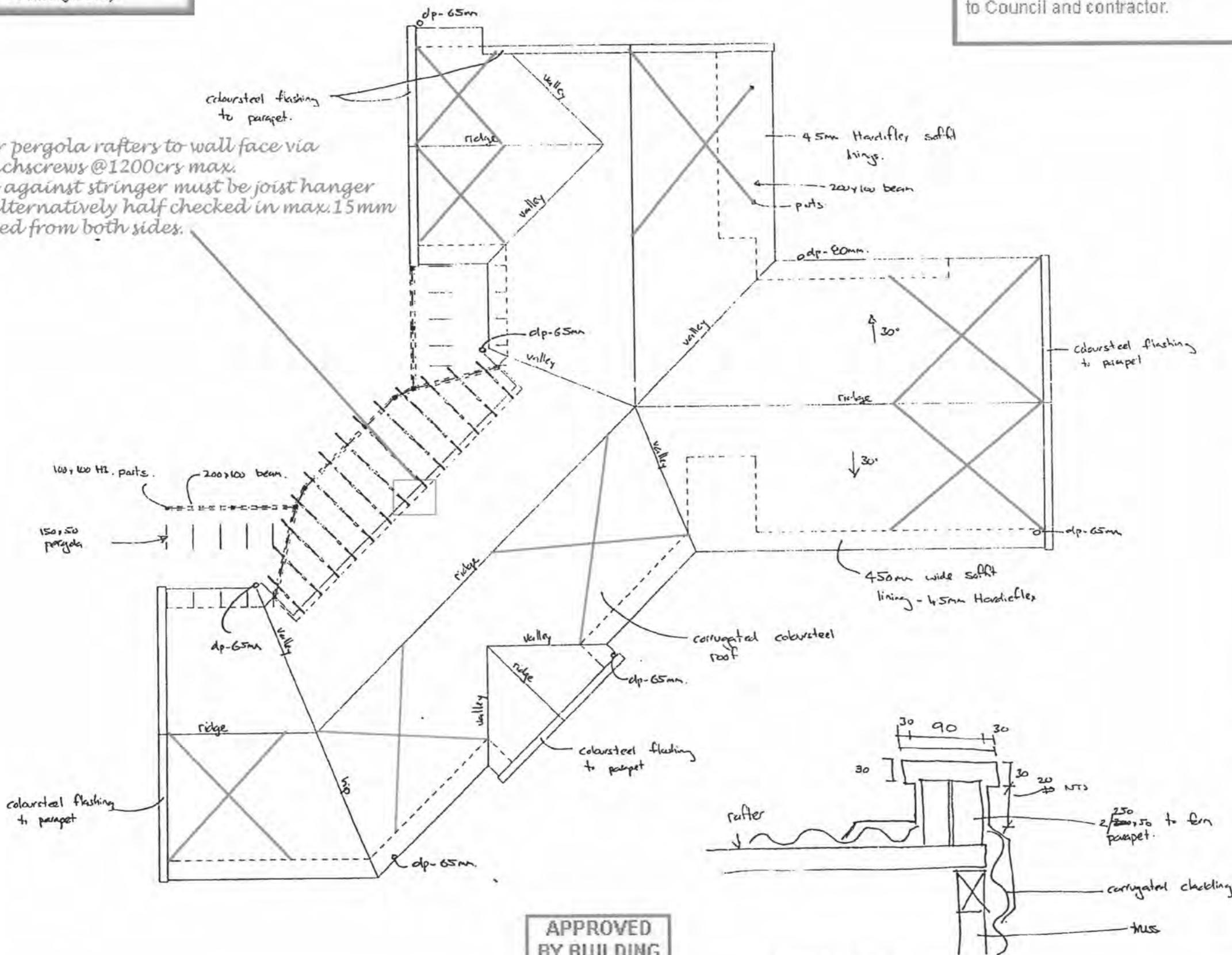
WEAVER RESIDENCE
Lot 7 Waikanae Downs
Waikanae, KAPITI
CONTRACT DRAWINGS

CONTRACT No. 20024 / 02 / 07-00
Date : 2000
Drawn : Scale : 1:100
DWG No.

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Drawings to be read in conjunction with structural engineers drawings
DO NOT SCALE OFF THIS DRAWING
Check and verify all dimensions and levels on site prior to commencing any work.

Roofing material to be installed to manufacturers requirements, in particular, fixing and min pitch reference also Table 1 of E2 NZ Building Code).

Fix stringer for pergola rafters to wall face via 12mm dia coachscrews @1200crs max. Rafters butted against stringer must be joist hanger supported or alternatively half checked in max.15mm and skew nailed from both sides.



APPROVED
BY BUILDING
P.Wilkinson
Officer

APPROVED 2/11/00

The truss manufacturer must confirm the minimum size requirement of all lintels or beams supporting girder truss point loads. Provide in writing to Council and contractor.



SPECTRUM HOMES

Spectrum Homes Limited
P.O. Box 54-178 Mana
53 Kenepuru Drive, Porirua

Phone (04) 237-5875
Fax (04) 237-8840
Email spectrumhomes@xtra.co.nz

WEAVER RESIDENCE

Lot 7 Waikanae Downs
Waikanae, KAPITI

CONTRACT DRAWINGS

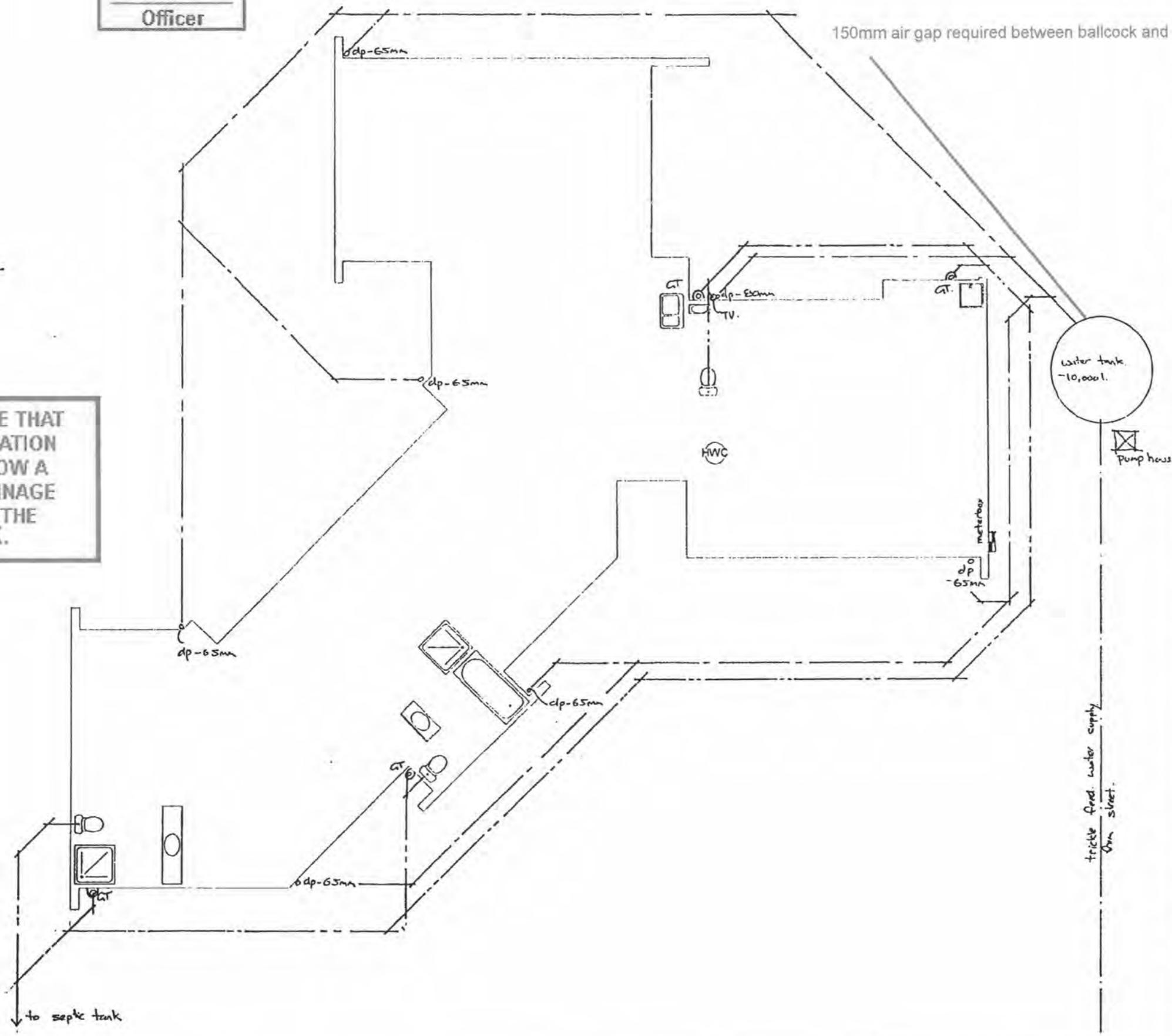
CONTRACT No. 20024 / 02 / 07-00
Date : July 2000
Drawn : DWC Scale : 1:100

DWG No. 800 F PLAN

Dimensions are given in millimetres only, unless otherwise stated.
All construction to comply with NZS3604:1999, NZBC, BIA and local authority bylaws.
Drawings to be read in conjunction with structural engineers drawings.
DO NOT SCALE OFF THIS DRAWING
Check and verify all dimensions and levels on site prior to commencing any work.

APPROVED
BY PLUMBING
& DRAINAGE
simon copp 31/10/00
Officer

BUILDER TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW A SATISFACTORY DRAINAGE CONNECTION TO THE SEPTIC TANK.



WEAVER RESIDENCE

Lot 7 Waikanae Downs
Waikanae, KAPITI

CONTRACT DRAWINGS

CONTRACT No. 20024 / 02 / 07-00
Date : July 2000
Drawn : DWC Scale : 1:100

DWG No. 5-5314-00000-001

SERVICES PLAN.

Dimensions are given in millimetres only, unless otherwise stated.

All construction to comply with NZS3604:1999, NZBC, BIA

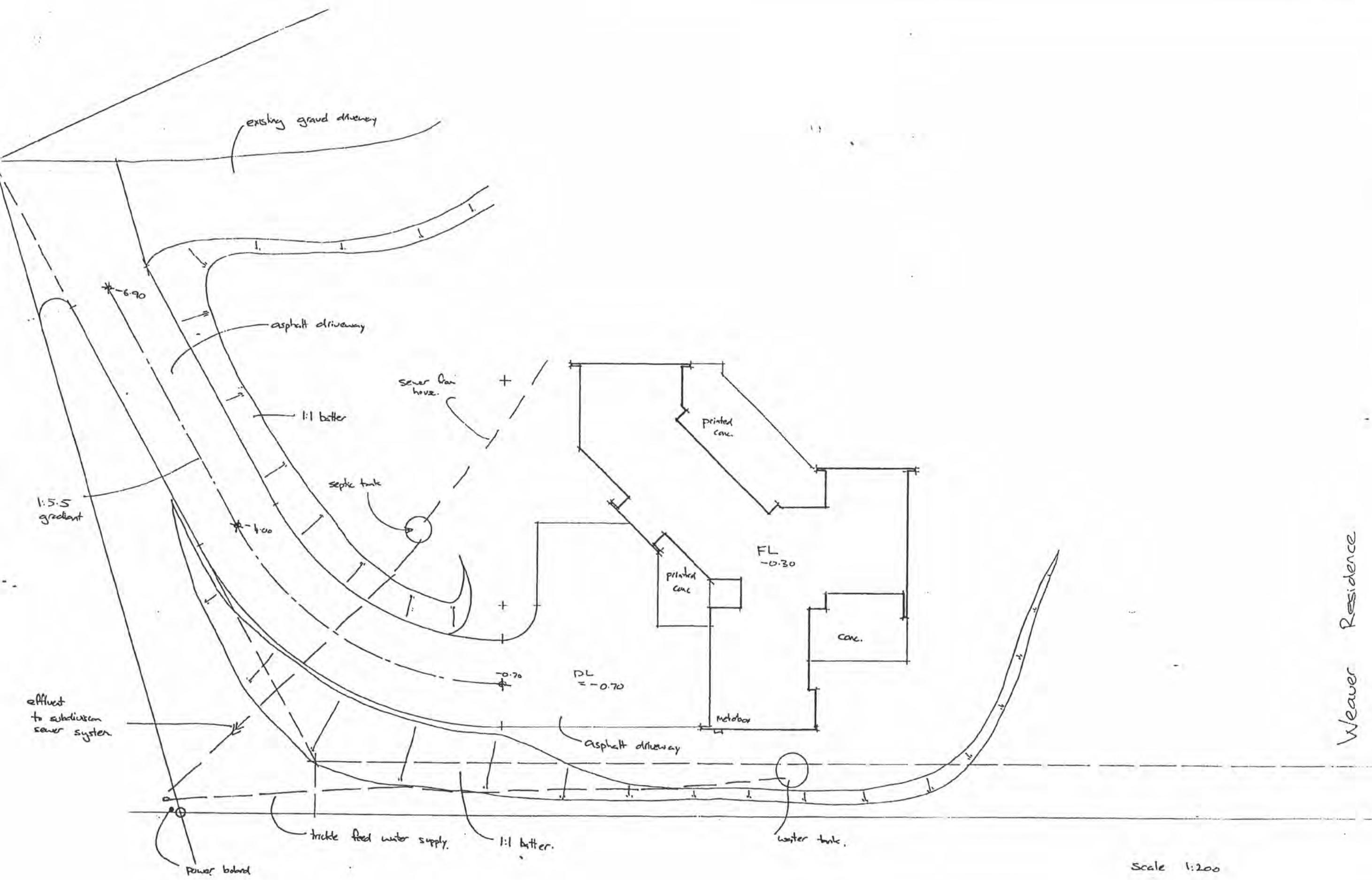
Drawings to be read in conjunction with structural engineers and local authority bylaws.

drawings.

DO NOT SCALE OFF THIS DRAWING

Check and verify all dimensions and levels on site prior to commencing any work.

—
—
—



Wall Bracing Calculation Sheet 'A'

JOB DETAILS

WEAVER RESIDENCE
LOT 7 WAIKANAЕ DOWNS.
WAIKANAЕ, KAPITI.

Location of Storey:	Roof Weight: <i>light</i>
Building Height to Apex: <i>m</i>	Cladding Weight: <i>light</i>
Roof Height above Eaves: <i>2.2 m</i>	Room in Roof Space:
Stud Height: <i>2.4 m</i>	Gross Building Plan Area GPA: <i>m²</i>
Average Roof Pitch: <i>30 degrees</i>	NOTES: When the average roof pitch is over 25°, use the eaves length and width to determine BL & BW.
Building Length BL: <i>21.437 m</i>	
Building Width BW: <i>20.237 m</i>	For heavy roofs use the roof plan at eaves level to determine GPA.

roof

WIND ZONE

REGION: R1 (0): R2 (1):	TERRAIN: Inland (0): Coastal (1):	EXPOSED: Sheltered (1): Exposed (2):	TOPOGRAPHY: Gentle (0): Moderate (1): Extreme (3):
-------------------------------	---	--	---

Total Points: 1

high.

Wind Zone:

Low (0): *Very High* (3):
Medium (1): *Specific Design* (4):
High (2):



EARTHQUAKE ZONE

From figure EQ1 select Earthquake Zone (A/B/C): A

BUs required WIND

From Table W1A/W1B
W Along: BUs/m
W Across: BUs/m <i>78?</i> plenty.
TOTAL WIND LOAD:
W ALONG: BUs/m
W Along x BW = BUs/m
W ACROSS: BUs/m
W Across x BL = BUs/m

BUs required EARTHQUAKE

From Table EQ1
E = 4.0 BUs/m ²
Note: For a room in the roof space use E+1.
TOTAL EARTHQUAKE LOAD:
EQ ALONG and EQ ACROSS: E x GPA BUs = BUs



Spectrum Homes Limited
P.O. Box 54-178 Mana
53 Kenepuru Drive, Porirua
Phone (04) 237-5875
Fax (04) 237-8840
Email spectrumhomes@xtra.co.nz

Wall Bracing Calculation Sheet 'B'

ALONG

Line Label	1	2	Bracing Elements Provided			Wind	Earthquake
			3	4	5		
A			A1	BRG	1.7	6W	8EQ
			A2	BR4	2.1	7W	9EQ
B			B1	BRG	1.4	Rating BU/m	Rating BU/m
			B2	SP2G	0.7	Achieved (BU/m x L)	Achieved (BU/m x L)
C			C1	BRG	1.7	W	EQ
			C2	SP2G	0.9	115	195
D			D1	BRG	2.1	100	140
			D2	BRG	2.2	95	66
E			E1	BRG	2.4	115	169
			E2	CS	1.7	110	161
						100	240
						99	168
						85	204
						114	193

0.7 45°

0.7 45°

Totals Achieved

W 1445 EQ 1654

From Sheet 'A' Totals Required

W 1584 EQ 1315

Wreq/EQreq = 1

If Wreq/EQreq is 1 or less complete EQ column only
If Wreq/EQreq is 1.5 or more complete W column only
otherwise complete both W and EQ

ACROSS

Line Label	1	2	Bracing Elements Provided			Wind	Earthquake
			3	4	5		
M	100		M1	BR4	1.8	6W	8EQ
						100	180
N	100		N1	BR4	1.7	7W	9EQ
			N2	BR4	1.7	100	170
O	100		O1	BRG	1.2	100	170
			O2	BR4	1.7	70	93
P	70		P1	BRG	1.6	150	180
			P2	Gibla	2.9	100	117
Q	150		Q1	BR4	1.6	100	160
			Q2	Gibla	2.9	75	217

0.7 45°

0.7 45°

Totals Achieved

W 1747 EQ 1594

From Sheet 'A' Totals Required

W 1677 EQ 1315

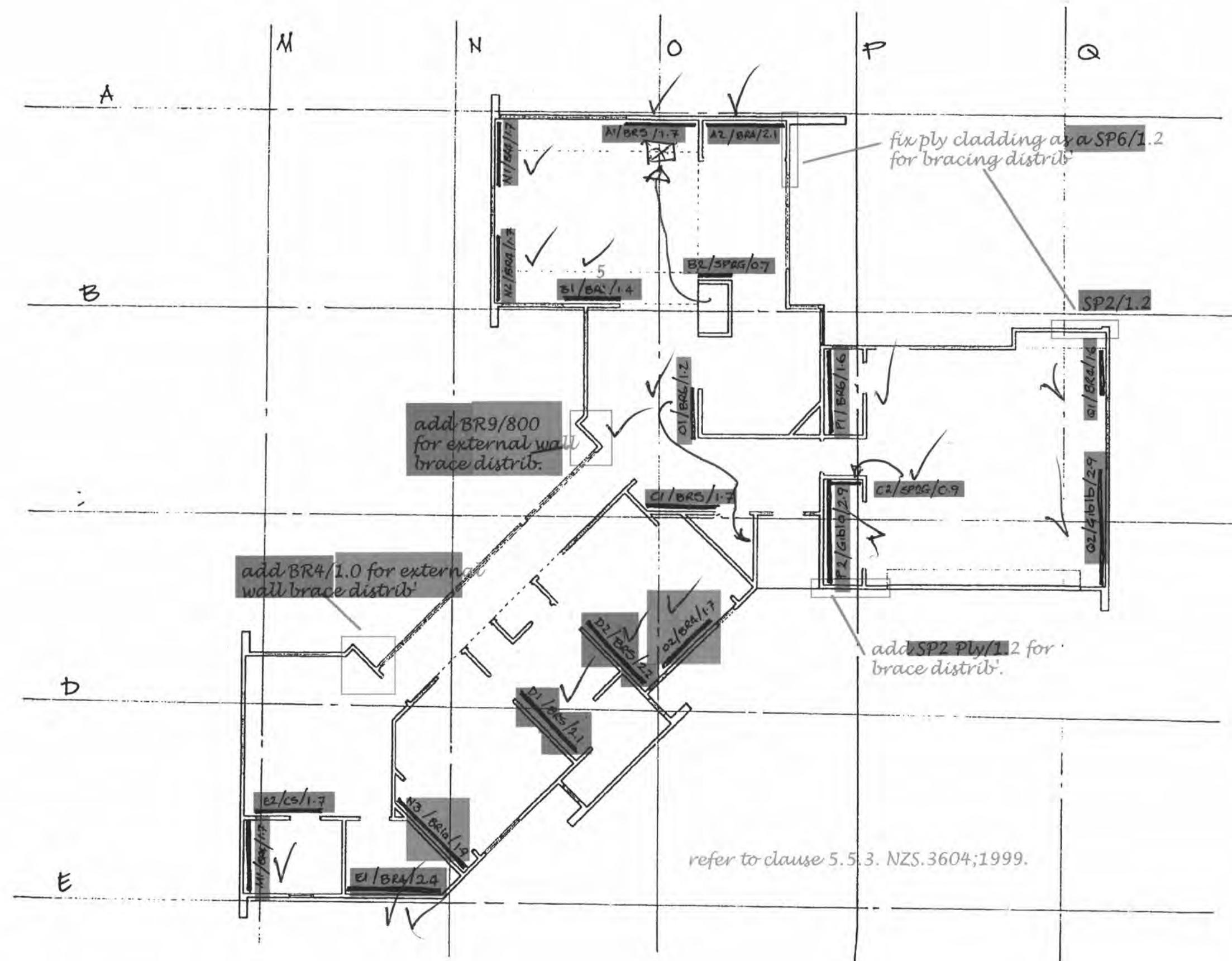
APPROVED
BY BUILDING
P. Wilkinson
Officer

APPROVED 2/11/00

BRACING SCHEDULE

endorsements on the bracing plan pertain to bracing distribution, requirements not deficiencies in units as such.

20024/02/07-00
SPECTRUM Homes

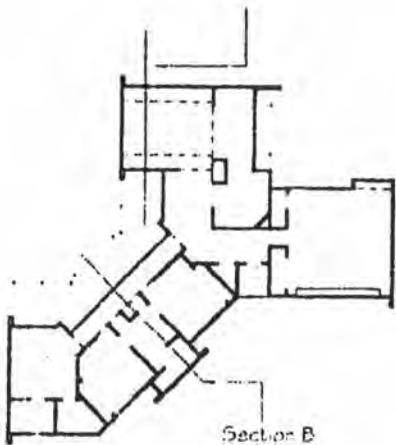


APPROVED
BY BUILDING
P. Wilkinson
Officer

APPROVED 2/11/00

SPECTRUM HOMES

20024/02/07-00.



HIGH WIND ZONE

2 - 'Z' Nails to truss / rafter and external wall top plates (light roof).
Standard framing to NZS 3604 stud tables.
Fixings in accordance with nailing schedule.

Corrugated Coloursteel roofing over heavy weight building paper on wire mesh over 75 x 50 purlins on flat @ 1200 crs. Table: 10.9(a) for fixings.

HIGH WIND ZONE

4.5mm Hardie Goffit linings
PVC joiners

"GANGNAIL" Nailplate trusses @ 900 crs.

R2.5 batts insulation to ceiling spaces.

9.5mm Gib Ultraline ceiling cladding. 600crs max fixings.

Continuous coloursteel spouting
200 x 25 Fascia

9.5mm Gib wall linings.

4.5mm Hardie Goffit linings
PVC joiners
Texture 2000 Bandsawn Pl. with 50 x 20 clears M3 Batters @ 400 crs.

Corrugated Coloursteel cladding over building paper.

LIVING

100mm thick concrete slab floor
665 Mesh reinforcing

FFL -0.30

Refer to standard foundation detail attached.

ENGINEER STRUCTURAL DESIGN TAKES PRECEDENCE	
SUPPLY CALCULATIONS AND DETAILS TO COUNCIL	
RECEIVED	
FORWARD (URGENT)	

All work carried out under jurisdiction of producer statement, to meet the engineer requirements fully.

SECTION A-A SCALE 1:25

CONSTRUCT IN ACCORDANCE WITH NZS 3604 (1999)
AND LOCAL AUTHORITY REQUIREMENTS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK.

APPROVED BY BUILDING
P. Wilkinson
Officer

APPROVED 2/11/00



SPECTRUM HOMES
"BUILDING ON YOUR IDEAS"

Spectrum Homes Limited
P.O. Box 54-178 Mana
53 Kenepuru Drive, Porirua

Phone (04) 237-5875
Fax (04) 237-8840
Email spectrumhomes@xtra.co.nz

WEAVER RESIDENCE
Lot 7 Waikanae Downs
Waikanae, KAPITI
WORKING DRAWINGS

CONTRACT No. 20024/02/07-00
Date : July 2000
Drawn : MBC. Scale : 1:25.

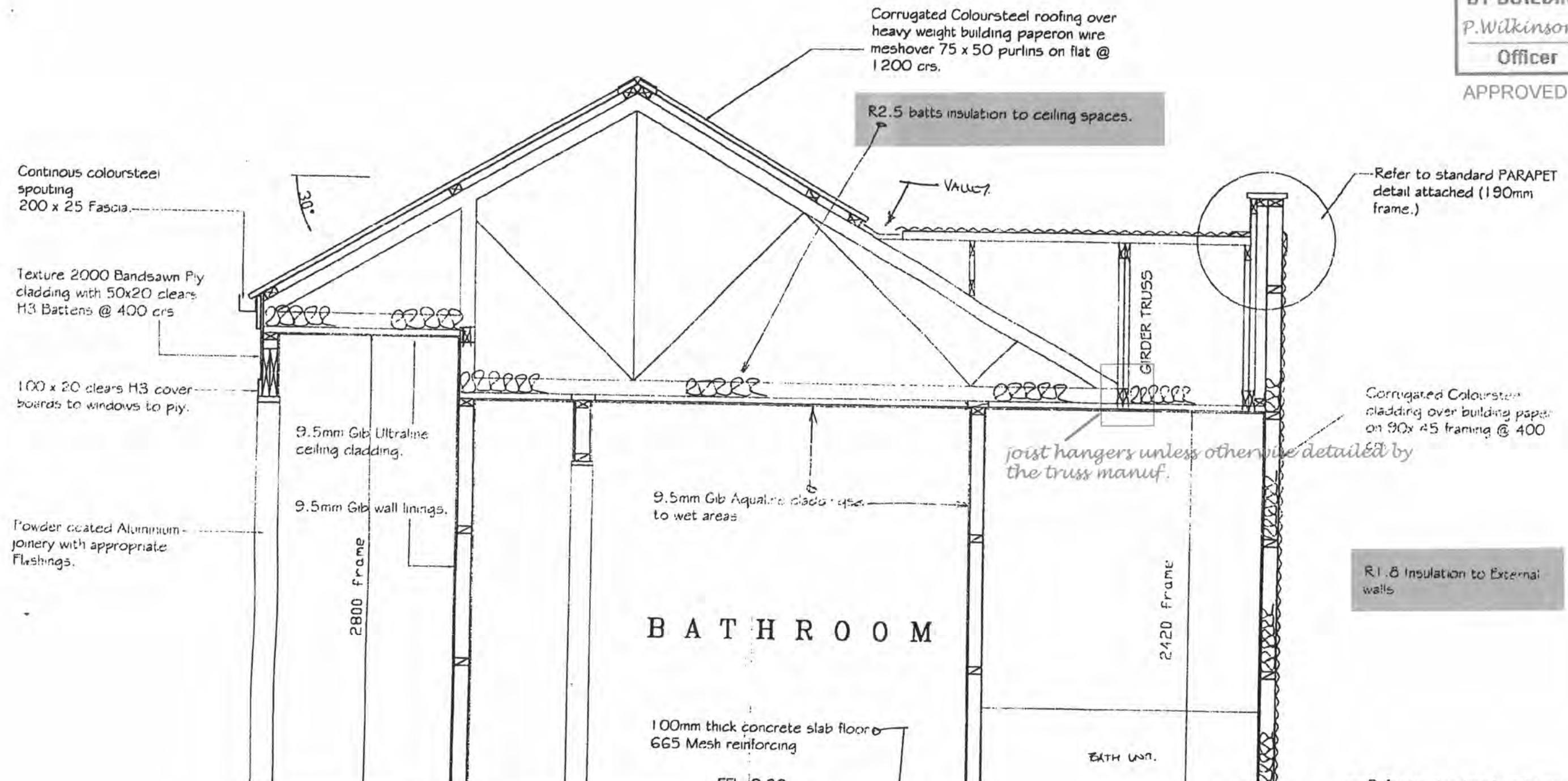
DWG No.

SECTIONS

Dimensions are given in millimetres only, unless otherwise stated.
All construction to comply with NZS3604:1999, NZBC, BIA and local authority bylaws.
Drawings to be read in conjunction with structural engineers drawings.
DO NOT SCALE OFF THIS DRAWING
Check and verify all dimensions and levels on site prior to commencing any work.

APPROVED
BY BUILDING
P. Wilkinson
Officer

APPROVED 2/11/00



CONTRACT No. 20024/02/07-00
Date : July 2000
Drawn : MBC. Scale : 1:25
DWG No.
SECTIONS
Dimensions are given in millimetres only, unless otherwise stated.
All construction to comply with NZS3604:1999, NZBC, BIA and local authority bylaws.
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SECTION B-B SCALE 1:25

CONSTRUCT IN ACCORDANCE WITH NZS 3604 (1999)
AND LOCAL AUTHORITY REQUIREMENTS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO
COMMENCEMENT OF WORK.

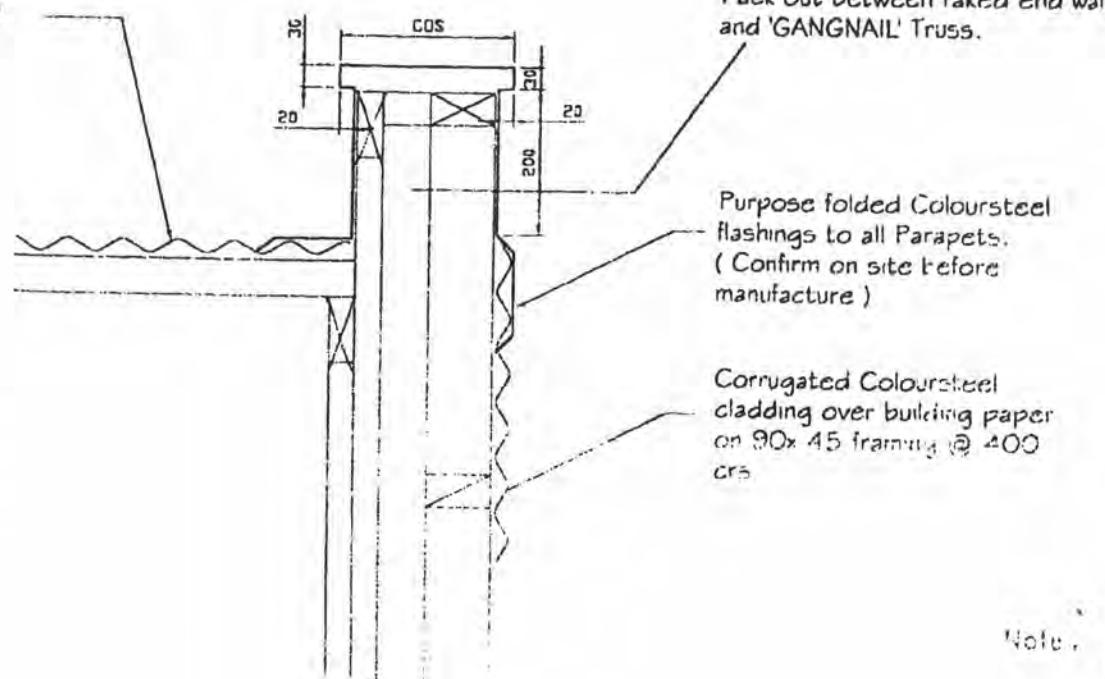
WEAVER RESIDENCE
Lot 7 Waikanae Downs
Waikanae, KAPITI



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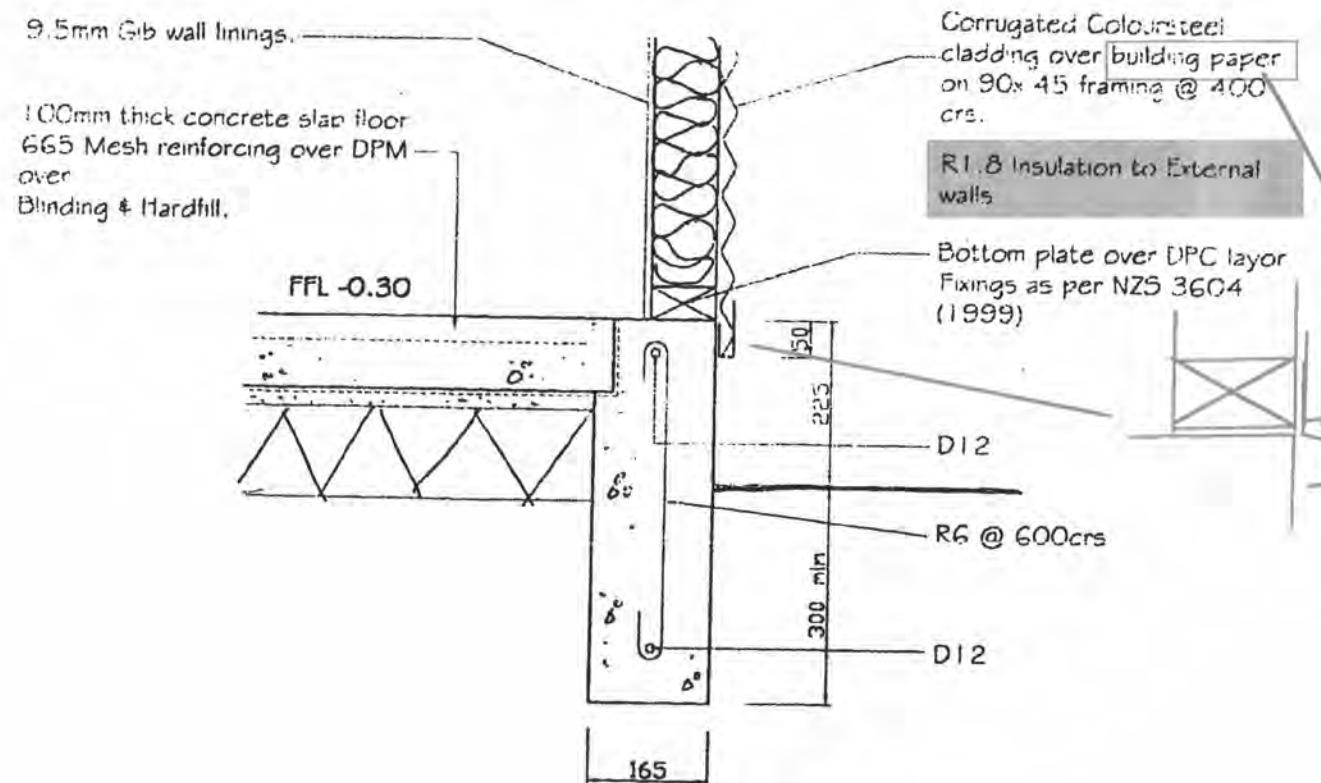
Corrugated Coloursteel roofing over heavy weight building paper on wire mesh over 75 x 50 purlins on flat @ 1200 crs.

'GANGNAIL' Nailplate trusses @ 900 crs.



TYPICAL PARAPET FLASHING DETAIL

SCALE 1:10



TYPICAL FOUNDATION DETAIL

SCALE 1:10

APPROVED
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P. Wilkinson
Officer



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WEAVER RESIDENCE

Lot 7 Waikanae Downs
Waikanae, KAPITI

WORKING DRAWINGS

CONTRACT No. 20024 / 02 / 07-00

Date : July 2000

Drawn : MBC. Scale : 1:10

DWG No.

DETAILS

Dimensions are given in millimetres only, unless otherwise stated.

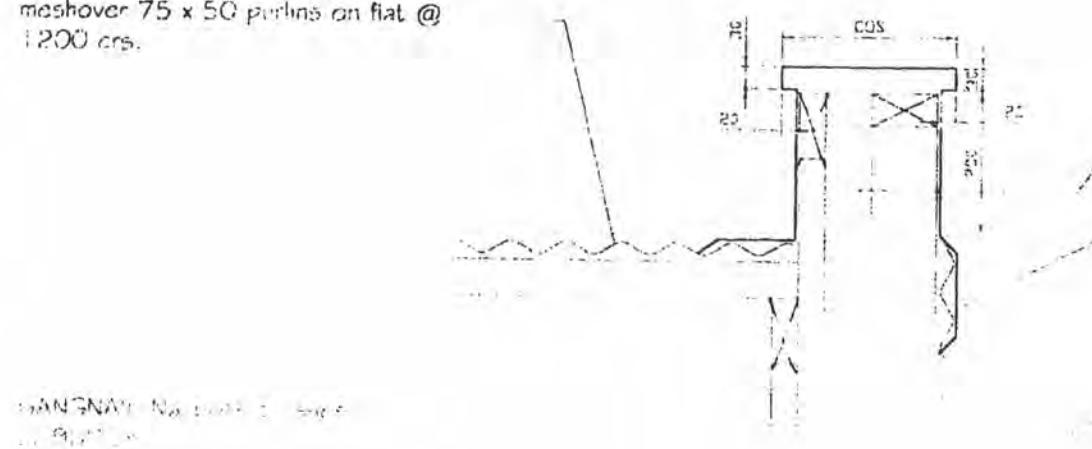
All construction to comply with NZS3604:1999, NZBC, BIA and local authority bylaws.

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Corrugated Coloursteel roofing over heavy weight building paper on wire mesh over 75 x 50 purlins on flat @ 1200 ccs.



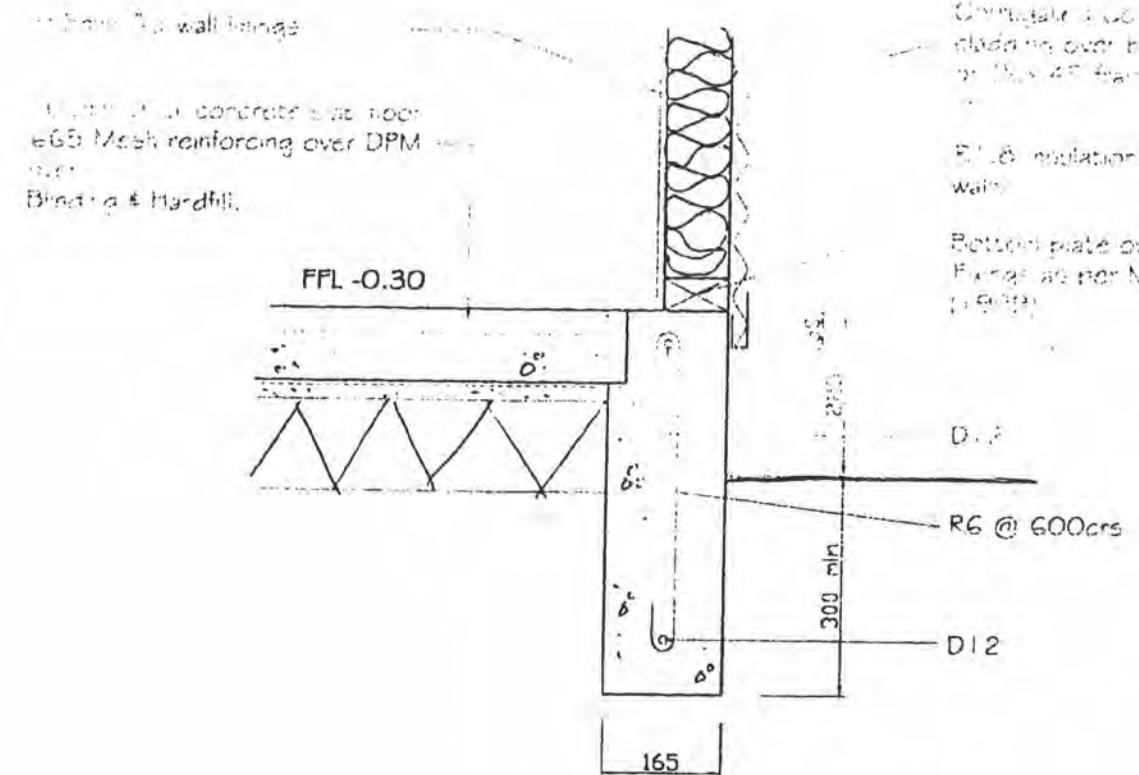
190mm frame width.
Pack out between raked end wall and 'GANGNAIL' Truss.

Purpose folded Gal. corrugated roofing to all Parapets
(Confirm on site before manufacture.)

