

Sharalyn Fraser *Agency*

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Code Compliance Certificate

Section 95, Building Act 2004

The Owner

Kilmister Bryan Stewart & Kilmister Elizabeth, Kilmister John Walter 14 Kereru Street WAIKANAE	No. 055848 Issue date 15/08/07 Application date 29/08/05
---------------------------------------------------------------------------------------------------------	----------------------------------------------------------------

The Building

Street Address	14 KERERU STREET, WAIKANAE
Valuation No.	1496065600
Legal Description	LOT 20 DP 18903 CT 884/50
Intended Use	Residential
Intended Life	Indefinite, but not less than 50 years
Current Use	Residential
Proposal	Extend living room, new deck, new bathroom, stairs
Estimated Value	\$80,000

Code Compliance

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

- a) The building work complies with the building consent; and
- b) The property owner must follow and carry out the manufacturers prescribed maintenance procedures.

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

Name:

A handwritten signature in black ink, appearing to be a cursive name, is written over a horizontal line.

Date: 24 AUG 2007

Fees not to be paid until requested by Office

SCALE OF FEES

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

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

ESTIMATED VALUE OF WORK		FEES	
	Not exceeding \$1,000	\$1,000	\$12.00
Over	\$1,000 and not exceeding \$3,000	\$3,000	\$18.00
"	\$3,000 " " " " \$7,000	\$7,000	\$40.00
"	\$7,000 " " " " \$10,000	\$10,000	\$60.00
"	\$10,000 " " " " \$15,000	\$15,000	\$75.00
"	\$15,000 " " " " \$20,000	\$20,000	\$100.00
"	\$20,000 " " " " \$25,000	\$25,000	\$125.00
"	\$25,000 " " " " \$30,000	\$30,000	\$150.00
"	\$30,000 " " " " \$40,000	\$40,000	\$175.00
"	\$40,000 " " " " \$50,000	\$50,000	\$200.00
"	\$50,000 " " " " \$60,000	\$60,000	\$225.00
"	\$60,000 " " " " \$70,000	\$70,000	\$250.00
"	\$70,000 " " " " \$80,000	\$80,000	\$275.00
"	\$80,000 " " " " \$90,000	\$90,000	\$285.00
"	\$90,000 " " " " \$100,000	\$100,000	\$295.00
"	\$100,000 " " " " \$150,000	\$150,000	\$325.00
"	\$150,000 " " " " \$200,000	\$200,000	\$350.00

For every \$50,000 extra add \$50.00.

FEES PAYABLE FOR SPECIAL DUTIES

- For inspection required in the case of proposed structural alterations before plans for approval \$10.00
- For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building \$20.00
- For inspecting old timber before re-using the same in a new building \$10.00
- For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid \$10.00
- For inspecting any timber or building outside the County prior to re-using or resiting within the County — actual expenses incurred.
- For structurally checking plans and specifications by Council's Engineers, an increase of 25% of the building permit fee based upon the total value of the work will be charged.

Horowhenua County Council

PERMIT No. 16525
D 021020

LOCALITY Waikanae

DATE RECEIVED 8 : 9 : 85 DATE ISSUED 20 : 9 : 85

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME FL199

FOR OFFICE USE ONLY

REMARKS:

APPROVED

R. J. Dawson
COUNTY ENGINEER

DATE 11-9-85

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

NOTE.—

1 All Plans and Specifications must be in ink.

Valuation Book No. 14970/150 Date _____, 19__

APPLICATION FOR BUILDING PERMIT

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

Postal Address: Horowhenua County Council,
P.O. Box 542,
Levin.

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

1. Type of Building: Addition to dwellings
Dwellings, etc.; additions or alterations.

Particulars of Building: Foundations: Concrete Walls: Hardiplank Roof: Zinc

Total floor area: 244 sq. metres.

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

3. Allotment: Lot: 20 D.P.: 18903 Section: _____

Area: 0.1122 Block: _____ S.D. _____ Locality: Waikanae

4. Owner's Full Name: J.H.P. & J.D. FLIGG

Address: 14 KERERU STREET WAIKANAe

5. Previous Owner If Section has been recently transferred Not recently transferred

6. Frontage (Length): _____ Name of Street or Road: (14) KERERU ST.

7. Estimated Value of Building— \$15,000 :

Plumbing and Drainage— \$2,300 : Total \$ 17,300 :

8. Fees \$ 75-00 : No. of Receipt 9024

See Scales of Fees on Back Page.
Building Research Levy \$ 18-00 : Footpath Damage Deposit \$ _____ :

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

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate to be provided.

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

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

Signature of Applicant J.H.P. Fligg as BUILDER or OWNER.

Address 14 Kereru Street

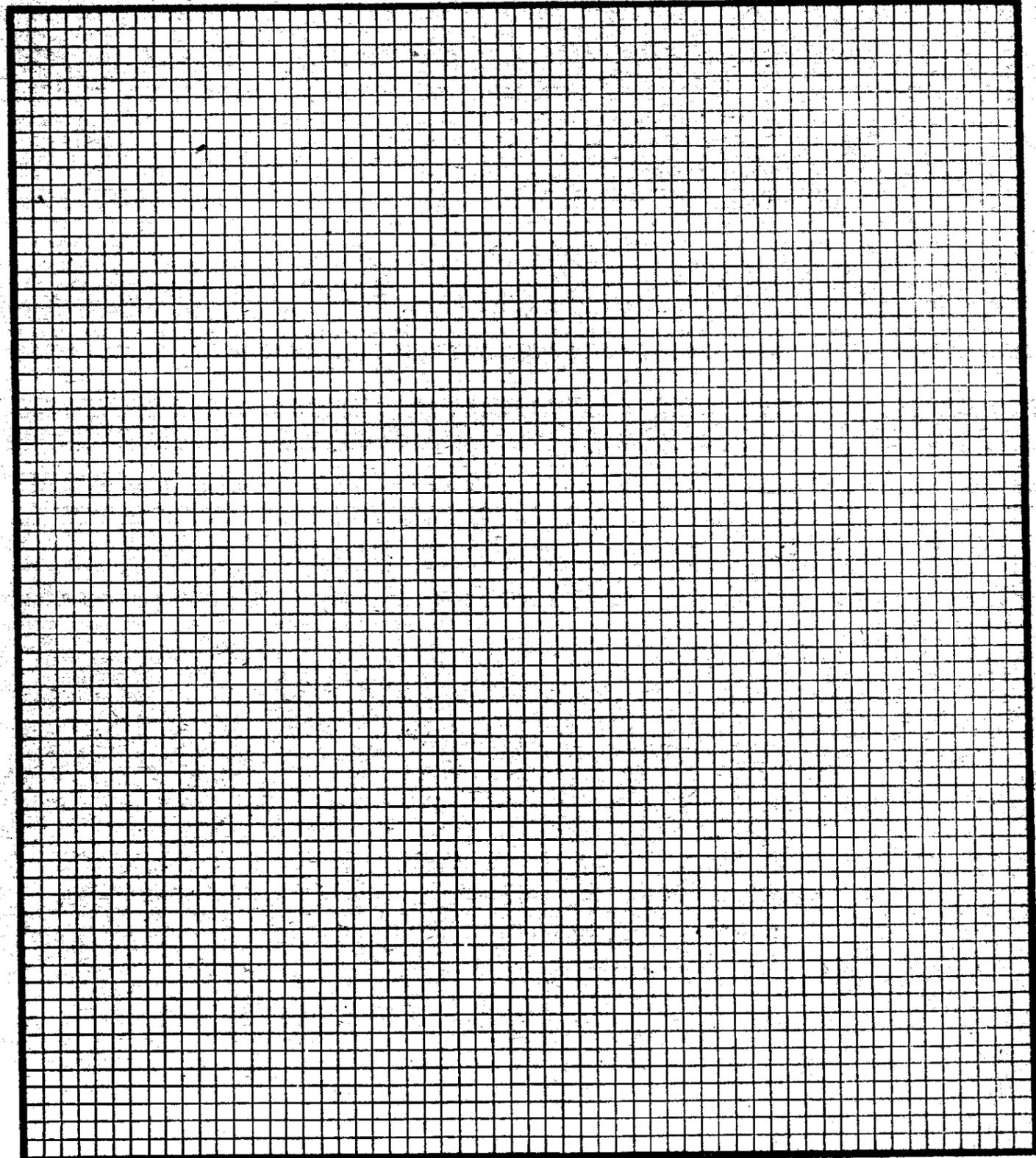
Builder's Name and Address if not the applicant

PLAN OF ALLOTMENT

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

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

Frontage to _____ Road



Horowhenua County Council

PERMIT No. 14408
B021403

LOCALITY Waikanae

DATE RECEIVED 21.4.83. DATE ISSUED 15.6.83.

Fees not to be paid until requested by Office

SCALE OF FEES

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

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

ESTIMATED VALUE OF WORK		FEES	
Over	Not exceeding	\$1,000	\$12.00
	\$1,000 and not exceeding	\$3,000	\$18.00
"	\$3,000 " " "	\$7,000	\$40.00
"	\$7,000 " " "	\$10,000	\$60.00
"	\$10,000 " " "	\$15,000	\$75.00
"	\$15,000 " " "	\$20,000	\$100.00
"	\$20,000 " " "	\$25,000	\$125.00
"	\$25,000 " " "	\$30,000	\$150.00
"	\$30,000 " " "	\$40,000	\$175.00
"	\$40,000 " " "	\$50,000	\$200.00
"	\$50,000 " " "	\$60,000	\$225.00
"	\$60,000 " " "	\$70,000	\$250.00
"	\$70,000 " " "	\$80,000	\$275.00
"	\$80,000 " " "	\$90,000	\$285.00
"	\$90,000 " " "	\$100,000	\$295.00
"	\$100,000 " " "	\$150,000	\$325.00
"	\$150,000 " " "	\$200,000	\$350.00

For every \$50,000 extra add \$50.00.

FEES PAYABLE FOR SPECIAL DUTIES

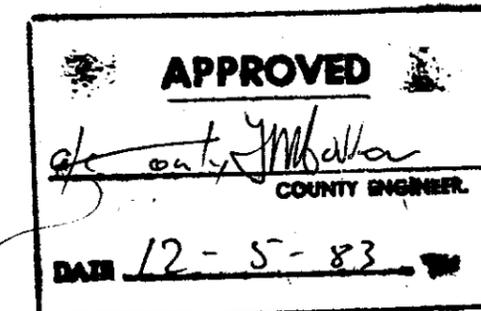
- For inspection required in the case of proposed structural alterations before plans for approval \$10.00
- For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building \$20.00
- For inspecting old timber before re-using the same in a new building \$10.00
- For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid \$10.00
- For inspecting any timber or building outside the County prior to re-using or resiting within the County — actual expenses incurred.
- For structurally checking plans and specifications by Council's Engineers, an increase of 25% of the building permit fee based upon the total value of the work will be charged.

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME Fligg.

FOR OFFICE USE ONLY

REMARKS:



Paid but still to come

Detailed cross section required for point approval.

B See note re beam on plan.

NOTE.—

1 All Plans and Specifications must be in ink.

APPLICATION FOR BUILDING PERMIT

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

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

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

1. Type of Building: ALTERATION AND ADDITION to dwelling
Dwellings, etc.; additions or alterations. TIMBER FRAME

Particulars of Building: Foundations: CONC. Walls: _____ Roof: Butyrol - G.C.I.

Total floor area: 130 sq. metres.

2. Purpose for which every part of Building is to be used or occupied. (Describing separately each part intended for use or occupation for a separate purpose) EXTENSION TO BED / ENSUITE.
WOOD DECK

3. Allotment: Lot: 20 D.P.: 18903 Section: _____
Area: _____ Block: _____ S.D. _____ Locality: _____

4. Owner's Full Name: Mr + Mrs J.M.P. FLIGG
Address: 8 HENDERSON ST KERERU

5. Previous Owner If Section has been recently transferred

6. Frontage (Length): _____ Name of Street or Road: 14 KERERU ST.

7. Estimated Value of Building— \$ 9000:00
Plumbing and Drainage— \$ 2000:00 Total \$ 11000:00

8. Fees \$ 60-00 : No. of Receipt 5453

See Scales of Fees on Back Page.
Building Research Levy \$ 11-00 : Footpath Damage Deposit \$ _____
All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE:—The following MUST accompany this Application:—
Plans and Specifications in Duplicate to be provided.

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

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

Signature of Applicant E. F. Gates **E. F. GATES LTD.**
11 St John as BUILDER or OWNER
WAIKANAE

Address _____

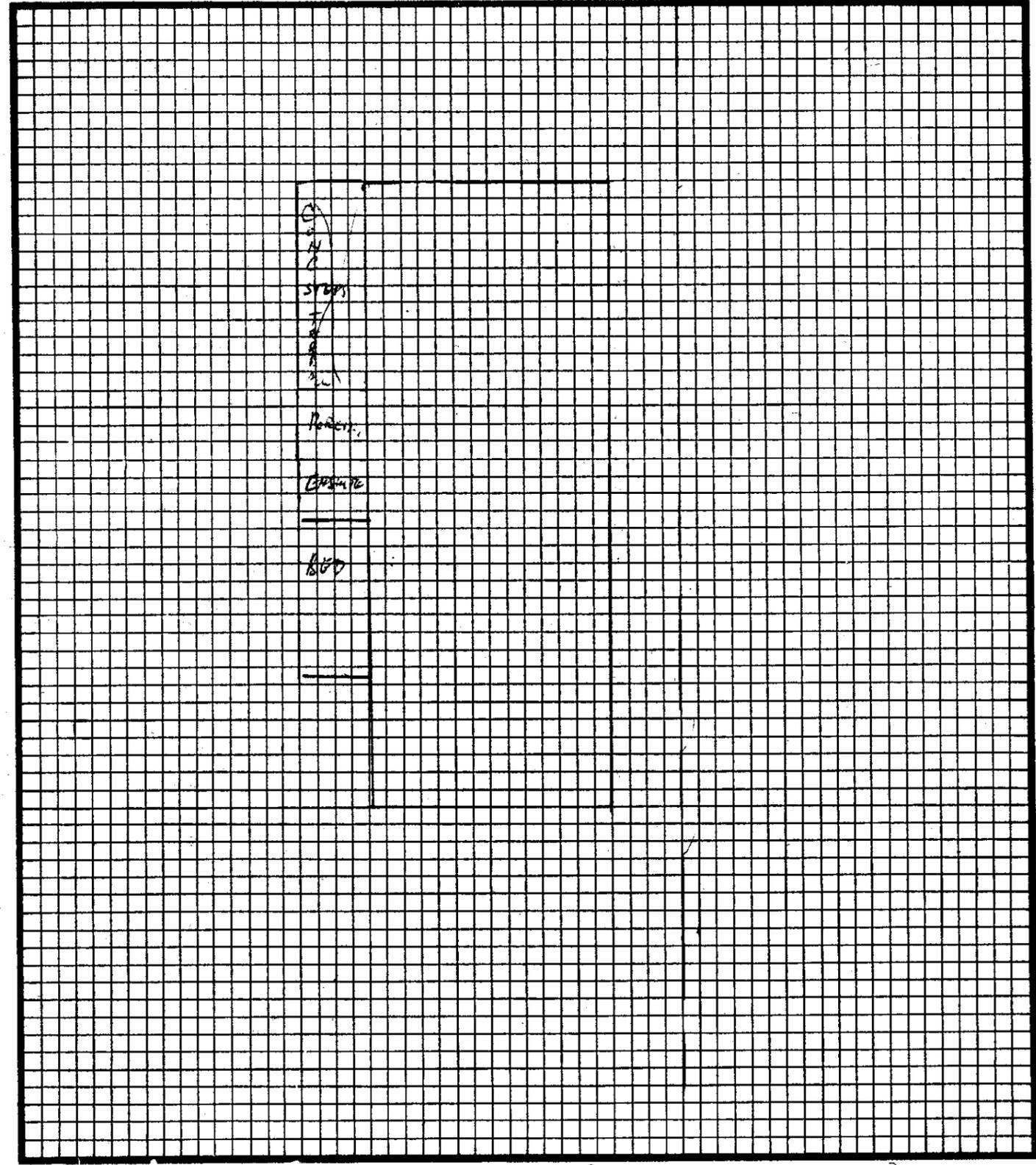
Builder's Name and Address if not the applicant

PLAN OF ALLOTMENT

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

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

Frontage to KERERU ST. ~~Road~~



SCALE OF FEES

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

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

ESTIMATED VALUE OF WORK		FEES
Over	Not exceeding	\$400
"	\$400 and not exceeding	\$600
"	"	\$800
"	"	\$1,000
"	"	\$1,200
"	"	\$1,400
"	"	\$1,600
"	"	\$1,800
"	"	\$2,000
"	"	\$2,500
"	"	\$3,000
"	"	\$3,500
"	"	\$4,000
"	"	\$5,000
"	"	\$6,000
"	"	\$7,000
"	"	\$8,000
"	"	\$9,000
"	"	\$10,000
"	"	\$12,000
"	"	\$14,000
"	"	\$16,000
"	"	\$18,000
"	"	\$20,000
"	"	\$25,000
"	"	\$30,000
"	"	\$35,000
"	"	\$40,000
"	"	\$50,000
"	"	\$60,000
"	"	\$70,000
"	"	\$80,000
"	"	\$90,000
"	"	\$100,000
"	"	\$120,000
"	"	\$140,000
"	"	\$160,000
"	"	\$180,000
"	"	\$200,000
"	"	\$240,000
"	"	\$280,000

For every \$40,000 or part thereof in excess of \$280,000 add additional fee of \$10.00.

FEES PAYABLE FOR SPECIAL DUTIES

- For inspection required in the case of proposed structural alterations before plans for approval \$5.00
- For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building \$0.50
- For inspecting old timber before re-using the same in a new building \$5.00
- For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid \$5.00
- For inspecting any timber or building outside the County prior to re-using or re-siting within the County (plus car mileage allowance) \$5.00

Horowhenua County Council

PERMIT No. 11159

1025001

LOCALITY Waikanae

DATE RECEIVED 23:10:78

DATE ISSUED 14:11:78

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME Bell

FOR OFFICE USE ONLY

REMARKS: Provide sufficient bracing to basement walls in two directions.

APPROVED

A. G. Gadsen
COUNTY ENGINEER.

DATE 1-11-78

NOTE.—

1 All Plans and Specifications must be in ink.

Application for Building Permit

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

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

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the undermentioned particulars in WAIKANA E RIDING.

1. Type of Building: ADDITION
Dwellings, etc.; additions or alterations.
Particulars of Building: Foundations: CONCRETE Walls: SIMBER Roof: CORR IRON
Total floor area: 28.8 sq. metres.

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

3. Allotment: Lot: 20 D.P.: 18903 Section: _____
Area: _____ Block: _____ S.D. _____ Locality: WAIKANA E

4. Owner's Full Name JOHN BELL
Address 14 KERERU ST WAIKANA E

5. Previous Owner { If Section has been recently transferred } _____
(14) KERERU ST

6. Frontage (Length): 18.8 Name of Street or Road KERERU ST

7. Estimated Value of Building— \$ 4500 :
Plumbing and Drainage— \$ _____ : Total \$ 4600 :00

8. Fees \$ 31 :50 No. of Receipt 2412

Building Research Levy \$ 5 : Footpath Damage Deposit \$ _____ :
All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE:—The following MUST accompany this Application:—

- Plans and Specifications in Duplicate, including —
- (a) Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.
 - (b) Where the building is on a sloping site the correct height of foundations must be shown.
 - (c) Front, Rear and Side Elevations.
 - (d) Cross section showing framing with bracing.
 - (e) Where a building requires Plumbing and Drainage Work, a Separate Application Form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant D. J. Funnell as BUILDER or OWNER.

Address 5 Te Maku Grove Waikanae

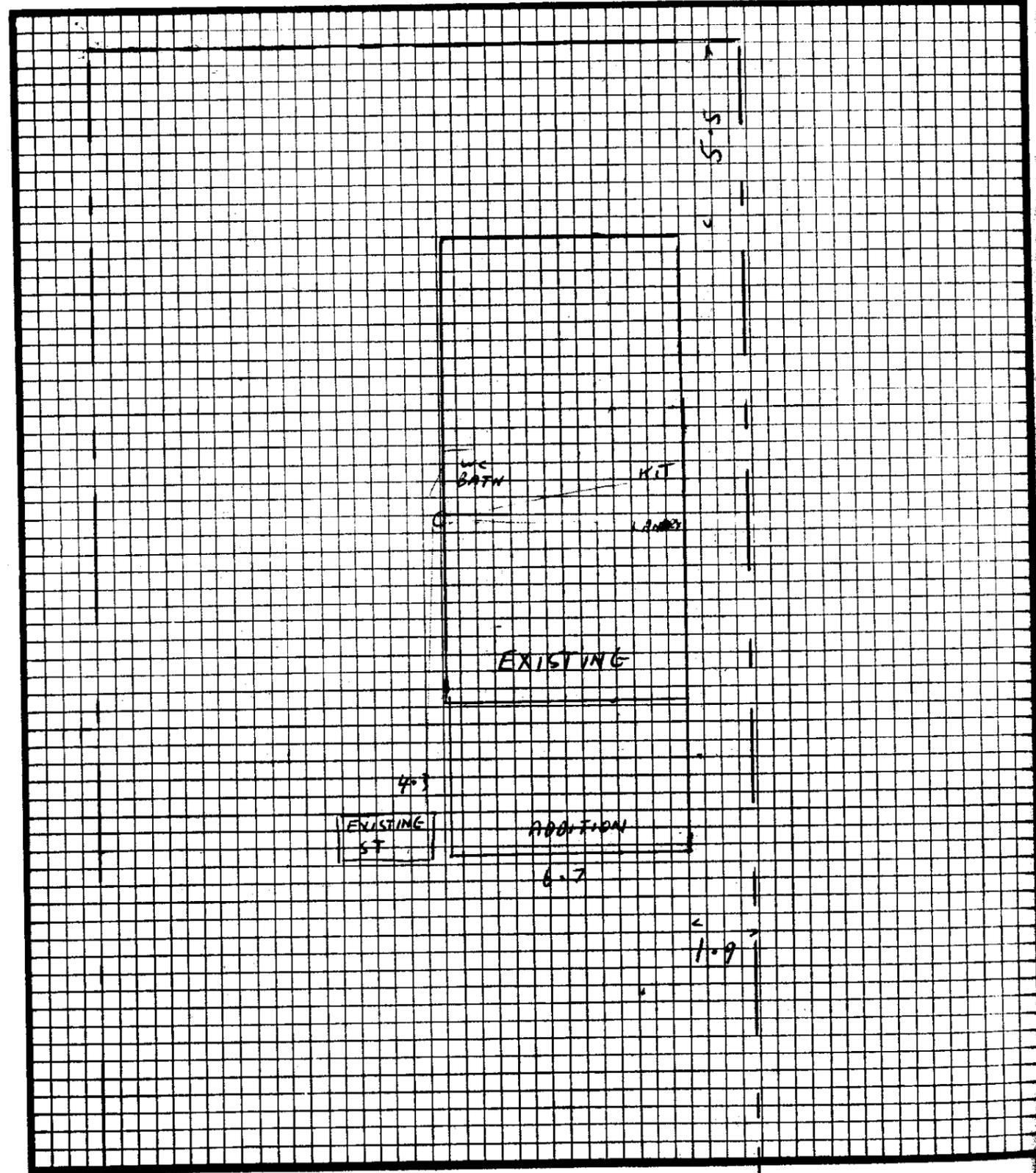
Builder's Name and Address { If not the applicant } Funnell Builders Co.

PLAN OF ALLOTMENT

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

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

Frontage to KERERU ST Road



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

SCALE OF FEES

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

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

ESTIMATED VALUE OF WORK		FEES		
		£	s.	d.
Not exceeding £10			5	0
Over £10 and not exceeding £100		1	0	0
" £100	" £200	1	0	0
" £200	" £300	1	10	0
" £300	" £400	2	0	0
" £400	" £500	2	10	0
" £500	" £600	3	0	0
" £600	" £700	3	10	0
" £700	" £800	4	0	0
" £800	" £900	4	10	0
" £900	" £1000	5	0	0
" £1000	" £1250	6	0	0
" £1250	" £1500	7	0	0
" £1500	" £1750	8	0	0
" £1750	" £2000	9	0	0
" £2000	" £2500	10	10	0
" £2500	" £3000	12	0	0
" £3000	" £3500	13	10	0
" £3500	" £4000	15	0	0
" £4000	" £4500	16	10	0
" £4500	" £5000	18	0	0
" £5000	" £6000	20	0	0
" £6000	" £7000	22	0	0
" £7000	" £8000	24	0	0
" £8000	" £9000	26	0	0
" £9000	" £10000	28	0	0
" £10000	" £12500	32	0	0
" £12500	" £15000	36	0	0
" £15000	" £17500	40	0	0
" £17500	" £20000	44	0	0
" £20000	" £25000	49	0	0
" £25000	" £30000	54	0	0
" £30000	" £35000	59	0	0
" £35000	" £40000	64	0	0
" £40000	" £45000	69	0	0
" £45000	" £50000	74	0	0
" £50000	" £60000	79	0	0
" £60,000	" £70000	84	0	0
" £70000	" £80000	89	0	0
" £80000	" £90000	94	0	0
" £90000	" £100000	99	0	0
Exceeding £100,000		100	0	0

FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans are submitted for approval..... 0 10 0

For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building..... 0 5 0

For inspecting old timber before reusing the same in a new building..... 0 15 0

For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid..... 0 2 6

Horowhenua County Council

PERMIT No. 1442

LOCALITY Waikanae

DATE RECEIVED 23 : 3 : 60. DATE ISSUED 5 : 4 : 60.

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME G F Firth

FOR OFFICE USE ONLY.

REMARKS:

APPROVED
JW Duchworth
 COUNTY ENGINEER
 DATE 27/3/60

NOTE.—

1. Buildings must NOT be erected within FIVE feet of adjoining properties.
2. All Plans and Specifications must be in ink.

Valuation Book No. 1495/149/174 Date _____, 19 _____

PLAN OF ALLOTMENT

Application for Building Permit

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

Postal Address: Horowhenua County Council,
P.O. Box 17,
Levin.

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

Boundary Lines to be shown thus: _____
BUILDINGS must NOT be ERECTED within FIVE FEET of ADJOINING properties.

I, the undersigned, do hereby apply for a PERMIT to erect BUILDINGS in accordance with the undermentioned particulars in _____ RIDING.

- Type of Building:** Dwelling
Dwellings, etc.; additions or alterations.
Particulars of Building: Foundations: Concrete Walls: Sidings Roof: C.P. Iron
Total floor area: 960 sq. ft.
- Allotment:** Lot: 20 D.P.: 18903 Section: Mt Ngaurua West
Area: _____ Block: _____ S.D. _____ Locality: Civil
- Owner's Full Name:** Emily Smith
Address: 511 Adelaide Rd Wgton S.I.
- Previous Owner:** If Section has been recently transferred
- Frontage (Length):** _____ Name of Street or Road: Kereru St
- Estimated Value of Building:** £2300 : - : -
Plumbing and Drainage £190 : - : - Total £2490 : - : -
- Fees:** £10 : 10 : 0 No. of Receipt: 897
See Scales of Fees on Back Page.

