

# Sharalyn Fraser *Agency*

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# Code Compliance Certificate Number:

**290**

(Section 57(3) (a), Building Act 1991)

Territorial Authority:  Building Consent Number:

Project Information Memorandum Number:

Resource Consent Number:

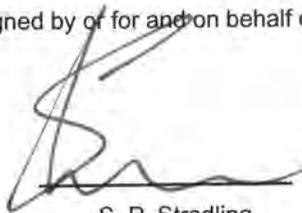
**COPY FOR YOUR RECORDS**

| Project       |  | Project Location |  |
|---------------|--|------------------|--|
| Project Type: | <input type="text" value="New Building"/>                  | Owner:           | <input type="text" value="R D Young"/>         |
| Intended Use: | <input type="text" value="Garage / Workshop"/>             | Street Address:  | <input type="text" value="12 Kaitawa Street"/> |
| Lifespan:     | <input type="text" value="Specified as 50 Years"/>         |                  | <input type="text" value="Waikanae"/>          |
| Being Stage   | <input type="text" value="1 of an Intended 1 Stages."/>    | Legal Lot #      | <input type="text" value="16"/>                |
| Builder       | <input type="text" value="Quin Custom Buildings(PN) Ltd"/> | Legal DP         | <input type="text" value="25401"/>             |
| Plumber       | <input type="text"/>                                       |                  |  |
| Drainlayer    | <input type="text"/>                                       |                  |  |
| Other         | <input type="text"/>                                       |                  |  |

This certificate is issued by Stephen Paul Stradling (currently registered as a building certifier)  
This certificate does not apply to electrical wiring or gas fitting work, which is covered by the installer's own certificate.

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

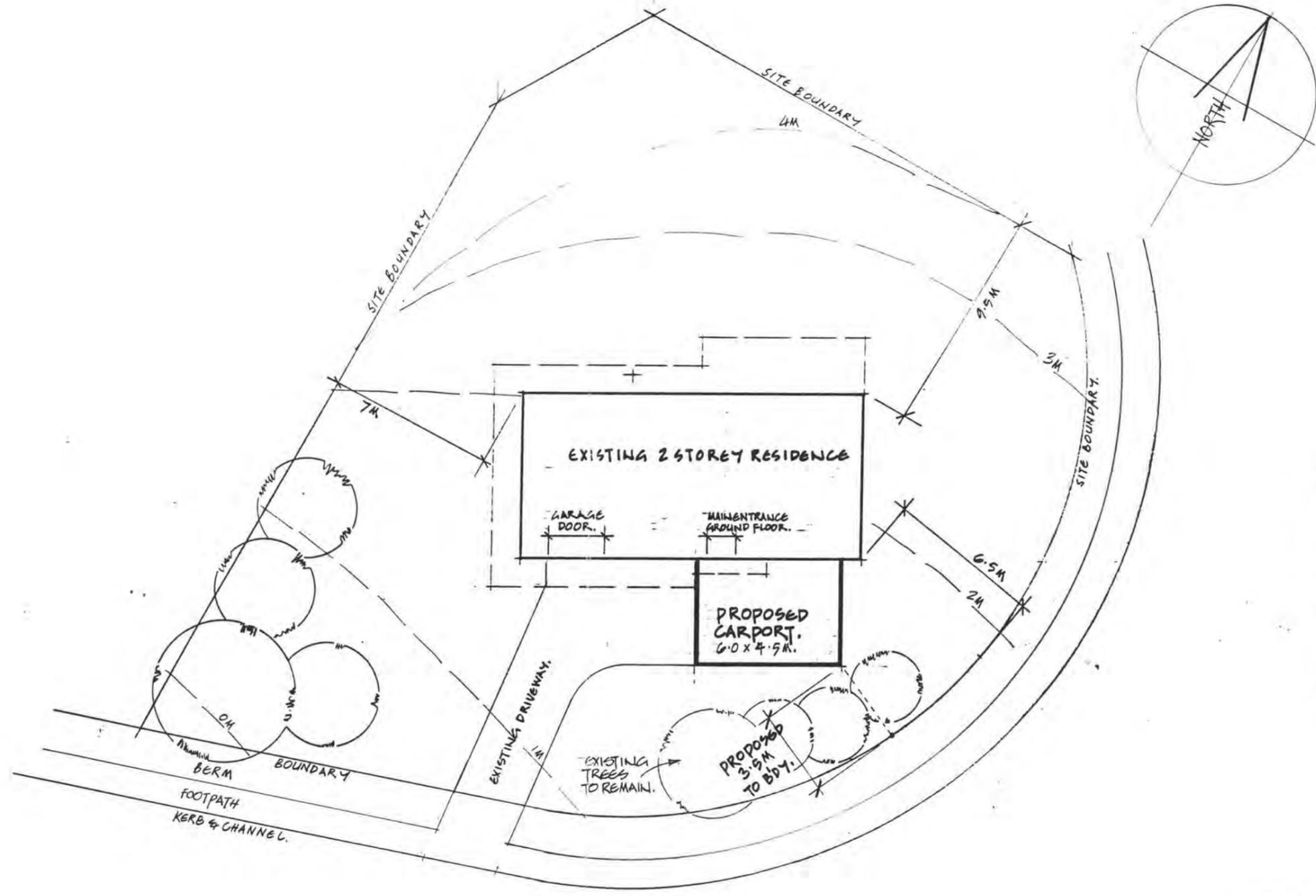
Signed by or for and on behalf of the building certifier



S. P. Stradling

Wednesday, 17 October 2001





KAITAWA ST

FRIMLEY TCE

**SITE PLAN**

|         |    |         |        |
|---------|----|---------|--------|
| DWG NO: | 11 | REVISED |        |
| OF 3    |    | DRAWN   | CC     |
|         |    | SCALE   | 1:200  |
|         |    | DATE    | NOV 96 |

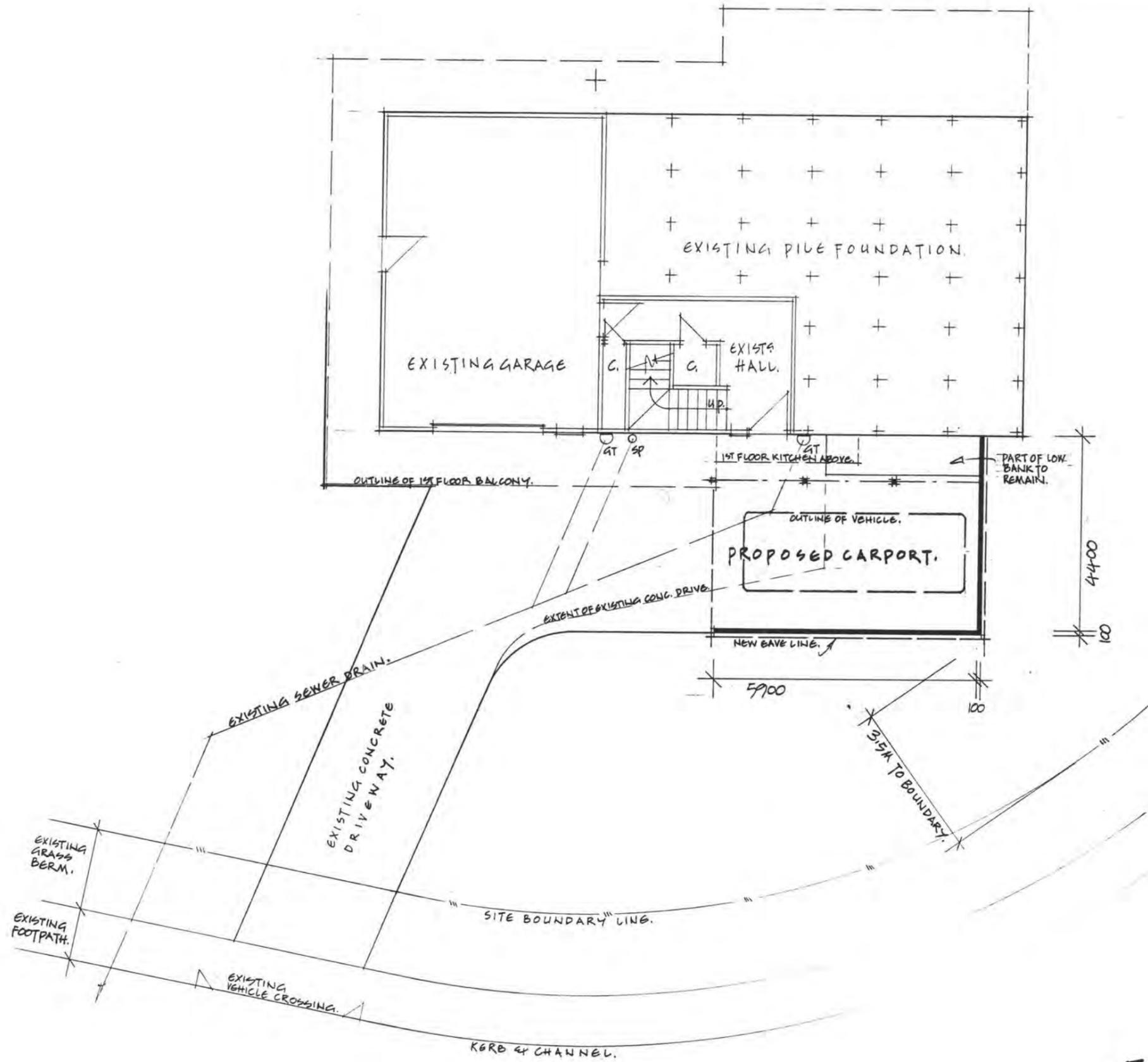
PROPOSED CARPORT EXTENSION  
 EYLES RESIDENCE  
 9 FRIMLEY TCE, WAIKANA BEACH (KDC FILE: 12 KAITAWA ST)



Carol Castle ARCHITECTS  
 ARCHITECTURAL SERVICES

Telephone 06 364 3156

See Plans of 600cs  
 5m kerb coat 900cs.



BASEMENT PLAN & PROPOSED CARPORT PLAN. 1:100

**FLOOR PLAN**

|        |             |
|--------|-------------|
| DWG NO | REVISED     |
| 2      | CC          |
| OF 3   | SCALE 1:100 |
|        | DATE NOV 96 |

PROPOSED CARPORT EXTENSION  
 EYLES RESIDENCE  
 9 FRIMLEY TCE, WAIKANAEBEACH (KDC FILE:- 12 KAITAWAST.)

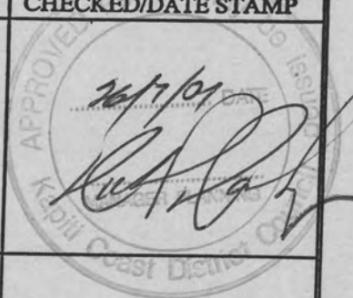


Carol Cottle ARCHITECTURAL SERVICES

Telephone 06 364 3156



FOR COUNCIL USE:

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

NOTES:



RECEIVED  
23 JUL 2001

**ENVIRO+PLUS**  
BUILDING CERTIFICATION

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

**Bldg Cert**

APPLICATION FOR BUILDING CONSENT  
Section 33, Building Act 1991

175 Rimu P...  
Private...  
Council/Porirua City Council (delete one)  
[Applicable box and attach relevant documents in duplicate] App. No. 011006  
ESTIMATED COMMENCEMENT DATE: ASAP FINISH DATE: \_\_\_\_\_  
Prop ID \_\_\_\_\_ Owner ID \_\_\_\_\_ Applicant ID \_\_\_\_\_

PART A : GENERAL

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

| APPLICANT  | PROJECT  |
|--|--|
| Owner Name: <u>RD YOUNG</u>  | New or Relocated Building <input type="checkbox"/>                           |
| Mailing Address: <u>12 Kaitawa St</u><br><u>Waikanae</u>   | Alterations or Additions <input type="checkbox"/>                            |
| Contact Name: <u>K TURURY</u>  | Accessory Building or Fire <input checked="" type="checkbox"/>               |
| <b>ENVIRO+PLUS LIMITED</b><br>Phone: <u>04 2777 648</u> <u>PO. BOX 648</u> <u>WK LEVIN</u> hm  | Building demolition or Removal <input type="checkbox"/>                      |
| Cellphone No: _____  | Intended use, e.g Dwelling, Carport, Garage etc<br><u>GARAGE - WORKSHOP</u>  |
| Fax: _____   | Being stage _____ of an intended _____ stages.                               |
| *Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force. | Estimated value (inclusive of GST)<br><u>\$ 8000</u>                         |
| <b>FOR COUNCIL USE</b>   | Intended life: (of building)   |
| Received: <u>23 7 01</u>   | Indefinite but not less than 50 years <input type="checkbox"/>               |
| Application Fee: \$ <u>100.00</u>  | Specified as _____ years   |
| Receipt No: <u>900810</u>  | <b>PROJECT LOCATION</b>  |
| Balance of Fees: \$ _____  | Street Address (if any) _____<br><u>12 KAITAWA ST.</u><br><u>WAIKANAE</u>    |
| Receipt No: _____  | Legal description<br>(as shown on certificate of title rates notice, if any) |
| Date: <u>1 1</u>   | Lot <u>16</u> DP <u>25401</u>  |
| NOTE: Balance of fees are payable on consent approval  | Valuation No. <u>149 208 1200</u>  |
| This application is for:   |  |
| <input type="checkbox"/> Building Consent only, in accordance with Project Information Memorandum  |  |
| <input type="checkbox"/> Both Building Consent and a project Information Memorandum  |  |

**PART B : BUILDING DE**  
(Complete Part B in all c  
This application is accompanied by (tick each applicable box, an  
 The drawings, specifications and other documents according to  
constructed to comply with the provisions of the building code,  
including:

- Building certificates
- Producer statements
- References to accreditation certificates issued by the B
- References to determinations issued by the Building In
- Proposed procedures, if any, for inspection during construction

**PART C : PROJECT DET**  
(Complete Part C only if you have not applied separately fo

- Location, in relation to legal boundaries, and external dimension
- New provisions to be made for vehicular access, including parki
- Provisions to be made in building over or adjacent to any road o
- New provisions to be made for disposing of stormwater and was
- Precautions to be taken where building work is to take place ove
- Proximity to wells or watermains
- New connections to public utilities
- Provisions to be made in any demolition work for the protection
- of debris, disconnection from public utilities and suppression of
- Any cultural heritage significance of the building or building site

**PART D : KEY PERSON**

Designer(s): QUIN / GANGHALL

Building Certifier(s): S STRADLING

Builder/s: QUIN

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

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

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

**PLEASE NOTE**

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

|   |  |
|---|--|
| <p><b>CONFIDENTIALITY</b></p> <p>Plans and Specifications</p> <p>I/We require that my/our:</p> <ol style="list-style-type: none"> <li>1. <input type="checkbox"/> plans</li> <li>2. <input type="checkbox"/> specifications</li> </ol> <p>be treated as confidential in order to protect either:</p> <ol style="list-style-type: none"> <li>3. <input type="checkbox"/> the security of the building; and/or</li> <li>4. <input type="checkbox"/> copyright</li> </ol> <p>Signed: _____</p> | <p><b>SIZE OF BUILDING</b></p> <p>Floor area m<sup>2</sup> <u>28.8</u></p> <p>No of Stories _____</p> <p>No of Units _____</p> |
|---|--|

Signed for and on behalf of the Applicant: \_\_\_\_\_

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

Position: BODY CERTIFIER Date: 23/07/01

|   |           |
|---|-----------|
| HAYWARD R S                             | 145.00-   |
| R & S HAYWARD::C/O ENVIROPLUS LTD:PO BO |           |
| DR BC011110                             | 200.00-   |
| GUERIN RICHARD                          |           |
| RICHARD GUERIN::C/O ENVIROPLUS LTD:P.O. |           |
| DR BC010973                             | 160.00-   |
| GUERIN & JONES                          |           |
| GUERIN & JONES::C/O ENVIROPLUS LTD:PO B |           |
| DR BC011111                             | 200.00-   |
| HURDSFIELD G & B                        |           |
| G & B HURDSFIELD::C/O ENVIROPLUS LTD:P. |           |
| DR BC010938                             | 360.00-   |
| ANDERSON BRIAN                          |           |
| BRIAN ANDERSON::C/O ENVIROPLUS LTD:PO B |           |
| DR BC011006                             | 452.50-   |
| YOUNG R D                               |           |
| R D YOUNG::C/O ENVIROPLUS LTD:PO BOX 64 |           |
| DR BC011052                             | 502.50-   |
| ANDERSON G                              |           |
| G ANDERSON::C/O ENVIROPLUS LTD:PO BOX 6 |           |
| DR BC010940                             | 1,033.00- |
| FINWORKS DEVELOPMEN                     |           |
| FINWORKS DEVELOPMENTS LTD::C/O ENVIROP  |           |
| DR BC010840                             | 915.50-   |
| CALLWOOD J                              |           |
| J CALLWOOD::C/O ENVIROPLUS LTD:P.O.BOX  |           |
| DR BC010684                             | 52.50-    |
| WINGFIELD S                             |           |
| S WINGFIELD::C/O ENVIROPLUS LTD:PO BOX  |           |
| CO A                                    |           |
| PP ENVIROPLUS LTD                       | 5,281.00  |
| UBA                                     |           |

**FOR OFFICE USE ONLY**

|                             |          |                                      |              |
|-----------------------------|----------|--------------------------------------|--------------|
| <b>FEES</b>                 |          | <b>APPLICATION DEPOSIT</b>           | \$1,000.00   |
| Building                    | \$130.00 | RECEIPT NO                           | DATE 23.7.01 |
| Sewer Connection            | \$.....  | 900810                               |              |
| Water Connection            | \$.....  | INVOICE NO                           | DATE.....    |
| Vehicle Crossing            | \$.....  | 59416                                | 27.7.01      |
| Damage Deposit              | \$400.00 | RECEIPT NO                           | DATE 14.8.01 |
| Structural Checking         | \$.....  | 904636                               |              |
| Building Research Levy      | \$.....  | FEES PAID BY:                        |              |
| Development Levy            | \$.....  | pp. Enviroplus Ltd                   |              |
| BIA Levy                    | \$.....  | (ANZ Chq)                            |              |
| Compliance Schedule         | \$.....  | BUILDING CONSENT                     | DATE ISSUED  |
| Digital Storage Fee         | \$22.50  | NUMBER                               |              |
| Certificate of Title Charge | \$.....  | 011006                               | 14.8.01      |
| Photocopying                | \$.....  | AUTHORISATION FOR REFUND OF DEPOSITS |              |
| SUBTOTAL                    | \$552.50 | Deposit held =                       | \$400.00     |
| Less Deposit Paid           | \$100.00 | Cost to Repair Damage Caused During  |              |
| TOTAL                       | \$452.50 | Construction =                       | \$.....      |
| GST INCLUDED                | \$.....  | Total Balance to be Refunded         | \$400.00     |

Received with thanks by 50/01  
KAPITI COAST DISTRICT COUNCIL

14-08-01 9:07 Receipt no. 904636

|   |           |         |
|---|-----------|---------|
| DR BC011107                             | BARBER W. | 320.00- |
| W. BARBER::C/O ENVIROPLUS LTD:P.O.BOX 6 |           |         |
| DR BC011041                             | BARBER W  | 160.00- |
| MR & MRS W BARBER::ENVIROPLUS LTD:P O B |           |         |
| DR BC011108                             | BISHOP    | 200.00- |
| MR & MRS BISHOP::C/O ENVIROPLUS LTD:P.O |           |         |
| DR BC011058                             | BISHOP    | 160.00- |
| MR & MRS BISHOP::ENVIROPLUS LTD:P O BOX |           |         |
| DR BC011109                             |           |         |
| HAYWARD R & S                           |           | 420.00- |
| R & S HAYWARD::C/O ENVIROPLUS LTD:P.O.B |           |         |
| DR BC010990                             |           |         |

Received with thanks by 49/01  
KAPITI COAST DISTRICT COUNCIL

23-07-01 14:22 Receipt no. 900810

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

|   |           |           |
|---|-----------|-----------|
| DR BC011005                             | BASON     | 70.00-    |
| MR & MRS BASON::C/O ENVIROPLUS LTD:P.O. |           |           |
| DR BC011006                             | YOUNG R D | 100.00-   |
| R D YOUNG::C/O ENVIROPLUS LTD:P.O.BOX 6 |           |           |
| DR BC010954                             | YOUNG R D | 110.00-   |
| R D YOUNG::C/O ENVIROPLUS LTD:PO BOX 64 |           |           |
| DR BC010561                             |           |           |
| REIDY(TRUSTEES OF WA                    |           | 1,231.00- |
| S & M REIDY(TRUSTEES OF WAITEATA TRUST) |           |           |
| CO A                                    |           |           |
| PP ENVIROPLUS LTD                       |           | 1,511.00  |
| UBA                                     |           |           |



## Building Consent

Section 35, Building Act 1991

### Application

R D YOUNG  
C/- ENVIROPLUS LTD  
PO BOX 648  
LEVIN

|                  |                   |
|------------------|-------------------|
| No.              | 011006            |
| Issue date       | 14/08/01          |
| Application date | 26/07/01          |
| Overseer         | STEPHEN STRADLING |

### Project

|                   |  |
|-------------------|--|
| Description       | Alterations, Repairs or Extensions<br>Being Stage 1 of an intended 1 Stages<br>NEW GARAGE/WORKSHOP |
| Intended Life     | Indefinite, but not less than 50 years   |
| Intended Use      | RESIDENTIAL  |
| Estimated Value   | \$8,000  |
| Location          | 12 KAITAWA STREET, WAIKANAE  |
| Legal Description | LOT 16 DP 25401 CT C2/1246   |
| Valuation No.     | 1492081200   |

### Charges

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

|                                  |    |        |
|----------------------------------|----|--------|
|                                  | \$ | 552.50 |
| Building Research Levy           | \$ | 0.00   |
| Building Industry Authority Levy | \$ | 0.00   |
| Total                            | \$ | 552.50 |

**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. Lee*

Date: 14.8.01

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.

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

OWNER/BUILDER/  
AUTHORISED PERSON



Date:

21/8/01

# Building Certificate Number:

290

(Section 56, Building Act 1991)

Issued By: Stephen Paul Stradling

Currently approved and registered as a building certifier in respect of the provisions of the Building Code listed in my scope of approval, with no general limitations.

To Kapiti Coast District Council

Building Consent Number:

Project Information Memorandum Number:

Resource Consent Number:

| Project       |                            | Project Location |                   |
|---------------|----------------------------|------------------|-------------------|
| Project Type: | New Building               | Owner:           | R D Young         |
| Intended Use: | Garage / Workshop          | Street Address:  | 12 Kaitawa Street |
| Lifespan:     | Specified as 50 Years      |                  | Waikanae          |
| Being Stage   | 1 of an Intended 1 Stages. | Legal Lot #      | 16                |
|               |                            | Legal DP         | 25401             |

This Certificate does not apply to Electrical Wiring or Gas Fitting:

This is to certify that:

I have been engaged to inspect specified building work in relation to provisions of the building code.

The "Scope of Engagement" involves:

Certification of plans and specifications

On site inspection at all stages of construction

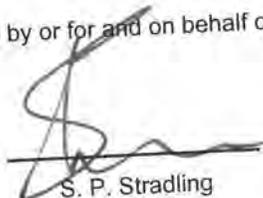
I am satisfied on reasonable grounds that:

The proposed building work would comply with the listed provisions of the building code if properly completed in accordance with the listed plans and specifications.

Specific exclusions (which are documented by Producer Statement and/or specific design):

1. Trusses spaced at 1800mm centres;
2. Proprietary bracing as per Quin / GangNail design

Signed by or for and on behalf of the building certifier

  
S. P. Stradling

Monday, 23 July 2001

# Building Certifier's Inspection Report

(Section 57(3) (a), Building Act 1991)

Territorial Authority:  Building Consent Number:   
 Building Certificate Number:   
 Project Information Memorandum Number:   
 Resource Consent Number:

| Project       |  | Project Location |  |
|---------------|--|------------------|--|
| Project Type: | <input type="text" value="New Building"/>                  | Owner:           | <input type="text" value="R D Young"/>         |
| Intended Use: | <input type="text" value="Garage / Workshop"/>             | Street Address:  | <input type="text" value="12 Kaitawa Street"/> |
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| Builder       | <input type="text" value="Quin Custom Buildings(PN) Ltd"/> | Legal DP         | <input type="text" value="25401"/>             |
| Plumber       | <input type="text"/>                                       |                  |  |
| Drainlayer    | <input type="text"/>                                       |                  |  |
| Other         | <input type="text"/>                                       |                  |  |

This Certificate does not apply to Electrical Wiring or Gas Fitting:

## Assessment Detail

| Date     | Type              | Pass                                | Comments   | Notes                               |
|----------|-------------------|-------------------------------------|--|-------------------------------------|
| 04/09/01 | Slab Pre Pour     | <input checked="" type="checkbox"/> | <input type="text" value="Damp proof course in place"/>              |                                     |
| 20/09/01 | Framing / Bracing | <input checked="" type="checkbox"/> | <input type="text" value="Framing / bracing / connections checked"/> | <input type="text" value="No S/W"/> |
| 17/10/01 | Stormwater        | <input checked="" type="checkbox"/> | <input type="text" value="Stormwater connected"/>                    |                                     |
| 17/10/01 | Final             | <input checked="" type="checkbox"/> | <input type="text" value="Issue CCC"/>                               |                                     |

Signed by or for and on behalf of the building certifier



S. P. Stradling

Tuesday, 30 October 2001

**COPY FOR YOUR RECORDS**

# Building Certifier's Inspection Report

(Section 57(3) (a), Building Act 1991)

Territorial Authority:  Building Consent Number:   
 Building Certificate Number:   
 Project Information Memorandum Number:   
 Resource Consent Number:

| Project       |  | Project Location |  |
|---------------|--|------------------|--|
| Project Type: | <input type="text" value="New Building"/>                  | Owner:           | <input type="text" value="R D Young"/>         |
| Intended Use: | <input type="text" value="Garage / Workshop"/>             | Street Address:  | <input type="text" value="12 Kaitawa Street"/> |
| Lifespan:     | <input type="text" value="Specified as 50 Years"/>         |                  | <input type="text" value="Waikanae"/>          |
| Being Stage   | <input type="text" value="1 of an Intended 1 Stages."/>    | Legal Lot #      | <input type="text" value="16"/>                |
| Builder       | <input type="text" value="Quin Custom Buildings(PN) Ltd"/> | Legal DP         | <input type="text" value="25401"/>             |
| Plumber       | <input type="text"/>                                       |                  |  |
| Drainlayer    | <input type="text"/>                                       |                  |  |
| Other         | <input type="text"/>                                       |                  |  |

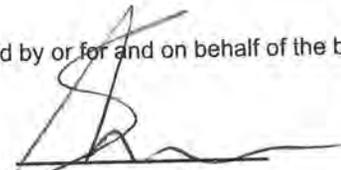
This Certificate does not apply to Electrical Wiring or Gas Fitting:

## Assessment Detail

| Date         | Assessment Type   | Pass                                | Comments                                |
|--------------|-------------------|-------------------------------------|---|
| 04/09/01     | Slab Pre Pour     | <input checked="" type="checkbox"/> | Damp proof course in place              |
| Note:        |                   |                                     |   |
| 20/09/01     | Framing / Bracing | <input checked="" type="checkbox"/> | Framing / bracing / connections checked |
| Note: No S/W |                   |                                     |   |

**RECEIVED**  
 10 OCT 2001  
 BY: \_\_\_\_\_

Signed by or for and on behalf of the building certifier

  
 S. P. Stradling

Wednesday, 3 October 2001

## PRODUCER STATEMENT - DESIGN

COPY FOR YOUR  
RECORDS

ISSUED BY: *Rodney T Stokes*

TO: *Quin Buildings*

IN RESPECT OF: *Titan & Standfast Garage Range*

AT:

GANG-NAIL GROUP LTD has been engaged by *Quin Buildings*

to provide *design* services in respect of the requirements of Clause(s) B1 of the Building Regulations 1992 for

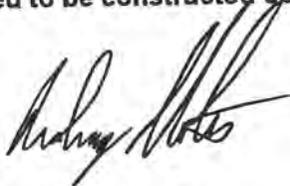
All

Part only as specified

of the building work. The design has been prepared in accordance with NZS4203, NZS3603 (respectively) of the approved documents issued by the Building Industry Authority and the work is described on Gang-Nail Group Ltd drawings titled *Quin Buildings Ltd* and numbered *QB 13882 101-110* sheet(s) 9 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 verification of the following design assumptions as specified in the drawings 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.