Corrugated Coloursteel cladding over building paper
150 x 100 mm @ 600 ccs.

TYPICAL PARAPET FLASHING DETAIL

SCALE 1:10



Corrugated Coloursteel cladding over building paper 150 x 100 mm @ 600 ccs

F1.6 insulation to stem of wall
Bottom plate over DPM layer
Fixings as per NZS 3604

TYPICAL FOUNDATION DETAIL

SCALE 1:10

*better copy
complaint
@ studio*



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Lot 7 Waikanae Downs
Waikanae, KAPITI

WORKING DRAWINGS

CONTRACT No. 20024/02/07-00

Date : July 2000

Drawn : MBC. Scale : 1:10

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ABUILD

When calling the office please quote reference 2997

**Priority builders'/clients' hour
for queries 8.00am to 9.00am
weekdays**

Consulting Engineers Ltd

Structural and Civil Engineers

DOCUMENT TRANSFER

No. | 2997 -1

JOB :	Foundation Design
JOB ADDRESS:	91 Aston Road
ISSUED TO:	PARAPARAUMU
CLIENT ADDRESS:	Spectrum Homes Ltd
	Box 54 178
	MANA

DATE: 26-10-00

Copy sent to Territorial Authority
Kapiti Coast District

We are sending you herewith the following:

<input checked="" type="checkbox"/>	PRODUCER	<input type="checkbox"/>	SPECIFICATIONS
<input checked="" type="checkbox"/>	STATEMENT	<input type="checkbox"/>	DRAFT SPECIFICATIONS
<input checked="" type="checkbox"/>	CALCULATIONS	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	DRAWINGS	<input type="checkbox"/>	SKETCHES

SENT PER:

Mail
Fast Post
Courier
Personal Delivery
Pick-up
Facsimile

Sent to you for the following reasons:

..... Consent and Construction

Signed: John Doe


ABUILD
Consulting Engineers Ltd
Structural and Civil Engineers

4 Broderick Road, Box 13 273, Wellington 4 N.Z.

Telephone (04) 478 3929, Facsimile (04) 478 3424

Mobile (025) 491 857, Email abuild@xtra.co.nz

QUALITY ASSURANCE PLAN

Job:	Foundation Design	Client:	Spectrum Homes Ltd	Date
Job Address:	91 Aston Road PARAPARAUMU	Client Address:	Box 54 178 MANA	26-10-00
Job Number:	2997	Client Phone:	237 5875	
		Client Fax:	237 8840	
		Owner:	Weaver/West	

Territorial Authority: Kapiti Coast District Council	Building Inspector (If known)
Territorial Address: Private Bag 601 PARAPARAUMU	
Territorial Fax:	

Designer	Design Check	Approval & Release
R.TD	RG Taylor	RG Taylor

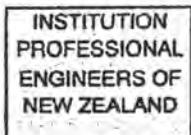
INPUTS

Architectural Drawing
NZ Standards and Product Data
Soil Test Inc

OUTPUTS

Engineers' Drawings
Engineers' Calculations
Producer Statement

Professional Staff	Qualifications	Position	Scope
RG Taylor	BE(Hons), PhD	Civil/Structural Designer and Director	Design Checker
V Los	PhD	Structural Engineer Software Development	
PD Wright	BE	Structural Engineer	
IR Taylor	BE(Hons)	Technician/Engineer	
RJ Davidge	REA	Soils/Foundations Specialist	DESIGNER
RG Borlase	NZCE	Design, Roading & Drainage	
SAJ Taylor	BBS(Acc)	Operations Manager	



P.I.M. No.

Building Regulation Clause(s)

PRODUCER STATEMENT - PS 1 - DESIGN

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY:

ROY GEORGE TAYLOR
(Suitably Qualified Design Professional)

TO:

Weaver/West
(Owner)

IN RESPECT OF:

Foundation Design
(Description of Building Work)

AT:

91 Aston Road

PARAPARAUMU

WELLINGTON
(Address)

LOT:

DP:

SO:

ABUILD CONSULTING ENGINEERS LTD has been engaged by
(Design Firm)Weaver/West
(Owner/Developer/Contractor)

to provide

STRUCTURAL DESIGN
(Extent of Engagement)

services in the respect of the

requirements of Clause(s)

B1: STRUCTURE

of the Building Regulations 1992 for

 All Part only as specified

of the building work. The design has been prepared in accordance with

B1/VM1

B1/VM4

(verification method(s)/acceptable solution(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on

ABUILD CONSULTING ENGINEERS LTD
(Design Firm)

drawings titled

As per Document Transfer
Dated 26-10-00

Job # 2997

and numbered as per Document Transfer Job # 2997 Dated 26-10-00
and the specification and other documents according to which the building is proposed to be constructed.

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

- (i) the site verification of the following design assumptions
Normal inspection on site by a competent person

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

(Signature suitably qualified Design Professional)

Date

26-Oct-00

BE(HONS) PHD, MIPENZ
(Professional Qualifications)

ERB/AERB Reg No.

7706

LEVEL 1 4 BRODERICK RD, JOHNSONVILLE
(Address)Member ACENZ IPENZ NZIA

This form to accompany Form 3 of the Building Regulations 1992 for the application of a building consent

THESE ARE FOUNDATION
CONDITIONS - TO BE CHECKED ON SITE

All work carried out under
jurisdiction of producer
statement, to meet the engineer
requirements fully.

THIS CERTIFICATE IS ISSUED SUBJECT TO THE
ARCHITECTURAL DESIGNER PLACING CURRENT
BEAM SIZES AND KEY INFORMATION ON
ARCHITECTURAL DRAWINGS BEFORE CONSENT
IS ISSUED.

ABLILD Consulting Engineers Ltd
level 1 4 Broderick Rd
Ph (04) 478 3929 Box 13 - 273
Fax (04) 478 3424 Johnsonville
Mob (025) 491 857 Wellington

Client: WEATHERWEST
Job:
Job Address: 91 ASTON ROAD
PARAPARAUMU

Calculation Sheet
Page of Job No 2987
Date
Designed
Checked RG Taylor

Scallop pile @ 1.2m - 6/100 mm

$$\text{which is } 18/100 = 5 = 18$$

$$\therefore N = 18 \rightarrow 12 \text{ blows/100 mm}$$

which is very stiff overconsolidated soil
typical $\sigma_c > 140 \text{ kPa}$

Q_{qc} > N_c

for $\sigma_c > 2 \text{ Nc} = 7$

$$\therefore Q_{qc} > 7 \times 40$$

$$\therefore 980 \text{ kPa}$$

for 3000 pile

$$\text{Area} = \frac{\pi d^2}{4} = 0.785(\text{0.3})^2 = 0.071 \text{ m}^2$$

$$\therefore \text{load} = 0.071 \times 980 = 70 \text{ kN}$$

$$\text{Working load} = \frac{70}{2.5} = 28 \text{ kN}$$

for load of 10kN/m run at 2.0m

Span max load = 20kN so.

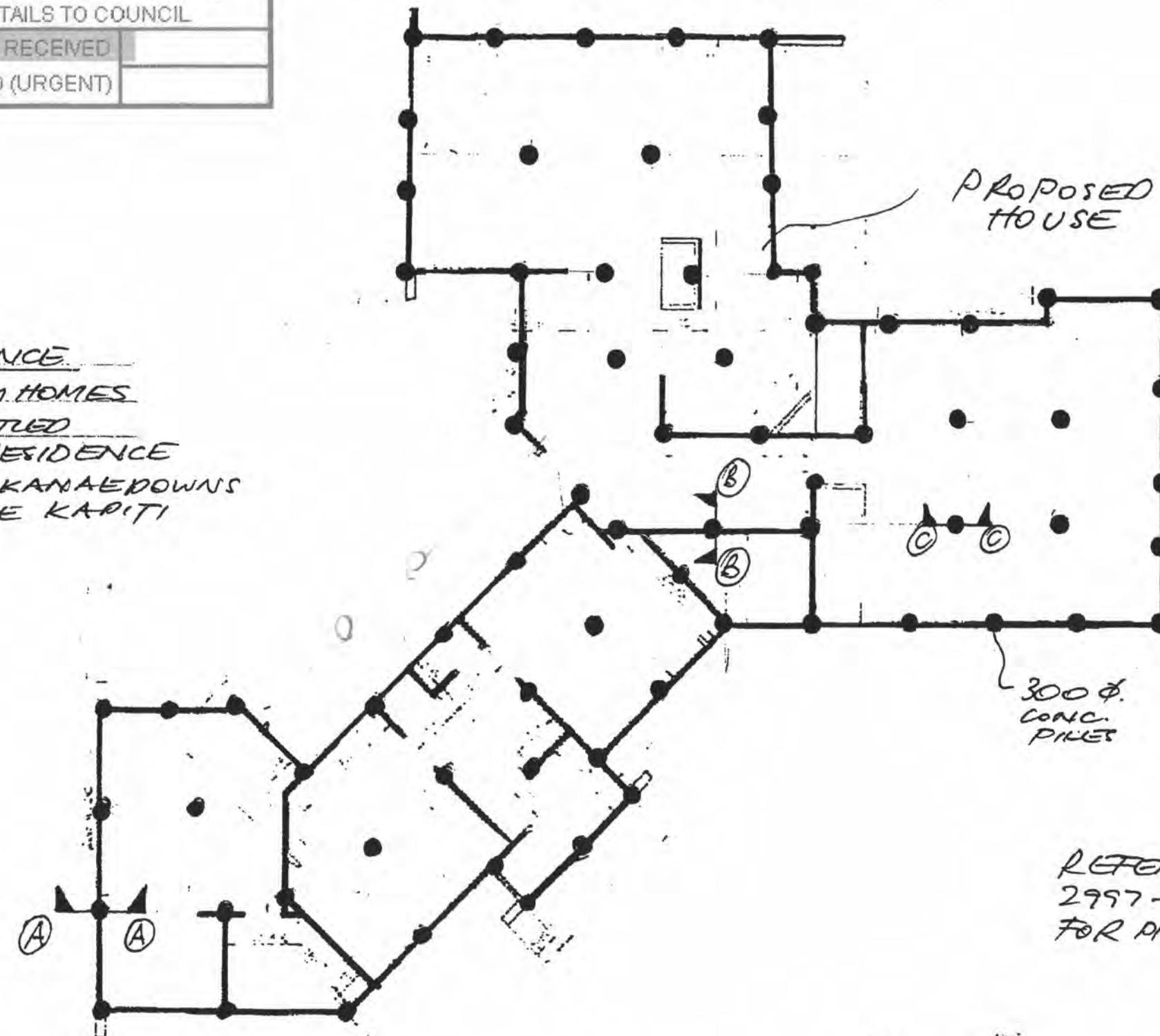
Capacity of pile 32

R

ABLILD

ENGINEER STRUCTURAL DESIGN TAKES PRECEDENCE	
SUPPLY CALCULATIONS AND DETAILS TO COUNCIL	
RECEIVED	
FORWARD (URGENT)	

REFERENCE
 SPECTRUM HOMES
 DRUG. ENTITLED
 "WEAVER RESIDENCE
 LOT 7 WAIKANAEDOWNS
 WAIKANAE KAPITI



PILE LOCATION PLAN

APPROVED
BY BUILDING
P. Wilkinson
Officer

APPROVED 2/11/00

All Details Not Shown
to NZS 3604:1999

300φ CONC.
PILES TO ALL
LOAD BEARING
WALLS

				Reason
Rev	Date	By	Approval	

Job Foundation Design
 Job Address 91 Aston Road
 PARAPARAUMU
 Client Spectrum Homes Ltd
 Owner Weaver/West

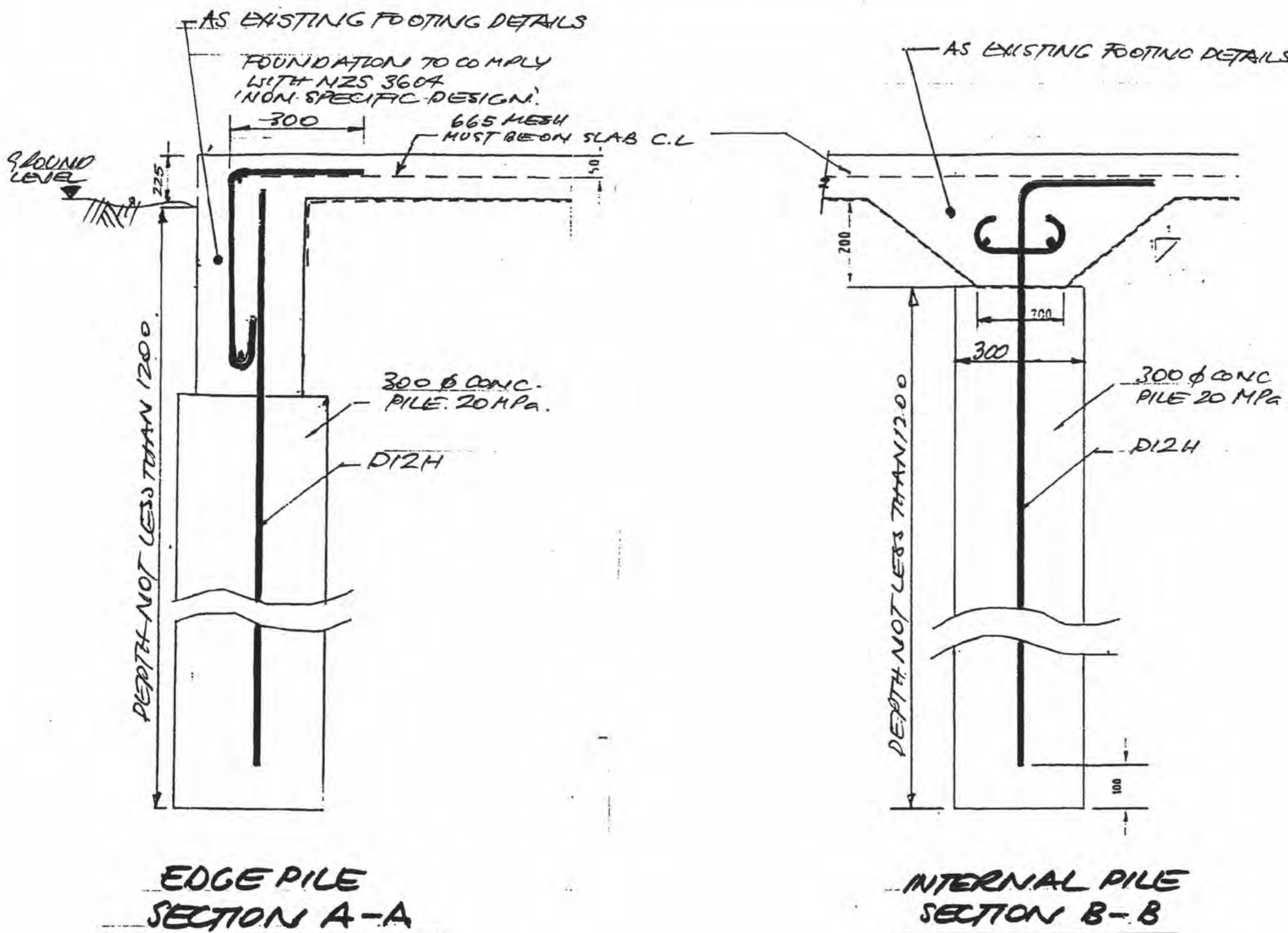
ABUILD
 Consulting Engineers Ltd
 Civil & Structural Engineers
 Box 13 273 Johnsonville Wgn 4
 Phone (04) 478 3929
 Mob (025) 491 857

Drawn: 0
 Checked: RG Taylor
 Traced:
 Scale:
 Date: 26-10-00

Sheet Title
**PILE LOCATION
PLAN**

Job No 2997 Sheet S1 Rev A

see endorsement on spectrum foundation
n/a



All Details Not Shown
to NZS 3604:1999

REFER DRAG.
2997-SIA FOR
PILE LOCATIONS

Reason			
Rev	Date	By	Approval

Job Foundation Design
Job Address 91 Aston Road
Client PARAPARAUMU
Owner Spectrum Homes Ltd
Owner Weaver/West

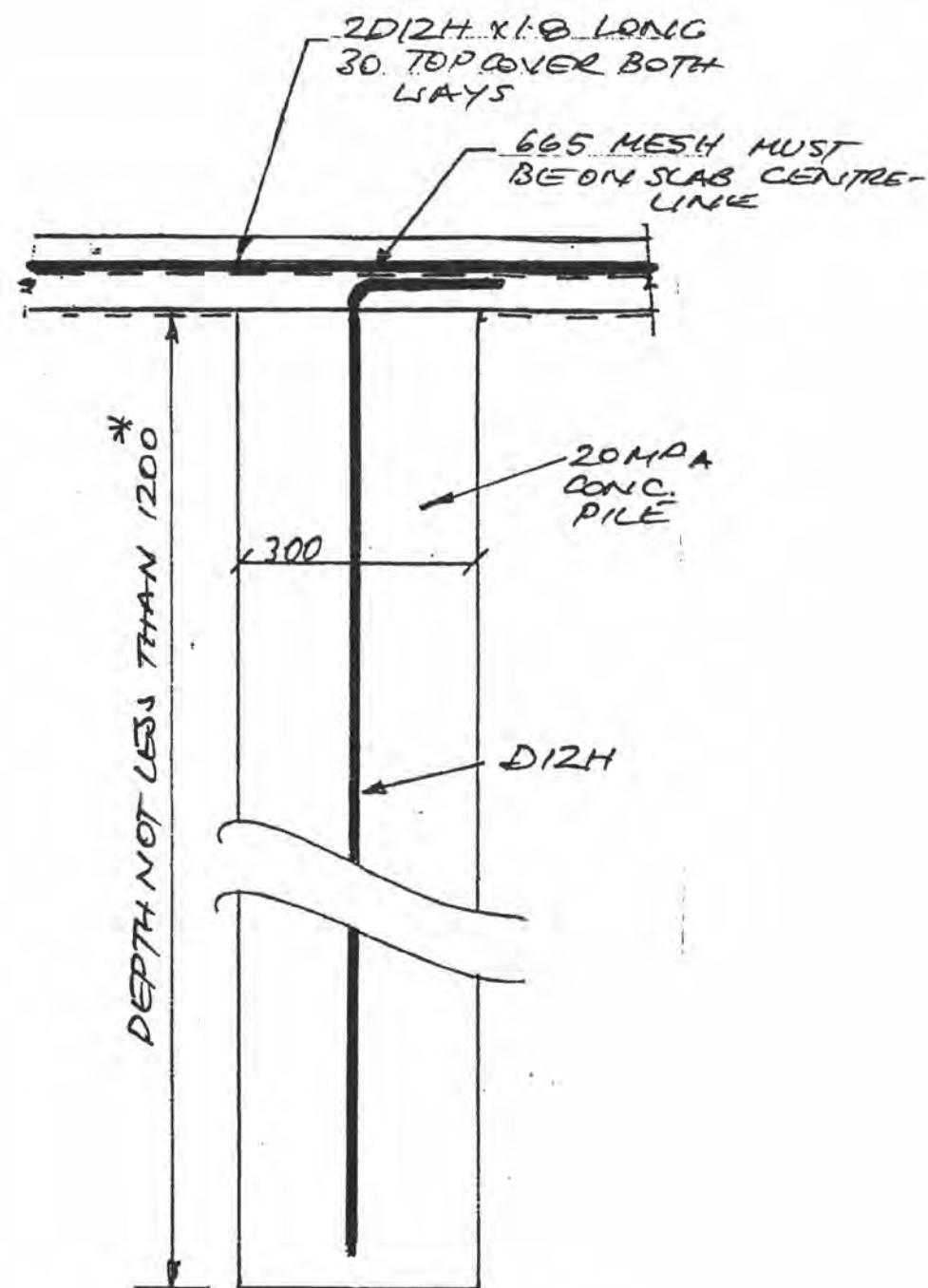
ABUILD
Consulting Engineers Ltd
Civil & Structural Engineers

Box 13 273 Johnsonville Wgtn 4
Phone (04) 478 3929
Mob (025) 491 857

Drawn: 0
Checked: RG Taylor
Traced: -
Scale: -
Date: 26-10-00

Sheet Title
**EDGE & INTERNAL
PILE DETAIL**

Job No 2997	Sheet S 2	Rev A
----------------	--------------	----------



SLAB PILE
SECTION C-C

*DEPTH TO BE CONFIRMED ON
SITE BY ENGINEER

NOTES

1. ALL REINFORCING TO BE GRADE 430 (HIGH STRENGTH) TO NZS3402:1989, DEFORMED BARS INDICATED "D..H".
2. ALL CONCRETE TO BE MPa 28 DAY CYLINDER SPECIFIED STRENGTH TO NZS3109.
3. ALL CONCRETE WORK TO NZS3109:1997.
4. HEALTH AND SAFETY IN EMPLOYMENT ACT 1992, THE BUILDING CODE AND T.A. REQUIREMENTS SHALL BE COMPLIED WITH.
5. ALL DETAILS NOT SHOWN SHALL COMPLY WITH NZS3604:1990.
6. ALL DIMENSIONS TO BE CONFIRMED ON SITE.

All Details Not Shown
to NZS 3604:1999

REFER DRAW.
2997-S1A FOR
PILE LOCATIONS

			Reason
Rev	Date	By	Approval

Job	Foundation Design
Job Address	91 Aston Road
	PARAPARAUMU
Client	Spectrum Homes Ltd
Owner	Weaver/West

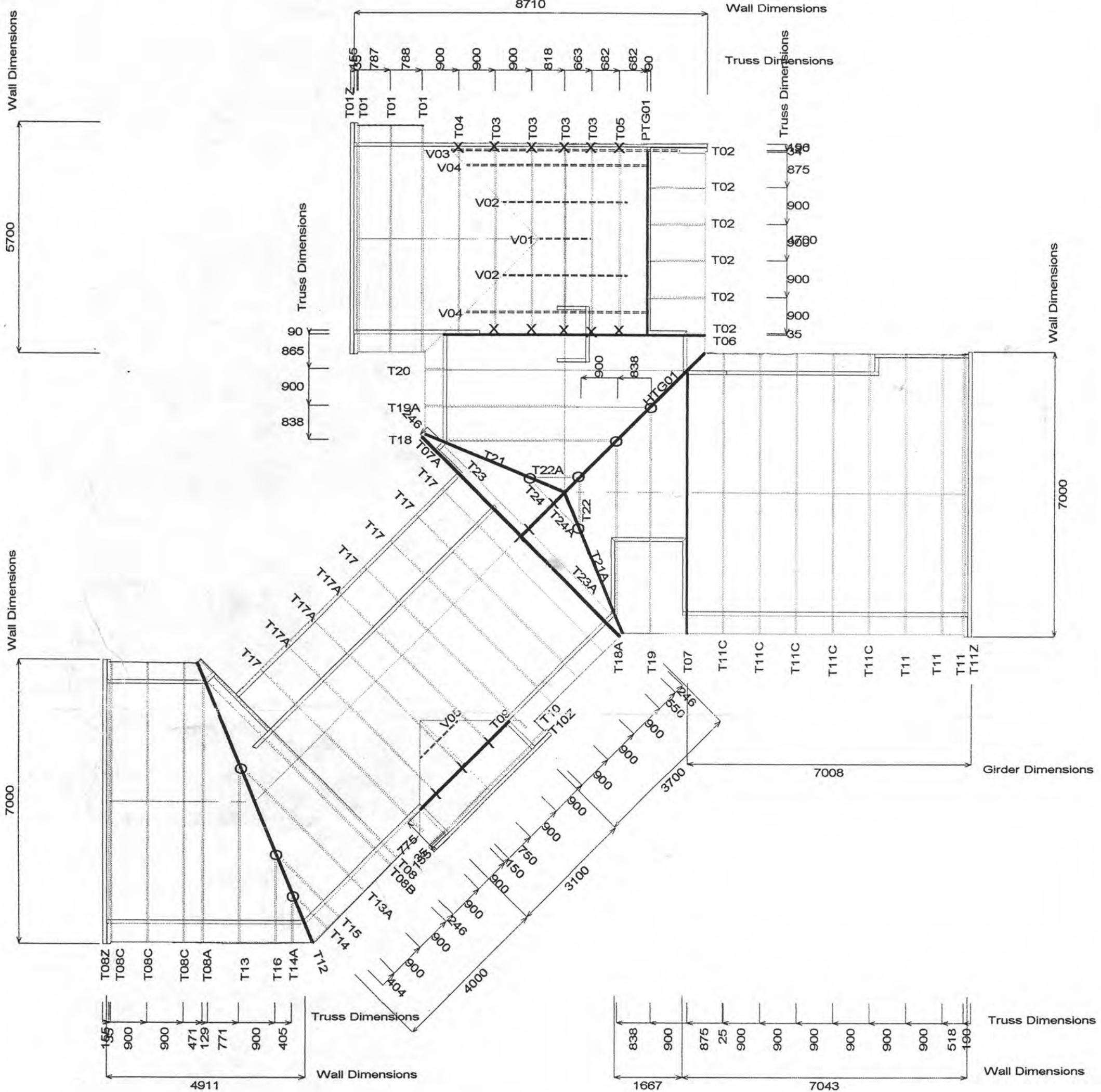
ABUILD
Consulting Engineers Ltd
Civil & Structural Engineers

Box 13 273 Johnsonville Wgn 4
Phone (04) 478 3929
Mob (025) 491 857

Drawn:	<i>RG</i>
Checked:	RG Taylor
Traced:	-
Scale:	-
Date:	26-10-00

Sheet Title
SLAB PILE SECTION C-C.

Job No	Sheet	Rev
2997	S3	A



Builder : Check that Trusses Fit before Nailing Truss Home

X Fit Joist Hangers

Dimensions : To Face of
Truss and then in/over.

○ Fit Multi-Grips

PRENAIL SYSTEMS

21 COVENTRY STREET
LEVIN
NEW ZEALAND

Telephone: 063689470
PAUL STOCKFORD
Fax: 06 3689470

PETERSON spectrum
homes
lot 7 Waikanae
Downs
Waikanae - Kapiti

Job:

5498

Scale: 1:100 1 : Date: 24/11/00 Drawn By: PBS



SPECTRUM HOMES
"BUILDING ON YOUR IDEAS"

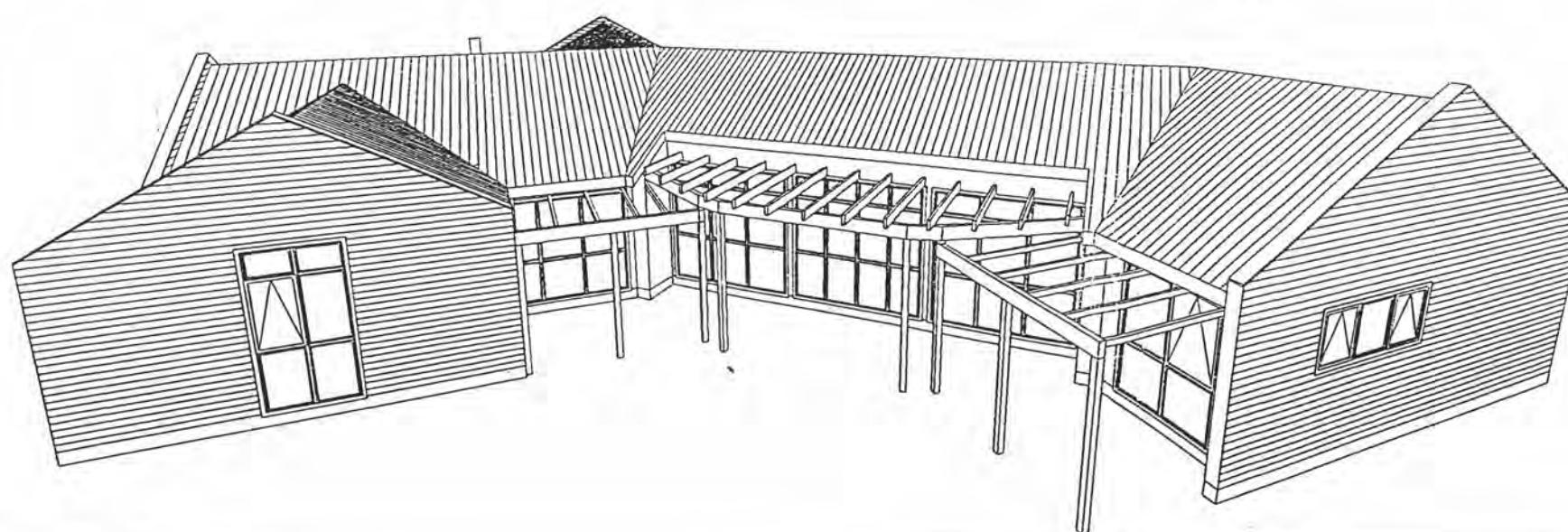
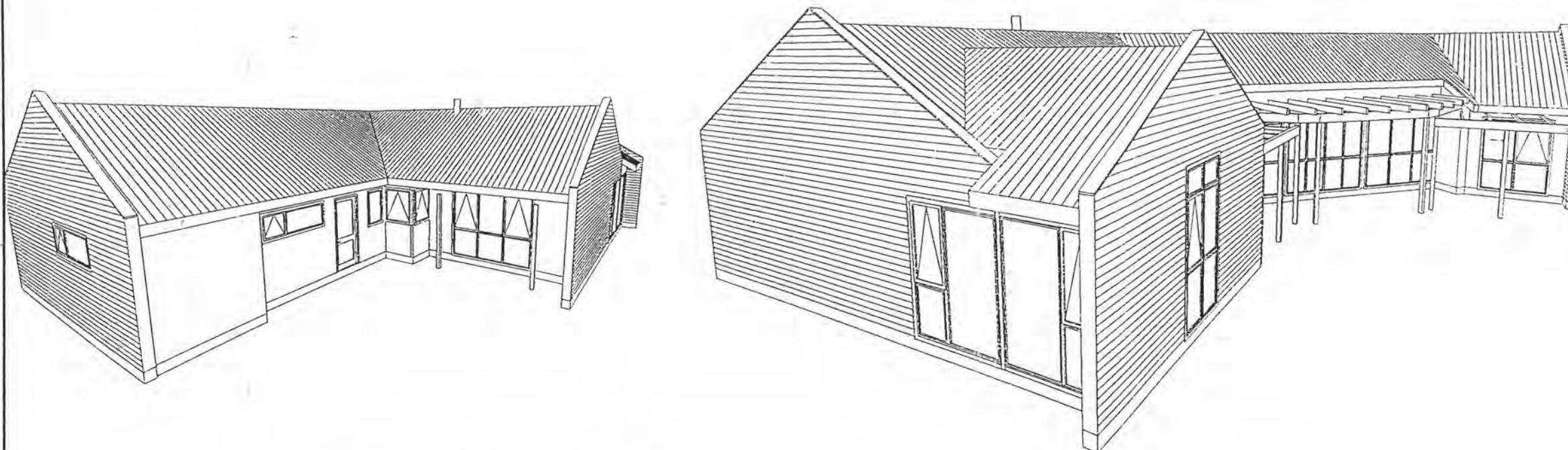
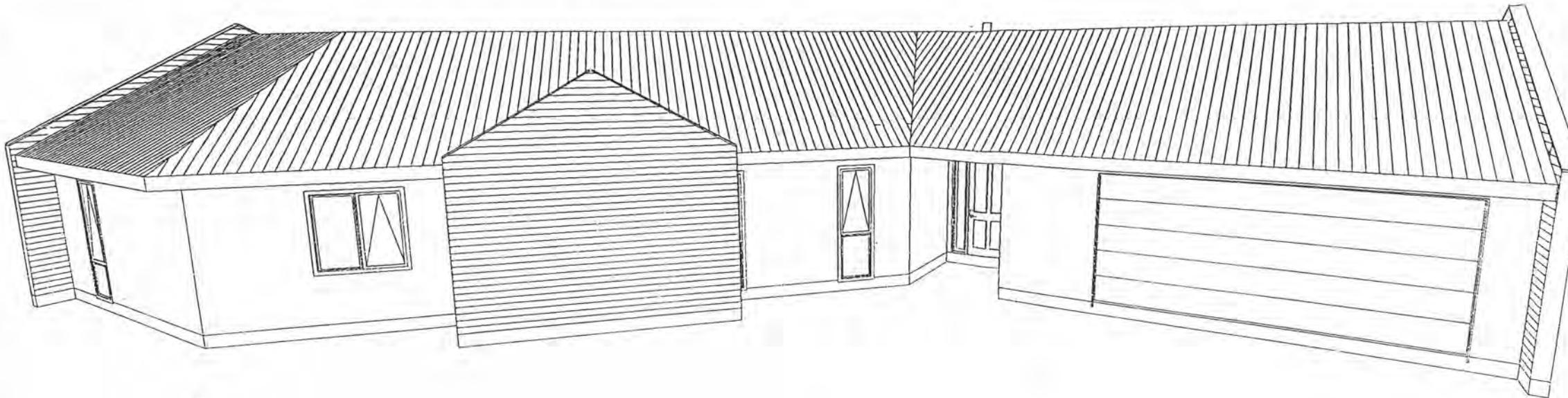
Spectrum Homes Limited
P.O. Box 54-178 Mana
53 Kenepuru Drive, Porirua

Phone (04) 237-5875
Fax (04) 237-8840

Email spectrumhomes@xtra.co.nz

WEAVER RESIDENCE
Lot 7 Waikanae Downs
Waikanae, KAPITI

CONTRACT DRAWINGS



CONTRACT No. 20024 / 02 / 07-00

Date : July 2000

Drawn : DWC Scale : 1:100

DWG No.

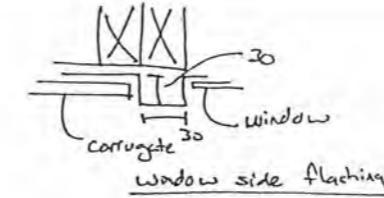
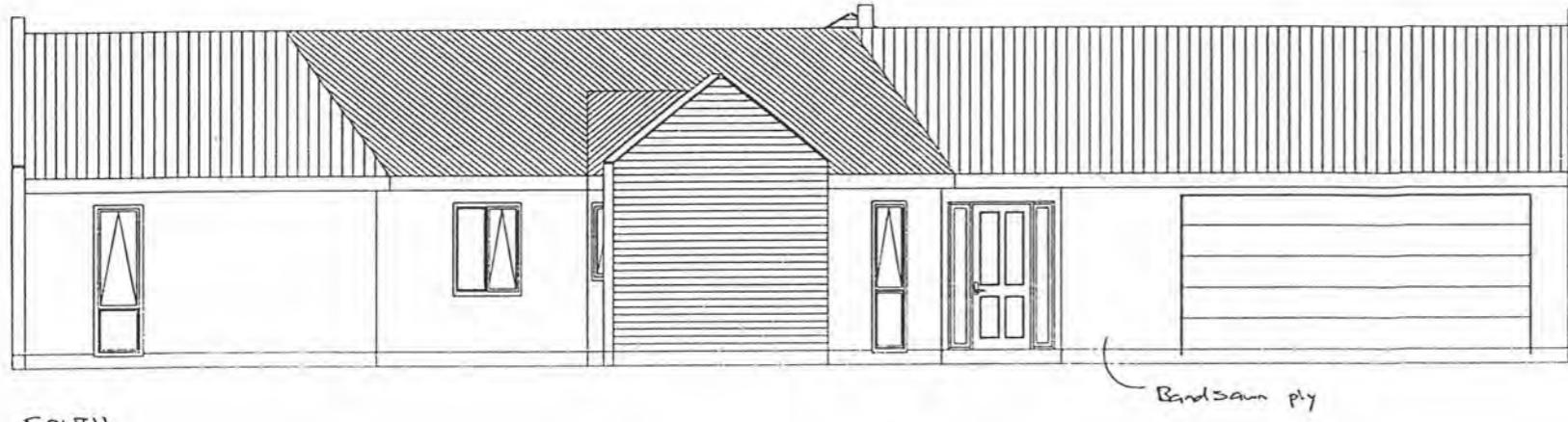
Dimensions are given in millimetres only, unless otherwise stated.

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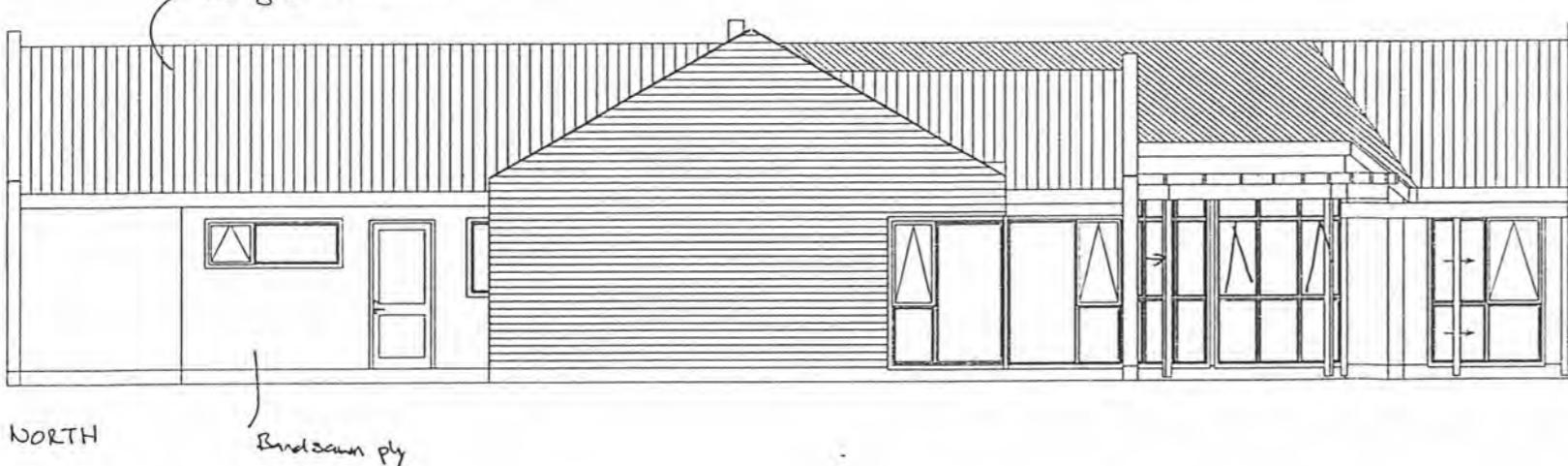
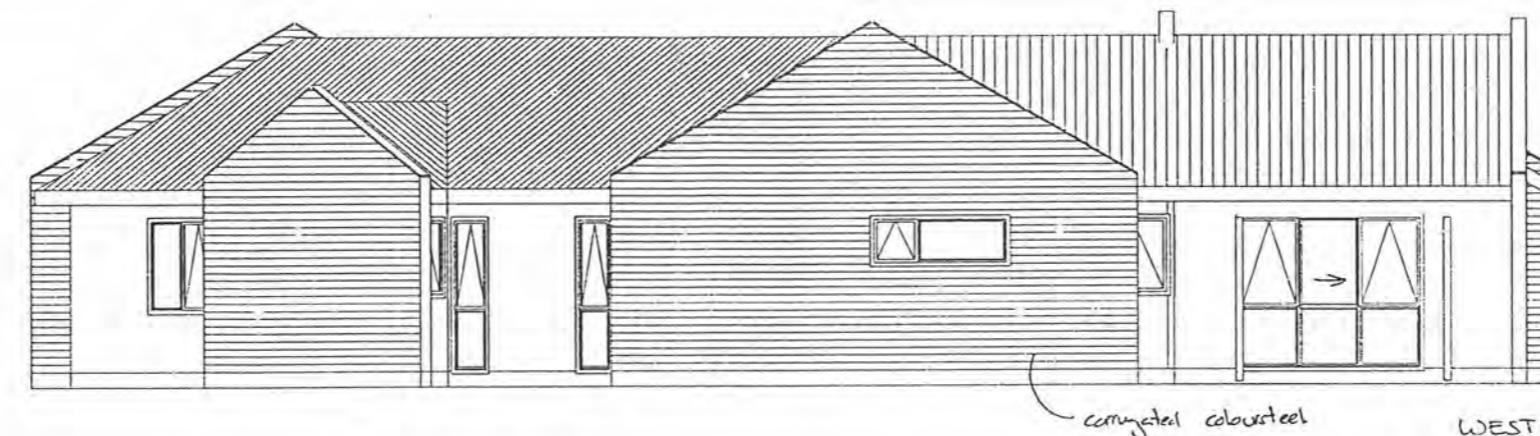
Drawings to be read in conjunction with structural engineers drawings.