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

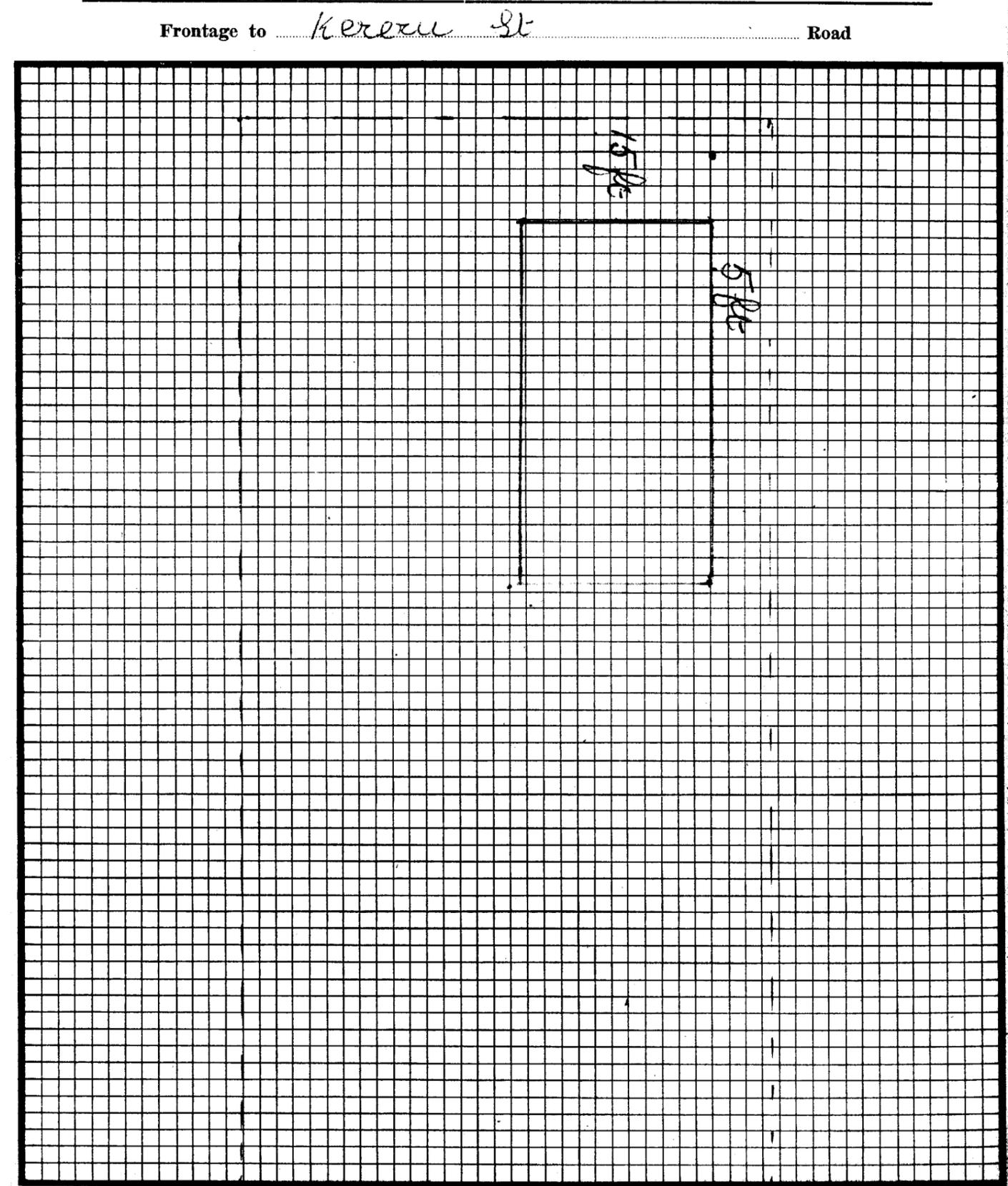
NOTE:—The following MUST accompany this Application:—

- Plans and Specifications in Duplicate, including—**
- Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms,
 - Where the building is on a sloping site the correct height of foundations must be shown.
 - Front, Rear and Side Elevations.
 - Cross section showing framing with bracing.
 - Where a building requires Plumbing and Drainage Work, a Separate Application Form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant E. Smith as ~~BUILDER~~ OWNER.

Address 511 Adelaide Rd. Wgton

Builder's Name and Address If not the applicant S. Sykes Moana Rd



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

Fees not to be paid until requested by office

B.C.C./B.I

SCALE OF FEES

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

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

ESTIMATED VALUE OF WORK		FEES		
		£	s.	d.
Not exceeding £10	.....	0	5	0
Over £10 and not exceeding £100	.....	0	10	0
" £100	" " "	1	0	0
" £200	" " "	1	10	0
" £300	" " "	2	0	0
" £400	" " "	2	10	0
" £500	" " "	3	0	0
" £600	" " "	3	10	0
" £700	" " "	4	0	0
" £800	" " "	4	10	0
" £900	" " "	5	0	0
" £1,000	" " "	6	0	0
" £1,250	" " "	7	0	0
" £1,500	" " "	8	0	0
" £1,750	" " "	9	0	0
" £2,000	" " "	10	10	0
" £2,500	" " "	12	0	0
" £3,000	" " "	13	10	0
" £3,500	" " "	15	0	0
" £4,000	" " "	16	10	0
" £4,500	" " "	18	0	0
" £5,000	" " "	20	0	0
" £6,000	" " "	22	0	0
" £7,000	" " "	24	0	0
" £8,000	" " "	26	0	0
" £9,000	" " "	28	0	0
" £10,000	" " "	32	0	0
" £12,500	" " "	36	0	0
" £15,000	" " "	40	0	0
" £17,500	" " "	44	0	0
" £20,000	" " "	48	0	0
" £25,000	" " "	54	0	0
" £30,000	" " "	60	0	0
" £35,000	" " "	64	0	0
" £40,000	" " "	68	0	0
" £45,000	" " "	74	0	0
" £50,000	" " "	79	0	0
" £60,000	" " "	84	0	0
" £70,000	" " "	89	0	0
" £80,000	" " "	94	0	0
" £90,000	" " "	99	0	0
Exceeding £100,000	.....	100	0	0

FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans are submitted for approval 0 10 0

For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building 0 5 0

For inspecting old timber before reusing the same in a new building 0 15 0

For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid 0 2 6

Barrowhenna County Council

PERMIT NO. 514

LOCALITY

DATE RECEIVED 9 : 10 : 57.

DATE ISSUED : :

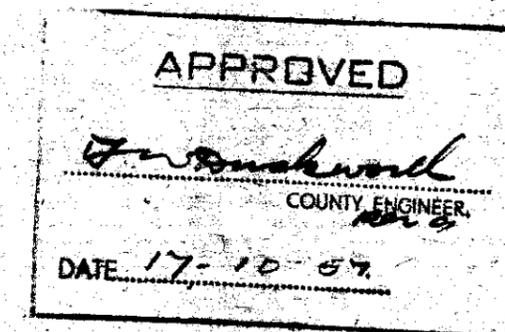
APPLICATION FOR BUILDING PERMIT

OWNER'S NAME

E. Firth

FOR OFFICE USE ONLY.

REMARKS:



NOTE.—

1. Buildings must NOT be erected within Five feet of adjoining properties.
2. All Plans and Specifications must be in ink.

Valuation Book No.

Date 19

Application for Building Permit

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

Postal Address: Horowhenua County Council,
P.O. Box 17,
Levin.

I, the undersigned, do hereby apply for a PERMIT to erect BUILDINGS in accordance with the undermentioned particulars in WAEKANAE RIDING.

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

Particulars of Building: Foundations: PILES Walls: WEATHER BOARD ~~PLASTER~~ Roof: MALTHOLD
Total floor area: 128 sq. ft.

2. Allotment: Lot: 20 D.P.: Section: 41 NGARRARA WEST
Area: 44.3 PERCHES Block: 1X KAITAWA S.D. Locality: WAEKANAE

3. Owner's Full Name EMILY FIRTH
Address 511 ADELAIDE RD, WELLINGTON, S.I.

4. Previous Owner (If Section has been recently transferred.) HEMI MATENGA ESTATE

5. Frontage (Length) 61 FT. Name of Street or Road: NEW ROAD

6. Estimated Value of Building, £ 80 : - : -
Plumbing and Drainage £ NIL : Total £ 80 : 0 : 0

7. Fees £ : 10 : 0 No. of Receipt G 4837
See Scale of Fees on Back Page.

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

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate, including—

- (a) Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.
- (b) Where the building is on a sloping site the correct height of foundations must be shown.
- (c) Front, Rear and Side Elevations.
- (d) Cross section showing framing with bracing.
- (e) Where a building requires Plumbing and Drainage Work, a Separate Application Form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant E. Firth, as BUILDER or OWNER.

Address 511 Adelaide Rd, Wellington.

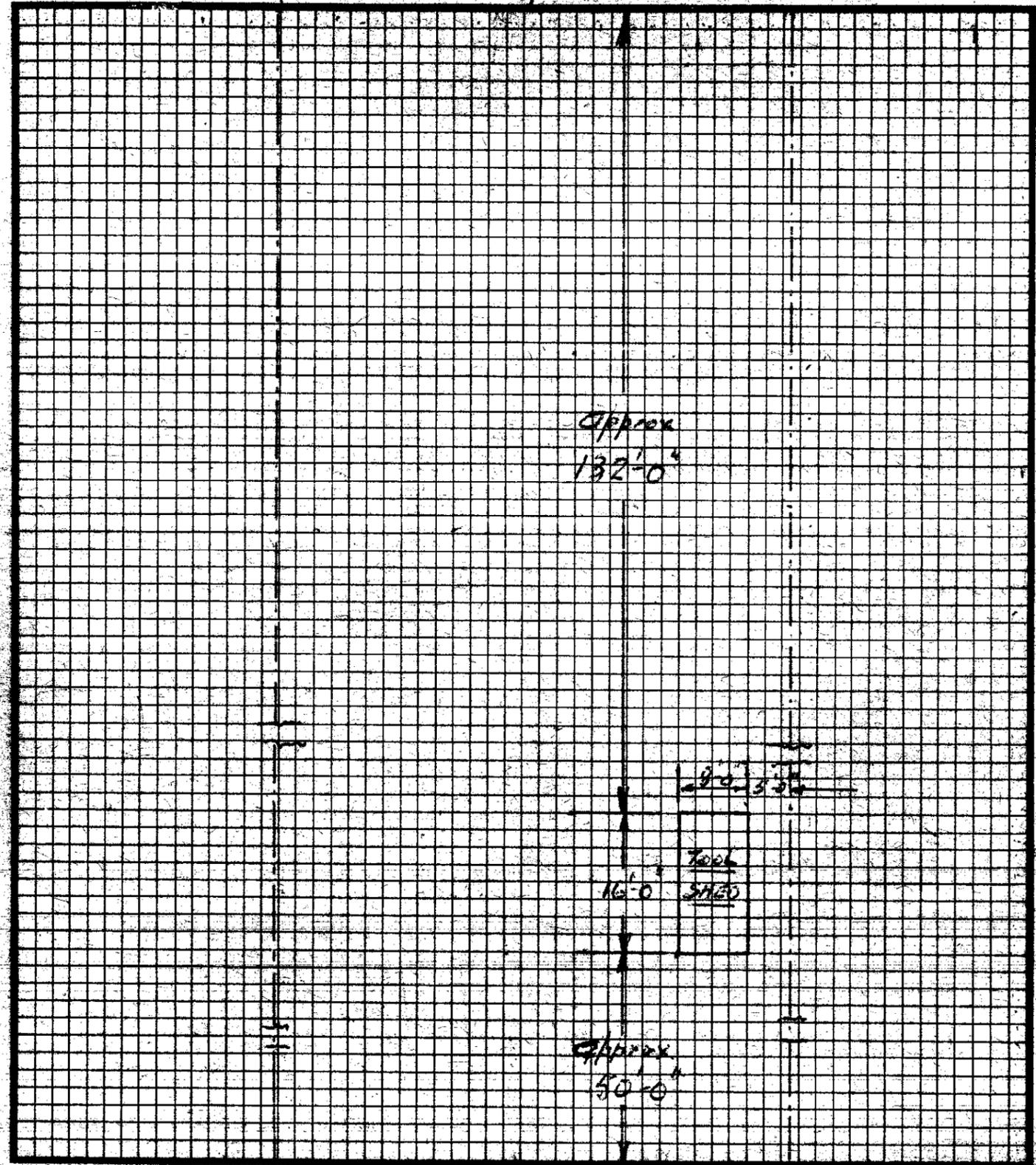
Builders Name (If not the applicant.) E. Firth
and Address

Plan of Allotment

Showing position of proposed buildings on such allotment.
NOTE—Distances of each building from boundary lines must be clearly indicated.
(Scale: Two feet to a square.)

Boundary Lines to be shown thus:
BUILDINGS must NOT be ERECTED within FIVE FEET of ADJOINING properties.

Frontage to Road



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

Criteria: All building work except for major projects.

Address: 14 KAREW ST WAIKANAE	Date: 14/8/07
	BC No: 055848

application for code compliance certificate (Form 278) completed	<input checked="" type="radio"/> Y	<input type="radio"/> N
------------------------------------------------------------------	------------------------------------	-------------------------

Confirm all required inspections have been completed and passed: Answer: Yes No

If inspections have been missed, what supporting info and method of verification has been provided to compensate for missed inspection. (Describe): -----

Work in accordance with approved consent and approved amendments	<input checked="" type="radio"/> Yes	<input type="radio"/> No
If no, has NTF been issued:	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes <input type="radio"/> No
Have items of non compliance been resolved and NTF uplifted.	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes <input type="radio"/> No

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

Supporting documentation required in building consent addenda (Accept in accordance with AP-WI-020 – Acceptance of expert opinion)

Tick (✓) indicates yes, N/A indicates considered - but not applicable	Req'd	Supplied	Accept
copy of electrical certificate	✓	✓	✓
copy of gas certificate			
an "as-built" drainage plan			
plumbing (Form 125) for pressure test and installation piped services	✓	✓	✓
drainage (Form 126) for stormwater installation			
drainage (Form 127) for private sewer installation			
a Construction Review (PS4) statement for Structural engineering	✓	✓	✓
a Construction Review (PS4) statement for Fire engineering			
a Construction Review (PS4) statement for Geo-technical engineering			
texture coating certificates			
membrane applicator certificates			
wall cladding installation applicator warranty			
a copy of the lift certificate			
a certificate from the fire alarm installer			
a certificate from the sprinkler installer			
a copy of wet-area membrane installers warranty			
A copy of deck membrane manufacturer's installers warranty/guarantee			
a mechanical systems/air pressurisation certificate and system manual			
a ventilation system certificate	✓	✓	✓
Copy of Warrant of Fitness Initial with Barbara Plan Statement	✓	✓	✓

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

If specified supporting documentation has not been provided, what alternative information or verification method has been provided to compensate. (describe):

Compliance Schedule

Is a new or amended compliance schedule required?	Y	<input checked="" type="radio"/> N
Has it been issued? (Refer note below)	Y	N
If the new/ revised compliance schedule has not been issued, what action has been taken to ensure it will be issued? Outline:		
----- ----- -----		

Note: If the draft/ revised compliance schedule has not been issued, the Code Compliance Certificate cannot be issued. Suspend issuing CCC until this matter is addressed.

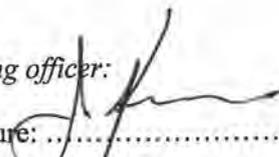
Building consent requirements.

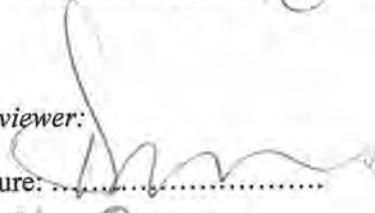
Are there any item specified in the building consent or PIM that have not been completed.

Outline: -----
 THE Neighbourhood Statement WAS
 assigned OR DATED HOWEVER NAME
 OF ACCREDITED TECHO AND REG- NO.
 ARE PROVIDED. I BELIEVE THIS SHOULD BE
 SUFFICIENT INFORMATION TO COMPLY REQUIREMENTS
 IN THIS MATTER

Are there any development impact fees to be paid outstanding? Yes / No (if no, CCC cannot be issued)

Approve to issue Code Compliance Certificate if all other outstanding fees are paid. YES / NO

Building officer:
 Signature: 
 Date: 14 / 8 / 07
 Name: J McLehrie

Co-reviewer:
 Signature: 
 Date: 26 / 8 / 07
 Name: SAUT

Producer Statement

G J & M J WARWICK
PLUMBING
163 WAITOHU
VALLEY ROAD
R.D.1 OTAKI

Piped Services
&
Sanitary Plumbing Stacks

Construction Review

Issued by..... Registration Number 12732

To Kapiti Coast District Council

In respect to the following

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

Installed at.....

Building Consent No.....

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

Signed G. J. Warwick Date 8-8-07

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

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

ISSUED BY: **Allan Bruce Pullenger**
(Suitably qualified Design Professional)

TO: Mr & Mrs Kilmister

TO BE SUPPLIED TO: Kapiti Coast District Council
(Territorial Authority)

IN RESPECT OF: Foundations & Structural beams
(Description of Building Work)

AT: 14 Kereru Street

Waikanae
(Address)

LOT 20 **DP 18903** **SO**
Designscape *sharkbait Ltd* **been engaged by** **owner**
(Design Firm) *(Owner/Developer/Contractor)*

to provide **structural design and inspection** **services**
(Extent of Engagement)

in respect of clause(s) B1 of the Building Regulations 2004 for the building work described by the drawings and specifications prepared by **Designscape** *sharkbait Ltd*
(Design Firm)

titled **Structural Details** and numbered **2115**
Authorised variation(s) No. **1** (copies attached) have been issued during the course of the works. I have sighted Building Consent No. **55848** and the attached conditions of building consent.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, I or personnel under my control have carried out periodic reviews of the work appropriate to the engagement and based upon these reviews and information supplied by the contractor during the course of the works

I BELIEVE ON REASONABLE GROUNDS that All Part only as specified in the attached particulars of the building work under the above Building Consent with respect to Clause(s) **B1 VM4** of the Building Regulations 1992 has been completed to the extent required by that Building Consent.

..... Date **28/07/2007**
(Signature suitably qualified Design Professional)

.....NZCE Rea..... ERB/AERB Reg Nona.....
(Professional Qualifications)

...298 Rosetta Road Raumati.....
(Address) Member ACENZ
aIPENZ NZIA

GUIDANCE ON USE OF PRODUCER STATEMENTS

This producer statement has been prepared by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand and the Building Officials Institute of New Zealand.

Four producer statements are available and brief details on the purpose of each are as follows:

- Design:** Intended for use by the person responsible for the design in circumstances where the Territorial Authority will rely on the producer statement to issue a Building Consent.
- Design Review:** Intended for use by a suitably qualified independent design professional where the Territorial Authority does not undertake an internal review and relies on the independent design professional's review to issue the Building Consent.
- Construction:** Intended for the use by the contractor of the building works where the Territorial Authority requires a producer statement at the completion of construction.
- Construction Review:** Intended for use by the person required by the Building Consent to undertake construction monitoring of the building works in circumstances where the Territorial Authority will rely on the producer statement to issue a Code Compliance Certificate.

The producer statements system is intended to provide Territorial Authorities with reasonable grounds for the issuing of a Building Consent or Code Compliance Certificate without having to duplicate design or construction checking by others.

The following criteria are recommended to Territorial Authorities with respect to the use of the producer statements.

Definition of Suitably Qualified Design Professional

A suitably qualified design professional should have recognised qualifications and experience for the work undertaken and should be either:

- (i) an active member of the Association of Consulting Engineers New Zealand (ACENZ) or;
- (ii) a member of the Institution of Professional Engineers New Zealand (IPENZ) having a current policy of Professional Indemnity Insurance for a sum not less than \$200,000 or;
- (iii) a member of the New Zealand Institute of Architects (NZIA) having a current policy of Professional Indemnity Insurance for a sum of not less than \$200,000.

Design Build Contracts

If the design professional is engaged by the contractor, the territorial authority should satisfy itself that it is appropriate for the territorial authority to rely upon a producer statement from the design professional.

Consulting Services during Construction Phase

There are several levels of service which a design professional may provide during the construction phase of a project. The territorial authority is encouraged to require that the service to be provided by the design professional is appropriate for the project concerned.

Requirement to provide Producer Statement

Territorial Authorities should ensure that the applicant is aware of any circumstances in which there may be a requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the design professional's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

designscape

298 rosetta road raumati
04 902 8528 or 025 420 486

INSTRUCTION AND OR VARIATION TO CONTRACT 2115 /01

CONTRACT : Additions

PRINCIPAL : Kilmister

DATE : 15/11/2005

AGREED VALUE :

INSTRUCTION

Type instructions here

Deck piling has been changed from driven timber piles to drilled and concrete in timber piles. The pile type and position are as designed. The pile hole 400 x 400 x 1200 deep.



A member of the NZ Home Heating Assoc and certified installer

To: Council Bldg Inspector
KCDC
Rimu Rd
cc: Mr & Mrs Kilmister
14 Kereru St
Date: 15/05/2007
BC #

Producer Statement

Producer Statement for 14 Kereru St Waikanae

The following requirements under NZS 4013:1999 & NZS 2918:2001 have been met and the solid fuel burning domestic appliance type and model

Jetmaster 700 D has been installed in accordance with the manufacturer's installation instructions

The following points have been met:

- ✓ The chimney is ventilated to manufacturer's requirements
- ✓ The appliance is restrained against seismic activity
- ✓ The hearth is an approved type according to manufacturer's requirements
- ✓ The hearth is restrained against seismic activity
- ✓ The hearth is of correct dimensions according to installation instructions
- ✓ The inbuilt heating appliance has been approved by BRANZ as complying with their zero clearance certificate

Signature: 

Date: 

Roger Romain
Member of the NZ Home Heating Association
Accredited Technician No. 1673

PO Box 554
Paraparaumu 5254
Tel: 04 298 9862
Fax: 04 298 9860
Mobile: 027 4141 335
Email: MrSweep@clear.net.nz

GST Reg. No. 49-419-929

NZ Home Heating Assoc No. 1673

Free Standing Fire Installations

Insert Fire Installations

Jetmaster Installations

Chimney Sweeping

Bird Netting and Nest Removal

Open Fire Rebricking

Woodfire Door and Glass Repairs

Flue Replacement

Cowling Repairs

Chimney Roof Flashing Repairs

Fire Inspection & Written Report

Woodfire Dismantling/Removal

Gutter Repairs (Minor)

Minor Roof Repairs

Pest Control (Flies, Spiders)



EDGINTON ROOFING
Metal Roofing & Re-roofing Specialists

Guarantee

Site: 14 Kereru st Waikanae.....

Product: ZR8 Colourcote.....

Having installed the above product to the manufacturers specifications,
Edginton Roofing guarantees the workmanship for five (5) years from the
date of completion.

Signed: *A E Edginton*..... Date: 15/12/05.....

Phone: 06 364-3471 Mob: 021 747-263
Fax: 06 364-3472
19 Waihoanga Rd., Otaki R.D.

Palmerston North
Display Area and Sales Office
489 Rangilikei Street, PO Box 750,
PALMERSTON NORTH
Phone: 06-356 7649
Fax: 06-355 3193
Email: quins.pn@xtra.co.nz
Website: www.quinbuildings.co.nz
Freephone: 0800-GARAGE 0800-427 243



We're Strong on construction, Selection & customer care

Levin: Head Office and
Manufacturing Plant
20-30 Coventry Street,
PO Box 1087, LEVIN
Phone: 06-367 9480
Fax: 06-367 0795
Email: quins.levin@xtra.co.nz

GALVANISED GARAGES GARDEN SHEDS WORKSHOPS BACH SHELLS
ZINCALUME COLOURSTEEL ROOFING FLASHINGS ACCESSORIES

7 December 2005

A Edginton
19 Waihoanga Road
R D
Otaki

Dear Sir

WARRANTY – Kilmister, 14 Kereru Street, Paraparaumu *Wairarapa*

Date of Supply: 3/11/05 on Invoice 23892

Warranty Terms;

Colorcote ZR8 pre-painted metal products used for Residential Buildings will perform as follows.

1. Resistance to flaking, peeling and excessive fade. ZR8 10 years.

2. Will not perforate as a result of corrosion ZR8 20 years.

Colourcote products will inevitably weather, chalk and fade over time as a result of normal wear and tear.

If the product fails to perform as warranted we will, at our sole option, repair or replace the affected material.

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

- This warranty will not apply to weathering, chalking or fading over time as a result of normal wear and tear.
- If inappropriate fastenings are used this warranty will not apply.
- Defects caused by faulty design, or method of manufacture of Residential Buildings are not covered by the warranty.
- We must be given the opportunity for inspection on site prior to any remedial action being offered or taken.
- Damage or corrosion resulting from the following are not covered by this warranty:
 - 1) Damage sustained during storage, handling, or installation.
 - 2) Damage sustained after installation.
 - 3) Causes after the product has left our control.
 - 4) Failure to remove debris leading to the accumulation of moisture retaining matter in gutters and downpipes.

Our liability under this warranty shall in all cases be limited to replacing or repairing the defective product as specified above excluding labour. Any repaired or replaced product will be covered by this warranty up to the unexpired portion of the warranty of the original product. Quin Custom Buildings Ltd will not be liable for consequential loss or damage. All claims must be made promptly in writing and accompanied by the original warranty document. This warranty does not in any way affect the rights of a consumer under the Consumer Guarantees Act.

MINIMUM MAINTENANCE REQUIREMENTS

1. Washing of Naturally Unwashed Areas every 6 months.
2. Removal of Debris from gutters every 6 months.
3. Any noticeable buildup of salt deposits and/or other contaminants are removed when identified.
4. When considering overpainting, please consult with your local distributor to ensure correct procedures are undertaken.

Yours faithfully


Bruce Love
Roofing Manager
Quin Roofing Ltd



Electrical Certificate of Compliance

No. **1986853**

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

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **Mr. Mrs. B. Kilmister** Phone:

Address of installation **14 Kereru St. Wae.**

Postal address of customer (if not as above)

WORK DETAILS

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

Please tick (✓) as appropriate where work includes:

Mains Main earthing system
 Switchboard Electric lines

Description **Alter position mains to SW Rd**
Change Meter/Fuse Rd New Main E.
Rewire new Kitchen complete.
1 - Rangehood 1 Fridge Pt. 1 - W/M Pt.
1 - MW - Pt, 26 inter. lights, 1 - South
extract fan, 1 - under tile element,
12 double Power Pts, 1 - Gas heat pt.
Rewired 6 exterior lights

It is recommended that test results be recorded here:

Visual Examination
 Earth Continuity
 Bonding
 Polarity
 Insulation Resistance **50** Mohm
 Other

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

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

ELECTRICAL WORKER DETAILS

Name **B. Gowans**
 Registration no. **I 29**
 Company **B. Gowans Elect. Ltd.**
 Signature **[Signature]**
 Date **10-2-06**
 Contact Ph No. **027-459 8891**

CERTIFICATION OF ELECTRIC LINES

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

Name
 Registration no.
 Company
 Signature
 Date
 Contact Ph No.

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector

New mains Switchboard Earthing system Installation work in hazardous areas

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

Name **Brian Renshaw** Registration no. **I247667**
 Signature **[Signature]** Date **15-11-06**
 Contact Ph No. **021734416**

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

Electrical Certificate of Compliance

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

To be completed whether or not an inspection is required.

No. **1480695**

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **Brian Kilmister** Phone: **2934247**

Address of installation **14 Kereru Street Waikanae**

Postal address of customer (if not as above)

WORK DETAILS

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

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

Description **Bathroom alterations, install heat/light/fan unit & Shower point on RCD protection.**
Also repaired incorrectly wired double spot light in study.

It is recommended that test results be recorded here:

Visual Examination
 Earth Continuity
 Bonding
 Polarity
 Insulation Resistance **∞** Mohm
 Other

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

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

ELECTRICAL WORKER DETAILS

Name **Brian Kershaw**
 Registration no. **E242196**
 Company **3-9-05**
 Signature **[Signature]**
 Date
 Contact Ph No. **0272771430**

CERTIFICATION OF ELECTRIC LINES

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

Name
 Registration no.
 Company
 Signature
 Date
 Contact Ph No.

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector

New mains Switchboard Earthing system Installation work in hazardous areas

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

Name Registration no.
 Signature Date
 Contact Ph No.

SCOPE OF INSPECTION SHEET

Date 14/8/07 SR or BCA 055848 Inspection No. 9
 Time 11.15 Documents on site YES / NO
 Owner Name E B KILMISTER Project Description ALTERATIONS TO DECK
 Site Address 14 HERBY ST NAKKARAE NEW BATHURST

Building Plumbing
 Circle appropriate Type & Inspection Other.....
 Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes Diagram (if necessary)
 • All Complete As per Consent Requirements
 • Received -
 • ccc Application
 • Roof Warranty
 • ELEC CERTIFICATES X 2
 • INSTRUCTORS PROD STATEMENT FOR Fg BUILT WOODBURNER
 • PS44 - FOUNDATIONS / BEAMS
 • Plumbers Pro Statement Pipes

Photo's Taken - Nos. saved / scanned? Y / N
 Site instruction issued
 Result: Pass Part pass Fail

Confirmation of inspection by person on site
 Person on site: Builder Owner Other No One on site
 Your next inspection will be n/a
 (Guidance notes for inspection on the rear of this sheet)
 Agreed, B KILMISTER Sign B Kilmister Date 14/8/07
 (Print Name)
 Officer sign [Signature] Name J M Hackett Date 14/8/07
 Additional Insp. Sheet No.
 Information entered into data base Initial Date 1/1/

SCOPE OF INSPECTION

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

Engineer – Civil/Structural/Fire/Geotechnical: An engineer has been engaged to carry out inspections on behalf of the owner. Please ensure those inspections are carried out. A construction statement (PS4) is required to be supplied to Council.

Site: A surveyor's report, or visible boundary markers provided, so that the set out of the project can be clearly identified.

Foundation: When all formwork has been completed, footings have been excavated and reinforcement is in place.

Piles: When all holes are excavated prior to installation.

Pre-slab plumbing (concrete slab): When all plumbing and drainage pipes have been installed, prior to backfilling.

Pre-slab building (concrete slab): When DPM has been placed with all laps and penetrations sealed, reinforcing in place and in position with chairs as appropriate.

Sub-floor (timber suspended floor): When all sub-floor connections, joists and required blocking, and any suspended plumbing pipe work have been completed, but before any flooring or base boards have been fitted. Relocated dwellings require a sub-floor inspection prior to the base boards being fitted.

Drainage: When all drainage works is completed and is under test, before backfilling occurs. As laid drainage plan is required at time of inspection.

Pre-wrap: When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.

Pre-clad: When building wrap and window and door flexible flashing tape has been installed, cavity battens (cavity systems), cavity closers and all flashing systems are in place, but before joinery has been installed.

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

Pre-stucco: After the post-wrap inspection and when all the reinforcing and flashings are in place.

Pre-line (plumbing): When all internal plumbing is complete and plumbing pipe work is under test pressure.