Date: 27/04/00

BE (Civil) NZCE (Civil)



Correspondence from Auckland Office  
Auckland Office: 5 Zelanian Drive, East Tamaki, PO Box 58-014 Greenmount, New Zealand.  
Phone 09-274-7109, Fax 09 274-7100

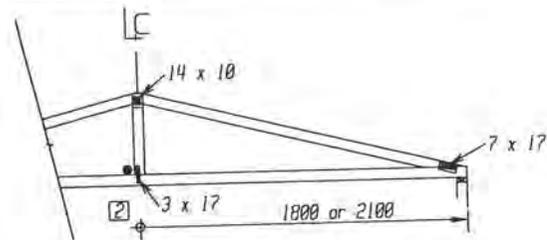
Christchurch Office: 20 Kotzikas Place, Sockburn, PO Box 8387 Riccarton  
New Zealand. Phone 03-348-8691, Fax 03-348-0314

**General Notes**

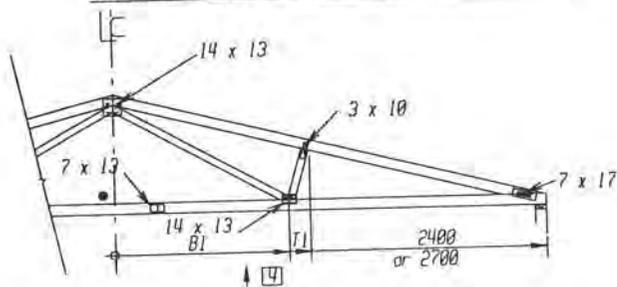
- 1) The trusses and components on this drawing have been designed by Gang-Nail Group Ltd to the requirements of Clause B1 of the Building Regulations 1992, in accordance with NZS4203, NZS3603, NZS3604 and F1910.
- 2) Erection - These trusses should be fabricated and erected in accordance with the Gang-Nail manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until the permanent bracing is fixed. All permanent bracing and fixings must be installed before any loads are applied.
- 3) Dimensions - The dimensions supplied have been taken from information supplied by the client. Due to the possibility of variation, error, inadequacy in the original instructions or otherwise, Gang-Nail Group Ltd can accept no responsibility for dimensions.  
The contractor must confirm all dimensions with the Component Fabricator at the time of placing the order. All dimensions must be checked.  
Dimensions marked with \*\* have been estimated and should be checked with extra care.
- 4) The specifications for timber shall be as shown. The timber shall be standard gauged and treated to the requirements of NZMP3640.
- 5) Copyright - These drawings are the property of Gang-Nail Group Ltd and are to be used only in connection with the performance of work by registered GANG-NAIL component fabricators.  
These drawings must not be copied or reproduced without the written permission of Gang-Nail Group Ltd.

**NOTE:**

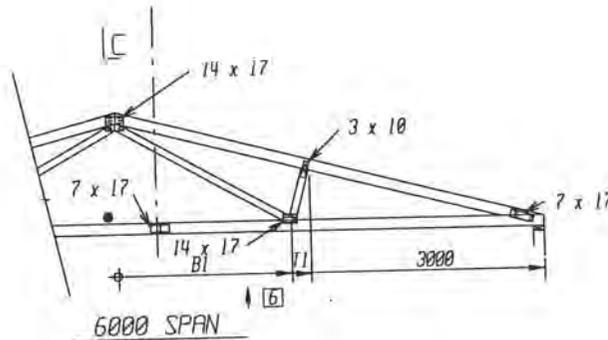
1. Truss top chord pitch range is 15 to 30 deg
2. • Indicates location of bottom chord brace
3. □ Indicates the truss camber (typical)
4. All truss plates are Gang-Nail type GN10
5. All top and bottom chords to be MGP10 radiata pine 90 x 35mm
6. All webs to be F5 radiata pine 70 x 35mm



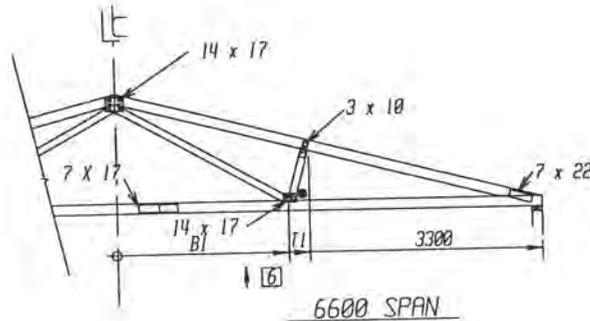
3600 to 4200 SPAN INCLUSIVE



4800 & 5400 SPAN



6000 SPAN



6600 SPAN

**SPAN AND LOAD CHART**

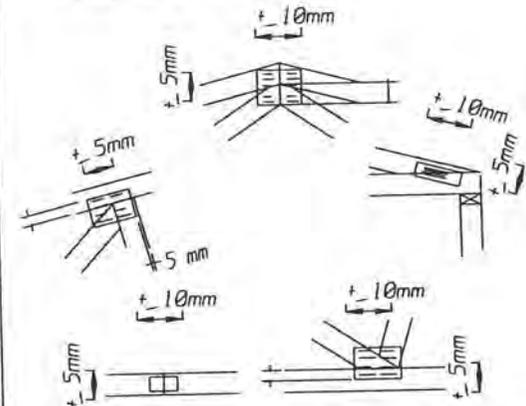
Live Load = 0.25kPa (Distr)  
1.0kPa (Conc)  
Dead Load = 0.15 kPa (top chord)  
0.20 kPa (bottom chord)  
on 900 & 1200crs only  
Wind Load Cpl = 0.50 max  
Cpe = 0.80 max  
Purlin Spacing = 1500 max

| TRUSS CENTRES | WIND LOAD | SNOW LOAD (Kpa) |
|---------------|-----------|-----------------|
| 1800          | Very High | 0.60            |
| 1200          | Very High | 1.00            |
| 900           | Very High | 1.20            |

**TIMBER:**

The specification of timber shall be as follows:  
Grading: MSG F5 or MGP10 grade radiata pine as noted  
Treatment: To NZMP 3640 : 1992  
Moisture Content: Dry

**MANUFACTURING TOLERANCES.**



Typical positioning tolerances for plates

**NOTE:**

1. Plates are to be fully pressed home on both sides of joints. The plate axis must be located in the specified or indicated direction.

PrimeCAD V4.2

**GANG-NAIL GROUP LTD**

3-5 Tellerian Drive, East Tamaki  
P.O. Box 58-014, Greenmount  
Auckland  
Tel: 09 274 7109 Fax: 09 274 7100

20 Kotikoa Place, Sockburn  
P.O. Box 8387, Riccarton  
Christchurch  
Tel: 03 348 8691 Fax: 03 348 0314

Job Title :

**QUIN BUILDINGS LTD**

© Gang-Nail Group Ltd 2000

Sheet Title :

**TRUSS DETAILS**

Date : 20/4/00  
Scale : nts

Designed R Stokes  
Drawn : UDS

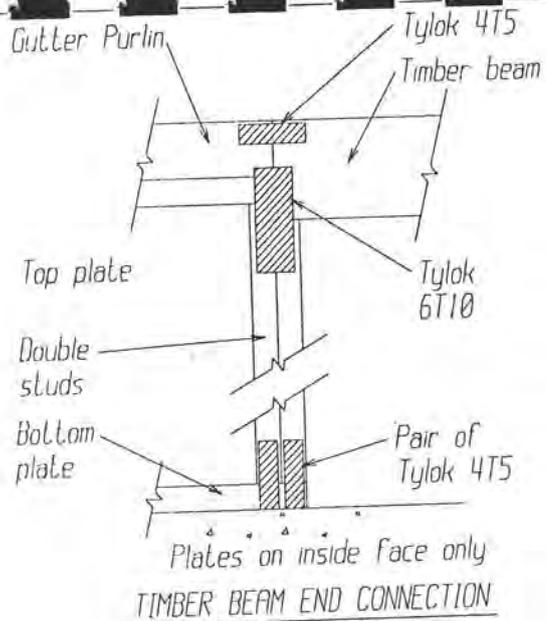
Checked :  
Certified :

Drawing Number :

13882 - 101

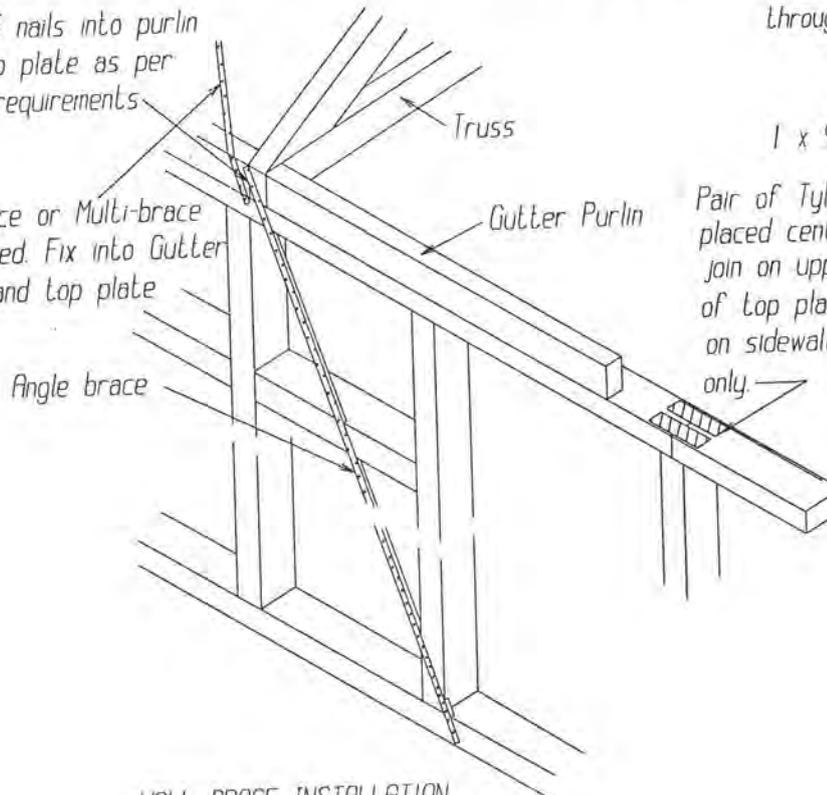
Sheet :

1 / 12



30x3.15 nails into purlin and top plate as per brace requirements

Strip brace or Multi-brace as required. Fix into Gutter Purlin and top plate

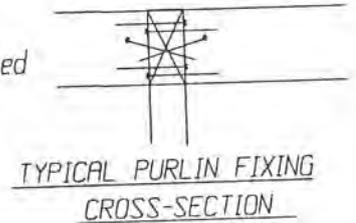


2 x 90mm nails into end of purlin through the truss plus

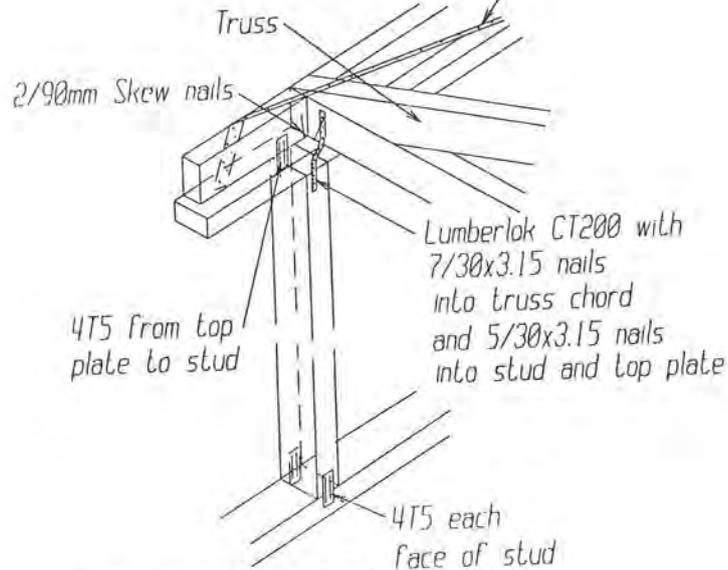
1 x 90mm skew nail

Pair of Tylok 475's placed centrally over join on upper face of top plate. Required on sidewall top only

**TYPICAL PURLIN FIXING**



Multi-brace or Strip Brace as required (see across)



**WALL BRACE INSTALLATION**

475 Tylok Plate nailed from bottom chord of truss to stud at every corner.

475 Tylok Plate to top face of bottom plate only. (Typical)

Tylok 475 on end stud face

**END WALL TRUSS FIXING**

475 as across

PrimeCAD V4.2

**GANG-NAIL GROUP LTD**

Job Title :

**QUIN BUILDINGS LTD**

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Sheet Title :

**FIXING DETAILS**

Drawing Number :

**13882 - 103**

Date : 20/4/00

Designed R Stokes

Checked :

Sheet :

**3/12**

Scale : nts

Drawn : UDS

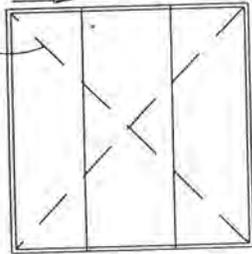
Certified :

12 Zaleski Drive, East Torrens  
 SA 5114, Australia  
 Tel: 08 214 7100 Fax: 08 214 7100

20 Kotzias Place, Seakurn  
 P.O. Box 807, Elizabeth  
 SA 5112, Australia  
 Tel: 03 248 8691 Fax: 03 248 0314

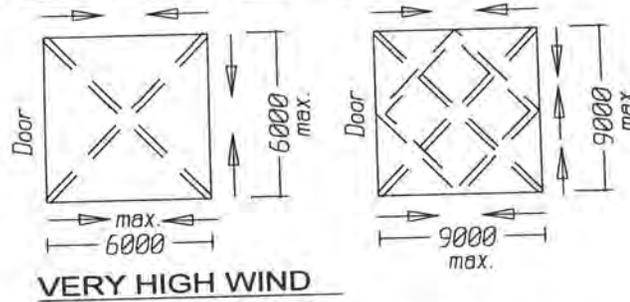
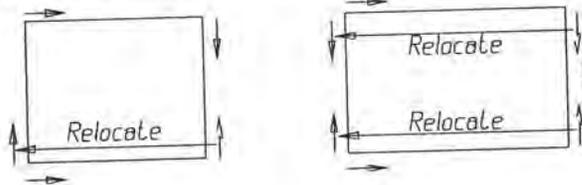
**BRACING NOTES**

- Indicates a single row of Lumberlok Strip Brace tensioned up and laid over the top of purlins. Fix each end with 3 x 30 x 3.15 nails. (Typical)
- Indicates a single length of Angle Brace in wall set at approx 45°. Fix each end with 3 x 60 x 3.15 nails and at each stud crossing with 2 x 60 x 3.15 nails. (Typical)

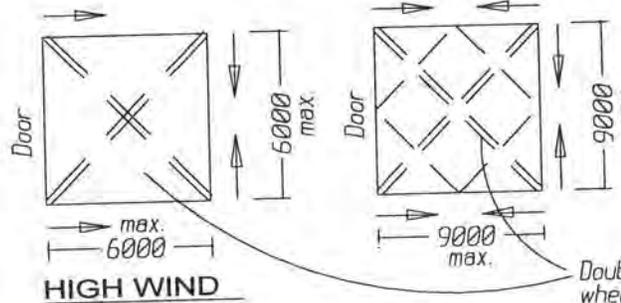


**BRACING KEY**

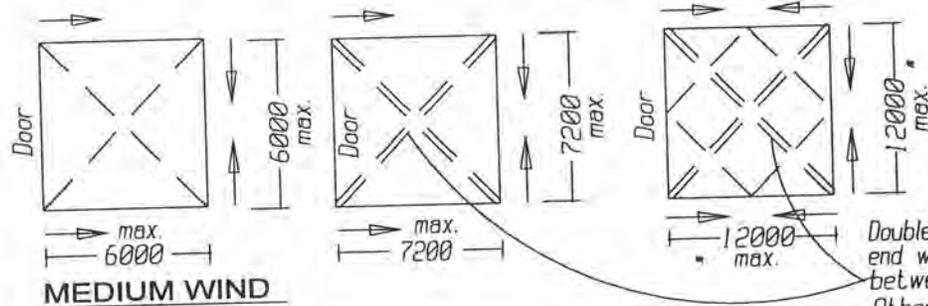
- Building Dimension Ratios:
  - For Very High Wind the ratio of side Wall to End Wall must not exceed 1 to 1.5.
  - For High, Medium and Low wind, the ratio of End Wall to Side Wall must not exceed 1 to 2.
- Maximum Stud height of Building is 2.450m. Refer sht 104 A for 2.7m & 3.0m stud heights.
- Where it is possible to install wall bracing in all 4 walls, locate the bracing elements evenly. eg:



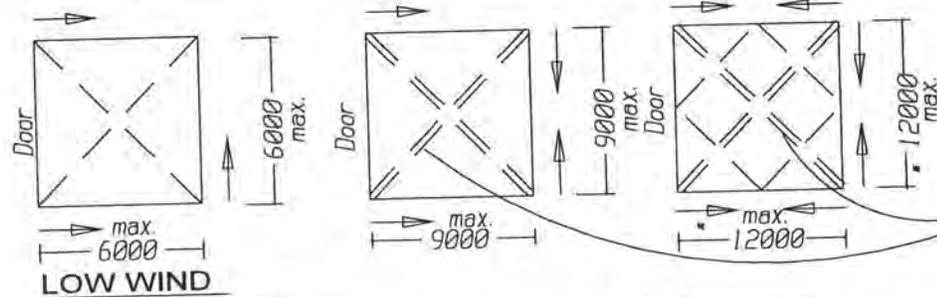
**VERY HIGH WIND**



**HIGH WIND**



**MEDIUM WIND**



**LOW WIND**

NB Double row of strip bracing required in all buildings in Very High Wind Zone. Building ratio of End Wall to Side Wall must not exceed 1 to 1.5.

Triple row required only where wall ratio is between 1 to 1.5 & 1 to 2. Otherwise brace as pattern shown but use single rows.

Double row required only where wall ratio is between 1 to 1.5 & 1 to 2. Otherwise all rows as single.

Double row only required only where end wall to side wall ratio is between 1 to 1.5 & 1 to 2. Otherwise all rows as single.

**NOTE:**  
\* 12000 length refers to the building dimensions opposite the truss span. Max truss span for these designs is 10200.

**GANG-NAIL GROUP LTD**

3-5 Zealand Drive, East Tamaki  
P.O. Box 58-014, Greenmount  
Auckland  
Tel: 09 274 7109 Fax: 09 274 7100

20 Katikoti Place, Sockburn  
P.O. Box 8387, Riccarton  
Christchurch  
Tel: 03 348 8671 Fax: 03 348 0314

Job Title :

**QUIN BUILDINGS LTD**

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Sheet Title :

**WINDLOAD BRACING REQUIREMENTS  
MAX WALL HEIGHT 2450**

Drawing Number :

**13882 - 104**

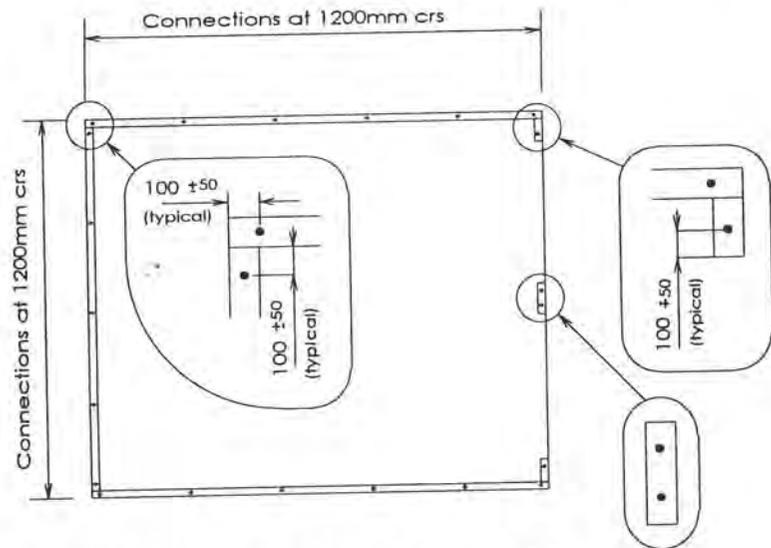
Date: 20/4/00  
Scale: nts

Designed R Stokes  
Drawn: UDS

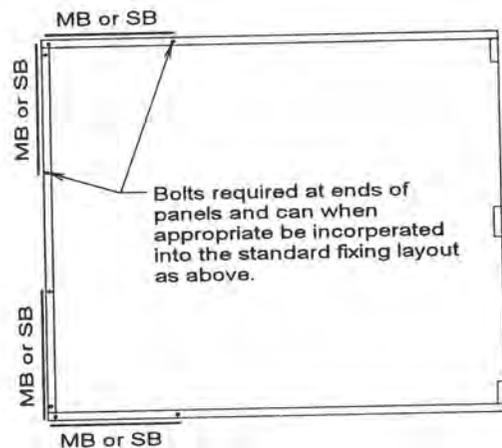
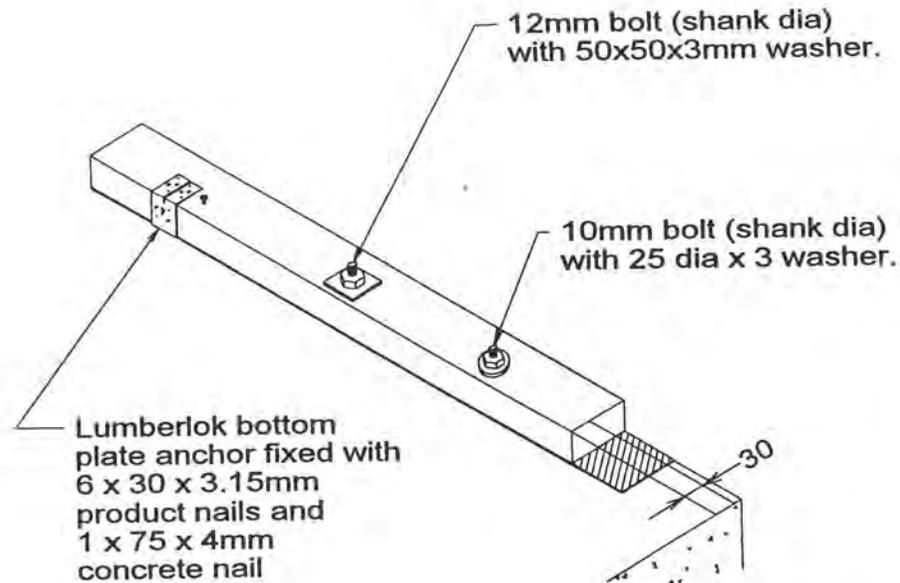
Checked:  
Certified:

Sheet :

**5/12**



**STANDARD FIXING LAYOUT**



**SPECIFIC FIXING REQUIREMENTS ON THE EXTRA HEIGHT BUILDINGS** (AS SHEET 104 A)

| Wind Load | MaxTruss Span or Building Width, mm |           |           |
|-----------|-------------------------------------|-----------|-----------|
|           | Bottom Plate Anchor                 | 12mm Bolt | 10mm Bolt |
| Low       | 12000                               | 12000     | 9600      |
| Medium    | 10600                               | 10600     | 7800      |
| High      | 9600                                | 9600      | 6600      |
| Very High | 8400                                | 8400      | 5400      |

**BOTTOM PLATE FIXING OPTIONS**

(LOCATED AT 1200mm CRS)

**NOTE:**  
For bolt spacings of 900mm crs truss spans or building width can be increased by 25%.

**GANG-NAIL GROUP LTD**  
 3-5 Zealand Drive, East Tamaki, Auckland  
 P.O. Box 56014, Greenmount  
 Tel: 09 274 7109 Fax: 09 274 7100

20 Kaitiaki Place, Sockburn, Christchurch  
 P.O. Box 8387, Riccarton  
 Tel: 03 348 8691 Fax: 03 348 0314

Job Title : **QUIN BUILDINGS LTD**  
 © Gang-Nail Group Ltd 2000

Sheet Title : **BOTTOM PLATE FIXING DETAILS**

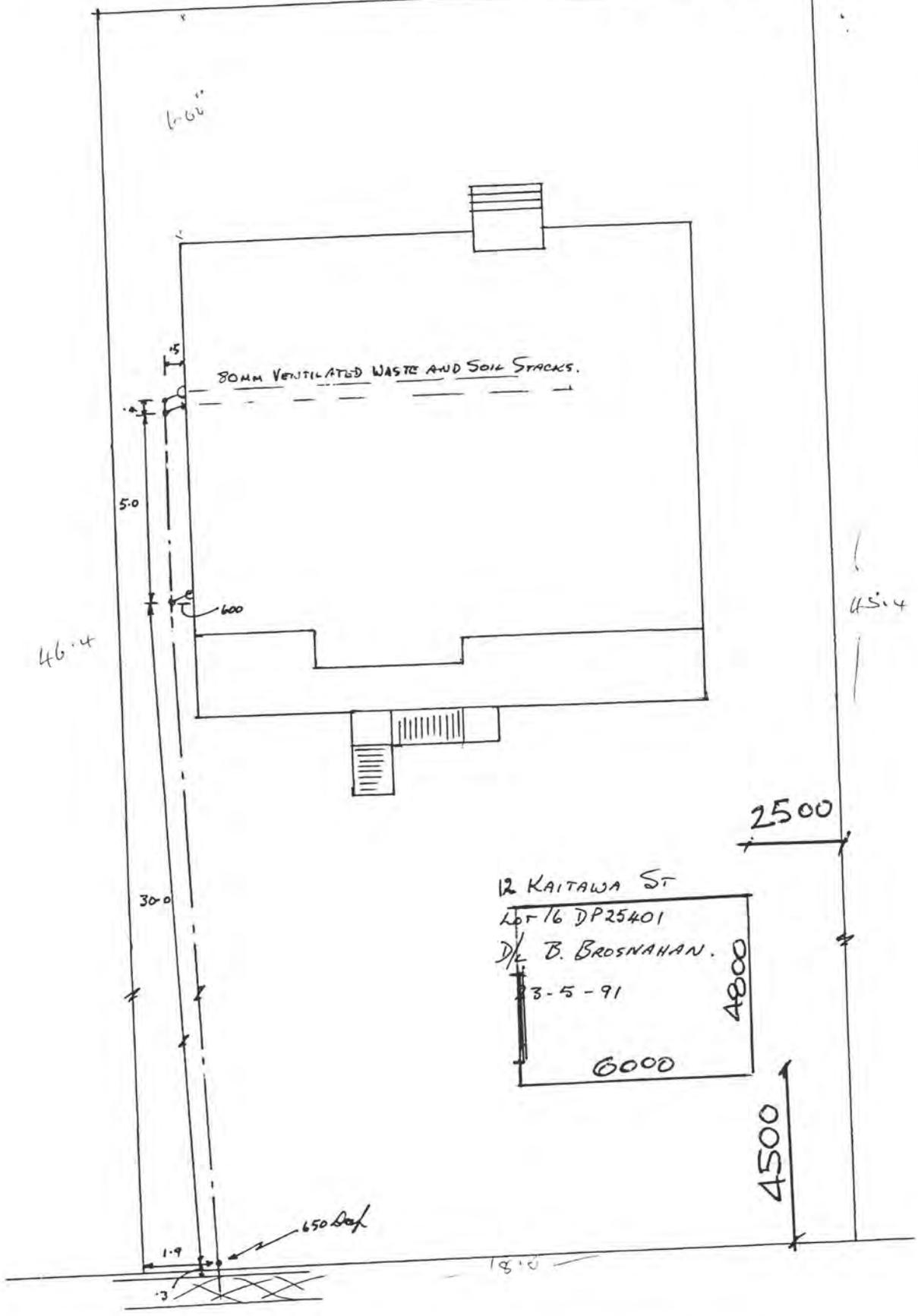
Drawing Number : **13882 - 107**

Date : 20/4/00    Designed R Stokes    Checked :  
 Scale : 1:100    Drawn : UDS    Certified :

Sheet : **9/12**

PrimeCAD V4.2

Lot 16



ENVIRO+PLUS



BUILDING CERTIFICATION

COPY FOR YOUR RECORDS

# Site Inspection

12 Kaitawa St

15-1-91.