DO NOT SCALE OFF THIS DRAWING

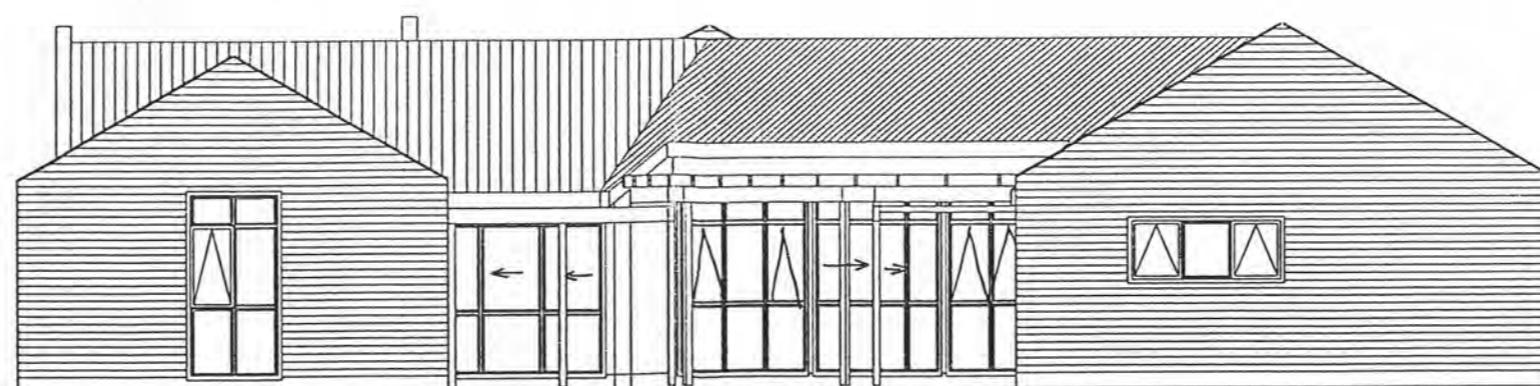
Check and verify all dimensions and levels on site prior to commencing any work.



Note: Texture 2400 band sawn ply with 50x20 clear HS butters at 400mm c/c.
 100x20 clear HS coverboards to windows to ply.
 - 100x20 175x20 ext coverboards to ext corners of ply
 - 'w' should be ply internal corners to coloursteel.



Note: Site to be cut and filled to level. piles to area indicated on foundation plan.



WEAVER RESIDENCE

Lot 7 Waikanae Downs
 Waikanae, KAPITI

CONTRACT DRAWINGS



Spectrum Homes Limited
 P.O. Box 54-178 Mana
 53 Kenepuru Drive, Porirua

Phone (04) 237-5875
 Fax (04) 237-8840
 Email spectrumhomes@xtra.co.nz

CONTRACT No. 20024 / 02 / 07-00
 Date : July 2000
 Drawn : DWC Scale : 1:100

DWG No.

Elevations.

Dimensions are given in millimetres only, unless otherwise stated.
 All construction to comply with NZS3604:1999, NZBC, BIA and local authority bylaws.
 Drawings to be read in conjunction with structural engineers drawings.
 DO NOT SCALE OFF THIS DRAWING
 Check and verify all dimensions and levels on site prior to commencing any work.



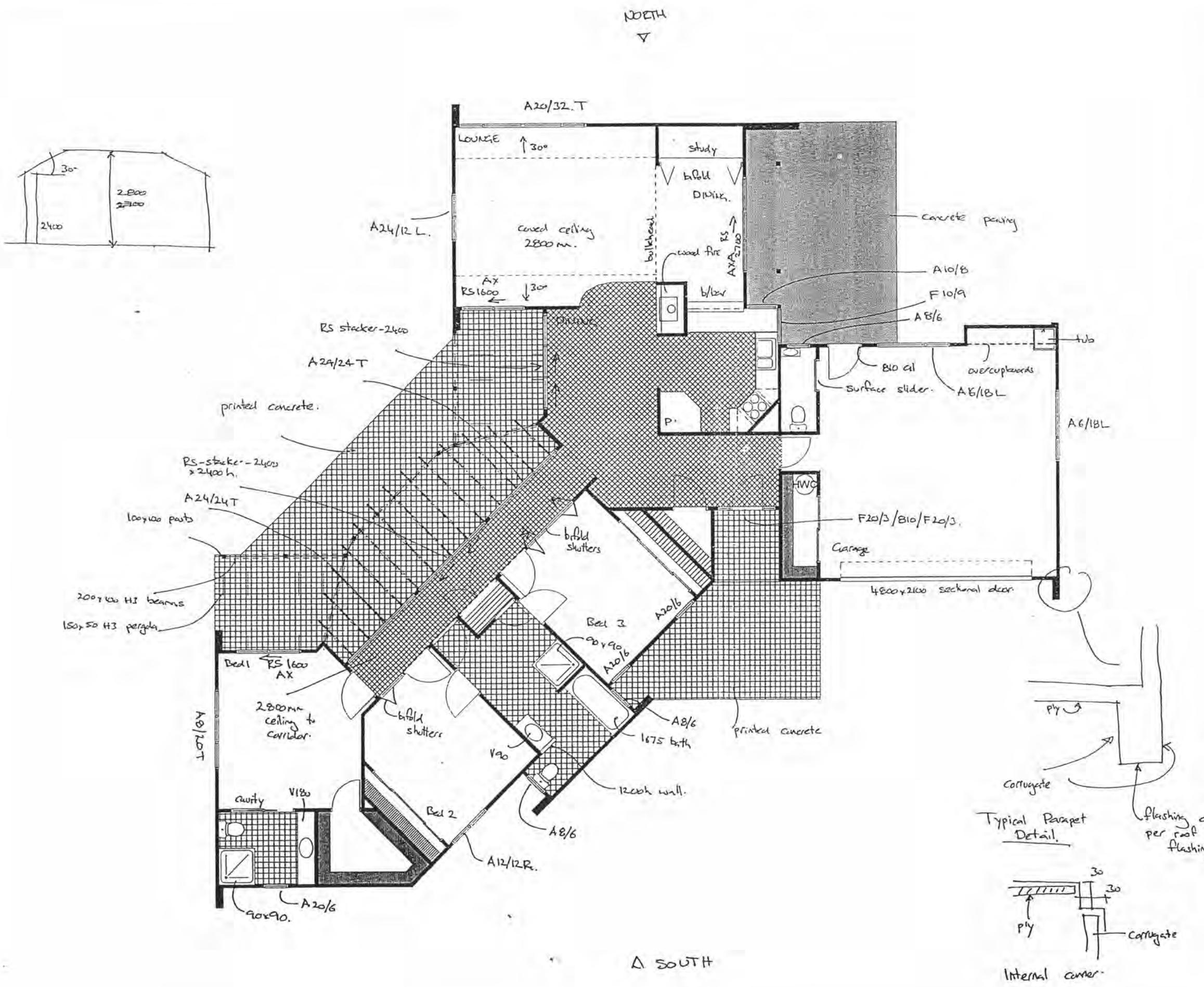
SPECTRUM HOMES
"BUILDING ON YOUR IDEAS"

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Fax (04) 237-8840

Email spectrumhomes@xtra.co.nz

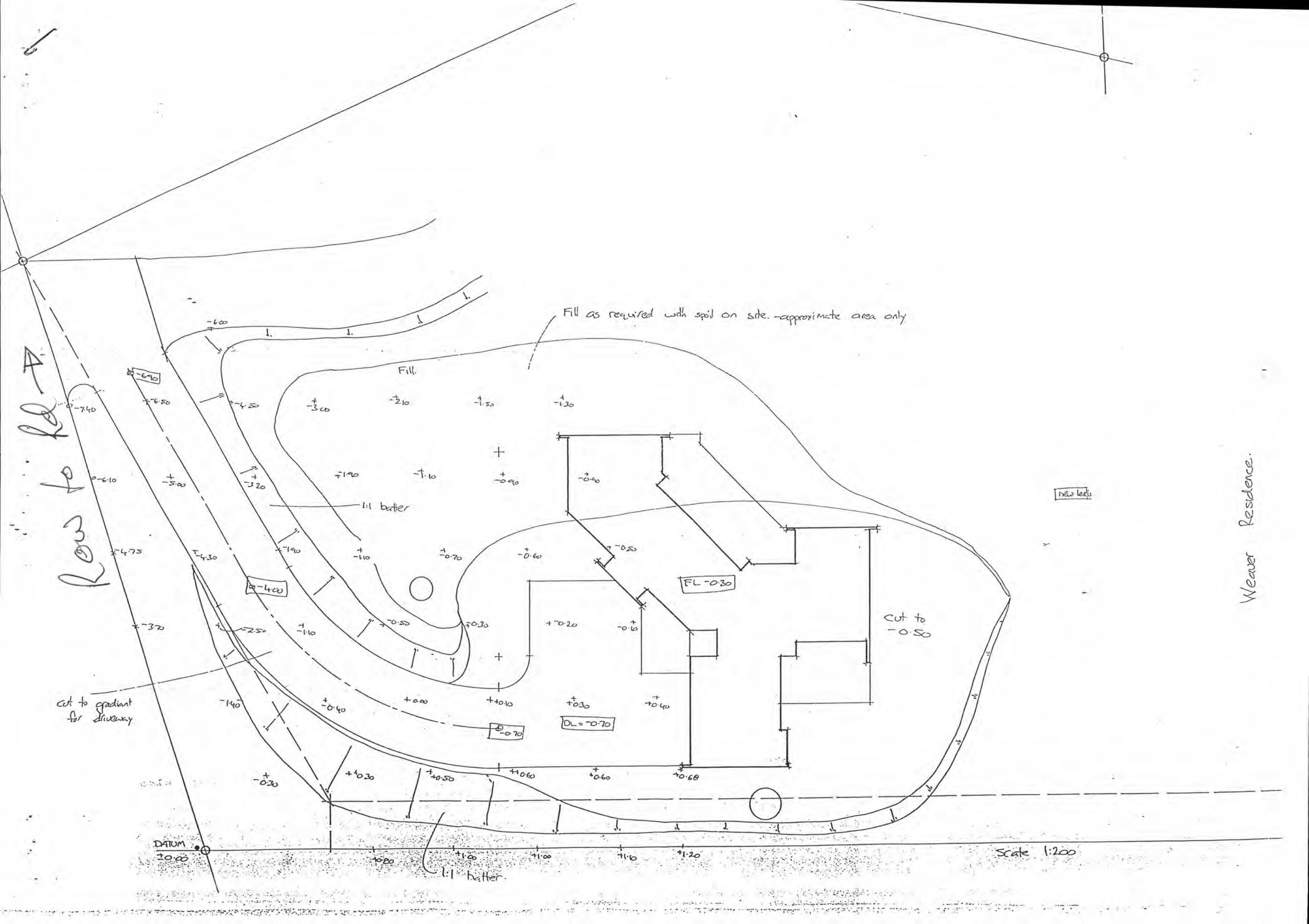
WEAVER RESIDENCE
CONTRACT DRAWINGS
Lot 7 Waikanae Downs
Waikanae, KAPITI



CONTRACT No. 20024/02/07-00
Date : July 2000
Drawn : DWC Scale : 1:100

DWG No.
FLOOR PLAN

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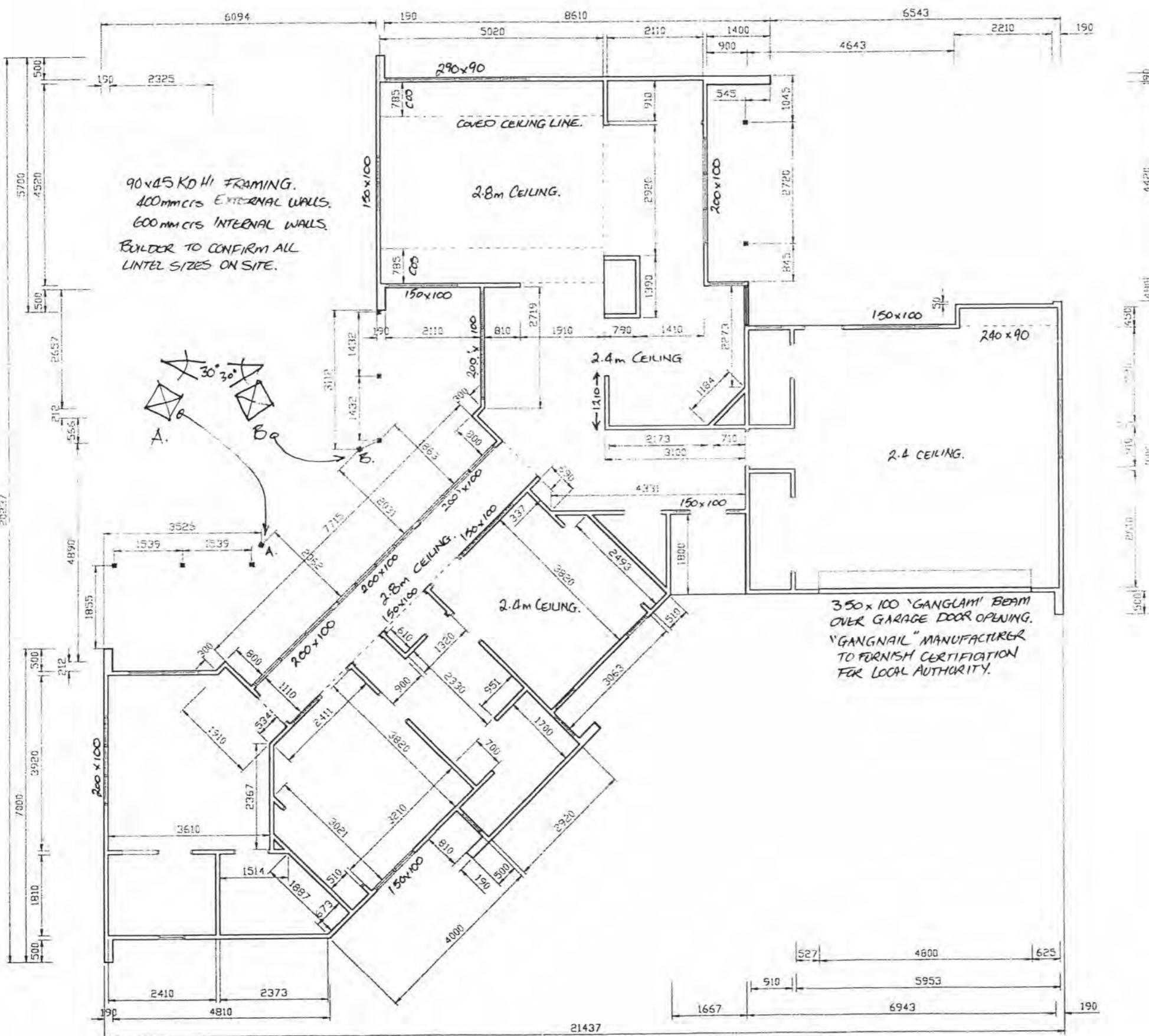
Spectrum Homes Limited
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53 Kenepuru Drive, Porirua

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CONTRACT DRAWINGS

Lot 7 Waikanae Downs
Waikanae, KAPITI

WEAVER RESIDENCE



CONTRACT No. 20024 / 02 / 07-00
Date : 2000
Drawn : Scale : 1:100

DWG No.

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"BUILDING ON YOUR IDEAS"

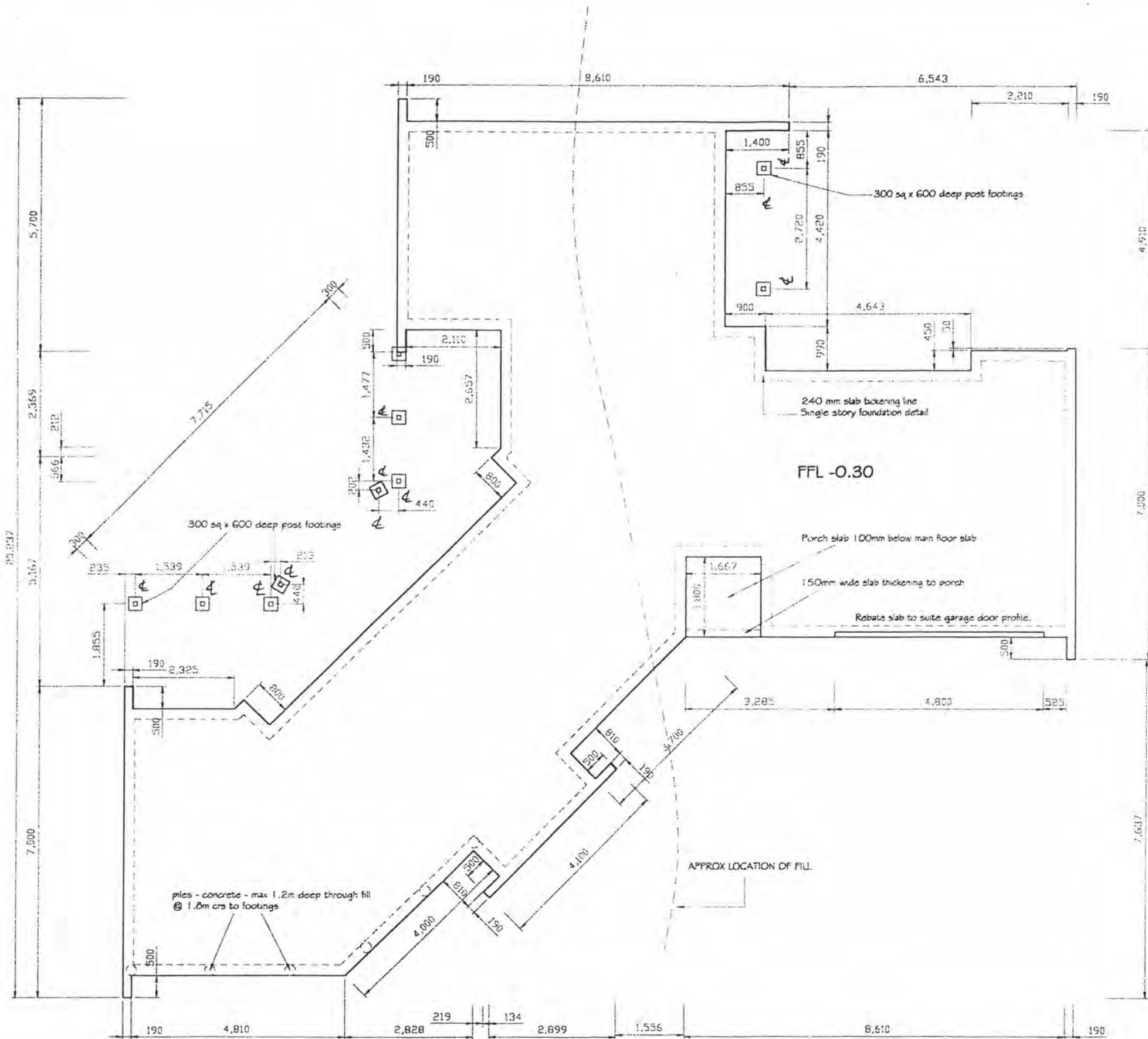
Spectrum Homes Limited
P.O. Box 54-178 Mana
53 Kenepuru Drive, Porirua

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Fax (04) 237-8840
Email spectrumhomes@xtra.co.nz

CONTRACT DRAWINGS

Lot 7 Waikanae Downs
Waikanae, KAPITI

WEAVER RESIDENCE



FOUNDATION SETOUT PLAN SCALE 1:100

CHECK & CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING WORK.

CONTRACT No. 20024/02/07-00

Date : 2000

Drawn : Scale : 1:100

DWG No.

Dimensions are given in millimetres only, unless otherwise stated.

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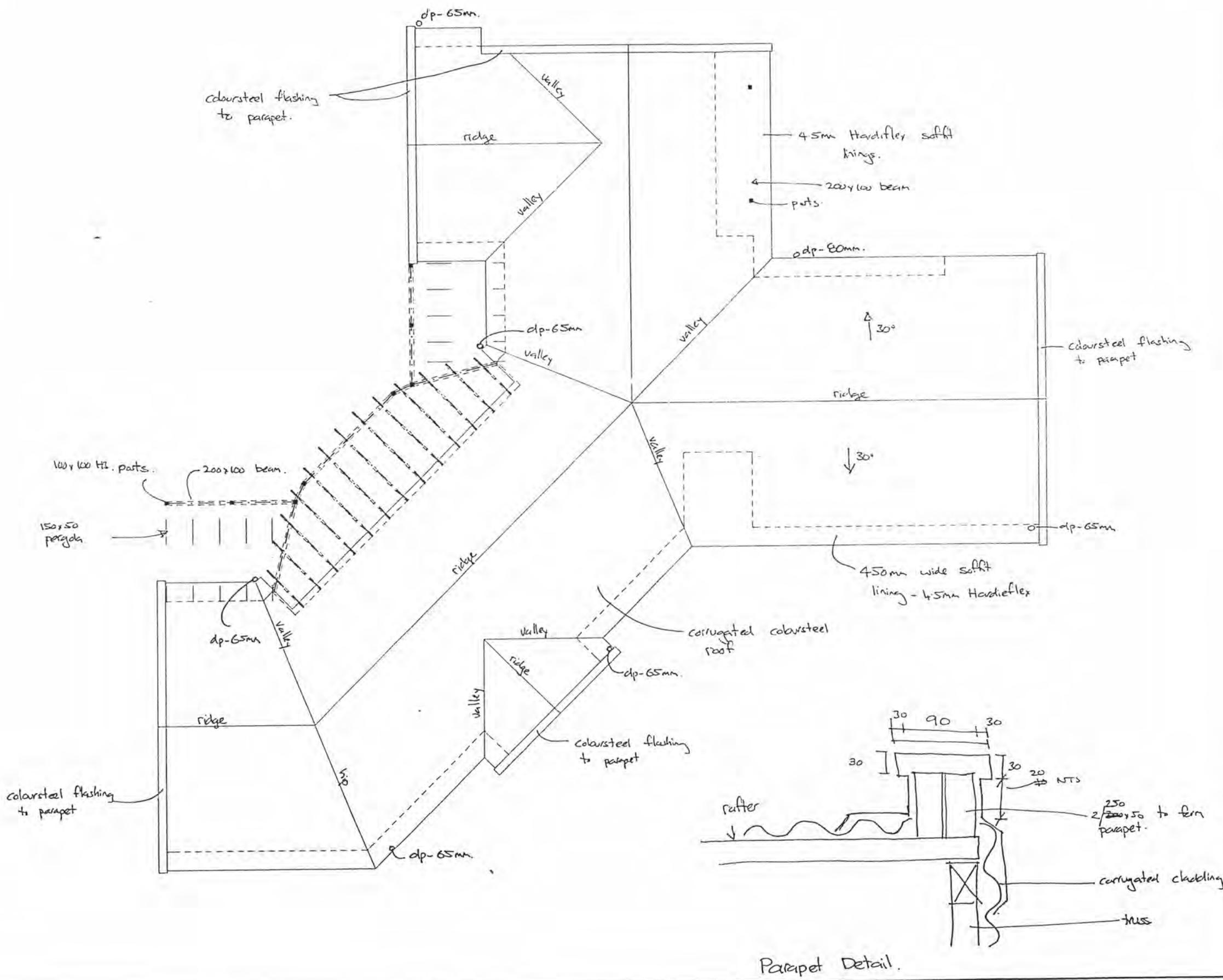
**Spectrum Homes Limited
P.O. Box 54-178 Mana
53 Kenepuru Drive, Porirua**

Phone (04) 237-5875
Fax (04) 237-8840
Email spectrumhomes@xtra.co.nz

CONTRACT DRAWINGS

Lot 7 Waikanae Downs
Waikanae, KAPITI

WEAVER RESIDENCE



CONTRACT No. 20024 / 02 / 07-00
Date : July 2000
Drawn : DWC Scale : 1:100

DWG No. 1001 PLAN

Dimensions are given in millimetres only, unless otherwise stated.
All construction to comply with NZS3604:1999, NZBC, BIA and local authority bylaws.
Drawings to be read in conjunction with structural engineers drawings.
DO NOT SCALE OFF THIS DRAWING
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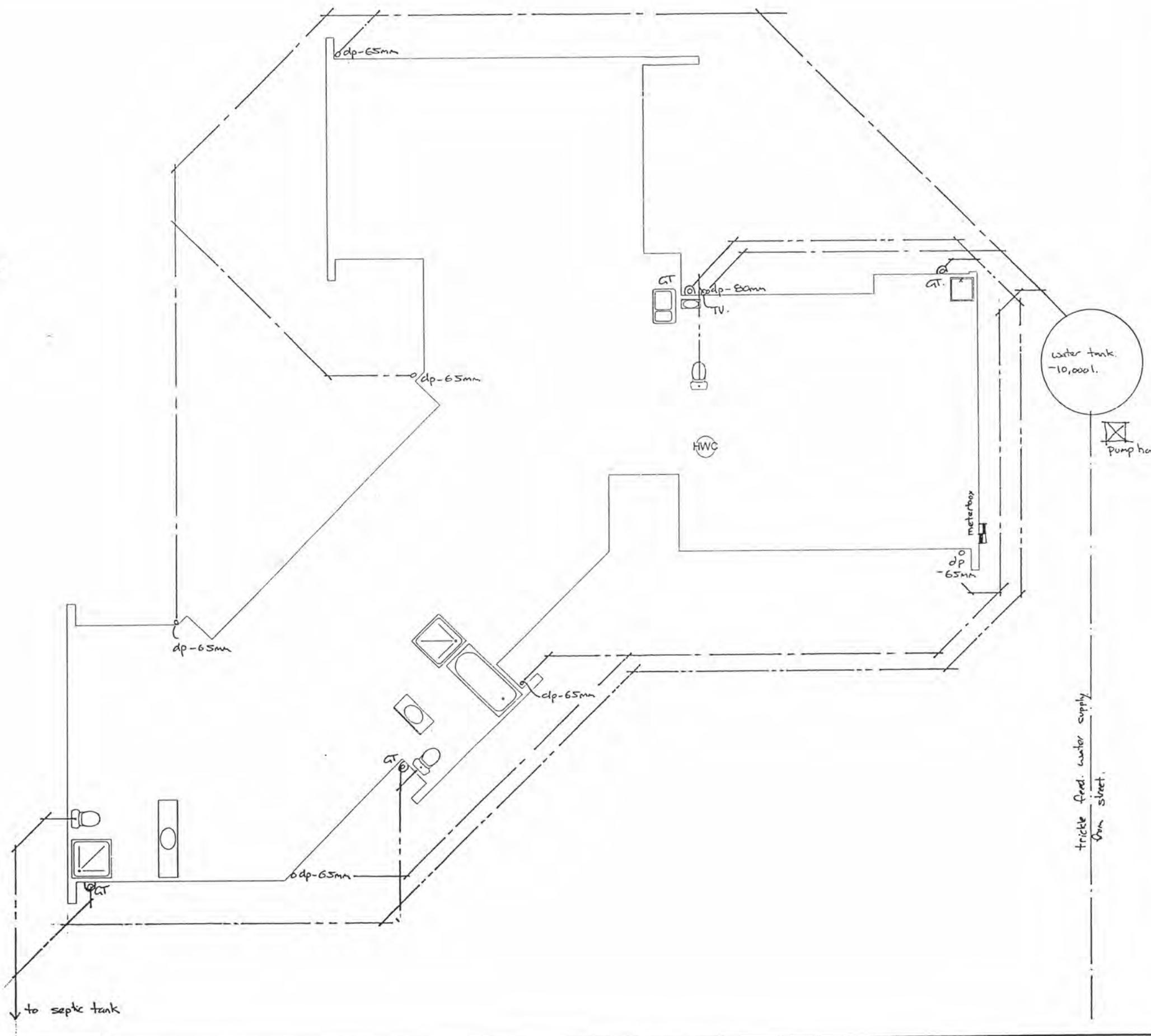
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53 Kenepuru Drive, Porirua

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WEAVER RESIDENCE
Lot 7 Waikanae Downs
Waikanae, KAPITI

CONTRACT DRAWINGS



CONTRACT No. 20024 / 02 / 07-00

Date : July 2000

Drawn : DWC Scale : 1:100

DWG No.

SERVICES PLAN.

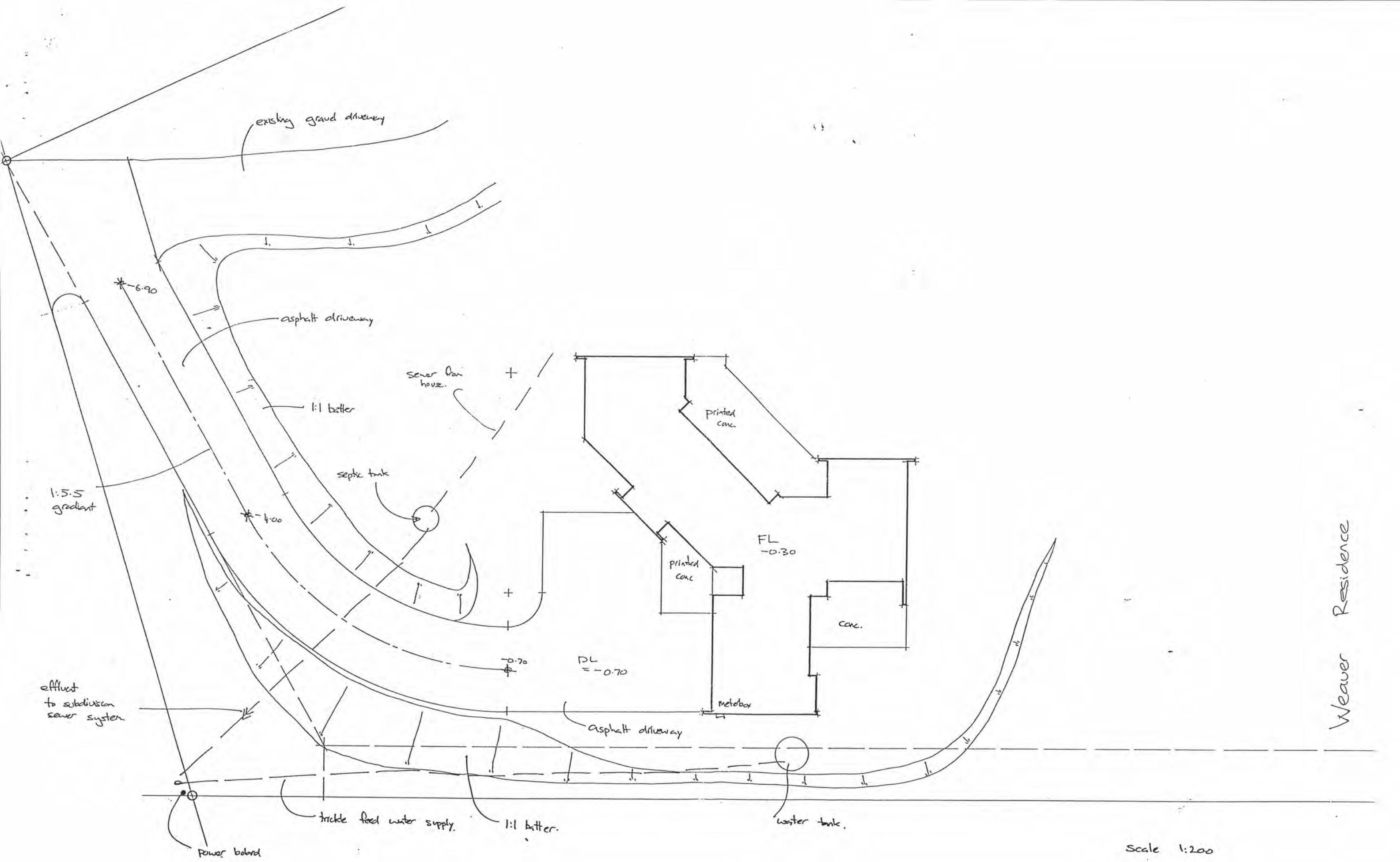
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Wall Bracing Calculation Sheet 'A'

JOB DETAILS

WEAVER RESIDENCE
LOT 7 WAIKANAE DOWNS.
WAIKANAE, KAPITI.

Location of Storey:	Roof Weight:
Building Height to Apex: m	Cladding Weight:
Roof Height above Eaves: m	Room in Roof Space:
Stud Height: m	Gross Building Plan Area GPA: m ²
Average Roof Pitch:	NOTES:
Building Length BL: 21.437 m	When the average roof pitch is over 25°, use the eaves length and width to determine BL & BW.
Building Width BW: 20.237 m	For heavy roofs use the roof plan at eaves level to determine GPA.

WIND ZONE

REGION: R1 (0): R2 (1):	TERRAIN: Inland (0): Coastal (1):	EXPOSED: Sheltered (1): Exposed (2):	TOPOGRAPHY: Gentle (0): Moderate (1): Extreme (3):
Total Points: 1			
Wind Zone: Low (0): Very High (3): Medium (1): Specific Design (4): High (2):			



EARTHQUAKE ZONE

From figure EQ1 select Earthquake Zone (A/B/C): A

BUs required WIND

From Table W1A/W1B
W Along: BUs/m
W Across: BUs/m
TOTAL WIND LOAD:
W ALONG: 20.237 x 64
W Along x BW = 1295 BUs/m
W ACROSS: 21.437 x 54
W Across x BL = 1157 BUs/m

BUs required EARTHQUAKE

From Table EQ1
E = BUs/m ²
Note: For a room in the roof space use E+1.
TOTAL EARTHQUAKE LOAD:
EQ ALONG and EQ ACROSS: E x GPA BUs = BUs

Wall Bracing Calculation Sheet 'B'

ALONG

Line Label	Minimum BUs Required	Bracing Elements Provided			Wind		Earthquake	
		Bracing Element No.	Bracing Type	Length Element (m)	6W Rating BU/m	7W BUs Achieved (BU/m x L)	8EQ Rating BU/m	9EQ BUs Achieved (BU/m x L)
A		A1	BR5	1.7	115	195	110	187
		A2	BR4	2.1	100	210	85	178
B		B1	BR4	1.4	100	140	85	119
		B2	SP2G	0.7	95	66	95	66
C		C1	BR5	1.7	115	195	110	187
		C2	SP2G	0.9	95	85	95	85
D		2.1			115 169		110 161	
		D1	BR5	1.7	115	177	110	169
E		E1	BR4	2.4	100	240	85	204
		E2	CS	1.7	99	168	114	193

0.7 45°

0.7 45°

Totals Achieved W 1645 EQ 1654

From Sheet 'A' Totals Required Wreq/EQreq = 1 W 1584 EQ 1315

If Wreq/EQreq is 1 or less complete EQ column only
If Wreq/EQreq is 1.5 or more complete W column only
otherwise complete both W and EQ

ACROSS

Line Label	Minimum BUs Required	Bracing Elements Provided			Wind		Earthquake	
		Bracing Element No.	Bracing Type	Length Element (m)	6W Rating BU/m	7W BUs Achieved (BU/m x L)	8EQ Rating BU/m	9EQ BUs Achieved (BU/m x L)
M	100	M1	BR4	1.8	100	180	85	153
		100			100 170		85 144	
N	100	N1	BR4	1.7	100	170	85	144
		N2	BR4	1.7	70	93	60	79
O	100	O1	BR4	1.2	150	180	110	132
		O2	BR4	1.7	100	119	85	100
P	70	P1	BR6	1.6	100	160	85	156
		P2	Gbla	2.9	75	217	50	145
Q	150	Q1	BR4	1.6	100	160	85	136
		Q2	Gbla	2.9	75	217	50	145

0.7 45°

0.7 45°

Totals Achieved W 1747 EQ 1594

From Sheet 'A' Totals Required Wreq/EQreq = 1 W 1677 EQ 1315

BRACING SCHEDULE 1:50



Spectrum Homes Limited
P.O. Box 54-178 Mana
53 Kenepuru Drive, Porirua

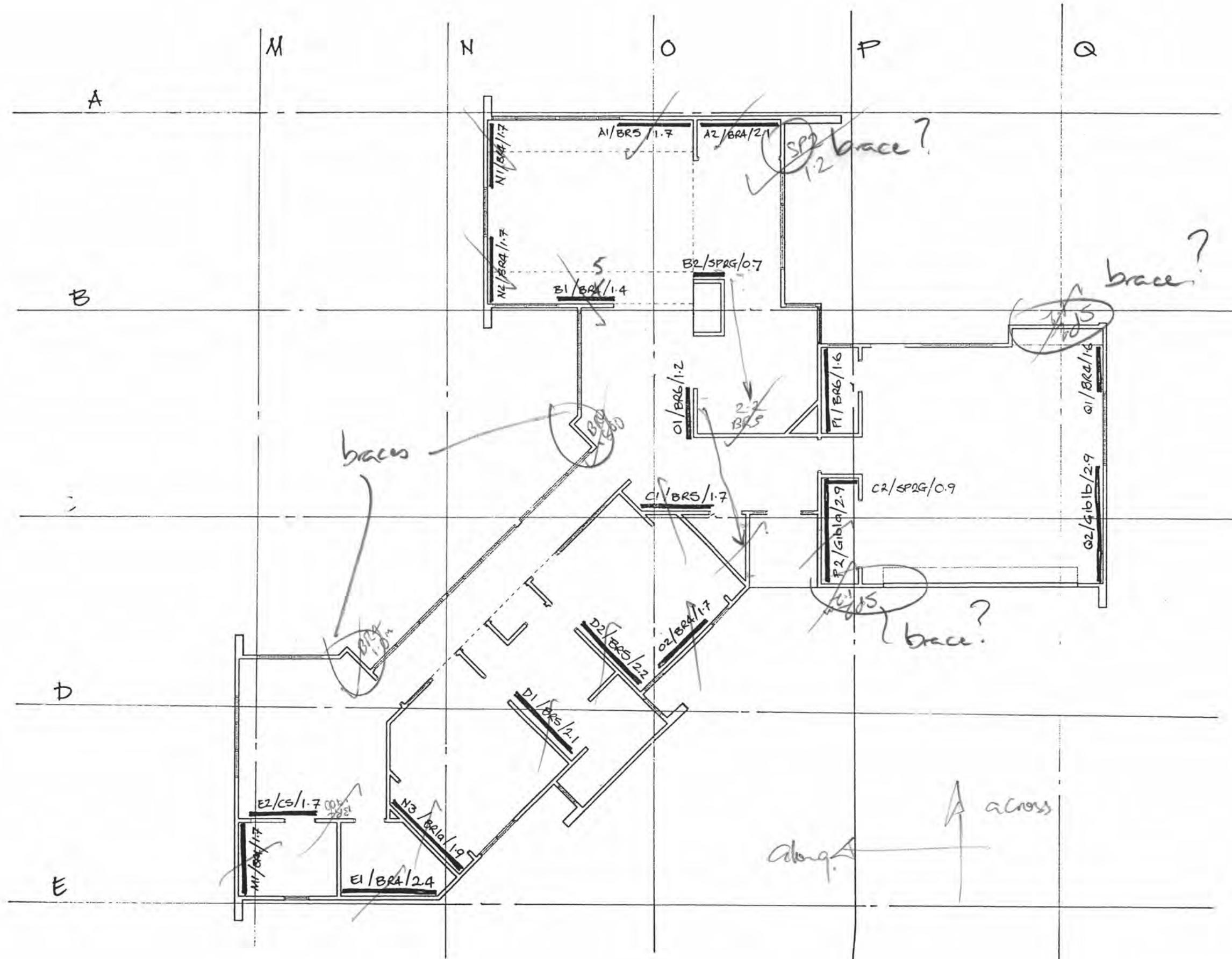
Phone (04) 237-5875

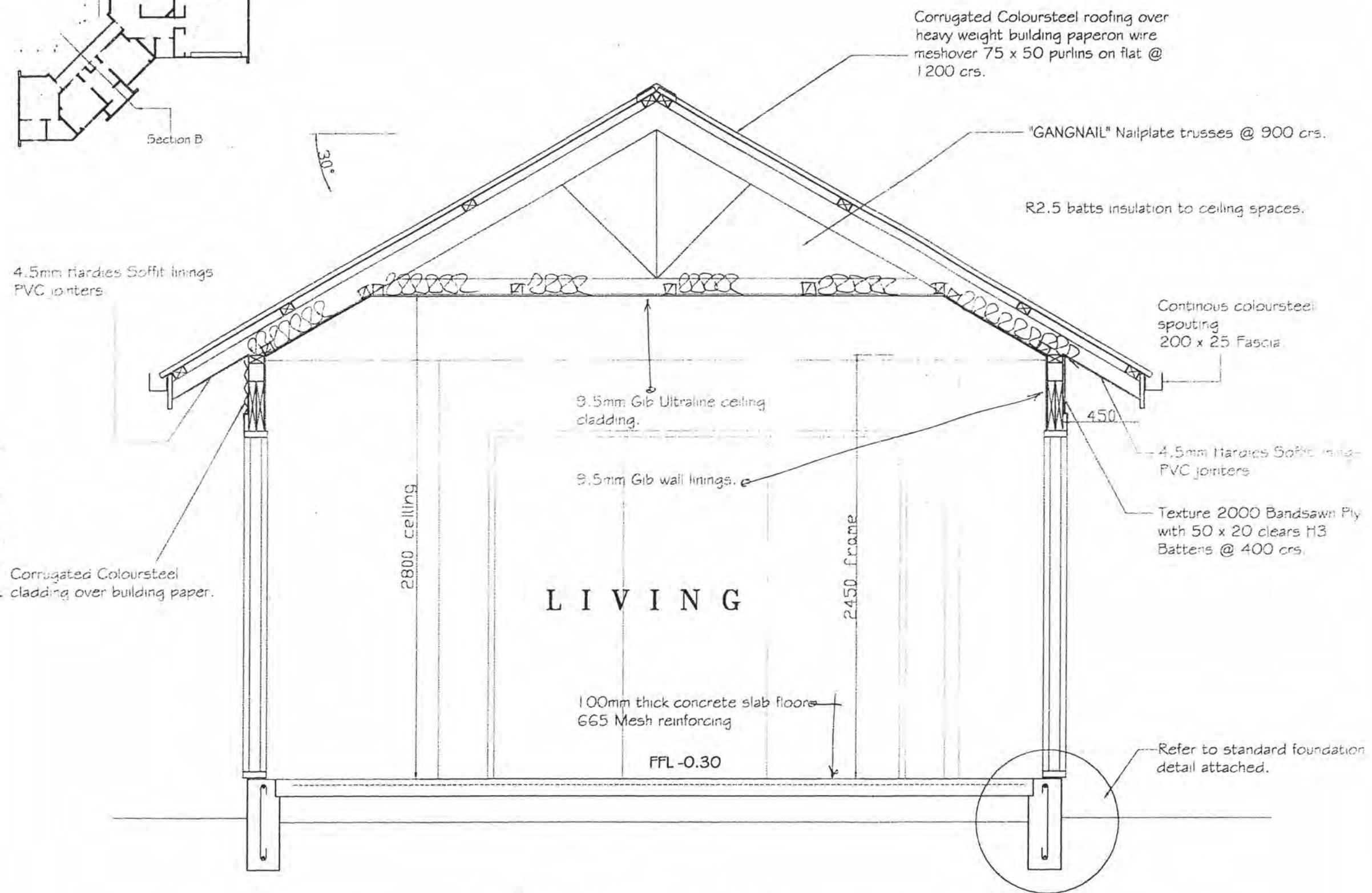
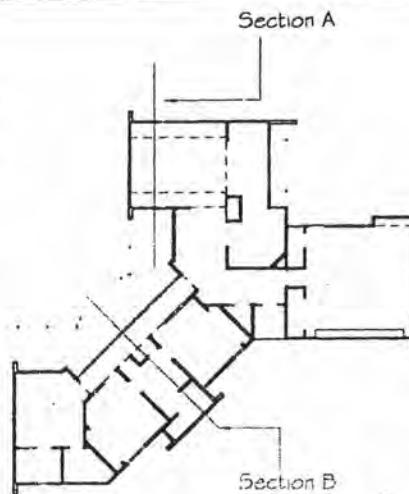
Fax (04) 237-8840

Email spectrumhomes@xtra.co.nz

2002/02/07-00

Spectrum Homes





SECTION A-A SCALE 1:25

CONSTRUCT IN ACCORDANCE WITH NZS 3604 (1999)
AND LOCAL AUTHORITY REQUIREMENTS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO
COMMENCEMENT OF WORK.