Pre-line (building): When the exterior of the building is weather tight, all structural components (including bracing) have been completed and wall insulation is in place.

Wet area membranes, decks, roofs and shower area: Pre application of wet area membrane, when all outlets and flashings have been installed, ready for membrane installation.

Post application of wet area membrane.

Post-line: When all interior linings have been installed, but before skirting, Scotia or plastering stopping. Installation details of screws check of wall bracing element.

Block: When all masonry block work including block foundations for slab floors, is completed, reinforcing in place and washout openings in place.

Brick Veneer: When veneer is at half height and all flashings are in place.

Retaining wall: Pre application of waterproof membrane system.

Post application of waterproof membrane system.

Protection installed for membrane system and installation of perforated drainage system before back filling.

Final: Final inspections are carried out at the completion of the project and may include entire project, plumbing, drainage and storm water. The Code Compliance Certificate is issued if the building work complies with the approved building consent.

Free Standing Fireplace: Final inspection required only.

In Built Fireplace: Inspection required before installation and after installation.

PRIVACY STATEMENT

1. The information contained on the Building Inspection Report Sheet is held by the Kapiti Coast District Council, whose address is 175 Rimu Road, Private Bag 601, Paraparaumu.
2. The information is available for public inspection as part of the Building Record of the property concerned.
3. You have the right under the Privacy Act 1993 to obtain access to, and to request correction of any personal information held by Council concerning you.

Council has a Privacy Officer. If you have any concerns regarding privacy issues please telephone (04) 904 5700

FINAL INSPECTION

Date 14/8/07 SR or BCA 055848 Inspection No. 9

Time 11.15 Documents on site YES / NO

Owner Name E B KILMISTER Project Description ALTAIR TOWNS PATON DECK

Site Address 14 IHERU ST NAKKAE NEW BATHURST

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applicable to all inspections

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

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

FINAL - Interior

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

FINAL - Intertency/Commercial

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

Road Crossing Complete	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Energy Certificates supplied	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Final Check Complete	<input checked="" type="radio"/> Y	<input type="radio"/> N
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Officer Sign: [Signature] Name: J. [Signature] Date: 14/8/07

Building Consent Number 055848

Site Address 14 Kavanu

Building Project Add/Alts Contact Person..... Contact Number.....

Are approved plans on site? If not, advise Builder of their obligation to make sure they are in future.

POST-CLAD INSPECTION ALL CLADDINGS

WALL CLADDINGS			ROOF CLADDINGS		
Cladding selection complies with BC? <i>Note 1</i>	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Roof material complies with BC? <i>Note 1</i>	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Sheets fixed to manufacturers Specs?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Roof fixing complies?	<input type="radio"/> Yes	<input type="radio"/> No
Fixings appropriate for durability?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Ridge/hip flashings in place & correct?	<input type="radio"/> Yes	<input type="radio"/> No
Sheet layout correct?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Roof/wall junctions flashed?	<input type="radio"/> Yes	<input type="radio"/> No
Control joints where appropriate?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Penetrations correctly flashed	<input type="radio"/> Yes	<input type="radio"/> No
Fixings appropriate for bracing elements	<input checked="" type="radio"/> Yes	<input type="radio"/> No			
Flashings in place?	<input checked="" type="radio"/> Yes	<input type="radio"/> No			
Clearance provided for fascia & spouting	<input checked="" type="radio"/> Yes	<input type="radio"/> No			
Ground clearances achieved?	<input checked="" type="radio"/> Yes	<input type="radio"/> No			
Clearance off deck surface?	<input checked="" type="radio"/> Yes	<input type="radio"/> No			
Flashings/wraps in place, parapets/barriers?	<input checked="" type="radio"/> Yes	<input type="radio"/> No			
Has builder been advised not to fix through top surface of barriers	<input type="radio"/> Yes	<input type="radio"/> No			
Next inspection discussed				<input type="radio"/> Yes	<input type="radio"/> No

Note 1. If cladding has changed Amended Application required
If any aspects have failed or marked No, note remedial action required in Comments

OK to proceed? Yes No Label in place? Yes No

Is a re-inspection required? Yes No Has a Notice to Fix been, or intended to be issued? Yes No

If a re-inspection is required advise builder to book inspection (24 hours notice) by phoning 04 9045 617

COMMENTS

- Roof now being replaced. was to be existing but was amended for new roof.

- Ground clearance for new weatherboard to existing house could not be achieved - flashing has been used instead - OK.

Inspection Date 15/11/05

Inspecting Officer [Signature]

Building Consent Number 55848

Site Address 14 Karaka

Building Project Adds/Alts Contact Person..... Contact Number.....

Are approved plans on site? If not, advise Builder of their obligation to make sure they are in future.

SUB-FLOOR INSPECTION

Ordinary pile fixings	Pass	Fail	Anchor pile fixings	Pass	Fail
Brace pile fixings	Pass	Fail	Brace connections	Pass	Fail
Timber treatment	Pass	Fail	Sub-floor framing	Pass	Fail
Sub-floor beams/bearers	Pass	Fail	Floor joists	Pass	Fail
Cantilevered joists	Pass	Fail	Solid blocking	Pass	Fail
Notching/holes etc	Pass	Fail	Under floor insulation	Pass	Fail
Engineer Design?	Yes	No	Has Engineer inspected?	Yes	No
Engineers Report available?	Yes	No	If No has report been requested?	Yes	No
Minimum floor levels?	Yes	No	Have you reminded builder of next inspection?	Yes	No

If any aspects have failed or marked No, note remedial action required in Comments

PRE-SLAB CONCRETE FLOOR

Compacted substrate	Pass	Fail	DPC in place & joints taped	Pass	Fail
Penetrations sealed	Pass	Fail	Mesh in place and supported	Pass	Fail
Slab thickening	Pass	Fail	Other reinforcing steel	Pass	Fail
Bottom plate fixings	Pass	Fail		Pass	Fail
Engineer Design?	Yes	No	Has Engineer inspected?	Yes	No
Engineers Report available?	Yes	No	If No has report been requested?	Yes	No
Has minimum floor level been discussed?	Yes	No		Yes	No
Have you reminded builder of next inspection?	Yes	No		Yes	No

If any aspects have failed or marked No, note remedial action required in Comments

OK to proceed? Yes/No

Label in place? Yes/No

Is a re-inspection required? Yes/No Has a Notice to Fix been, or intended to be issued? Yes/No

If a re-inspection is required advise builder to book inspection (24 hours notice) by phoning 04 9045 617

COMMENTS

Section of new floor over old concrete patio

- Slapping in place
- DPC under slapping.
- Fixing ok.
- to be failed.

Inspection Date 15/11/05

Inspecting Officer [Signature]

Building Consent Number 055848 Site Address 14 Keru St Westwood
 Building Project Adds of ACK Contact Person Bill Solomon Contact Number

Are approved plans on site? If not, advise Builder of their obligation to make sure they are in future.

PRE-LINE BUILDING

Building weathertight? <i>Note 1</i>	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Framing complies with BC <i>Note 2</i>		
External framing timber treatment <i>H3:1</i> ...	<input checked="" type="radio"/> Pass	<input type="radio"/> Fail	Other framing treatment	Pass	Fail
Trusses Identified by branding	Pass	Fail	Trusses fitted as per design	Pass	Fail
Truss to top plate fixings	Pass	Fail	Truss proprietary fixings	Pass	Fail
Rafter fixings & spacing	Pass	Fail	Roof bracing in place	Pass	Fail
Ceiling batten spacing	Pass	Fail	Ceiling batten moisture content.....%	Pass	Fail
Top plate connections	Pass	Fail	Ceiling diaphragm	Pass	Fail
Ceiling insulation	Pass	Fail	Framing to openings	Pass	Fail
Lintel/beams size & fixing	Pass	Fail	Wall bracing	Pass	Fail
Stud spacing	Pass	Fail	Wall insulation	Pass	Fail
Moisture content %	Pass	Fail	Exterior window & door frame fixings	Pass	Fail
Air seals to openings	Pass	Fail	Light & ventilation	Pass	Fail
Specific fixings for brace elements	Pass	Fail	Bottom plate fixings	Pass	Fail
Roofing Deck membranes	Pass	Fail	Exterior cladding to deck clearances	Pass	Fail
Reminded builder of Post-line Inspection?	Yes	No			

Note 1 If building not weathertight interior linings cannot be fixed
Note 2 Significant changes will require amended BC application. Minor changes must be recorded.

If any aspects have failed or marked No, note remedial action required in Comments

OK to proceed? Yes/No

Label in place? Yes/No

Is a re-inspection required? Yes/No Has a Notice to Fix been, or intended to be issued? Yes/No

If a re-inspection is required advise builder to book inspection (24 hours notice) by phoning 04 9045 617

COMMENTS

lower part only just hangs in place

OK to proceed

Inspection Date 11.1.06

Inspecting Officer 

Building Consent Number 0558493

Site Address 14 Kowhai

Building Project Add/Alts Contact Person..... Contact Number.....

Are approved plans on site? If not, advise Builder of their obligation to make sure they are in future.

SUB-FLOOR INSPECTION

Ordinary pile fixings	Pass	Fail	Anchor pile fixings	Pass	Fail
Brace pile fixings	Pass	Fail	Brace connections	Pass	Fail
Timber treatment	Pass	Fail	Sub-floor framing	Pass	Fail
Sub-floor beams/bearers	Pass	Fail	Floor joists	Pass	Fail
Cantilevered joists	Pass	Fail	Solid blocking	Pass	Fail
Notching/holes etc	Pass	Fail	Under floor insulation	Pass	Fail
Engineer Design?	Yes	No	Has Engineer inspected?	Yes	No
Engineers Report available?	Yes	No	If No has report been requested?	Yes	No
Minimum floor levels?	Yes	No	Have you reminded builder of next inspection?	Yes	No

If any aspects have failed or marked No, note remedial action required in Comments

PRE-SLAB CONCRETE FLOOR

Compacted substrate	Pass	Fail	DPC in place & joints taped	Pass	Fail
Penetrations sealed	Pass	Fail	Mesh in place and supported	Pass	Fail
Slab thickening	Pass	Fail	Other reinforcing steel	Pass	Fail
Bottom plate fixings	Pass	Fail		Pass	Fail
Engineer Design?	Yes	No	Has Engineer inspected?	Yes	No
Engineers Report available?	Yes	No	If No has report been requested?	Yes	No
Has minimum floor level been discussed?	Yes	No		Yes	No
Have you reminded builder of next inspection?	Yes	No		Yes	No

If any aspects have failed or marked No, note remedial action required in Comments

OK to proceed? Yes/No

Label in place? Yes/No

Is a re-inspection required? Yes/No

Has a Notice to Fix been, or intended to be issued? Yes/No

If a re-inspection is required advise builder to book inspection (24 hours notice) by phoning 04 9045 617

COMMENTS

*Small internal slab of concrete stair only, foundations & piers ok
ok to pour concrete.*

Inspection Date..... 13/12/05

Inspecting Officer..... [Signature]

Building Consent Number 055848

Site Address 14 KERERU ST

Building Project Adds/Alts Contact Person..... Contact Number.....

Are approved plans on site? If not, advise Builder of their obligation to make sure they are in future.

POST-LINE INSPECTION

Sheets nailed to meet bracing requirements?	Yes	No	Other sheets nailed to meet manufactures specifications?	Yes	No
Diaphragm ceilings nailed off correctly?	Yes	No	Wall lining selection complies with BC?	Yes	No
Sheets clear of floor?	Yes	No	Fixing type recorded? <u>Nails</u> Screws	Yes	No

If any aspects have failed or marked No, note remedial action required in Comments

SOLID FUEL HEATERS

Model of heater complies with BC?	Yes	No	Heater installed in accordance with manufactures specifications?	Yes	No
Heater seismically restrained?	Yes	No	Hearth size correct?	Yes	No
Flue fitted correctly?	Yes	No	Flue spacers in place?	Yes	No
Ceiling plate fitted?	Yes	No	Flue roof flashings?	Yes	No
Clearance of mantel?	Yes	No	Clearances from flammable surfaces including window drapes doors etc?	Yes	No
Installer's installation sheet completed?	Yes	No	Wet back included?	Yes	No
Wet back compliant?	Yes	No	Smoke detectors installed?	Yes	No

If any aspects have failed or marked No, note remedial action required in Comments

OK to issue Code Compliance Certificate? Yes/No

Label in place? Yes/No

Is a re-inspection required? Yes ~~No~~

Has a Notice to Fix been, or intended to be issued? Yes ~~No~~

If a re-inspection is required advise builder to book inspection (24 hours notice) by phoning 04 9045 617

COMMENTS

Note: minor changes to bracing noted on plans

Inspection Date 22/11/05

Inspecting Officer [Signature]



SITE INSPECTIONS - BC 055848

Application Details

Applicant Name :	Elizabeth and Brian Kilmister
Contact Address :	14 Kereru st Waikanae
Location :	14 KERERU STREET, WAIKANAЕ
Legal Description :	LOT 20 DP 18903 CT 88
Proposal :	Extend living room, new deck, new bathroo

Landline

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

FOUNDATIONS

Date: 10/11/05 Officer: Kevin Smith Builder/Contractor/Owner: Bill Solomon

Approved building consent documents on site: YES / NO

SITING:

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

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

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

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

COMMENTS

Note piles were to be driven now they have been bored 400x600 diameter & down to firm ground. Allow by the engineer is respecting & is going to supply drawings & calculate engineers survey vision report required.

SUBFLOOR

Date: Officer: Builder/Contractor/Owner:

Ord pile fixings	<input type="checkbox"/>
Anchor pile bolts	<input type="checkbox"/>
Brace pile bolts and washers	<input type="checkbox"/>
Timber treatment	<input type="checkbox"/>
Subfloor framing	<input type="checkbox"/>
Subfloor beams/bearers	<input type="checkbox"/>

Subfloor bracing	<input type="checkbox"/>
Joists - size/spacing/fixing	<input type="checkbox"/>
Cant. Joists - lth/size/spc	<input type="checkbox"/>
Solid blocking - spacing	<input type="checkbox"/>
Notching, holes etc	<input type="checkbox"/>
Proprietary connections	<input type="checkbox"/>

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

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

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

COMMENTS

PRE-SLAB

BUILDING

Date: Officer: Builder/Contractor/Owner:

Minimum floor level	<input type="checkbox"/>	Mesh	<input type="checkbox"/>
DPC	<input type="checkbox"/>	Mesh chairs	<input type="checkbox"/>
Joints taped	<input type="checkbox"/>	Slab thickening	<input type="checkbox"/>
Penetrations	<input type="checkbox"/>	Bottom plate fixings	<input type="checkbox"/>
Specific design	Yes / No		
If yes, has Engineer inspected	Yes / No		

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

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

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

COMMENTS

PRE-WRAP INSPECTION

COMMENTS

RF
10/10/05 BRACING & FIXINGS IN PLACE FOR INTERNAL, KITCHEN LOUNGE
ALTERATIONS OK TO CONTINUE *RF*

Post-Wrap Inspection

Direct Fixed Claddings (all types)

Element to Check	Hot tips	Comments	Pass	Fail
<i>Envelope</i>				
Timber moisture	Min 20% or as required by manufacturer		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building wrap	Fixed securely and appropriate for cladding type. Roofing underlay required for vertical profiled metal		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flexible sealing tape	Check for installation at top and bottom of openings. Minimum 100mm up opening and full width across. Check has not been over stretched		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Head Flashings <i>If installed at time of inspection</i>	Compatibility checked. Flashing tape or second layer of building wrap in place. If flashing tape is used it must be compatible with building wrap	<i>Will installed later.</i>	<input type="checkbox"/>	<input type="checkbox"/>
Sill flashings	Stop ends required. Flashing must extend under joinery to cover possibility of mitre's failing. Sill framing timber to be chamfered to accommodate sill flashing	<i>installed later</i>	<input type="checkbox"/>	<input type="checkbox"/>
Back flashings	Installed at critical junctions, internal corners, control joints, deck barrier/wall junctions		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Capillary clearance	Wall framing to overhang by a minimum of 6mm.		<input type="checkbox"/>	<input type="checkbox"/>
Ground clearances	Fig 65. table 18		<input type="checkbox"/>	<input type="checkbox"/>

All

OK TO continue

18/10/05

**Post-Wrap Inspection
Claddings Utilising Cavities (except stucco)**

Element to Check	Hot Tips	Comments	Pass	Fail
<i>Envelope</i>				
Building wrap	Fixed securely and appropriate for cladding type. Roofing underlay required for vertical profiled metal		<input type="checkbox"/>	<input type="checkbox"/>
Flexible sealing tape	Check for installation at top and bottom of openings. Minimum 100mm up opening and full width across. Check has not been over stretched		<input type="checkbox"/>	<input type="checkbox"/>
<i>Flashings</i>				
Head flashings	Must be installed prior to cladding. Compatibility checked. Stop ends required Flashing tape or second layer of building wrap in place. If flashing tape is used it must be compatible with building wrap		<input type="checkbox"/>	<input type="checkbox"/>
Back flashings	Installed at critical junctions, internal corners, control joints, deck barrier/wall junctions		<input type="checkbox"/>	<input type="checkbox"/>
Flashing of penetrations	Ensure penetrations such as air extract systems are flashed. Ensure penetrations fall to outside to prevent water tracking to rear of cavity. Confirm flashing materials comply with B2 for durability		<input type="checkbox"/>	<input type="checkbox"/>
Internal corners	Applies to weatherboards with or without a cavity, plywood without cavity, horizontal profiled metal, fibre cement with or without a cavity		<input type="checkbox"/>	<input type="checkbox"/>

Battens	H3 treatment Fixed securely No horizontal battens except at soffit level Cavity spacers (if reqd 100mm long, 50mm min gap, 5° slope. Additional support between battens		<input type="checkbox"/>	<input type="checkbox"/>
Element to Check	Hot Tips	Comments	Pass	Fail
Deck membranes	Deck membranes carried up behind cladding 150mm from deck Fig 62 E2/AS1		<input type="checkbox"/>	<input type="checkbox"/>
Cavity closures	In place with drainage provided		<input type="checkbox"/>	<input type="checkbox"/>
Ground clearances	Fig 65. table 18		<input type="checkbox"/>	<input type="checkbox"/>

**Post-Wrap Inspection
Solid Plaster (Stucco)**

Element to Check	Hot Tips	Comments	Pass	Fail
<i>Envelope</i>				
Building wrap	Fixed securely and appropriate for cladding type. Roofing underlay required for vertical profiled metal		<input type="checkbox"/>	<input type="checkbox"/>
Flexible sealing tape	Check for installation at top and bottom of openings. Minimum 100mm up opening and full width across. Check has not been over stretched		<input type="checkbox"/>	<input type="checkbox"/>
<i>Battens</i>				
H3 treatment	NZS 3602 H3.1		<input type="checkbox"/>	<input type="checkbox"/>
20mm minimum cavity spacing	Provide support for solid backing sheets. Cavity spacers to have correct fall, 50mm gap and 100mm in length		<input type="checkbox"/>	<input type="checkbox"/>
Spacing	Additional support required if battens exceed		<input type="checkbox"/>	<input type="checkbox"/>

	450mm spacing. (to prevent insulation pushing out into cavity)			
<i>Flashings to penetrations</i>				
	Confirm flashing details for elements that bridge cavity. E.g. air extraction systems		<input type="checkbox"/>	<input type="checkbox"/>
<i>Back flashings</i>				
	Back flashings to internal corners		<input type="checkbox"/>	<input type="checkbox"/>

Post-Cladding Inspection

Element to Check	Hot tips	Comments	Pass	Fail
<i>Fibre Cement Sheet</i>				
Sheet layout	According to manufactures requirements. If bracing elements ensure correct fixings are used (stainless steel)		<input type="checkbox"/>	<input type="checkbox"/>
External corners taped and supported			<input type="checkbox"/>	<input type="checkbox"/>
<i>EIFS</i>				
Sheets supported at bottom edge with proprietary moulding	PVC cavity closure		<input type="checkbox"/>	<input type="checkbox"/>
External corners properly supported	PVC corner moulding		<input type="checkbox"/>	<input type="checkbox"/>
<i>Flashings</i>				
Sill	Not required for cavity systems other than stucco		<input type="checkbox"/>	<input type="checkbox"/>
Jamb	Only applies to stucco		<input type="checkbox"/>	<input type="checkbox"/>
Head	Applies to all claddings Stop ends where appropriate		<input type="checkbox"/>	<input type="checkbox"/>
Saddle	Required for all junctions and penetrations		<input type="checkbox"/>	<input type="checkbox"/>
Junctions with other materials	Have flashings fitted that are compatible (Tables 21 & 22)		<input type="checkbox"/>	<input type="checkbox"/>
Flashings/Wraps	In place over parapets/barriers prior to placement of finishing systems		<input type="checkbox"/>	<input type="checkbox"/>
<i>All Systems</i>				
Sheet fixings	Nailed as per specifications. Sheets extend past bottom plate by minimum 50mm 10mm drip edge formed (Fig 18)		<input type="checkbox"/>	<input type="checkbox"/>
Ground clearances	Fig 65. table 18		<input type="checkbox"/>	<input type="checkbox"/>
Clearance off deck surface	35mm at highest point above deck/roof fig 62		<input type="checkbox"/>	<input type="checkbox"/>
Element to Check	Hot tips	Comments	Pass	Fail

Vertical control joints as required by system manufacturer	Sheets fixed correctly to allow for movement at control joint		<input type="checkbox"/>	<input type="checkbox"/>
Horizontal control joints as required by system manufacturer	Sheets fixed correctly to allow for movement at control joint		<input type="checkbox"/>	<input type="checkbox"/>
Window installation	Window flange cover 10mm minimum Will require measuring by either checking overall window frame size (outside flange to flange) minus frame opening, difference should be 20mm, or check for maximum clearance either side between frame and window reveal, should be no more than 5mm		<input type="checkbox"/>	<input type="checkbox"/>
Air seals	In place with PEF backing rod		<input type="checkbox"/>	<input type="checkbox"/>
Parapets, solid barriers etc.	Provision for cap flashings to parapets with flashing tape separation Have sloping tops minimum 10 degrees or as specified by manufacturer Cap flashing may be omitted for deck barriers. No top fixing of rail supports or other fixtures to barriers		<input type="checkbox"/>	<input type="checkbox"/>
Wall barrier junctions etc.	Flashed to main wall		<input type="checkbox"/>	<input type="checkbox"/>
Vermin proof to cavity	Cavity closer installed		<input type="checkbox"/>	<input type="checkbox"/>
Cavity sealed to roof/mid-floor space	Usually with horizontal batten		<input type="checkbox"/>	<input type="checkbox"/>
Unusual or complex areas of building envelope	Particular attention to detail reqd		<input type="checkbox"/>	<input type="checkbox"/>
Penetrations correctly managed	Fig 68 & 69 for pipes and meterbox		<input type="checkbox"/>	<input type="checkbox"/>

Apron flashings	Appropriate kick outs in place. Ensure material used will be suitably durable; refer table 20		<input type="checkbox"/>	<input type="checkbox"/>
Coating able to be applied behind spouting stop ends	Fascia and spouting systems to be installed after coating systems applied		<input type="checkbox"/>	<input type="checkbox"/>
<i>Solid Plaster (Stucco)</i>				
Proprietary control joints	Proprietary control joints avoid the need for control joint inspections after each plaster coat has been applied		<input type="checkbox"/>	<input type="checkbox"/>

Post-Clad Inspection (Stucco)

Element to Check	Hot Tips	Comments	Pass	Fail
<i>Rigid backing</i>				
Fibre cement sheet/fixing			<input type="checkbox"/>	<input type="checkbox"/>
H3 plywood/fixing			<input type="checkbox"/>	<input type="checkbox"/>
H3 diagonal sheathing/fixing			<input type="checkbox"/>	<input type="checkbox"/>
<i>Non-rigid backing</i>				
Support for backing			<input type="checkbox"/>	<input type="checkbox"/>
Allowable deflection			<input type="checkbox"/>	<input type="checkbox"/>
<i>Reinforcing mesh</i>				
Mesh type			<input type="checkbox"/>	<input type="checkbox"/>
Reinforced around openings			<input type="checkbox"/>	<input type="checkbox"/>
6-9mm spacers			<input type="checkbox"/>	<input type="checkbox"/>
Proprietary self-spacing mesh			<input type="checkbox"/>	<input type="checkbox"/>
Fixings	Confirm durability of fixings (double dipped galvanised or stainless steel)		<input type="checkbox"/>	<input type="checkbox"/>

Proprietary control joints	Proprietary control joints avoid the need for control joint inspections after each plaster coat has been applied		<input type="checkbox"/>	<input type="checkbox"/>
<i>Flashings</i>			<input type="checkbox"/>	<input type="checkbox"/>
Head flashings	Compatibility checked. Stop ends required Flashing tape or second layer of building wrap in place. If flashing tape is used it must be compatible with building wrap		<input type="checkbox"/>	<input type="checkbox"/>
Cavity closures	In place with drainage provided		<input type="checkbox"/>	<input type="checkbox"/>
Ground clearances	Refer fig 65 & table 18 E2/AS1		<input type="checkbox"/>	<input type="checkbox"/>

PRELINE

PLUMBING AND DRAINAGE: Plumber:

Date: Officer: Builder/Contractor/Owner:

Pressure test	<input type="checkbox"/>
Visual leak check	<input type="checkbox"/>
Pipe support/clips	<input type="checkbox"/>
Pipe size	<input type="checkbox"/>
Pipe material	<input type="checkbox"/>

Joint strain	<input type="checkbox"/>
Pipe insulation	<input type="checkbox"/>
Stacks	<input type="checkbox"/>
Wastes	<input type="checkbox"/>
Supply tank	<input type="checkbox"/>

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

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

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

COMMENTS

BUILDING

Date: Officer: Builder/Contractor/Owner:

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

Bracing straps	<input type="checkbox"/>
Timber grade	<input type="checkbox"/>
Wall dwangs	<input type="checkbox"/>
Trimming studs	<input type="checkbox"/>
Truss/rafter - fix/space	<input type="checkbox"/>
Ceiling joists	<input type="checkbox"/>
Plate fixings	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>
Ceiling battens	<input type="checkbox"/>
Check exterior claddings	<input type="checkbox"/>
Ceiling	<input type="checkbox"/>

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

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

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

COMMENTS

Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

POSTLINE

Date: Officer: Builder/Contractor/Owner:

Sheets nailed as per your schedule	<input type="checkbox"/>	Insulation to walls	<input type="checkbox"/>
Has a Site Instruction been issued?	Yes/No	Instruction No:	
Is a reinspection required?	Yes/No	Proposed date of follow up inspection	
Postline Label in place?	Yes/No		

COMMENTS

DRAINS

Drainlayer:

Date: Officer: Builder/Contractor/Owner:

Drain depth	<input type="checkbox"/>
Subsoil drains	<input type="checkbox"/>
Pipe material	<input type="checkbox"/>
Disposal field	<input type="checkbox"/>
Drains under building	<input type="checkbox"/>
Connection to main	<input type="checkbox"/>
Pipe supports	<input type="checkbox"/>
Manhole - structure	<input type="checkbox"/>
Lamp holes	<input type="checkbox"/>
Drain test	<input type="checkbox"/>

Gully traps	<input type="checkbox"/>
Granular bedding	<input type="checkbox"/>
Terminal vents	<input type="checkbox"/>
Even gradient/line	<input type="checkbox"/>
Soil stack	<input type="checkbox"/>
Manhole - haunching	<input type="checkbox"/>
Inspection/bends	<input type="checkbox"/>
SW to kerb	<input type="checkbox"/>
Sumps	<input type="checkbox"/>

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

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

Producer Statement Yes/No/NA

COMMENTS

Addenda to Application

Application

Elizabeth and Brian Kilmister 14 Kereru st Waikanae	No.	055848
-----------------------------------------------------------	-----	--------

Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stage Extend living room, new deck, new bathroom, stairs
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$80,000
Location	14 KERERU STREET, WAIKANAЕ
Legal Description	LOT 20 DP 18903 CT 884/50
Valuation No.	1496065600

Builder: Bill Solomon : 9026445

Designer: Kirsty Chamberlain 115 Townsend Road, Miramar, Wgtn : 04 9778759

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Foundation Inspection:
 2. Subfloor Inspection, Suspended Floor
 3. Pre-slab Inspection, concrete floor
 4. Pre-wrap Inspection
 5. Post-wrap Inspection
 6. Post-Clad Inspection
 7. Prelining Inspection, moisture test, check bracing
 8. Post-lining inspection, linings, fixed as per brace design
 9. Water test on sewer drains
 10. Completion inspection
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. All foundations are to be to solid bearing minimum of 300mm
4. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
5. Fit head, jamb, sill flashings and proprietary sill tray to external joinery. Fit airseals to the inside edges of the window reveals.
6. Note and comply with endorsements on approved plans.
7. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
8. Deck & stair balastrades with a greater drop than 1.0m require min 1.0m high balastrade measured from floor or tread. max 150mm bottom rail to floor. max 100mm space or hole between vertical rails. CERTAIN OTHER DECK CONFIGURATIONS MAY REQUIRE SAFETY BARRIERS. CONFER INSPECTOR
9. Installation of solid fuel appliances must comply with manufactures specifications and be secured against seismic movement ie EARTHQUAKES.
10. Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire. Alarms are to be of a type which include a reset and test buttons.
11. Contractor to leave site clear of all demolition materials and in a tidy state.
12. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.

