

Sharalyn Fraser *Agency*

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28 February 2018

Doyle Conan
7 Mahia Lane, Waikanae

Certificate of Acceptance: CA0293

Dear Sir,

Approval of Certificate of Acceptance

Description: Closed in Gazebo
Location: 7 Mahia Lane, Waikanae
Legal Description: LOT 16 DP 476550 CT 658759

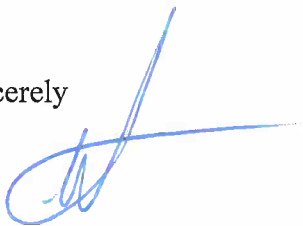
I am pleased to inform you that the above certificate of acceptance application under the Building Act 2004, section 99 has been approved.

The certificate of acceptance enclosed with this letter has been qualified to the effect that only parts of the building were able to be inspected

The issue of a certificate of acceptance does not relieve a building owner from the requirement to obtain building consents for building work and does not affect any duty or responsibility under any other Act or permit any breach of any other Act.

Please contact me if you would like to discuss this matter.

Yours sincerely



Leon Smith
Team Leader Building Approvals

Certificate of acceptance

CA0293

Section 99, Building Act 2004 [Form 9 – Building (forms) Regulations 2004]

The building

Street address of building: 7 Mahia Lane, Waikanae

Legal description of land where building is located: LOT 16 DP 476550 CT 658759

The owner

Name of owner: Doyle Conan Bernard & Doyle Kendall Kore

Acceptance of compliance

The territorial authority named below is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code:


Closed in Gazebo

The territorial authority was only able to inspect the following parts of the building work and this certificate is qualified as follows:

The building works were sighted as complete and at the time of the inspection assessed as demonstrating compliance with the provisions of the following building code clauses: B2 (replaced mechanical fixings at the post/beam junction) and E1.

All other building code clauses are excluded.

Nothing in this certificate limits the requirement that a person must not carry out building work except in accordance with a building consent, nor does it relieve any person from the requirement to obtain a building consent for building work.

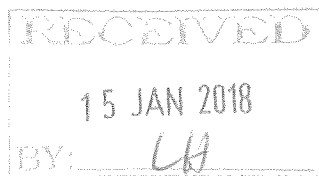


Leon Smith

Team Leader Building Approvals

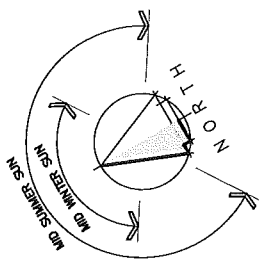
On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 28/02/18