WEAVER RESIDENCE
Lot 7 Waikanae Downs
Waikanae, KAPITI
WORKING DRAWINGS

CONTRACT No. 20024 / 02 / 07-00

Date : July 2000

Drawn : MBC. Scale : 1:25.

DWG No.

SECTIONS

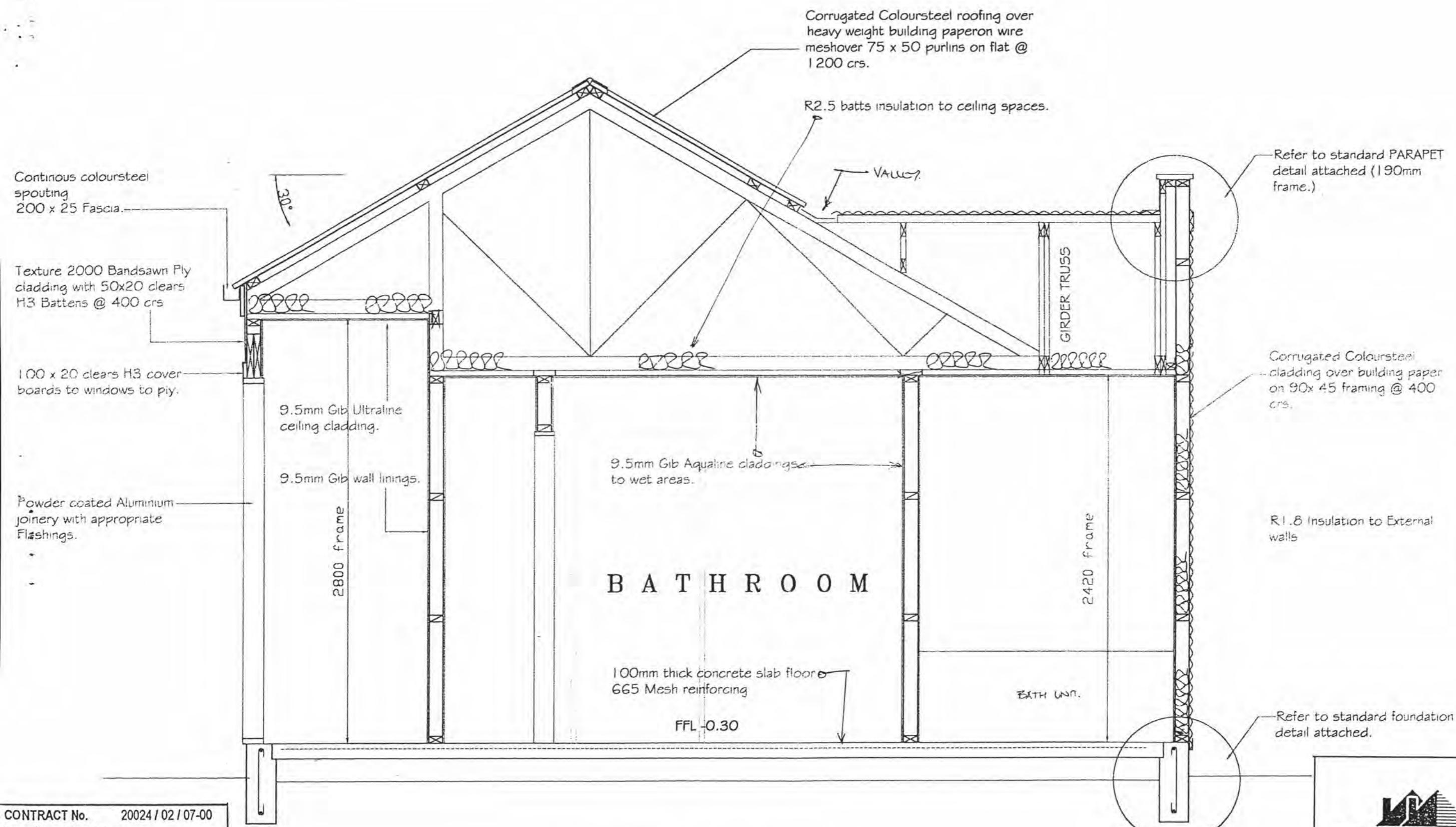
Dimensions are given in millimetres only, unless otherwise stated.

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Drawings to be read in conjunction with structural engineers drawings.

DO NOT SCALE OFF THIS DRAWING

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CONTRACT No.	20024 / 02 / 07-00
Date	: July 2000
Drawn	: MBC. Scale : 1:25
DWG No.	
<i>SECTIONS</i>	
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SECTION B-B SCALE 1:25

CONSTRUCT IN ACCORDANCE WITH NZS 3604 (1999)
AND LOCAL AUTHORITY REQUIREMENTS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO
COMMENCEMENT OF WORK.

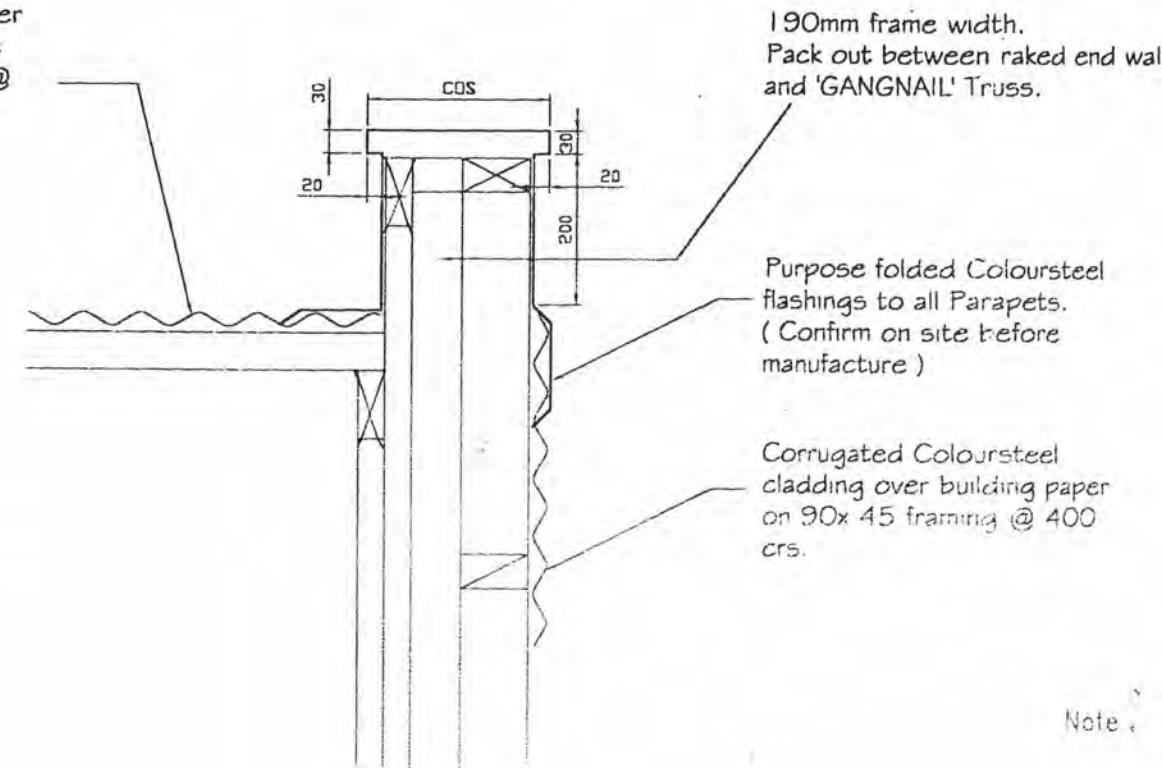
WEAVER RESIDENCE
Lot 7 Waikanae Downs
Waikanae, KAPITI


SPECTRUM HOMES
"BUILDING ON YOUR IDEAS"

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P.O. Box 54-178 Mana
53 Kenepuru Drive, Porirua
Phone (04) 237-5875
Fax (04) 237-8840
Email spectrumhomes@xtra.co.nz

Corrugated Coloursteel roofing over heavy weight building paper on wire mesh over 75 x 50 purlins on flat @ 1200 crs.

'GANGNAIL' Nailplate trusses @ 900 crs.

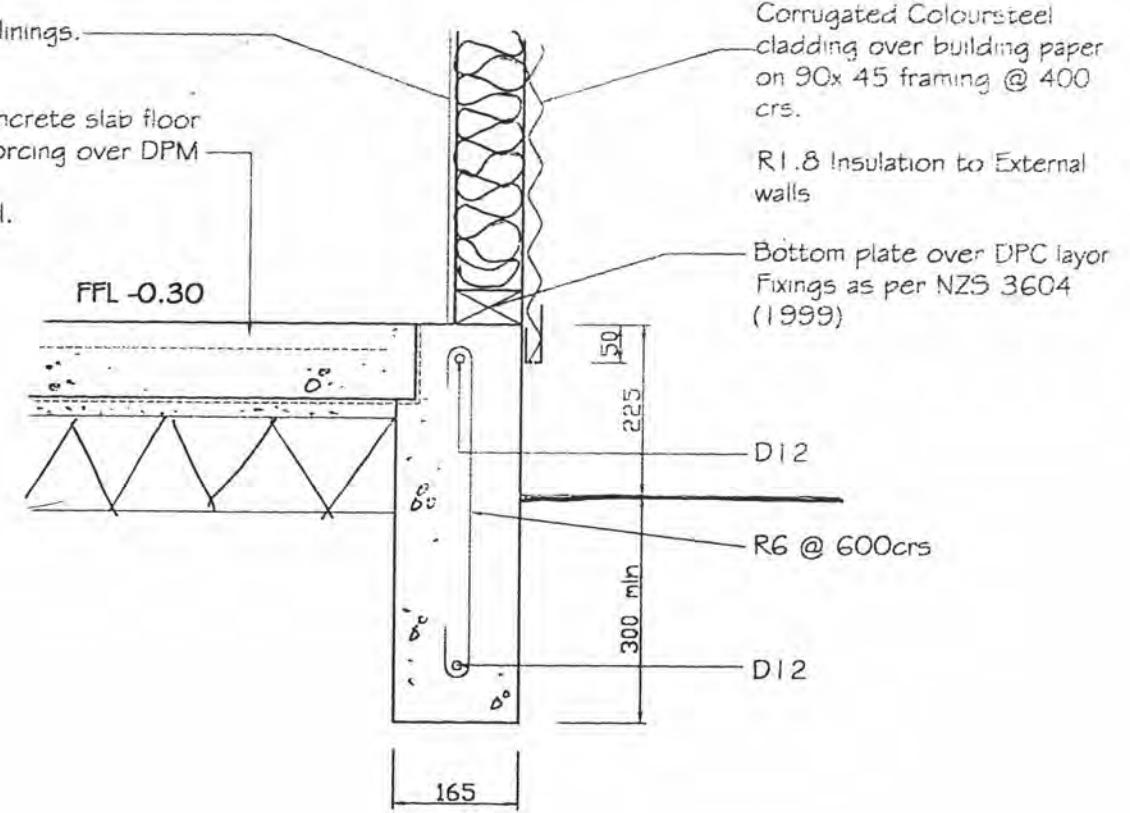


TYPICAL PARAPET FLASHING DETAIL

SCALE 1:10

9.5mm Gib wall linings.

100mm thick concrete slab floor
665 Mesh reinforcing over DPM
over
Blinding & Hardfill.



TYPICAL FOUNDATION DETAIL SCALE 1:10

190mm frame width.
Pack out between raked end wall and 'GANGNAIL' Truss.

Purpose folded Coloursteel flashings to all Parapets.
(Confirm on site before manufacture)

Corrugated Coloursteel cladding over building paper on 90x 45 framing @ 400 crs.

Note : A head and sill flashing will have to be folded to suit

Any vertical joints in horizontally fixed CGI must be made in vertical lines with all other sheets above and below. ie: A vertical line of laps, not random.

Provide inseal strip behind CGI at all window and corner flashings.



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Email spectrumhomes@xtra.co.nz

WEAVER RESIDENCE

Lot 7 Waikanae Downs
Waikanae, KAPITI

WORKING DRAWINGS

CONTRACT No. 20024 / 02 / 07-00

Date : July 2000

Drawn : MBC. Scale : 1:10

DWG No.

DETAILS

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When calling the office please quote reference 2997

*Priority builders'/clients' hour
for queries 8.00am to 9.00am
weekdays*



ABUILD
Consulting Engineers Ltd

Structural and Civil Engineers

4 Broderick Road, Box 13 273, Wellington 4 N.Z.
Telephone (04) 478 3929, Facsimile (04) 478 3421
Mobile (025) 491 857. Email abuild@xtra.co.nz

DOCUMENT TRANSFER

No. 2997 -1

JOB :	Foundation Design
JOB ADDRESS:	91 Aston Road
ISSUED TO:	PARAPARAUMU
CLIENT ADDRESS:	Spectrum Homes Ltd
	Box 54 178
	MANA

DATE: 26-10-00

Copy sent to Territorial Authority

Kapiti Coast District

Yes Address: Private Bag 601
 No Fax: 0

We are sending you herewith the following:

<input checked="" type="checkbox"/>	PRODUCER	<input type="checkbox"/>	SPECIFICATIONS
<input checked="" type="checkbox"/>	STATEMENT	<input type="checkbox"/>	DRAFT SPECIFICATIONS
<input checked="" type="checkbox"/>	CALCULATIONS	<input type="checkbox"/>	

SENT PER:

Mail
Fast Post
Courier
Personal Delivery
Pick-up
Facsimile

Sent to you for the following reasons:

Consent and Construction

Signed: *John C. Johnson*



ABUILD

Consulting Engineers Ltd

Structural and Civil Engineers

4 Broderick Road, Box 13 273, Wellington 4 N.Z.

Telephone (04) 478 3929, Facsimile (04) 478 3424

Mobile (025) 491 857, Email abuild@xtra.co.nz

QUALITY ASSURANCE PLAN

Job:	Foundation Design	Client:	Spectrum Homes Ltd	Date
Job Address:	91 Aston Road PARAPARAUMU	Client Address:	Box 54 178 MANA	26-10-00
Job Number:	2997	Client Phone:	237 5875	
		Client Fax:	237 8840	
		Owner:	Weaver/West	

Territorial Authority: Kapiti Coast District Council	Building Inspector (If known)
Territorial Address: Private Bag 601 PARAPARAUMU	
Territorial Fax:	

Designer	Design Check	Approval & Release
R TD	RG Taylor	RG Taylor

INPUTS

Architectural Drawing
NZ Standards and Product Data
Soil TESTINC

OUTPUTS

Engineers' Drawings
Engineers' Calculations
Producer Statement

Professional Staff	Qualifications	Position	Scope
RG Taylor	BE(Hons), PhD	Civil/Structural Designer and Director	Design Checker
V Los	PhD	Structural Engineer Software Development	
PD Wright	BE	Structural Engineer	
IR Taylor	BE(Hons)	Technician/Engineer	
RJ Davidge	REA	Soils/Foundations Specialist	DESIGNER
RG Borlase	NZCE	Design, Roading & Drainage	
SAJ Taylor	BBS(Acc)	Operations Manager	

ASSOCIATION
CONSULTING
ENGINEERS OF
NEW ZEALANDNEW ZEALAND
INSTITUTE
OF ARCHITECTSINSTITUTION
PROFESSIONAL
ENGINEERS OF
NEW ZEALAND

P.I.M. No.....

Building Regulation Clause(s).....

PRODUCER STATEMENT - PS 1 - DESIGN

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY:

ROY GEORGE TAYLOR

(Suitably Qualified Design Professional)

TO:

Weaver/West

(Owner)

IN RESPECT OF:

Foundation Design

(Description of Building Work)

AT:

91 Aston Road

PARAPARAUMU

WELLINGTON

(Address)

LOT:

DP:

SO:

ABUILD CONSULTING ENGINEERS LTD has been engaged by
(Design Firm)Weaver/West
(Owner/Developer/Contractor)

to provide

STRUCTURAL DESIGN

services in the respect of the

requirements of Clause(s)

(Extent of Engagement)

B1: STRUCTURE

of the Building Regulations 1992 for

 All Part only as specified

of the building work. The design has been prepared in accordance with

B1/VM1 B1/VM4

(verification method(s)/acceptable solution(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on

ABUILD CONSULTING ENGINEERS LTD
(Design Firm)

drawings titled

As per Document Transfer
Dated 26-10-00
Job # 2997and numbered as per Document Transfer Job # 2997 Dated 26-10-00
and the specification and other documents according to which the building is proposed to be constructed.

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

(i) the site verification of the following design assumptions
Normal inspection on site by a competent personand (ii) all proprietary products meeting the performance specification requirements,
the drawings, specifications, and other documents according to which the building is proposed to be constructed
comply with the relevant provisions of the building code.

Date

26-Oct-00

(Signature suitably qualified Design Professional)

BE(HONS) PHD. MIPENZ
(Professional Qualifications)

ERB/AERB Reg No.

7706

LEVEL 1 4 BRODERICK RD, JOHNSONVILLE
(Address)Member ACENZ IPENZ NZIA

This form to accompany Form 3 of the Building Regulations 1992 for the application of a building consent

~~THIS CERTIFICATE EXCLUDES~~ FOUNDATION
CONDITIONS - TO BE CHECKED ON SITETHIS CERTIFICATE IS ISSUED SUBJECT TO THE
ARCHITECTURAL DESIGNER PLACING CURRENT
BEAM SIZES AND KEY INFORMATION ON
ARCHITECTURAL DRAWINGS BEFORE CONSENT
IS ISSUED.

ABUILD Consulting Engineers Ltd
level 1 4 Broderick Rd
Ph (04) 478 3929 Box 13 - 273
Fax (04) 478 3424 Johnsonville
Mob (025) 491 857 Wellington

Client: WEAVER/WEST
Job:
Job Address: 91 ASTON ROAD
PARKS PARKVIEW

Calculation Sheet
Page of Job No 2987
Date
Designed RG
Checked RG Taylor

Scallop size @ 1.2m - 6/100 mm

$$\text{Wheeler} = 18/100 = 5 = 18$$

$$3N = \frac{18}{1.5} \rightarrow 12 \text{ tines} / 300 \text{ mm}$$

which is very stiff on dense consolidated soil
typical $\sigma' > 140 \text{ kPa}$

$$Q_{ult} \rightarrow N_c P_u$$

$$\text{for } \gamma_b > 2 \quad N_c = 7.$$

$$\therefore Q_{ult} = 7 \times 40$$

$$= 280 \text{ kPa}$$

for 3000 mm pile.

$$\text{Area} = \pi d^2 = \frac{\pi}{4} \times 0.785(0.3)^2 = 0.071 \text{ m}^2$$

$$\therefore \text{load} = 0.071 \times 280 = 20 \text{ kN}$$

$$\text{Working load} = \frac{20}{2.5} = 8 \text{ kN}$$

for load of 10 kN on mon. at 2.0m

Span max. load = 20 kN so.

Capacity of pile 8k

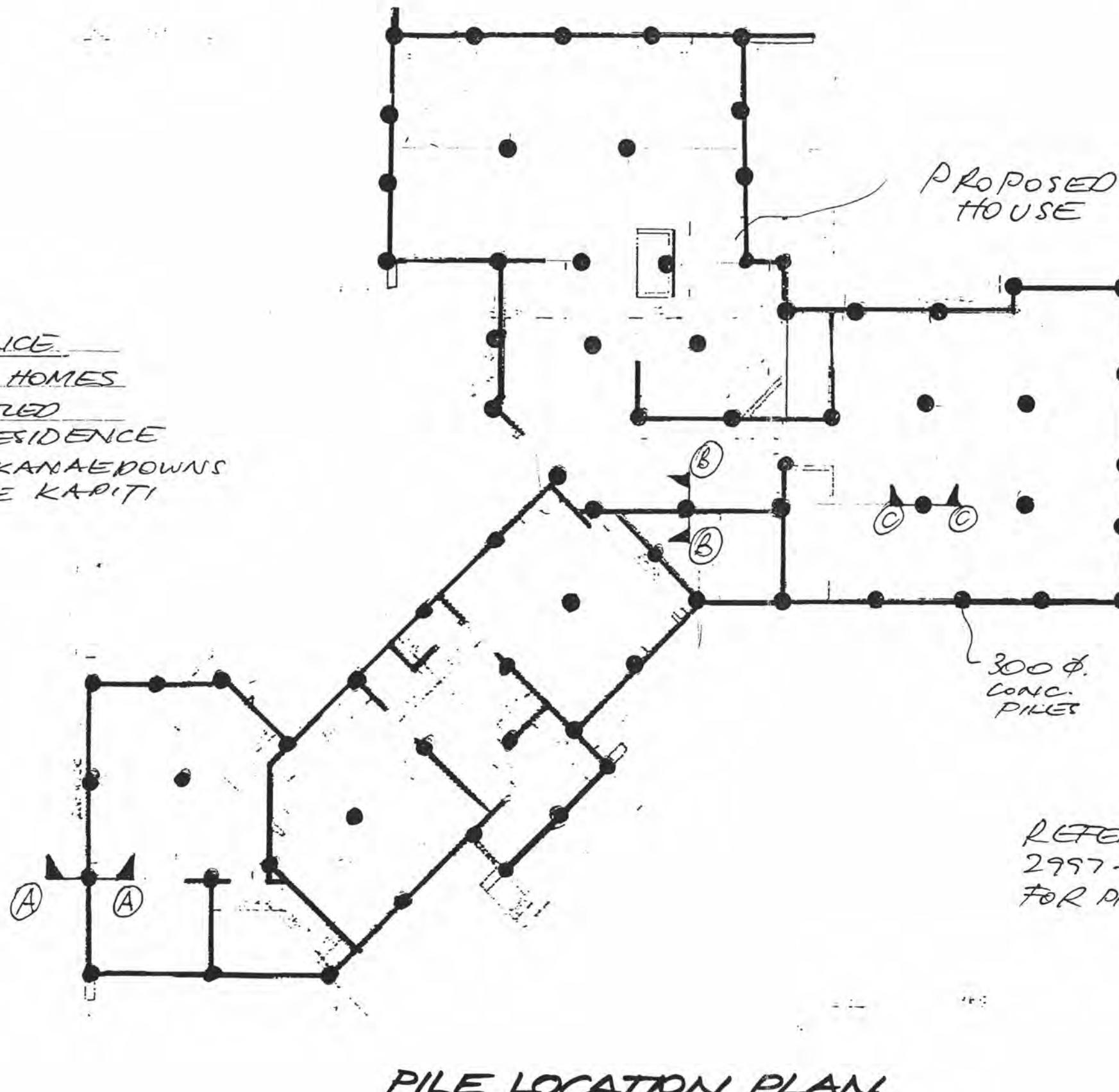
R

ABUILD

All Details Not Shown
to NZS 3604:1999

300 Ø CONC.
PILES TO ALL
LOAD BEARING
WALLS

REFERENCE
SPECTRUM HOMES
DRWG. ENTITLED
"WEAVER RESIDENCE"
LOT 7 WAIKANAEDOWNS
WAIKANAE KAPITI



Job Foundation Design
Job Address 91 Aston Road
Client PARAPARAUMU
Owner Spectrum Homes Ltd
Owner Weaver/West

ABUILD
Consulting Engineers Ltd
Civil & Structural Engineers

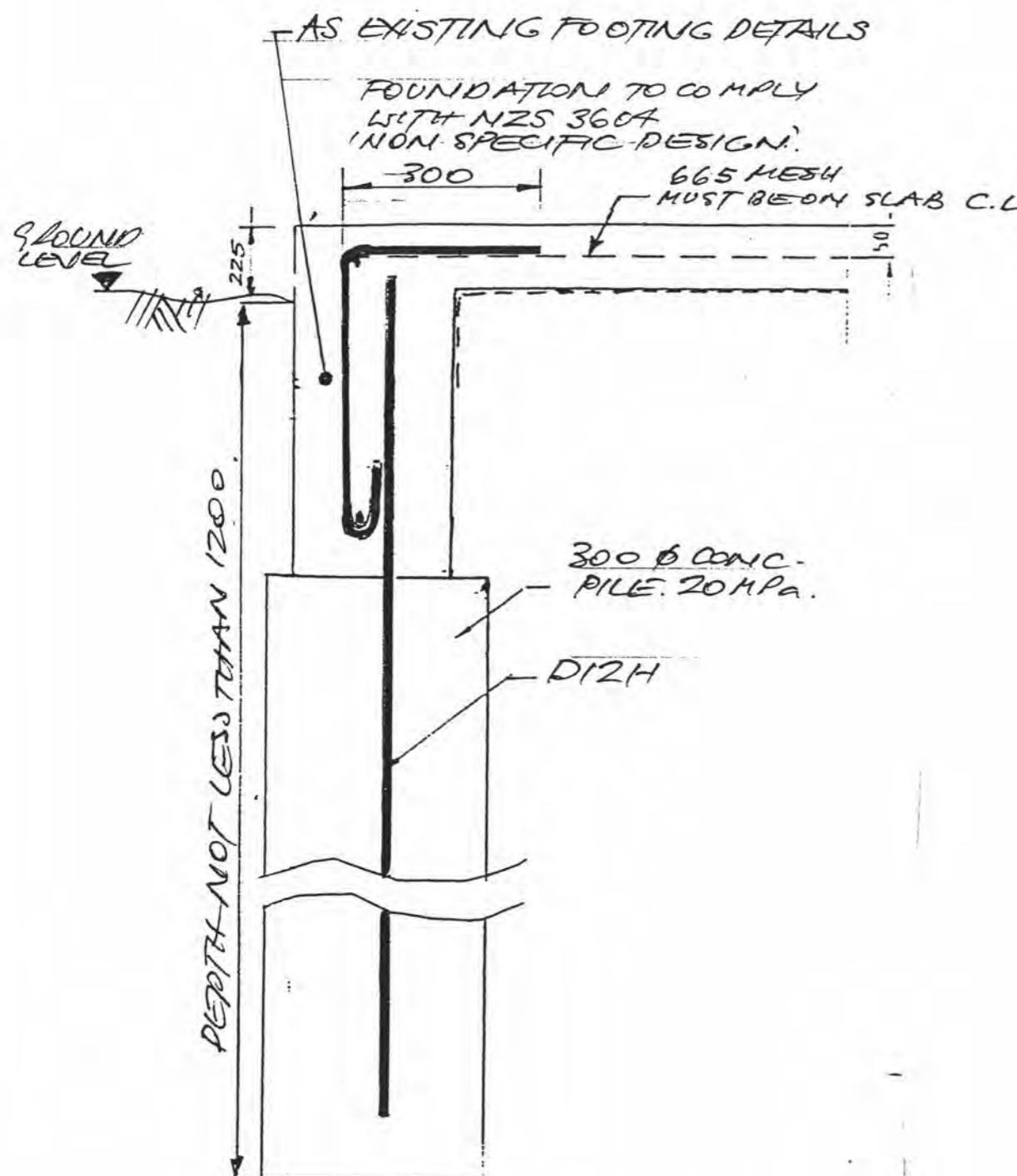
Box 13 273 Johnsonville Wgtn 4
Phone (04) 478 3929
Mob (025) 491 857

Drawn: *[Signature]* 0
Checked: RG Taylor
Traced: *[Signature]*
Scale: *[Signature]*
Date: 26-10-00

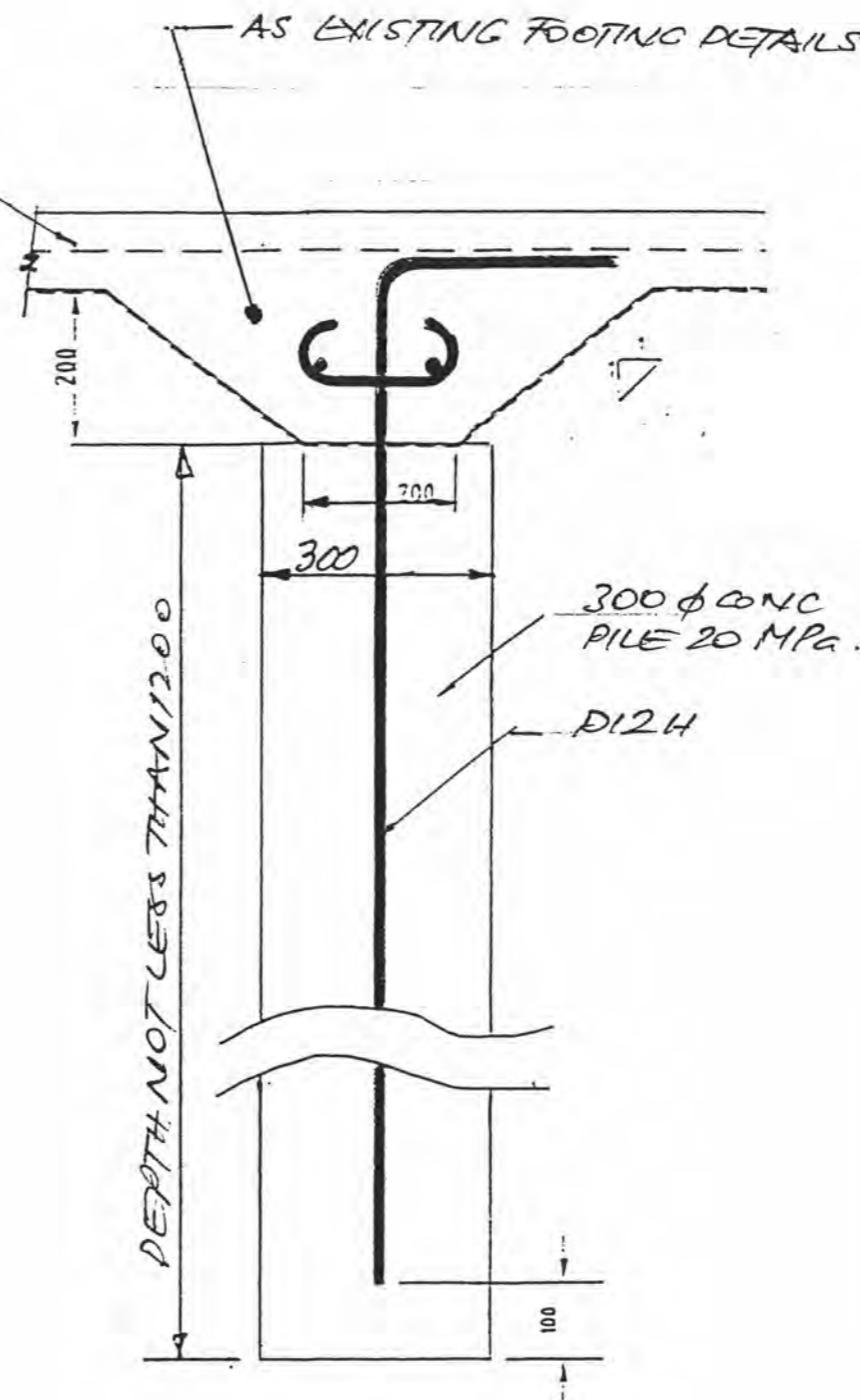
Sheet Title
PILE LOCATION
PLAN

Job No 2997
Sheet S1

Rev A



EDGE PILE
SECTION A-A



INTERNAL PILE
SECTION B-B

All Details Not Shown
to NZS 3604:1999

REFER DRAWG.
2997-SIA FOR
PILE LOCATIONS

Reason			
Rev	Date	By	Approval

Job Foundation Design
Job Address 91 Aston Road
Client PARAPARAUMU
Owner Spectrum Homes Ltd
Weaver/West

ABUILD
Consulting Engineers Ltd
Civil & Structural Engineers

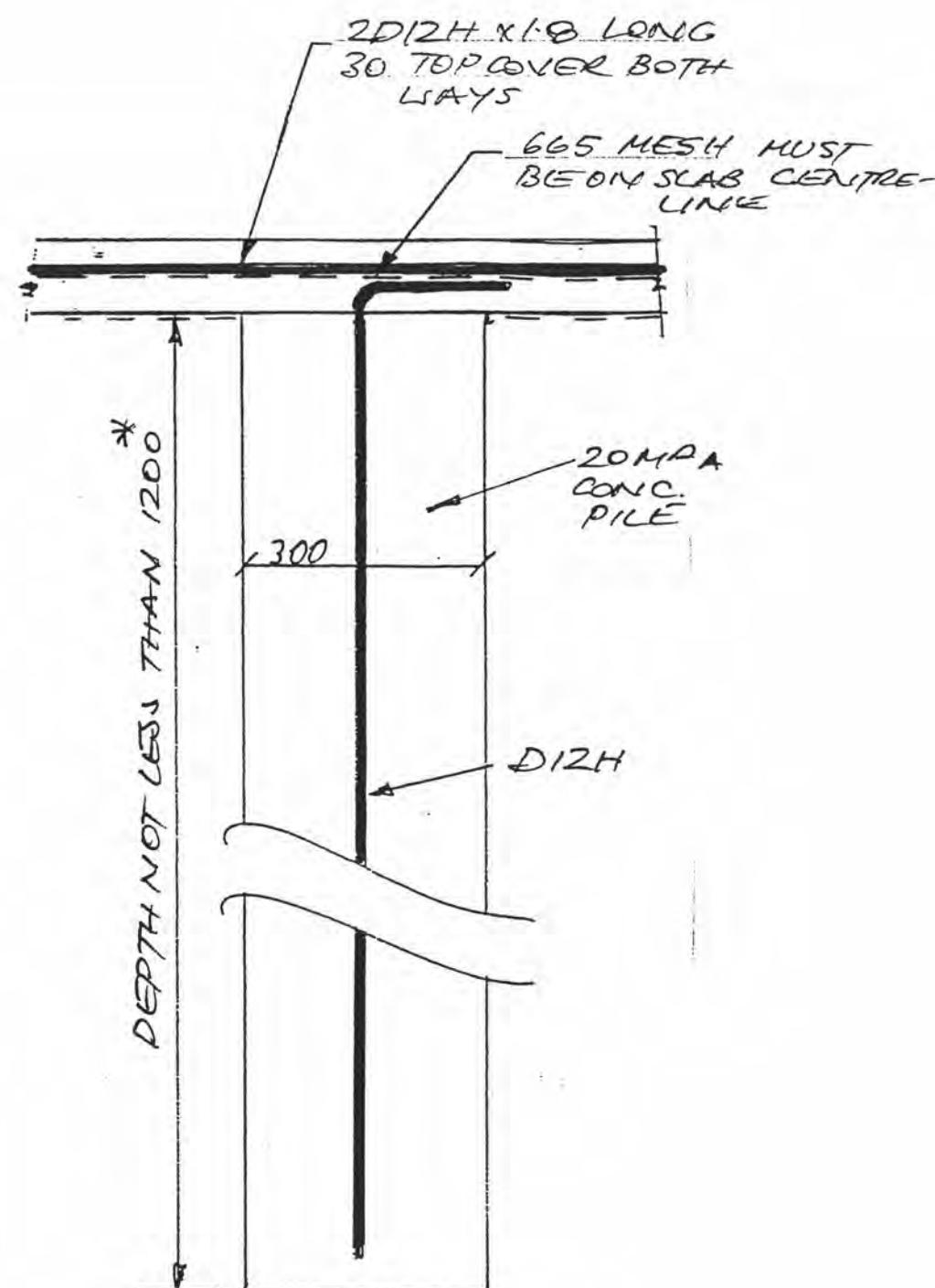
Box 13 273 Johnsonville Wgtn 4
Phone (04) 478 3929
Mob (025) 491 857

Drawn: 0
Checked: RG Taylor
Traced: -
Scale: -
Date: 26-10-00

Sheet Title
EDGE & INTERNAL
PILE DETAIL

Job No 2997
Sheet S2

Rev A



NOTES

1. ALL REINFORCING TO BE GRADE 430 (HIGH STRENGTH) TO NZS3402:1989, DEFORMED BARS INDICATED "D..H".
2. ALL CONCRETE TO BE MPa 28 DAY CYLINDER SPECIFIED STRENGTH TO NZS3109.
3. ALL CONCRETE WORK TO NZS3109:1997.
4. HEALTH AND SAFETY IN EMPLOYMENT ACT 1992, THE BUILDING CODE AND T.A. REQUIREMENTS SHALL BE COMPLIED WITH.
5. ALL DETAILS NOT SHOWN SHALL COMPLY WITH NZS3604:1990.
6. ALL DIMENSIONS TO BE CONFIRMED ON SITE.

*DEPTH TO BE CONFIRMED ON SITE BY ENGINEER

All Details Not Shown to NZS 3604:1999

REFER DRWG
2997-SIA FOR
PILE LOCATIONS

			Reason
Rev	Date	By	Approval

Job	Foundation Design
Job Address	91 Aston Road
Client	PARAPARAHU
Owner	Spectrum Homes Ltd
	Weaver/West

ABUILD
Consulting Engineers Ltd
Civil & Structural Engineers

Box 13 273 Johnsonville Wgtn 4
Phone (04) 478 3929
Mob (025) 491 857

Drawn:	<i>RG</i>
Checked:	RG Taylor
Traced:	-
Scale:	-
Date:	26-10-00

Sheet Title
SLAB PILE SECTION C-C.