Vehicle Entrance

Footpath Damage as below

Ground. per. soft

existing but shattered  
recently

Eng New VE Required

4.0m.

∴ NEW VE THRU FOOTPATH  
+ 1m Damage



Ref:

3 December, 1996

Carol Cottle  
232 Te Horo Beach Road  
RD  
OTAKI

Dear Carol

**CARPORT AT 9 FRIMLEY TERRACE, WAIKANAE**

Thank you for your letter and plans which were received by Council on 29 November 1996.

As the proposed carport encroaches the front yard, a resource consent will be required.

However as there is an existing driveway and the proposed carport will be screened from the road, you have a very good chance of approval.

Please contact me if you have any further questions.

Yours faithfully

K Johnston  
PLANNER, LAND USE CONSENTS

# Memo

**To: Kapiti Coast District Council**

**From: ENVIRO + PLUS LIMITED**

**Date:** 30 October 2001

**Re: DAMAGE DEPOSIT REFUND**

---

**Client Name : YOUNG**

**Job Address : 12 KAITAWA ST WAIKANAE**

**Building Consent No. 011006**

Could you please refund the damage deposit paid on this building consent directly to the owner at the above address

Please note that we have not recorded any damage caused during the construction phase

An approved vehicle crossing already existed at the commencement of the project.

Thank you.



Steve Stradling

For Enviro+Plus Limited





### COSTING SHEET

Application No: 011006  
 Date: \_\_\_\_\_  
 Site Address: 12 Kaitouka St

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

TECHNICAL CONSULTANTS = Cost + 10%

| CLASSIFICATION                                     | S                 | PLAN VETTING |   |     |    | TOT S | CONSULTANTS |   |    | TOT S | 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, Parapool Carports                        | 1501 - 4,000      |              |   |     |    |       |             |   |    |       |             |    |   |     |    | 70  | Nil           | Nil           |      |              |     |
| 3. Garages, Conservatories, Swim Pool, etc         | 4,001 - 10,000    |              |   |     |    |       |             | 2 | 53 |       |             |    |   |     |    | 100 | <del>50</del> | <del>30</del> | ✓    | \$130        |     |
| 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   |              |   |     |    |       |             |   |    |       |             |    |   |     |    | 520 | 100           | 30            |      |              |     |
| 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                          | 50,001-100,000    |              |   |     |    |       |             |   |    |       |             |    |   |     |    | 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                |  | 22  |  |
| 17                   | 3                |  | 23  |  |
| 7                    | 4                |  | 23A |  |
| 16                   | 5                |  | 24  |  |
| 2                    | 6                |  | 25  |  |
| 3                    | 7                |  | 26  |  |
| 18                   | 8                |  | 27  |  |
| 4                    | 8A               |  | 28  |  |
| 8                    | 8B               |  | 29  |  |
| 5                    | 9                |  | 30  |  |
| 10                   | 10               |  | 31  |  |
| 12                   | 11               |  | 32  |  |
| 6                    | 12               |  | 33  |  |
| 9                    | 13               |  | 34  |  |
| 11                   | 14               |  | 35  |  |
| 13                   | 15               |  | 36  |  |
| 15                   | 16               |  | 37  |  |
|                      | 17               |  | 38  |  |
|                      | 18               |  | 39  |  |
|                      | 19               |  | 40  |  |
|                      | 20               |  | 41  |  |

| STANDARD CONDITIONS |
|---------------------|
| 1                   |
| 2                   |
| 3                   |

**NON STANDARD ADDENDA**

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**BC NO: 011006**

**AUTHORISATION FOR REFUND OF DEPOSITS**

To: Creditors Clerk: Date: 21.11.01  
 Owner: R D Young  
 Payee: R D Young  
 Address: 12 Kaitawa Street, Waikanae

has applied/is ready for Refund of Deposits at Job Address: 12 Kaitawa Street, Waikanae

Val no 14920 812 00

Lot 16 DP 25401

Invoice No 59416

**RECEIPT NO:** 904636

Date: 27.7.01

**DATE:** 14.8.01

| ITEM       | OK | REPAIR REQUIRED | COST |
|------------|----|-----------------|------|
| Road       | OK |                 |      |
| Kerb       | OK |                 |      |
| Path       | OK |                 |      |
| Crossing   | OK |                 |      |
| Stormwater | OK |                 |      |
| Berm       | OK |                 |      |
| Other      |    |                 |      |

Inspected Barrie McLennan

Date: 16.11.01

**TO: ACCOUNTS CLERK**  
Please refund - Total amount: **\$400.00**

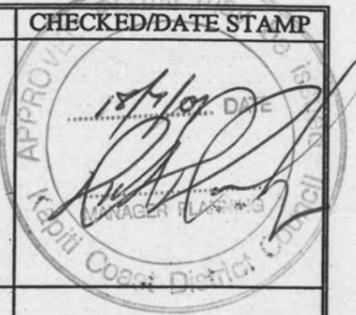
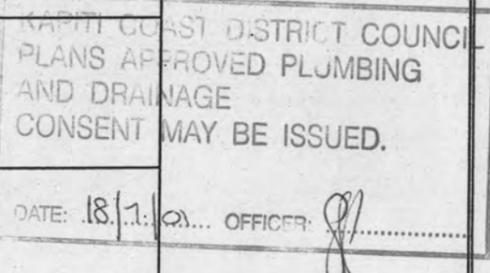
Date: 21.11.01

Authorising Officer: Michelle Wapp

(Administration Officer)



|                  |          |            |             |           |
|------------------|----------|------------|-------------|-----------|
| TYPE OF BUILDING | Dwelling | Retail     | Additions   | Accessory |
|                  | New      | Industrial | Alterations | Other     |

| DEPARTMENT             | REQUIREMENTS        |    | COMMENTS | CHECKED/DATE STAMP  |
|------------------------|---------------------|----|----------|---|
|                        | Yes                 | No |          |   |
| Town Planning          | Zoning Confirms     |    |          |   |
|                        | Dispensation        |    |          |   |
|                        | Planning Consent    |    |          |   |
|                        | Special Floor Level |    |          |   |
| Plumbing               |                     |    |          |   |
| Drainage               |                     |    |          |   |
| Stormwater             | To Channel          |    |          |  |
|                        | To Drain            |    |          |   |
|                        | Confined to Lot     |    |          |   |
| Building               |                     |    |          |   |
| Subdivisional Engineer | Earthworks Bylaw    |    |          |   |
|                        | Conditions          |    |          |   |

Notes:



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



**ENVIRO+PLUS**  
BUILDING CERTIFICATION

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

PIM NO  
**010954**

**APPLICATION FOR PROJECT INFORMATION MEMORANDUM**

Section 30, Building Act 1991

Issued by Kapiti Coast District Council

[Cross each applicable box and attach relevant documents in triplicate]

| APPLICANT   | PROJECT   |
|---|---|
| Name: <u>RD YOUNG</u>                             | New or relocated Building <input checked="" type="checkbox"/> Tick One  |
| Mailing address: _____                            | Alteration <input type="checkbox"/>   |
| Contact [Print Name and position]: _____          | Intended use(s) [In detail]:<br><u>GARAGE WORKSHOP</u>  |
| Phone: _____ Fax: _____                           | Intended life:<br>Indefinite but not less than 50 years <input checked="" type="checkbox"/>   |
| <b>ENVIRO+PLUS LIMITED</b><br>PO BOX 648<br>LEVIN | Specified as _____ years <input type="checkbox"/>   |
| FOR COUNCIL USE                                   | Demolition <input type="checkbox"/>   |
| Received: ___/___/___                             | <b>PROJECT LOCATION</b>   |
| Application fee: \$ _____                         | Street address (if any) <u>12 KAITAWA ST. WAE</u>   |
| Receipt No: _____                                 | Legal description (as shown on certificate of title or rates notice, if any): <u>25401</u>  |
|   | [For example: Lot 16 DP _____; or Section _____ SO _____ Survey or Registration District _____; or Maori block number and name; or combination of those. If none apply, give whatever information is necessary to identify the location.] |

**PROJECT DETAILS** 1492081200

The project involves the following matters [Tick each applicable box, if any, and attach relevant information in duplicate.]

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

Signed for an on behalf of Applicant:

Name: [Signature]  
Position: BLDG CERTIFIER Date: 16/07/01

**PROJECT INFORMATION MEMORANDUM**  
**Section 31, Building Act**

Received with thanks by 49/01  
 KAPITI COAST DISTRICT COUNCIL  
 23-07-01 14:22 Receipt no. 900810  
 \*COPY\* \*COPY\* \*COPY\*  
 DR BC011005 BASON 70.00-  
 MR & MRS BASON::C/O ENVIROPLUS LTD:P.O.  
 DR BC011006 YOUNG R D 100.00-  
 R D YOUNG::C/O ENVIROPLUS LTD:P.O.BOX 6  
 DR BC010954 YOUNG R D 110.00-  
 R D YOUNG::C/- ENVIROPLUS LTD:PO BOX 64  
 DR BC010561  
 REIDY<TRUSTEES OF WA 1,231.00-  
 S & M REIDY<TRUSTEES OF WAITEATA TRUST>  
 CO A  
 PP ENVIROPLUS LTD 1,511.00  
 UBL

The project information memorandum is:

- Confirmation that the proposed building work may be under the Building Act 1991 and any requirements of the building consent.  
 Not yet applied for:  
 No: \_\_\_\_\_ attached  
 Not yet issued

This project information memorandum includes [Tick each applicable box to any relevant network utility operators and organisations having the power to classify land and buildings].

- Information identifying relevant special features to the land concerned.
- Information about the land or building concerned notified to the Council by any statutory organisation having the power to classify land or buildings.
- Details of relevant utility systems.
- Details of authorisations which have been granted.
- Notification of any other authorisations which must be obtained before the proposed building work may be undertaken.
- Details of authorisations which have been refused.

Signed for and on behalf of Council:

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

Position: \_\_\_\_\_ Date: / /

FOR OFFICE USE ONLY

|                   |          |                   |              |
|-------------------|----------|-------------------|--------------|
| FEES              | \$110.00 | APPLICATION FEE   | \$.....      |
|                   | \$.....  | RECEIPT NO.       | DATE .....   |
|                   | \$.....  | INVOICE NO 50103  | DATE 19.7.01 |
|                   | \$.....  | RECEIPT NO 900810 | DATE 23.7.01 |
| SUBTOTAL          | \$110.00 |                   |              |
| Less Deposit Paid | \$.....  |                   |              |
| TOTAL             | \$110.00 |                   |              |
| GST INCLUDED      | \$.....  |                   |              |



## Project Information Memorandum

### Section 31, Building Act 1991

#### Application

|                    |                  |                   |
|--------------------|------------------|-------------------|
| R D YOUNG          | No.              | 010954            |
| C/- ENVIROPLUS LTD | Issue date       | 19/07/01          |
| PO BOX 648         | Application date | 18/07/01          |
| LEVIN              | Overseer         | STEPHEN STRADLING |

#### Project

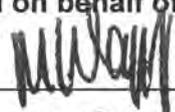
|                   |   |
|-------------------|---|
| Description       | Alterations, Repairs or Extensions<br>Being Stage 1 of an intended 1 Stages<br>NEW GARAGE/WORKSHOP (PIM ONLY) |
| Intended Life     | Indefinite, but not less than 50 years  |
| Intended Use      | RESIDENTIAL   |
| Estimated Value   | \$0   |
| Location          | 12 KAITAWA STREET, WAIKANAE   |
| Legal Description | LOT 16 DP 25401 CT C2/1246  |
| Valuation No.     | 1492081200  |

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: 19 JUL 2001



**SPECIAL FEATURES OF THE ABOVE LAND**

Information is attached identifying the following special features of the land concerned that are known to Council:

- 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:**

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(Plumbing & Drainage)

SEWER AVAILABLE/CONNECTED connected

WATER AVAILABLE/CONNECTED connected

SITE PLAN OF EXISTING SERVICES (IF ANY) attached Plan

LOCATION OF SEWER LATERAL shown

LOCATION AND SIZE OF WATER TAP 15mm shown

LOCATION OF EASEMENTS (IF ANY) no record of any

LOCATION OF PUBLIC DRAINS (IF ANY) none

- STORMWATER DISPOSAL TO
- CHANNEL
  - DRAIN
  - ON SITE

**ADDITIONAL COMMENTS**

Take care watermain may run under the proposed garage

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27 February, 1997

Mr and Mrs G & M Eyles  
9 Frimley Terrace  
WAIKANAE

Dear Sir and Madam

**APPLICATION FOR RESOURCE CONSENT: CARPORT IN THE FRONT YARD**

I refer to the above planning application and advise that on 27 February 1997 the following decision was made under delegated authority by the District Planner.

That pursuant to Section 105 of the Resource Management Act 1991, the Kapiti Coast District Council granted consent to the application by G & M Eyles to build a carport which encroaches the front yard at 9 Frimley Terrace, (Kapiti Coast District Council files 12 Kaitawa Street), Lot 16 DP 25401 CT C2/1246. Waikanae subject to the following conditions:

1. That a building consent be obtained.
2. That the proposal proceed in accordance with the plans submitted dated 28 January 1997.
3. That landscaping is undertaken and vegetation planted to ensure that the carport is screened from the road.

Reasons for Decision

1. It is considered that the proposal will not have a significant effect on the environment.

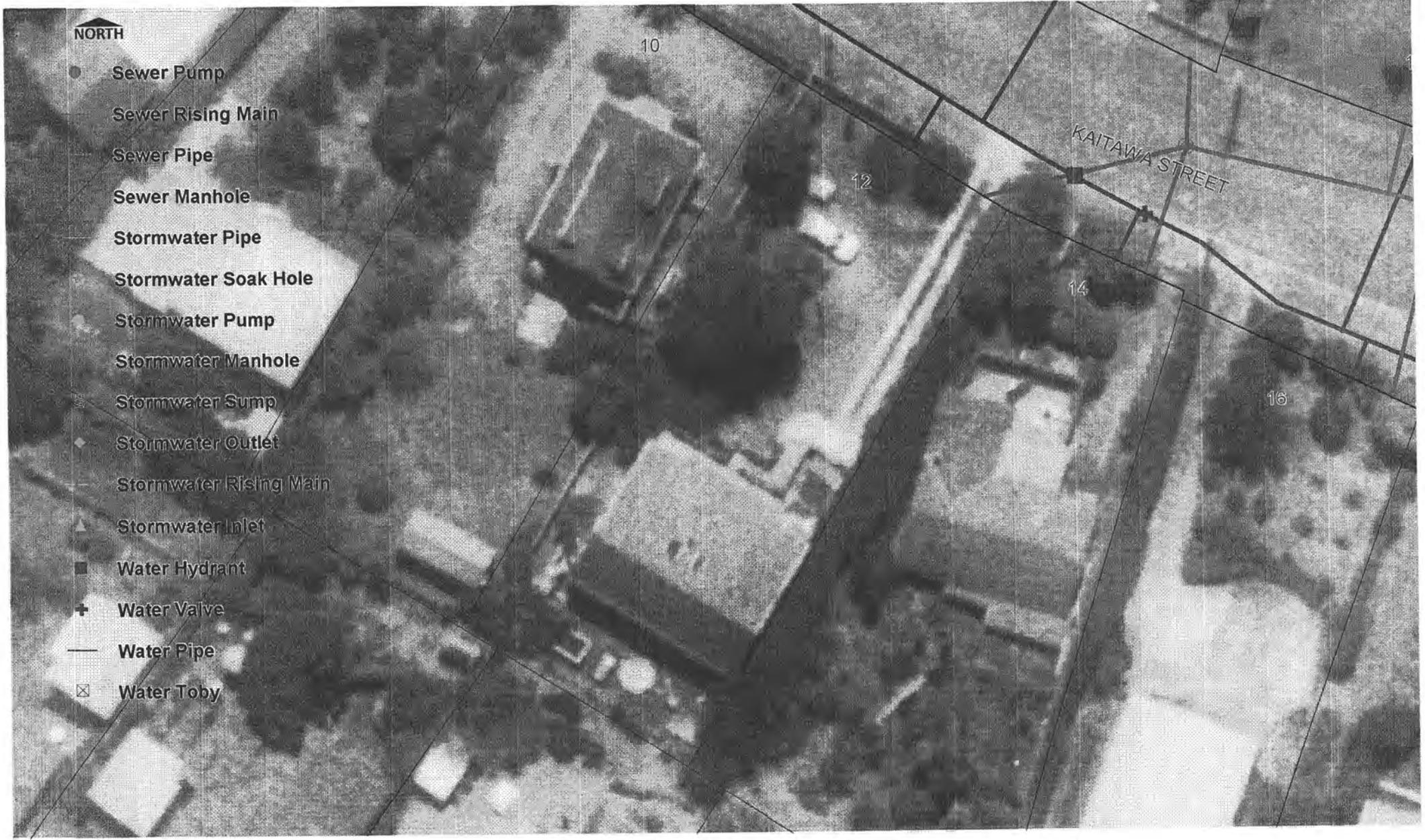
Would you please note that if you do not concur with the above you may have the matter considered by the Hearing Commissioners. Please advise within 15 working days from the date of receiving this notice if you wish to have the matter heard.

Yours faithfully

Kristy Johnston  
**RESOURCE CONSENTS PLANNER**  
**LAND USE CONSENTS**

NORTH

- Sewer Pump
- Sewer Rising Main
- Sewer Pipe
- Sewer Manhole
- Stormwater Pipe
- Stormwater Soak Hole
- Stormwater Pump
- Stormwater Manhole
- Stormwater Sump
- ◆ Stormwater Outlet
- Stormwater Rising Main
- ▲ Stormwater Inlet
- Water Hydrant
- + Water Valve
- Water Pipe
- ⊗ Water Topy



### COSTING SHEET

Application No: 010954  
 Date: \_\_\_\_\_  
 Site Address: 12 Kaitawa St

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

TECHNICAL CONSULTANTS = Cost + 10%

| CLASSIFICATION                                     | S                 | PLAN VETTING |   |     |    | TOT S | CONSULTANTS |  |  | TOT S | INSPECTIONS |    |   |     |    | TOT            | SET FEE   | PIM           | CC C | DIG SCAN | TOT |
|--|-------------------|--------------|---|-----|----|-------|-------------|--|--|-------|-------------|----|---|-----|----|----------------|-----------|---------------|------|----------|-----|
|  |                   | PI           | D | Bld | EH |       | DP          |  |  |       | Site        | PI | D | Bld | EH |                |           |               | Y/N  |          |     |
| 1. Fire Places, Signs, Minor Plumbing and Drainage | 0 - 1,500         |              |   |     |    |       |             |  |  |       |             |    |   |     |    | 30             | Nil       | Nil           |      |          |     |
| 2. Sheds, Parapool Carports                        | 1501 - 4,000      |              |   |     |    |       |             |  |  |       |             |    |   |     |    | 70             | Nil       | Nil           |      |          |     |
| 3. Garages, Conservatories, Swim Pool, etc         | 4,001 - 10,000    |              |   |     |    |       |             |  |  |       |             |    |   |     |    | <del>100</del> | <u>50</u> | <del>30</del> | X    | \$110    |     |
| 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   |              |   |     |    |       |             |  |  |       |             |    |   |     |    | 520            | 100       | 30            |      |          |     |
| 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                          | 50,001-100,000    |              |   |     |    |       |             |  |  |       |             |    |   |     |    | 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                |  | 22  |  |
| 17                   | 3                |  | 23  |  |
| 7                    | 4                |  | 23A |  |
| 16                   | 5                |  | 24  |  |
| 2                    | 6                |  | 25  |  |
| 3                    | 7                |  | 26  |  |
| 18                   | 8                |  | 27  |  |
| 4                    | 8A               |  | 28  |  |
| 8                    | 8B               |  | 29  |  |
| 5                    | 9                |  | 30  |  |
| 10                   | 10               |  | 31  |  |
| 12                   | 11               |  | 32  |  |
| 6                    | 12               |  | 33  |  |
| 9                    | 13               |  | 34  |  |
| 11                   | 14               |  | 35  |  |
| 13                   | 15               |  | 36  |  |
| 15                   | 16               |  | 37  |  |
|                      | 17               |  | 38  |  |
|                      | 18               |  | 39  |  |
|                      | 19               |  | 40  |  |
|                      | 20               |  | 41  |  |

| STANDARD CONDITIONS |
|---------------------|
| 1                   |
| 2                   |
| 3                   |

**NON STANDARD ADDENDA**

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OWNER ..... Lot ..... DP .....

PROPERTY ADDRESS ..... DATE RECEIVED .....

|                  |          |            |             |           |
|------------------|----------|------------|-------------|-----------|
| TYPE OF BUILDING | Dwelling | Retail     | Additions   | Accessory |
|                  | New      | Industrial | Alterations | Other     |

| DEPARTMENT    | REQUIREMENTS                |   | COMMENTS   | CHECKED/DATE STAMP |
|---------------|-----------------------------|---|--|--------------------|
|               | Yes                         | No  |  |                    |
| Town Planning | Zoning Conforms             |   |  |                    |
|               | Dispensation                |   |  |                    |
|               | Planning Consent            |   |  |                    |
| Plumbing      |                             |   |  |                    |
| Drainage      |                             |   |  |                    |
| Stormwater    | To Channel                  |   |  |                    |
|               | To Drain                    |   |  |                    |
|               | Confined to Lot             |   |  |                    |
| Building      |                             | Existing - As built                                     |  |                    |
| General       |                             | prior to permit application                             |  |                    |
| Commercial    |                             | Carport Extended Deck appears to be structurally sound. |  |                    |
| Egress        | To NZS 4121                 |   |  |                    |
| Structural    | Specific Design             |   | Permit issued on the understanding that piles had been taken down to solid ground. |                    |
|               | Foundation                  |   |  |                    |
|               | Structure                   |   |  |                    |
|               | Roof                        |   |  |                    |
|               | Special Floor Level         |   |  |                    |
|               | Earthworks Bylaw Conditions |   |  |                    |
| Site          |                             |   |  |                    |



# KAPITI COAST DISTRICT COUNCIL

File 11

## APPLICATION FOR PERMIT

TO : The General Manager, Kapiti Coast District Council

I/We ..... (Print) of ..... (postal address) ..... (Telephone) hereby make application for permission to have the work described herein, and set out in the plans and specifications attached, carried out on the premises situated : (Please ensure this portion is fully completed).

| SITE ADDRESS               |
|----------------------------|
| Street No. <u>12</u>       |
| Street Name <u>KAITAWA</u> |
| Town <u>WAIKANAPE</u>      |

| LEGAL DESCRIPTION                  |
|------------------------------------|
| Valuation No. <u>14920 - 81200</u> |
| Lot <u>16</u> DP <u>25401</u>      |
| Section <u>KAITAWA S1</u> Block    |
| Survey District                    |

| OWNER   |
|---|
| Name <u>R. EDMONDS</u>                          |
| Address <u>12 Kaitawa St</u><br><u>Waikanae</u> |
| Phone <u>2936149</u> Home <u>2936833</u> Bus    |

|  |
|--|
| Land Area <u>819</u> m <sup>2</sup> /sqm                     |
| <u>4 MAY 1992</u>  |
| SIGNATURE OF APPLICANT <u>[Signature]</u> DATE <u>1/5/92</u> |

| BUILDING                           | RECEIVED                      |
|------------------------------------|-------------------------------|
| DESCRIPTION OF PROPOSED WORK       | <u>1 MAY 1992</u>             |
| <u>Ext Deck + Carport</u>          | KAPITI COAST DISTRICT COUNCIL |
| FLOOR AREA <u>14</u> square metres |                               |

| BUILDER          |
|------------------|
| Name <u>SELF</u> |
| Address          |
| Phone Home Bus   |

| ESTIMATED VALUES (inc GST) |                |
|----------------------------|----------------|
| Building                   | \$ <u>1500</u> |
| Plumbing                   | \$ <u>NIL</u>  |
| Drainage                   | \$ <u>NIL</u>  |
| TOTAL                      | \$ <u>1500</u> |

| DOCUMENTS SUBMITTED WITH THIS APPLICATION (please tick box) IN DUPLICATE AND TO SCALE |                                     |                           |  |
|---|-------------------------------------|---------------------------|--|
| Site and/or Drainage Plans  |                                     | Wall Bracing Calculations |  |
| Floor Plans   | <input checked="" type="checkbox"/> | Specifications            |  |
| Cross-sections and details  | <input checked="" type="checkbox"/> | Structural Calculations   |  |
| All elevations  |                                     | Other                     |  |

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

PLUMBING & BUILDING PTO



# DO YOU NEED A BUILDING PERMIT



## A GUIDE TO APPLICANTS FOR BUILDING PERMITS

### WHERE DO YOU APPLY?

Kapiti Coast District Council  
Ngarara Building  
Rimu Road  
PARAPARAMU

### BUILDING PERMITS ARE REQUIRED when

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

4. When there is a change of use, ie a dwelling converted to flats, a warehouse converted to offices etc.
5. Where there is to be demolition in whole or part of a building.
6. The reinstatement of fire or other damage.
7. Any retaining wall over 1200mm high or which is erected a distance less than its height from the boundary.
8. Any tank or swimming pool erected.
9. Any wall or fence, other than a retaining wall, over 1800mm in concrete or masonry, over 2400mm in timber, or over 3600mm in framing and netting, is erected.
10. Any mast, pole, radio or TV aerial over 6300mm in height.
11. Any construction or platform that exceeds 5m<sup>2</sup> and 1200mm in height from its lowest ground level.
12. A tent or marquee exceeding 28m<sup>2</sup>.
13. Any sign or hoarding or the repainting or refacing of any sign or hoarding.
14. Solid fuel heaters.