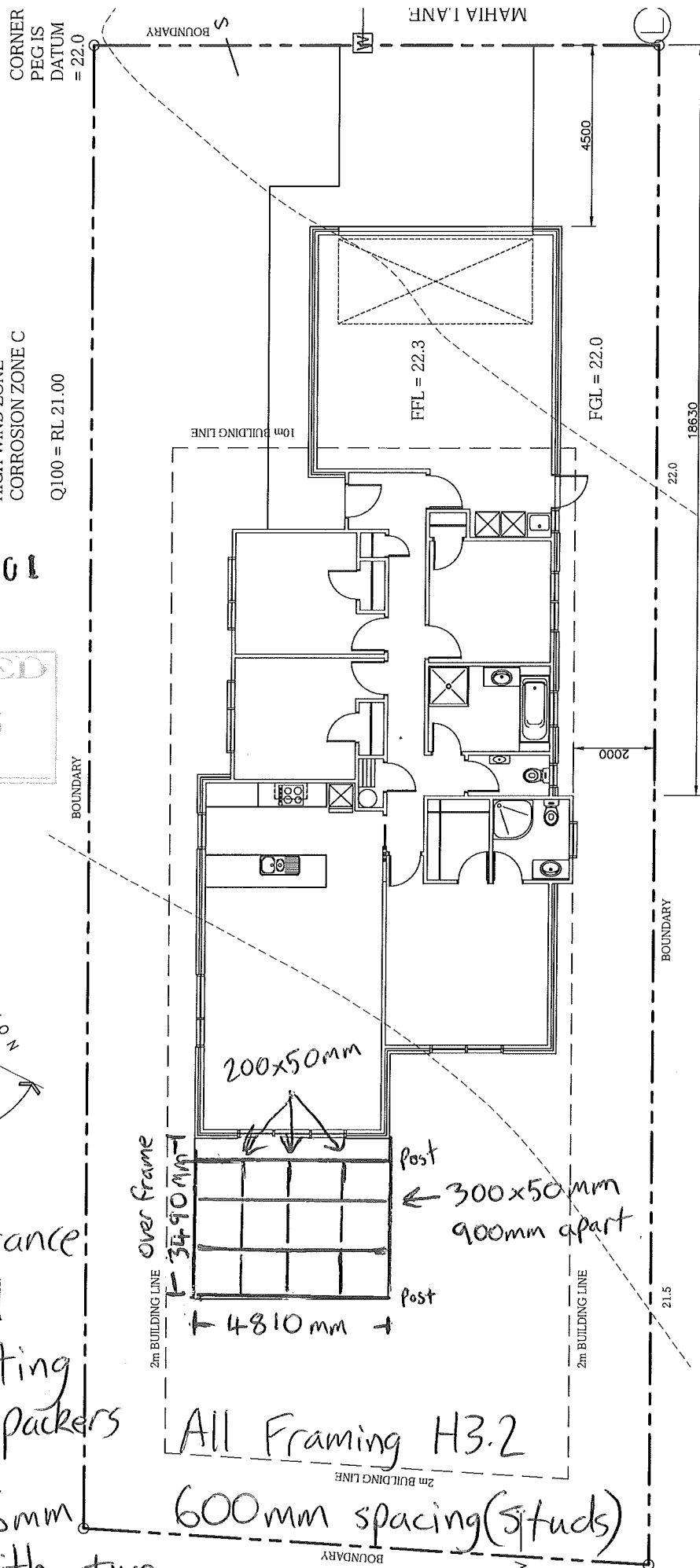
LOT 16
DP - 476550
SITE AREA = 522m²
DWELLING = 168m²
SITE COVERAGE = 32%
HIGH WIND ZONE
CORROSION ZONE C
Q100 = RL 21.00

10001



10mm Clearance
under all
framing sitting
on plastic packers

Roof is 6mm 600mm spacing (5ft) with two
Astarglas joiners and screwed at 200 c



SITE PLAN

SCALE 1:100

All work shall be in accordance with the NZBC. If in doubt ASK The Contractor must verify all dimensions on the job before commencing any work or shop drawings. All dimensions are to be used, scaled dimensions must be verified. This drawing and concept are copyright of Coastal Architecture Ltd. The recipients of this document is prohibited from disclosing its content for any purpose without the prior written consent of Coastal Architecture Ltd.

Revisions:
NOVEMBER 2016

rev A

Project
NEW
DWELLING

Drawing Title:
KC HOMES LTD
LOT 16,
7 MAHIA LANE,
MAHIA

Drawing Title:
SITE PLAN

Designer: **COASTAL**
ARCHITECTURE LTD.
11 Kodex Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail : billfrancis@paradise.net.nz