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

**OWNER/BUILDER/
AUTHORISED PERSON**

Date:

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents (refer PIM Sheet)		Sect 37 issued. 14/9/05 R.Voice. removed 26/9 RM 055848 Granted. 21.9.05	PR. Lee 26.9.05
Plumbing and Drainage			14/9/05
Building			23/9/05
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
Site- Footpath & Entrance Conditions		Ground SOFT GROUND FURTHER INVESTIGATION REQUIRED ENGINEER TO SUPERVISE	14/9/05
SLOPING SITE TO THE WEST VEHICLE CROSSING EXISTING & IN GOOD CONDITION UNDAMAGED		NOTES:	

RECEIVED
29 AUG 2005
KAPITI COAST
DISTRICT COUNCIL



Building Consent No.....055848

Building Project.....14 Kereru St, Wairarapa
ADDS & ALTS

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS

1	✓	Foundation inspection	32	✓	Lapse and cancellation after 12mths of consent	21	✓	Minimum FFL to comply with NZS3604
3	✓	Sub-Floor inspection, suspended floor	2	✓	Engineer design specific components	22	✓	Deck and stair balustrades with greater drop than 1 m
7	*	<u>Pre-concrete slab inspection of plumbing</u>	3	✓	foundations to solid bearing of 200mm	23	✓	Installation of solid fuel appliance (wood burner) comply and secured
2	✓	Pre-Slab inspection, concrete floor	4	✓	NZS3604 as accept. solution in terms of NZ Bld Code	23A		Second hand wood burner - certified
16		Pre-Block-Fill inspection	5		Not approved as Habitable BUILDING	24		Chimney to be cleaned prior to fitting of new unit
23	✓	Pre-Wrap inspection	6		Not approved as Habitable ROOM	24A	✓	Section F7 requires fitting of smoke detectors
24	✓	Post-Wrap inspection	7	✓	Fit proprietary Head, Jamb, Sill flashings & air seals to ext joinery	25	✓	Contractor to leave site clean and clear
25	✓	Post-Clad inspection	8		As in V H Wind Zone, ext load bearing walls, extra fixing for roof	26		Sewer and water services to be disconnected and capped
18		Substrate inspection – solid plaster	8A		As in Very High Wind Zone, extra fixings for roof	27		Provide from contractor roof warranty
19		Brick Veneer inspection	8B		All glazing, constr. system to comply with V H Wind and CCZ	28		Contractor warranty covering roof, fascia and gutter system
8	*	<u>Prelining inspection of plumbing</u>	9	✓	Note and comply with all endorsements on approved plans	29		Provide from contractor texture coating warranty
4	✓	Prelining inspection, moisture test, check bracing	10		Names and Reg'n of plumber and drain layer req'd	30		To comply with food hygiene regulations 1974
5	✓	Post-lining inspection, linings, fixed as per brace design	11		Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	31		As in CCZ, all fixings need to be stainless steel
10	✓	<u>Water test on sewer drains</u>	12		Hot & Cold water pipes tested to 1500kPa	33		Approval only given for relocation purposes
15	✓	<u>Completion inspection</u>	13		Roof storm water to be connected to existing	34		If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
			14		Copper water pipes not permitted	38		Window sashes on upper levels less than 760mm above floor to have stays fixed
		* = plumbing inspections	15		Owner/builder to ensure prop foundation height will allow satisfactory connection	39		Construction of playground to comply with NZS 5828
			16		Drainlayer to discuss septic tank, etc	40		Fencing, gates, doors directly leading to swimming pool to comply Pool act 1987
		STANDARD CONSENT CONDITIONS	17		Owner's responsibility to arrange septic tank design	41		Owner's legal responsibility to provide locking lid for spa pool
37			18		Roof stormwater to be disposed inside property boundary	42		Intended appraised/approved Polystyrene Texture Coating system to be advised
72			19		Roof stormwater to be piped to kerb	43		Textured systems should be applied by licensed, trained applicators - supply warranty
80			20		Tempering valve to be installed on HW cylinder	44	✓	Exterior cladding system to be completed and inspected prior to internal lining.

FOR OFFICE USE ONLY

FEES		APPLICATION FEE \$.....	
Building Fee	\$ 1275.00	RECEIPT NO	DATE.....
Sewer Connection	\$.....	132898	29-8-05
Water Connection	\$.....	INVOICE NO	DATE.....
Vehicle Crossing	\$.....	13651	29-8-05
Damage Deposit	\$ 400.00	RECEIPT NO	DATE.....
Structural Checking	\$.....		
Building Research Levy	\$ 80.00	FEES PAID BY:	
Development Levy	\$.....		
DBH Levy	\$ 157.60	BUILDING CONSENT NUMBER	DATE ISSUED
Compliance Schedule	\$.....		
Digital Storage Fee	\$ 31.50	AUTHORISATION FOR REFUND OF DEPOSIT	
Certificate of Title Charge	\$ 45.00	Deposit held =	\$.....
Photocopying	\$.....	Cost to Repair Damage Caused During Construction =	\$.....
SUBTOTAL	\$.....	Total Balance to be Refunded	
Less Fee Paid	\$.....	Authority Number:	
TOTAL	\$ 1989.10	Authorised:	DATE:
GST INCLUDED	\$.....		

Paid.

GST 51-860-608
 Received with thanks by 46/01
 KAPITI COAST DISTRICT COUNCIL
 29-08-05 13:32 Receipt no. 132898
 DR BC055848
 KILMISTER ELIZABETH 1,989.10-
 Elizabeth and Brian Kilmister::14 Kerer
 CQ B
 E & B KILMISTER FAMI 1,989.10

NON STANDARD ADDENDA



Building consent 055848

Section 51, Building Act 2004

The building

Street address of building: 14 KERERU STREET, WAIKANAE

Legal description of land where building is located: LOT 20 DP 18903 CT 884/50

Valuation number: 1496065600

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: Elizabeth and Brian Kilmister

Contact person:

Mailing address: 14 Kereru st, Waikanae

Street address/registered office:

Phone number: Landline: 293 4247

Mobile: 027 630 7861

Daytime:

After hours:

Facsimile number:

Email address: kilmister@inspire.net.nz

Website:

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

Full Name: Kirsty Chamberlain Architectural Design

Mailing Address: 115 Townsend Road, Miramar, WELLINGTON

Phones: 04 977 8759; 025 206 8134; 04 977 8759

Email: kirsty.chamberlain@paradise.net.nz

Building work

The following building work is authorised by this building consent:

Extend living room, new deck, new bathroom, stairs

Residential

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

Kapiti Coast District Council

Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website www.kapiticoast.govt.nz

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

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

Signature

A handwritten signature in black ink, appearing to be 'C.S.O.', written over a horizontal line.

Position

Handwritten initials 'C.S.O.' in black ink, positioned below the signature line.

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 27/09/05

27 September 2005

Elizabeth and Brian Kilmister
14 Kereru st
Waikanae

Dear Sir/Madam

Approval of Building Consent: 055848

Description: Extend living room, new deck, new bathroom, stairs
Location: 14 KERERU STREET, WAIKANAE
Legal Description: LOT 20 DP 18903 CT 884/50

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

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

As the owner you are also responsible for the following:

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

If you have any questions regarding your building consent or your responsibilities, please contact Kapiti Coast District Council on (04) 9045 617.

Addenda to Application

Application

Elizabeth and Brian Kilmister 14 Kereru st Waikanae	No.	055848
-----------------------------------------------------------	-----	--------

Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stage Extend living room, new deck, new bathroom, stairs
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$80,000
Location	14 KERERU STREET, WAIKANAЕ
Legal Description	LOT 20 DP 18903 CT 884/50
Valuation No.	1496065600

Builder: Bill Solomon : 9026445

Designer: Kirsty Chamberlain 115 Townsend Road, Miramar, Wgtn : 04 9778759

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Foundation Inspection:
 2. Subfloor Inspection, Suspended Floor
 3. Pre-slab Inspection, concrete floor
 4. Pre-wrap Inspection
 5. Post-wrap Inspection
 6. Post-Clad Inspection
 7. Prelining Inspection, moisture test, check bracing
 8. Post-lining inspection, linings, fixed as per brace design
 9. Water test on sewer drains
 10. Completion inspection
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. All foundations are to be to solid bearing minimum of 300mm
4. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
5. Fit head, jamb, sill flashings and proprietary sill tray to external joinery. Fit airseals to the inside edges of the window reveals.
6. Note and comply with endorsements on approved plans.
7. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
8. Deck & stair balastrades with a greater drop than 1.0m require min 1.0m high balastrade measured from floor or tread. max 150mm bottom rail to floor. max 100mm space or hole between vertical rails. CERTAIN OTHER DECK CONFIGURATIONS MAY REQUIRE SAFETY BARRIERS. CONFER INSPECTOR
9. Installation of solid fuel appliances must comply with manufactures specifications and be secured against seismic movement ie EARTHQUAKES.
10. Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire. Alarms are to be of a type which include a reset and test buttons.
11. Contractor to leave site clear of all demolition materials and in a tidy state.
12. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.

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

**OWNER/BUILDER/
AUTHORISED PERSON**

Date:

Inspection Advice

Commencing 1 July 2004 Kapiti Coast District Council Building Control has introduced additional inspection requirements primarily to cover the exterior envelope of buildings to ensure compliance with Clause E2 of the Building Code.

The following list provides an explanation of when the 'normal' inspections and those new ones should be carried out. (* indicates new inspection.)

1. **Foundation Inspection:** When all formwork has been completed, footings have been excavated and reinforcement is in place.
2. **Sub-floor Inspection (timber suspended floor):** When all sub-floor connections, joists and required blocking have been completed but before any flooring or base boards have been fitted. Relocated dwelling require a sub-floor inspection prior to the base boards being fitted.
3. **Pre-slab plumbing inspection (concrete slab):** When all plumbing and drainage pipes have been installed prior to backfilling.
4. **Pre-slab building inspection (concrete slab):** When DPM has been placed with all laps and penetrations sealed, reinforcing in place and in position with chairs as appropriate.
5. **Pre-block-fill Inspection:** When all masonry block work is completed, reinforcing in place and washout openings in place.
6. * **Pre-wrap Inspection:** When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.
7. * **Post-wrap Inspection:** When building wrap and window and door flexible flashing tape has been installed, cavity battens (cavity system) cavity closers and all flashing systems are in place, but before joinery has been installed.
8. * **Post-clad Inspection:** When exterior cladding has been installed, flashings in place, air-seals fitted to openings, but before any coating system has been applied.
9. **Pre-stucco Inspection:** After the post-wrap inspection and when all the reinforcing and flashings are in place.
10. **Brick veneer Inspection:** When veneer is at half-height and all flashings are in place.
11. **Pre-line Inspection (plumbing):** When all internal plumbing is complete and plumbing pipe work is under pressure test (when required).
12. **Pre-line Inspection (building):** When the exterior of the building is weather tight, all structural components (including bracing) have been completed and wall insulation is in place.
13. **Post-line Inspection:** When all interior linings have been installed.
14. **Waste water drain Inspection:** When all drainage work is complete, drain under test and as-built drawing available.
15. **Final Inspections:** Final inspections carried out at completion of project and may include, entire project, plumbing, drainage, stormwater.

Building Consent Number : 055848
 Applicant Name : Elizabeth and Brian Kilmister
 Project : Extend living room, new deck, new bathroom
 Location : 14 KERERU STREET, WAIKANAE
 Legal Description : LOT 20 DP 18903 CT 88

COUNCIL COPY

Please note the list below, which identifies the inspections required for this project. To ensure that a Code Compliance Certificate can be obtained at completion of your building project, these inspections must be carried out.

It is your responsibility to advise Council, giving 24 hours notice, when your project has reached the stage identified on the adjacent page to enable the inspection to be scheduled. This can be arranged by contacting Council on 04-9045-617 between the hours of 8.00am and 5.00pm Monday- Friday inclusive. Close off for booking inspections is 4.00pm on the day prior to the requested inspection.

Council can provide a weekend inspection service provided that requests are made prior to 4.00pm on the Friday preceding the weekend.

Inspection	Required	Inspecting Officer	Date Inspected
Foundation	Yes	HA	13/12/05
Sub-floor	Yes	HA	15/1/05
Pre-slab Plumbing	No		
Pre-slab Building	Yes	HA	13/12/05
Pre-block-fill	No		
Pre-wrap	Yes	BA	10/10/05
Post wrap	Yes		18/10/05
Post-clad	Yes	HA	15/1/05
Pre-stucco	No		
Brick veneer	No		
Pre-lining (plumbing)	No		
Pre-lining (building)	Yes	HA	15/1/05
Post-lining	Yes	HA	22/1/05
Waste Water Drain	Yes		
Final Inspection	Yes	J. Kilmister	24/8/09

PROPOSED ALTERATIONS
FOR BRIAN AND ELIZABETH KILMISTER

14 KERERU STREET, WAIKANA E

AUGUST 2005

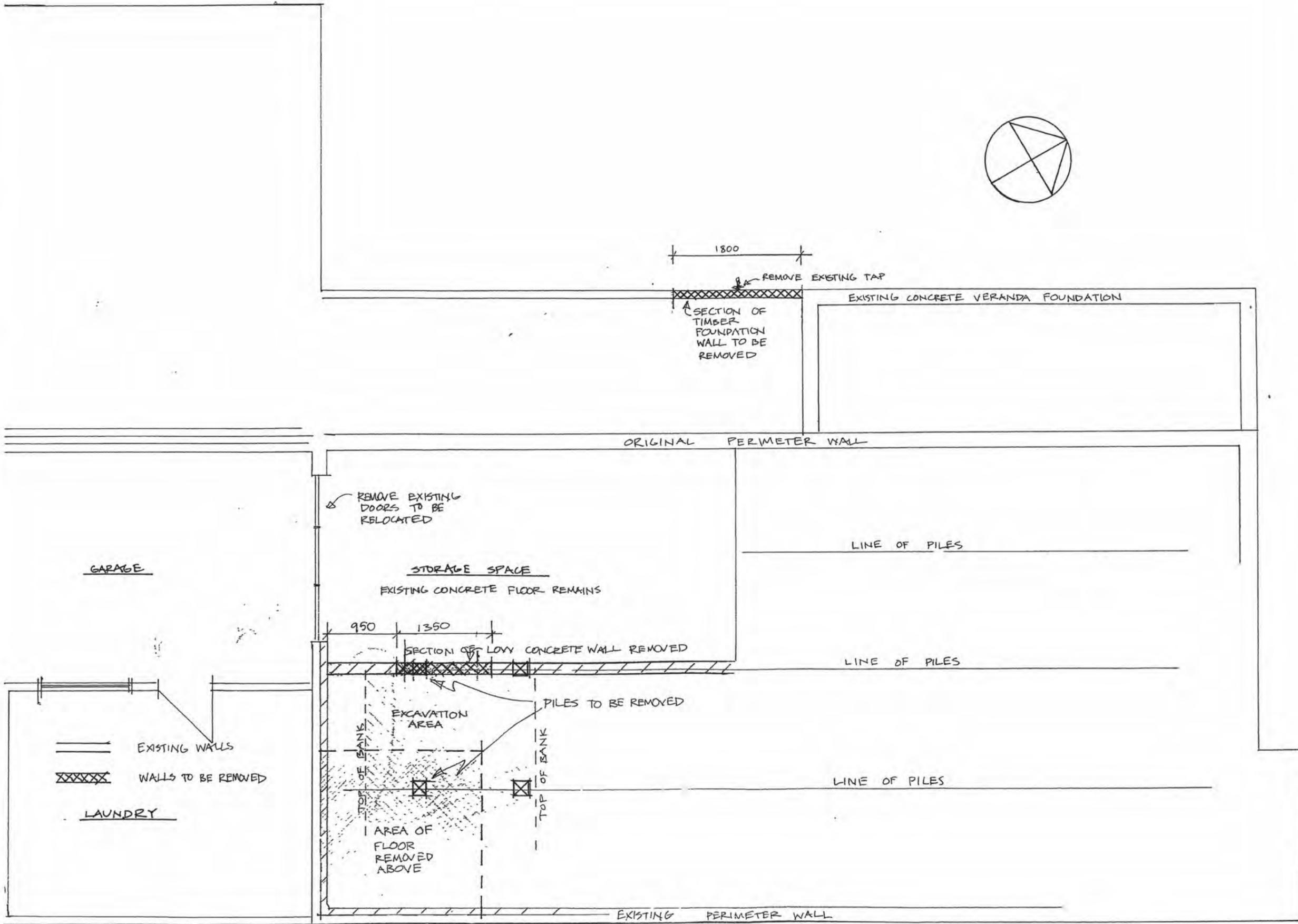
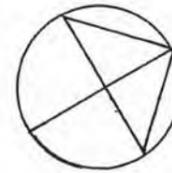
DRAWN BY KIRSTY CHAMBERLAIN

EXISTING/DEMOLITION PLAN

GROUND FLOOR

SCALE 1:50

PAGE 03 OF 16

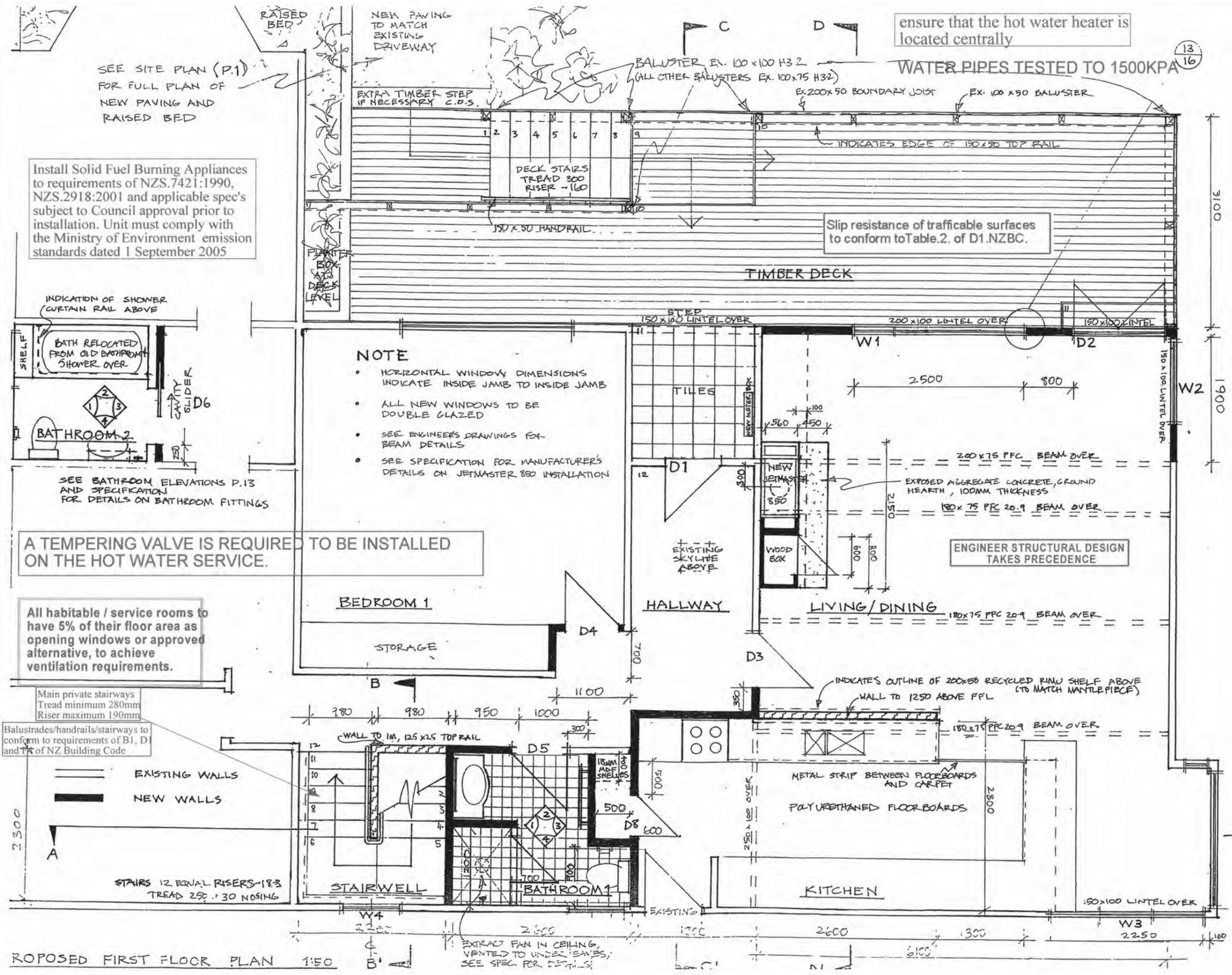


**APPROVED
BY P & D
Simon Copp
Officer**
14/9/2005

**PROPOSED ALTERATIONS
FOR BRIAN AND ELIZABETH KILMISTER
14 KERERU STREET, WAIKANAE
AUGUST 2005
DRAWN BY KIRSTY CHAMBERLAIN**

**FIRST FLOOR
PLAN
SCALE 1:50**

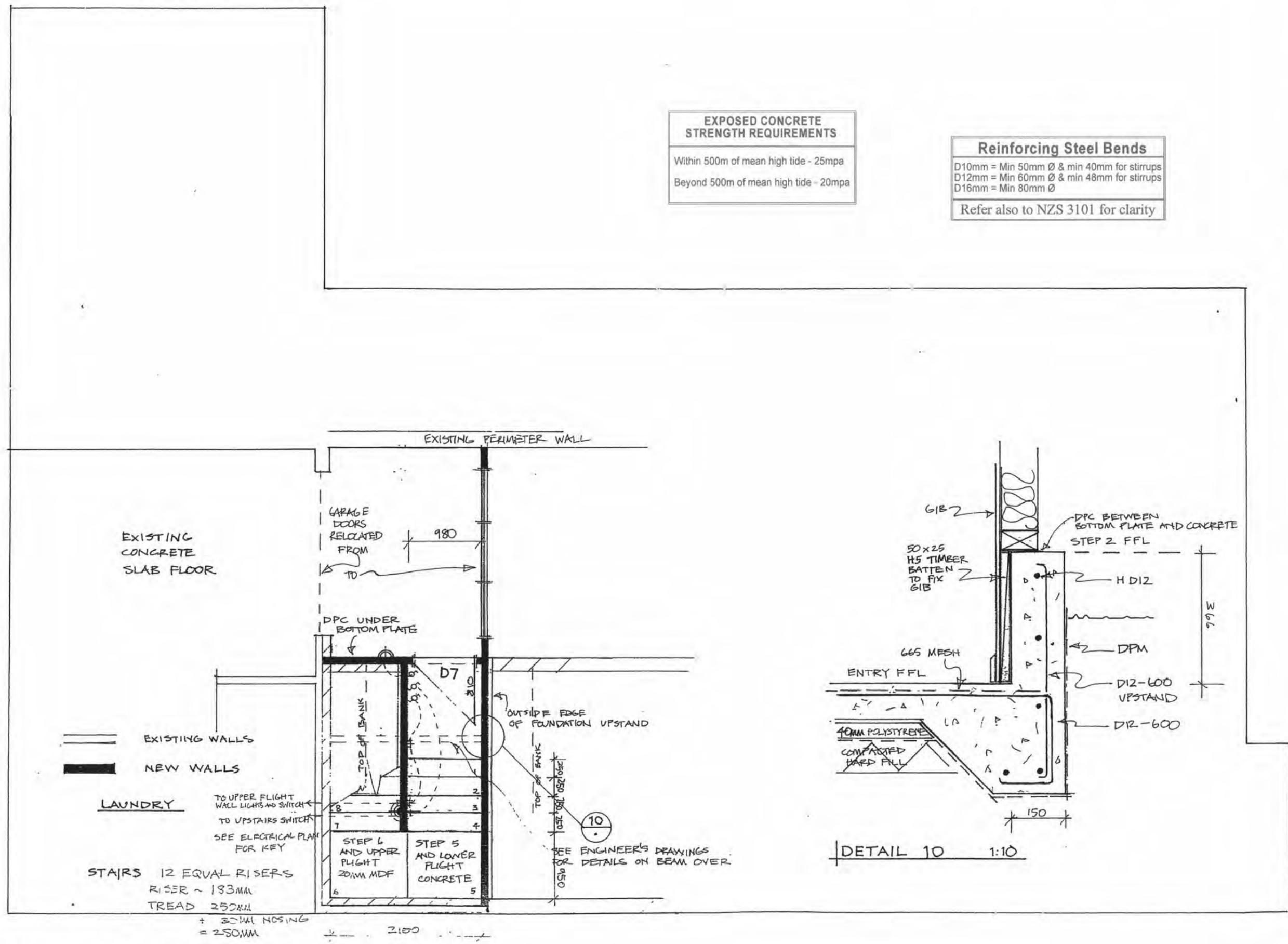
PAGE 04 OF 16



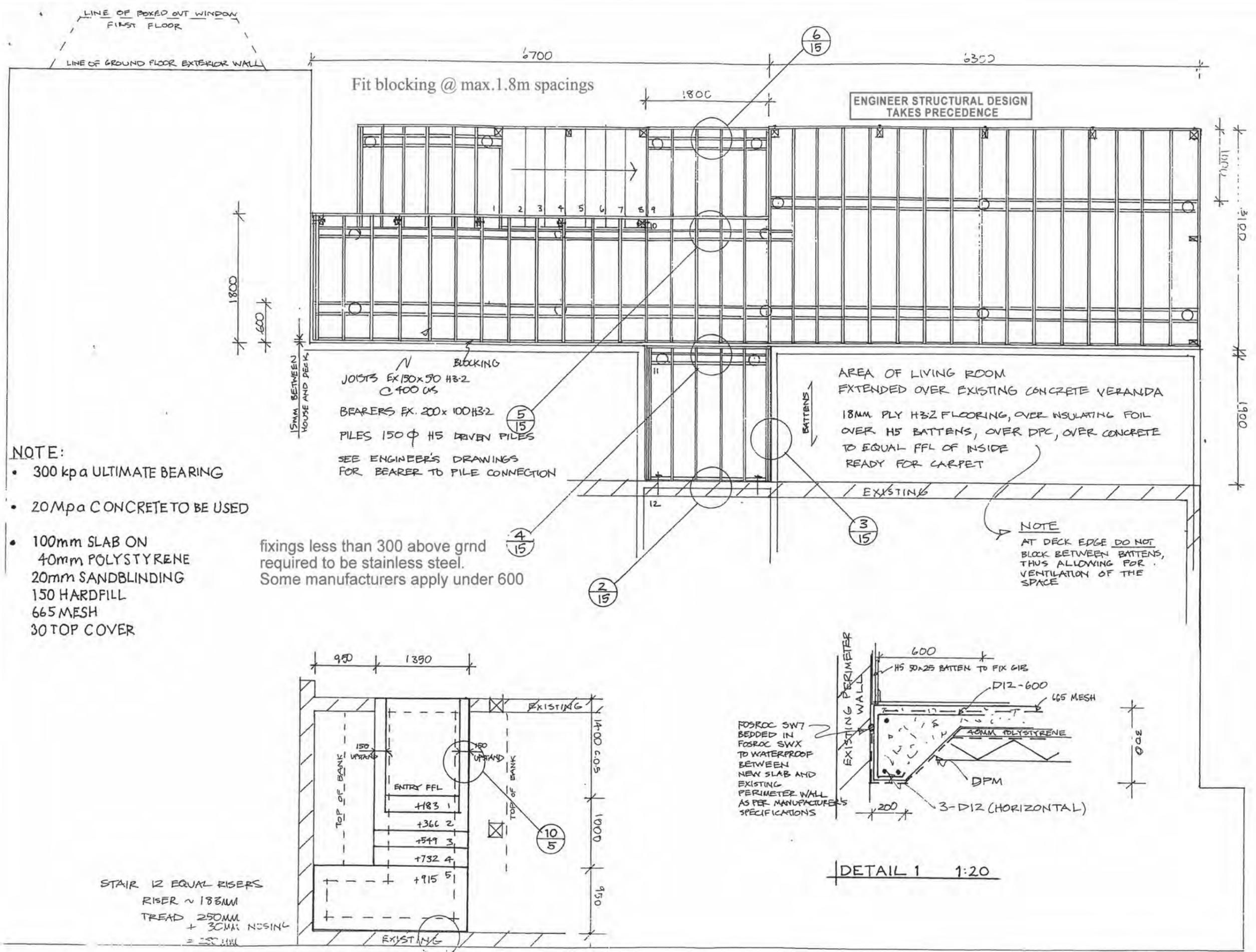
PROPOSED FIRST FLOOR PLAN 1:50

**EXPOSED CONCRETE
STRENGTH REQUIREMENTS**
Within 500m of mean high tide - 25mpa
Beyond 500m of mean high tide - 20mpa

Reinforcing Steel Bends
D10mm = Min 50mm Ø & min 40mm for stirrups
D12mm = Min 60mm Ø & min 48mm for stirrups
D16mm = Min 80mm Ø
Refer also to NZS 3101 for clarity



PROPOSED GROUND FLOOR PLAN 1:50



- NOTE:**
- 300 kpa ULTIMATE BEARING
 - 20Mpa CONCRETE TO BE USED
 - 100mm SLAB ON
40mm POLYSTYRENE
20mm SANDBLINDING
150 HARDFILL
665 MESH
30 TOP COVER