### WHAT SHOULD YOU BRING?

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

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

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

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

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

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

NEW ZEALAND BUILDING INSPECTOR 49



KAPITI COAST DISTRICT COUNCIL

78

# APPLICATION FOR PERMIT

TO : The General Manager, Kapiti Coast District Council

I/WE RN + R Edmonds (Print) of  
12 Kaitawa St Waikanae Beach (Postal Address) 36833 (Telephone)

hereby make application for permission to have the work described herein, and set out in the plans and specifications attached, carried out on the premises situated at: (Please ensure this portion is complete fully)

See to THIS ADDRESS

| SITE ADDRESS                  |
|-------------------------------|
| Street No. <u>12</u>          |
| Street Name <u>Kaitawa St</u> |
| Town <u>Waikanae Beach</u>    |

| LEGAL DESCRIPTION                 |
|-----------------------------------|
| Valuation No. ....                |
| Lot <u>16</u> DP <u>25401</u>     |
| Section <u>32.4</u> perches Block |
| Survey District <u>Kaitawa</u>    |

| OWNER  |
|--|
| Name <u>RN + R Edmonds</u>                     |
| Address <u>88 Main Road</u><br><u>Waikanae</u> |
| Phone No. <u>36833</u> Home <u>36149</u> Bus   |

| LAND AREA                        | DATE           |
|----------------------------------|----------------|
| <u>819</u> m <sup>2</sup> Ha/sqm | <u>14-1-91</u> |
| SIGNATURE OF APPLICANT           | DATE           |

## BUILDING

| DESCRIPTION OF PROPOSED WORK | FLOOR AREA   |
|------------------------------|--|
| <u>New home</u>              | <u>@ 800 m<sup>2</sup> HOUSE</u> <u>139.69 m<sup>2</sup></u> |
|                              | <u>@ 100 m<sup>2</sup> DECKS</u> <u>22.70 m<sup>2</sup></u>  |
|                              | <u>162.39</u> sq metres                                      |

| BUILDER                       |
|-------------------------------|
| Name <u>To be advised</u>     |
| Address .....                 |
| Phone No. .... Home ..... Bus |

| ESTIMATED VALUES (incl. GST) |                                 |
|------------------------------|---------------------------------|
| Building                     | <u>103,500</u> \$ <u>65,000</u> |
| Plumbing                     | <u>8,500</u> \$ <u>10,000</u>   |
| Drainage                     | <u>2,000</u> \$ <u>5,000</u>    |
| TOTAL                        | <u>114,000</u> \$ <u>90,000</u> |

| DOCUMENTS SUBMITTED WITH THIS APPLICATION (please tick box) IN DUPLICATE AND TO SCALE |   |
|---|---|
| Site and/or Drainage Plans <input checked="" type="checkbox"/>                        | Wall Bracing Calculations <input checked="" type="checkbox"/> |
| Floor Plans <input checked="" type="checkbox"/>                                       | Specifications <input checked="" type="checkbox"/>            |
| Cross-sections and details <input checked="" type="checkbox"/>                        | Structural Calculations <input checked="" type="checkbox"/>   |
| All elevations <input checked="" type="checkbox"/>                                    | Other   |

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

PLUMBING & DRAINAGE PTO

# PLUMBING AND DRAINAGE

OWNER ..... LOT ..... DP .....

PROPERTY ADDRESS ..... DATE REC'D .....

Type of Building: Dwelling  Retail  Additions  Accessory   
 New  Industrial  Alterations  Other

DESCRIPTION OF PROPOSED PLUMBING AND DRAINAGE WORK  
*Plumbing and drainage to new dwelling*

| DEPT          | REQUIREMENTS             | YES | NO | COMMENTS   | CHECKED / DATE STAMP  |
|---------------|--------------------------|-----|----|--|---|
| Town Planning | Zoning Conforms          | ✓   |    | <i>subject to amendment of site plan showing the provision of approved garaging. ✓</i>   |    |
|               | Dispensation             |     |    |  |   |
|               | Planning Consent         |     |    |  |   |
| Plumbing      |                          |     |    | <div style="border: 1px solid black; padding: 2px;">                     CONCEALED SOIL &amp; TV PIPES AND GAS FLUES ARE ONLY PERMITTED BUILT INTO DUCTS OR MINIMUM 150mm FRAMED WALLS.                 </div>                                     |   |
| Drainage      |                          |     |    |  |   |
| Stormwater    | To Channel               | ✓   |    | <div style="border: 1px solid black; padding: 2px;">                     It is the responsibility of the owner and or builder to ensure that proposed building levels are compatible with existing sewer connection levels.                 </div> |   |
|               | To Drain                 |     |    | <div style="border: 1px solid black; padding: 2px;">                     It is the responsibility of the owner and or builder to ensure that proposed building levels are compatible with existing sewer connection levels.                 </div> |  |
|               | Confined To Lot          |     |    |  |   |
| Building      |                          |     |    | <div style="border: 1px solid black; padding: 2px;">                     It is the responsibility of the owner and or builder to ensure that proposed building levels are compatible with existing sewer connection levels.                 </div> |  |
| General       |                          |     |    |  |   |
| Commercial    |                          |     |    |  |   |
| Egress        | To NZS 4121              |     |    |  |   |
| Structural    | Specific Design          |     |    |  |   |
|               | Foundation               |     |    |  |   |
|               | Structure                |     |    |  |   |
|               | Roof                     |     |    |  |   |
|               | Special Floor Level      |     |    |  |   |
|               | E/Works Bylaw Conditions |     |    |  |   |
| Engineer      | Access Crossing Type     |     |    | <i>MBK B.</i>  |   |
|               | Sealed                   |     |    |  |   |
|               | Comm                     |     |    |  |   |

TBN PLUMBERS  
 Name *B. BROSNANAN*  
 Address *15 KAKA ST*  
*KAUMATI BEACH* No .....  
 Phone No. .... Home ..... Bus .....

TBN DRAINLAYERS  
 Name *B. BROSNANAN*  
 Address *D. 150*  
 Reg. No .....  
 Phone No. .... Home ..... Bus .....

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

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

| ESTIMATED VALUES                                       |  |
|--|--|
| Plumbing \$ <u>8500</u>                                | (Labour Value of Plumbing Work) \$ <del>550</del> <u>1,400</u> |
| Drainage \$ <u>3,000</u>                               | (Labour Value of Drainage Work) \$ <del>250</del> <u>800</u>   |
| Total P & D \$ <u>10,500</u><br>(Labour and Materials) | Total Labour \$ <u>2,200</u>                                   |

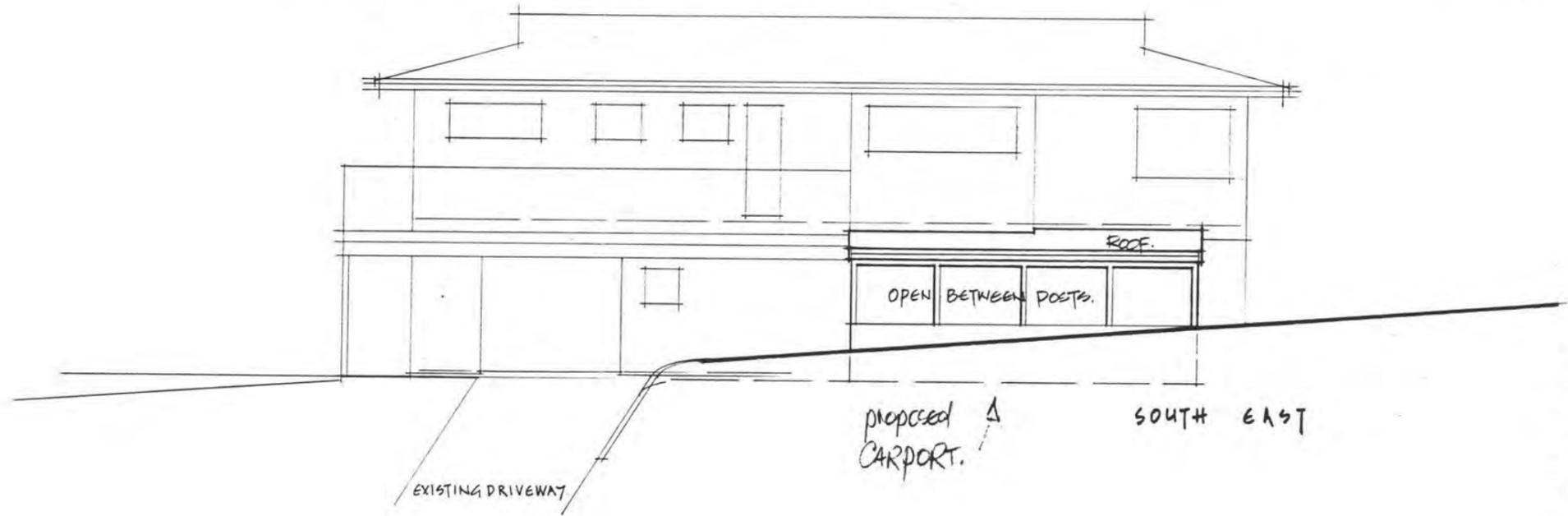
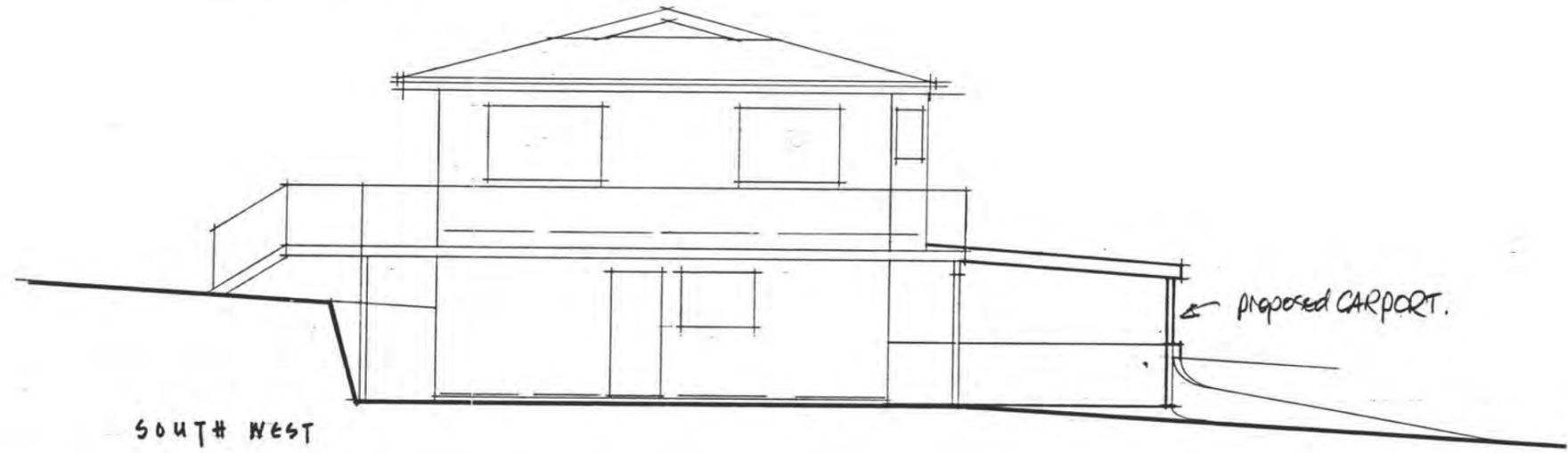
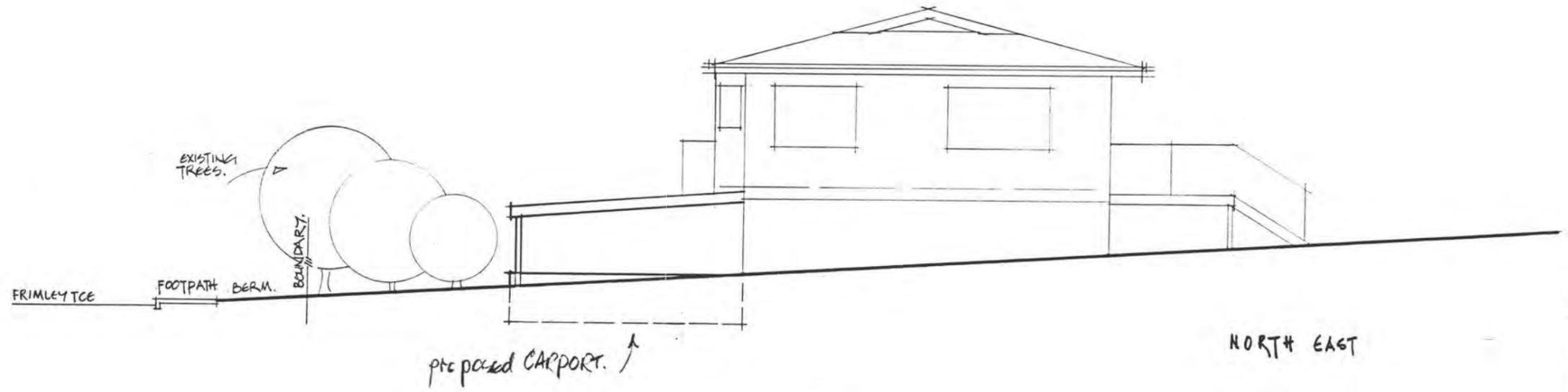
For Office use only

INVOICE NO. *0091* DATE *23-1-91* RECEIPT NO. *137580* DATE *25-1-91*

TYPE B

|                        | FEES       |
|------------------------|------------|
| Building               | \$ 611-00  |
| Plumbing               | \$ 205-00  |
| Drainage               | \$ 127-00  |
| Sewer Connection       | \$ —       |
| Water Connection       | \$ —       |
| Vehicle Crossing       | \$ 560-00  |
| Damage Deposit         | \$ 400-00  |
| Structural Checking    | \$ —       |
| Building Research Levy | \$ 114-00  |
| Development Levy       | \$ —       |
| TOTAL                  | \$ 2017-00 |
| GST INCLUDED           | \$ 224-11  |

|                                     |                               |
|-------------------------------------|-------------------------------|
| BUILDING PERMIT NO<br><i>18211</i>  | DATE ISSUED<br><i>25-1-91</i> |
| PLUMBING PERMIT NO<br><i>2669</i>   | DATE ISSUED<br><i>14-6-91</i> |
| DRAINAGE PERMIT NO<br><i>2669</i>   | DATE ISSUED<br><i>14-6-91</i> |
| Vehicle Crossing                    |                               |
| Order No. <i>858</i>                |                               |
| Refund <i>\$400 - Auth No. 1060</i> |                               |
| Checked <i>P.C. Williams</i>        |                               |
| Date <i>21.6.91</i>                 |                               |



**ELEVATIONS**

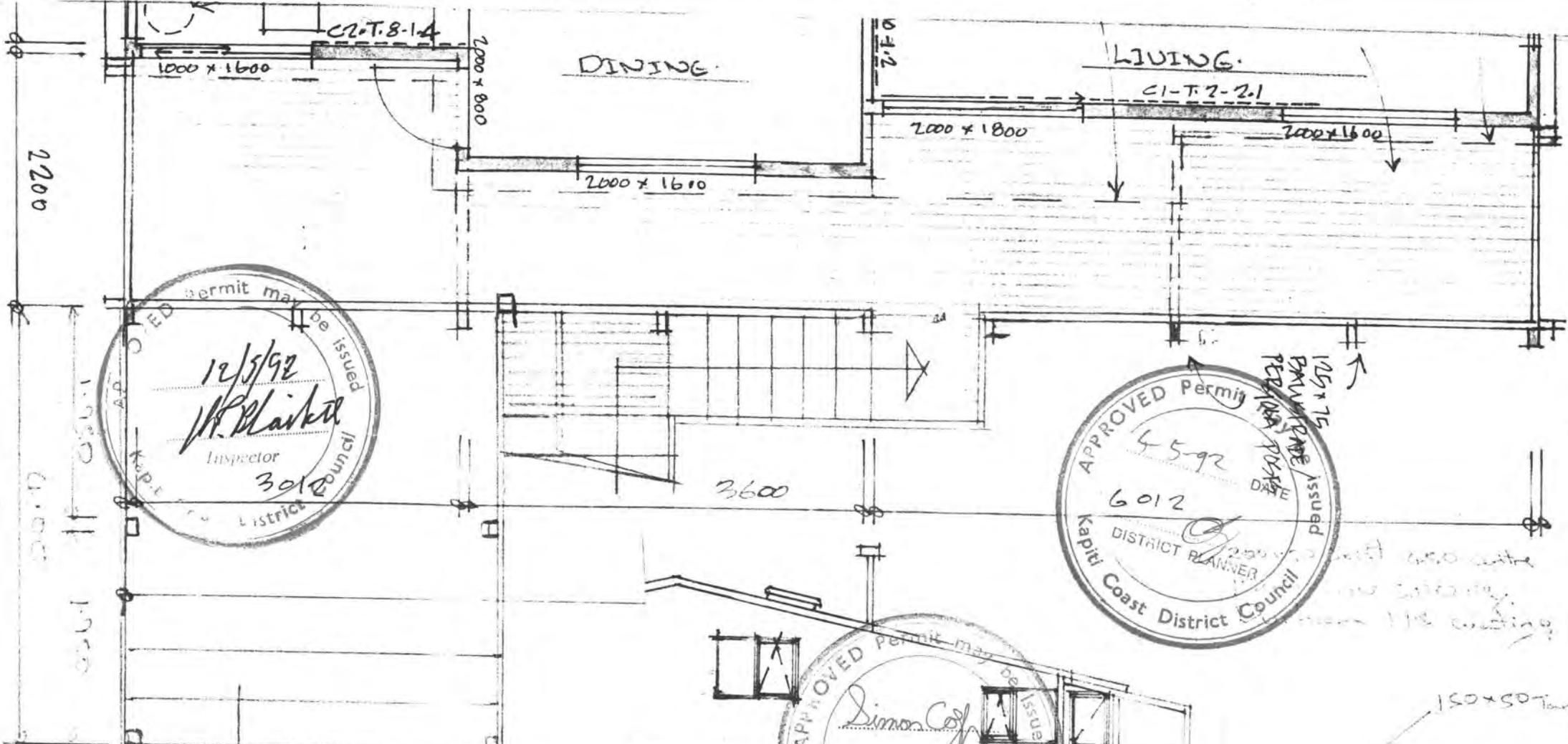
|         |   |         |        |
|---------|---|---------|--------|
| DWG NO: | 3 | REVISED | CC     |
| OF      | 3 | DRAWN   | 1:100  |
|         |   | SCALE   | NOY9/6 |
|         |   | DATE    |        |

PROPOSED CARPORT EXTENSION  
 EYLES RESIDENCE  
 9 FRIMLEY TCE, WAIKANA E BEACH (KODC FILE: 12 KAITAWA ST.)



Carol Cottle  
 ARCHITECTURAL SERVICES

Telephone 06 364 3156



ensure that the deck is sited clear of the drains

Provide knee bracing to front posts to stop sideways movement.

180 x 12 c/50H  
Provide bracing to both sides of support bolted to posts

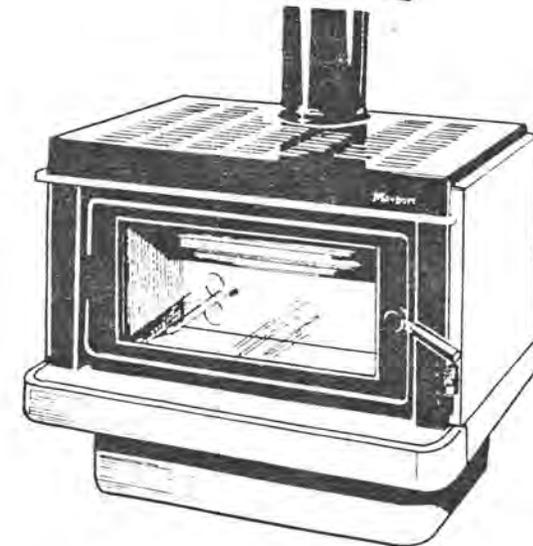
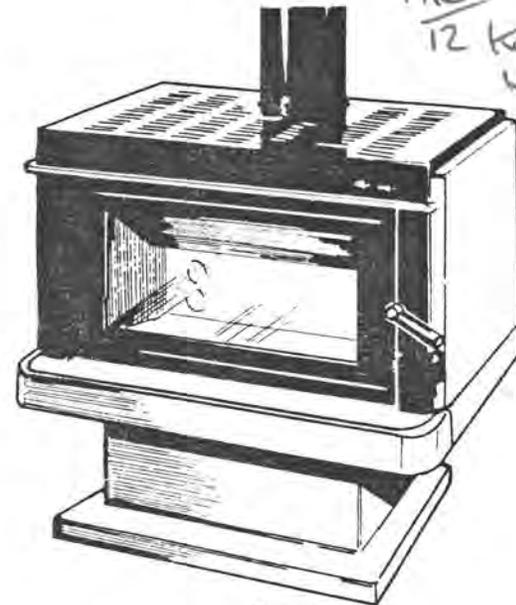
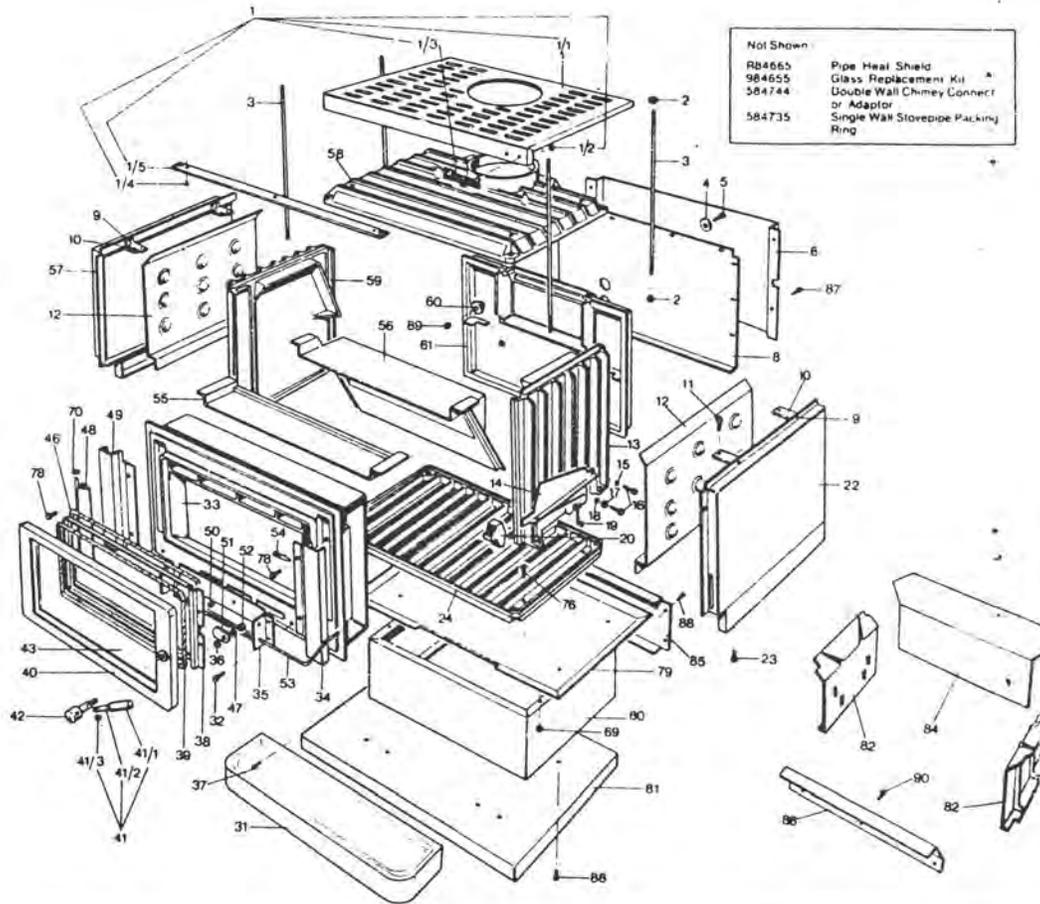
# NEW HOUSE 12 KAITAWA ST WAIKANAE BEACH

## ELEVATIONS 1:100

100 x 100 Posts. 1M Into Ground.  
40 KG Cube Per Post.