Design: Bill Francis
 Drawn: bf
 Scale: as shown
 Job: 175 1
 Page of: 1
 Rev: A



00002

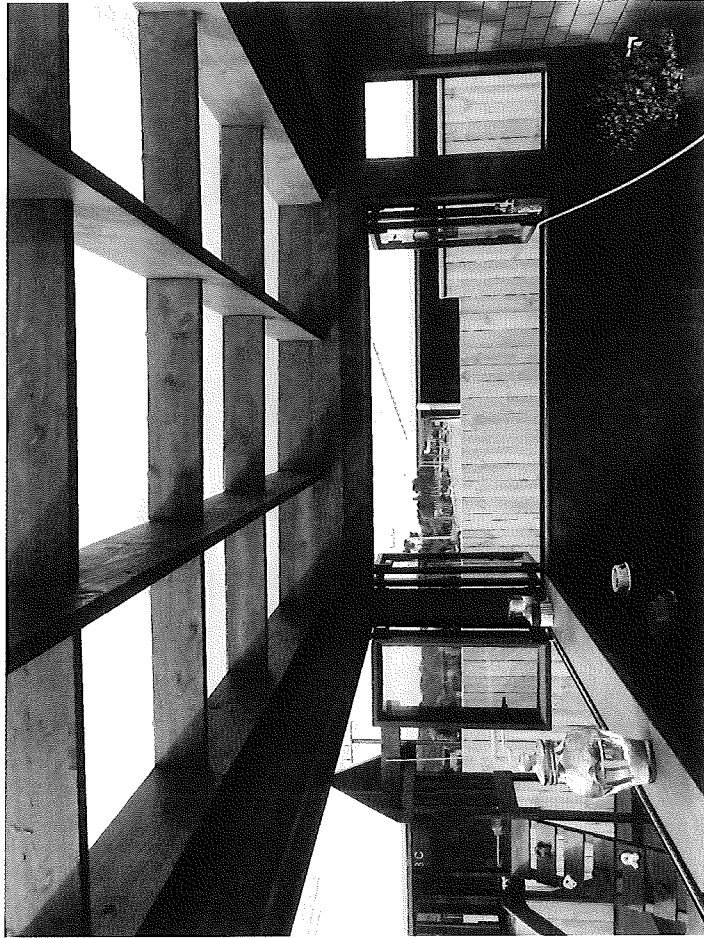


Pre existing Gazebo (Framing added takes no weight)

3490

00003

15 JAN 2010
BY: *W*



00004

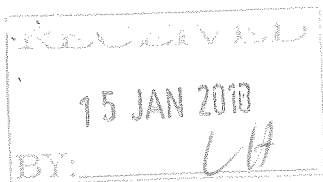
RECEIVED
15 JAN 2018
BY: *LA*



00005

15 JAN 2010
BY: LH





00006



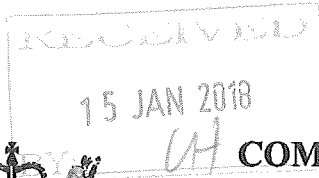
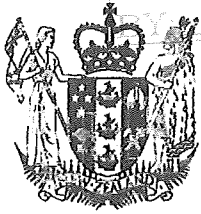
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RECEIVED
15 JAN 2018
BY: *WH*



00008

COPY



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy



R.W. Muir
Registrar-General
of Land

Identifier 658759
Land Registration District Wellington
Date Issued 21 April 2015

Prior References

657176

Estate	Fee Simple
Area	522 square metres more or less
Legal Description	Lot 16 Deposited Plan 476550

Proprietors

Conan Bernard Doyle, Kendall Kore Doyle and Peter Bernard Doyle

Interests

9099897.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.10.2012 at 11:53 am
 Land Covenant in Easement Instrument 9099897.7 - 1.10.2012 at 11:53 am
 9099897.8 Encumbrance to Charles Fleming Retirement Village Limited - 1.10.2012 at 11:53 am
 9897467.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.4.2015 at 11:17 am
 10268001.1 Variation of Consent Notice 9897467.1 pursuant to Section 221(5) Resource Management Act 1991 - 19.1.2016 at 4:29 pm
 10268001.2 Variation of Consent Notice 9099897.6 pursuant to Section 221(5) Resource Management Act 1991 - 19.1.2016 at 4:29 pm
 Fencing Covenant in Transfer 10679112.2 - 20.1.2017 at 1:38 pm

CHECKSHEET: SINGLE RESIDENTIAL DWELLING AND ACCESSORY BUILDING

Including single stand-alone dwellings, dwelling additions and/or alterations, re-piling, garages, decks, gazebos, sheds, retaining walls etc.



Kapiti Coast District Council,
175 Rimu Road, Paraparaumu 5032
Private Bag 60601, Paraparaumu 5254
For enquiries, phone 04 296 4700 or 0800 486 486

Address of Project: 7 Mahia Lane Waikanae

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

Please tick relevant box in the Customer Use column as you attach the information. If the box is not relevant to your application, write NA across the box. Please check each section carefully and complete those sections that are relevant to your project.

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

An Application Form is attached to this checksheet — Please include this checksheet with your application.