JOISTS EX 150x50 H&Z
C 400 US
BEARERS EX 200x100 H&Z
PILES 150 Ø H5 DRIVEN PILES
SEE ENGINEER'S DRAWINGS
FOR BEARER TO PILE CONNECTION

fixings less than 300 above grd
required to be stainless steel.
Some manufacturers apply under 600

STAIR 12 EQUAL RISERS
RISER ~ 185MM
TREAD 250MM
+ 30MM NOSING
= 280MM

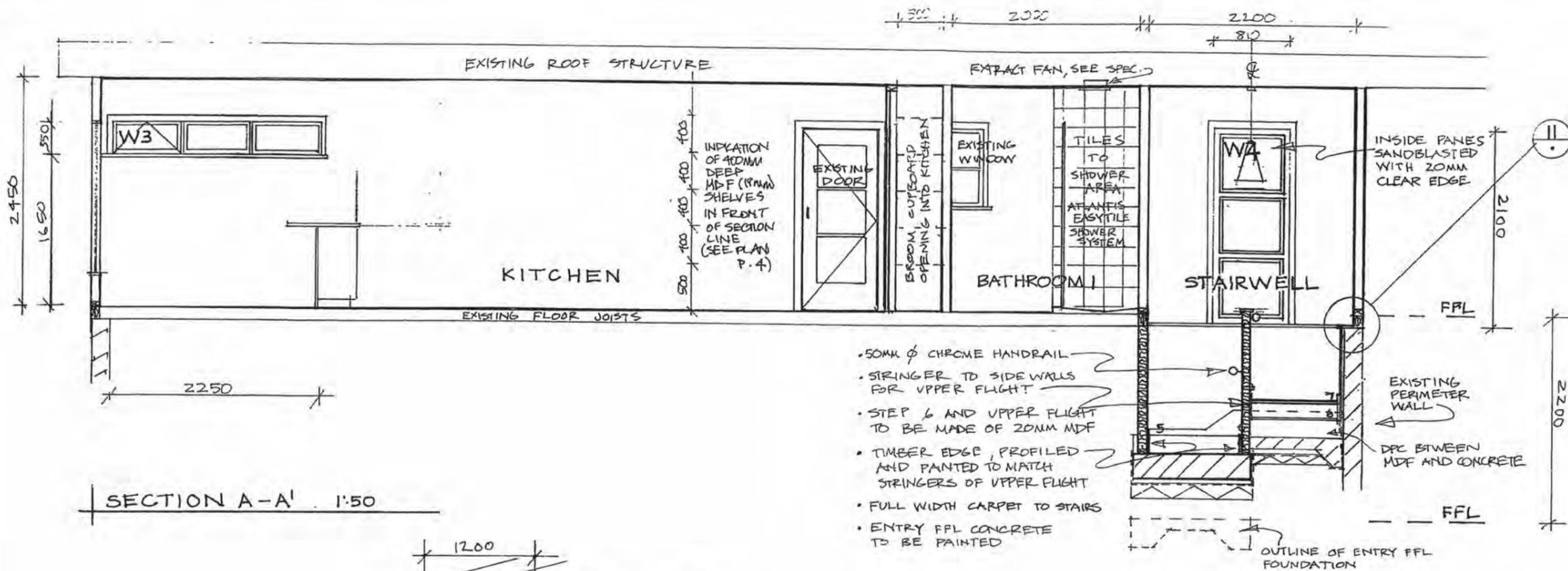
PROPOSED ALTERATIONS
FOR BRIAN AND ELIZABETH KILMISTER
14 KERERU STREET, WAIKANAE

SECTION A-A'
SECTION B-B'
SCALE 1:50

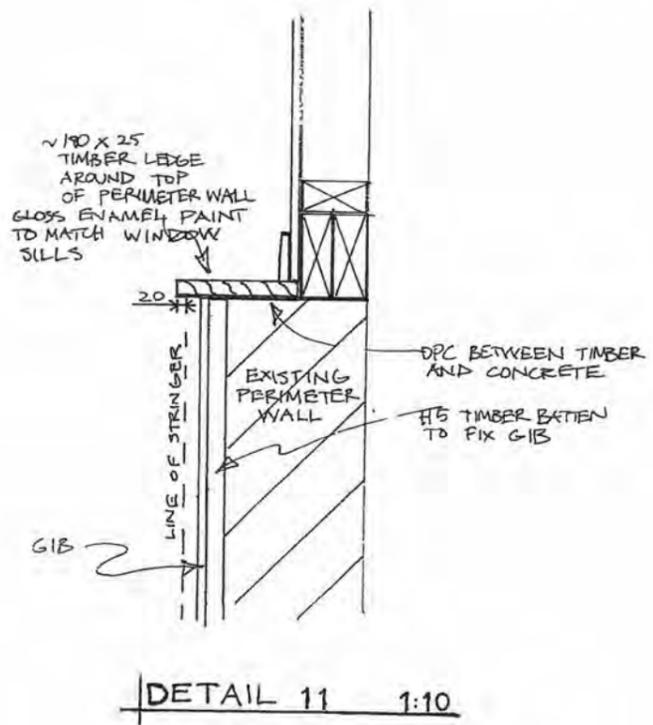
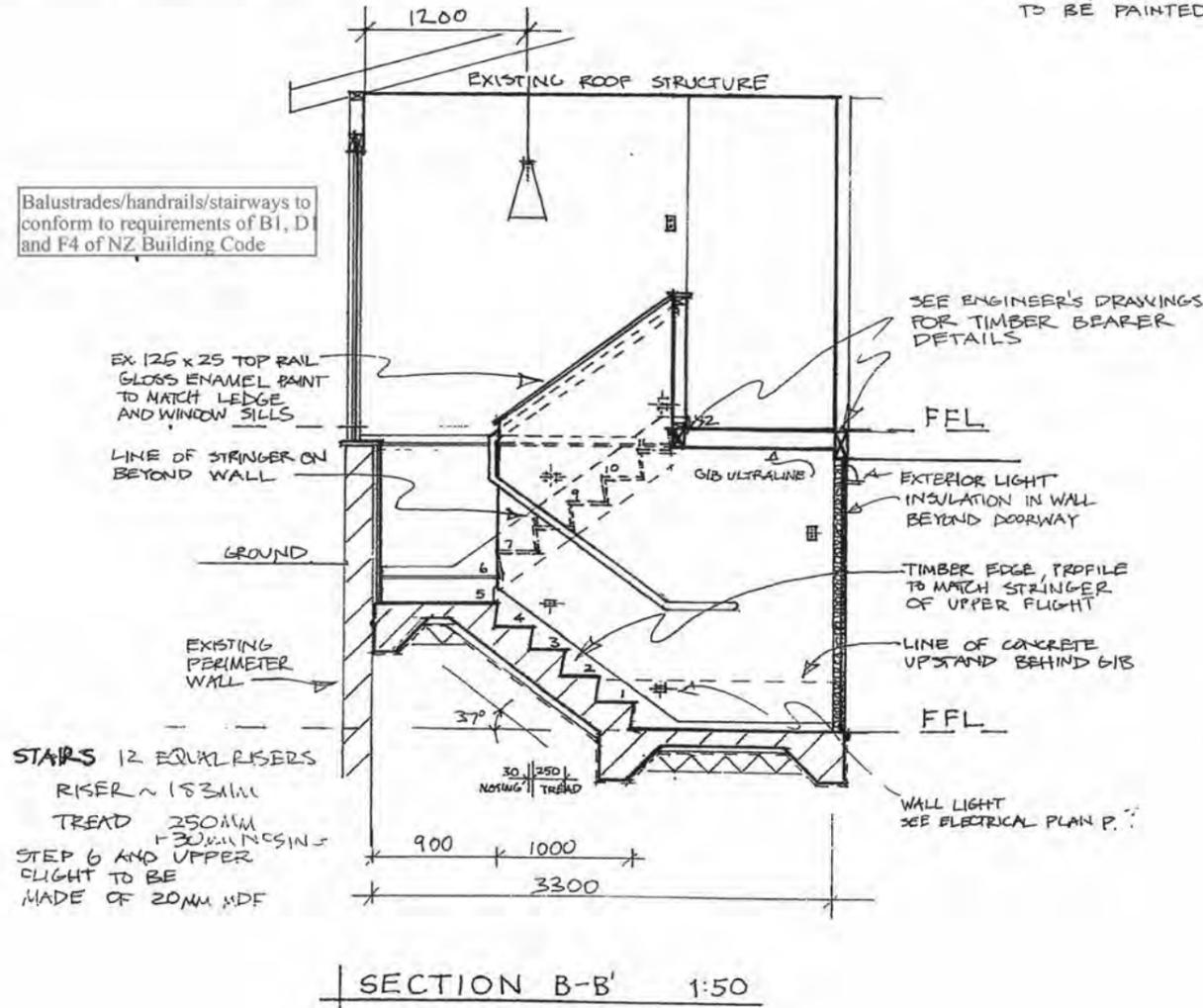
DETAIL 11
SCALE 1:10

AUGUST 2005
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PAGE 07 OF 16



Balustrades/handrails/stairways to conform to requirements of B1, D and F4 of NZ Building Code



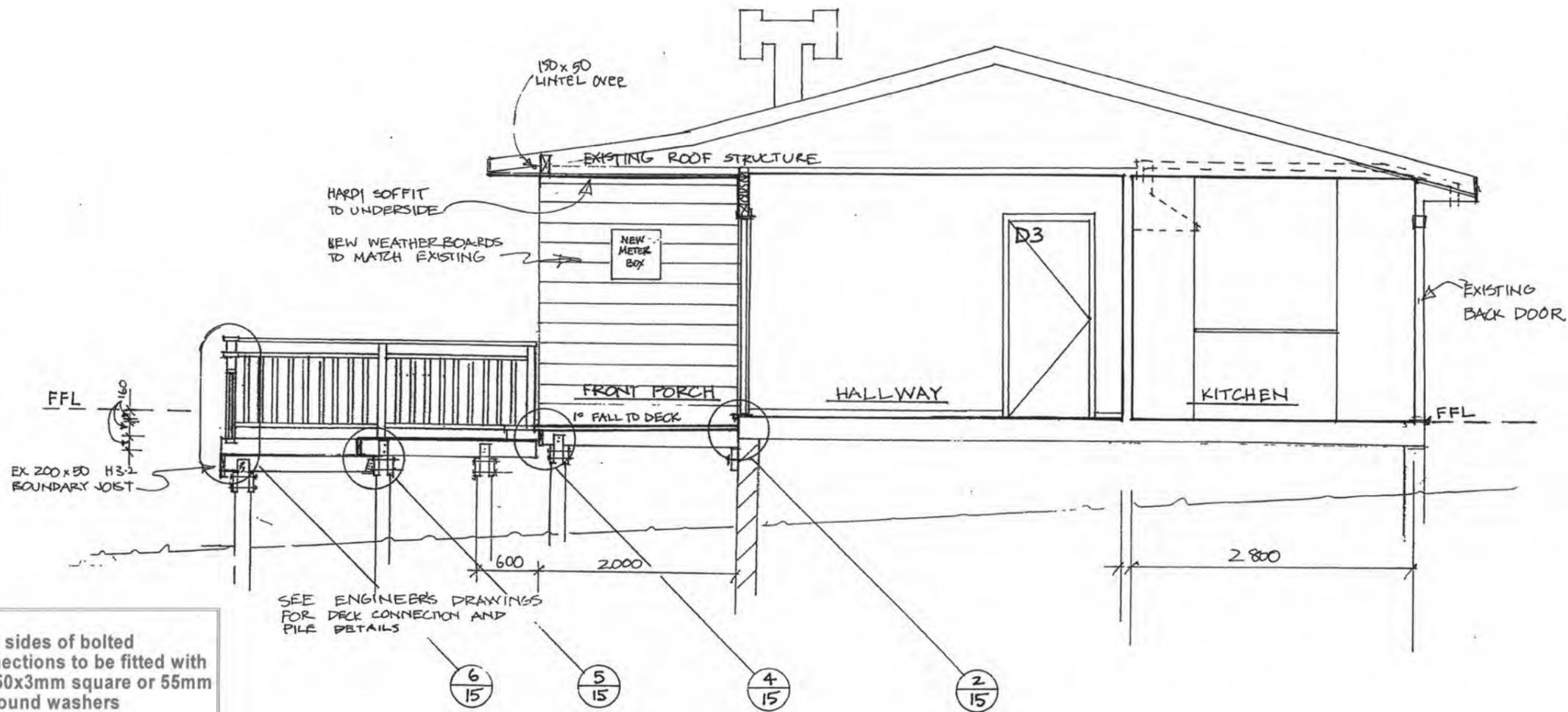
PROPOSED ALTERATIONS
FOR BRIAN AND ELIZABETH KILMISTER
14 KERERU STREET, WAIKANAЕ

AUGUST 2005

DRAWN BY KIRSTY CHAMBERLAIN

SECTION C-C'
SCALE 1:50

PAGE 08 OF 16



Both sides of bolted connections to be fitted with 50x50x3mm square or 55mm dia round washers

SECTION C-C' 1:50

**PROPOSED ALTERATIONS
FOR BRIAN AND ELIZABETH KILMISTER
14 KERERU STREET, WAIKANAE**

AUGUST 2005

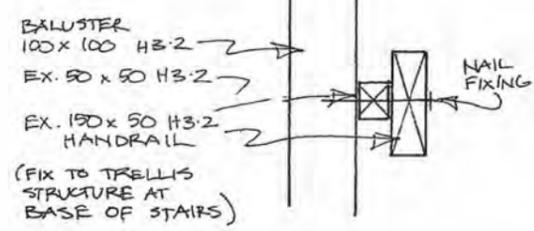
DRAWN BY KIRSTY CHAMBERLAIN

SECTION D-D'
SCALE 1:50

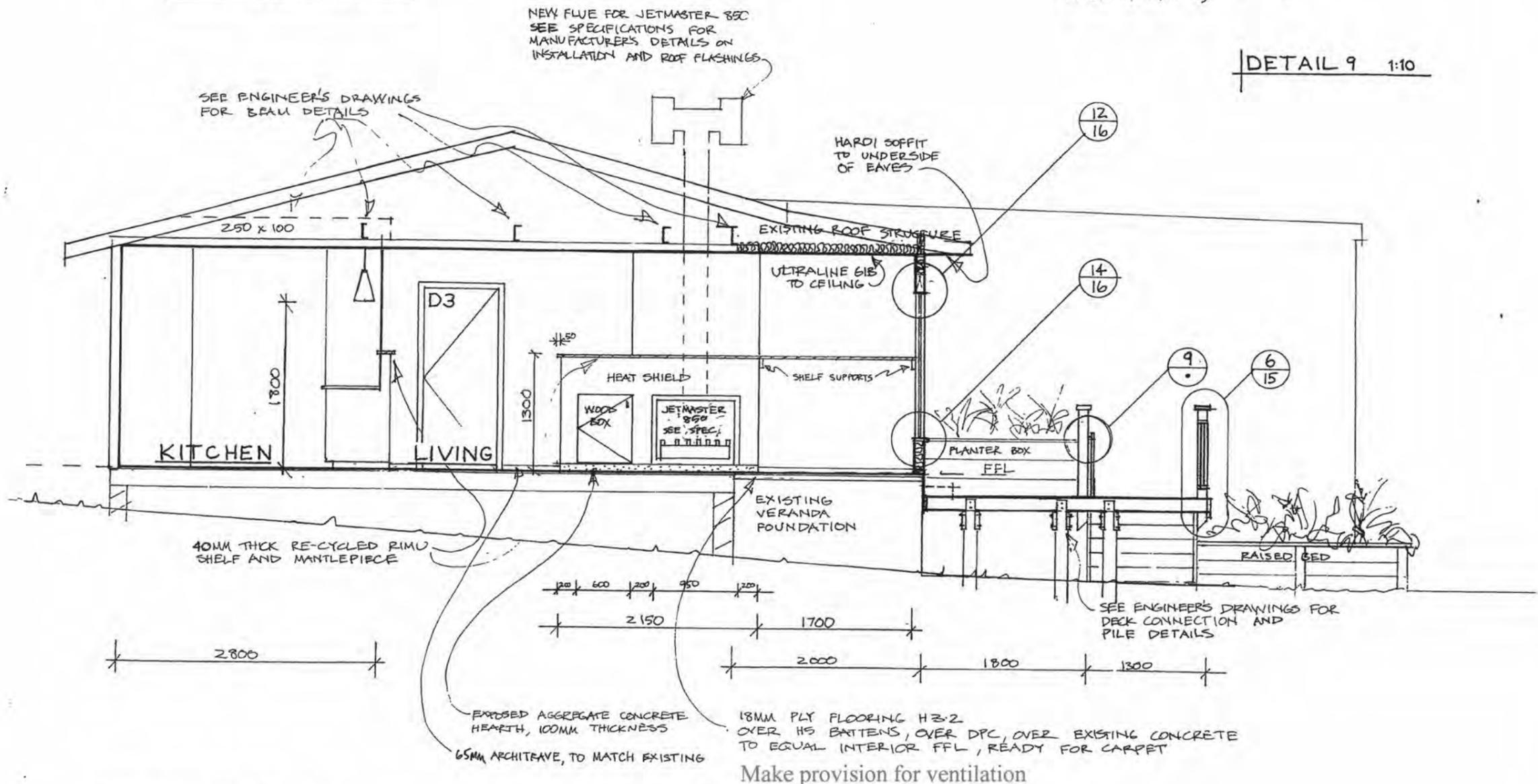
DETAIL 9
SCALE 1:10

PAGE 09 OF 16

**ENGINEER STRUCTURAL DESIGN
TAKES PRECEDENCE**



DETAIL 9 1:10



SECTION D-D' 1:50

PROPOSED ALTERATIONS
FOR BRIAN AND ELIZABETH KILMISTER
14 KERERU STREET, WAIKANAE

AUGUST 2005

DRAWN BY KIRSTY CHAMBERLAIN

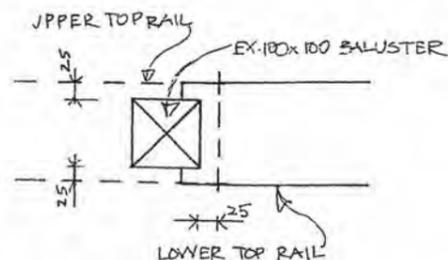
NORTH/WEST
ELEVATION
SCALE 1:50

DETAIL 8
SCALE 1:10

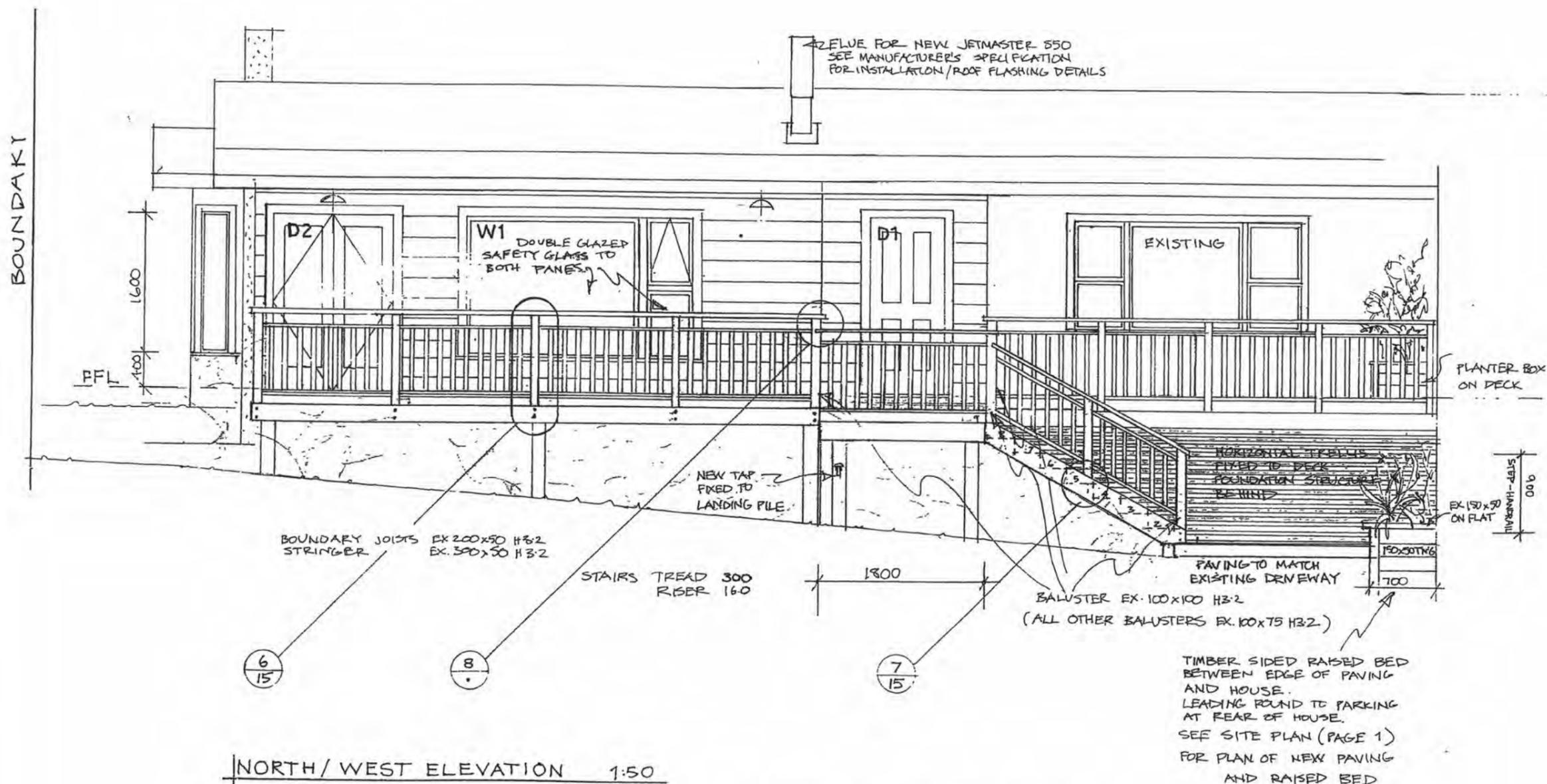
PAGE 10 OF 16

Safety glass to NZS 4223 Pt3
(1999 revision)

GLAZING CONFORM NZS 4223 PARTS 1, 2, 3.	
FIT SUITABLE FLASHINGS ETC. JOINERY	
HIGH WIND	1100pa DWP
VERY HIGH WIND	1550pa DWP



DETAIL 8 1:10



NORTH/WEST ELEVATION 1:50

Fit head, jamb & proprietary sill tray to external joinery. Fit flexible flashing tape to corners, jamb and sill. Fit airseals to the inner edge of the joinery reveals.

PROPOSED ALTERATIONS
FOR BRIAN AND ELIZABETH KILMISTER
14 KERERU STREET, WAIKANAE

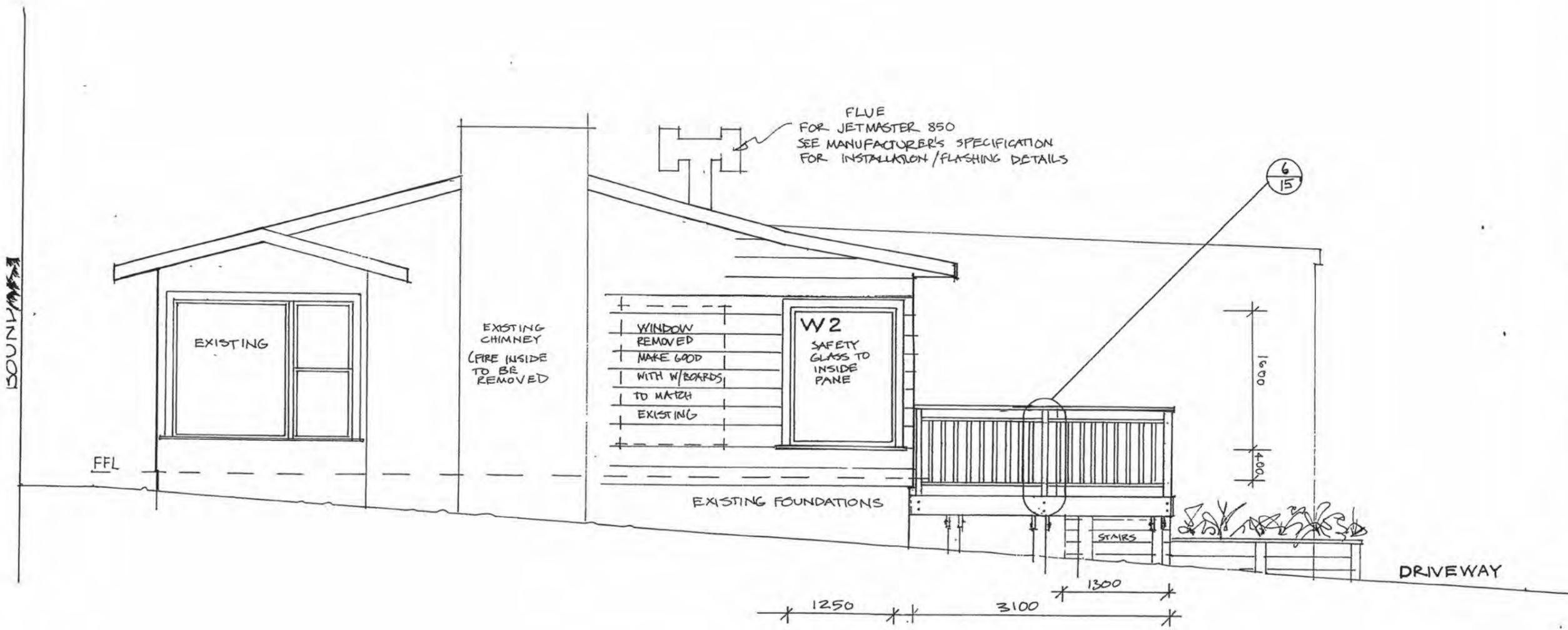
AUGUST 2005

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1501

NORTH/EAST ELEVATION
SCALE 1:50

PAGE 11 OF 16



NORTH/EAST ELEVATION 1:50

KIRSTY CHAMBERLAIN

architectural design

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P 04 977 8759

M 025 206 8134

E Kirsty.chamberlain@paradise.net.nz

PROPOSED ALTERATIONS
FOR BRIAN AND ELIZABETH KILMISTER
14 KERERU STREET, WAIKANA E

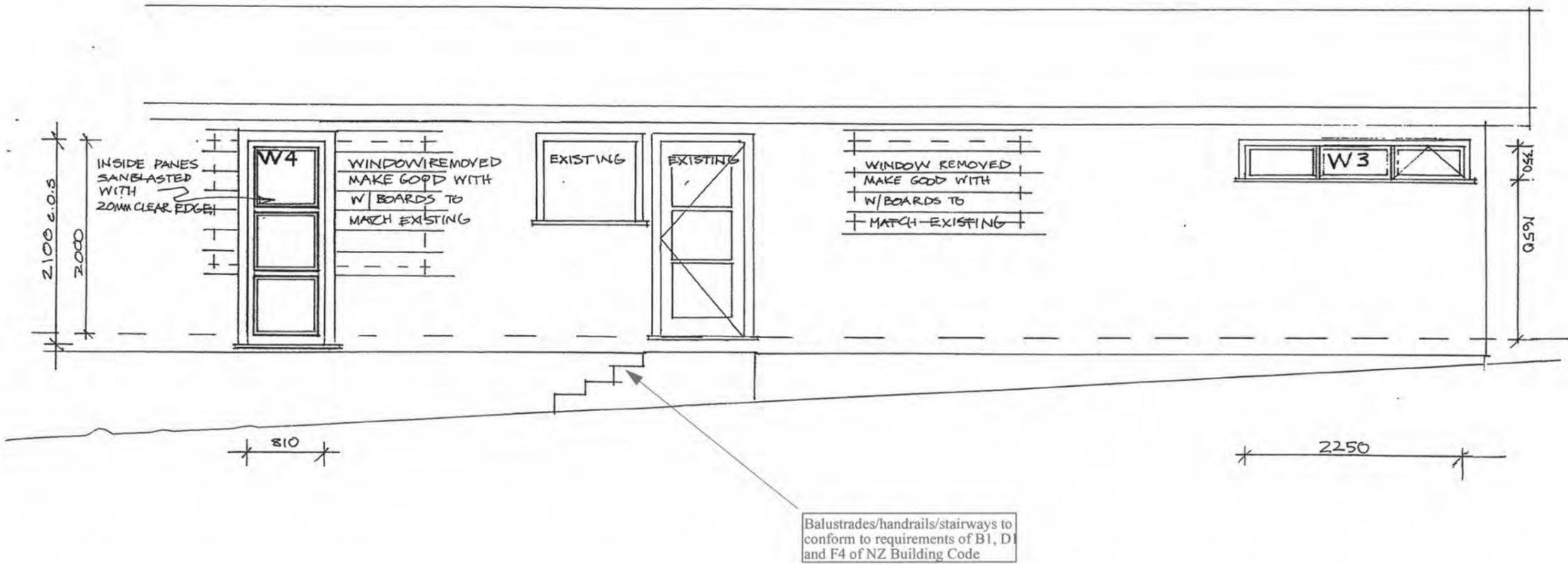
AUGUST 2005

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SOUTH/EAST ELEVATION
SCALE 1:50