Job No 2997	Sheet S3	Rev A
----------------	-------------	----------

YOUR AUTHORISED MILAN DEALER

Sam 5289.128

Feb 2000

Milan heating systems are proudly manufactured by:

DALLAS METAL INDUSTRIES

7 REG SAVORY PLACE - EAST TAMAKI - AUCKLAND

PH 09 2739051 FAX 09 2733047

PO BOX 58678 GREENMOUNT AUCKLAND

Made in New Zealand

ct to change or variation without notification.

Contents

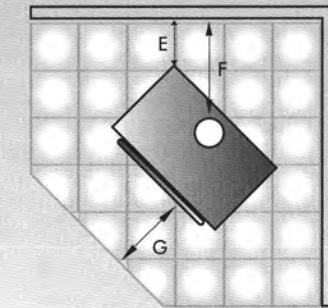
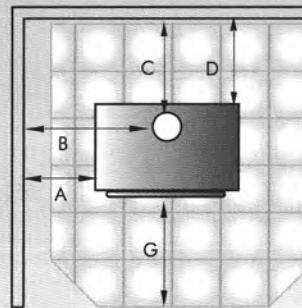
Page 1 **Introduction**

Page 2 **Caldo Fire, Piccolo Fire**

Page 3 **Tuscany Fire, Milano Fire**

Page 4 **Milan Insert, Rembrandt, Ar'dore**

Page 5 **Specifications**



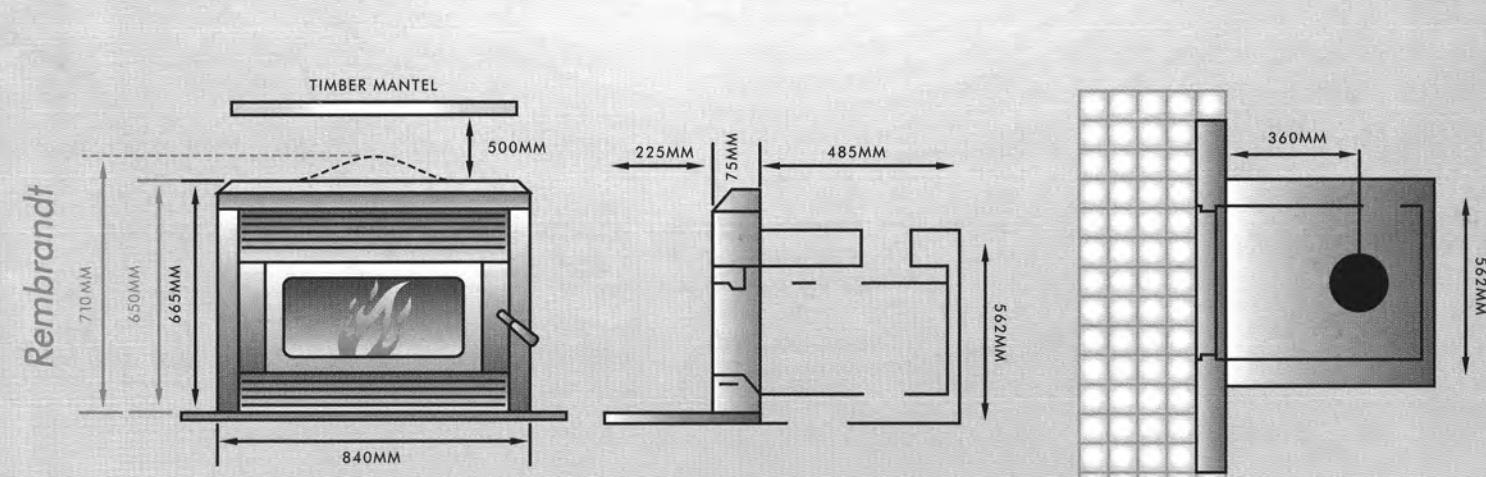
Minimum clearance to combustibles in millimeters NZS 7421 1990

INSTALLATION CLEARANCES		A	B	C	D	E	F	G
Caldo (F1-11)	Without Flue Shield	400	625	400	340	210	450	200
	With Flue Shield	400	625	200	140	75	315	200
Piccolo	Without Flue Shield	375	600	490	425	300	525	200
	With capped S/S Flue Shield	375	600	145	75	125	350	200
Tuscany	With capped painted Flue Shield	375	600	420	350	200	425	200
	Without Flue Shield	800	980	645	600	500	700	200
Milano	With Flue Shield	750	930	245	200	350	550	200
	Without Flue Shield	350	625	445	375	200	475	375
Ar'dore	With Flue Shield	350	625	145	80	75	350	375
	Without Flue Shield	400	615	410	325	315	440	200
Milan Inbuilt		300	515	135	50	75	315	200
								225

MINIMUM HEARTH SIZES		Insulated	Ash	Width	Depth
Caldo (F1-11)			✓	790 mm	760 mm
Piccolo			✓	800 mm	695 mm
Tuscany			✓	800 mm	975 mm
Milano		✓		940 mm	875 mm
Ar'dore		✓		820 mm	800 mm

MODEL	Wet Back Booster option	Overall Depth	Overall Width	Overall Height	Estimated Peak Output (Kw)
Caldo (F1-11)	✓	485 mm	600 mm	655 mm	14 kw
Piccolo	✓	500 mm	600 mm	660 mm	17 kw
Tuscany	✓	640 mm	510 mm	715 mm	20 kw
Milano	✓	470 mm	700 mm	660 mm	20 kw
Ar'dore	✓	635 mm	590 mm	695 mm	22 kw
Insert	✓				19 kw
Rembrandt	✓				19 kw

(Specifications given on this page are indicative only. Please refer to full installation and specification sheet before installation.)



Milan Showroom

Milan Showroom situated in our factory in Auckland



MILAN INBUILT RANGE

MILAN INSERT



A high performing heating unit designed to fit in most existing fireplaces thus minimising installation time and expense.

This slow combustion heater will keep your home warmer for longer and is an ideal replacement for your drafty hungry open fire.

Available in two fascia designs the Milan Inbuilt will compliment any hearth decor. From modern to classical, Milan has it all. Capable of heating homes up to 1900 Sq. Ft.

Also available with zero clearance option.

REMBRANDT



THE AR'DORE

Burning logs and flickering flames are more visible with the bay window of the Ar'dore.

Sleek lines and formed panels make the Ar'dore very cosmetically appealing.

A huge peak of 22Kw (Est O/Put) gives this fire the muscle to heat homes up to 2200 Sq. Ft.



PROUDLY HEATING
NEW ZEALAND
HOMES FOR OVER
FIFTEEN YEARS!

Firebox

Colours

Choice

Features

Milan Wood Fires

Manufactured in New Zealand by Dallas Metal Industries, Milan Fires bring you European inspired designs expertly engineered and manufactured by our highly trained staff.

Look at the Milan features.

Hot rolled steel plate totally sealed and brick lined. Five year warranty.

Milan Fires are available in a designer range of colours.

Matt & Gloss Black

Charcoal

Forest Green.

Gloss Brown Matt Brown

Jasmine

(Due to enameling costs, Jasmine fires are slightly more expensive.)

Colours are indicative only

Milan has a range of seven models beginning with the 14Kw(Est O/Put) Caldo to the 22Kw(Est O/Put) Ar'dore. No matter what area size you wish to heat, Milan can cater for your needs.

Single action heat controls for ease of operation.

Removable baffle for easy cleaning.

Extended burn times.

Air wash over glass.

Optional hot water boosters.

Durable vitreous enamel finish.

Cook top options.



THE CALDO (F1-11)

The Big Easy.

Easy on the eye, Easy to operate, Easy on the pocket.

This beautifully designed heater is a top buy for bottom dollar.

It is ideally suited for homes up to 1300 Sq. Ft.

Advanced inner heat shield technology allows Milan to high-temp powder coat the Caldo's outer cabinet giving the Caldo a durable non-fade finish.

Ash Hearth Approved.

(Available as a package: Fire, Hearth, Flue Kit. Consult your Milan agent.)

Cosmetically appealing shaped door.

CEILING PLATE

THE PICCOLO

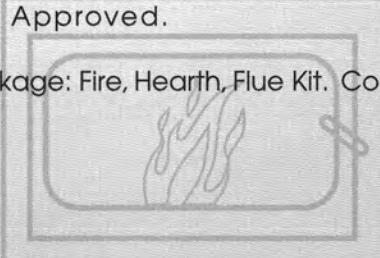
Advanced design features enable The Piccolo to be installed with small clearances but still capable of 17Kw (Est O/Put) heat output.

It will heat homes up to 1700 Sq. Ft in size. Soft lines and striking good looks may fool you into thinking this is a small fire, be warned!

The Piccolo out performs its rivals.

Ash Hearth Approved.

(Available as a package: Fire, Hearth, Flue Kit. Consult your Milan dealer.)



THE TUSCANY

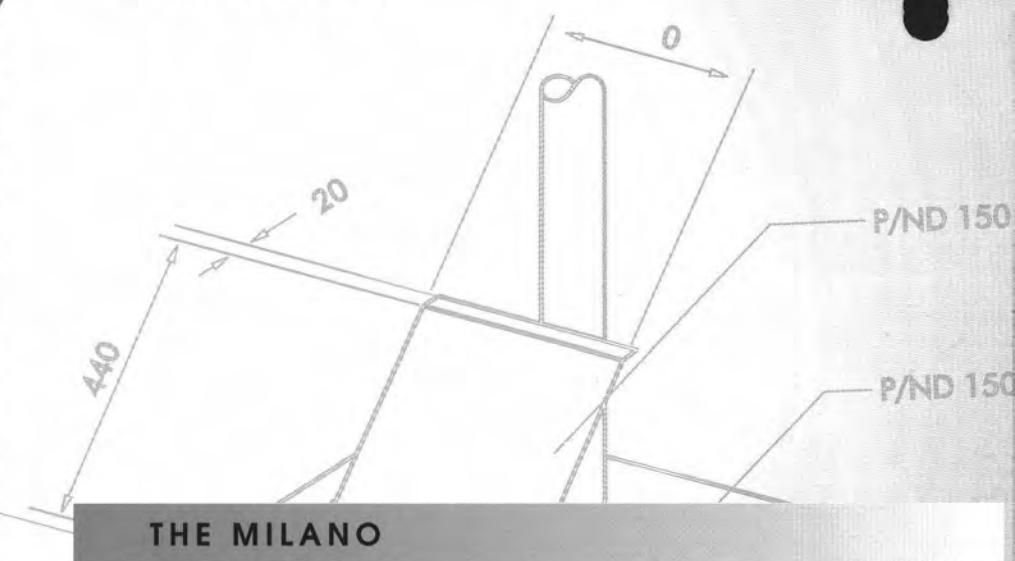
The Tuscany is today's alternative to the 'Pot Belly'.

Rustic inspiration blended with contemporary mood.

Form without frills, elegant home heating with radiator efficiency.

The large flat top is ideal for cooking and the powerful Tuscany will heat homes up to 2500 Sq. Ft.

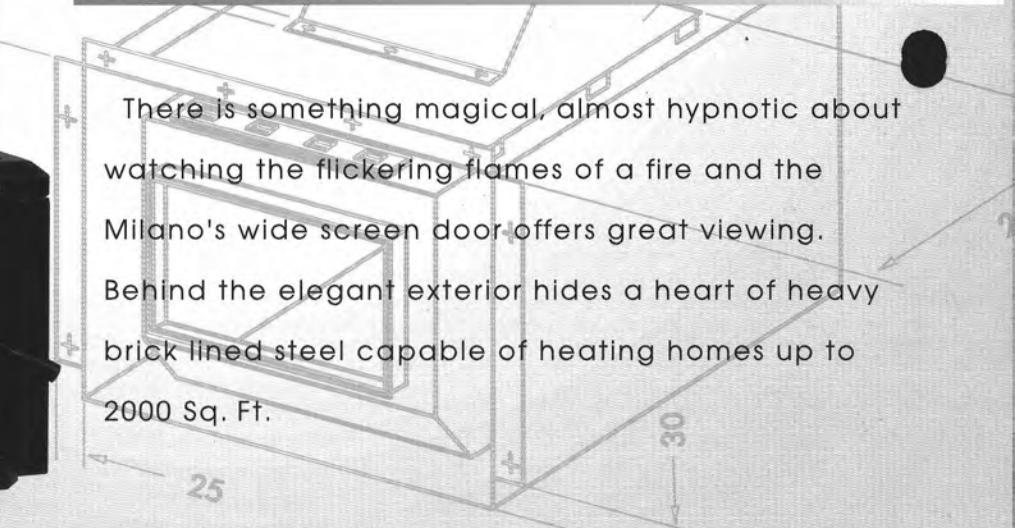
Modern technology enables the Tuscany to require an ash hearth only.



THE MILANO

There is something magical, almost hypnotic about watching the flickering flames of a fire and the Milano's wide screen door offers great viewing.

Behind the elegant exterior hides a heart of heavy brick lined steel capable of heating homes up to 2000 Sq. Ft.



Hawkins

OUR REF 2997

November 16, 2000

Spectrum Homes Limited
Box 54 178
MANA
Wellington

ATTENTION: Gary Willard

COPY TO: Kapiti Coast District Council
Private Bag 601
PARAPARAUMU

ATTENTION: The Building Inspector

Dear Gary

**PROPOSED WEAVER/WEST HOUSE
91 ASTON ROAD, PARAPARAUMU**

We are pleased to confirm a visit to the above property under the direction of the author, a registered engineer holding a current practising certificate under Section 3 of the Engineers' Registration Amendment Act 1944. The visit was carried out on Thursday November 16, 2000.

The purpose of the visit was to inspect that the open pile holes were cleaned out and to a depth where there was satisfactory bearing.

At the time of the visit all holes were not drilled as had been expected. However, those holes that were drilled and inspected were cleaned out and down to a competent bearing material.

Four scala probes were completed at the bottom of pile holes spread evenly around the site, which confirmed bearing strength of soils reached was adequate.

It was agreed on site that the building inspector would inspect the remaining pile holes when drilling was completed. Pile holes would be to a similar depth to those we inspected.

We believe on reasonable grounds that the work inspected complies with the structural aspects of the Building Code, the Building Act and the design intent.

Yours faithfully
ABUILD Consulting Engineers Limited

Prepared by:
IR Taylor


Roy G Taylor
Director

01/05/01
937 8840

15:00

SPECTRUM HOMES LTD

001



SPECTRUM HOMES
"BUILDING ON YOUR IDEAS"

FACSIMILE TRANSMITTAL SHEET

TO: DON BLAIKIE

FROM:

KEVIN

COMPANY:

KAPITI COAST District Council

DATE:

1/5/01

FAX NUMBER:

TOTAL NO. OF PAGES INCLUDING COVER:

2

This facsimile message contains information that is CONFIDENTIAL and which may be subject to LEGAL PRIVILEGE. If you are not the intended recipient you must not possess, use, disseminate, disclose or copy this message. If you have received this message in error, please notify me immediately by facsimile or telephone and destroy the original message.

RE:

WEAVER/WEST House.

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Don Engineering, Report AS
REQUESTED.

Kevin



OUR REF 2997

Consulting Engineers Ltd
Structural and Civil Engineers

November 16, 2000

Spectrum Homes Limited
Box 54 178
MANA
Wellington

ATTENTION: Gary Willard

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Private Bag 601
PARAPARAUMU

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Yours faithfully
ABUILD Consulting Engineers Limited

Prepared by:
IR Taylor


Roy G Taylor
Director



Project Information Memorandum

Section 31, Building Act 1991

Application

WEAVER & WEST	No.	001391
C/- SPECTRUM HOMES LTD	Issue date	
PO BOX 54-178	Application date	5/10/00
MANA	Overseer	BOB OLIVER

Project

Description	New Construction Being Stage 1 of an intended 1 Stage NEW DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$230,000
Location	91 ASTON ROAD, PARAPARAUMU
Legal Description	LOT 7 DP 84600
Valuation No.	1515012407

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:

Date: - 6 NOV 2000

PROJECT INFORMATION MEMORANDUM

Planning Requirements

Applicant : WEAVER & WEST
Mailing Address : SPECTRUM HOMES LTD
P O BOX 54178
MANA
Site Address : 91 ASTON ROAD, PARAPARAUMU
Legal Description : LOT 7 DP 84600
Project : NEW DWELLING

Proposed Use : RESIDENTIAL
Zone :
Use permitted : Permitted activity
Resource Consent granted : None listed
Designations on property : None listed
Easements : Right of way, sewerage, water storm
Site subject to inundation : Not known to be
Coastal building line restriction : N/A
Relocatable zone : N/A
Minimum floor level (50 year event) : N/A
Recommended minimum :
Floor level (100 year event) : N/A
Yard and height requirements : Comply
Tree/building preservation : None listed

Other comments

Development impact fees of \$388.50 to be paid before issue of the building consent.

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 :	/
Potential avulsion :	/
Potential subsidence :	/
Potential slippage :	/
Potential alluvion :	/
Potential inundation :	/
Presence of hazardous contaminants :	/

Other feature(s) or characteristic(s) likely to be relevant to the design or construction of the proposed buildings and not apparent from the District Scheme or District Plan :

/

PLUMBING AND DRAINAGE

Sewer available / connected :	private effluent treatment scheme
Water available / connected :	Available
Site plan of existing services (if any) :	Not supplied
Location of sewer lateral :	see attached requirements of subdivision.
Location and size of water toby :	20mm restricted supply
Location of easements (if any) :	see Planner's comments
Location of public drains (if any) :	N/A
Stormwater disposal to :	site



SPECIFICATIONS FOR ON-SITE STEP SYSTEMS AND TANK

Below is an outline of the specification for the filtered Septic Tank Effluent Pump (STEP) kit and tank required for those properties that cannot gravity flow at the Waikanae Downs subdivision.

STEP KIT

Model: B48P1005FC-24 (use this model number when ordering)
Investment: \$2,312.54 plus GST

Components:

- Biotube Screened Pump Vault 380mm (dia) x 1200mm long with Flow Inducer
- Multi-stage Turbine Pump (0.375kW, max 60m Head, max 2.9m³/hr Flow)
- 32mm Hose and Valve Assembly with Flow Control
- Simplex Control Panel with high-level and low-level alarms and redundant-off feature
- Triple Float Control Assembly (High-level alarm, pump on/off, and low-level alarm/redundant off)
- 610mm (dia) Lockable Fibreglass Lid & Gasket
- 610mm (dia) x 450mm Ribbed PVC Riser with 32mm Grommet for SPV
- 610mm (dia) tank adapter and fitting kit for riser
- Anti Siphon Valve

If a polyethylene septic tank is being used, then the access riser and lid may not be needed and the STEP kit to order is:

Model: B48P1005FC
Investment: \$2,117.56 plus GST

NOTES:

- Data Specification Sheets are available for each component, on request.
- All components, including the pumps and control panels, are covered by a 5-year warranty.

SEPTIC TANK

The septic tank needs to have a minimum volume of 4,000 litres and should be a single chamber tank. The tank should have no outlet since the hose and valve assembly exits through the riser. A 450mm access hole is required for the screened pump vault to sit in. The tank and access hole need to be watertight.

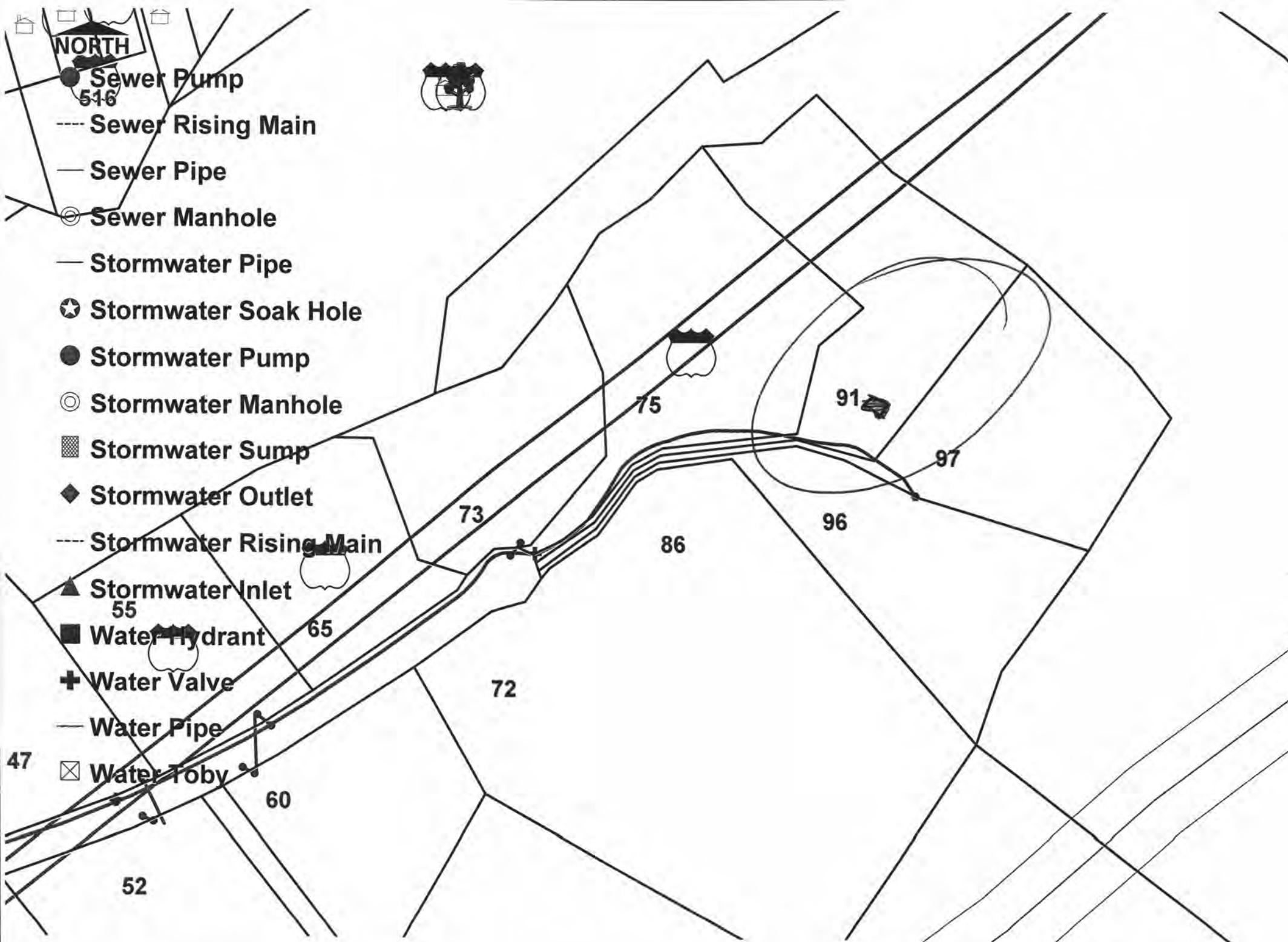
Some local tank manufacturers that can supply the septic tank to fit our screened pump vaults are:

The local installer that can install your system is:

Installer	Contact Name	Contact Phone
Clearflow Contracting	Sean Lynch	06 357 4788 025 454 698

Please feel free to contact us if you require further information.

Jeff Buchan





P&D
Searc

27 October 2000

as requested

Kapiti Coast District Council
Private Bag 601
Paraparaumu

27.10.00

Attn : The Chief Building Inspector

Dear Sir

Re : Building Consent Number 001391 – 91 Aston Road, Paraparaumu.

Please find enclosed two copies of engineering details prepared by Abuild Consulting Engineers Ltd with respect to concrete piles required under the proposed concrete foundations. These have been prepared in response to your letter of the 9th October requesting further investigation work with respect to soft ground on site.

We hope that this answers your queries, but if you have any further queries please do not hesitate to contact me direct on 237 5875.

Yours faithfully
For Spectrum Homes Ltd

David W. Cole
Architect

Tidd



11 October 2000

Kapiti Coast District Council
Private Bag 601
Paraparaumu

Attn : Mr B. Kidd

RECEIVED

16 OCT 2000

KAPITI COAST
DISTRICT COUNCIL

Dear Sir

Re : Building Consent Application 001391 – 91 Aston Road, Paraparaumu

With respect to your verbal request of the other day concerning a better copy of the details provided with the Building Consent application, please find enclosed two copies as requested. Unfortunately I have been unable as yet to obtain these in a computer format so have forwarded these so as not to hold up the processing of the Building Consent application.

If you have any further queries concerning this matter please do not hesitate to contact me.

Yours faithfully
For Spectrum Homes Ltd

David W. Cole
Architect



9 October, 2000

WEAVER & WEST
SPECTRUM HOMES LTD
P O BOX 54178
MANA

Dear Sir/Madam

**Re: Your building consent application no. 001391
NEW DWELLING
91 ASTON ROAD, PARAPARAUMU**

Your application for a building consent has been checked.

The proposal does not comply with the requirements of the New Zealand Building Code in the following respects:

- SOFT GROUND ON SITE REQUIRES AN INVESTIGATION AND POSSIBLE DESIGN BY A REGISTERED ENGINEER.

When your plans and/or specifications have been amended to conform with the above comments, approval of your application will again be considered.

Yours faithfully

Building Control Officer

SEARCHED

Date: 3 OCT 2008

LT69

Reference: 48A/857
 Prior CT: Document No.: B639026.15

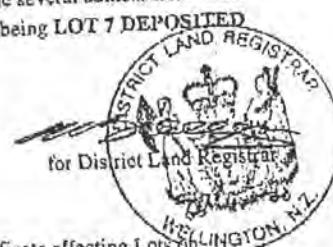
REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 24th day of November One Thousand Nine Hundred and Ninety Seven under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that BIPROC HOLDINGS LIMITED

is seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan heron, be the several admeasurments & little more or less, that is to say: All that parcel of land containing 1.2710 hectares, more or less being LOT 7 DEPOSITED PLAN 84600



Appurtenant to the parts formerly contained in CT 363/4 are rights of way over part of the land on DP 5575 (CT 612/21) (a) shown coloured yellow on DP 10063 created by Transfer 210608 and (b) shown coloured blue on DP 28740 created by Transfer 774937.

DISCHARGED

B535218.2 Mortgage to Bank of New Zealand - 22.8.1996 at 10.57

B639026.12. Consent Notice under Section 221(1) Resource Management Act 1991 by Kapiti Coast District Council

B639026.16. Easement certificate affecting Lots on DP 84600

NATURE	SERVIENT LAND	DOMINANT LAND
Right of way	5-A CT 52A/945 6-B CT 52A/946 7-C	7 4.5,6 C'ST 52A/944-946

The above easements will be subject to Section 243(a) Resource Management Act 1991 when created

B639026.17 Easement certificate affecting Lots on DP 84600

NATURE	SERVIENT LAND	DOMINANT LAND
Water supply, electricity, telephone, sewage drainage.	5-A 6-B,D 7-C,E	7 4,5,6,8 and 1 DP 84599
	8-F CT 52A/948	7
Electricity, telephone	7-G	1-DP 84599 CT 52A/939

Subject to an electricity easement in gross over the part herein marked C,E and G DP 84600 to Horowhenua Energy Limited created by Transfer B639026.19.

Subject to an easement in gross to enable termination of biomass disposal connection created by Transfer B639026.21 to ~~Wairarapa Downs Limited~~

Land covenant in Transfer B639026.23 - all 24.11.1997 at 3.45

For DLR

B733730.2 Transfer to Dale Edward Pfeiler and Iran Kathleen Pfeiler

Fencing covenant in Transfer B733730.2

B733730.3 Mortgage to Bank of New Zealand all 14.7.1999 at 3.55

James Pfeiler

S. Johnson
for RGL

OVER

52A/947



91 Aston Rd

**KAPITI COAST DISTRICT COUNCIL
VARIATION OF CONSENT NOTICE UNDER
SECTION 221 (3) OF THE RESOURCE MANAGEMENT ACT 1991
FOR LOT 7 DEPOSITED PLAN 84600; CT 52A/947**

The District Land Registrar at Wellington

PURSUANT to Section 221 (3) of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that, in relation to Lot 7 DP 84600 only, it has consented to a variation of the following consent notice condition from the consent notice dated 14 November 1997 for the deposit of Land Transfer Plans 84599, 84600 and 84601:

“3. Buildings built above the 60 metre contour line shall be clad or “finished” in earthtone colours and shall not be built on ridgelines, shall be located so that they are not further uphill of the nominated house sites as shown on the approved scheme plan held at Council except that sites on lots that are visible from the coastal plain shall be determined in accordance with condition 4 of the subdivision consent granted and shall not be located closer than 5 metres of a waterbody and within 20 metre of the centreline of the high tension 110kv transmission lines.”

The owners of Lot 7 DP 84600; Neil Weaver and Regan West; and the Kapiti Coast District Council hereby agree to change the above condition so that it reads as follows:

“3. All buildings above the 60 metre contour line shall be clad or “finished” in earthtone colours and all buildings shall be located so that they are not further uphill of the relocated nominated house site as shown on the plans date stamped as approved by Council on 31-08-01 that accompanied application RM 010051. Any further buildings to be constructed within the site shall be located within the amended nominated site unless a further approval from Council is obtained. It should be noted that nominated building site is restricted to 500 m² in area. Buildings shall not be located closer than 5 metres to a waterbody or within 20 metres of the centreline of any high tension 110kv transmission lines.”

AUTHORISED OFFICER

DATE: 31-08-01

NEIL WEAVER AND REGAN WEST

DATE: 01.09.01

AUTHORISED OFFICER

DATE: 1/9/01



FILE: RM010051

31 August 2001

Neil Weaver and Regan West
91 Aston Road
Paraparaumu

Dear Neil and Regan,

RM010051: LAND USE CONSENT TO CARRY OUT EARTHWORKS TO FORM A DRIVEWAY AND BUILDING PLATFORM AND TO RELOCATE THE NOMINATED BUILDING SITE AT 91 ASTON ROAD, PARAPARAUMU.

We are pleased to enclose your Resource Consent for the above planning application.

As you will see from the Resource Consent there are a number of conditions that need to be complied with.

If you do not agree with the conditions of your consent you may object and have the matter considered by Hearing Commissioners. This is done by lodging a written objection in accordance with Section 357 of the Resource Management Act 1991. Please note that, if you do wish to object, you must advise the Resource Consents Manager within 15 working days from the date of receiving this consent.

The deposit for an objection is \$370 (including GST) plus an extra \$90 if Council's Subdivisional Engineer will be involved. Other staff time and costs will also be charged unless waived by the Hearing Commissioners. If an objection is upheld the deposit will be refunded in full; if upheld in part then half the deposit will be refunded.

Please note also that this consent will expire unless you give effect to the consent within 2 years (unless a longer period is specified in the consent conditions). Alternatively, you have until 3 months after the expiry of the consent to apply for an extension of the consent. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

You are also advised that you will need to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.

Thank you for dealing with the Kapiti Coast District Council.

If you have any concerns or enquires about the conditions please do not hesitate to contact the writer on 9045 856.

Yours faithfully

A handwritten signature in black ink, appearing to read "Dan Rodie".

Dan Rodie
Senior Resource Consents Planner



RESOURCE CONSENT NUMBER: RM 010051

That pursuant to section 105 of the Resource Management Act 1991, the Kapiti Coast District Council (hereinafter called "the Council") does hereby grant Land Use Consents to:

Neil Weaver and Regan West, 91 Aston Road, Paraparaumu

as follows:

DECISION 1:

to locate a dwelling at an alternative location to the nominated building site within Lot 7 DP84600, 91 Aston Road, Paraparaumu as specified within the subdivision consent granted in relation to application No. RM960325 subject to the following condition:

1. The dwelling shall be located as depicted within the plans date stamped as approved by Council on 31-8-01 and the information submitted with application No. RM010051. Any further buildings to be constructed within the site shall be located within the amended nominated site unless a further approval from Council is obtained. It should be noted that nominated building site is restricted to 500 m² in area.
2. The consent notice registered against the certificate of title for Lot 7 DP 84600 shall be amended to refer to the provisions of condition 1 above. Council will prepare the amended consent notice for the consent holder to execute and will ensure it is registered against the certificate of title.
3. Group planting of native trees and shrubs of varieties specified within the publication "Growing Native Plants in Kapiti" shall be undertaken along the eastern and northern boundaries of the site. As a minimum a group of trees and shrubs shall be planted along the eastern boundary adjoining the dwelling for the length of the dwelling and at least three groups of trees along the northern boundary of at least 6 metres long and 1 metre in width.

DECISION 2:

to carry out earthworks to create a driveway and construct a building platform dwelling at Lot 7 DP 84600, 91 Aston Way, Paraparaumu in accordance with the plans and information submitted with resource consent application No. 010051, subject to the following conditions:

1. The earthworks shall be carried out in accordance with the plans date stamped as approved by Council on 31-8-01 and the other information submitted with application No. RM 010051.
2. Encroachment onto adjacent land owned by others, is not permitted without having first obtained their written consent. This evidence shall be provided to Council prior to the commencement of any earthworks.
3. The removal of soil support from adjacent lots is not permitted.
4. All batters shall be self-supporting.
5. Stability of batter slopes shall be certified in writing to Council by a suitably qualified person experienced in soils engineering. Council is to be advised of the intended suitably qualified person. If that person is not acceptable to Council, then Council shall have the right to require the applicant to employ the services of someone who is, at the applicant's cost.
6. The natural drainage patterns shall be preserved and contravention of the Land Drainage Act is not permitted.

Evidence shall be provided that the slot drain and small sump across the concrete driveway effectively intercepts surface water run-off. If surface water bypasses or breaches this slot drain and sump, it shall be upgraded and replaced if necessary with one that is sufficient and effective.

7. Where the existing land or vegetative cover is disturbed, suitable ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand and other material does not become a nuisance.
8. The payment of an engineering fee of \$90.00 (GST incl.) within one month of the date of this approval.
9. A suitably qualified person experienced in soils engineering, who is acceptable to Council, shall confirm in writing that all conditions of this consent have been met within one month of the date of this approval.

REASONS FOR DECISION:

Pursuant to Section 113 of the Resource Management Act 1991, the reasons for this non-notified discretionary activity consent decision are as follows:

1. There are considered to be little or no adverse effects relating to the proposal
2. Granting of the consent will not contravene the Act's focus of sustainable management of natural and physical resource.

ISSUED: 31 August 2001

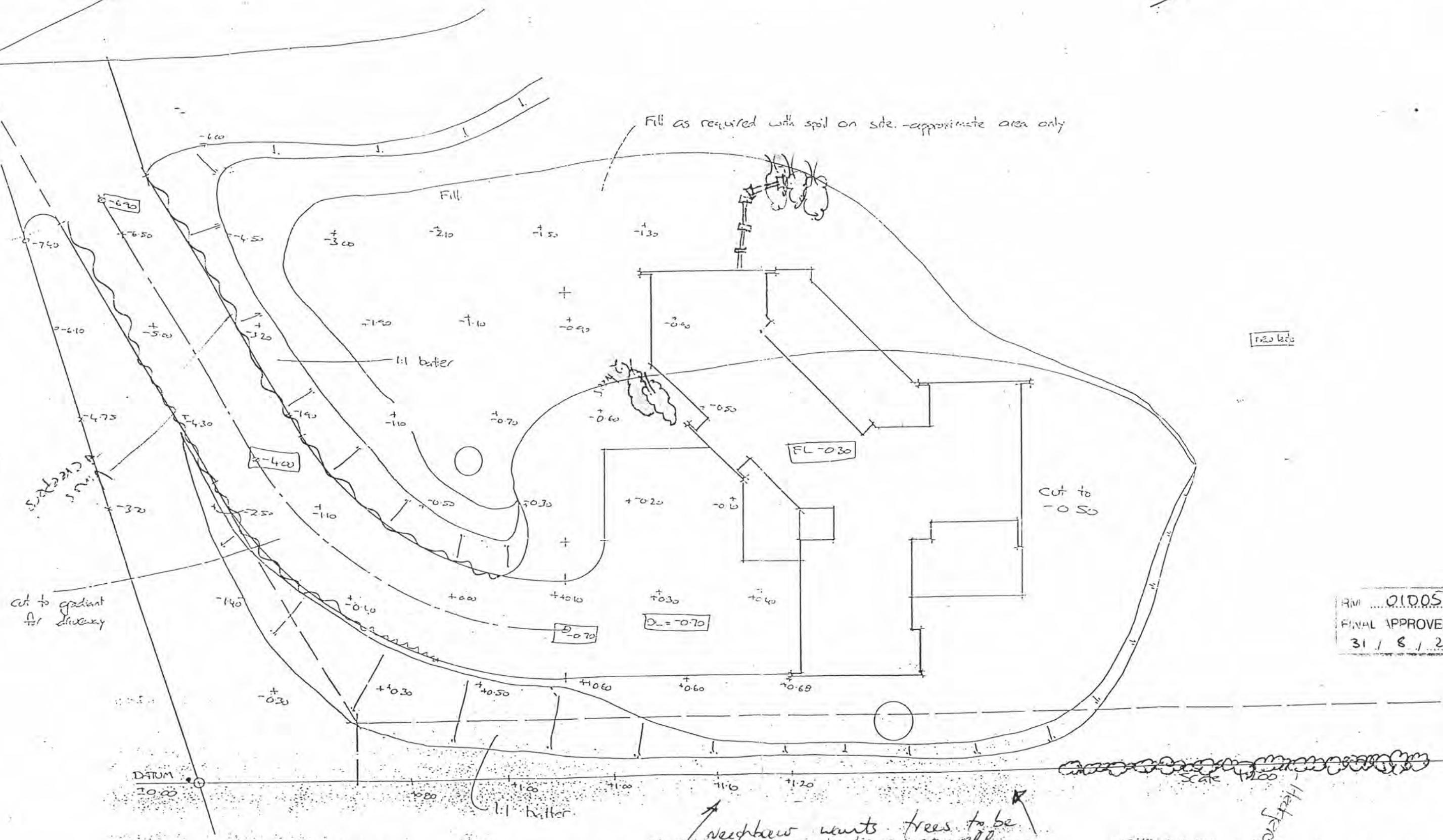


Dan Rodie
Senior Resource Consents Planner

21 MAR 2001

This is being careful not
to block anyone than 20% of the
view of the rear section.

This will be done when funds
are available.