Customer Use	1	GENERAL Complete this section for all applications	For Office Use Only
<input checked="" type="checkbox"/>	a	Building Consent Application Form (1 copy) Completed and signed by the owner or by an agent on behalf of the owner	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b	Proof of Ownership (1 copy) One recent copy of current certificates/s of title (not older than 3 months) AND where applicable one copy of purchase agreement (if recently purchased) or one copy of relevant portions of current lease.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c	Locality Plan (1:500) showing: Physical location of the subject building in relation to streets or landmarks, north point, name of building and lot and DP number.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d	Restricted Building Work Does the application involved restricted building work? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide certificate(s) of design work and advise Council of your Licensed Building Practitioner(s)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	e	Inspections and Monitoring Details of proposed inspection regime including monitoring by council officers and other professionals e.g. architects, engineers, surveyors and certification to be supplied on completion.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	f	Site Plan (1:100) showing: Dimensions of all boundaries, north point, finished floor levels, site area, street name and number, lot and DP number, outline of building, distance to boundaries and the position of swimming or spa pools, ground contours (extended to boundaries) and/or levels and designated wind zone of the site (e.g. specific design, very high, high, medium or low). In addition, if a site is identified as being subject to flooding, ponding, on an overflow path, river or stream corridor, or other natural hazards, indicate on plans proposed design will mitigate natural or created hazards. Additional information is available on these sites by request from Kapiti Coast District Council. GIS is checked	<input type="checkbox"/>
<input checked="" type="checkbox"/>	g	Application Fee Applications will not be accepted without payment of the appropriate fees. Fees payable are set out in the published fee schedule of the council that has jurisdiction over the project site.	<input type="checkbox"/>

2 CHANGE OF USE			
Complete for all existing buildings where the proposal involves forming a household unit where one did not exist before Example: the conversion of a garage or shed into a residential unit			
<input type="checkbox"/>	a	Assessment of the Building for Compliance with the Building Code Section 115(a) of the Building Act 2004 requires that the building, in its new use, complies fully with all clauses of the Building Code.	<input type="checkbox"/>
<input type="checkbox"/>	b	Reasonably Practicable The above assessment must relate to all building code clauses. If the proposal is for the project to meet anything less than full compliance with any clauses, your application must clearly state your reasoning, with supporting documentation, and show how you will meet the highest level of compliance that can be considered reasonably practicable.	<input type="checkbox"/>
3 FOUNDATIONS / FLOOR			
Complete for all new buildings, for existing buildings where the footprint of the building will change or where an additional storey is being added			
<input type="checkbox"/>	a	Foundation Plan (1:100 / 1:50) showing: <ul style="list-style-type: none"> • Dimensions of all new foundations • Sub-floor, including bracing • Footing details • If a concrete slab, show basic details including reinforcing and contractions joints • Piles and footing • If the addition is an upper storey show details on upgrading existing foundations, joints, piles etc • Indicate ventilation to sub floor spaces 	<input type="checkbox"/>
<input type="checkbox"/>	b	Subfloor Bracing Provide subfloor bracing plan and calculations for all piled structures. Where the structure is specifically engineered, this should be included with the structural calculations. Subfloor bracing plan and calculations are required where an additional storey is to be added	<input type="checkbox"/>
4 CONSTRUCTION			
Complete for all new structures or alterations to existing structures			
<input type="checkbox"/>	a	Existing Floor Plan (1:100 / 1:50) showing: (For additions and alterations only) <ul style="list-style-type: none"> • Complete layout of all levels of building • All designated spaces • All removals • Sanitary fixtures • Smoke detectors 	<input type="checkbox"/>
<input type="checkbox"/>	b	Proposed Floor Plans (1:100 / 1:50) showing: <ul style="list-style-type: none"> • Complete layout of all levels of building • Room dimensions • Location of partitions • All designated spaces • All floors (new or altered) • Location of sanitary fixtures • Stairs, barriers, handrails, floor joists and beams • Floor joist layout for each level with timber floors • Smoke detectors • Note where wall will form part of the swimming pool fence 	<input type="checkbox"/>
<input type="checkbox"/>	c	Pre-nail Truss and Frames <ul style="list-style-type: none"> • Specific design wall framing requires clarification • Truss layout must be supported by design certification and design of fixing details, including consideration of load paths to ground • Lintels carrying point loads, such as from girder trusses, require specific engineering design 	<input type="checkbox"/>