# MASPORT WOOD FIRE PANORAMA SERIES 2 INSTALLATION INSTRUCTIONS

(FOR NEW ZEALAND & AUSTRALIA)



## MASPORT WOOD FIRE

| Illust No | Part No. | Description             | Qty | Illust No | Part No. | Description             | Qty | Illust No | Part No. | Description         | Qty |
|-----------|----------|-------------------------|-----|-----------|----------|-------------------------|-----|-----------|----------|---------------------|-----|
| 1         | 984629   | Top Panel Assy          | 1   | 32        | 503146   | Screw M6 Self Tap       | 2   | 58        | 984552   | Firebox Top         | 1   |
| 1/1       | 984544   | Top Panel               | 1   | 33        | 984719   | Firebox Front           | 1   | 59        | 984550   | Firebox Side, L.H.  | 1   |
| 1/2       | 503151   | Startlock Clip          | 2   | 34        | 984448   | Front Panel, R.H.       | 1   | 60        |          | Plug - see below    | 2   |
| 1/3       | 584583   | Pop Rivet               | 5   | 35        | 984423   | Air Inlet Bracket       | 2   | 61        | 984553   | Firebox Back        | 1   |
| 1/4       | 501767   | Top Panel Trim          | 1   | 36        | 500483   | Washer 3/8 Flat         | 2   | 69        | 501862   | Nut M6              | 4   |
| 1/5       | 984597   | Top Panel Trim          | 1   | 37        | 503146   | Screw M6 Self Tap       | 2   | 75        | 501996   | Screw M6 x 25       | 4   |
| 2         | 501882   | Nut M6                  | 8   | 38        | 984566   | Glass Retainer          | 1   | 78        | 501599   | Screw M6 Self Tap   | 1   |
| 3         | 984598   | Tie Rod                 | 4   | 39        | 984588   | Glass Sealing Tape      | 1   | 79        | 984698   | Bottom Heatshield   | 1   |
| 4         |          | Washer - see below      | 2   | 40        | 984595   | Door Frame              | 1   | 90        | 984722   | Pedestal            | 1   |
| 5         |          | Screw - see below       | 2   | 41        | 984426   | Door Handle Assy        | 1   | 81        | 984720   | Foot                | 2   |
| 8         | 984545   | Rear Panel              | 1   | 41/1      | 584579   | Door Handle             | 1   | 82        | 984697   | Inner Casting, Side | 1   |
| 9         | 503163   | Screw M3 x 10           | 4   | 41/2      | 984562   | Door Handle Shaft       | 1   | 84        | 984696   | Inner Casting, Rear | 1   |
| 10        | 984875   | Retaining Bracket       | 4   | 41/3      | 584628   | Door Handle Clip        | 1   | 85        | 984721   | Pedestal Backplate  | 1   |
| 11        | 503146   | Screw M6 Self Tap       | 4   | 42        | 984572   | Door Catch Spindle      | 1   | 86        | 984724   | Door Sill           | 1   |
| 12        | 984883   | Side Heat Deflector     | 2   | 43        |          | Glass - see kit below   | 1   | 87        | 503259   | Screw 10 x 0.5      | 12  |
| 13        | 984551   | Firebox Side, R.H.      | 1   | 44        |          | Glass - see kit below   | 1   | 88        | 503259   | Nut - see below     | 2   |
| 14        | 984590   | Output Lever Assy       | 1   | 46        | 984599   | Rope                    | 1   | 89        |          |                     | 2   |
| 15        | 984872   | Pivot Bush              | 1   | 47        | 501703   | Washer 6 Flat           | 1   | 90        | 503146   | Screw M6 Self Tap   | 3   |
| 16        | 503146   | Screw M6 Self Tap       | 2   | 48        | 984596   | Hinge Assy              | 1   | 91        | 503164   | Nut M3              | 4   |
| 17        | 500210   | Spring Washer 6         | 1   | 49        | 984614   | Front Panel, L.H.       | 1   |           |          |                     |     |
| 18        | 501703   | Washer 6 Flat           | 1   | 50        | 502125   | Nut M5 Self Lock        | 2   |           |          |                     |     |
| 19        | 584569   | Thermostat Link         | 1   | 51        | 984571   | Door Latch              | 1   |           |          |                     |     |
| 20        | 584580   | Control Knob            | 1   | 52        | 501863   | Nut M6 Self Lock        | 1   | 41        |          |                     |     |
| 22        | 984454   | Panel Assy, R.H. Coffee | 1   | 53        | 984422   | Air Inlet Flat Assy     | 1   | 51        | 984090   | Plug Assy           | 2   |
|           | 984455   | Panel Assy, R.H. Sand   | 1   | 54        | 984573   | Door Catch Pin          | 1   | 501       |          |                     |     |
| 23        | 503146   | Screw M6 Self Tap       | 4   | 55        | 984439   | Firebox Ceiling         | 1   | 891       |          |                     |     |
| 24        | 984549   | Firebox Bottom          | 1   | 56        | 984440   | Firebox Rear Wall       | 1   |           |          |                     |     |
| 31        | 984427   | Ash Shelf, Coffee       | 1   | 57        | 984432   | Panel Assy, L.H. Coffee | 1   |           |          |                     |     |
|           | 984540   | Ash Shelf, Sand         | 1   |           | 984653   | Panel Assy, L.H. Sand   | 1   |           |          |                     |     |

## CONTENTS

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| Floor Protection — hearths .....                  | 7-8  |
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| Seismic Restraint of Hearths and Appliances ..... | 11   |
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## INTRODUCTION

These installation instructions are based on New Zealand Standard 7421: 1985 and Australian Standard 2918: 1987. Independent testing has established that the Masport Belvedere Wood Fire will meet those Standards if the following installation instructions are followed.

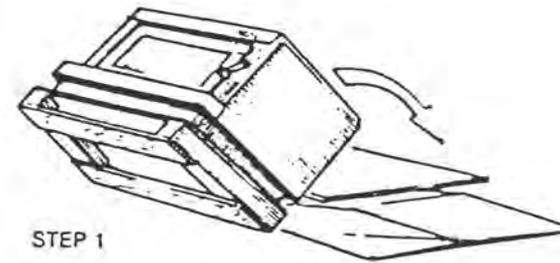
As building Codes may vary from district to district, we recommend that you consult your local Building Inspector regarding any special requirements that must be met.

**WE RECOMMEND THAT THE INSTALLATION OF YOUR 'MASPORT' WOOD FIRE BE CARRIED OUT BY A SUITABLY QUALIFIED SPECIALIST INSTALLER.**

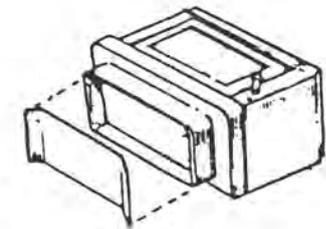
Please ensure that only genuine Masport components are used when installing your WOOD FIRE, as substitutes may affect its performance and could even nullify compliance with the Standard. Where differences exist between NZ and Australian requirements these are clearly noted in the text.

These installation instructions are important and should be kept in a safe place.

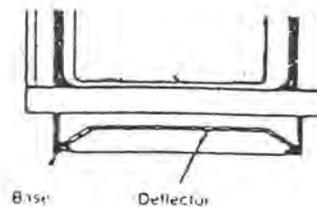
## ASSEMBLY INSTRUCTIONS FOR YOUR MASPORT PANORAMA WOOD FIRE (Low Pedestal Model)



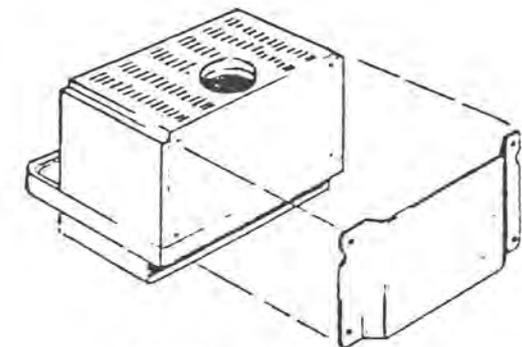
STEP 1



STEP 2



STEP 3



STEP 4

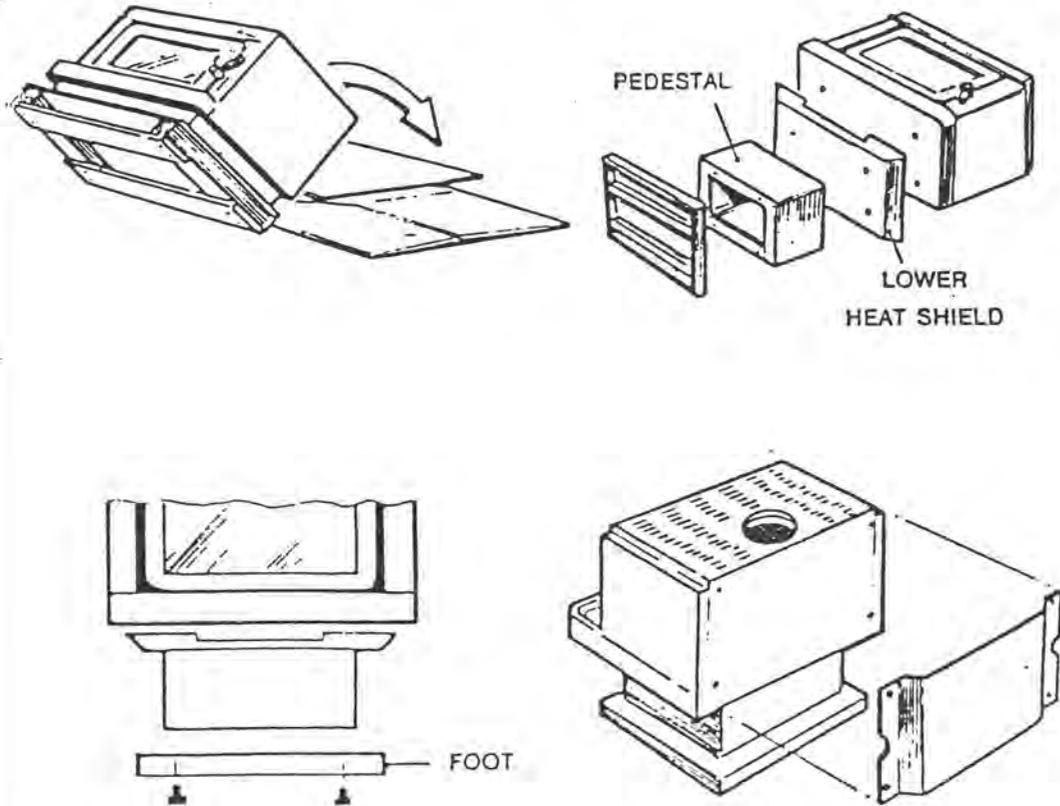
After removal of carton carefully lay Wood Fire on its back, using the flattened carton and the top cardboard insert to support the Wood Fire in a level position.

Remove the shipping pallet by the removal of 4 screws on the underside of the pallet. Bolt on the enamelled base with rounded corners towards the front (shorter screws for this purpose are included inside the pack).

Insert the bottom heat deflector into the base with the turned up ends away from the Wood Fire. Stand the Wood Fire on its base.

Attach rear heat deflector by first withdrawing 4 screws on rear panel

## ASSEMBLY INSTRUCTIONS FOR YOUR MASPORT PANORAMA WOOD FIRE (High Pedestal Model)



After removing the carton, tip the Wood Fire carefully onto its back, using the flattened carton and cardboard insert to support it. Remove the wooden pallet by releasing the four shipping screws. Using the four thinner screws provided, screw the pedestal to the firebox base, placing the lower heat shield between them. The outer flange of the shield should face toward the firebox and the cut-out in the shield flange must be at the front of the Wood Fire. (See illustration.) Screw the foot to the base of the pedestal (four screws) and roll the heater back into its upright position. Remove four screws from the rear of the heater (one at each corner), fit the rear heat screen in position and replace the screws. **THE WOOD FIRE MUST NOT BE OPERATED WITHOUT THE REAR HEAT SCREEN IN POSITION.**

## INSPECTION

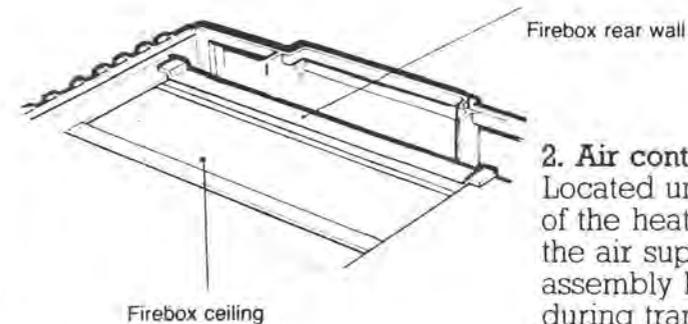
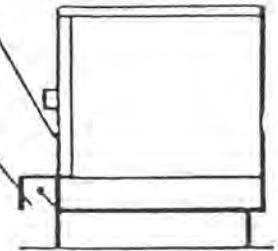
Before proceeding with the installation. Check the following points.

**1. Firebox ceiling and rear wall:** Check that these castings have not been dislodged during transit. If so they may be replaced in the following manner.

**Fire box rear wall:** engage top left hand corner first, angling wall in sharply keeping right hand end down. When engaged raise right hand end and push wall towards back of fire. When level and parallel slide wall 10mm to right to lock in place

Heat output to warm

5 to 7mm gap



**Fire box ceiling:** Keeping the longitudinal stiffening rib downwards and the joggled edge facing the rear, work first one end and then the other over the horizontal ribs on the side walls. Check that the ceiling is central and then slide it back until the joggled edge overlaps the front edge of the Fire box wall.

**2. Air control flap setting:** Located under ash shelf in front of the heater this flap regulates the air supply. It is set during assembly but can be bumped during transit. When heat output lever is set in its lowest position the gap between the flap edge and the casting should be 5 to 7mm when the stove is cold. Adjust by "setting" the rod at the right hand end of the flap with a pair of pliers. After adjustment the flap must still be able to move to its fully open position (about 20mm, measured as before) and must seat squarely on the face of the stove when pressed shut gently.

## INSTALLATION CLEARANCES

No wall or other immovable object may be closer to the front of the Wood Fire than 1 metre.

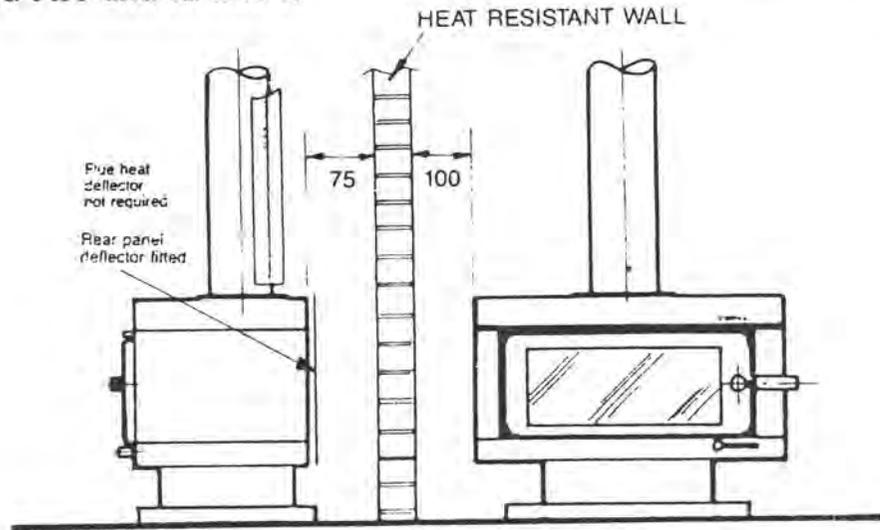
All distances are shown in mm and are the minimum permissible.

Unless the wall behind the Wood Fire and its flue is

concrete or brick (with no internal timber) or the flue-to-wall distance is at least 520mm a MASPORT flue heat shield 984665 must be fitted.

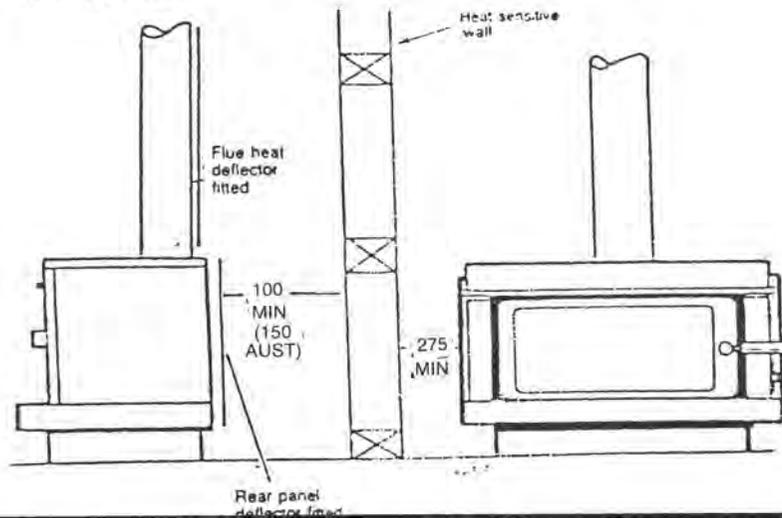
### HEAT RESISTANT WALL

A wall constructed of brick, stone or masonry with no internal heat sensitive material.



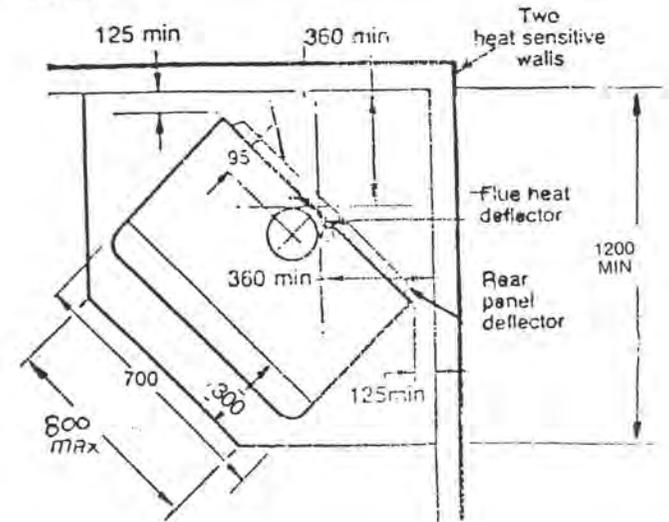
### HEAT SENSITIVE WALL

A wall constructed of or containing timber, plaster board (Gibraltar board) etc.



## CORNER INSTALLATIONS

If the flue heat deflector is not used the flue to heat sensitive wall clearance must be at least 520mm and at that distance the fire can be placed at any angle.



## FLOOR PROTECTION

Unless the Wood Fire will be standing on a fireproof floor which extends to the wall(s) and at least 150mm to each side of, and 225mm forward from its extremities, it will be necessary to provide a heat resistant hearth to cover at least the area of floor.

For an 'island' installation the fireproof floor of the hearth must extend at least 150mm from the back of the heater. In New Zealand the hearth should be firmly fastened to the floor to prevent movement in the event of an earthquake, (see Seismic Restraint of Hearths and Appliances).

## HEARTH CONSTRUCTION

Since the appliance is designed to prevent the accidental spillage of coals, it is not necessary to have an upstand around the hearth.

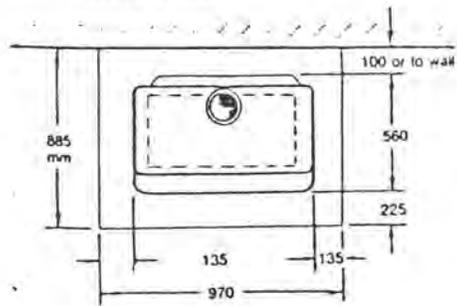
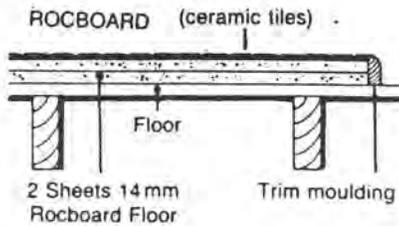
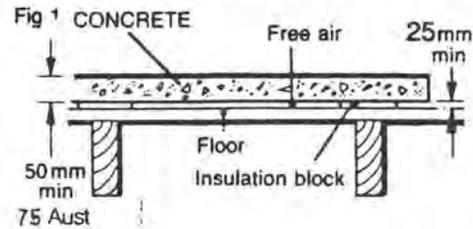
### SOLID HEARTHES

Solid material such as a cast concrete slab can conduct heat through the floor if in contact with it, so it must be elevated on insulating blocks to form an air gap at least 25mm high. The blocks, about 100mm square, should be placed directly over the floor joists, leaving at least half of the length of at least two opposite sides unobstructed so that the air can move through

freely. If there may be carpet laid up to the hearth subsequently, the air space should be made 35mm high so that it will not be obstructed.

### LIGHTWEIGHT HEARTHES

A hearth other than a solid concrete slab may be constructed by laying a fireproof material such as quarry tile, ceramic tiles or slate on two sheets of 14mm thick Rocboard. An information pamphlet on the use of Rocboard is available from New Zealand Forest Products Ltd, or their agents.



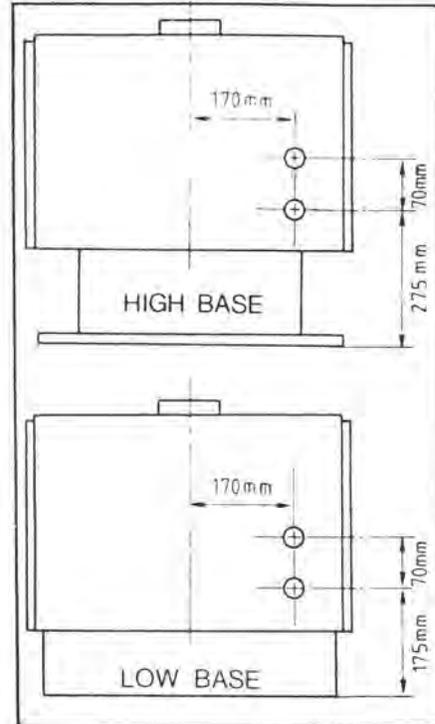
Minimum hearth requirements (mm)

## INSTALLING A WATER HEATING BOOSTER

Any MASPORT Wood Fire can be fitted with a Booster Tube as all models have the mounting holes drilled and covered with removable plugs. It will be found simplest to fit the Tube before placing the Fire in position.

Plumbing work must meet the requirements of NZS 4603:1976 unless local By-Laws dictate otherwise.

Pipe connections are 1" BSP and are 275mm and 345mm above the hearth level, on the High Base, 175mm and 245mm on the Low Base, the upper connection being the outlet returning hot water to the water cylinder.

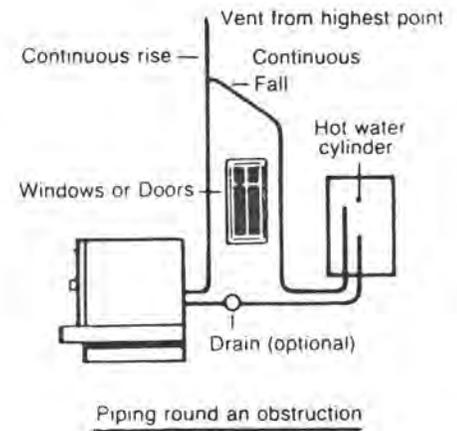
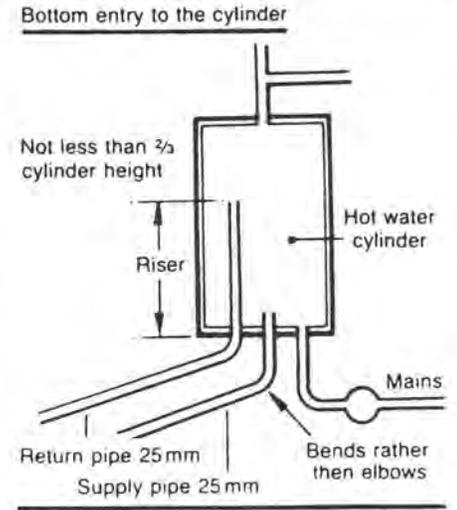


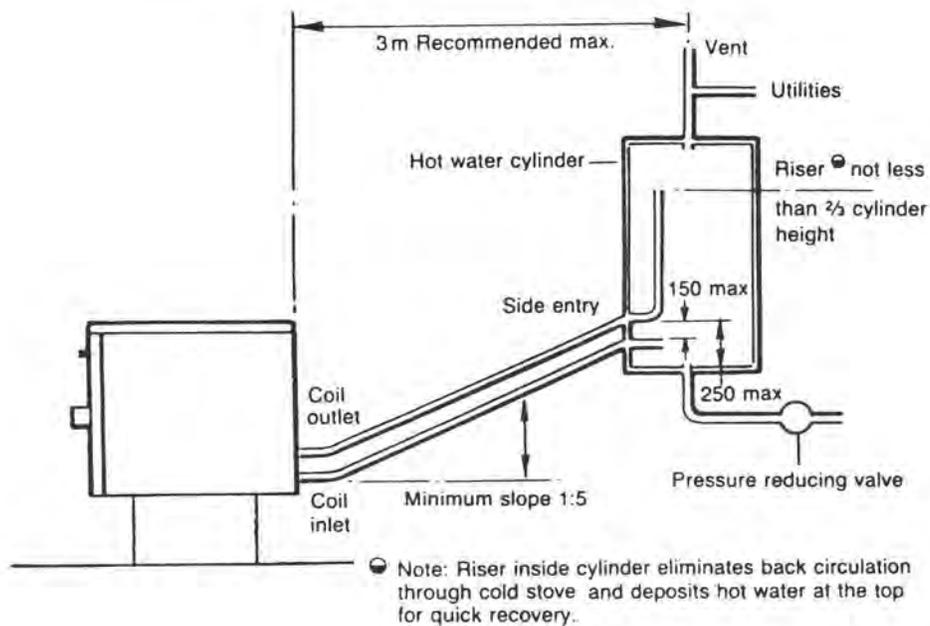
The piping methods recommended are designed to prevent circulation of hot water when the Wood Fire is not in use. An existing cylinder will need to be modified by adding an outlet connection near the bottom, and an inlet (with an internal riser) for the hot water returning from the booster. Alternatively, a new dual-purpose cylinder may be installed.

Ideally, the following conditions should be fulfilled:

1. The bottom of the cylinder should be above the booster outlet on the Wood Fire. Some Electrical Authorities specify a minimum height difference.
2. The cylinder should be within three metres of the booster. Greater distances will operate, but the water circulation rate will be reduced.
3. The further the Fire is from the cylinder, the greater should be the height difference between the two units. Ideally, the cylinder should be 200mm above the booster for every metre it is away from the booster.
4. All pipe-work should be at least 25mm diameter.

**A WOOD FIRE FITTED WITH A WATER HEATING BOOSTER MUST NOT BE FIRED UNLESS IT IS CONNECTED TO A CYLINDER FILLED WITH WATER FREE TO CIRCULATE.**





5. The pipes between the Fire and Cylinder should be separated and lagged independently to minimise heat loss and maintain the temperature differential between them to encourage water flow.

6. The pipe carrying hot water back to the cylinder should not fall below the level of the top connection on the Fire. It should preferably rise continuously from the Fire to the cylinder, but if it must fall, a vent pipe must be fitted at the highest point to bleed off any accumulation of air. (see diagram).

7. Pipes should be kept as straight as possible, and bends, rather than elbows, should be used to minimise frictional loss.

3. A drain valve may be fitted in the low point of the system, but shut-off and non-return valves must not be fitted in the pipes between the Booster and the cylinder.

### INSTALLING THE FLUE

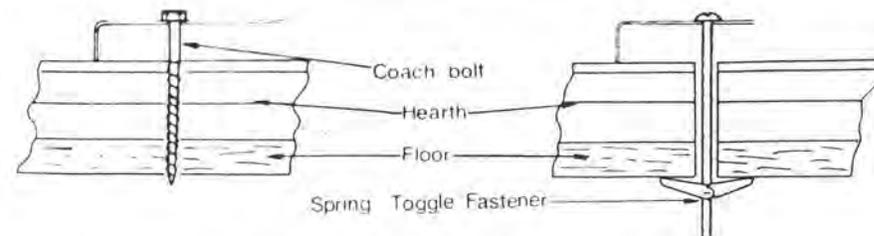
Use only a flue system which is certified to comply with NZS 7421: 1985 or A.S. 2918: 1987 as appropriate. The flue MUST be installed according to the instructions accompanying it, and it must be fitted with a Masport flue heat deflector (Part No. 984665) unless the flue is at least 450mm from heat sensitive materials behind the stove.

## SEISMIC RESTRAINT OF HEARTH AND APPLIANCES

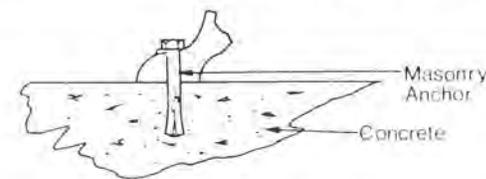
NZS 7421: 1985. Requires that provision be made for seismic restraint (in case of earthquake) of the hearth and the appliance. This may be done by either fastening the appliance to the hearth and restraining the hearth separately or fastening the appliance through the hearth to the floor below. The fasteners chosen for the job should be suitable for the materials being used but should be at least 3mm diameter and at least 2 should be used.