SPECTRUM HOMES
"BUILDING ON YOUR IDEAS"

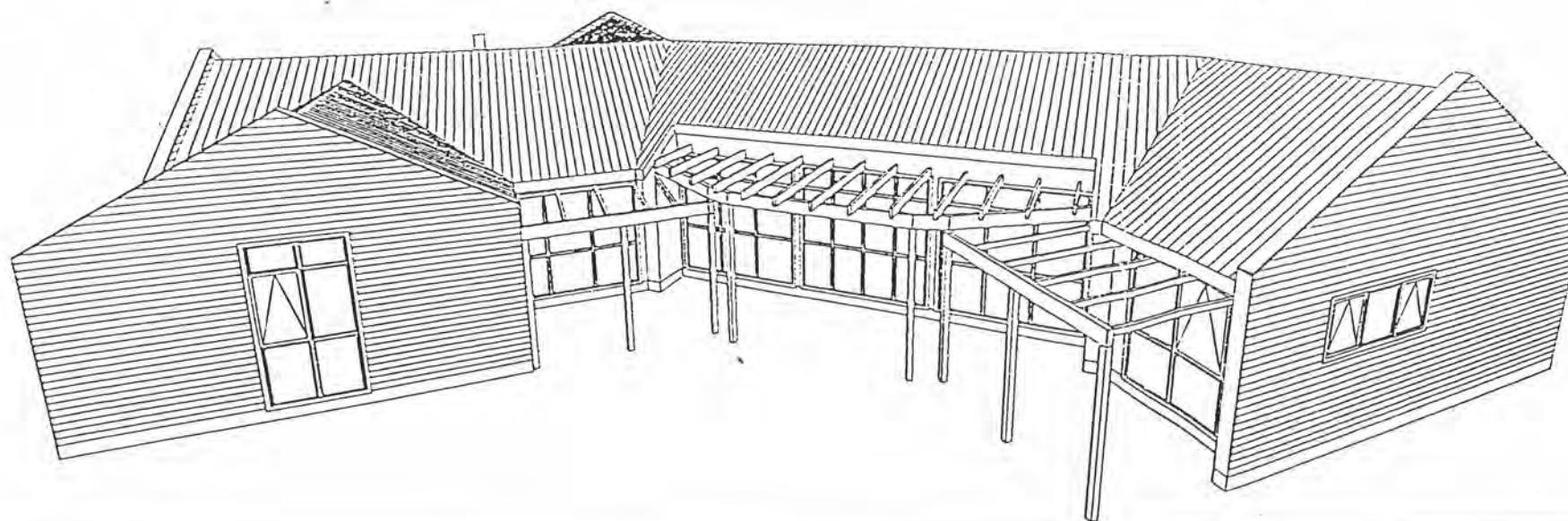
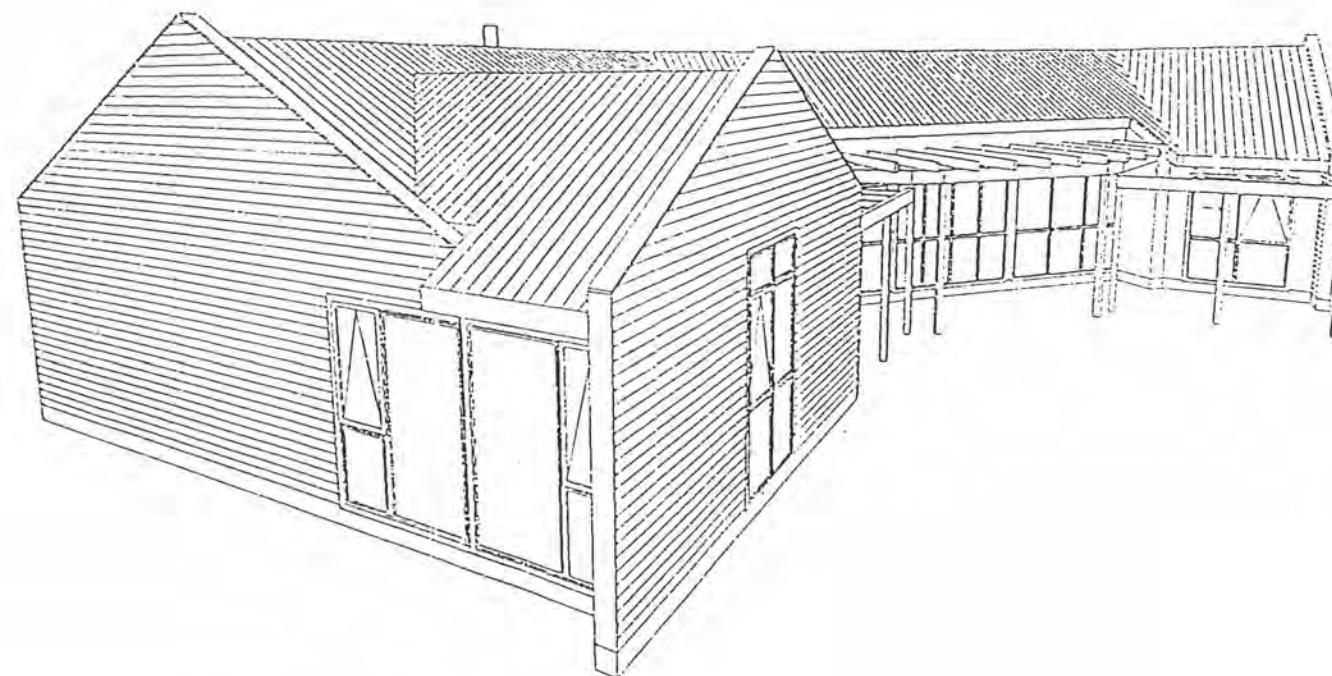
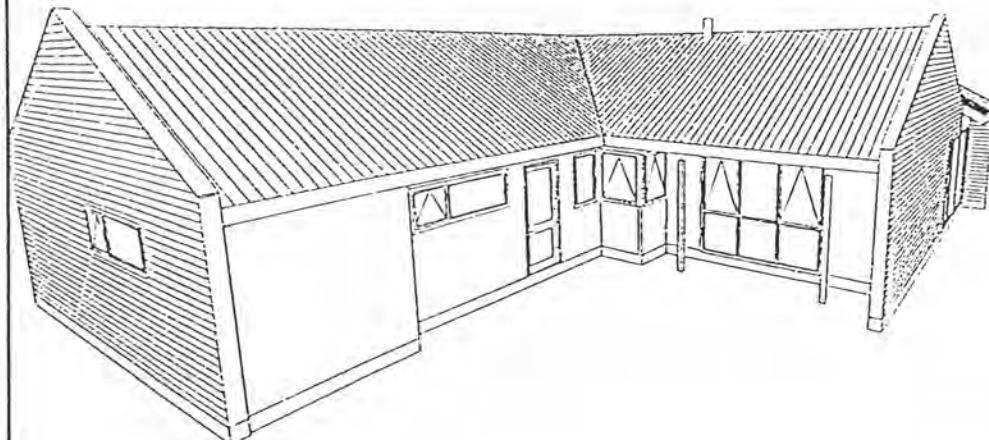
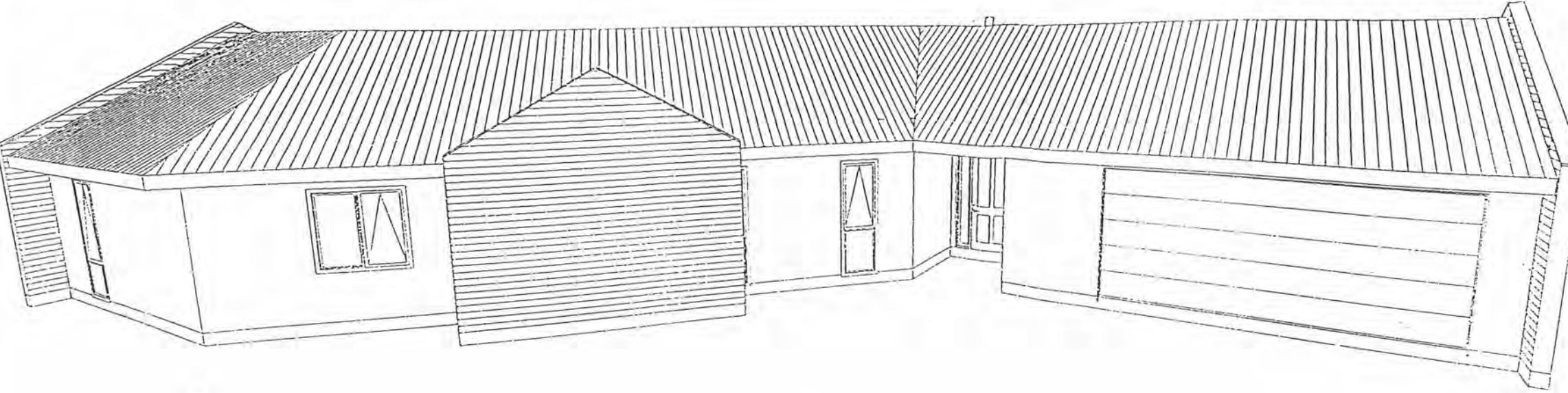
Spectrum Homes Limited
P.O. Box 54-178 Mana
53 Kenepuru Drive, Porirua

Phone (04) 237-5875
Fax (04) 237-8840
Email spectrumhomes@xtra.co.nz

CONTRACT DRAWINGS

Lot 7 Waikanae Downs
Waikanae, KAPITI

WEAVER RESIDENCE

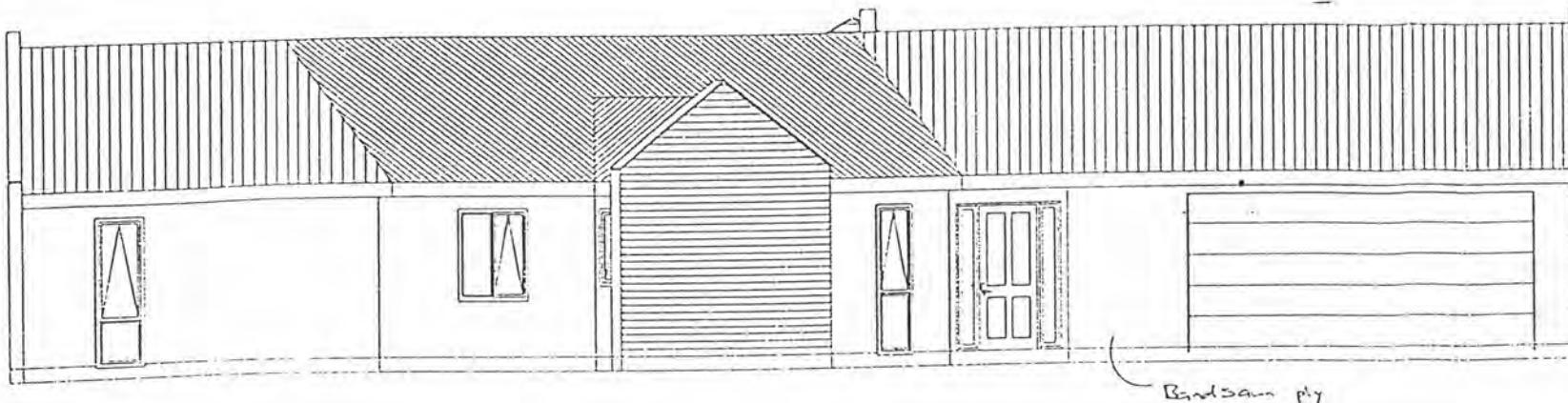


RM 0100S1
FINAL APPROVED PLANS
31/8/2001

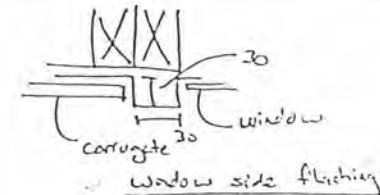
CONTRACT No. 20024 / 02 / 07-00
Date : July 2000
Drawn : DWC Scale : 1:100

DWG No.

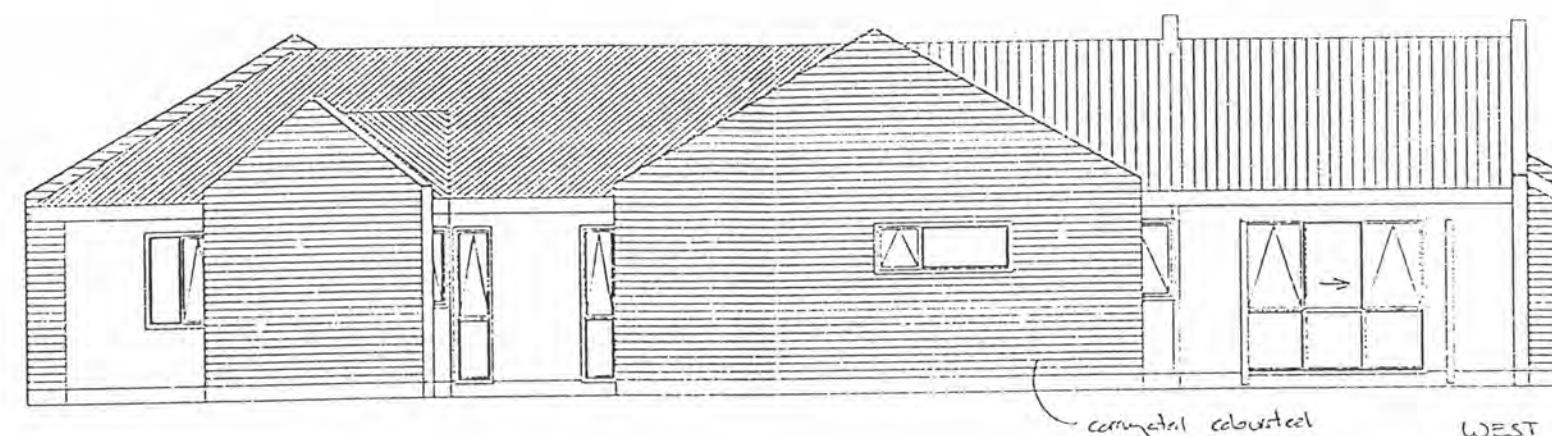
Dimensions are given in millimetres only, unless otherwise stated.
All construction to comply with NZS3504:1999, NZBC, BIA and local authority bylaws.
Drawings to be read in conjunction with structural engineers drawings.
DO NOT SCALE OFF THIS DRAWING
Check and verify all dimensions and levels on site prior to commencing any work.



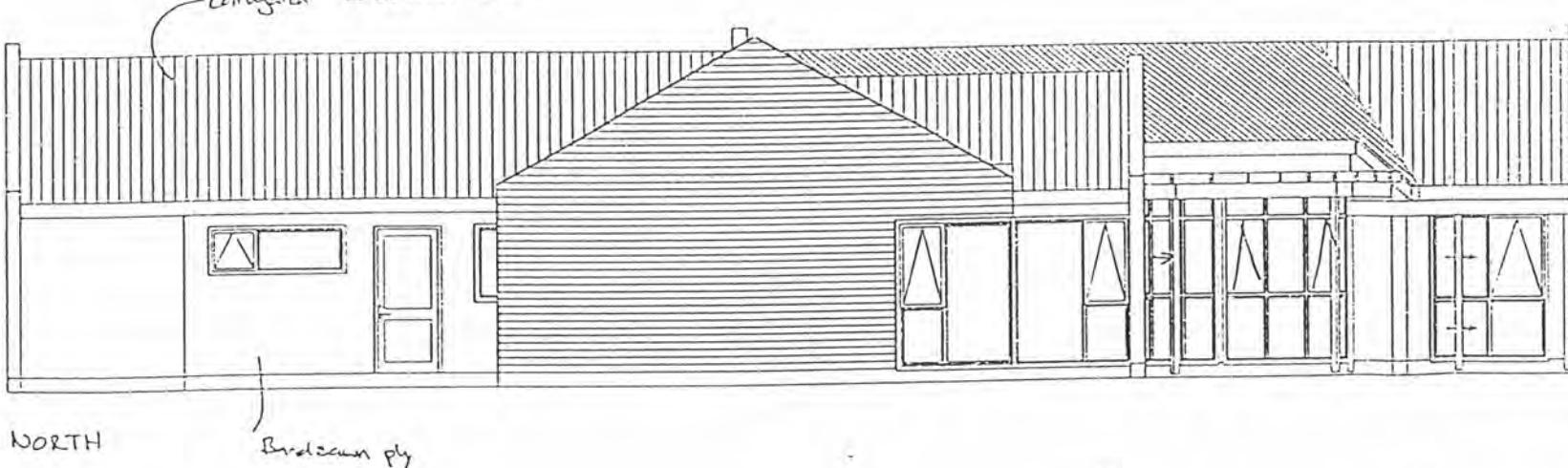
SOUTH



Notes: Texture 2000 bandsawn ply with
50x20 clear HS buttons at 400mm
c/c.
100x20 clear HS coverboards to windows
to ply.
- 100x20 /75x20 ext coverboards to ext corners
of ply
- walls' should be ply internal corners
f. coloured.

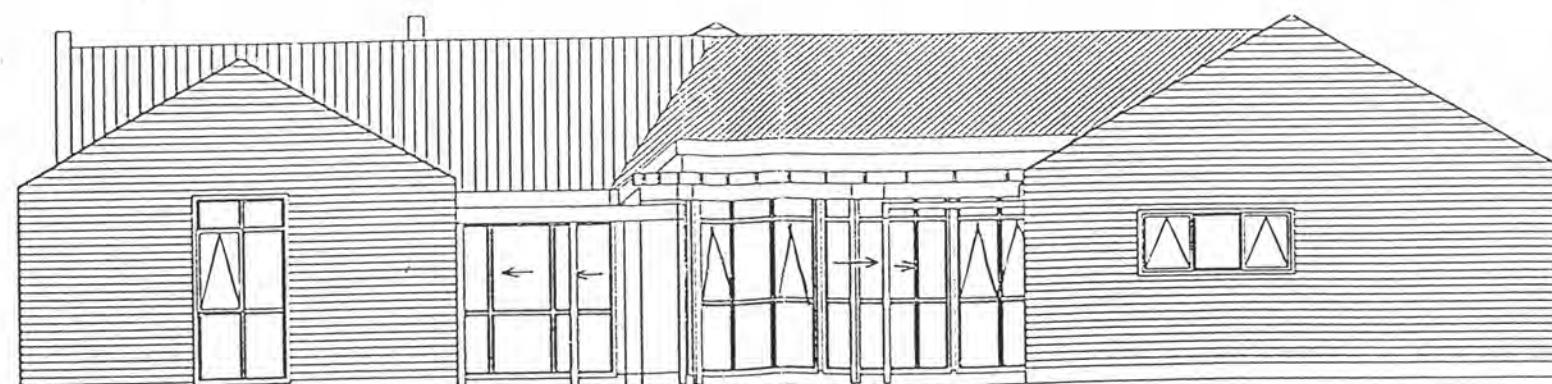


WEST



NORTH

Note: Site to be cut and filled
to level. piles to area indicated
on foundation plan.



EAST

RM 01.005!
FINAL APPROVED PLANS
31/8/2001

WEAVER RESIDENCE

Lot 7 Waikanae Downs
Waikanae, KAPITI

CONTRACT DRAWINGS



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CONTRACT No. 20024/02/07-00

Date : July 2000
Drawn : DWC Scale : 1:100

DWG No.
Elevations.

Dimensions are given in millimetres only, unless otherwise stated.

All construction to comply with NZS3604:1999, NZBC, BIA and local authority bylaws.

Drawings to be read in conjunction with structural engineers drawings.

DO NOT SCALE OFF THIS DRAWING
Check and verify all dimensions and levels on site prior to commencing any work.



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CONTRACT DRAWINGS

Lot 7 Waikanae Downs
Waikanae, KAPITI

WEAVER RESIDENCE

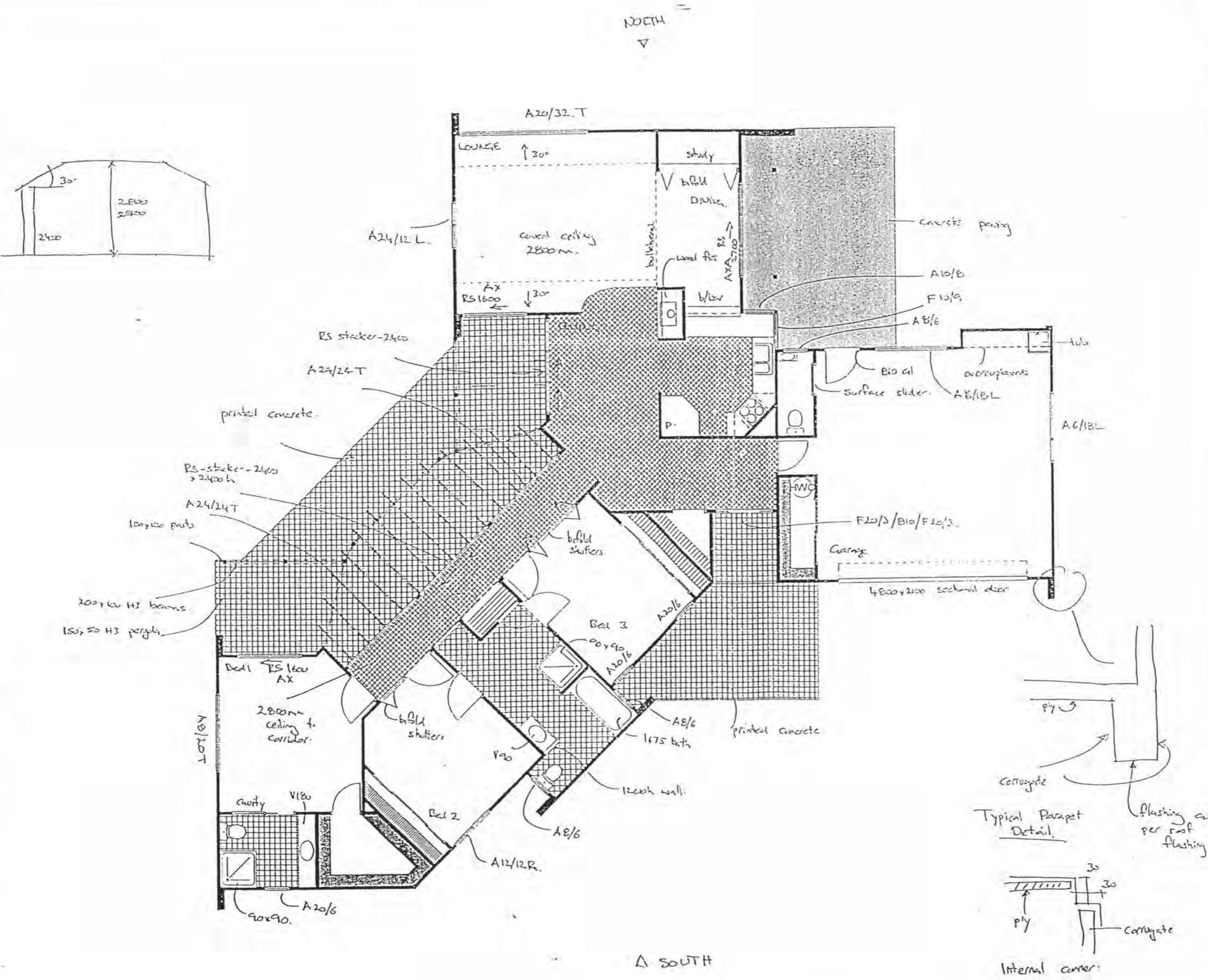
CONTRACT No.	20024/02/07-00
Date	: July 2000
Drawn	: DWC
Scale	: 1:100
DWG No.	

卷之三

Dimensions are given in millimetres only, unless otherwise stated.

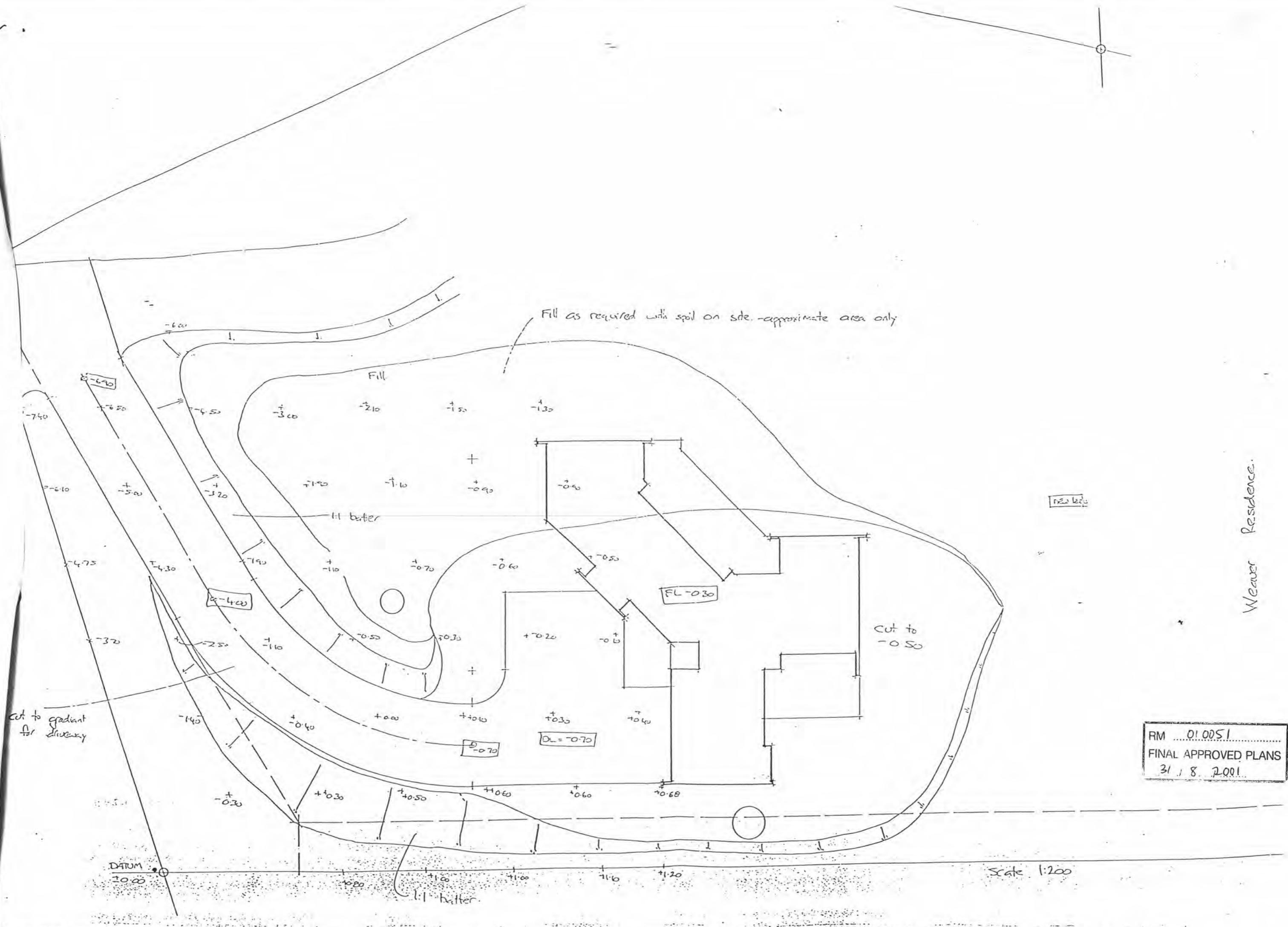
All construction to comply with NZS3386:1995, NZS33, BCA and local authority bylaws.
Drawings to be read in conjunction with structural engineers drawings.

DO NOT SCALE OFF THIS DRAWING
Check and verify all dimensions and levels on site prior to
commencing any work.



Residence.

וְכָרְבָּר



CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004

Consent No: 130237



The Building

Street address of building:	91 Aston Road, Paraparaumu	Building name:	
Current, Lawfully established, use:	Dwelling	Location of building within site/block number:	N/A
Level/unit number:	N/A	Intended life of the building if 50 years or less:	Indefinite, but not less than 50 years
Legal description of land where building is located:	LOT 7 DP 84600 C/T 52A/947		

The Owner

Name of owner:	Fawcett Christopher Alan & Fawcett Jacqueline Mavis	Street address /registered office:	N/A
Contact person:	Phone numbers:		
Mailing address:	91 Aston Road RD 1 Waikanae 5391	Landline:	2935114

First point of contact for communications with the Kāpiti Coast District Council:

Full Name: Rochelle Dennis
Mailing Address:
Phones: 0275114744: 9057380
Email: rochelle@kapitidesign.co.nz

Building Work

Building Consent No:	130237	Issued by:	Kāpiti Coast District Council
Project Description:	New Lounge extension. New Bedroom & Ensuite extension. New Shed. Clad in plywood & batten & corrugated iron. Corrugated iron roof.		

Code Compliance

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

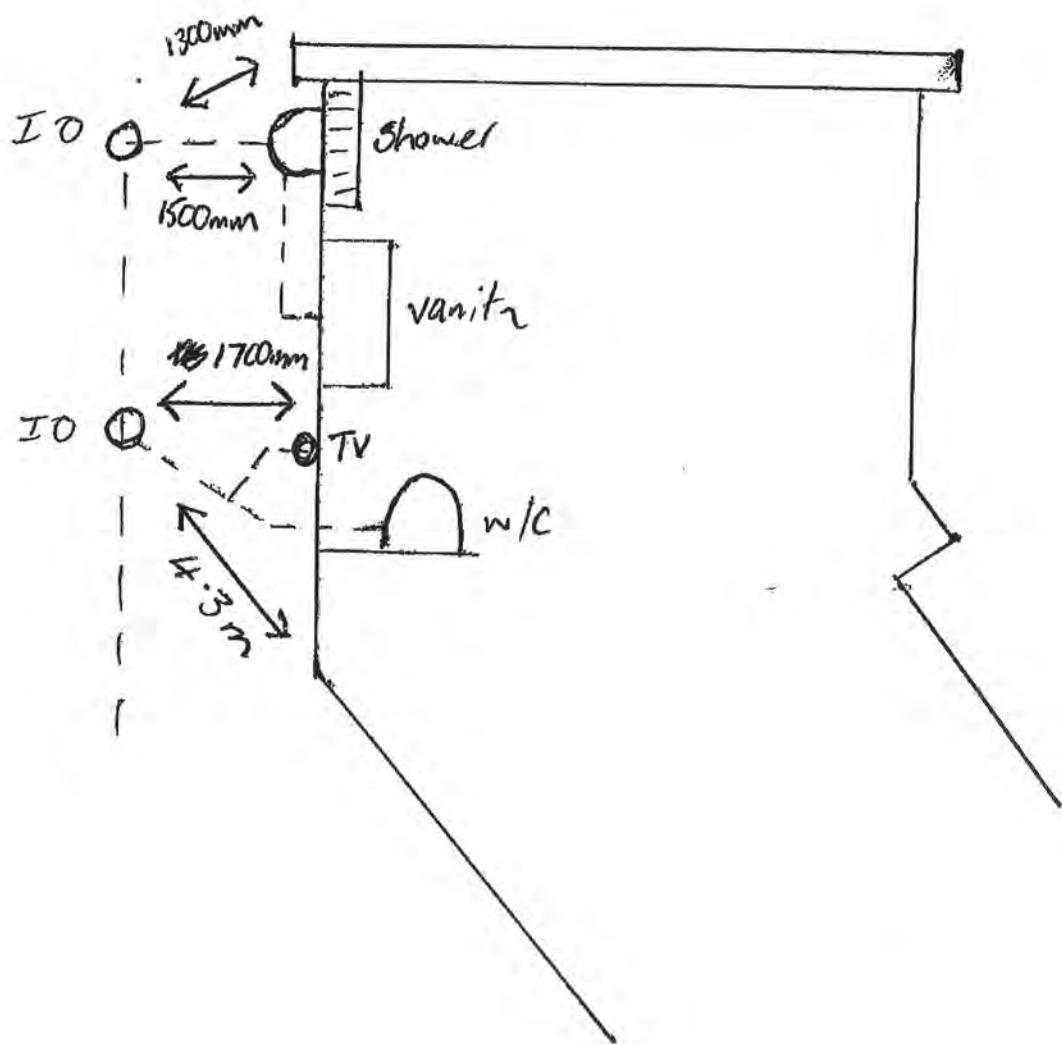
(a) the building work complies with the building consent

Leon Smith – Team Leader – Processing

On behalf of Kāpiti Coast District Council

Date: 02 July 2014

Drainage Plan 91 ashton Rd
Addition



Producer Statement

Private Sewer Drains

Construction Review

Issued by **PETER JACKSON PLUMBING** Registration Number **11499**
Box 542 Paraparaumu

To Kapiti Coast District Council
Phone (04) 246 6429
Mobile 0274 789 880

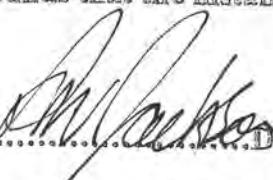
In respect to the following

Private Sewer Drains installed in accordance with G13 AS2 or AS/NZS 3500.2.2 as shown on the approved plans or as per the attached amended plan

Installed at **91 Ashton Rd, Daikanae Downs**

Building Consent No. **130237**

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

Name **Peter Jackson** Signature  Date **.....**

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

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

KCDC Office use only

Producer Statement author authenticated and current registration verified

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

Date **.....**

Validity authenticated

Name **.....**

Signature 

Producer Statement

Piped Services & Sanitary Plumbing Stacks

Construction Review

PETER JACKSON PLUMBING

Box 542 Paraparaumu

Issued by..... Phone (04) 904 6429 Registration Number..... 11499
Mobile 0274 789 880

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..... 91 Aston Rd, Waikanae Downs

Building Consent No..... 130237

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..... Date.....

Visually authenticated

27 Jun 2014

Producer Statement

Stormwater Drains

Construction Review

PETER JACKSON PLUMBING

Issued by... *Box 542 Parapararuru*... Registration Number.....11499
Phone (04) 904 6429

To Kapiti Coast District Council

In respect to the following

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

Installed at..... *91 Aston Rd, Waikanae Downs*
Building Consent No. *130237*

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

Name. *Peter Jackson* Signed. *P. Jackson* Date.....

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

KCDC Office use only

Producer Statement author authenticated and current registration verified

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

Date.....

Validity authenticated

Name.....

Signature.....

27 JUN 2014

Signature.....

Date 13/6/14 Time 1.30 Owner Name FANCETT Site Address 91 ASTON Street Project Description ADOS & SLP 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)

work in site Columbus as per plan.
exc application ref no
PS4 SITE NOTE
Ron Buzzen
Plumber & Mason & Stormwater PS3
as built
Rock walls and rock + soil cladding
Excavator Connection
Show wet area walls

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

Site instruction issued

Confirmation of person on site

Name

LBP No.

Result:

Pass

Fail

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

Agreed,

Serome Way
Alan (Print Name)

Sign

NOV 11 2014

Officer Name

Sign

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.

Watertightness: 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 13/6/14 BCA 130237 Inspection No. Final 15
 Time 1.30 Documents on site YES / NO
 Owner Name FAWCETT Project Description ADOS + ACP
 Site Address 91 ASTON ROAD 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="checkbox"/>	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NA	Conforms with approved drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NA	Confirm Additional information/amended plan	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NA
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FINAL – Exterior

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

FINAL – Interior

Service areas – floors/walls	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Food storage/preparation	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA	<input type="checkbox"/> NA	Hot water temp <u>50</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Stair design	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA	<input type="checkbox"/> NA	Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Solid fuel heater	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA	<input type="checkbox"/> NA
Handrails	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA	<input type="checkbox"/> NA	Insulation + clearance	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Water supply tank	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA	<input type="checkbox"/> NA
Balustrades	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA	<input type="checkbox"/> NA	HWC flues	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Trap seals + AAV's	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Lightings	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	HWC valves	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Cistern flushing	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Laundering	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA	<input type="checkbox"/> NA	HWC restraint	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	WC pan connection	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA	<input type="checkbox"/> NA
Cooking facilities	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA	<input type="checkbox"/> NA	Tempering valve	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Septic tank	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA	<input type="checkbox"/> NA
Smoke detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Glazing – Human Impact	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Window labels	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA	<input type="checkbox"/> NA

FINAL – Intertenancy/Commercial

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

Road Crossing Complete	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA	Energy Certificates supplied	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Final Check Complete	<input checked="" type="checkbox"/>	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
------------------------	----------------------------	----------------------------	--	------------------------------	-------------------------------------	----------------------------	----------------------------	-----------------------------	----------------------	-------------------------------------	----------------------------	---------------------------------------

Officer Name: alan

Sign: 

Date: 13/6/14

SCOPE OF INSPECTION SHEET

Star BCA 130237

Inspection No. 14

Date 12/11/13

Time 3:30

Owner Name Fawcett

Site Address 91 Aston Road

Documents on site YES NO

Project Description AMS + ACTS

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 After Service Reconnection to
existing Main Other work with
every tank installed Also Reconnection
Terminal vent.
100mm Pipe in place inspection
Points in place.
Soil Fan Based in Portal CIA
using general fittings

Diagram (if necessary)

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

Site instruction issued As Built Drawing Required

Confirmation of person on site

Name

LBP No.

Result:

Pass

Part pass

Fail

No One on site

Don't Buy Paper

Tachon Fusing on

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

Agreed,

(Print Name)

Sign

Officer Name

Information entered into data base

Initial

Date 1/1/13

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

Date SR or BCA Inspection No.

Time Documents on site YES / NO

Owner Name Project Description M12104

Site Address 3A Main Road

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

P = Pass F = Fail NA = Non-Applicable

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

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

SITE											
Conforms with approved drawings	Y	N	NA	Checked driveway	Y	N	NA	Engineer supervision required	Y	N	NA
Scope of Resource consent granted?	Y	N	NA	Checked position off relevant boundaries and datum height	Y	N	NA		Y	N	NA
Expert Opinion (Producer statement) required	Y	N	NA	Name of Surveyor				Name of Engineer			
				Company				Company			
FOUNDATIONS				PILES				SUBFLOOR			
Footing Depth	P	F	NA	Pile size	P	F	NA	Pile/Bearer/Joist Fixings	P	F	NA
Good bearing (NZS 3604)	P	F	NA	Pile layout is to plan	P	F	NA	Notching, Holes, etc	P	F	NA
Reinforcing	P	F	NA	Special piles - point load	P	F	NA	Solid Blocking	P	F	NA
Siting	P	F	NA	Timber Treatment	P	F	NA	Joists	P	F	NA
Sub-floor vents	P	F	NA	Hole depth	P	F	NA	Beams/Bearers	P	F	NA
PRE SLAB											
Rebate for brick veneer	P	F	NA	Sand blinding	P	F	NA	Steel reinforcing	P	F	NA
Ground clearance	P	F	NA	Slab thickenings	P	F	NA	Bar chairs	P	F	NA
Concrete Cover	P	F	NA	Vapour barrier (DPC)	P	F	NA	DPC penetrations taped	P	F	NA
Driveway s/w control	P	F	NA	Bottom plate fixings	P	F	NA	Minimum Floor Level	P	F	NA
Secondary flow path	P	F	NA	TPR line	P	F	NA	Wastes and drains - size / fall	P	F	NA
Pipe material	P	F	NA	Plumbing layout	P	F	NA	Test - Water / Air	P	F	NA
Pipe protection	P	F	NA	Pipes supported	P	F	NA	Visual leak check	P	F	NA
DRAINAGE											
Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

Officer Name: Signature Date: 12/11/10

SCOPE OF INSPECTION SHEET

Date 5/11/13 SK or BCA 130237 Inspection No. 13

Time 11-00 Documents on site YES NO

Owner Name Fawcett Project Description Add - Aos

Site Address 91 Aston Rd Warkworth

Building **Plumbing**

Circle appropriate Type & Inspection

Other Wet area Membrane

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

Engineer Supervision Yes No n/a - Name

Notes * Bond breaker tape

Diagram (if necessary)

* Reinforced matt in corners & up sides 100mm
* 2 x coats Liquid Flash 1

Ok to continue

Reviewed under supervision - Brool

Photo's Taken - Nos. 1 saved / scanned? Y / N

Site instruction issued

* Installers warranty to be submitted

Confirmation of person on site

Name

LBP No.

Result:

Pass

Part pass

Fail

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

Agreed, Zayne Wilson Sign af
(Print Name) Zayne Wilson

Officer Name Ray Wilson Sign af

Information entered into data base Initial

Date 1/1

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 5/11/13 SR or BCA 130237 Inspection No. 13

Time 11-00 Documents on site YES / NO

Owner Name Fawcett Project Description Abn - Abn

Site Address 91 Astor Rd Warkworth

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

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

PRELINE

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

POSTLINE

Sheet bracing	P	F	NA	Wet area substrate system	<input checked="" type="radio"/> P	F	NA	Sheet fixings	P	F	NA
Penetrations sleeved	P	F	NA		P	F	NA	Fire/Acoustic separation	P	F	NA

If wet area Post application

Officer Name: Craig Watson Officer Sign: CW Date: 5/11/13

SCOPE OF INSPECTION SHEET

SR or BCA 130237

Inspection No. 12

Date 25/10/13

Time 12:00

Owner Name Fawcett

Site Address 91 Astor Rd WAIKANA

Documents on site YES / NO

Project Description Add A15

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 * Bracing Elements in bedroom

Diagram (if necessary)

ensuit all OK

* Villa board in Bathroom nailed correctly with Aquatite elsewhere

* Walls of shower have been sealed

Reviewed under
supervision
proof

* Brace/line in lounge extension as per bracing plan

OK to Continue

Photo's Taken - Nos. 6 saved / scanned? Y / N

Site instruction issued

Confirmation of person on site

Name

C. Watson

LBP No.

Result: **Pass**

Part pass

Fail

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

Wet area Membrane

Agreed,

Zane Wilson

Sign

zane

Officer Name

Craig Watson

Sign

Craig

Information entered into data base

Initial

Date 1/1

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 25/10/13 SR or BCA 130237 Inspection No. 12
 Time 12:00 Documents on site YES / NO
 Owner Name Fawcett Project Description Adds At
 Site Address 91 Astor Rd Wairau

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

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

PRELINE

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

POSTLINE

Sheet bracing	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Wet area substrate system	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Sheet fixings	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Penetrations sleeved	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA		<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Fire/Acoustic separation	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA

Officer Name: Craig Watson Officer Sign: CW Date: 25/10/13

SCOPE OF INSPECTION SHEET

Date 23/10/13..... SP for BCA 130237..... Inspection No. 11

Time 3.30..... Documents on site YES NO

Owner Name Faucett..... Project Description ANNS + AATS

Site Address 91 ASTON ROAD

Building Plumbing

Circle appropriate Type & Inspection

Other

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

Engineer Supervision Yes No n/a - Name

Notes Inspection on Bedroom 1 + Ensuite

Diagram (if necessary)

All standards wall + ceiling linings in place.