<input type="checkbox"/>	d	Wall Bracing Plan (1:100 / 1:50) showing: <ul style="list-style-type: none"> Bracing details and calculations for wall bracing (also required for existing lower storeys where an additional storey is being added) Sub-floor bracing for decks projecting more than 2m from the house Location, type and number of bracing elements to indicate compliance with NZS 3604:2011 (include calculations) If the bracing was specifically designed by a structural engineer, provide calculations (required for specific design wind zones and lateral distribution of upper floor loads where lower storey bracing is provided in walls beyond the upper storey footprint) 	<input type="checkbox"/>
<input type="checkbox"/>	e	Sections and Details (1:50 / 1:20 / 1:10) showing: <ul style="list-style-type: none"> Foundation details involving reinforcing and connections Stairs, handrails, decks and decking Insulation systems and materials to floors, walls and roof Barriers providing safety from falling. Specific engineering design required where detail does not comply with NZBC B1/AS2 Framing sizes, beams, lintels Roof cladding, eaves, fascias, gutters Flashings to openings Fire rated systems on all walls – closer than 1 metre to boundary Stud heights of rooms and total height from lowest ground floor level to top of ridge Window and door installation details Retaining wall details e.g. type, height of retained ground, relationship to boundary, waterproof membrane and proposed drainage 	<input type="checkbox"/>
<input type="checkbox"/>	f	Fire Report For domestic dwellings of 4 storeys or more, or buildings providing more than one household unit	<input type="checkbox"/>
5 EXTERNAL Complete for new buildings or existing buildings with alternations to the external shell			
<input type="checkbox"/>	a	Elevations (1:100 / 1:50) showing: Accurate lines from boundary to boundary on each elevation, relevant District Plan daylight control lines, the maximum height on each elevation, location of door and window openings, fixed and opening sashes, sill heights, floor levels in relation to ground levels, exterior cladding nominated to all elevations, down pipes and spouting, ventilators to sub-floor area (suspended floors only)	<input type="checkbox"/>
<input type="checkbox"/>	b	Risk Assessment (<i>Risk matrix in E2/AS1 may be used for buildings within scope</i>) Consider exposure, design and detailing to support appropriate selection of cladding	<input type="checkbox"/>
<input type="checkbox"/>	c	Cladding Details (1:50 / 1:20 / 1:10) Provide details around all penetrations, joinery and other junctions at a level appropriate to the level of risk e.g. roof/wall, balcony/wall, junction of different types of cladding, back flashing details for cavity systems	<input type="checkbox"/>
<input type="checkbox"/>	d	Production Certification Supply copies of product certificates relied on as compliance documents	<input type="checkbox"/>
<input type="checkbox"/>	e	Alternative Solutions If the proposal uses products or systems that are not covered in the Acceptable Solutions of clause E2 of the Building Code provide supporting current information including test results (fully signed reports), case studies, expert opinion (including evidence of experience/qualification, basis for forming opinion and statement of independence) etc to demonstrate compliance	<input type="checkbox"/>
6 SERVICES Complete for all projects with new installations or alteration of plumbing or drainage services			
<input type="checkbox"/>	a	Plumbing and Drainage Plan 1:100 / 1:50) showing: <i>Note: if you have supplied drainage details for surface water disposal on the site plan, no drainage plan is required.</i> <ul style="list-style-type: none"> Sizes of pipe work and drains Fixtures and fittings, hot water system(s) If the building is more than one storey with sanitary fittings on upper floors, provide an isometric layout showing wastes, pipes and falls Drainage layout with inspection bends and junctions indicated for both sewer and stormwater Any other drainage on site including council mains and retaining wall field drains Ventilation of sanitary rooms Calculations for sizing of down pipes Gully traps including overflow relief gullies 	<input type="checkbox"/>