### SUGGESTED FASTENING METHODS

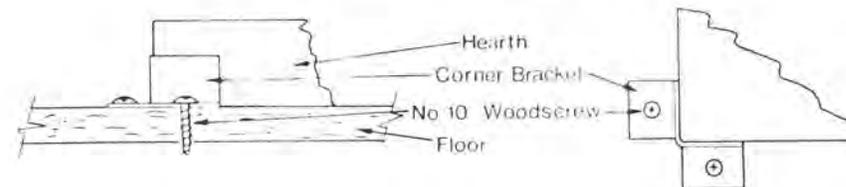
#### Appliance and Hearth to Wooden or Particle Board Floor



#### Appliance to Concrete Floor or Hearth



#### Hearth Restrained by Corner Brackets



MASPORT WOOD FIRES are manufactured by MASPORT LTD.  
1/37 Mt Wellington Highway, P.O. Box 13349, Panmure, Auckland,  
New Zealand. Australian distributors are Masport Pty Ltd,  
Boondry Rd, Braeside, Victoria, P.O. Box 533, Mordialloc.

Edmonds

12 Kaitawa St

23-5-91

3.8

400

80 waste stack

200

80 soil stack

600

5.0

45°

600

1.0

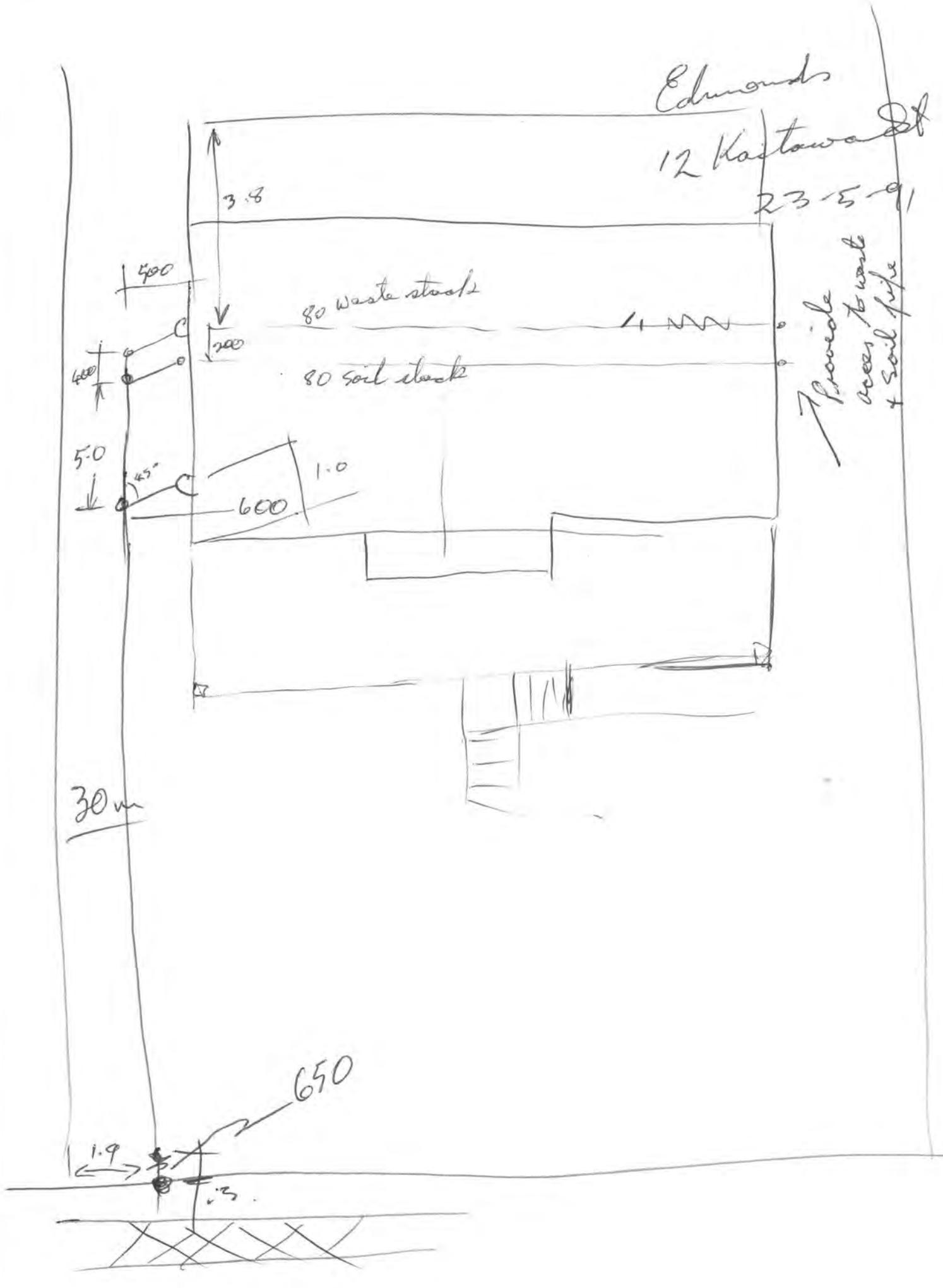
Provide access to waste + soil pipe

30m

650

1.9

1.3



## JOB DESCRIPTION

**TITLE:-** RESERVES SUPERINTENDENT

**DIVISION:-** OPERATIONS

**DEPARTMENT:-** RESERVES

**PRIMARY OBJECTIVE:-** Develop and maintain playing fields, swimming pools, reserves, gardens, cemeteries and open spaces within the district for the use and enjoyment of the public at large.

**REPORTS TO:-** Divisional Manager - Operational Services

**SUPERVISORY RESPONSIBILITY FOR:-** Reserves Supervisor Paraparaumu, Reserves Foreman Otaki, Queen Elizabeth Park Caretaker, Swimming Pool Contractors

**FUNCTIONAL RELATIONSHIPS WITH:-** Assistant District Engineer, Engineering Assistant Waikanae

**DESIRABLE QUALIFICATION:-** Diploma Parks and Reserves Administration

**FUNCTIONAL RESPONSIBILITIES:-** Reserve areas including foreshores  
Playing fields  
Public gardens and open spaces  
Cemeteries  
Forestry projects  
Public Swimming Pool operations  
Queen Elizabeth Park maintenance

### **KEY RESULTS AREAS:-**

#### 1. Administration

Prepare reports for the Director of Operations on a monthly basis detailing works undertaken, any departures from budget figures or schedule, and a detailed schedule of works for the ensuing period.

Attend committee meetings concerned with matters related to responsibilities.

Prepare reports on specific projects as required.

Deal with correspondence relating to areas under control.

Read literature relating to responsibilities in order to keep up to date with practice.

#### 2. Technical

Prepare and maintain a Reserves Development and Management Plan and on adoption ensure that this is implemented in all parks and reserves work.

**ALONG**

| 1  | Wall or Bracing Line |                         | Wall Bracing Elements Provided |                 |                          |                       |                 |
|--|----------------------|-------------------------|--------------------------------|-----------------|--------------------------|-----------------------|-----------------|
|  | 2                    | 3                       | 4                              | 5               | 6                        | 7                     | 8               |
| Total Bracing Units Required for this storey     | Line Label           | Minimum B.U.'s Required | Bracing Element NO.            | Type (table 20) | Rating B.U.'s (table 20) | Length of Element (m) | B.U.'s Achieved |
| From sheet A greater of earthquake or wind along | A                    | 130                     | A1                             | 1               | 42                       | 3.1                   | 130             |
|  |                      |                         |                                |                 |                          |                       |                 |
|  | B                    | 70                      | B1                             | 1               | 31.5                     | 3.2                   | 101             |
|  |                      |                         | B2                             | 2               | 62                       | 2.4                   | 149             |
|  | C                    | 130                     | C1                             | 1               | 42                       | 2.8                   | 88              |
|  |                      |                         | C2                             | 8               | 67                       | 1.4                   | 94              |
|  | D                    |                         |                                |                 |                          |                       |                 |
|  | E                    |                         |                                |                 |                          |                       |                 |
|  |                      |                         |                                |                 |                          |                       |                 |
|  |                      |                         |                                |                 |                          |                       |                 |
|  |                      |                         |                                |                 |                          |                       |                 |
|  |                      |                         |                                |                 |                          |                       |                 |
|  |                      |                         |                                |                 |                          |                       |                 |
| 527  |                      |                         |                                |                 |                          |                       | TOTAL 562       |

**ACROSS**

| 1   | Wall or Bracing Line |                         | Wall Bracing Elements Provided |                 |                          |                       |                 |
|---|----------------------|-------------------------|--------------------------------|-----------------|--------------------------|-----------------------|-----------------|
|   | 2                    | 3                       | 4                              | 5               | 6                        | 7                     | 8               |
| Total Bracing Units Required for this storey      | Line Label           | Minimum B.U.'s Required | Bracing Element NO.            | Type (table 20) | Rating B.U.'s (table 20) | Length of Element (m) | B.U.'s Achieved |
| From sheet A greater of earthquake or wind across | M                    | 126                     | U1                             | 1               | 42                       | 3.0                   | 126             |
|   |                      |                         |                                |                 |                          |                       |                 |
|   | N                    | 70                      | N1                             | 2               | 62                       | 2.2                   | 149             |
|   |                      |                         | N2                             | 10              | 83                       | 1.2                   | 100             |
|   | O                    | 70                      | O1                             | 2               | 62                       | 1.2                   | 118             |
|   |                      |                         |                                |                 |                          |                       |                 |
|   | P                    | 126                     | P1                             | 1               | 42                       | 3.0                   | 126             |
|   | Q                    |                         |                                |                 |                          |                       |                 |
|   |                      |                         |                                |                 |                          |                       |                 |
|   |                      |                         |                                |                 |                          |                       |                 |
|   |                      |                         |                                |                 |                          |                       |                 |
|   |                      |                         |                                |                 |                          |                       |                 |
|   |                      |                         |                                |                 |                          |                       |                 |
| 389   |                      |                         |                                |                 |                          |                       | TOTAL 619       |

*See Plan Amended*

**SHEET A**  
(CIRCLE whichever is applicable)

NAME :

|                 |   |
|-----------------|---|
| STOREY :        | <input checked="" type="radio"/> Single or top<br><input type="radio"/> Lower of two or middle of three<br><input type="radio"/> Lower of three |
| WIND AREA :     | <input checked="" type="radio"/> High / <input type="radio"/> Medium / <input type="radio"/> Low  |
| STOREY HEIGHT = | <u>2.4</u> m  |

SITE ADDRESS :

12 KAITAWA ST  
WAIKANAÉ

1)

| FOR EARTHQUAKE                     |  |
|------------------------------------|--|
| Roof weight :                      | <input checked="" type="radio"/> light / <input type="radio"/> heavy                   |
| Average roof slope :               | <u>12.5</u> °  |
| Earthquake Zone:                   | <input checked="" type="radio"/> A / <input type="radio"/> B / <input type="radio"/> C |
| E = <u>2</u> B.U.'s/m <sup>2</sup> |  |

2)

| WIND along the building (W1) |                                 |   |
|------------------------------|---------------------------------|---|
| Average roof height :        | <u>1.7</u> m<br><u>0.85</u>     | = 0.85 x 14 =                                 |
| Greatest roof slope :        | <u>DIABLE</u> °                 |   |
| ALONG                        | w1 wall = <u>18</u> B.U.'s/m    | w1 roof = <u>11.9</u> B.U.'s/m<br><u>23.8</u> |
|                              | W1 total = <u>41.8</u> B.U.'s/m | <u>29.9</u>                                   |

3)

| WIND across the building (W2) |                                 |   |
|-------------------------------|---------------------------------|---|
| Average roof height :         | <u>1.7</u> m<br><u>0.85</u>     |   |
| Greatest roof slope :         | <u>12.5</u> °                   |   |
| ACROSS                        | w2 wall = <u>18</u> B.U.'s/m    | w2 roof = <u>23.8</u> B.U.'s/m<br><u>47.6</u> |
|                               | W2 total = <u>41.8</u> B.U.'s/m | <u>24.9</u>                                   |

ROOF or BUILDING LENGTH

BL = 13.0 m

ROOF or BUILDING WIDTH

BW = 12.6 m

GROSS ROOF or BUILDING PLAN AREA

GPA = 164 m<sup>2</sup>

EARTHQUAKE: LOAD (ALONG and ACROSS)

E x GPA = 2 x 164 = ~~328~~ B.U.'s

WIND: LOAD ALONG

W1 x BW = 41.8 x 12.6 = ~~527~~ B.U.'s

WIND: LOAD ACROSS

W2 x BL = 41.8 x 13 = ~~543.4~~ B.U.'s

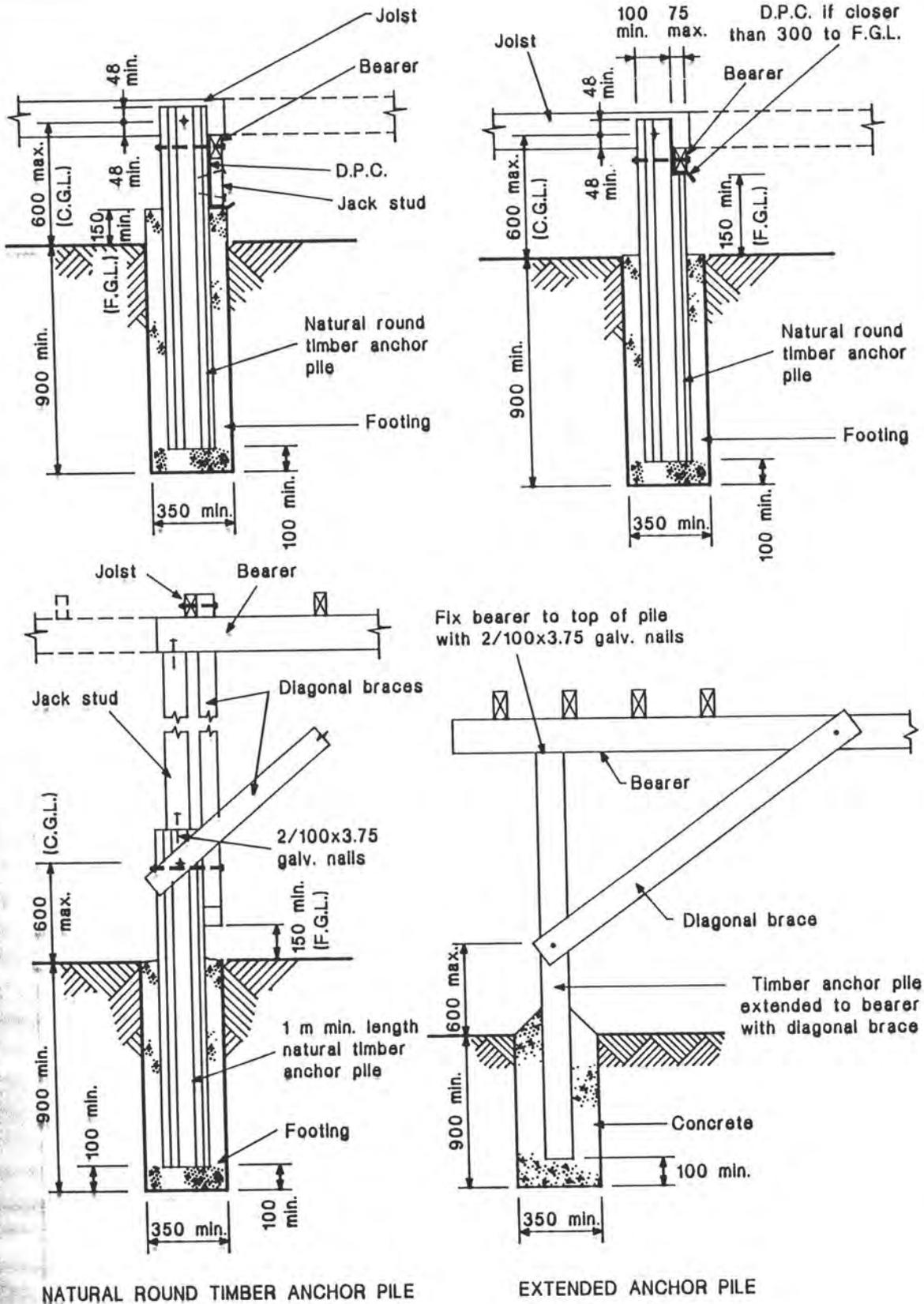
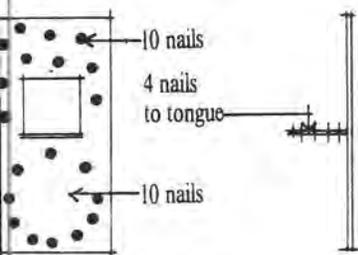
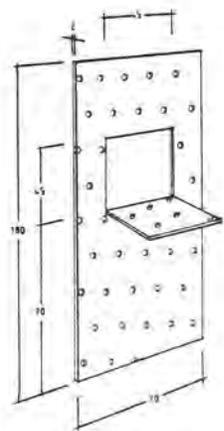


Fig. 4.9 (continued)  
TYPICAL ANCHOR PILE DETAILS

**NAILING PATTERN**



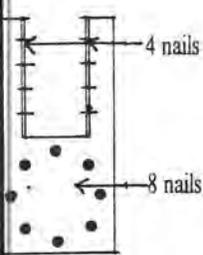
TOTAL 24 Nails/ Plate



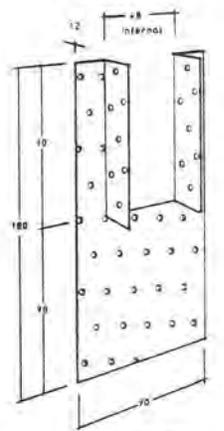
**PB1**

NZ Design Registration Pile to bearer connector, 2.0mm Ms Plate hot-dip galvanised.

**NAILING PATTERN**



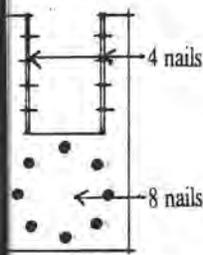
TOTAL 16 Nails/ Plate



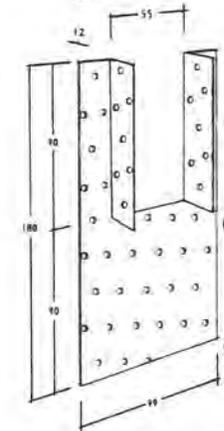
**BJ1**

NZ Design Registration Bearer to Joist connector, 1.2mm MS plate hot-dip galvanised.

**NAILING PATTERN**



TOTAL 16 Nails/ Plate

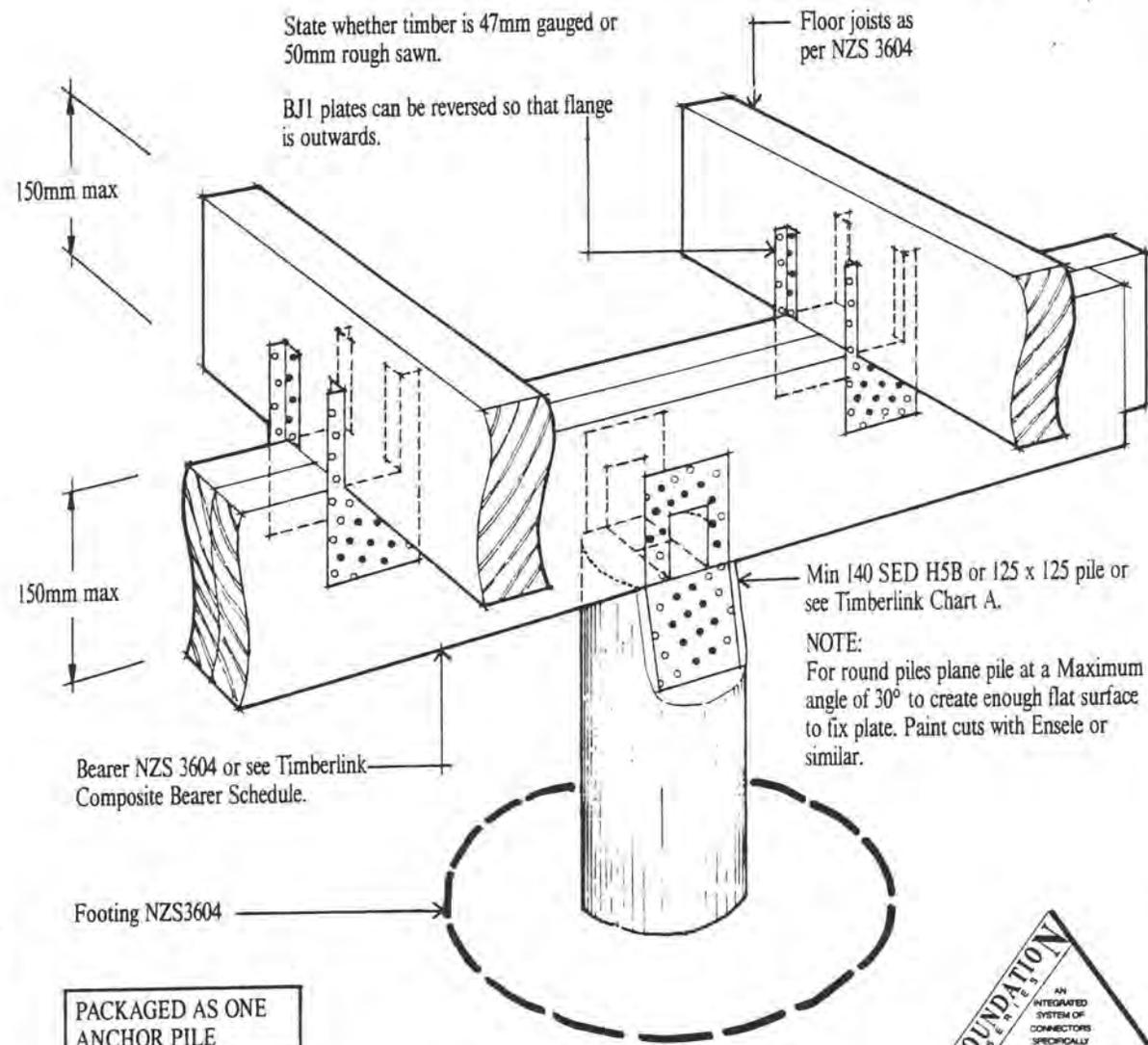


**BJ1W**

NZ Design Registration Bearer to Joist connector, 1.2mm MS plate for rough sawn timber.

NOTE:  
● Timberlink 35 x 3.55 galvanised dome head nails must be used with Timberlink connectors as indicated.

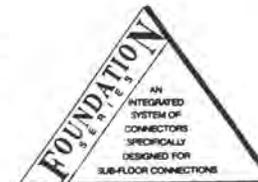
● Further Technical/Design information available.



PACKAGED AS ONE ANCHOR PILE CONNECTION PER SET  
Includes:  
2 - PB1  
4 - BJ1  
Nails  
Instructions

**TYPE A 12kN ANCHOR PILE CONNECTION (A12AP)**

Complies with NZS3604  
BRANZ Test Report STR 138



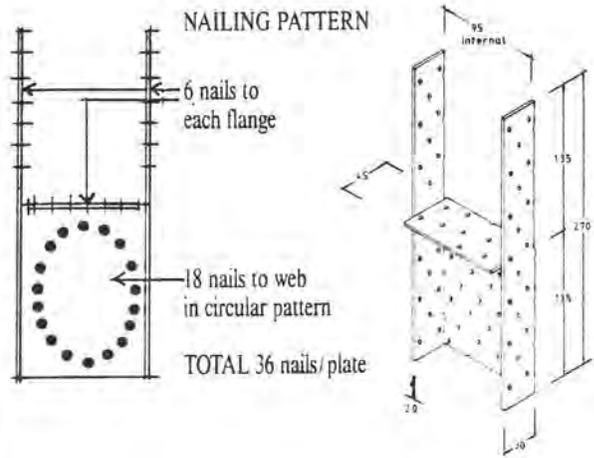
All "Foundation Series" connectors are pre-formed and post hot-dip galvanised for extra corrosion protection in accordance with NZS 3604.



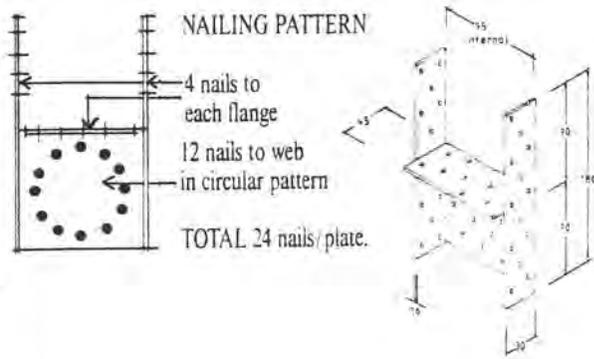
**TYPE A 12kN ANCHOR PILE CONNECTION**

|            |        |       |
|------------|--------|-------|
| REF: A12AP |        |       |
| DATE       | DESIGN | DRAWN |
| 1/90       |        |       |

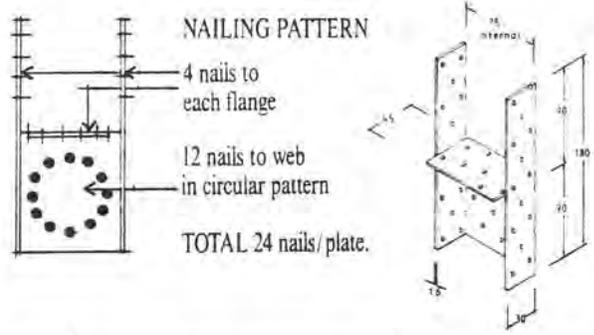
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REELICK ASSOCIATES LTD for  
TIMBERLINK INDUSTRIES LTD  
P.O. Box 55037, Mission Bay,  
Auckland New Zealand.  
PH. (09) 521 1539



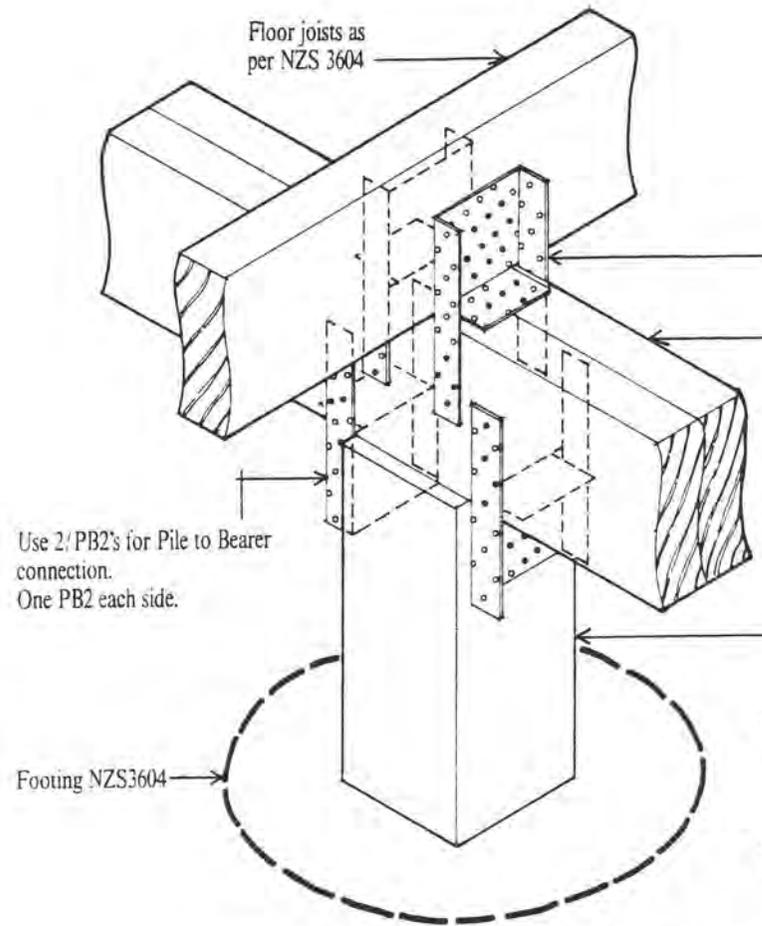
**PB2L100**  
 NZ Design Application Pile to Bearer and Bearer to Joist connector 2.0mm MS plate. Hot-dip galvanised.  
 For timbers no more than Ex100 in width and Ex250 in depth



**PB2100**  
 NZ Design Application Pile to Bearer and Bearer to Joist connector. 1.6mm MS plate. Hot-dip galvanised  
 For timbers no more than Ex 100 in width and Ex 150 in depth



**PB275**  
 NZ Design Application Pile to Bearer and Bearer to Joist connector 1.6mm MS plate Hot-dip Galvanised.  
 for timbers no more than 75mm in width and Ex.150 depth.