All BL sheets in and fixed as required.

Used vinyl board for wet areas.

Shower and fixed as required.

Used Acrylite to other areas.

Also tint screen for fixed areas.

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

Site instruction issued

Confirmation of person on site

Name B. Bishop..... LBP No. 103923..... Result: Pass Part pass Fail

Your next inspection will be 20/11/13 by ANNE MCG. BRAN
(Guidance notes for inspection on the rear of this sheet)

Agreed, M. Wigg..... Sign

Officer Name ANNE MCG. BRAN..... Sign

Information entered into data base Initial

Date 1/1/13

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 23/10/13 SR or BCA 120237 Inspection No. 11

Time 10:00 Documents on site YES / NO

Owner Name James Project Description 40151445

Site Address 91 Main Road

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

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

PRELINE

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

POSTLINE

Sheet bracing	P	F	NA	Wet area substrate system	P	F	NA	Sheet fixings	P	F	NA
Penetrations sleeved	P	F	NA		P	F	NA	Fire/Acoustic separation	P	F	NA

Officer Name: James Officer Sign: James Date: 23/10/13

SCOPE OF INSPECTION SHEET

Date 21/10/13..... Ref or BCA 130 237..... Inspection No. 10
 Time 11-30..... Documents on site YES / NO
 Owner Name Fawcett..... Project Description Address H
 Site Address 91 Astor RD WAIKANA

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 SHED ONLY..... Diagram (if necessary)

- * Felt on House wrap
- * Cavity closures in bath
- * Fitted
- * Marshalls flexi tape on windows

Reviewed under
Supervision
R Brool

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

Site instruction issued

Confirmation of person on site

Name

LBP No.

Result:

Pass

Part pass

Fail

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

Agreed,.....

Print Name.....

Sign

Officer Name.....

Sign

Information entered into data base

Initial

Date

PRE WRAP / PRE CLAD

Date 21/10/13 SR or BCA 130237 Inspection No. 10
 Time 11.30 Documents on site YES / NO
 Owner Name Fawcett Project Description Adds. H
 Site Address 91 Astor RD Wairau

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

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

PRE CLAD

Building wrap type	Building wrap	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Head flashings	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Flexible sealing tape type	Flexible sealing tape	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Sill flashings	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Deck membrane type	Deck membrane fixed in accordance with Spec	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Back flashings	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA
Saddle flashings	P F <input checked="" type="checkbox"/> NA	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Jamb flashings	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Capillary clearances	P F <input checked="" type="checkbox"/> NA	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Ground/deck cladding clearance	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA

CAVITY SYSTEM

Additional strapping to wrap	P	F	<input checked="" type="checkbox"/> NA	Batten timber treatment	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Cavity closers	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Battens in place	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Battens structural fixing	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Cavity spacers	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Cavity spacers size & slope	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Reinforcing fixed in place (stucco)	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA	Proprietary self spacing mesh	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA
Mesh spacers (stucco)	P	F	<input checked="" type="checkbox"/> NA	Proprietary control joints (stucco)	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA	Rigid backing type (stucco)	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA
Fixings (galvanized or stainless) (stucco)	P	F	<input checked="" type="checkbox"/> NA	Waterproofing to slab-edge	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA		<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA

Name: Craig Wilson Officer Sign: CH Date: 21/10/13

SCOPE OF INSPECTION SHEET

Date 21/10/13

Site for BCA 130237

Inspection No. 9

Time 11:50

Documents on site YES / NO

Owner Name Fawcett

Project Description ANS + AHS

Site Address 91 Aston Road

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 20mm Hot + cold pipes

Diagram (if necessary)

EXISTING Supply

15mm PEX + PEX PIPES +

Fittings in for new fixtures.

CEPSCS service under test +

Hotline.

WASTE PIPES in place.

Plumbing waste on outside.

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

Site instruction issued

Confirmation of person on site

Name

Plumber

LBP No.

22688

Result:

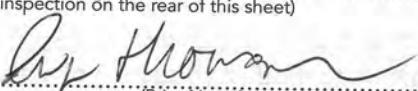
Pass

Part pass

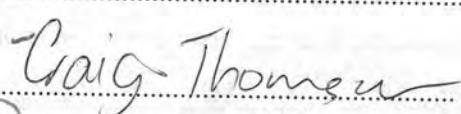
Fail

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

Agreed,

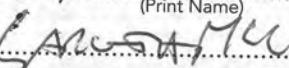


Sign



Sign

Officer Name



Sign

Information entered into data base

Initial

Date 7/1

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 24/03/13

Time 11:50

Owner Name Pawson

Site Address 91 Aspin Road

SR or BCA 130237

Inspection No. 9

Documents on site YES / NO

Project Description Ans + Abs

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

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

PRELINE

Max moisture Content %	P	F	NA	Insulation R Value	P	F	NA	Bracing connections	P	F	NA
Ventilation to rooms	P	F	NA	Top plate connection	P	F	NA	Air seals	P	F	NA
Timber treatment	P	F	NA	Ceiling batten spacing	P	F	NA	Bottom plate fixings	P	F	NA
Lintel/beam size & fixing	P	F	NA	Stud spacing	P	F	NA		P	F	NA
Plumber Name				TPR line	P	F	NA	Waste pipe size & test	P	F	NA
Soil pipe size and test	P	F	NA	Inbuilt S/W pipes tested	P	F	NA	Floor wastes	P	F	NA
Pipes fixed/supported	P	F	NA	Vents terminated	P	F	NA	Shut off valves	P	F	NA
System: AS3500, G13, Other	P	F	NA	Pressure Test <u>1500kPa</u>	P	F	NA	Fire wraps and collars	P	F	NA

POSTLINE

Sheet bracing	P	F	NA	Wet area substrate system	P	F	NA	Sheet fixings	P	F	NA
Penetrations sleeved	P	F	NA		P	F	NA	Fire/Acoustic separation	P	F	NA

Officer Name: Officer Sign.

Date: 21/10/13

SCOPE OF INSPECTION SHEET

Date 21/10/17..... SR or BCA 130257..... Inspection No. 8
 Time 11:00..... Documents on site YES / NO
 Owner Name Fawcett..... Project Description Alts
 Site Address 91 Aston Rd Warkworth

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 * Braising change on Inspt 7 Diagram (if necessary)
to house no longer charged (keeps to original)
Braising to sled now received + PS4 + Site notes supplied.
* House extension have RIB + Wrap with ~~the~~ exterior ply fitted
* Both sled + House weathertight.
* BL + GS Braising Elements now in place
* Windows have air seals fitted
* Moisture Reads 16%
* R2.4 wall + R3.2 ceiling batts fitted

OK to continue

Photo's Taken - Nos. 4 saved / scanned? Y / N

Site instruction issued

*Reviewed under
supervision
J. P. W. J.*

Confirmation of person on site

Name

C. Wegg

LBP No.

Result:

Pass

Part pass

Fail

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

Agreed,.....

(Print Name)

Sign

Officer Name

Sign

Information entered into data base

Initial

Date

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 21/10/17
11:00

SR or BCA 130237

Inspection No. 8

Time 11:00 Documents on site YES / NO

Owner Name Fawcett Project Description Ans

Site Address 91 Astor Rd Wakan

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

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

PRELINE

Max moisture Content <u>16</u> %	<input checked="" type="radio"/> P	F	NA	Insulation <u>2.4</u> R Value <u>3.2</u>	<input checked="" type="radio"/> P	F	NA	Bracing connections	<input checked="" type="radio"/> P	F	NA
Ventilation to rooms	<input checked="" type="radio"/> P	F	NA	Top plate connection	<input checked="" type="radio"/> P	F	NA	Air seals	<input checked="" type="radio"/> P	F	NA
Timber treatment	<input checked="" type="radio"/> P	F	NA	Ceiling batten spacing	<input checked="" type="radio"/> P	F	NA	Bottom plate fixings	<input checked="" type="radio"/> P	F	NA
Lintel/beam size & fixing	<input checked="" type="radio"/> P	F	NA	Stud spacing	<input checked="" type="radio"/> P	F	NA		<input checked="" type="radio"/> P	F	NA
Plumber Name				TPR line	<input checked="" type="radio"/> P	F	NA	Waste pipe size & test	<input checked="" type="radio"/> P	F	NA
Soil pipe size and test	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> NA	Inbuilt S/W pipes tested	<input checked="" type="radio"/> P	F	NA	Floor wastes	<input checked="" type="radio"/> P	F	NA
Pipes fixed/supported	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> NA	Vents terminated	<input checked="" type="radio"/> P	F	NA	Shut off valves	<input checked="" type="radio"/> P	F	NA
System: AS3500, G13, Other	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> NA	Pressure Test	<input checked="" type="radio"/> P	F	NA	Fire wraps and collars	<input checked="" type="radio"/> P	F	NA

POSTLINE

Sheet bracing	<input checked="" type="radio"/> P	F	NA	Wet area substrate system	<input checked="" type="radio"/> P	F	NA	Sheet fixings	<input checked="" type="radio"/> P	F	NA
Penetrations sleeved	<input checked="" type="radio"/> P	F	NA		<input checked="" type="radio"/> P	F	NA	Fire/Acoustic separation	<input checked="" type="radio"/> P	F	NA

Officer Name: Craig Watson Officer Sign: CW Date: 21/10/17

SCOPE OF INSPECTION SHEET

Date 9/10/13..... SR or BCA 130237..... Inspection No. 7.....
 Time 4:00..... Documents on site YES NO
 Owner Name FARRELL..... Project Description ALPS.....
 Site Address 91 Aston Rd Warkworth.....

Building Plumbing

Circle appropriate Type & Inspection

Other House

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

Engineer Supervision Yes No n/a - Name

Notes * Carby Closures fitted..... Diagram (if necessary)
 * H3.2 Carby batten @ 400cs with
spacers sloped between
 * Head Flashings fitted & taped.
 * 7mm Ply Naked off on exterior of
garage area
 * 7mm Ply fitted to exterior of Garage
 * PF Rod fitted to all windows & doors
 * All windows & doors have corner sealers
& tape.

Reviewed under
Supervision
AB

Photo's Taken - Nos. 8..... saved / scanned? Y / N

Site instruction issued

* Bracing change to rectified prior to preline House
 * " " " " " " " " " " Garage

Confirmation of person on site

Name

LBP No.

Result: Pass

Part pass

Fail

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

Agreed,.....

(Print Name)

Sign

Officer Name Craig Wilson

Sign

Information entered into data base

Initial

Date

PRE WRAP / PRE CLAD

SR or BCA 130237

Date 9/10/13

Inspection No. 7

Time 4:00

Documents on site YES NO

Owner Name FAWCETT

Project Description ALPS

Site Address 91 Aston Rd WAIKAWAE

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

Sighted previous inspection notes	<input checked="" type="checkbox"/>	N	NA	Conforms with approved drawings	<input checked="" type="checkbox"/>	N	NA	Confirm Additional information/amended plan	<input checked="" type="checkbox"/>	N	NA
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PRE WRAP

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

PRE CLAD

Building wrap type <i>Tekton</i>	Building wrap	<input checked="" type="checkbox"/>	F	NA	Head flashings	<input checked="" type="checkbox"/>	F	NA
Flexible sealing tape type <i>Proteto</i>	Flexible sealing tape	<input checked="" type="checkbox"/>	F	NA	Sill flashings	<input checked="" type="checkbox"/>	F	NA
Deck membrane type	Deck membrane fixed in accordance with Spec	P	F	<input checked="" type="checkbox"/> NA	Back flashings	<input checked="" type="checkbox"/>	F	NA
Saddle flashings	Internal/external corner flashings	<input checked="" type="checkbox"/>	F	NA	Jamb flashings	<input checked="" type="checkbox"/>	F	NA
Capillary clearances	Flashing of penetrations	P	F	<input checked="" type="checkbox"/> NA	Ground/deck cladding clearance	P	F	NA

CAVITY SYSTEM

Additional strapping to wrap	P	F	<input checked="" type="checkbox"/> NA	Batten timber treatment	<input checked="" type="checkbox"/>	F	NA	Cavity closers	<input checked="" type="checkbox"/>	F	NA
Battens in place	<input checked="" type="checkbox"/>	F	NA	Battens structural fixing	<input checked="" type="checkbox"/>	F	NA	Cavity spacers	<input checked="" type="checkbox"/>	F	NA
Cavity spacers size & slope	<input checked="" type="checkbox"/>	F	NA	Reinforcing fixed in place (stucco)	P	F	<input checked="" type="checkbox"/> NA	Proprietary self spacing mesh	P	F	<input checked="" type="checkbox"/> NA
Mesh spacers (stucco)	P	F	<input checked="" type="checkbox"/> NA	Proprietary control joints (stucco)	P	F	<input checked="" type="checkbox"/> NA	Rigid backing type (stucco)	P	F	<input checked="" type="checkbox"/> NA
Fixings (galvanized or stainless) (stucco)	P	F	<input checked="" type="checkbox"/> NA	Waterproofing to slab-edge	P	F	<input checked="" type="checkbox"/> NA		P	F	NA

Name: Craig Watson Officer Sign: CN Date: 9/10/13

SCOPE OF INSPECTION SHEET

Date 2/01/13 SK or BCA 130 237 Inspection No. 6

Time 2-30 Documents on site YES / NO

Owner Name Fawcett Project Description ACTS

Site Address 91 Astor RD NAIKANAE

Building **Plumbing**

Circle appropriate Type & Inspection

Other CARAGE ONLY

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

Engineer Supervision Yes No n/a - Name

Notes * Membrane on rear of block work complete
* trusses to stud top plate
Double 2 nailed as per truss plan.
* top plate to stud connected with SN SOL, SPS 400 straps connect lintel to stud.
* 15 KN Handi brach on bottom plate
* Moisture 18.7%
* Purlin fixing ~~100~~ 149 x 100 screws

Diagram (if necessary)

*Reviewed under supervision
Proof*

Photo's Taken - Nos. 4 saved / scanned? Y / N

Site instruction issued

** Producer Statement & Warranty for membranes required*

Confirmation of person on site

Name

Terence Hagg

LBP No.

103923

Result:

Pass

Part pass

Fail

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

Agreed, John Sign John Print Name John

Officer Name John Sign John

Information entered into data base Initial Date /

PRE WRAP / PRE CLAD

SR or BCA 130 737

Date 21/10/13

Inspection No. 6

Time 2-30

Documents on site YES / NO

Owner Name Fawcett

Project Description AHS

Site Address 91 Actor RD WAIKANAЕ

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

Cladding type identified	<input checked="" type="checkbox"/>	P	F	NA	Exterior sheet bracing & angle brace fixing	<input checked="" type="checkbox"/>	P	F	<input checked="" type="checkbox"/>	NA	Bracing requirements	<input checked="" type="checkbox"/>	P	F	NA	
Framing moisture meets cladding requirements %	<input checked="" type="checkbox"/>	P	F	NA	Bottom plate connections	<input checked="" type="checkbox"/>	P	F	NA		Purlin fixing	<input checked="" type="checkbox"/>	P	F	NA	
Stud spacing appropriate for cladding	<input checked="" type="checkbox"/>	P	F	NA	Building wrap type	<input checked="" type="checkbox"/>	P	F	NA		Decking substrate	<input checked="" type="checkbox"/>	P	F	<input checked="" type="checkbox"/>	NA

PRE CLAD

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

CAVITY SYSTEM

Additional strapping to wrap	<input checked="" type="checkbox"/>	P	F	NA	Batten timber treatment	<input checked="" type="checkbox"/>	P	F	NA	Cavity closers	<input checked="" type="checkbox"/>	P	F	NA
Battens in place	<input checked="" type="checkbox"/>	P	F	NA	Battens structural fixing	<input checked="" type="checkbox"/>	P	F	NA	Cavity spacers	<input checked="" type="checkbox"/>	P	F	NA
Cavity spacers size & slope	<input checked="" type="checkbox"/>	P	F	NA	Reinforcing fixed in place (stucco)	<input checked="" type="checkbox"/>	P	F	NA	Proprietary self spacing mesh	<input checked="" type="checkbox"/>	P	F	NA
Mesh spacers (stucco)	<input checked="" type="checkbox"/>	P	F	NA	Proprietary control joints (stucco)	<input checked="" type="checkbox"/>	P	F	NA	Rigid backing type (stucco)	<input checked="" type="checkbox"/>	P	F	NA
Fixings (galvanized or stainless) (stucco)	<input checked="" type="checkbox"/>	P	F	NA	Waterproofing to slab-edge	<input checked="" type="checkbox"/>	P	F	NA		<input checked="" type="checkbox"/>	P	F	NA

* NA Not part of this inspection

Name: Craig Watson Officer Sign: CW Date: 21/10/13

SCOPE OF INSPECTION SHEET

Date 1-10-2013 SR or BCA 130237 Inspection No. 5

Time Documents on site YES NO

Owner Name Fawcett Project Description AB

Site Address 91 Aston 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 Easton Constucting

Notes * Inspection covers Ply bracing Diagram (if necessary)
to exterior of lounge and bedroom.
* email in packer covering inspection 3.
* H3.2 elements placed to bedrooms x 4
and elements 1.6 and 1.0 to lounge
area.

* LBP not on site.

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

Site instruction issued

* Revised brace plan and calcs are required from engineer
* 3.3 and 700 elements are to continue to top plate or bottom (end of truss) to supply evidence otherwise

Confirmation of person on site

Result: **Pass**

Part pass

Fail

Name

LBP No.

Recheck

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

Agreed, Shane Steinmetz Sign. SS

(Print Name)

Officer Name Andrew Sign. AD

Information entered into data base

Initial C.H.

Date 1/1/13

PRE WRAP / PRE CLAD

-SR or BCA 130237

Date 1/10/2013 Inspection No. 5

Time Documents on site YES / NO

Owner Name Fawcett Project Description

Site Address 91 Astor 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.

Applies to all inspections

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

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

PRE CLAD

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

CAVITY SYSTEM

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

Name: Andrew Officer Sign:  Date: 1/10/2013

SCOPE OF INSPECTION SHEET

Date 27/9/13 SR or BCA 130237 Inspection No.

Time 11.00 Documents on site YES / NO

Owner Name FRANCIS Project Description Anna & Peter

Site Address 91 ABBS 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 LOUNGE/ BED Diagram (if necessary)

LINTER SCRAPS + BOTTOM

BL BRAEING TO BREEZE UNITS

TOP PLATE TO SONS

TRUSS UNITS M/GRIPS +

ROOF BRAEING

PIREWS FIXES 2 NAIS 1 100m SCRAPS

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

Site instruction issued

Fix H3 PL BRAEING CHECK AT NEXT
INSPECTION

Result: Pass

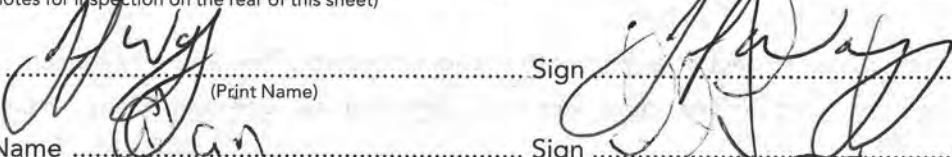
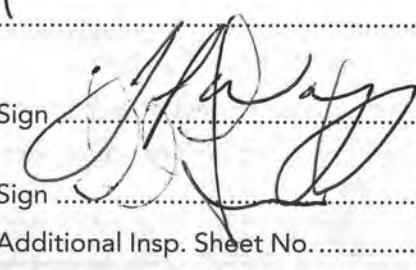
Part pass

Fail

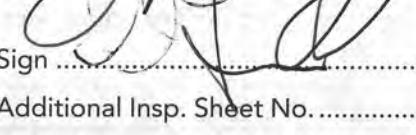
Confirmation of inspection by person on site

Person on site: Builder Owner Other No One on site

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

Agreed,  Sign  Date 1/1/13

(Print Name)

Officer Name  Sign  Date 27/9/13

Additional Insp. Sheet No.

PRE WRAP / PRE CLAD

Date 27/9/13 SR or BCA 130237 Inspection No.

Time 11:00 Documents on site YES / NO

Owner Name FAWCETT Project Description Ann Arbor Rd

Site Address 91 Arbor 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.

Applies to all inspections

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

Cladding type identified	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Exterior sheet bracing & angle brace fixing	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA	Bracing requirements	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Framing moisture meets cladding requirements %	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Bottom plate connections	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Purlin fixing	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Stud spacing appropriate for cladding	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Building wrap type	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Decking substrate	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> NA

PRE CLAD

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

CAVITY SYSTEM

Additional strapping to wrap	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Batten timber treatment	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Cavity closers	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Battens in place	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Battens structural fixing	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Cavity spacers	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Cavity spacers size & slope	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Reinforcing fixed in place (stucco)	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Proprietary self spacing mesh	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Mesh spacers (stucco)	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Proprietary control joints (stucco)	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Rigid backing type (stucco)	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Fixings (galvanized or stainless) (stucco)	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Waterproofing to slab-edge	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA		<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA

Name: Mark Officer Sign: Date: 24/9/13

SCOPE OF INSPECTION SHEET

Date 26-9-2013 SR on BCA 130237 Inspection No. 3
 Time 10:00 Documents on site YES / NO
 Owner Name Fawcett Project Description atk
 Site Address 91 Aston 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 Eastern Consulting

Notes * HD12 vertical and horizontal
at 600 centres
* control joint, dense tape
to stell.
* cavity clean
* good mortar bedding and joins

Diagram (if necessary)

* received email from engineer covering
slab inspection.

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

Site instruction issued

* evidence from engineer covering block
inspection.

Confirmation of person on site

Name

Terence Way

LBP No.

Result: **Pass**

Part pass

Fail

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

Agreed,.....

Terence Way
(Print Name)

Sign.....

Officer Name.....

Andrew

Sign.....

Reebeck
Way

Information entered into data base

Initial

Date

BLOCK / BRICK / RETAINING WALL / SOLID FUEL HEATER

Date 26-9-2013 SR or BCA 130237 Inspection No. 3
 Time 10:00 Documents on site YES / NO 0
 Owner Name Fawcett Project Description alt
 Site Address 91 Aston 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.

BLOCK

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

BRICK VENEER

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

RETAINING WALL

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

SOLID FUEL HEATER

Inbuilt	Y / N			Free standing			Y / N			Wetback	Y / N			
Chimney interior	P	F	NA	Tempering valve (wetback)	P	F	NA	Ceiling plate	P	F	NA			
Chimney exterior	P	F	NA	Flue swept	P	F	NA	Seismic fixing	P	F	NA			
Flue height	P	F	NA	Flue support ceiling	P	F	NA	Flue flashing	P	F	NA			
Smoke detectors fitted	P	F	NA	Roof	P	F	NA	Installer Check sheet	P	F	NA			
Make:	Installer:													

Officer Sign: Andrew Name: Andrew Date: 26-9-2013

SCOPE OF INSPECTION SHEET

Date 5-9-2013 SR or BCA 130237 Inspection No. 1
 Time 2:30 Documents on site YES / NO
 Owner Name Fawcett Project Description 9175
 Site Address 91 Aston 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 Peter Davenport

Notes * 40mm pipe for vanity, Diagram (if necessary)
* shower pipe covered
* holding water
* pipe protected, laid in sand

* polythene laid
* steel placed as engineers design
* piles already placed and poored, confirmed
by engineer (long while on site).
* 50mm poly

* inspection covers 2 areas to dwelling only

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

Site instruction issued

* cut polythene ~~at~~ at footing base.
* engineer to inspect prior to concrete
pour and supply note prior to next
inspection.

Confirmation of person on site

Result: **Pass**

Part pass

Fail

Name

LBP No.

103923

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

Agreed,

(Print Name)

Sign

Officer Name

Sign

Information entered into data base



Initial

Date 1/1

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

Date 5-9-2013 SR or BCA 130237 Inspection No.

Time 2:30 Documents on site YES / NO

Owner Name Fawcett Project Description 915

Site Address 91 Astor 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.

SITE

Conforms with approved drawings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Checked driveway	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Engineer supervision required	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Scope of Resource consent granted?	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Checked position off relevant boundaries and datum height	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>		<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expert Opinion (Producer statement) required	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Name of Surveyor Company				Name of Engineer Peter Davenport Company			

FOUNDATIONS

PILES

SUBFLOOR

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

PRE SLAB

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

DRAINAGE

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

Officer Name: Andrew Sign: ANH Date: 5-19-2013



Site Inspection Report - New BC Applications

BC Application number: 130231 Lot DP

Site Address: 91 Astor Rd

Building Project: Roads / ALTs

Check NCS status is currently "To Site Inspection"

Item to be checked	Decision	Record any relevant information	Action required
Contours match application?	<input checked="" type="radio"/> Yes / <input type="radio"/> No		
Datum point identified?	<input checked="" type="radio"/> Yes / <input type="radio"/> No		
Boundaries identified?	<input checked="" type="radio"/> Yes / <input type="radio"/> No	APPROX BOUNDARIES ARE WELL CLEAR OF PROPOSED WORK	
Check ground conditions?	<input checked="" type="radio"/> Yes / <input type="radio"/> No	APPROX SOFT	ENGINEER FOUNDATION DESIGN HAS BEEN PROVIDED
Check f/path, kerb & channel, grass berm, note existence/damage.	<input type="radio"/> Yes / <input checked="" type="radio"/> No	N/A - Rural Area	
Vehicle entrance crossing installed (describe condition)	<input checked="" type="radio"/> Yes / <input type="radio"/> No	Good / Rural	
Photos taken? (Save & link to NCS)	<input checked="" type="radio"/> Yes / <input type="radio"/> No		
Dogs or other hazards on property?	<input checked="" type="radio"/> Yes / <input type="radio"/> No		
Is there a requirement for further foundation investigation e.g Engineers design	<input checked="" type="radio"/> Yes / <input type="radio"/> No		Referred to Approvals T/L Yes / No
Record all decisions in accordance with KCDC Policy 007. Circle Yes or No in each case.			

Note: if there is a requirement for further information or some areas which do not appear to comply refer file to Team Leader Consent Approvals for action.

Inspecting Officer:

Name..... Signature..... Date: 1/5/13.....

Unless further foundation information required, change NCS status to "To Plumbing & Drainage" and place file in P&D shelf area for Approvals. If further information is required, then Status change to "To Senior Building Inspector" and hand to Team Leader Consent Approvals for action.

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Site Inspection	<input checked="" type="checkbox"/> MA	Refer to Form 241 for completion of site Inspection & sign off this form when completed. <i>Engineered Foundations</i>	<i>John</i> 1/5/13
Resource Consents (refer PIM Sheet)	<input checked="" type="checkbox"/>		
Plumbing and Drainage	<input checked="" type="checkbox"/>		<i>8/5/2013</i>
Building	<input checked="" type="checkbox"/>	<i>John</i>	<i>01/06/13</i>
Fire Design	<input checked="" type="checkbox"/>		
Compliance Schedule			
Environmental Health			
Other.....			
<p>NOTES:</p>			



Building Consent No.	BC 130237		
Building Project	Add's & Alt's		
Location (Site Address)	91 Aston Road, Waihīnai		
Building Category	<input type="radio"/> 0 <input checked="" type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3		

Application workflow checklist		
RECEIVED 29 APR 2013 BY:	Name & Signature Note # A signature confirms that the application contains sufficient information to enable compliance with the building code to be assessed	Date
# Note: Checked, date stamped and initialled by TO/BCO. Select and circle appropriate category above & identify allocation to appropriate technical groups and if required to go to "site inspection" AP-WI-001	<i>Palmer</i> 29/4/13	
Payment taken and receipted (details entered inside this cover sheet) by CSO CS-WI-008	<i>Jo Croft</i> 29/4/13	
Data entered and invoiced by CSO CS-WI-008	<i>Palmer</i> 29/4/13	
Pages numbered by CSO CS-WI-008 BCO	<i>Jo Croft</i> 29/4/13	
BC Application and documentation scanned, checked & status update by CSO CS-WI-009	<i>Jo Croft</i> 29/4/13	
BC Application signed over to BC CS-WI-009	<i>Simon Capp</i> 8/5/2013	
Application reviewed by Technical Officers who sign off at back of this form AP-WI-026 & AP-WI-009	<i>John</i> 04/06/13	
Once Technical review complete, passed to CS for Plan Production and Invoicing AP-WI-009	<i>Barbara</i> 7/6/13	
CSO checks data entry input, including required inspections CS-WI-012		
BC, plans and other appropriate paperwork produced by CSO CS-WI-012		
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO CS-WI-012		
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. CS-WI-012		

CONSENT DATA INPUT REQUIREMENTS

STANDARD CONSENT CONDITIONS

37	
72	
80	

NON-STANDARD ADDENDA

Form 123 ver. 2 – Doc #124146

FOR OFFICE USE ONLY

FOR OFFICE USE ONLY		\$3305.80	
FEES	APPLICATION FEE	DATE	
Building Fee	\$2723.00		
Sewer Connection	\$.....	RECEIPT NO	DATE.....
Water Connection	\$.....		
Vehicle Crossing	\$.....	INVOICE NO	DATE 29/4/13
Damage Deposit	\$.....	55079	
Code Compliance Administration	\$.....	RECEIPT NO	DATE.....
Building Research Levy	\$180.00	438465	29/4/13
Development Levy	\$.....		
DBH Levy	\$361.80		
Compliance Schedule	\$.....	FEES PAID BY:	
Digital Storage Fee	\$41.02	Fawcett family Trust	
Certificate of Title Charge	\$.....		
Photocopying	\$.....		
SUBTOTAL	\$.....	BUILDING CONSENT	DATE ISSUED
Less Fee Paid	\$.....	NUMBER	
TOTAL	\$.....	BC130237	29/4/13
GST INCLUDED	\$3305.80	AUTHORISATION FOR REFUND OF DEPOSIT	
		Deposit held =	\$.....
		Cost to Repair Damage Caused During	
		Construction =	\$.....
		Total Balance to be Refunded	
		Authority Number:	
		Authorised:	DATE:

OGST 51-860-608

Received with thanks by 5/01
KAPITI COAST DISTRICT COUNCIL

29-04-13 15:41 Receipt no.438465

COPY *COPY* *COPY*
DR BC130237
CHRIS & JACKIE FAWCE 3,305.80-
Chris & Jackie Fawcett: 91 Aston Road: W
CQ B

Building consent 130237

Section 51, Building Act 2004

The building

Street address of building: 91 Aston Road, Paraparaumu

Legal description of land where building is located: LOT 7 DP 84600 C/T 52A/947

Valuation number: 1515012407

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: Chris & Jackie Fawcett

Contact person:

Mailing address: 91 Aston Road, Waikanae 5036

Street address/registered office:

Phone number: Landline: 2935114

Mobile:

Daytime:

After hours:

Facsimile number:

Email address:

Website:

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

Full Name: Rochelle Dennis

Mailing Address:

Phones:: 0275114744: 9057380

Email: rochelle@kapitidesign.co.nz

Building work

The following building work is authorised by this building consent:

New Lounge extension. New Bedroom & Ensuite extension. New Shed. Clad in plywood & batten & corrugated iron. Corrugated iron roof.

Dwelling & Garage

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

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

A handwritten signature in black ink, appearing to read "John Smith", is written over a horizontal line.

Signature

Building Control Officer

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 4/06/13

7 June 2013

Chris & Jackie Fawcett
91 Aston Road
Waikanae 5036

Dear Sir/Madam

Approval of Building Consent: 130237

Description: New Lounge extension. New Bedroom & Ensuite extension. New Shed. Clad in plywood & batten & corrugated iron. Corrugated iron roof.

Location: 91 Aston Road, Paraparaumu

Legal Description: LOT 7 DP 84600 C/T 52A/947

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

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

As the owner you are also responsible for the following:

- ensuring that building work starts within 12 months of the approval of the building consent and that work progresses at a reasonable pace.
- ensuring that all required inspections are completed and that a Code Compliance Certificate is obtained once the work has been completed – please be aware that before a Code Compliance Certificate is issued, the building work must comply with the Building Act 2004 and the Building Code as at the date of this consent.
- that no work with noisy equipment is to be carried out before 7.30 a.m. or after 6 p.m. Monday to Saturday. During the week there may be workers on site from 6.30 a.m. quietly preparing for work. Work with noisy equipment is not permitted on Sundays and public holidays.
- ensuring that no damage occurs to public property, for example footpaths or retaining structures. Should damage occur you will be required to pay for any repairs.
- ensuring that if you wish to make any changes to the approved building consent, then an amendment to the building consent will need to be lodged with us.

If you have any questions regarding your building consent or your responsibilities, please contact Kapiti Coast District Council on (04) 2964 700.

Addenda to Application

Application

Chris & Jackie Fawcett 91 Aston Road Waikanae 5036	No.	130237
--	-----	--------

Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages New Lounge extension. New Bedroom & Ensuite extension. New Shed. Clad in plywood & batten & corrugated iron. Corrugated
Intended Life	Indefinite, but not less than 50 years
Intended Use	Dwelling & Garage
Estimated Value	\$180,000
Location	91 Aston Road, Paraparaumu
Legal Description	LOT 7 DP 84600 C/T 52A/947
Valuation No.	1515012407

Designer: Kapiti Architectural Design Limited PO Box 296, Waikanae :
0275 114744 / 905 7380

General Requirements

- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
 1. Foundations
 2. Block
 3. Pre-slab
 4. Pre-slab
 5. Drainage
 6. Pre Wrap
 7. Pre Clad
 8. Weathertightness
 9. Preline
 10. Preline
 11. Wet Area - pre Application
 12. Wet Area - post application
 13. Postline
 14. Retaining Wall
 15. Final Inspection
- b) To arrange for any of the above required inspections by Building Control Team, please contact the Call Centre on (04) 296 4700 between the hours of 8am and 5pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. All foundations are to be to solid bearing minimum of 300mm
4. Note and comply with endorsements on approved plans.
5. Names and registration numbers of plumber and drainlayer are required before work commences.
6. Concealed soil and TV pipes and gas flues are only permitted built into ducts or minimum 150mm framed walls or with the Phillips top plate connecting bracket.
7. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
8. Roof stormwater to be connected to existing water disposal system.
9. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
10. Contractor to leave site clear of all demolition materials and in a tidy state.
11. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.
12. All work shall be carried out in accordance with RMs 010051, 130018 & Sect 221 Consent Notice.

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

**OWNER/BUILDER/
AUTHORISED PERSON**

Date:

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

EXTRA HIGH WIND ZONE

BOUNDARY LINES
The Owner/Builder is responsible for
clearly defining the site boundary lines
and pegs. This may require a survey.
NOTE: established fences are not
necessarily on the site boundary.

ENGINEERS DESIGN
This project contains elements specifically
designed by an engineer. The owner/builder
is required to ensure the engineer inspects
the work and provides KCDC with written
evidence of the inspection.

PROPOSED Additions & Garage for Mr & Mrs Fawcett at

91 Aston Road
WAIKANAE DOWNS

Endorsements made on any single
page apply equally to the entire
project.

APPROVED
BY BUILDING
Stuart Nepia
04/05/2013

Noisy Equipment
It is the responsibility of the owner to ensure that no work with noisy equipment
shall be carried out before 7:30 a.m. or after 6 p.m. Monday to Saturday. During
the week there may be workers on site from 6:30 a.m. quietly preparing for work.
Work with noisy equipment is not permitted on Sundays or public Holidays.