PAGE 12 OF 16

BOUNDARY



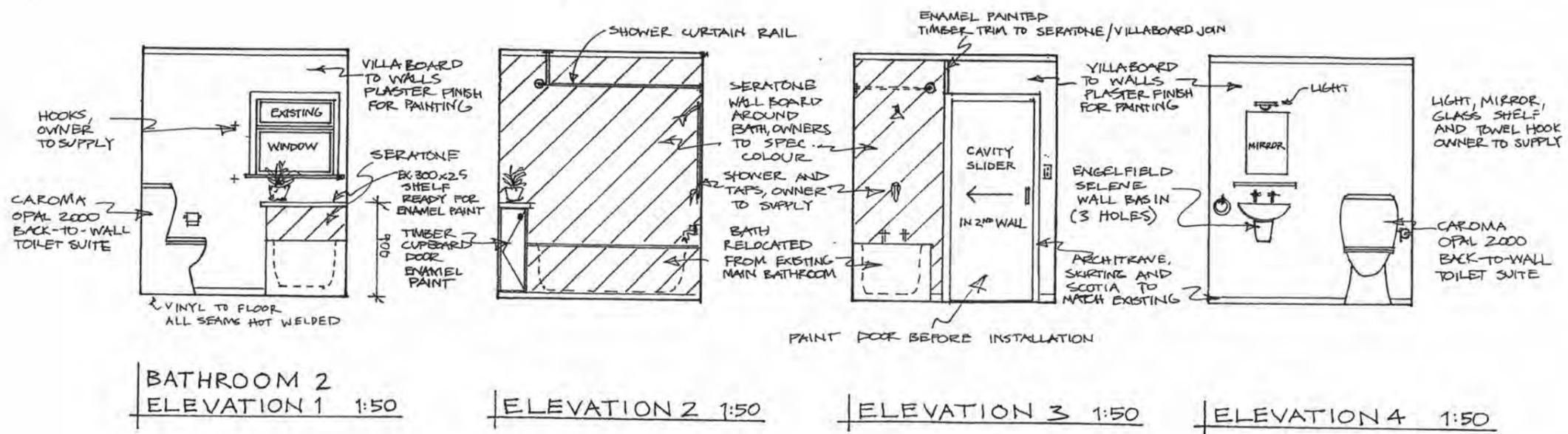
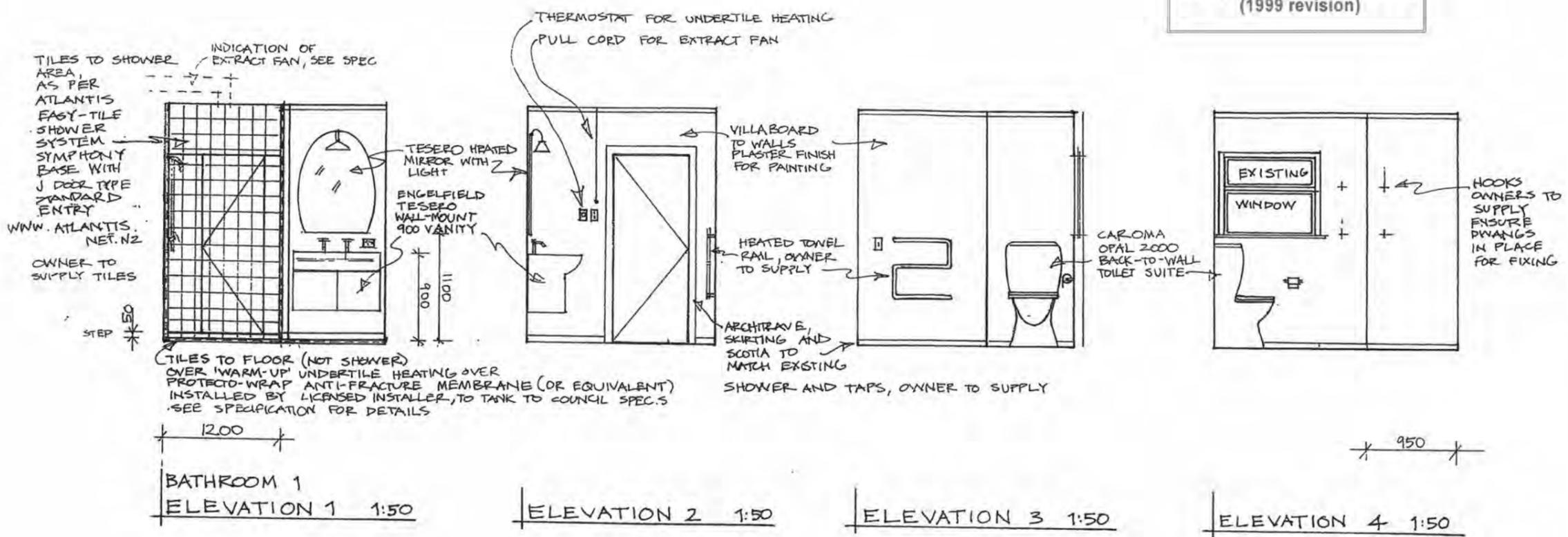
SOUTH/EAST ELEVATION 1:50

PROPOSED ALTERATIONS
FOR BRIAN AND ELIZABETH KILMISTER
14 KERERU STREET, WAIKANAE

AUGUST 2005
DRAWN BY KIRSTY CHAMBERLAIN

ELEVATIONS
BATHROOMS 1 AND 2
SCALE 1:50

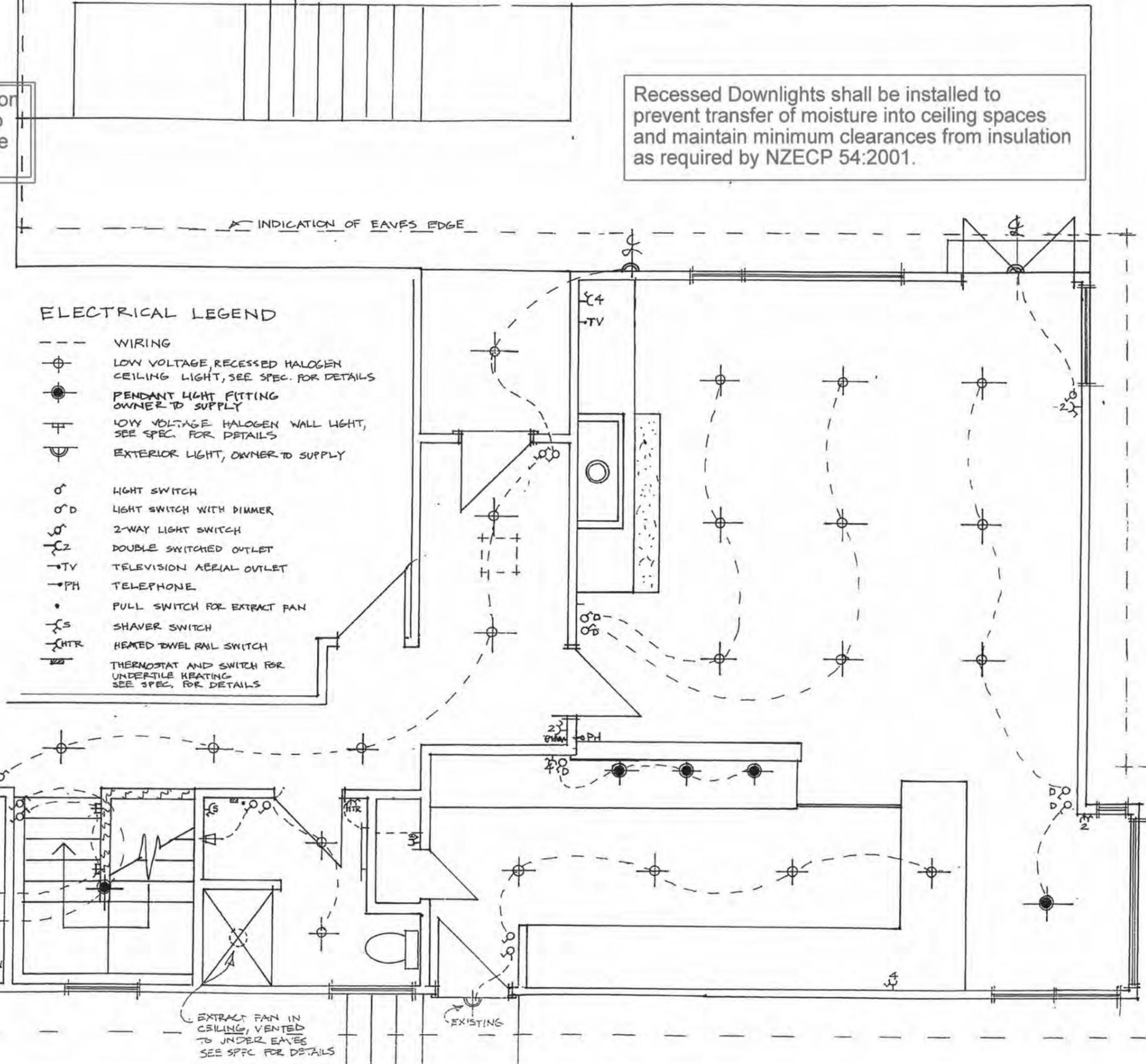
Safety glass to NZS 4223 Pt3
(1999 revision)



Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire.

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

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



ELECTRICAL LEGEND

- WIRING
- ⊕ LOW VOLTAGE, RECESSED HALOGEN CEILING LIGHT, SEE SPEC. FOR DETAILS
- PENDANT LIGHT FITTING, OWNER TO SUPPLY
- ⊥ LOW VOLTAGE HALOGEN WALL LIGHT, SEE SPEC. FOR DETAILS
- ⊕ EXTERIOR LIGHT, OWNER TO SUPPLY
- ⊕ LIGHT SWITCH
- ⊕ D LIGHT SWITCH WITH DIMMER
- ⊕ 2-WAY LIGHT SWITCH
- ⊕ Z DOUBLE SWITCHED OUTLET
- TV TELEVISION AERIAL OUTLET
- PH TELEPHONE
- PULL SWITCH FOR EXTRACT FAN
- ⊕ S SHAVER SWITCH
- ⊕ HTR HEATED DWEL RAIL SWITCH
- ⊕ THERMOSTAT AND SWITCH FOR UNDERTILE HEATING, SEE SPEC. FOR DETAILS

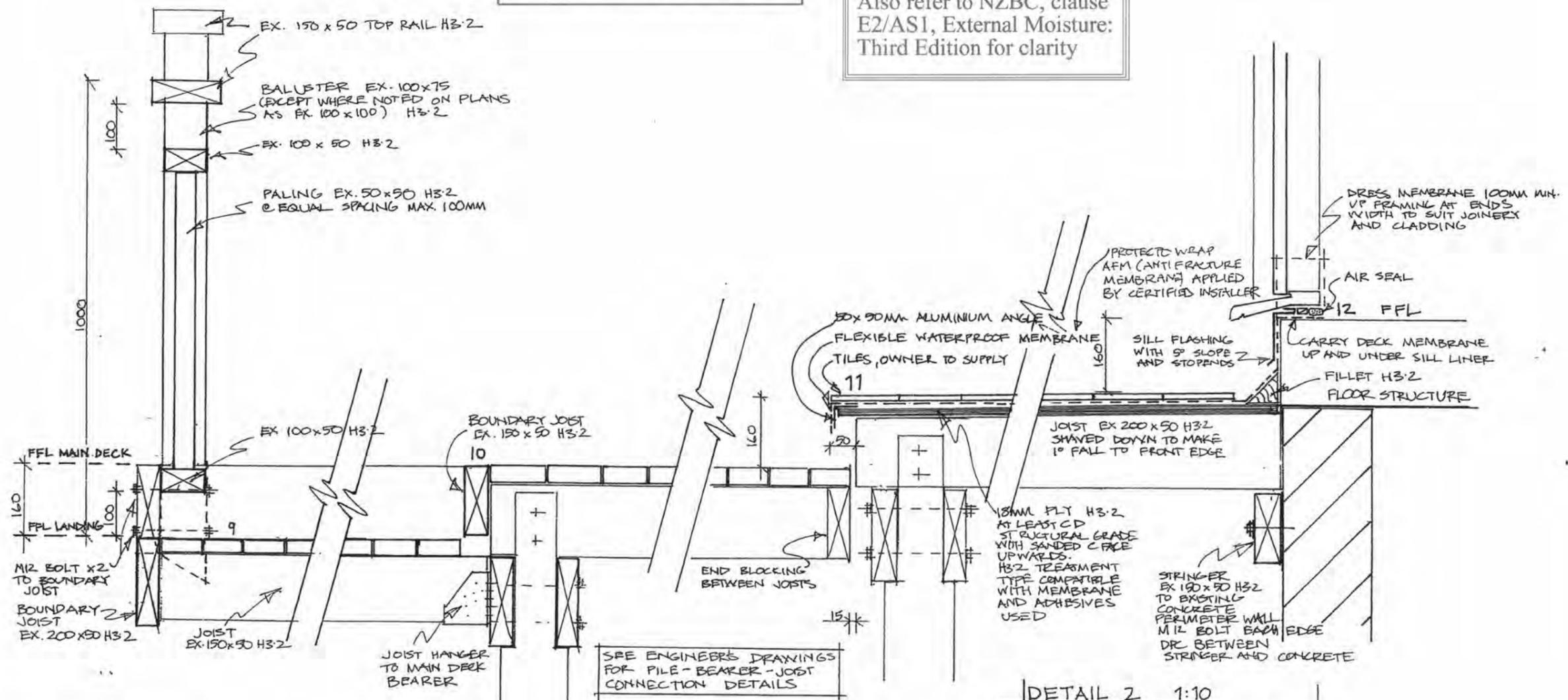
TO LOWER FIGHT WALL LIGHTS AND DOWNSTAIRS 2-WAY SWITCH
TO DOWNSTAIRS 2-WAY SWITCH
SEE GROUND FLOOR PLAN P. FOR GROUND FLOOR ELECTRICAL PLAN

EXTRACT FAN IN CEILING, VENTED TO UNDER EAVES SEE SPEC FOR DETAILS

EXISTING

Slip resistance of trafficable surfaces
to conform to Table 2. of D1.NZBC.

Also refer to NZBC, clause
E2/AS1, External Moisture:
Third Edition for clarity

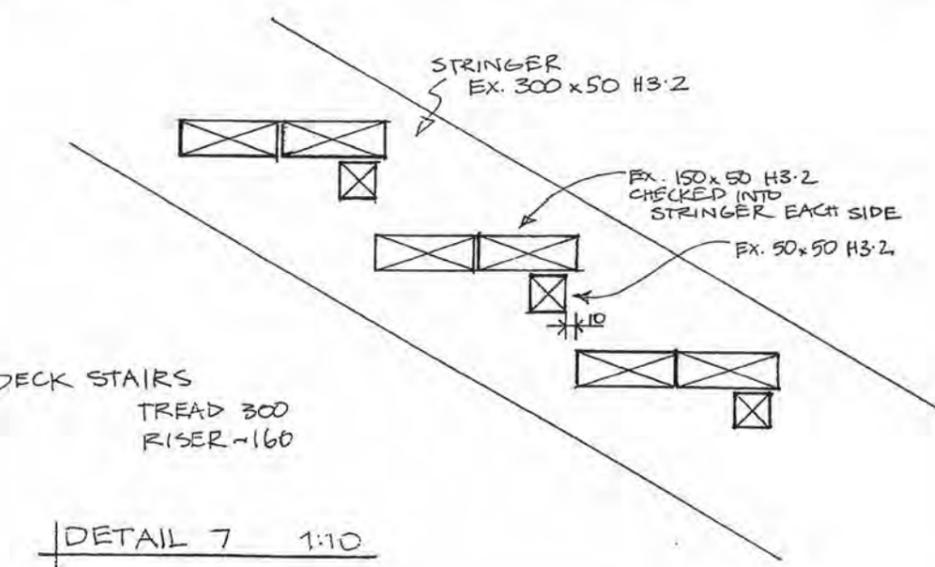


DETAIL 6 1:10

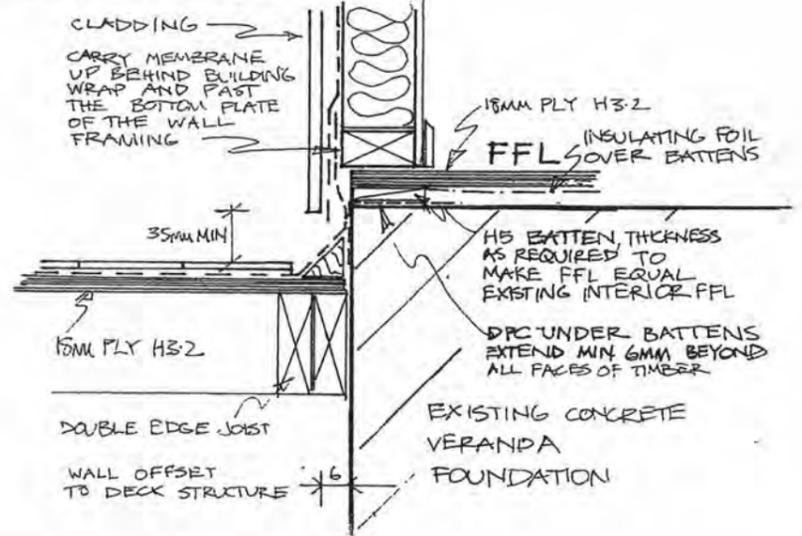
DETAIL 5 1:10

DETAIL 4 1:10

DETAIL 2 1:10



DETAIL 7 1:10

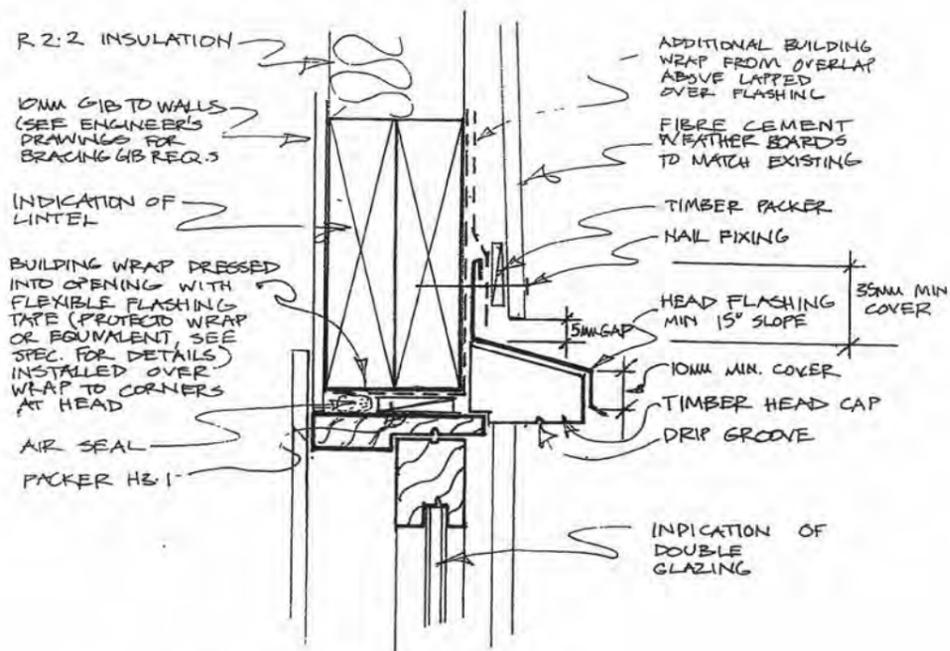


DETAIL 3 1:10

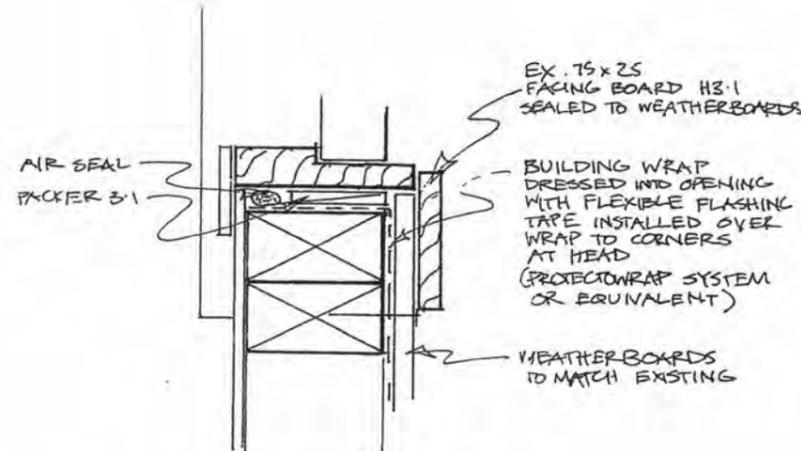
SEE SPECIFICATION FOR:

- GENERAL WINDOW OPENING DETAIL
- EXTERNAL CORNERS FOR FIBRE CEMENT WEATHER BOARDS DETAIL
- INTERNAL CORNERS FOR FIBRE CEMENT WEATHERBOARDS DETAIL

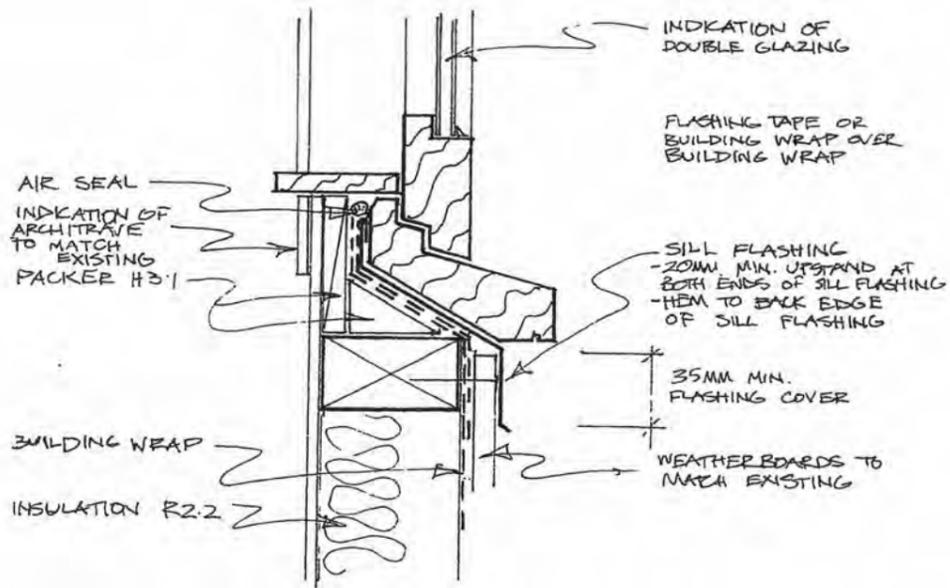
ALL AS PER NZ BUILDING CODE
CLAUSE E2/AS1 EXTERNAL MOISTURE
3RD EDITION 2004, AMENDMENT 2
1 JULY 2005



DETAIL 12 HEAD 1:5



DETAIL 13 JAMB 1:5



DETAIL 14 SILL 1:5

Also refer to NZBC, clause E2/AS1, External Moisture: Third Edition for clarity

Non endorsed pages of Engineers calculations and details have not been reproduced by Council. Refer to main set supplied for full details.

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

CALCULATIONS

**FOR THE STRUCTURAL
DETAILS**

**FOR ADDITIONS AND
ALTERATIONS**

AT 14 KERERU STREET

FOR MR AND MRS KILMISTER

july 2005

job number 2115

prepared by DESIGNSCAPE shark bait ltd
298 rosetta road sunny raumati
allan pullenger rea, a. lpenz

FOUNDATION BRACING SHEET

Owner	Kilmister
Address	14 Keruru Street
Job number	2115
Date	15/07/2005
Location	Deck

DATA

Earthquake Zone	A		
Wind Zone	VH		
Building length BL	13	m	
Building width BW	3.1	m	
Plan Area	40	m	

Wind Demand BUs

W along	184
W across	167

Earthquake Demand Bus table 5.8

E	9.4
---	-----

TOTAL BRACING DEMAND

Earthquake	378.8	deck	189.41	<small>1/2 table 5.8</small>
Wind	L 570.4			
	W 2171			

BRACING ELEMENTS CAPACITY

Values	Anchor Braces		Cantilever deep	Continuous concrete	Sheets	Total BU's achieved	
Wind	160	160	70	300	100		
Earthquake	120	120	30	300	100		
Along	0	2		2			920
Across	0	2		0	0		320
Earthquake	0	2	0	2	0	0	840

SPECIFIC DESIGN

Gib® Wall Bracing Calculation Sheet A single storey V1.2A

Job Details

Name	Kilmister	2115
Street and Number	14 Keruru Street	
Lot and DP Number	Lot 20 DP 1893	
City/Town/District	Waikanae	
Designer and date	allan pullenger	15-Jul-05

Building Specification

Location of Storey	single	▼	<i>not applicable (single storey building)</i>
Floor Loading	2 kPa	▼	
Foundation Type	subfloor	▼	
Building Height to Apex (m)	7	▼	
Roof Height above Eaves (m)	2	▼	
Stud Height (m)	2.4	▼	
Cladding Weight (top or single)	light	▼	
Cladding Weight (lower)	light	▼	
Cladding Weight (subfloor)	light	▼	
Roof Weight	light	▼	
Roof Pitch (degrees)	0-25	▼	
Room in Roof Space	no	▼	
Building Length (m)	13		
Building Width (m)	8.8		
Gross Building Plan Area (m2)	114.4		

Building Location

Wind Zone	<i>Very High</i>	Earthquake Zone
Region	R2	A
Terrain	Inland	
Exposure	Exposed	
Topography	Moderate	

Bracing Units required for Wind

per m	subfloor	walls
W along	203	81 BUs/m
W across	191	69 BUs/m
Totals		
	subfloor	walls
W along	1786	713 BUs
W across	2483	897 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	9.4	6.7 BUs/m2
Totals		
	subfloor	walls
E along	1075	766 BUs
E across	1075	766 BUs

SPECIFIC DESIGN

Gib® Wall Bracing Calculation Sheet B single storey V1.2A

Along		Bracing Elements provided					Wind	Earthq.	
Wall or Bracing Line	1	2	3	4	5	6	7	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved	
A	enter	1	Gib®	gib eq	1.5	2.4	83	75	
		2	Gib®	BR5	1.4	2.4	161	119	
		3	Gib®	BR9	0.7	2.4	77	67	
line totals		4		none		2.4			
W	321	5		none		2.4			
EQ	261	6		none		2.4			
B	enter	1	Gib®	Gib1b	3.7	2.4	278	185	
		2	Gib®	BR4	1.8	2.4	180	153	
		3		none		2.4			
line totals		4		none		2.4			
W	458	5		none		2.4			
EQ	338	6		none		2.4			
C	enter	1	Gib®	Gib1a	2.4	2.4	132	120	
		2	Gib®	Gib1b	3.6	2.4	270	180	
		3		none		2.4			
line totals		4		none		2.4			
W	402	5		none		2.4			
EQ	300	6		none		2.4			
D	enter	1		none		2.4			
		2		none		2.4			
		3		none		2.4			
line totals		4		none		2.4			
W		5		none		2.4			
EQ		6		none		2.4			
E	enter	1		none		2.4			
		2		none		2.4			
		3		none		2.4			
line totals		4		none		2.4			
W		5		none		2.4			
EQ		6		none		2.4			

							Wind	Earthq.
Totals Achieved							1180	899
							OK	OK
Totals Required (from Sheet A)							713	766

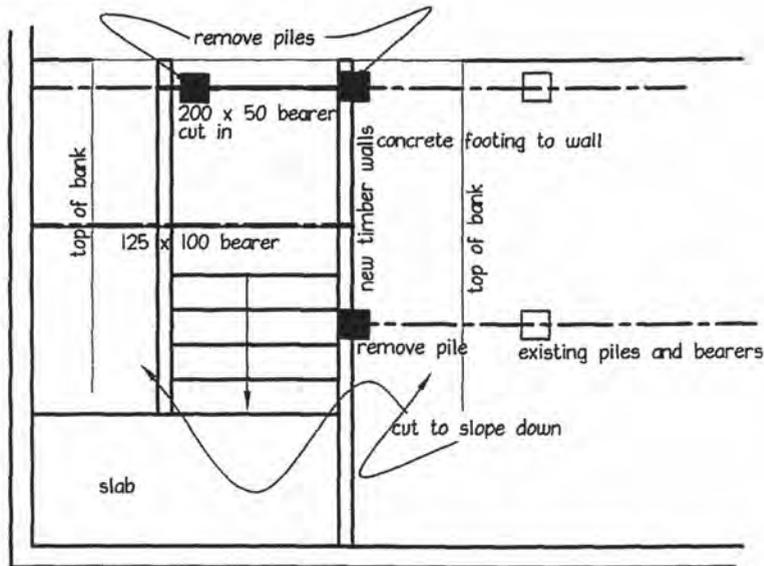
SPECIFIC DESIGN

Gib® Wall Bracing Calculation Sheet B single storey V1.2A

Across		Bracing Elements provided						Wind	Earthq.
1	2	3	4	5	6	7	8W	9EQ	
Wall or Bracing Line	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved	
M	enter	1	Gib®	Gib1b	5	2.4	375	250	
		2		none		2.4			
		3		none		2.4			
<i>line totals</i>		4		none		2.4			
W	375	5		none		2.4			
EQ	250	6		none		2.4			
N	enter	1	Gib®	Gib1b	4.2	2.4	315	210	
		2		none		2.4			
		3		none		2.4			
<i>line totals</i>		4		none		2.4			
W	315	5		none		2.4			
EQ	210	6		none		2.4			
O	enter	1	Gib®	Gib1a	4.2	2.4	231	210	
		2	Gib®	Gib2a	2.2	2.4	165	132	
		3		none		2.4			
<i>line totals</i>		4		none		2.4			
W	396	5		none		2.4			
EQ	342	6		none		2.4			
P	enter	1	Gib®	Gib1b	5	2.4	375	250	
		2		none		2.4			
		3		none		2.4			
<i>line totals</i>		4		none		2.4			
W	375	5		none		2.4			
EQ	250	6		none		2.4			
Q	enter	1		none		2.4			
		2		none		2.4			
		3		none		2.4			
<i>line totals</i>		4		none		2.4			
W		5		none		2.4			
EQ		6		none		2.4			