NOTE:  
 FOR BEARERS AND JOISTS GREATER THAN 150mm AND UP TO 250mm USE THE PB2L AND SPECIFY AS SUCH.

Use one joist nearest to Anchor Pile for bearer to joist connections, or one connection on each two nearest joists.  
 Bearer NZS 3604 or see Timberlink Composite Bearer Schedule.

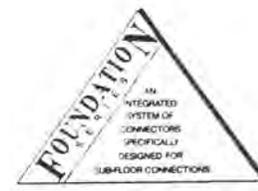
NOTE:  
 For round piles plane pile at a Maximum angle of 30° to create enough flat surface to fix plate. Paint cuts with Ensele or similar. Min 140 SED H5B or 125 x 125 pile or see Timberlink Chart A.

- NOTE:
- Timberlink 35 x 3.55 galvanised dome head nails must be used with Timberlink connectors as indicated.
  - Further Technical/Design information available.

**TYPE B 12kN ANCHOR PILE CONNECTION (B12AP)**

Complies to NZS 3604  
 Auckland Uniservices Test Report 3480

PACKAGED AS ONE ANCHOR PILE CONNECTION PER SET.  
 Includes:  
 4 - PB2  
 Nails  
 Instructions.



All "Foundation Series" connectors are pre-formed and post hot-dip galvanised for extra corrosion protection in accordance with NZS 3604.

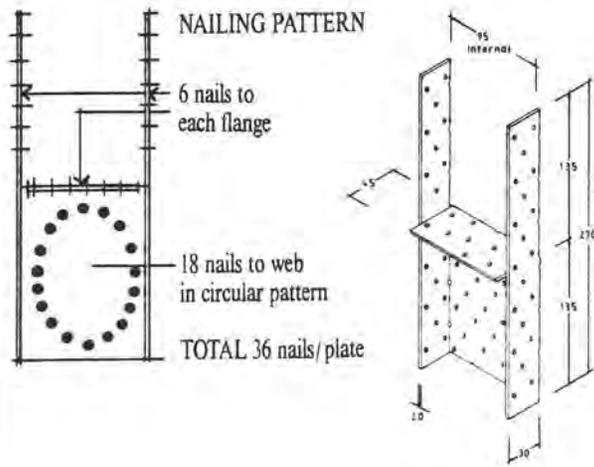


**TYPE B 12kN ANCHOR PILE CONNECTION**

THE COPYRIGHT OF THIS DRAWING SHALL REMAIN THE PROPERTY OF THIS COMPANY

|            |        |       |
|------------|--------|-------|
| REF: B12AP |        |       |
| DATE: 1/90 | DESIGN | DRAWN |

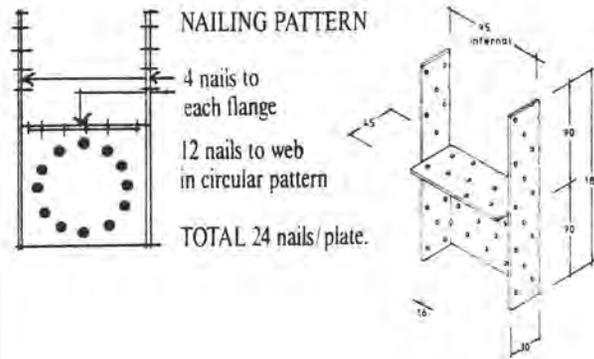
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 TIMBERLINK INDUSTRIES LTD  
 P.O. Box 55037, Mission Bay,  
 Auckland New Zealand.  
 PH. (09) 521 1539



**PB2L100**

NZ Design Application Pile to Bearer and Bearer to Joist connector 2.0mm MS plate. Hot-dip galvanised.

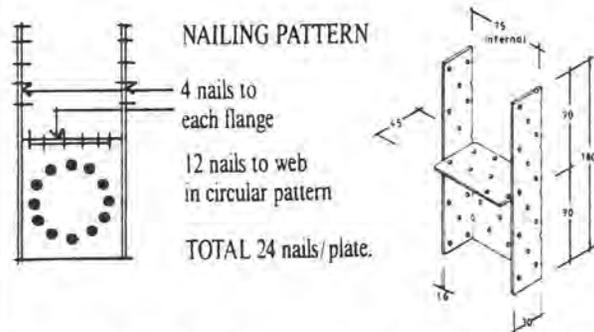
For timbers no more than Ex 100 in width and Ex 250 in depth.



**PB2100**

NZ Design Application Pile to Bearer and Bearer to Joist connector 1.6mm MS plate Hot-dip Galvanised.

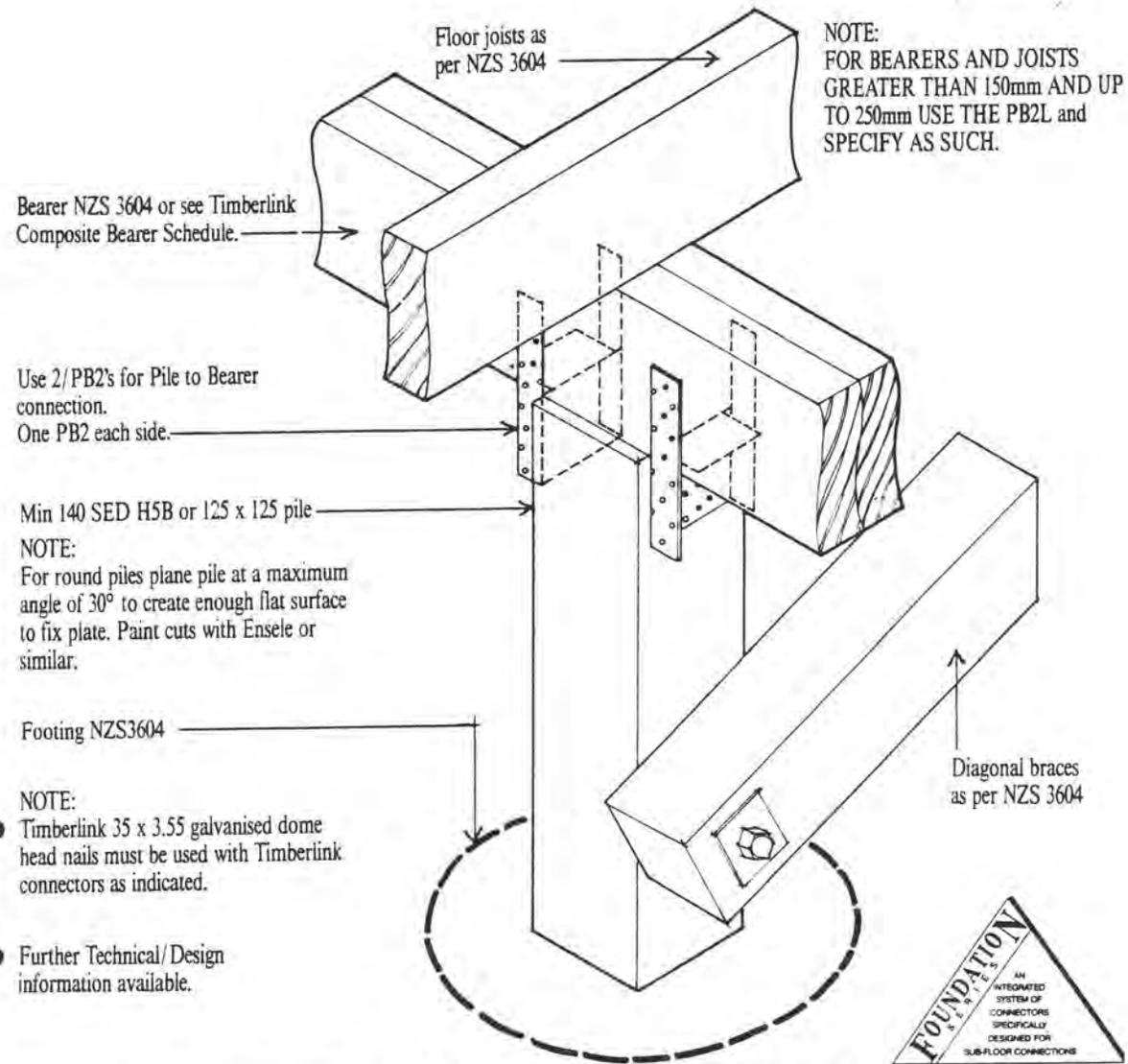
For timbers no more than Ex 100 in width and Ex 150 in depth



**PB275**

NZ Design Application Pile to Bearer and Bearer to Joist connector. 1.6mm MS plate. Hot-dip galvanised

For timbers no more than 75mm in width and Ex. 150 in depth



Bearer NZS 3604 or see Timberlink Composite Bearer Schedule.

Use 2/PB2's for Pile to Bearer connection. One PB2 each side.

Min 140 SED H5B or 125 x 125 pile

**NOTE:**  
For round piles plane pile at a maximum angle of 30° to create enough flat surface to fix plate. Paint cuts with Ensele or similar.

Footing NZS3604

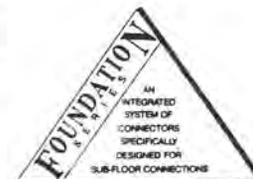
**NOTE:**  
● Timberlink 35 x 3.55 galvanised dome head nails must be used with Timberlink connectors as indicated.

● Further Technical/Design information available.

PACKAGED AS ONE BRACED PILE CONNECTION PER SET.  
Includes: 2 - PB2  
Nails  
Instructions

**TYPE B 12kN BRACED PILE CONNECTION (B12BP)**

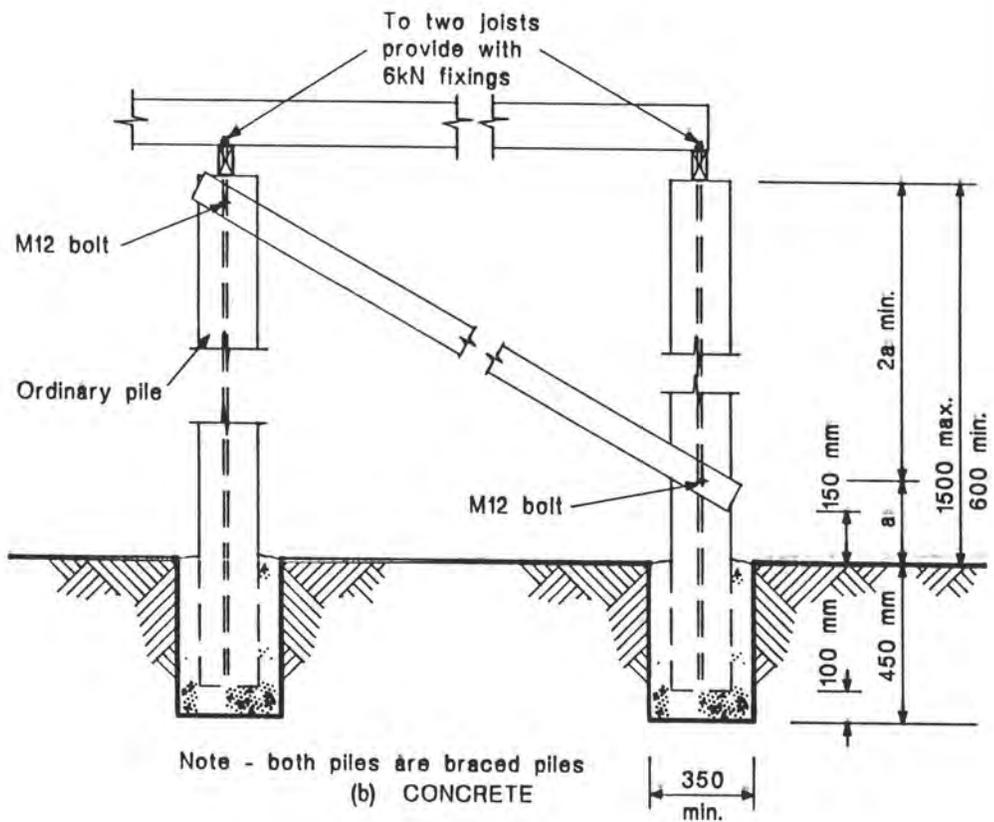
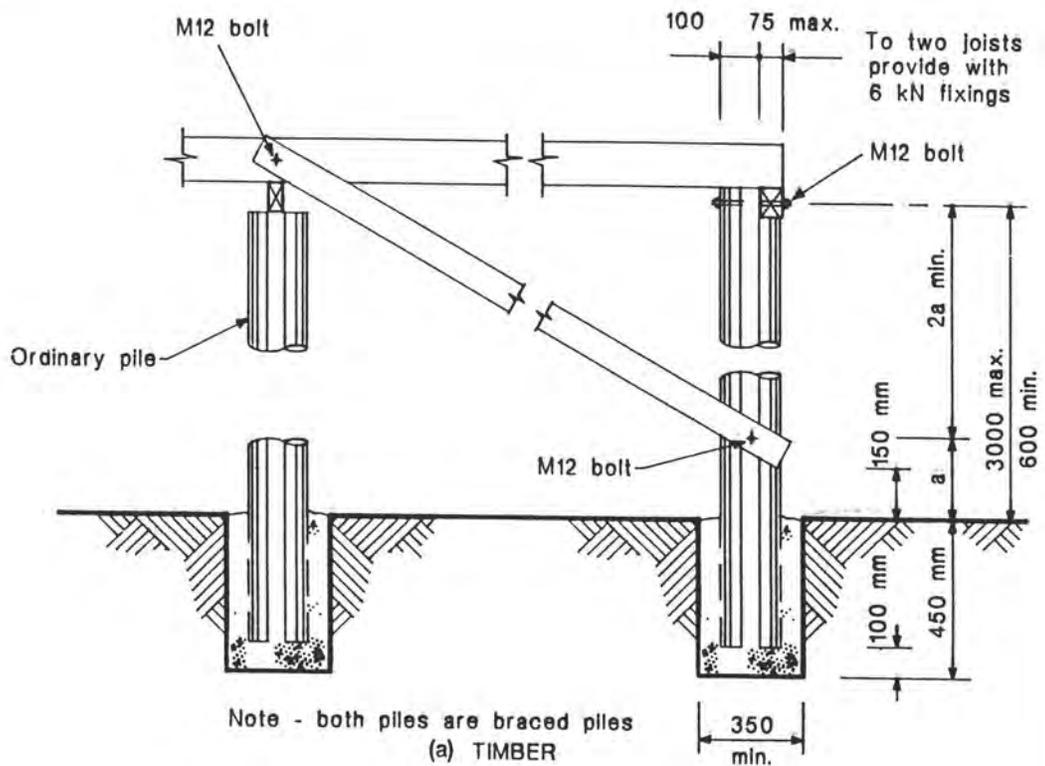
Complies to NZS 3604  
Auckland Uniservices Test Report 3480



All "Foundation Series" connectors are pre-formed and post hot-dip galvanised for extra corrosion protection in accordance with NZS 3604.

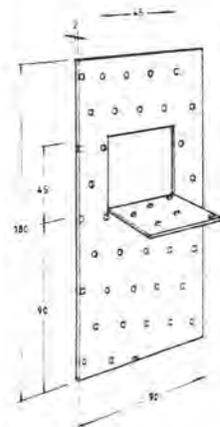
|                   |        |       |
|-------------------|--------|-------|
| REF: <b>B12BP</b> |        |       |
| DATE<br>1/90      | DESIGN | DRAWN |

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Refer to fig. 4.22 and 4.23 for connections between members

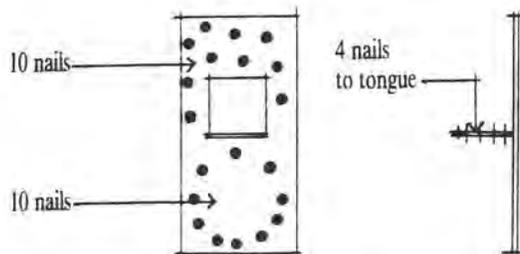
Fig. 4.10 (a) and (b)  
BRACED PILES



**PB1**

NZ Design Registration Pile to bearer connector. 2.0mm Ms Plate hot-dip galvanised.

**NAILING PATTERN**



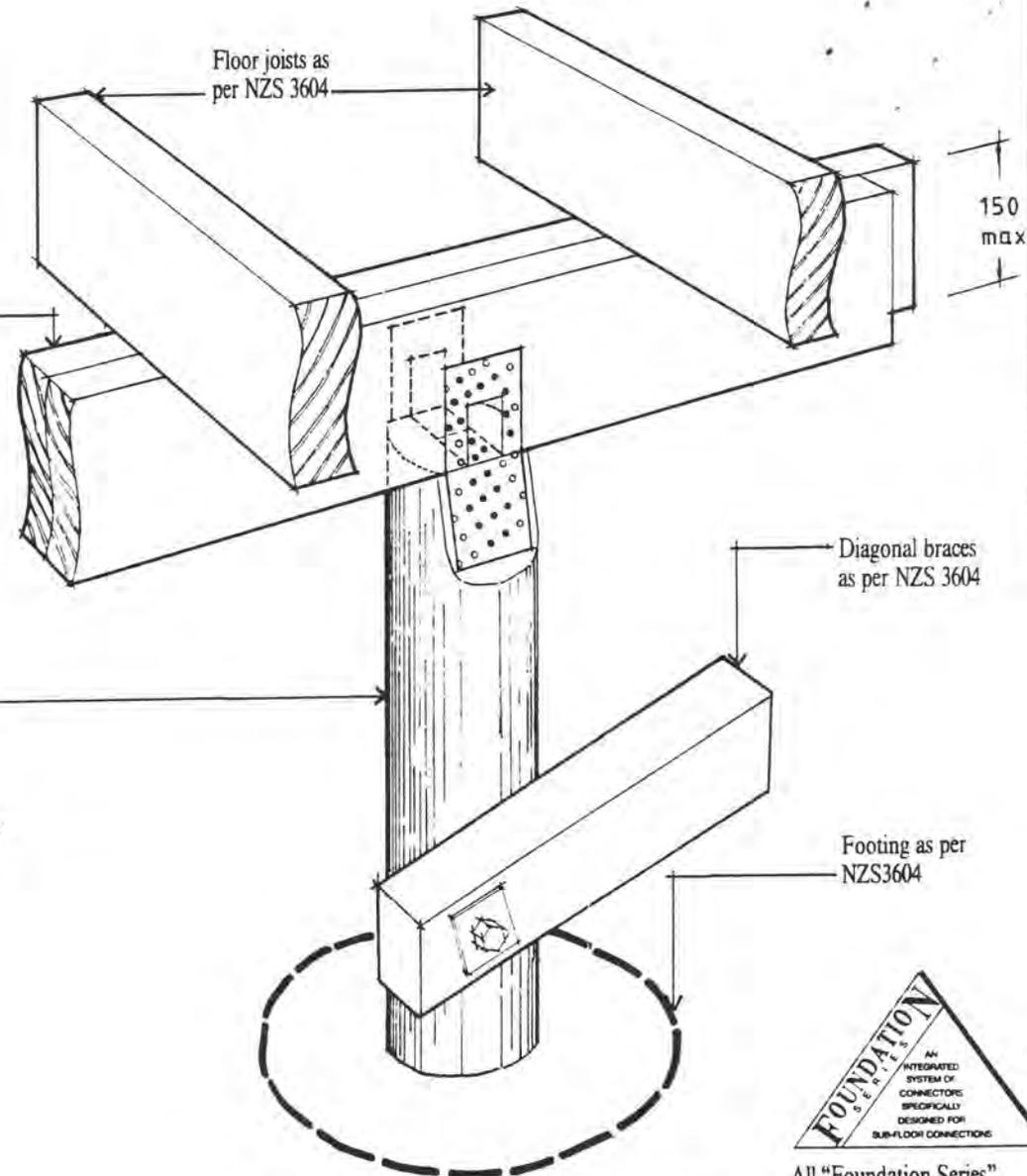
TOTAL 24 Nails/Plate

- NOTE: Timberlink 35 x 3.55 galvanised dome head nails must be used with Timberlink connectors as indicated.
- Further Technical/Design information available.

PACKAGED AS ONE BRACED PILE CONNECTION PER SET  
Includes:  
2 - PB1 Nails  
Instructions.

Min 140 SED H5B or 125 x 125 pile

NOTE:  
plane pile at a maximum angle of 30° to create enough flat surface to fix plate. Paint cuts with Ensele or similar.



**TYPE A 12kN BRACED PILE CONNECTION (A12BP)**

Complies with NZS3604  
BRANZ Test Report STR 138.



All "Foundation Series" connectors are pre-formed and post hot-dip galvanised for extra corrosion protection in accordance with NZS 3604.



**TYPE A 12kN BRACED PILE CONNECTION**

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|      |        |       |  |
|------|--------|-------|--|
| REF: | A12BP  |       |  |
| DATE | DESIGN | DRAWN |  |
| 1/90 |        |       |  |

designed by  
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Auckland New Zealand.  
PH. (09) 521 1539

KAPITI COAST DISTRICT COUNCIL  
REGULATORY SERVICES  
INSPECTORATE BRANCH

No. 23-1-91

FILE No. 78/0091

ADDRESS OF PROPOSED WORK 12 Kaitawa St. Waikanae

OWNER RN & R EDMONDS BUILDER SELF

BUILDING PERMIT CONDITIONS & REQUIREMENTS

1. GENERAL REQUIREMENTS

- (a) The District Building Inspector is to be given 24 hours notice before carrying out the following inspections, before placing any concrete/placing foundations and again before fitting any internal linings and upon completion of the work.
- (b) To arrange for any of the above mentioned inspections by the DISTRICT BUILDING INSPECTOR please contact either ARNOLD HAWKINS or Plumbing & Drainage Inspector on 85139 between the hours of 8.00am and 4.30pm OR 36336 10-30 to 1.0
- (c) All work is to be carried out in accordance with the Kapiti Coast District Council Bylaws, and in particular with the following SPECIAL REQUIREMENTS:

- ① Installation instructions for heater.
- ② Heater to be secured against seismic movement.
- ③ Purlins ~~on~~ on edge.
- ④ Bolted connections to Deck posts etc.

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

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

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

OWNER/BUILDER/AUTHORISED PERSON [Signature]

DATE 25/1/91

*Johnston*

**Carol Cottle** AMNZID

ARCHITECTURAL SERVICES

252 TeHoro Beach Road, R.D., OTAKI

Fax / Telephone (06)3643156

26 NOVEMBER 1996



Town Planning Department  
KAPITI COAST DISTRICT COUNCIL  
Rimu Road  
PARAPARAUMU

Attention: Christy Johnson

Re: CARPORT at 9 FRIMLEY TCE, WAIKANAE BEACH

We are seeking "Approval in Principle" from Town Planning for a proposed carport at the above address ( known in KCDC files as 12 Kaitawa Street ).

Although the proposed carport is 1 meter short of the required 4.5m from the street boundary it is 1 meter deep into the ground slope and will be obscured by existing trees as shown on plan and would be no more additional obstruction. This proposed carport is to serve as both a protection to the main entrance to the house and a carport.

It is hoped that Town Planning will approve this application which will address a double need for our client.

Reply to this office by post or fax as per above.

Yours faithfully,

C COTTLE

ADDRESS OF PROPOSED WORK Ext Deck & Carport.OWNER R. EdmondsBUILDER Self

## BUILDING PERMIT CONDITIONS &amp; REQUIREMENTS

## 1. GENERAL REQUIREMENTS

- (a) The District Building Inspector is to be given 24 hours notice before carrying out the following inspections, before placing any concrete/placing foundations and again before fitting any internal linings and upon completion of the work.
- (b) To arrange for any of the above mentioned inspections by the DISTRICT BUILDING INSPECTOR please contact either Peter Wilkinson Plumbing & Drainage Inspector on 85139 between the hours of 8.00am and 4.30pm
- (c) All work is to be carried out in accordance with the Kapiti Coast District Council Bylaws, and in particular with the following SPECIAL REQUIREMENTS:

- 1 Existing Deck & Carport already completed. permit is issued on the understanding that piles have been taken down to solid ground and the deck & carport has been built to sound building standards.
- 2 Provide cross timber bracing bolted to posts both sides
- 3 Provide knee bracing to front to stop sideways movement.

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

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

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

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

DATE \_\_\_\_\_

Inspector: M \_\_\_\_\_ File No. \_\_\_\_\_

Receipt No. 137580

Date Permit Issued 25/1/91

**OWNER**

Name R. N. + R. Edmonds

Mailing Address 38 Main Rd  
Waikanae

**BUILDER**

Name As Owner

Mailing Address \_\_\_\_\_

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

**SITE**

Street No. 12

Street Name Kaitawa St

Town/District Waikanae Beach

Riding \_\_\_\_\_

**LEGAL DESCRIPTION**

Valuation Roll No. \_\_\_\_\_

Lot 16 D.P. 25401

Section \_\_\_\_\_ Block \_\_\_\_\_

Survey District \_\_\_\_\_

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Dwelling

**FLOOR AREA** Whole Sq. Metres 162

**DWELLING UNITS** Number Erected \_\_\_\_\_

|                           |              |                |
|---------------------------|--------------|----------------|
| ESTIMATED<br>VALUES<br>\$ | Building     | 103,500        |
|                           | Plumbing     | 8,500          |
|                           | Drainage     | 2,000          |
|                           | G.S.T.       |                |
|                           | <b>TOTAL</b> | <b>114,000</b> |

**NATURE OF PERMIT (TICK BOX)**

NEW BUILDING  
- exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

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

NEW CONSTRUCTION  
OTHER THAN BUILDINGS - include demolitions

DOMESTIC GARAGES  
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

|                        |          |                  |             |
|------------------------|----------|------------------|-------------|
| Building Permit        | \$ 611 - | Water Connection | \$ _____    |
| Street Damage Deposit  | \$ 400 - |                  | \$ _____    |
| Building Research Levy | \$ 114 - |                  | \$ _____    |
| Plumbing               | \$ 305 - |                  | \$ _____    |
| Drainage               | \$ 127 - |                  | \$ _____    |
| Sewer Connection       | \$ _____ |                  | \$ _____    |
| Vehicle Crossing Levy  | \$ 560 - | G.S.T.           | \$ 304 - 11 |
| M.S. Plumbing          | \$ _____ | <b>TOTAL:</b>    | \$ 3017 -   |

Receipt No. 137580

Date of Payment 25/1/91

Authorised Officer AG Hall

Special Conditions: \_\_\_\_\_

As per addenda 75/0091  
Copy attached

| Date Inspected | REMARKS (e.g. stage reached with work)  |
|----------------|---|
| 4.2.91         | File Inspection - OK. <u>PHO.</u>       |
| 9-4-91         | Bleed Prelim Braces, <u>all OK ACH.</u> |
| 9-4-91         | PL Prelim OK <u>ACH</u>                 |

Date Inspected

24.6.91

Completion Insp. - External only.