Phone: (04) 905 7380
Mobile: 0275 114 744
Email: rochelle@kapitidesign.co.nz
P O Box 296, Waikanae 5036

Council has no record of any services in the vicinity of
of the proposed work. Take care

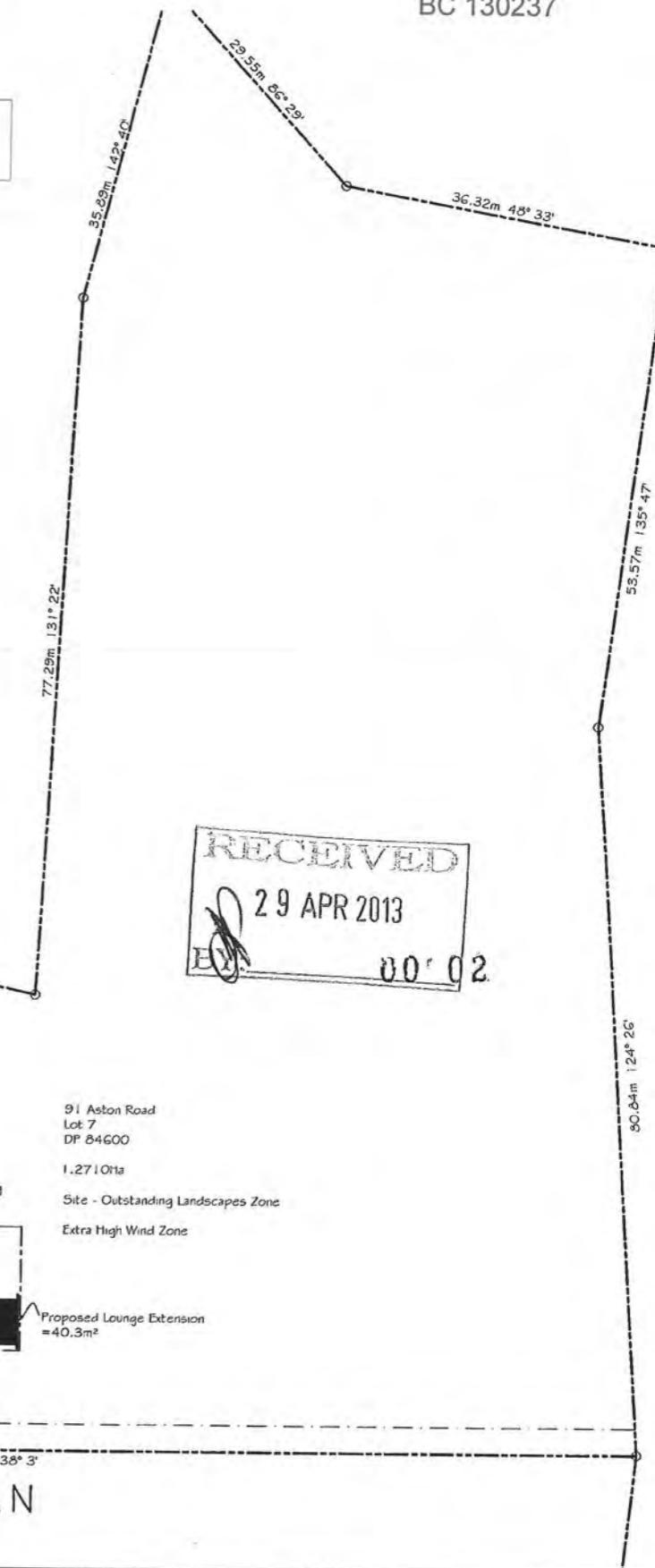
BC 130237

EXTRA HIGH WIND ZONE



APPROVED
BY
PLANNING
Janice Lee
6/06/2013

All work shall be carried out in
accordance with Resource
Consents (RMs 010051, 130018)
and Section 221 Consent Notice



KAPITI ARCHITECTURAL DESIGN LTD Phone: (04) 905 7380 Mobile: 0275 114 744 Email: rochelle@kapitidesign.co.nz P O Box 296, Waikanae 5036 www.kapitidesign.co.nz	DO NOT SCALE OF DRAWINGS These drawings are copyright. Drawings are to be read in conjunction with specification, contract documentation & other consultants drawings and specifications. Contractor to verify all dimensions on site prior to commencing work. Contact designer if in doubt.	Proposed Addition & Garage For Mr & Mrs Fawcett At 91 Aston Road Waikanae Downs BUILDING CONSENT	Revisions: A 15/03/13 Building Consent	Designer: R Dennis	Project Number: 294
				Date: October 2012	
				Scale: 1:5000; 1:500	Drawing Number: 1 Of 17 (A2 Original)
				Revision: A	

DRAINAGE PLAN NOTES:

- All Plumbing and Drains to be in accordance with AS/NZS 3500 PART 2.2 for ground floor systems and for single stack systems
- Plumber/drainlayer to fill out producer statement and return to council with an as built drainage plan
- Check PIM information for service connections
- Pipes to be inspected before covering with sand
- A tempering valve is required to be installed on the hot water service
- Builder to ensure that proposed floor level will allow satisfactory fall of drains to sewer connections

PIPE GRADIENTS

- Minimum grades for drains and discharge pipes
G50 & less = 1 in 40
800 & 1000 = 1 in 60

DEPTH OF DRAINS

- Under driveways & right of ways - 500mm
- Under grassed area - 300mm
- Under buildings - 25mm between drain and reinforced concrete slab

INSPECTION POINTS - drainage

- Inspection Points shall comply with NZBC G1/JAS2 5.7.4.
- Inspection Points shall be located
 - Immediately prior to drain outfalls
 - Immediately inside the boundary of the property served
 - At the junction of every drain with another drain except that no access point is required where the branch drain is less than 2.0m long and only serves a gully trap
 - Every change in horizontal direction of greater than 45°
 - Every change in gradient greater than 45°
 - At intervals (on straight lines) of no less than 50m where rodding points are used
 - 100m where access chambers are used
 - Within 2.0m outside the building where a drain enters or exits from under a building
 - At the base of the discharge stack where it meets the discharge pipe

INSPECTION POINTS - stormwater

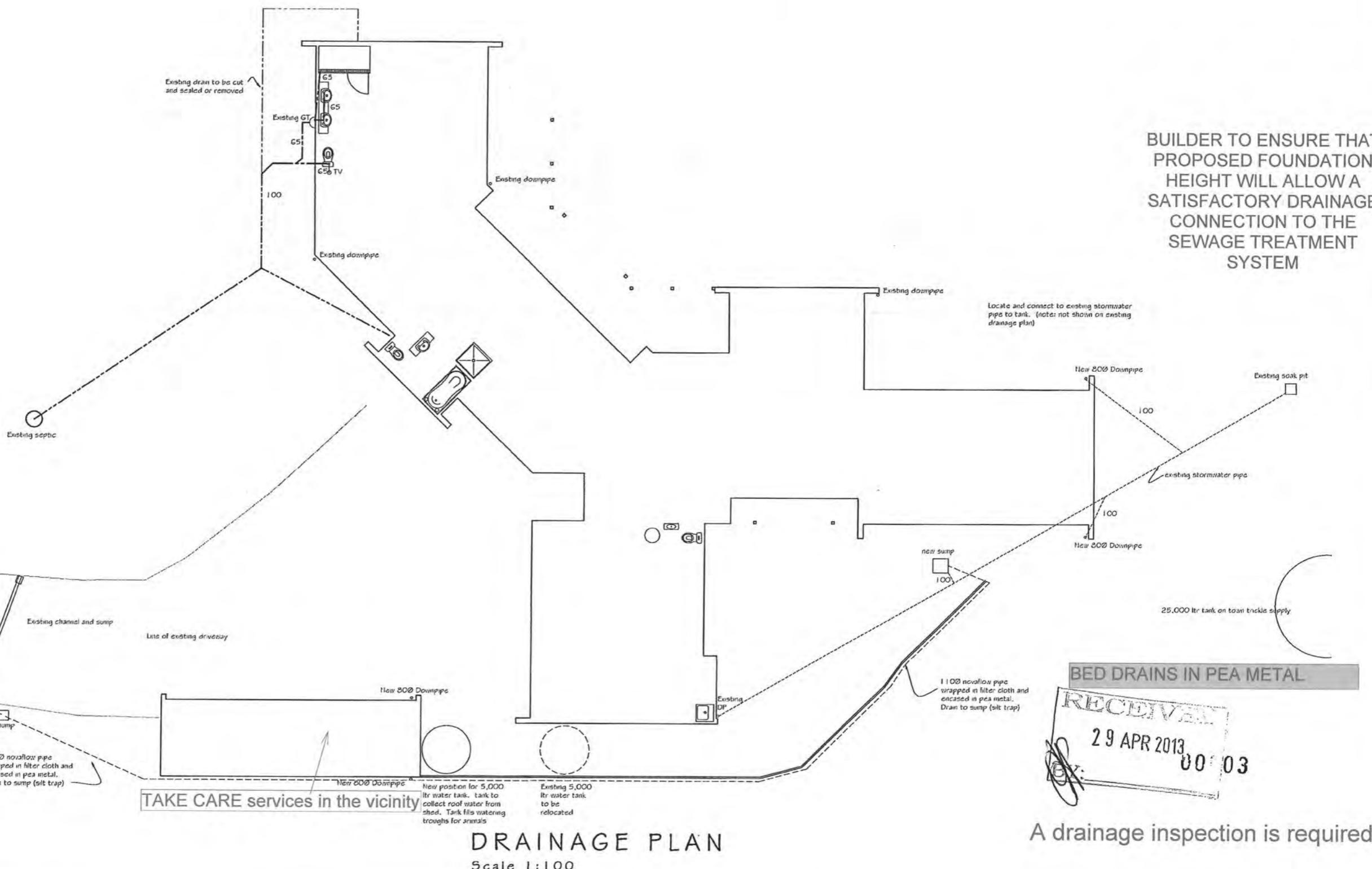
- Inspection points for the inspection & maintenance of stormwater pipes shall comply with NZBC E1/JAS1 clause 3.7
- Allow for a 90° inspection point at the end of each stormwater line
- Inspection points shall be located
 - At no more than 50m intervals
 - Changes in direction greater than 45°
 - Changes in gradient greater than 45°
 - Junctions with other drains - unless the drain is serving a single downpipe and is less than 2m long

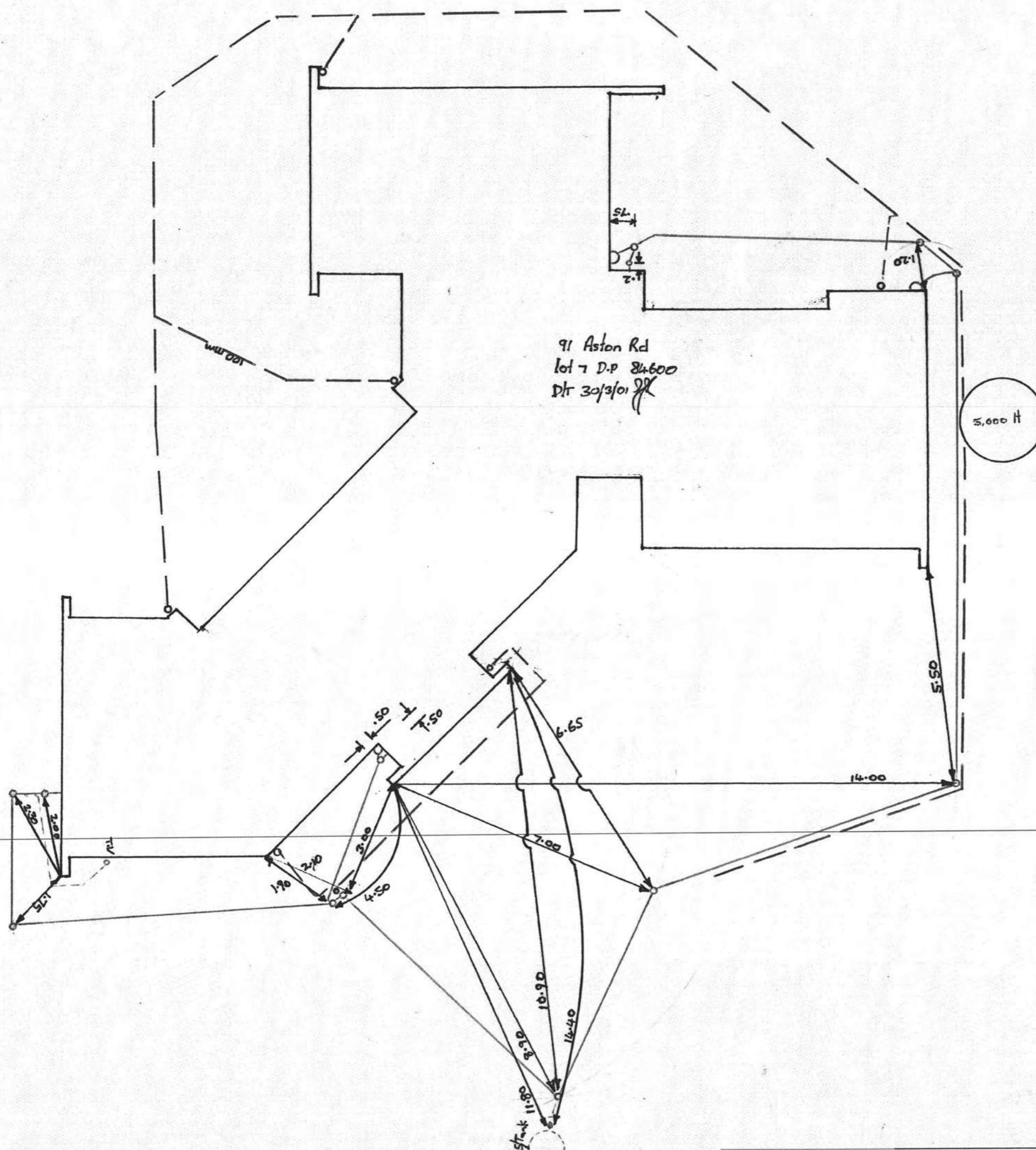
VENTS

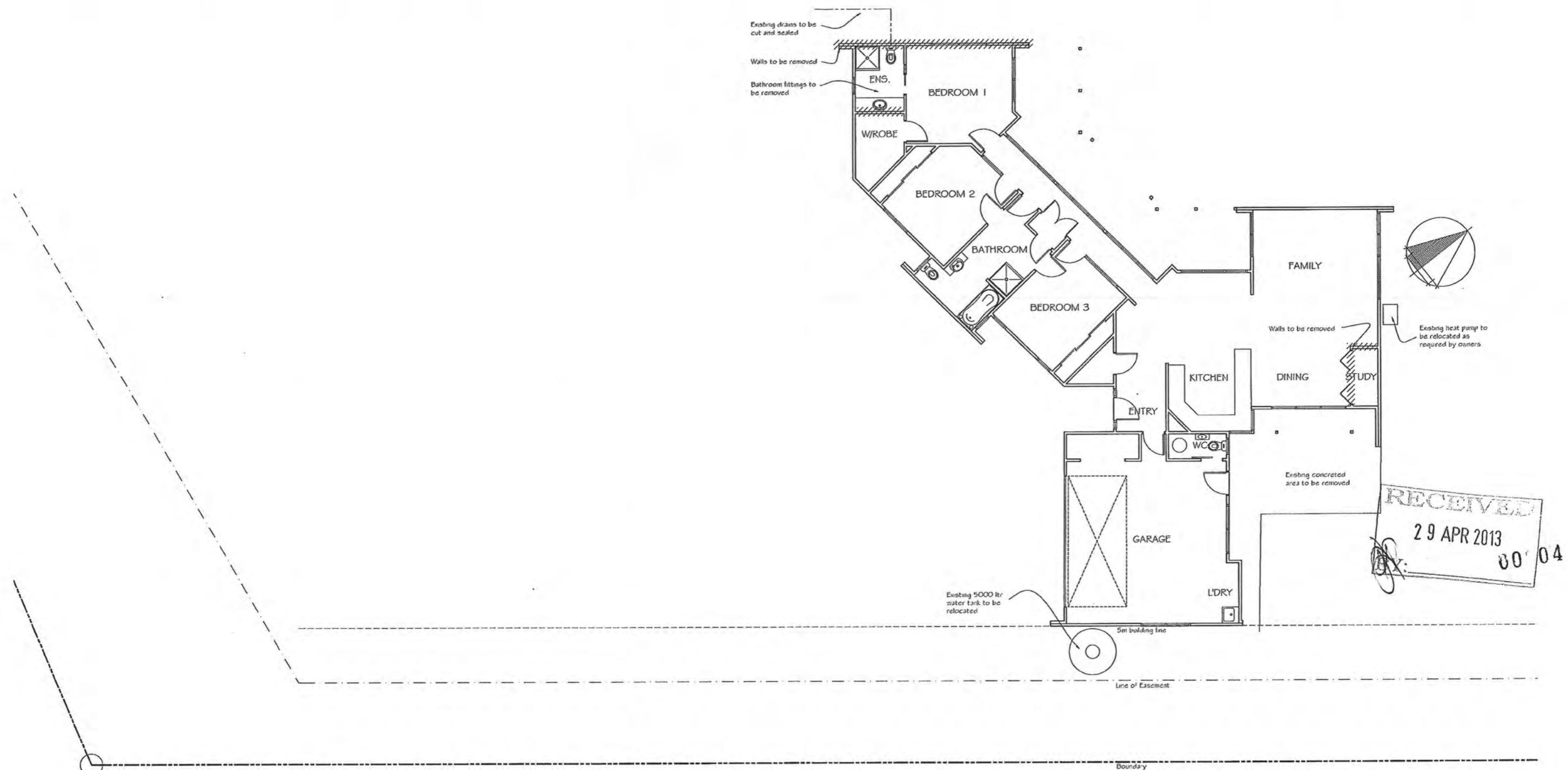
- Vents shall be 50° open vents and shall terminate in the open air in accordance with NZS3500:5 clause 4.33.7 and figure 4.10.
- Vents shall be located where practical in internal non-load bearing framing that does not contain bracing units. Where this cannot be avoided use the BFA/NZ appraised (number 570) Thru-brackets (Thru Top Plate) for timber framing - note limited to one bracket per stud bay.

HOT & COLD WATER

- All pipe work in house to be cross linked polyethylene (PE-X) Kembria Pex or similar
- 20mm for Main, to bath and to HWC
- 15mm to all other branches
- 15mm to exterior taps







EXISTING FLOOR PLAN
Floor Area = 184m²

 <p>KAPITI ARCHITECTURAL DESIGN LTD Phone: (04) 905 7380 Mobile: 0275 114 744 Email: rochelle@kapitidesign.co.nz P O Box 296, Waikanae 5036 www.kapitidesign.co.nz</p>	<p>DO NOT SCALE OF DRAWINGS These drawings are copyright. Drawings are to be read in conjunction with specification, contract documentation & other consultants drawings and specifications. Contractor to verify all dimensions on site prior to commencing work. Contact designer if in doubt.</p>	<p>Proposed Addition & Garage For Mr & Mrs Fawcett At 91 Aston Road Waikanae Downs</p> <p>BUILDING CONSENT</p>	<p>Revisions: A 15/03/13 Building consent</p>	<p>Designer: R Dennis</p>	<p>Project Number: 294</p>
				<p>Date: October 2012</p> <p>Scale: 1:100</p> <p>Revision: A</p>	<p>Drawing Number: 3</p> <p>Of 17</p> <p>(A2 Original)</p>

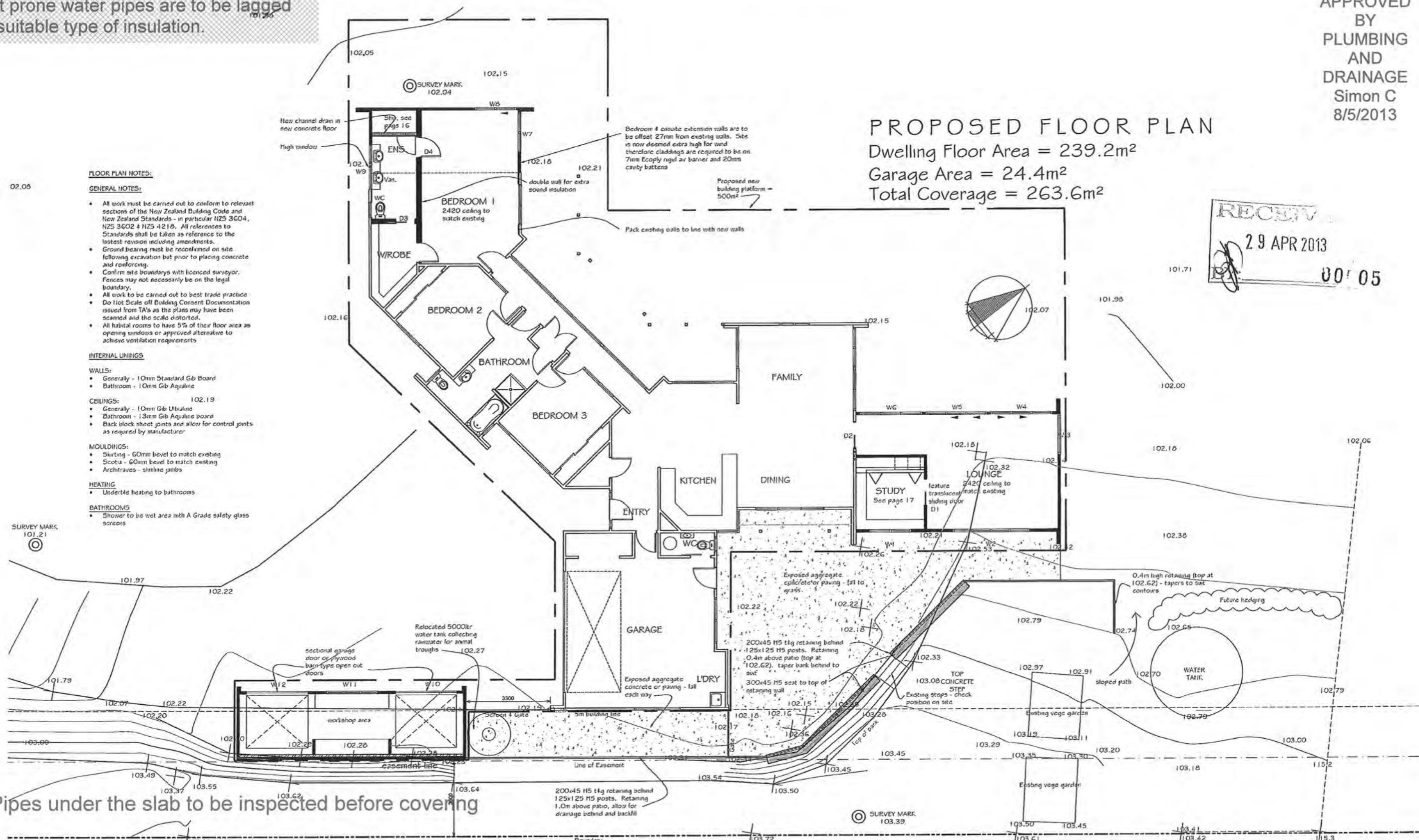
preline plumbing inspection required.

All frost prone water pipes are to be lagged with a suitable type of insulation.

Stormwater to be taken clear of the foundation and contained on site.

BC 130237

APPROVED
BY
PLUMBING
AND
DRAINAGE
Simon C
8/5/2013



FRAMING PLAN NOTES:

GENERAL NOTES:

The site is in the Very High Wind Zone area.

- All work must be carried out to conform to relevant sections of the New Zealand Building Code and New Zealand Standard - in particular NZS 3604, NZS 3602 & NZS 4218. All references to Standards shall be taken as reference to the latest revision including amendments.
- Confirm site boundaries with licensed surveyor. Fences may not necessarily be on the legal boundary.
- All work to be carried out to best trade practice.
- Do Not Scale off Building Consent Documentation issued from TA's as the plans may have been scanned and the scale distorted.

FRAMING

Exterior Walls & Internal Load Bearing Walls:
Up to 2.4m: 90x45 SG8 at 400 crs H1.2
Up to 2.8m: 90x45 SG8 at 300 crs H1.2

Interior Non Load Bearing Walls:
Up to 2.8m: 90x45 SG8 at 400 crs H1.2

- Pretrial framing and truss manufacturer to confirm lintel sizes and provide a producer statement for framing, window lintels and trusses.
- Window openings to be 20mm larger than window sizes (10mm tolerance each side).
- All bottom plates and framing to shower areas to be H1.2.
- Allow to recess exterior plywood bracing panels into framing where direct fix claddings are used.
- Allow for cleavage to fix fittings as required by owner.
- Wall junctions shall be framed up with not less than 2 studs blocked and nailed.
- Maximum diameter hole in 90mm stud to be 25mm or 35mm diameter where not more than 3 consecutive studs are drilled.
- Lintels supporting rafters or trusses shall be secured against uplift as per clause 8.6.1.7 & table 8.14, Figure B.12, NZS 3604:2011.
- Confirm building wrap is able to be used with timber treatment.

Top Plate Fixing:
The fixing of top plates supporting roof trusses to wall studs or lintels shall be in accordance with table 8.18, NZS 3604:2011

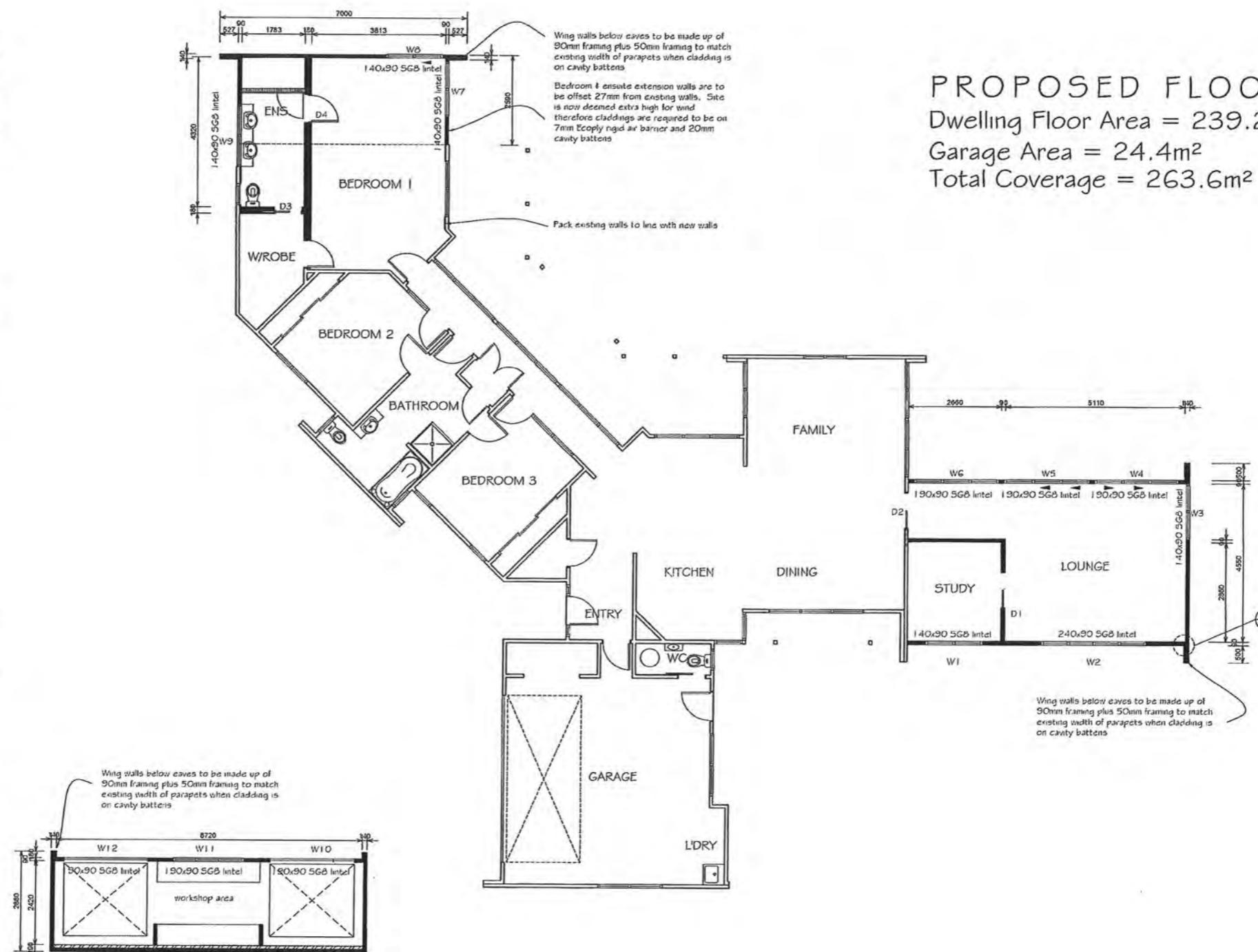
Joints in top plates to comply with clause 8.7.3 & figures 8.14-8, 16, NZS 3604:2011

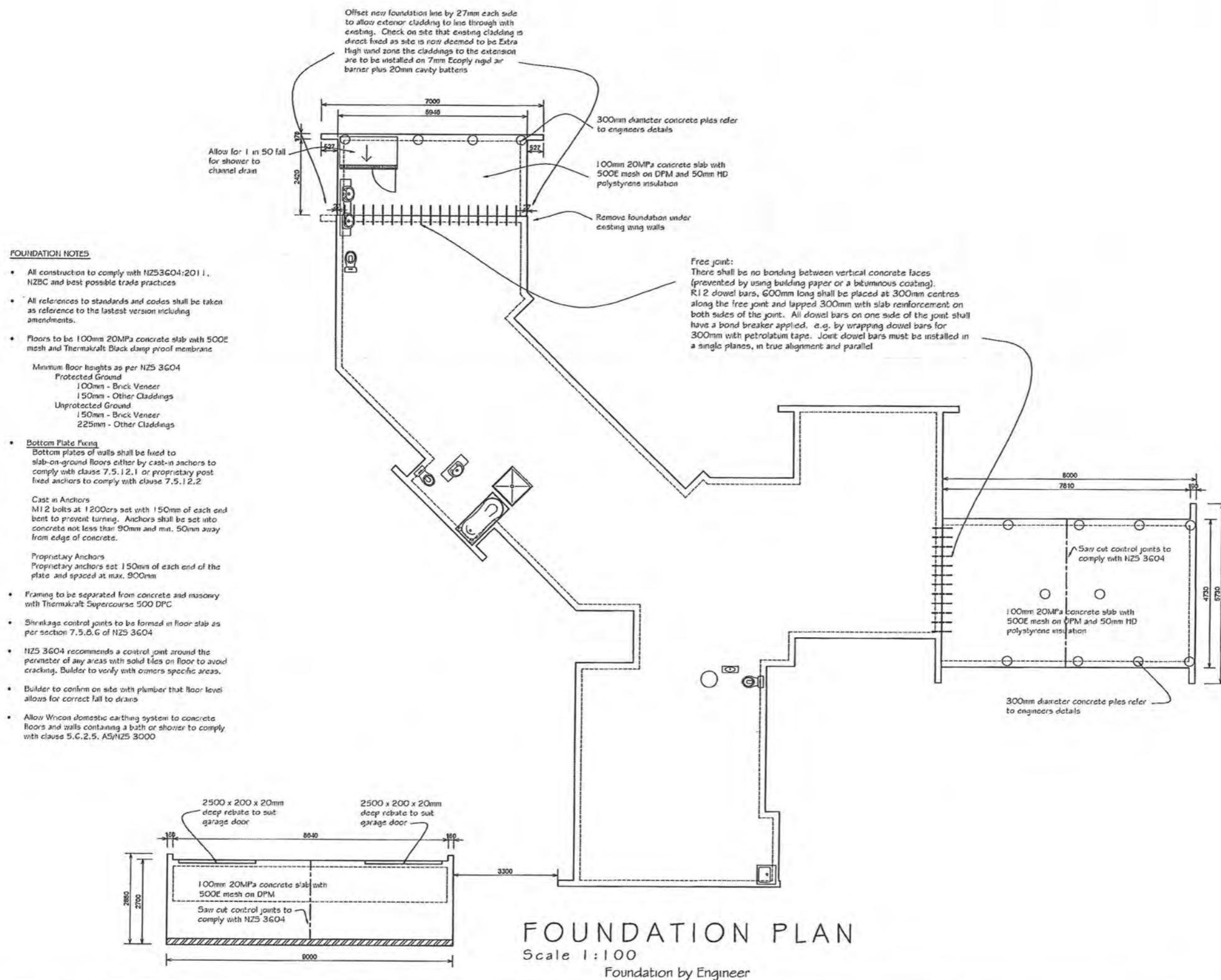
- Bottom Plate Fixing:
Bottom plates of walls shall be fixed to slab-on-ground floors either by cast-in anchors to comply with clause 7.5.12.1 or proprietary post fixed anchors to comply with clause 7.5.12.2.

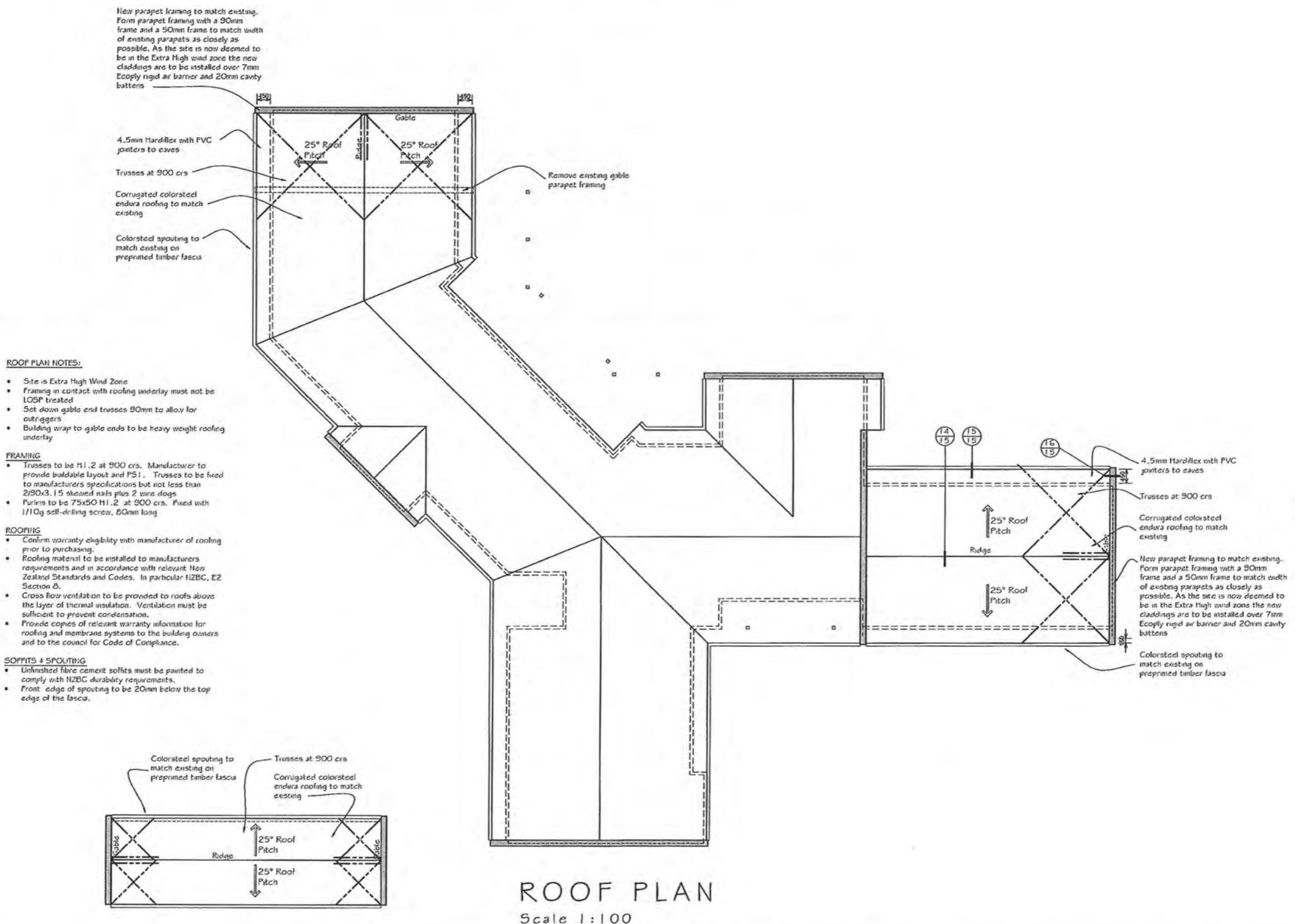
Cast in Anchors:
M12 bolts set with 150mm of each end of bent to prevent turning. Anchors shall be set into concrete not less than 90mm and min. 50mm away from edge of concrete.

Proprietary Anchors (Tubolots):
Proprietary anchors set 150mm of each end of the plate and spaced at max. 900mm

- Holes in plates to comply with clause 8.7.5 & figure 8.19, NZS 3604:2011
- Refer to Bracing Plan and Manufacturers specifications for additional framing fixings.

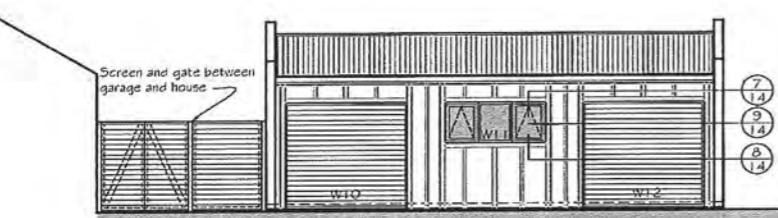
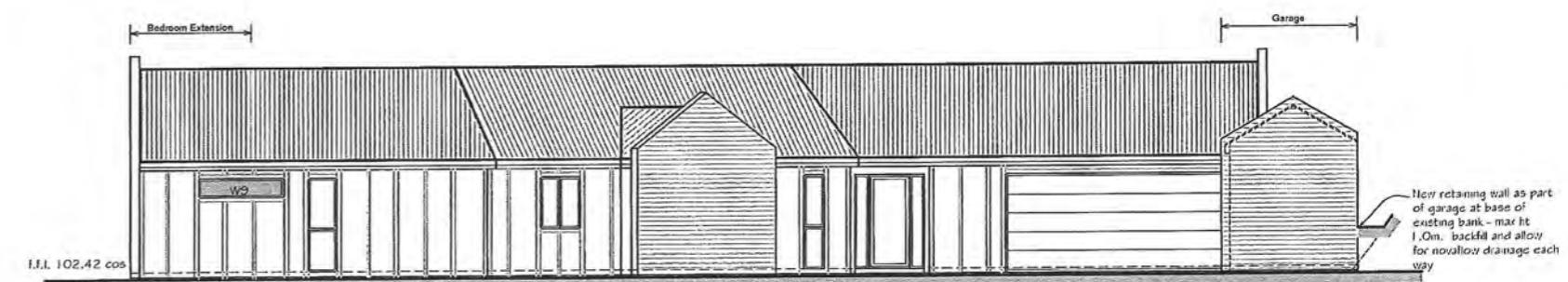
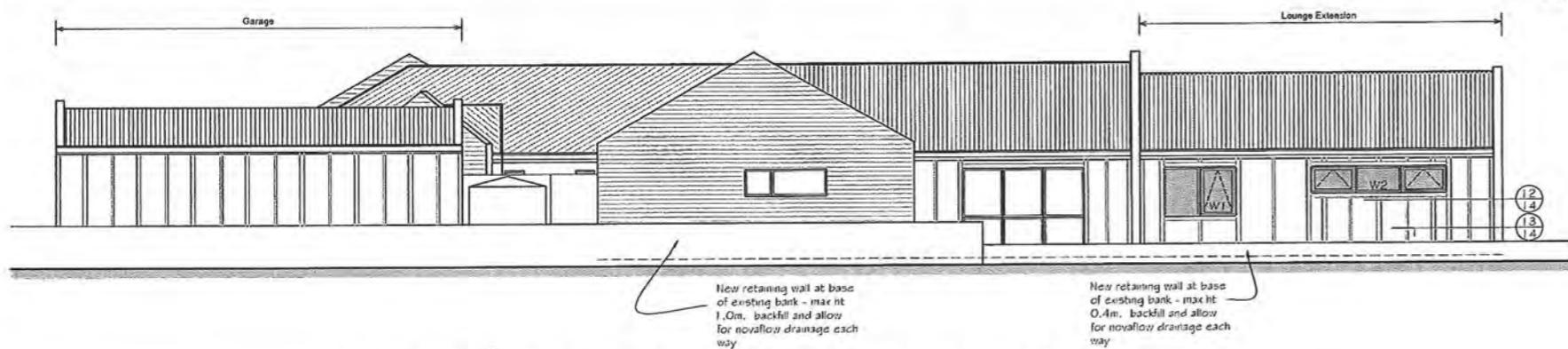
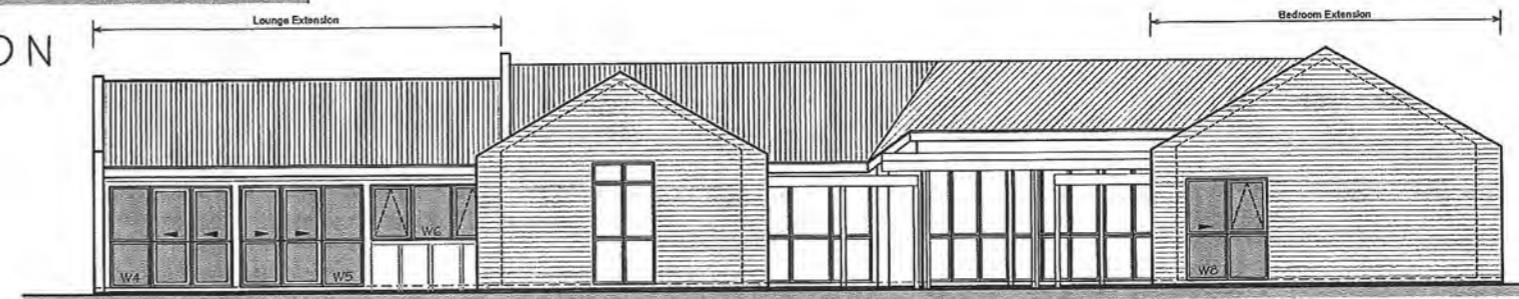
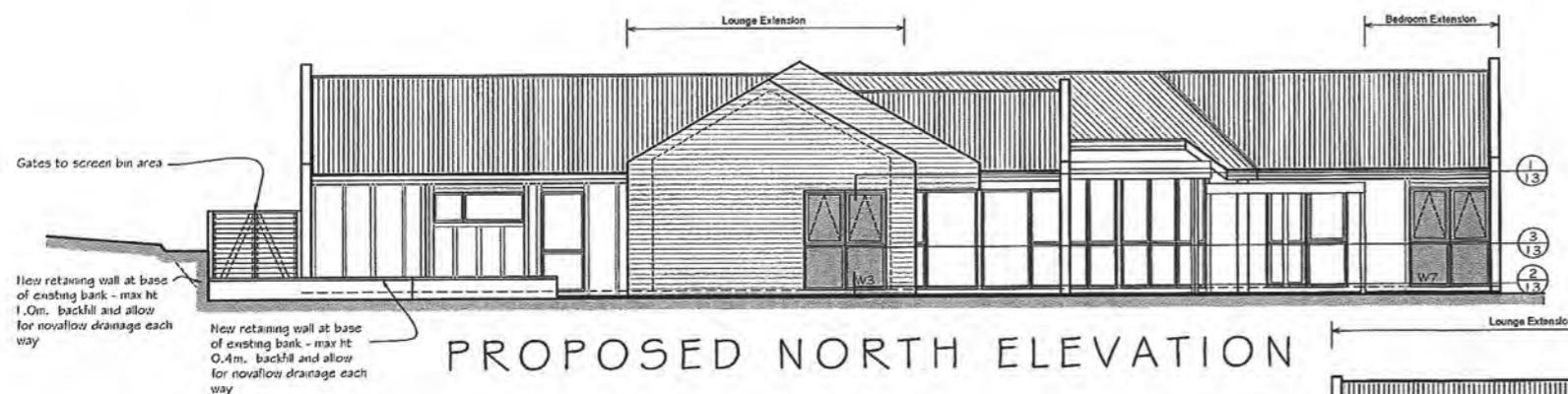






 <p>KAPITI ARCHITECTURAL DESIGN LTD Phone: (04) 905 7380 Mobile: 0275 114 744 Email: rochelle@kapitidesign.co.nz P O Box 296, Waikanae 5036 www.kapitidesign.co.nz</p>	<p>DO NOT SCALE OF DRAWINGS These drawings are copyright. Drawings are to be read in conjunction with specification, contract documentation & other consultants drawings and specifications. Contractor to verify all dimensions on site prior to commencing work. Contact designer if in doubt.</p>	<p>Proposed Addition & Garage For Mr & Mrs Fawcett At 91 Aston Road Waikanae Downs</p> <p>BUILDING CONSENT</p>	<p>Revisions: A 15/03/13 Building consent</p>	<p>Designer: R Dennis</p>	<p>Project Number: 294</p>
				<p>Date: October 2012</p> <p>Scale: 1:100</p> <p>Revision: A</p>	<p>Drawing Number: 7 Of 17 (A2 Original)</p>

EXTRA HIGH WIND ZONE



**Proposed Addition & Garage
For Mr & Mrs Fawcett
At 91 Aston Road
Waikanae Downs**

BUILDING CONSENT