7 STRUCTURAL			
Complete for all projects incorporating specific structural design			
<input type="checkbox"/>	a	Structural Calculations If any design work required the services of a structural engineer, attach 2 copies of the calculations with this. The calculations must be prefaced with information explaining the design philosophy and justification of assumptions and methodologies used in analysis	<input type="checkbox"/>
<input type="checkbox"/>	b	Expert Opinion (Producer Statements) If this application for consent relies on any expert opinion including Producer Statements certifying compliance with the New Zealand Building Code, a copy must be attached with this application. (Note all structural Producer Statements are required to have accompanying calculations.)	<input type="checkbox"/>
8 SPECIFICATIONS			
Complete for all applications			
Note: the specification must be specific to the project and cover all aspects of the proposed work			
<input type="checkbox"/>	a	Specification: General <ul style="list-style-type: none"> • Elements of structure (size, spacing, timber treatment) • Finish or fixings to meet durability requirements • Plumbing and drainage materials and design that installation is to comply with • Wet area surfaces • Ventilation systems • Flooring slip resistance for access routes • Glazing • Type of smoke detectors (including existing smoke detectors where they will remain) 	<input type="checkbox"/>
<input type="checkbox"/>	b	External Claddings For each of the following claddings provide details of the product name, manufacturer, maintenance requirements and warranties offered <ul style="list-style-type: none"> • Building wraps • Wall claddings • Roof claddings • Membranes (roof and decks) • Tanking • Joinery 	<input type="checkbox"/>
9 DEMOLITION / REMOVAL			
Complete for all projects involving demolition of significant parts of buildings or the demolition or removal of whole buildings			
<input type="checkbox"/>	a	Means of Barricading the Site Provide details of temporary barriers, gates which swing inwards or other means of restricting public access to the area	<input type="checkbox"/>
<input type="checkbox"/>	b	Proposed Tipping Location for Demolition Materials (address/landfill)	<input type="checkbox"/>
<input type="checkbox"/>	c	Hazardous Building Material Provide safety plan detailing the safe handling and disposal of hazardous materials	<input type="checkbox"/>
<input type="checkbox"/>	d	Site Management Plan Covering Management to control silt runoff, noise and dust	<input type="checkbox"/>
<input type="checkbox"/>	e	Proposed Destination for Relocate Building	<input type="checkbox"/>
<input type="checkbox"/>	f	Access To and From the Site (including use of kerb crossings)	<input type="checkbox"/>
<input type="checkbox"/>	g	Specify Termination of Existing Services <ul style="list-style-type: none"> • Water • Sewer • Stormwater 	<input type="checkbox"/>
<input type="checkbox"/>	h	Details About the Building such as: Number of storeys, type of materials the building is constructed (Photographs of the building would be useful)	<input type="checkbox"/>

	<p>Note: You will need to contact the relevant service authorities specified below to advise them of the extent of your work:</p> <ul style="list-style-type: none"> • electricity, • gas, • drainage, • water, • transport, • telecommunications, • cable television, or • any other services that may be affected. <p>Transportation of Relocated Building You will be required to contact and provide details to Councils Transportation and Traffic Department.</p>	
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10	OTHER APPROVALS
Please check Territorial Authority regarding the requirement for other approvals required and fees payable	

	These may include:		
<input type="checkbox"/>	• Consents under the Resource Management Act		<input type="checkbox"/>
<input type="checkbox"/>	• Approvals under bylaws including earthworks, vehicle crossings, road openings and water connections.		<input type="checkbox"/>
<input type="checkbox"/>	• Show the location of swimming or spa pools on the property and describe how compliance with the Fencing of Swimming Pools Act will be achieved.		<input type="checkbox"/>

Attached
The following documents are attached to the application:
<input type="checkbox"/> Plans and specifications
<input type="checkbox"/> Memoranda from Licensed Building Practitioners who carried out or supervised any design work that is restricted building work
<input type="checkbox"/> Project information memorandum
<input type="checkbox"/> Certificate attached to project information memorandum
<input type="checkbox"/> Proof of ownership
<input type="checkbox"/> Waivers and/or modifications supporting documentation

The issue of a building consent does not relieve the owner of any duty or responsibility under any other Act.

GoGet Inspection Audit Report

Consent No: **CA0293**
Applicant: **Doyle Conan**
Site Address: **7 Mahia Lane, Waikanae**
Work Type: **Closed in Gazebo**

Inspection Type: **Final Inspection**
Inspection Outcome: **Pass**
Inspected By: **John Peterson**
Inspection Date: **28 February 2018 9:55 a.m.**
Duration: **30 minutes**

Inspection Element	Status
Exterior	Pass
Inspection notes	N/A
Drawings	Pass
Additional information/plan	N/A
Sub-floor ventilation	N/A
Roof fixings	N/A
Spouting and down-pipes	N/A
Deck structure	N/A
Flashings - roof	N/A
Penetrations - flashings	N/A
Barriers	N/A
Gully dishes	N/A
Stormwater and site drainage	N/A
Handrails	N/A
Wastes to gully	N/A
Fixings - durability	Pass
Steps/stairs	N/A
Terminal vents/AAVs	N/A
Cladding painted/sealed	Pass
Flashings - windows/doors	N/A
Cladding ground clearance	N/A
Road crossing complete	N/A
Final check complete	Pass
Site Note completed in KCDC offices.	
Inspection undertaken 01/02/2017	
Owner Conan Doyle on site	
The completed works were sighted in good order.	
Other	N/A
Interior	Pass
Inspection notes	N/A
Drawings	N/A
Additional information/plan	N/A
Service areas-floors/walls	N/A
Stair design	N/A
Handrails	N/A