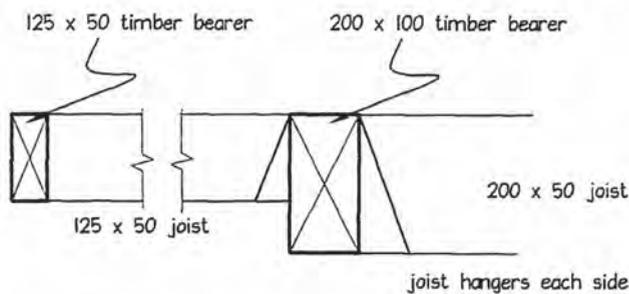
							Wind	Earthq.
Totals Achieved							1461	1052
							OK	OK
Totals Required (from Sheet A)							897	766

SPECIFIC DESIGN



LOWER STAIRWELL PLAN

1 : 50



BEARER REPLACEMENT

1 : 10

the contractor shall check and verify dimensions before construction

designscape

shark bait ltd

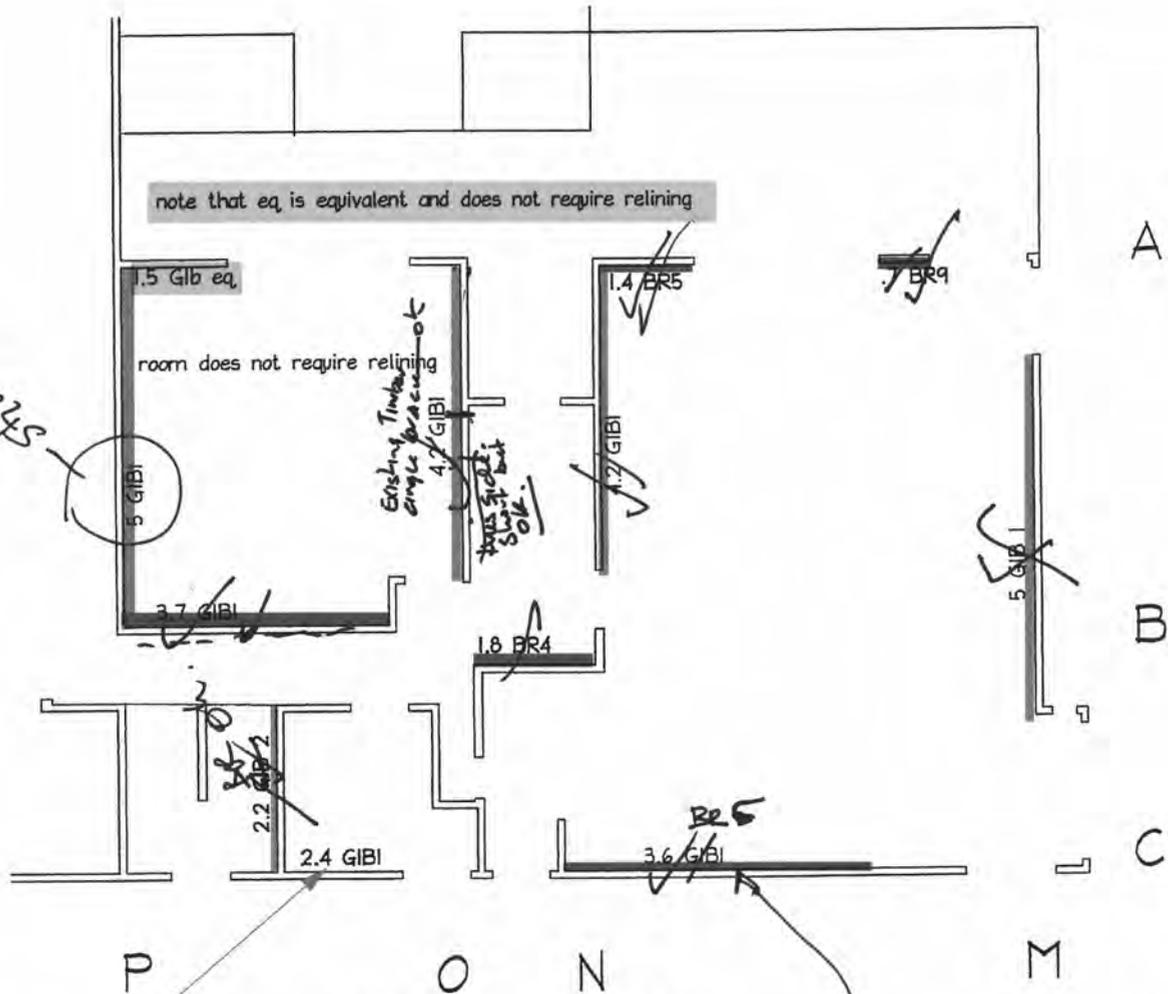
Civil, Structural and Building design
<http://www.designscape.net.nz> email
info@designscape.net.nz

Structural Details for Kilmister House
 14 Kereru Street

Allan Pullenger rea, a.ipenz
 298 Rosetta Road - Raumati
 phone & fax 04 902-8528
 Mob 025 420-486

scale 1 : 50
 date july 2005
 drawn Allan Pullenger
 designed Allan Pullenger

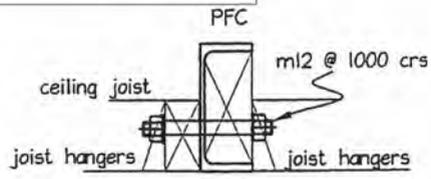
plan number
 2115
 Sht 01 of 04



BRACING PLAN

Bracing elements not permitted, fixed immediately behind shower/bath fixtures within wet area spaces.

changed. to 3.6 BR5
OK. to cover.



JOIST CONNECTION 2

the contractor shall check and verify dimensions before construction

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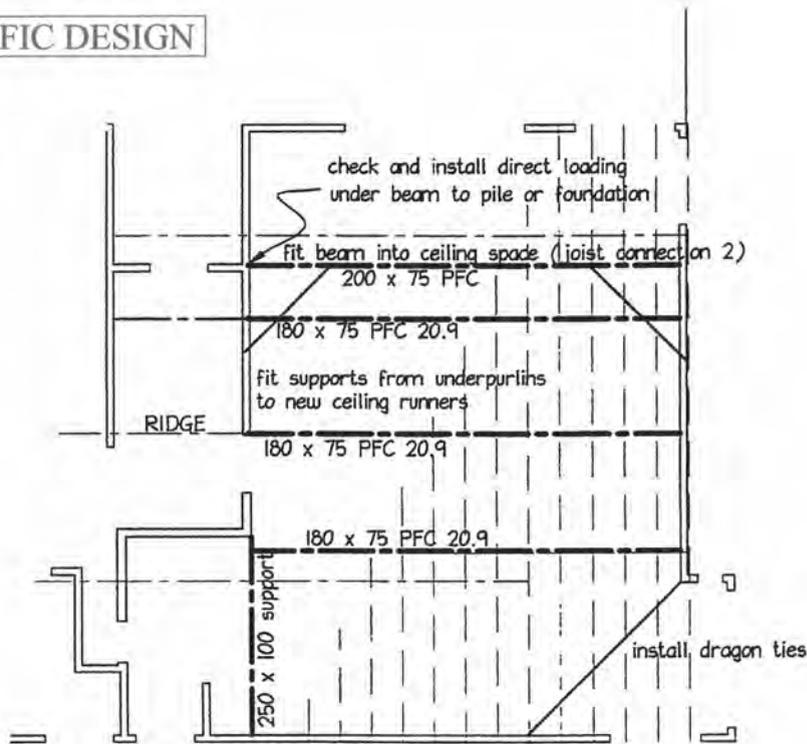
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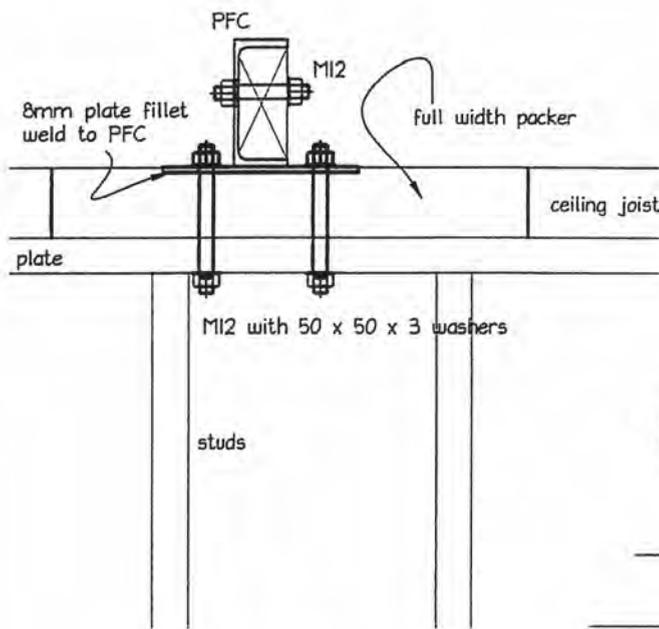
scale 1 : 100
date july 2005
drawn Allan Pullenger
designed Allan Pullenger

plan number
2115
Sht 02 of 04

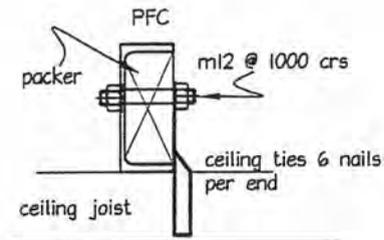
SPECIFIC DESIGN



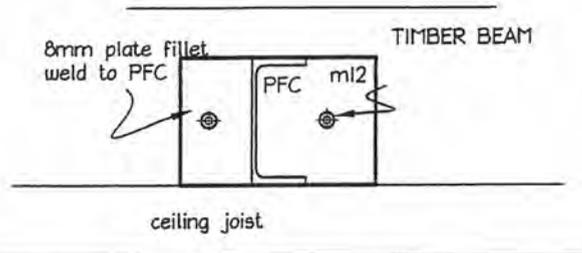
CEILING BEAM PLAN



END DETAIL

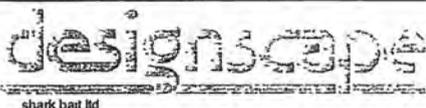


JOIST CONNECTION



PFC TO TIMBER CONNECTION

the contractor shall check and verify dimensions before construction



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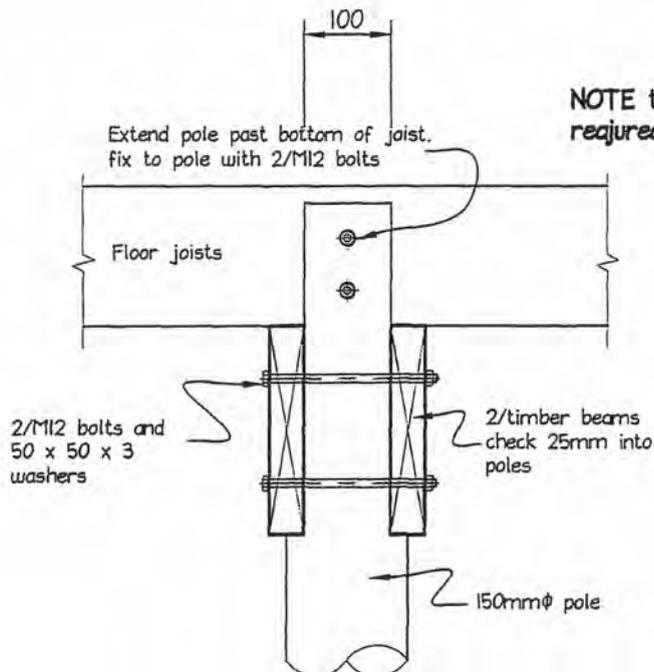
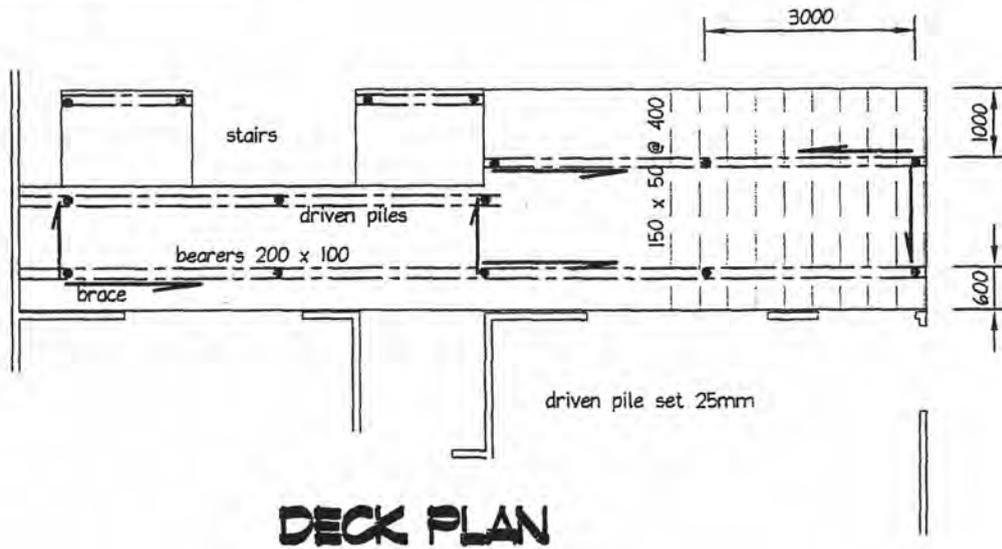
Structural Details for Kilmister House
 14 Kereru Street

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 phone & fax 04 902-8528
 Mob 025 420-486

scale 1 : 10
 date july 2005
 drawn Allan Pullenger
 designed Allan Pullenger

plan number
 2115
 Sht 03 of 04

SPECIFIC DESIGN



NOTE that 50 x 50 x 3 washers are required to both sides of the bolt

NOTE: Paint all galv. bolts and brackets with acrylic roof paint before contact with tanilized timber.
Grease bolts on insertion.
Treat all cut surface of timber with 'Metalex'
Packer required mid span between bearers

BEARER TO PILE CONNECTION

SCALE 1:10

the contractor shall check and verify dimensions before construction

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Structural Details for Kilmister House
14 Kereru Street

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298 Rosetta Road - Raumati
phone & fax 04 902-8528
Mob 025 420-486

scale 1 : 100
date july 2005
drawn Allan Pullenger
designed Allan Pullenger

plan number 2115
Sht 04 of 04

Installation

preparation in no time at all

Eight easy steps for trouble free installation, guaranteed.

Day one



EasyTile base installed against framing with wall lining placed to top of base upstand.



Apply first drop of Roll-on™ waterproof membrane.



Apply second drop of Roll-on™ waterproof membrane.



Install wall channels to receive shower screens.

Day two



Slip the shower pan.



Install shower screens.



Check shower screens are level.



Shower screens installed. EasyTile shower system complete.

*Optional Roll-on™ waterproof membrane displayed, not included in standard EasyTile kit.

(Roll-on™ Membrane kit, see inside with standard kit or viewed on page 12)

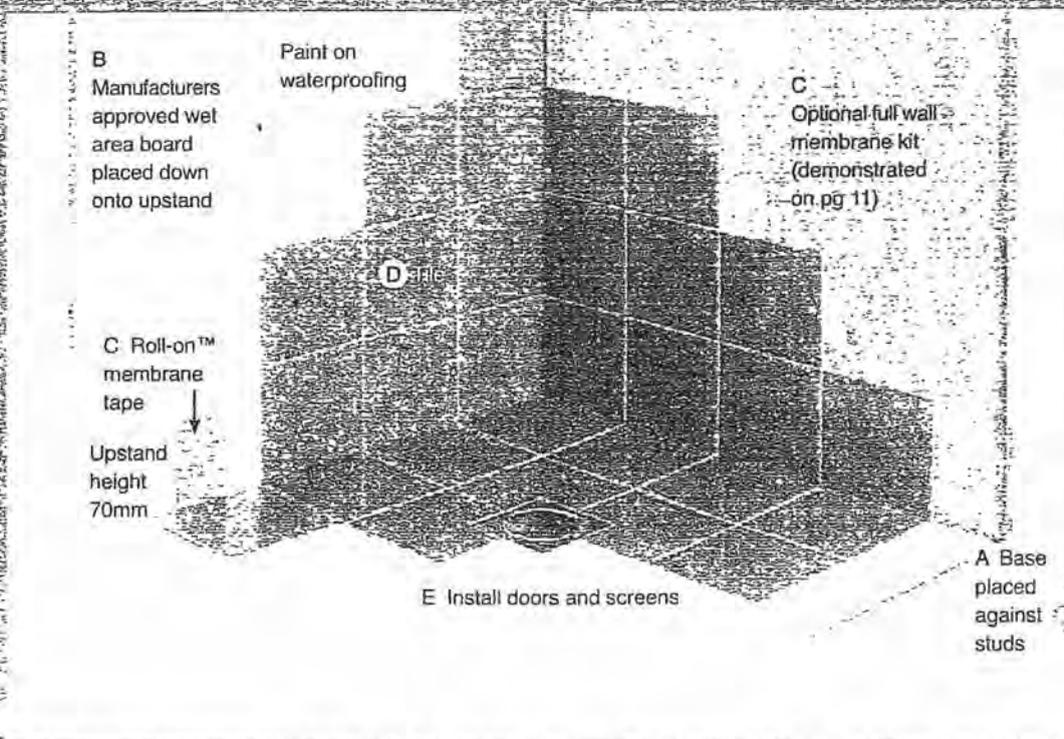
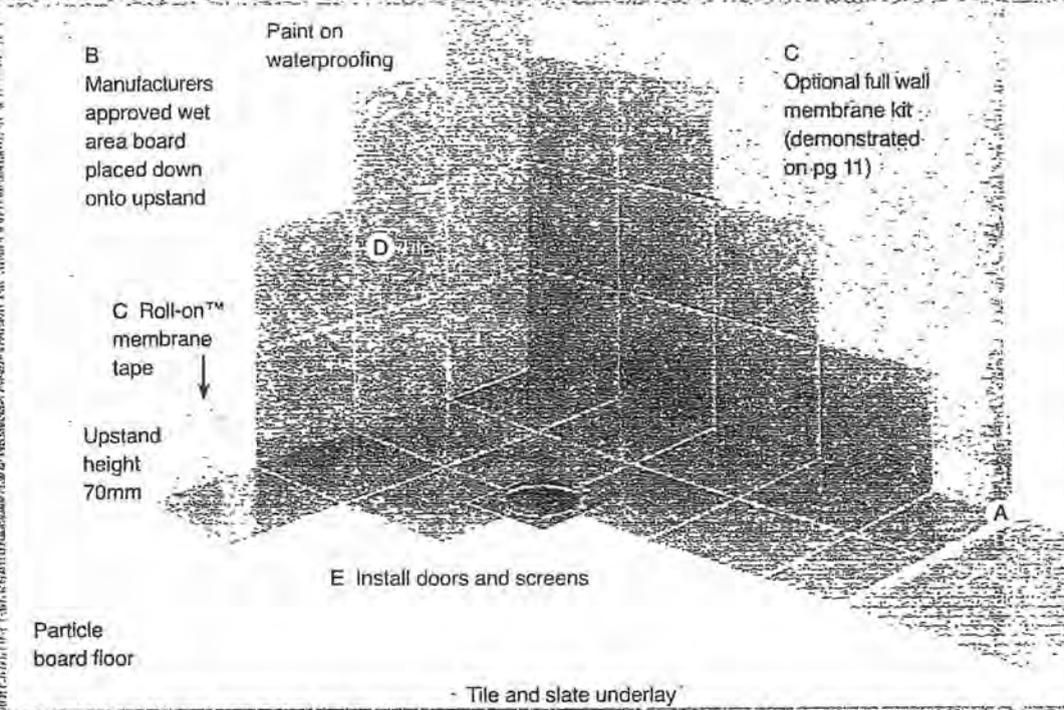
www.atlantisceramics.co.nz

Visit our website for a complete list of stockists of the Atlantis EasyTile Shower System.

Installation Service

Ask your Plumbing Merchant to recommend a dedicated shower screen installer for the installation of your EasyTile Shower System.





...of the

... ..

The Atlantis Easy Tile Shower System uses the same techniques and tools that plumbers and builders would usually apply for installing an acrylic shower. All heavily slashing the time and effort required to successfully install a tiled shower system. 1 or 2 years guaranteed.

Your Atlantis New Tile Shower System will arrive with everything ready to fast fit connections.

You receive:
 - Easy Tile Shower base (of your choosing)
 - Door and trim panel in a specified style, saunor or otomic framed or frameless 8mm safety glass
 - Shower door handles
 - Hinges, self centering, all bronze etc for fitting screens
 - Comprehensive installation instructions
 - Base tile adhesive
 - Roll-on™ membrane tape (no fill wall) (as demonstrated on page 11)
 - Silfcon

You will also need tiles, shower mixer, an outlet fittings, shower head and hose etc.

See also the following information for more details on the product.

... ..

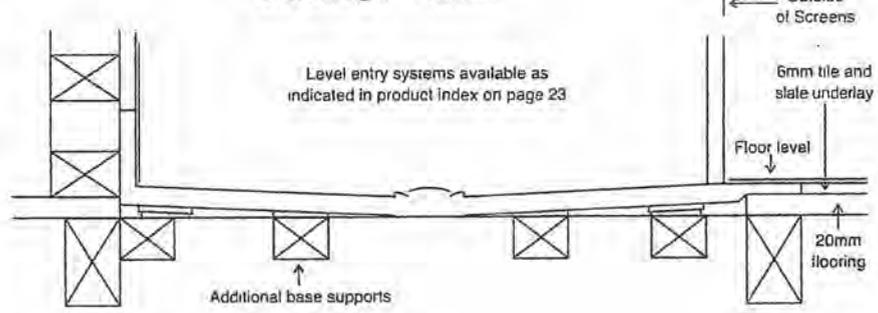
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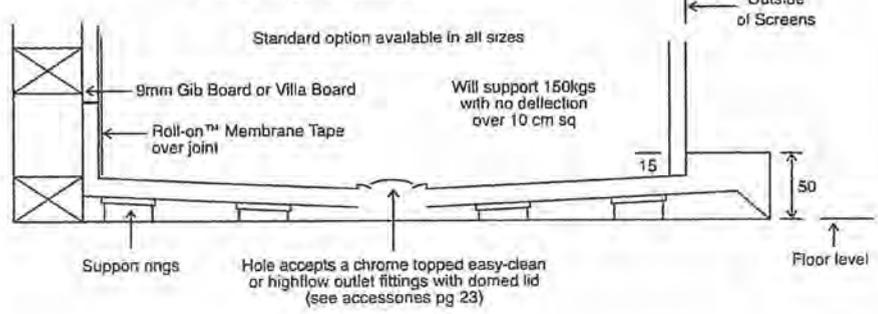
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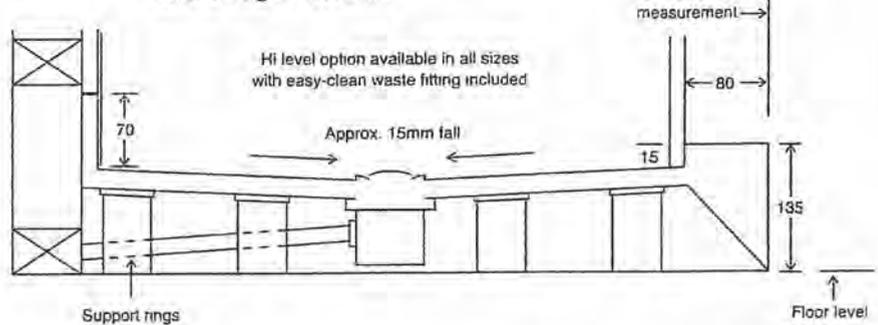
Overall height = 1930mm



Overall height = 1965mm



Overall height = 2050mm



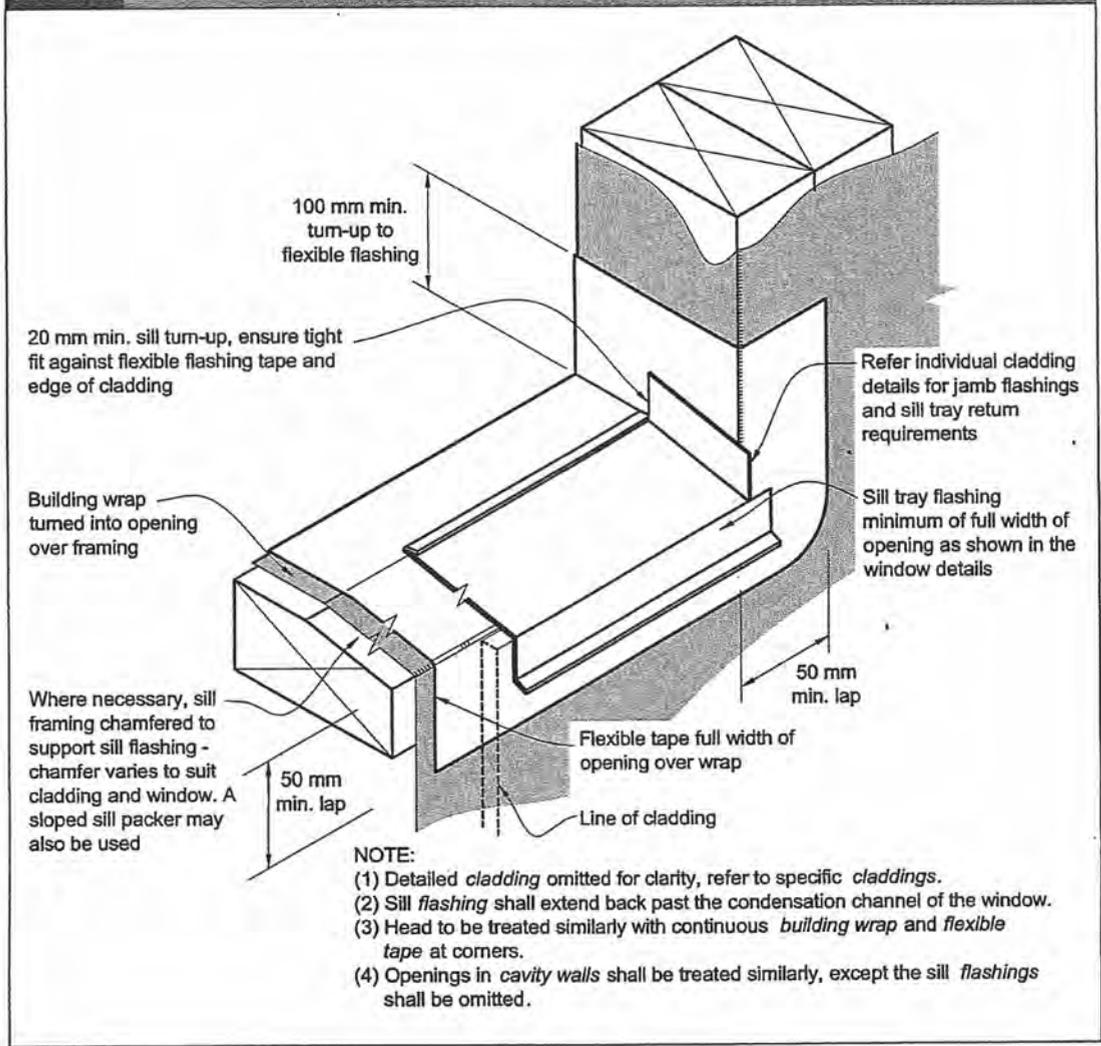
PATENT PENDING AND DESIGN REGISTRATIONS APPLY

Traditional Method

- Step 1 Form floor out of cement or timber framing and composite board Result - imperfect gradients and surface
 - Step 2 Waterproof floor with a waterproof membrane (each coat takes hours to dry)
 - Step 3 Difficult sealing between waste and waterproofing - future probability of leaks
 - Step 4 Complete Tiling - channels installed to receive shower screens on top of tiles - future leaks because of total dependence of silicon to seal channels onto tiles and grouting
 - Step 5 Doors and screen installed
- Time Time required at least 40 hours delay until tiling

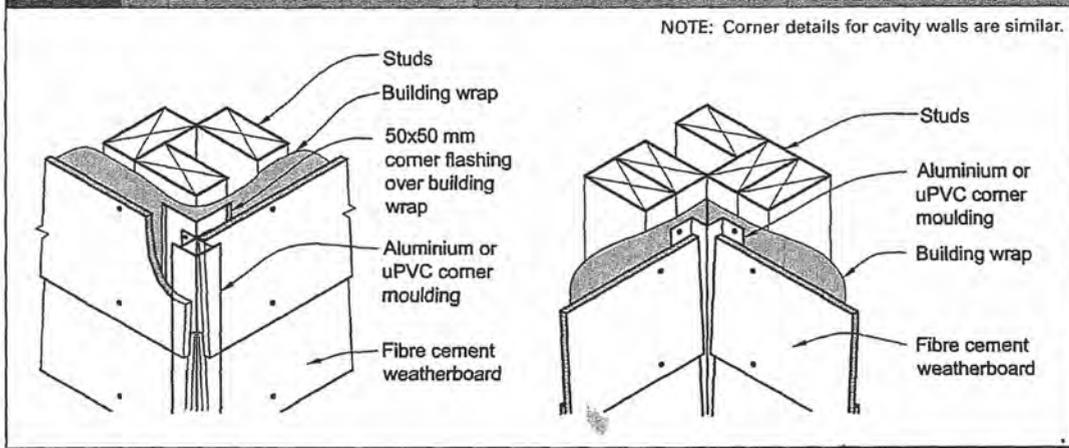


Figure 72: General window opening
 Paragraphs 9.1.5 and 9.1.10.2, Figures 76, 81-86, 90, 91, 95, 99, 115, 116, 127 and 128



Amend 2
 Jul 2005

Figure 89: uPVC or aluminium corners in fibre cement weatherboards
 Paragraphs 9.5.3.3 and 9.5.3.4



GENERAL SPECIFICATION

**APPROVED
BY BUILDING
Paul Ashford
Officer
23/9/2005**

**SPECIFICATION FOR ALTERATIONS
TO
HOUSE AT 14 KERERU STREET,
WAIKANAE
FOR ELIZABETH AND BRIAN KILMISTER**

Non Endorsed sheets of specs have not been reproduced by Council, refer main set supplied by Architect if required to view.