OK.

*PLW*

COMPLETED (Signature) \_\_\_\_\_

Date    /    /

Inspector: M \_\_\_\_\_ File No. \_\_\_\_\_

Receipt No. 253100

Date Permit Issued 3/1/92

**OWNER**

Name L. Edmunds

Mailing Address 12 Bentons St  
Whitmane

**BUILDER**

Name J. Owner

Mailing Address \_\_\_\_\_

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

**SITE**

Street No. 12

Street Name Bentons St

Town/District Whitmane

Riding \_\_\_\_\_

**LEGAL DESCRIPTION**

Valuation Roll No. 116920 212 20

Lot 116 D.P. 35401

Section \_\_\_\_\_ Block \_\_\_\_\_

Survey District \_\_\_\_\_

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Carport + Deck extension

FLOOR AREA

DWELLING UNITS

Whole Sq. Metres 14 Number Erected \_\_\_\_\_

|                     |          |              |  |
|---------------------|----------|--------------|--|
| ESTIMATED VALUES \$ | Building | 1,500        |  |
|                     | Plumbing |              |  |
|                     | Drainage |              |  |
|                     | G.S.T.   |              |  |
| <b>TOTAL</b>        |          | <b>1,500</b> |  |

NATURE OF PERMIT (TICK BOX)

- NEW BUILDING  
- exclude domestic garages and domestic outbuildings
- FOUNDATIONS ONLY
- ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED  
- include installation of heating appliances
- NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
- DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

|                        |               |                  |               |
|------------------------|---------------|------------------|---------------|
| Building Permit        | \$ <u>63-</u> | Water Connection | \$ _____      |
| Street Damage Deposit  | \$ _____      |                  | \$ _____      |
| Building Research Levy | \$ _____      |                  | \$ _____      |
| Plumbing               | \$ _____      |                  | \$ _____      |
| Drainage               | \$ _____      |                  | \$ _____      |
| Sewer Connection       | \$ _____      |                  | \$ _____      |
| Vehicle Crossing Levy  | \$ _____      | G.S.T.           | \$ <u>7-</u>  |
| M.S. Plumbing          | \$ _____      | <b>TOTAL:</b>    | \$ <u>63-</u> |

Receipt No. 350152

Date of Payment 3/1/92

Authorised Officer J.C. Paul

Special Conditions: \_\_\_\_\_

No. for certificate 1/1/92  
Copy attached

Date Inspected

REMARKS (e.g. stage reached with work)

## SPECIFICATION OF WORKS AND MATERIALS

**Project:** New House  
At 12 Kaitawa Road  
Waikanae

## PRELIMINARY AND GENERAL

### CONDITIONS OF CONTRACT

The conditions of contract, shall apply to all trades and sections of the work. The Contract documents shall be these conditions, this specification, and the contract drawings.

### FEES AND LEVIES

The contractor shall make all allowances and pay when due all local authority fees, levies and deposits applicable to the works.

### GUARANTEES AND WARRANTIES

The contractor shall take all steps to ensure that guarantees and warranties are provided on items specified in the contract and that all conditions for installation and registration are met.

### INSURANCE

The contractor shall arrange for a "Builders all risk" policy to cover all relevant parties to the contract prior to accessing the site.

### MAINTENANCE

The Builder shall maintain the works for a period of 90 days (or as otherwise agreed between the parties), from "practical Completion" of the works making good any defects.

### STANDARD SPECIFICATIONS

The work shall comply with NZS 3604: 1990 and other relevant New Zealand Standard Specifications, Local Authority By laws and best trade practice.

## CONCRETE WORK

### SCOPE OF WORK

1. Pile footings.

### GENERAL

Materials and workmanship shall comply with N.Z.S.S.1900 clauses 9/3/3 to 9/3/25. 28 Day crushing strength shall reach 17.5 Mpa unless specifically noted as otherwise on drawings.

### PILE FOUNDATIONS

#### Materials

Piles shall be 125 x 125 section tanapiles certified T.P.A. H5 group B Cut Ends shall be avoided and under no circumstances shall be placed below ground.

Fastenings shall be Hot Dip Galvanised. All bolts shall be liberally greased prior to placement. Treat all cut surfaces with Copper Napthenate solution.

Bearers shall to sizes and spacings as indicated on drawings. Fixings to comply with attached details.

## FRAMING

### FLOORS

Lay joists to sizes and spacings specified on plans. Provide solid blocking at the mid point of any span exceeding 2.5m. Lay flooring sisalation 422 perforated insulation dished 100mm between joists, joists at ground level.

### WALLS

All framing timber to be boric treated No 1 framing grade, ex 100x50 at 600mm centres. Dwangs to be at 800mm centres. Nailing to comply with NZS 3604 nailing schedule. Dwangs and non load bearing walls may be No.2 framing grade.

All walls shall be adequately braced to prevent any lateral movement and to comply with bracing schedule. Bracing shall be galvanised steel angle in combination with sheet material or by permitted sheet material only, fixed as specified in NZS 3604.

### CEILINGS

Provide solid fixing by way of ceiling joists at 600 centres to fix 12.5 mm Gibraltar board linings and rafters at 600 centres to fix 12mm Particle Board.

### ROOF FRAMING

Roofing contractor to provide and fix Galvanised Longrun roofing fixed to ex 100 x 50 purlins to manufacturers instructions.

Roof framing consists of rafters to size & spacing as shown on drawings.

Provide roof bracing system as specified in NZS 3604 and shown on drawings.

## LININGS

### WALLS - INTERIOR

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#### GIBRALTAR BOARD

Line new interior timber walls with 9.5mm gib board supported and nailed off with gib clouts to comply with manufacturers recommendations and to sheet bracing requirements for type 1, 2 and 10 bracing as per N.Z.S. 3604. Set clouts and align tapered joints to prepare for stopping.

#### SHOWER LININGS

Line around 3 walls of shower and bath with 4.75 "Seratone" (or similar approved) fixed to manufacturers recommendations.

### WALLS EXTERIOR

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#### WEATHERBOARDS

Line walls with Ex 200 x 25 Cedar weatherboards, rusticated profile over building paper.

## CEILINGS

### GIBRALTAR BOARD

Fix 12.5mm sheets to manufacturers instructions to allow for a completely flush and crack free surface ready for stopping and painting.

### PARTICLE BOARD

Fix 12mm sheets on top of rafters finished ready for painting.

### VERANDAH SOFFITS

Line soffits with 4.5mm hardiflex flat sheets. Secure with tan beading and PVC strip jointers.

## JOINERY

### EXTERIOR JOINERY

Shall be bronze anodised aluminium supplied with M.U.F. customwood reveals.

### INTERIOR JOINERY

Interior doors shall be paint quality hung in paint quality pine finger jointed jambs.

### HARDWARE

To be selected by owner

### CABINET WORK

All cupboards, vanities, shelves etc to be pre-finished melteca board construction or similarly approved with formica tops.

## INSULATION

### WALLS

All exterior walls shall have R 1.6 fiberglass or 50mm 'Rocwool' insulation tightly fitting between studs and nogs.

### CEILINGS

Provide R 2.2 fiberglass or 75mm 'Rocwool' insulation above linings.

## PLUMBING

### GENERAL

The works shall be carried out by competent tradesmen possessing the qualifications laid down in spec. 15 and 16 of NZS 671.

### FLASHINGS

Flash as necessary to render the building watertight.

### SPOUTING AND DOWNPIPES

Fit PVC downpipes straight and with even falls

Dispose to 100mm stormwater drain.

### VENTS AND SOIL STACKS

To be rigid PVC.

### HOT AND COLD WATER RETICULATION

To be approved Polybutylene with standard manufacturer approved connectors and accessories.

180 litre high pressure hot water cylinder (to be confirmed by owner) shall be supplied in position shown on plan.

### TESTING COMMISSIONING

Test all systems for operation and watertightness. Remedy all defects before linings are in place. Leave work fully complete and in full working order.

## DRAINAGE

### GENERAL

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

### SEWER

Install 100 mm PVC gully traps to take wastes and 100 bends to take soil pipe, terminal vent etc. Run drains to sewer lateral as shown on plan. Provide cleaning eyes at any change of direction or junction.

### STORMWATER

From all downpipes, take stormwater drains to discharge to street kerb and channel.

### TESTING AND COMMISSIONING

Arrange and attend local authority inspection and test. Remedy all defects. Backfill all trenches to original level and ground condition. Remove all waste material and leave work area in a clean and tidy condition.

## ELECTRICAL

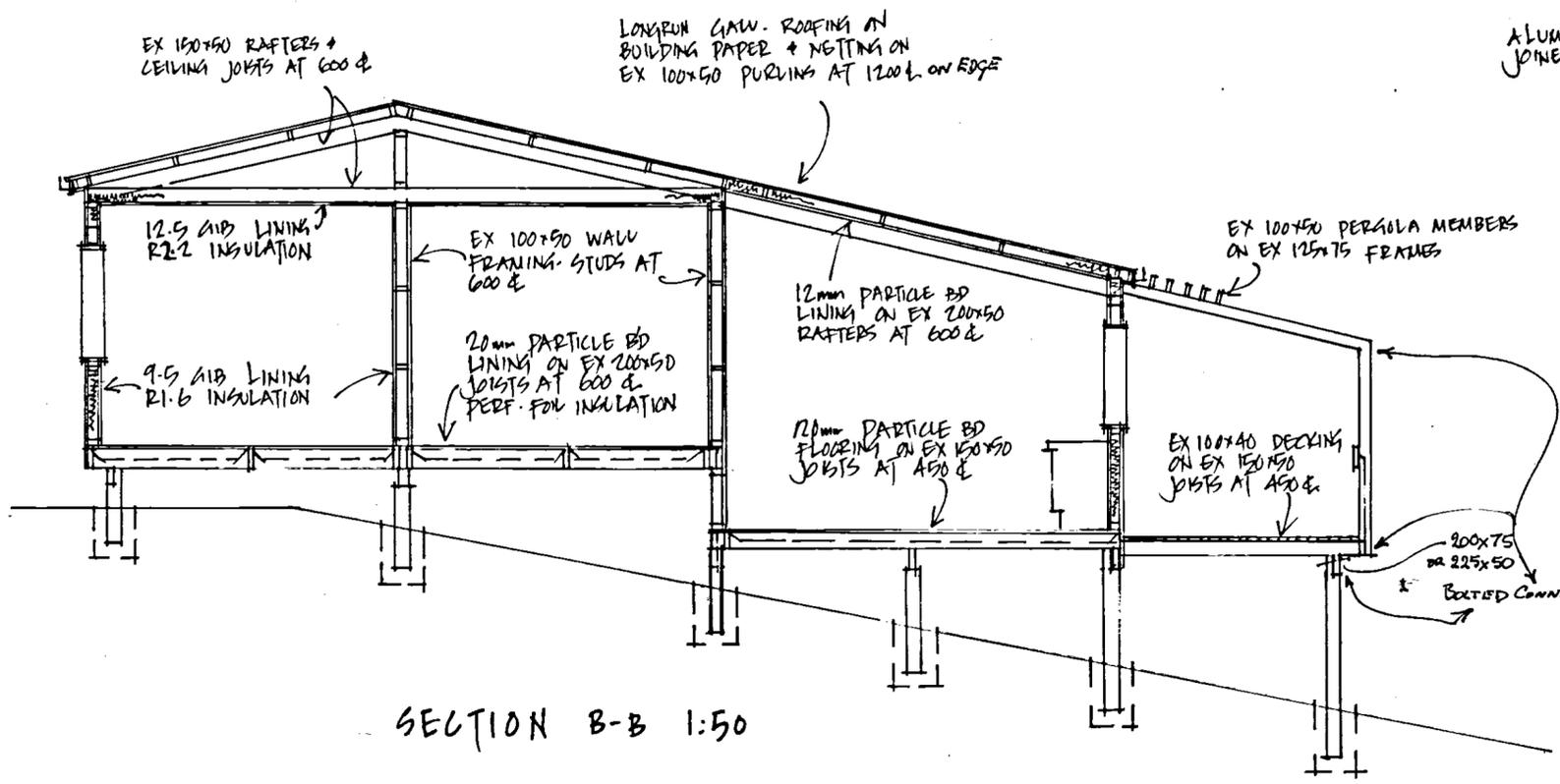
### GENERAL

Provide all materials and plant necessary to complete the work set out in accordance with best trade practice, the wiring regulations 1969, and to the approval of local Authorities. Obtain all necessary permits from the supply authority prior to commencing work.

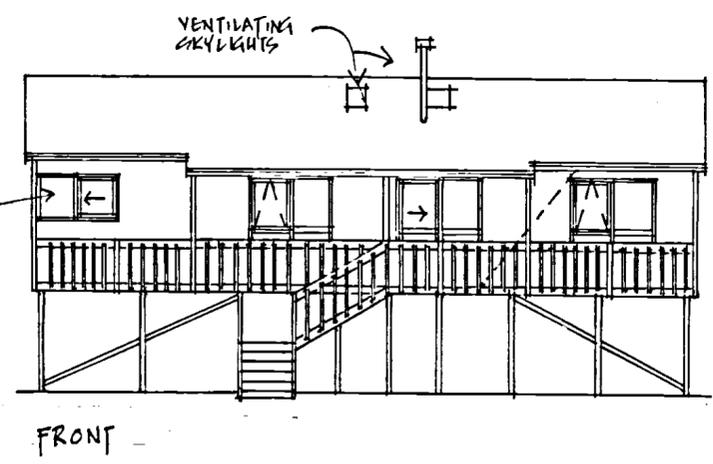
### EXTENT OF WORK

Details are supplied on plan and consist of:

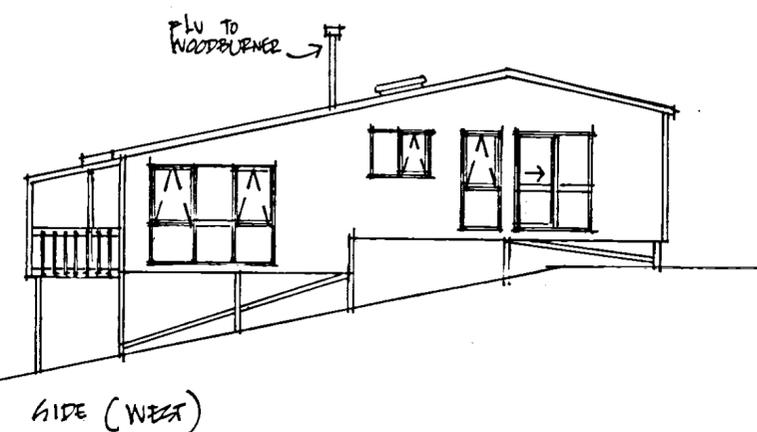
1. Mains supply to Meter board located adjacent laundry entry
2. General wiring reticulation to house
3. Supply and installation of all plugs and switches (clipsal white range) and batten holders.
4. Installation of oven & hob wiring.



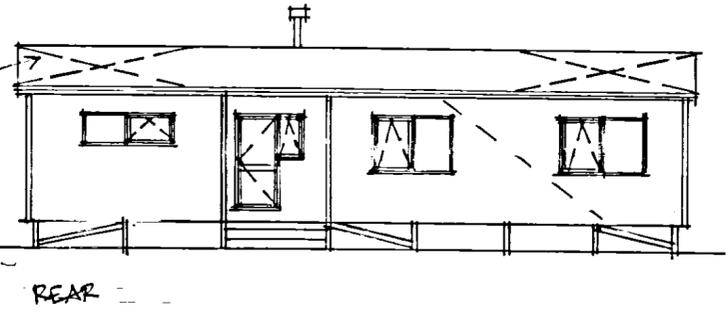
SECTION B-B 1:50



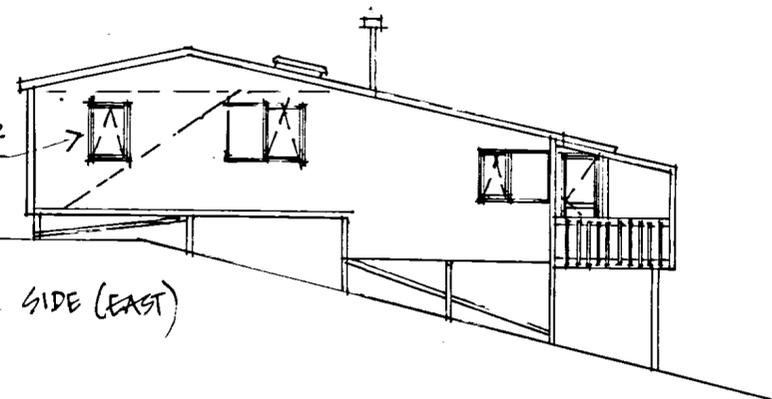
FRONT



SIDE (WEST)

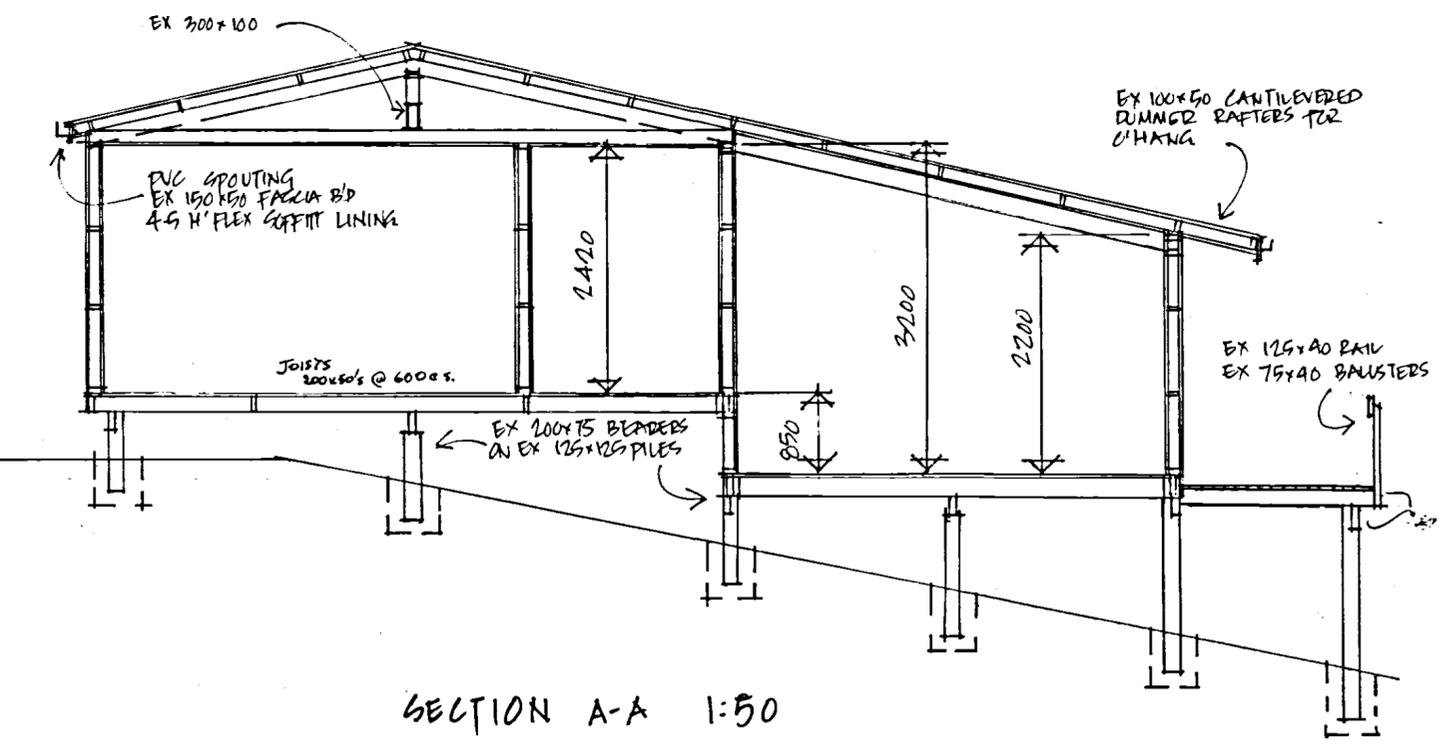


REAR



SIDE (EAST)

ELEVATIONS 1:100



SECTION A-A 1:50

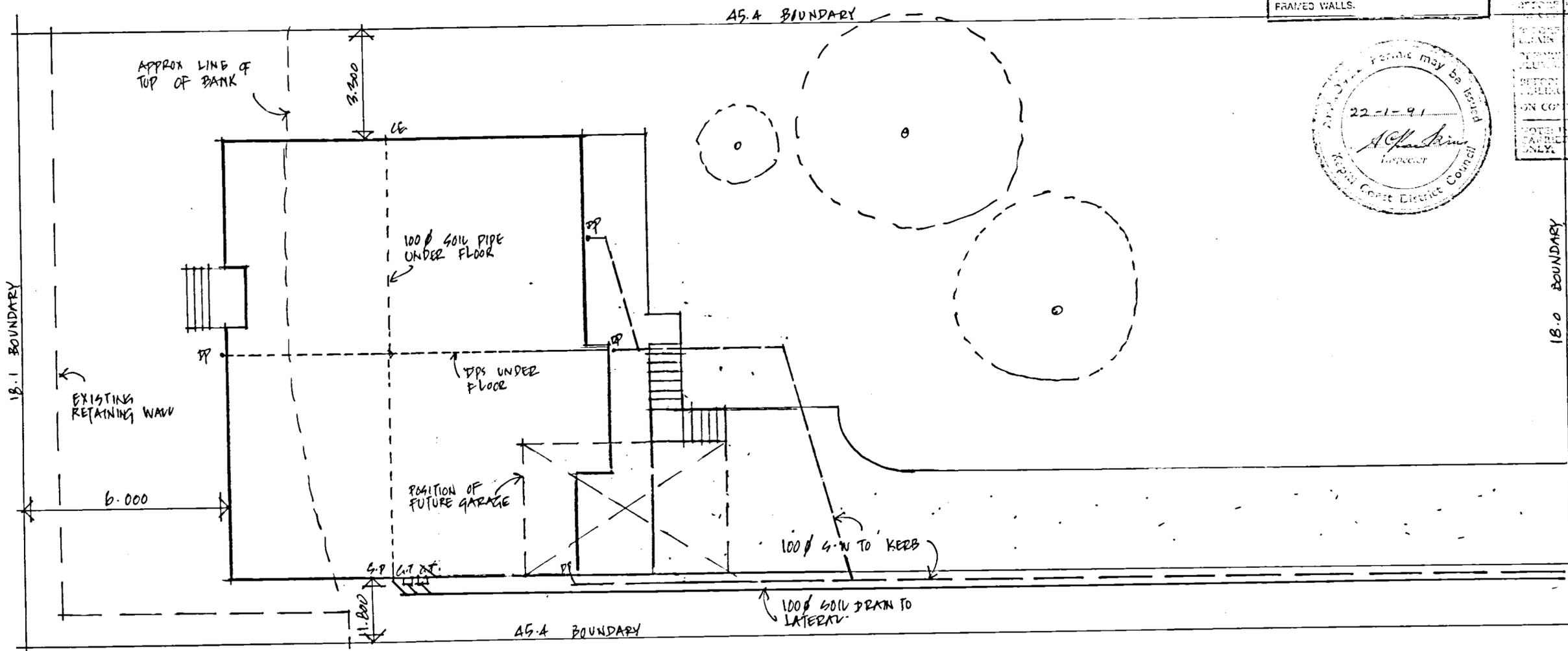


NEW KAITAWA ST, WAIKANA E BEACH  
12 KAITAWA ST, WAIKANA E BEACH

PETER DAVIS ARCHITECTURAL SERVICES  
46 TIROMOANA RD, RAUMATI SOUTH



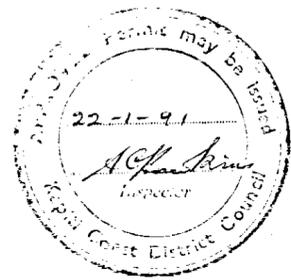




SITE PLAN 1:100

It is the responsibility of the owner and or builder to ensure that proposed building levels are compatible with existing sewer connection levels.

CONCEALED SOIL & TV PIPES AND GAS FLUES ARE ONLY PERMITTED BUILT INTO DUCTS OF MINIMUM 150mm FRAMED WALLS.



**IMPORTANT**  
NOTICE MUST BE GIVEN TO INSPECTOR FOR ALL STAGES OF WORK TICKED BELOW.

|  |                                     |
|--|-------------------------------------|
| COMMENCEMENT OF WORK                         | <input checked="" type="checkbox"/> |
| BEFORE POURING ANY CONCRETE                  | <input checked="" type="checkbox"/> |
| BEFORE FINISHING ANY FLOOR                   | <input checked="" type="checkbox"/> |
| BEFORE FINISHING ANY WALL OR CEILING LININGS | <input checked="" type="checkbox"/> |
| BEFORE INSTALLING ANY GLAZING                | <input checked="" type="checkbox"/> |
| BEFORE FINISHING ANY PLUMBING WORKS          | <input checked="" type="checkbox"/> |
| BEFORE FINISHING ANY FLUE/CHIMNEY/SOIL/SEWER | <input checked="" type="checkbox"/> |
| ON COMPLETION OF WORKS                       | <input checked="" type="checkbox"/> |

NOTE: IF WORK IS NOT COMPLETED BY THE ABOVE DATES, THE INSPECTOR MAY BE CALLED OUT ON WEEKENDS ONLY.

GROUND MAY BE SOFT IN SOME AREAS.

NEW HOUSE AT  
12 KAITAWA ST, WAIKANAE BEACH

PETER DAVIS ARCHITECTURAL SERVICES  
46 TIROMOANA RD, RAUMATI SOUTH





Edmonds

12 Kaitawa St

23-5-91

3.8

400

80 waste stack

200

80 soil stack

600

5.0

45°

600

1.0

Provide access to waste & soil pipe

30m

650

1.9

1.5