Balustrades	N/A
Lightings	N/A
Laundering	N/A
Cooking facilities	N/A
Smoke detectors	Pass
Food storage/preparation	N/A
Ventilation	N/A
Insulation and clearance	N/A
HWC flues	N/A
HWC restraint	N/A
Tempering valve	N/A
Glazing - human impact	N/A
Hot water temp	N/A
Solid fuel heater	N/A
Water supply tank	N/A
Trap seals and AAVS	N/A
Cistern flushing	N/A
WC pan connection	N/A
Septic tank	N/A
Window labels	N/A
Final check complete	N/A
Other	N/A
Intertenancy/commercial	N/A
Other	N/A

GoGet Inspection Audit Report

Consent No: **CA0293**
Applicant: **Doyle Conan**
Site Address: **7 Mahia Lane, Waikanae**
Work Type: **Closed in Gazebo**

Inspection Type: **Final Inspection**
Inspection Outcome: **Pass**
Inspected By: **John Peterson**
Inspection Date: **28 February 2018 9:56 a.m.**
Duration: **15 minutes**

Inspection Element	Status
Exterior	Pass
Final check complete	Pass
Site Note completed in KCDC offices.	
Inspection undertaken 01/02/2017	
Owner Conan Doyle on site	
The completed works were sighted in good order.	
The walls, windows and roof form only a weather buffer to what is an outdoor space.	

SITE NOTICE

Consent No: **CA0293**
Applicant: **Doyle Conan**
Site Address: **7 Mahia Lane, Waikanae**
Work Type: **Closed in Gazebo**
Building Category: **R1**

Inspection Type: **Final Inspection**
Inspection Outcome: **Pass**
Inspected By: **John Peterson**
Inspection Date: **28 February 2018**

Passed Items

Exterior

- Drawings
- Fixings - durability
- Cladding painted/sealed
- Final check complete

Site Note completed in KCDC offices.

Inspection undertaken 01/02/2017

Owner Conan Doyle on site

The completed works were sighted in good order.

Interior

- Smoke detectors

SITE NOTICE

Consent No: **CA0293**
Applicant: **Doyle Conan**
Site Address: **7 Mahia Lane, Waikanae**
Work Type: **Closed in Gazebo**
Building Category: **R1**

Inspection Type: **Final Inspection**
Inspection Outcome: **Pass**
Inspected By: **John Peterson**
Inspection Date: **28 February 2018**

Passed Items

Exterior

Final check complete

Site Note completed in KCDC offices.

Inspection undertaken 01/02/2017

Owner Conan Doyle on site

The completed works were sighted in good order.

The walls, windows and roof form only a weather buffer to what is an outdoor space.



Statement of Compliance with the NZ Building Code

Consent No: CA0293

ISSUED BY: Kapiti Coast District Council

PROJECT

Site Address: 7 Mahia Lane, Waikanae
Legal Description: LOT 16 DP 476550 CT 658759
Work Description: Closed in Gazebo
Building Category: R1

OWNER

Name(s): Doyle Conan
Address: 7 Mahia Lane, Waikanae

[NA] Application for CCC received and accepted
[P] Confirm all required inspections completed and documented in GoGet
[NA] If inspection(s) have been missed, have they been compensated for?
[NA] If supervision was required for any inspection - did it occur?
[NA] Work in accordance with approved consent and approved amendments
[NA] Have any notices to fix been uplifted?
[NA] Supporting documentation required in building consent addenda received
[NA] Quality assurance documentation
[NA] Restricted building work
[NA] Additional information required and received
[NA] Compliance schedule issued
[NA] Earthquake prone building
[NA] Swimming Pool details updated
[NA] Warnings and Bans
[NA] Approve to issue Code Compliance Certificate if all fees paid
[NA] Approve to issue Certificate for Public Use if all fees paid
[P] Approve to issue Certificate of Acceptance if all fees paid
[NA] Supervision review

NOTES:

Inspections Prepaid:
Inspections Done:

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

Signed:
Name: John Peterson
Position: Building Officer

Date: 28 February 2018