**ALL TRADES
CARPENTER
JOINER
PLUMBER AND GASFITTER
TILER
DRAINLAYER
ELECTRICIAN
PLASTERER**

KIRSTY CHAMBERLAIN

architectural design
BArch (Hons)

August 2005

o 04 977 8759
m 025 206 8134
e kirsty.chamberlain@paradise.net.nz
115 Townsend Road, Miramar, Wellington

Job No 0505

Install glass shelves and towel rails to be supplied by the owners. Ensure dwangs positioned to suit

Liaise with electrician to connect heated towel rail.

BATHROOM 2

Liaise with plumber to install new hand basin, bath (re-located from existing bathroom), new shower fitting over bath if required (re-use existing if possible) and new wc.

Install glass shelves and towel rails to be supplied by the owners. Ensure dwangs positioned to suit.

Remove existing door. Build new wall on hallway side of existing bathroom wall for new cavity slider door (door to be painted with enamel paint before installing). Door jamb to be made wider to accommodate double thickness wall.

STAIRS

Fit handrail to inside wall of stairs. Timber trim to bottom flight of stairs to match profile of stringer of upper flight. Fit ledge to top of existing concrete perimeter wall as shown in drawings.

HARDWARE

Allow to fit door and window hardware to match existing.

MATERIALS

Framing All new framing shall be No 1 framing grade Pinus Radiata, **Boric treated (H1.2).**

All bottom plates to be H1.2 treated Pinus Radiata.

Timber framing which is to be lined with gib must have a moisture content of no more than 16%.

Linings

Internal –

Use 10mm Gib in stairway, kitchen, new living room and hall way except where brackline gib is required as per engineer's specifications.

Bathroom 1 walls to be lined with villaboard, floor to ceiling to be plaster finish ready for painting, except for shower area where use "atlantis easytile shower system".

Written approval is required from the Owner before H1 timber can be changed to T1 TimberSaver Boron treated timber

APPROVED
BY P & D
Simon Copp
Officer

14/9/2005

PLUMBER and GASFITTER

Refer to Preliminary and General Clauses of this specification together with all other trade sections

SCOPE

Disconnect existing main bathroom, ensuite and kitchen waste pipes from existing gulley trap and sewer.

Install new bathroom fittings in both bathrooms.

Bathroom waste to connect to existing gulley trap. New soil pipe connecting to existing sewer.

Liaise with kitchen installers to connect kitchen waste to existing gully trap.

due to a historical problem with pinhole corrosion
I recommend that copper pipe is not used with cold water.

REGULATIONS

Accord with the latest Plumbing and Drainage Regulations, Gas Installation Regulations, NZS 5261:1996 and with local authority requirements. Arrange for and pay all necessary fees and charges in connection with the work.

WATER RETICULATION

Pipes - Hot and Cold pipes inside walls to be 15mm copper. Lag all (copper) hot water pipes.

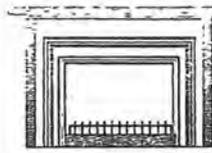
WASTE SYSTEM

Take soil pipes to existing sewer drain and wastes to existing gulley traps in uPVC pipe or equivalent. Drains shall be installed at maximum practice gradient.

BATHROOM 1

Liaise with carpenter to install hand basin vanity unit and mirror, wc, and shower unit with wastes set back into wall space. Take bathroom waste to existing gulley. New soil pipe connecting to existing sewer.

Install Solid Fuel Burning Appliances to requirements of NZS.7421:1990, NZS.2918:2001 and applicable spec's subject to Council approval prior to installation. Unit must comply with the Ministry of Environment emission standards dated 1 September 2005

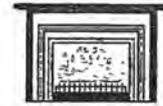


The Fireplace Ltd

Margaret Lewis
Sales Consultant

The Fireplace

133 Thorndon Quay
Wellington

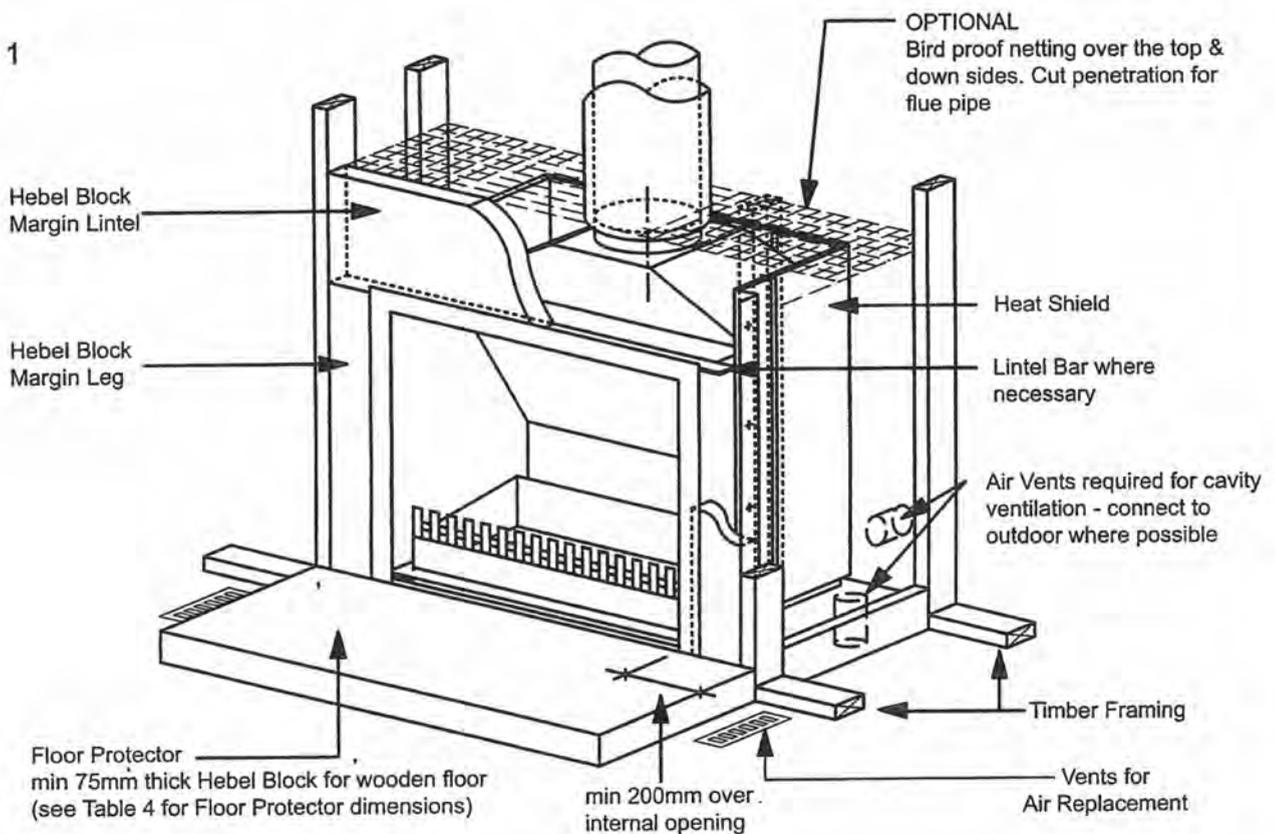


Phone 04 473 72
Fax 04 473 72
margaret@fireplace.co

TYPICAL JETMASTER IN-BUILT TIMBER FRAME INSTALLATION INSTRUCTIONS - WOOD -

Due to continued product improvement, The Fireplace Ltd reserves the right to change product specifications without prior notification

Fig. 1



Full fireplace spec's have not been reproduced by Council - refer main set supplied

ALL INSTRUCTIONS TO COMPLY WITH AS/NZS2918:2001

IMPORTANT: Read all instructions carefully before starting installation. Failure to follow these instructions may result in a fire hazard and will void the warranty.

The flue system must be cleaned every 12 months

AUCKLAND

12 Tawaia St
Mt Eden
Ph: 09 623 6990
Fax: 09 623 6994

WELLINGTON

133 Thorndon Quay
Wellington
Ph: 04 473 7207
Fax: 04 473 7213

CHRISTCHURCH

54 Mandeville St
Christchurch
Ph: 03 348 8011
Fax: 03 348 8023

DUNEDIN

477 Princes St
Dunedin
Ph: 03 479 0041
Fax: 03 479 0042

email: sales@fireplace.co.nz

www.thefireplace.co.nz

code: 018 - 09/04

Addenda to Application

Application

Elizabeth and Brian Kilmister 14 Kereru st Waikanae	No.	055848
-----------------------------------------------------------	-----	--------

Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stage Extend living room, new deck, new bathroom, stairs
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$80,000
Location	14 KERERU STREET, WAIKANAE
Legal Description	LOT 20 DP 18903 CT 884/50
Valuation No.	1496065600

Builder: Bill Solomon : 9026445

Designer: Kirsty Chamberlain 115 Townsend Road, Miramar, Wgtn : 04 9778759

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Foundation Inspection:
 2. Subfloor Inspection, Suspended Floor
 3. Pre-slab Inspection, concrete floor
 4. Pre-wrap Inspection
 5. Post-wrap Inspection
 6. Post-Clad Inspection
 7. Prelining Inspection, moisture test, check bracing
 8. Post-lining inspection, linings, fixed as per brace design
 9. Water test on sewer drains
 10. Completion inspection
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. All foundations are to be to solid bearing minimum of 300mm
4. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
5. Fit head, jamb, sill flashings and proprietary sill tray to external joinery. Fit airseals to the inside edges of the window reveals.
6. Note and comply with endorsements on approved plans.
7. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
8. Deck & stair balastrades with a greater drop than 1.0m require min 1.0m high balastrade measured from floor or tread. max 150mm bottom rail to floor. max 100mm space or hole between vertical rails. CERTAIN OTHER DECK CONFIGURATIONS MAY REQUIRE SAFETY BARRIERS. CONFER INSPECTOR
9. Installation of solid fuel appliances must comply with manufactures specifications and be secured against seismic movement ie EARTHQUAKES.
10. Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire. Alarms are to be of a type which include a reset and test buttons.
11. Contractor to leave site clear of all demolition materials and in a tidy state.
12. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.

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

**OWNER/BUILDER/
AUTHORISED PERSON**

Date:

BUILDING CONSENTS CHECK LIST

		Initial Assessment		Resource Consents	
		Yes	No	Yes	No
Certificate of Title					
Site Coverage	Maximum of 40%				
Fence Height	Max 1.8m Road Front, Max 2m Side and Rear				
Permeable surface	Min 30%				
Yards					
Front site	3m & 1.5m sides, 4.5 front				
Rear Site	3m all yards				
Corner Site	4.5m road front				
Other	1m to ROW				
Building Height	8m High (All areas) 6m High (Peka Peka if <90m to toe of dune) 4.5m High (Accessory buildings)				
Coastal Building Line	No Build Line Relocatable				
Recession Plane	45degrees off 2.1m on boundary				
Flooding	1:50 or 1:100				
Noise	Airport Zone State Highway				
Accessory Building					
Residential	Max 60m2				
Rural	n/a, check general				
General	May not block access 1m to boundary 3m to dwellings 4.5m in height Comply with height plane				
Garages yards	1m to boundary				

RECEIVED
29 AUG 2005
KAPITI COAST DISTRICT COUNCIL



Project Information Memorandum No.....055848P
Building Project.....14 Kerem St, Waikanae
ADDS & ALTS

Comments: Residential, ecological site @ rear (E62), no flood hazard, no easements.

S37 CERTIFICATE ISSUED
— REFER TO CERTIFICATE ENCLOSED

S37 CERTIFICATE REMOVED
BY: *[Signature]*
DATE: 26.9.05

Approved/Approved with conditions

Signed By *[Signature]* Date 26.9.05

* All work to be carried out in accordance with RM: 050267 ~ granted 21.9.05 *
* Eco Site ID K062 ~ rear/southern portion of site (Hemi Matenga Reserve)

Requested
- elevations (s.33(1)(b))
- front yard (s.37)
RV
7-9-05

S37 CERTIFICATE REMOVED
BY: *[Signature]*
DATE: 26.9.05

S37 CERTIFICATE ISSUED
— REFER TO CERTIFICATE ENCLOSED

FOR OFFICE USE ONLY

FEES		PIM Fee	\$.....
	\$.....		
	\$.....	RECEIPT NO.	DATE
	\$.....		
	\$.....	INVOICE NO	DATE
	\$.....		
	\$.....	RECEIPT NO	DATE
SUBTOTAL	\$.....		
Less Deposit Paid	\$.....		
TOTAL	\$.....		
GST INCLUDED	\$.....		



Project Information Memorandum

Section 34, Building Act 2004

Application

Elizabeth and Brian Kilmister 14 Kereru st Waikanae	No. Issue date Application date	055848P 27/09/05
-----------------------------------------------------------	---------------------------------------	---------------------

Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stage Extend living room, new deck, new bathroom, stairs
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$80,000
Location	14 KERERU STREET, WAIKANAE
Legal Description	LOT 20 DP 18903 CT 884/50
Valuation No.	1496065600

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent.

This project information memorandum includes:

- Information identifying 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: _____

27-9-05

Kapiti Coast District Council

Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website www.kapiticoast.govt.nz



PROJECT INFORMATION MEMORANDUM - BC 055848P

Application Details

Applicant Name :	Elizabeth and Brian Kilmister
Contact Address :	14 Kereru st Waikanae
Location :	14 KERERU STREET, WAIKANAЕ
Legal Description :	LOT 20 DP 18903 CT 88
Proposal :	Extend living room, new deck, new bathroom

Landline

Application Details

Use Permitted :	Discretionary
Resource consent granted :	Yes - RM 050267
Designations on property :	None listed
Easements :	None listed
Site subject to inundation :	Not known to be
Relocatable zone :	N/A
Coastal building line restriction :	N/A
Minimum floor level (50 year event) :	N/A
Floor level (100 year event) :	N/A
Yard and height requirements :	Resource consent (land use) required for
Tree/building preservation :	None listed

Comments

Consent notices, covenants, and like listings registered on the title are the responsibility of the applicant. Search this property title for any impediments to this proposal.

All work to be carried out in accordance with Resource Consent RM 050267. An Ecological Site (ID KO62 , Hemi Matenga Reserve) extends over a Southern portion of the site.

Please refer to attached map indicating location, and enclosed permitted activity standards relating to the above.

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

Special Features of the Land

Potential erosion :	Not known to be
Potential avulsion :	Not known to be
Potential subsidence :	Not known to be
Potential slippage :	Not known to be
Potential alluvion :	Not known to be
Potential inundation :	Not known to be
Presence of hazardous contaminants :	Not known to be

Other features

Plumbing and Drainage Details

Sewer available / connected :	Connected
Water available / connected :	Connected
Site plan of existing services :	See attached
Location of sewer lateral :	shown
Location and size of water toby :	15mm shown
Location of public drains (if any) :	N/A
Location of easments (if any) :	No easements
Stormwater disposal to :	Kerb

Plumbing and drainage notes



Certificate attached to project information memorandum 055848P

Section 37, Building Act 2004

Restrictions on commencing building work under the Resource Management Act 1991

The building work referred to in the attached project information memorandum is also required to have the following resource consents under the Resource Management Act 1991:

- Resource Consent for a front yard encroachment

As these resource consents will or may materially affect the building work to which the attached project information memorandum relates, until they have been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

A handwritten signature in cursive script, appearing to read "Rachelle Voice", is written over a horizontal line.

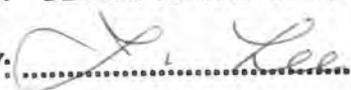
Rachelle Voice

RESOURCE CONSENTS PLANNER

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 14/09/05

S37 CERTIFICATE REMOVED
BY: 
DATE: 26.9.05



Certificate attached to project information memorandum 055848P

Section 37, Building Act 2004

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Rachelle Voice

RESOURCE CONSENTS PLANNER

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 14/09/05



Bc0558481



21 September 2005

FILE: RM050267

Elizabeth and Bryan Kilmister
14 Kereru Street
Waikanae

Attn: Elizabeth and Bryan Kilmister

Dear Elizabeth and Bryan,

RM050267: LAND USE CONSENT – Additions and Alterations

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

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

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

There is no deposit for an objection. However, a fee of \$144.00 (including GST) is required if Council's Subdivisional Engineer is involved. Time and costs will also be charged unless waived by the Hearing Commissioners and if an objection is upheld the deposit will be refunded in full; if upheld in part then half the deposit will be refunded.

Please note also that this consent will expire within 5 years of the date of issue of this decision. You may apply for an extension of the consent before the consent lapses. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 904 - 5622

Thank you for dealing with the Kapiti Coast District Council.

Yours faithfully

A handwritten signature in black ink, appearing to read "Mike Mackiggan".

Mike Mackiggan

SENIOR RESOURCE CONSENTS PLANNER

Kapiti Coast District Council

Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website www.kapiticoast.govt.nz

DECISION:

That Officers acting under Delegated Authority from Council and pursuant to Section 104B of the Resource Management Act 1991 **grant consent** to the proposal for a **Front Yard Encroachment at 14 Kereru Street, Waikanae** being **Lot 20 DP 18903**, subject to the following conditions:

Conditions of Consent:

Monitoring:

1. The consent holder shall notify the Council's Compliance Officer in writing **48 hours** before the consent is carried out. The consent holder shall fill out and return (by fax 04 9045815 or post Private Bag 601, Paraparaumu) the form attached to the decision letter.
2. That the consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions [or review of consent conditions], or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and other activities, the actual costs of materials or services, including the costs of consultants or other reports or investigations which may have to be obtained.

* Please refer to Kapiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.

General:

3. The proposal shall be in accordance with the **Kirsty Chamberlain Plans "Proposed Alterations for Brian and Elizabeth Kilmister 14 Kereru Street, Waikanae" Drwg. Ref. North/East Elevation, North/West Elevation Detail 8, and Site/Drainage Plan, all dated August 2005 and stamped as 'Final Approved Plans' on 21 September 2005 and the information submitted with the application RM050267.**

Advice Notes:

1. The land use consent must be given effect to within 5 years of the granting of this consent, or within such extended period of time pursuant to Sections 125 and 37 as the Council may allow.
2. This resource consent is not a consent to build. Such a consent must be obtained under the Building Act 2004 prior to commencement of construction.

Kapiti Coast District Council

Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website www.kapiticoast.govt.nz

3. Rights of objection to the conditions specified above may be exercised pursuant to Section 357(2) by the consent holder. Any objection shall be made in writing, setting out the reasons for the objection within 15 working days of this notification or within such extended period as the Council in any special case may allow.
4. Where appropriate, the Council may agree to reduce the required monitoring charges where the consent holder will carry out appropriate monitoring and reporting back to Council.

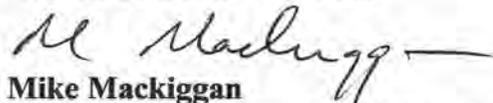
REASONS FOR DECISION:

1. The effects of the proposal on the environment will be de minimis and there are no adversely affected parties.
2. This proposal is in accordance with the relevant Objectives, Policies and Assessment Criteria of the Kapiti Coast District Plan.

DECISION:

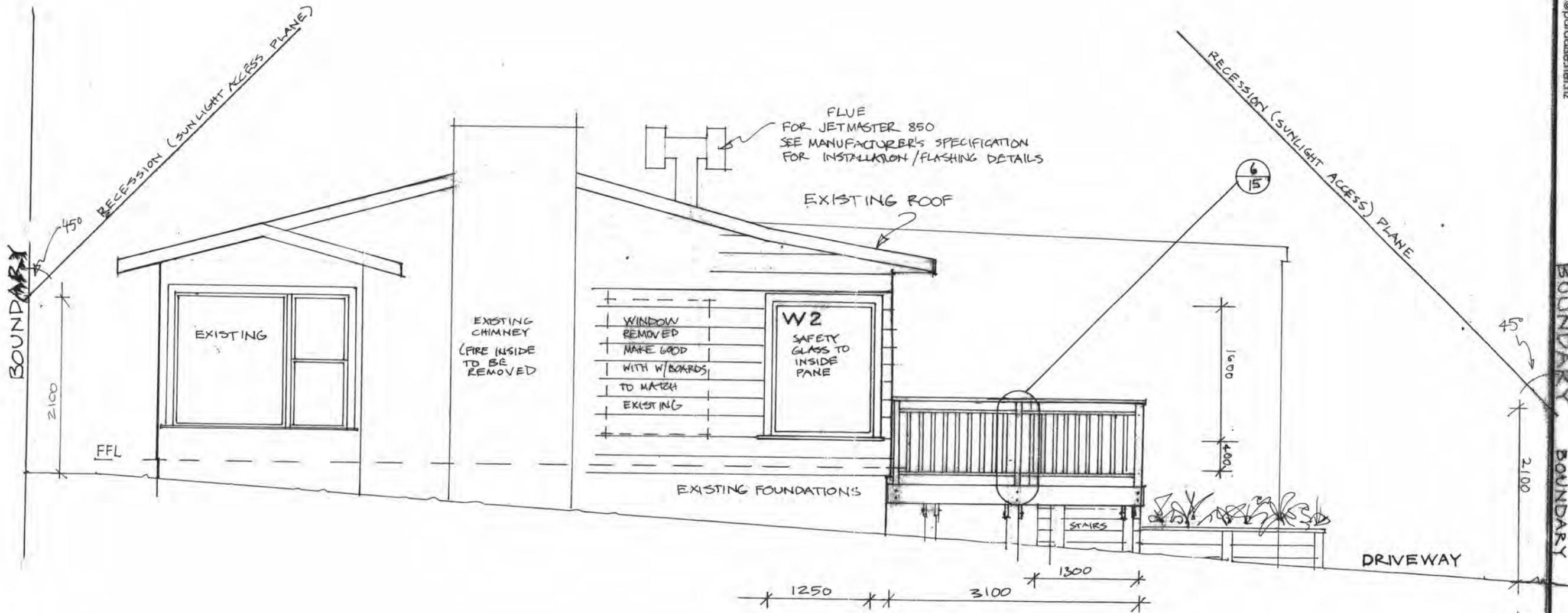
RM050267 - APPROVED

DATE: 21 September 2005



Mike Mackiggan

SENIOR RESOURCE CONSENTS PLANNER



NORTH/EAST ELEVATION 1:50

RM 050267
FINAL APPROVED PLANS
21.9.05

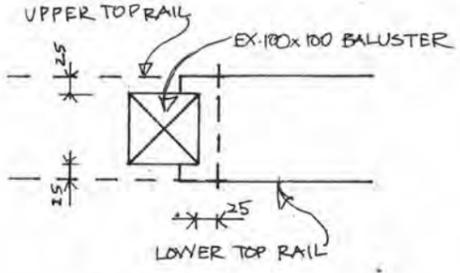
M. Chamberlain

PROPOSED ALTERATIONS
FOR BRIAN AND ELIZABETH KILMISTER
14 KERERU STREET, WAIKANA
AUGUST 2005
DRAWN BY KIRSTY CHAMBERLAIN

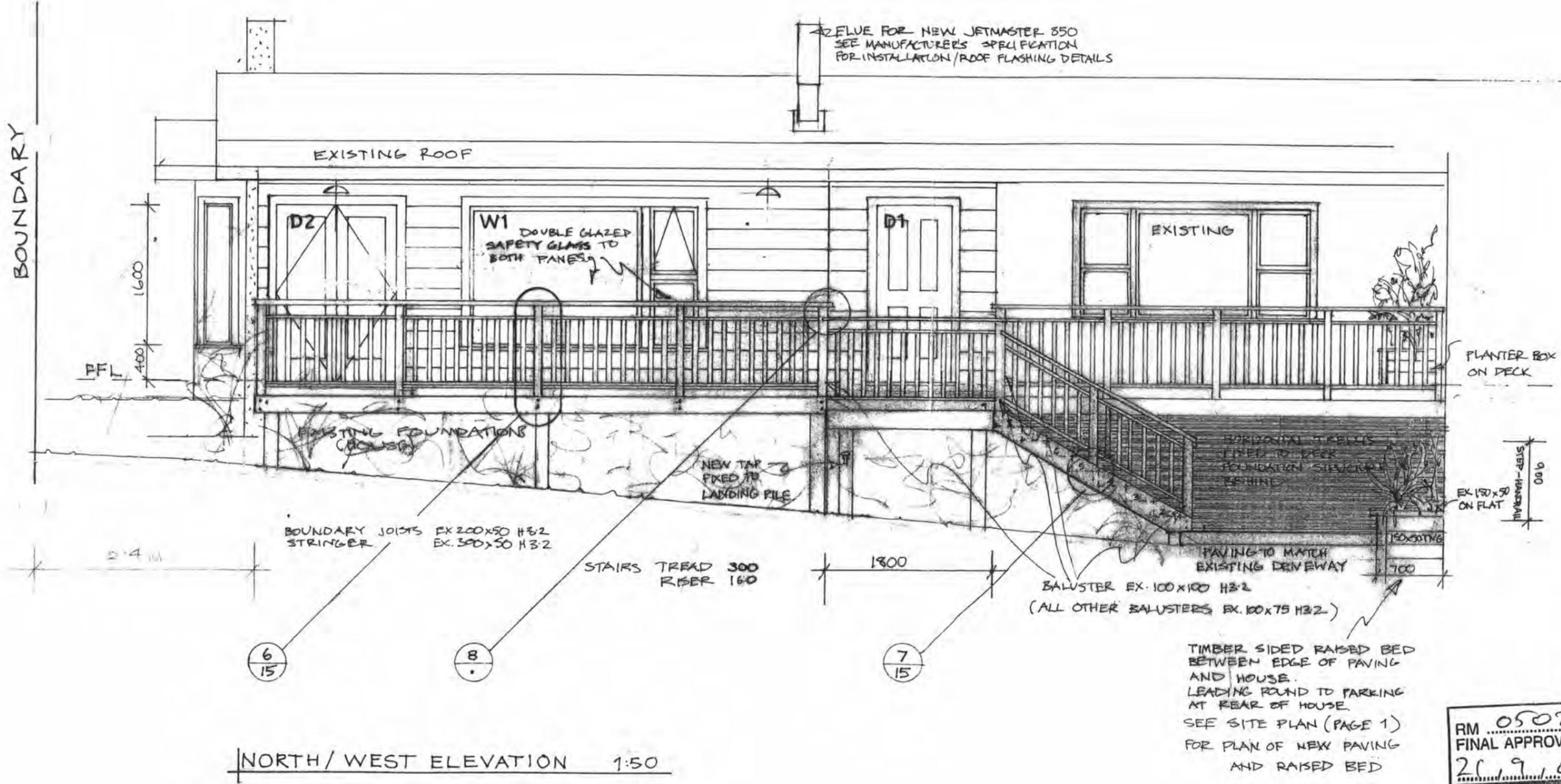
NORTH/WEST
ELEVATION
SCALE 1:50

DETAIL 8
SCALE 1:10

PAGE 10 OF 16



DETAIL 8 1:10



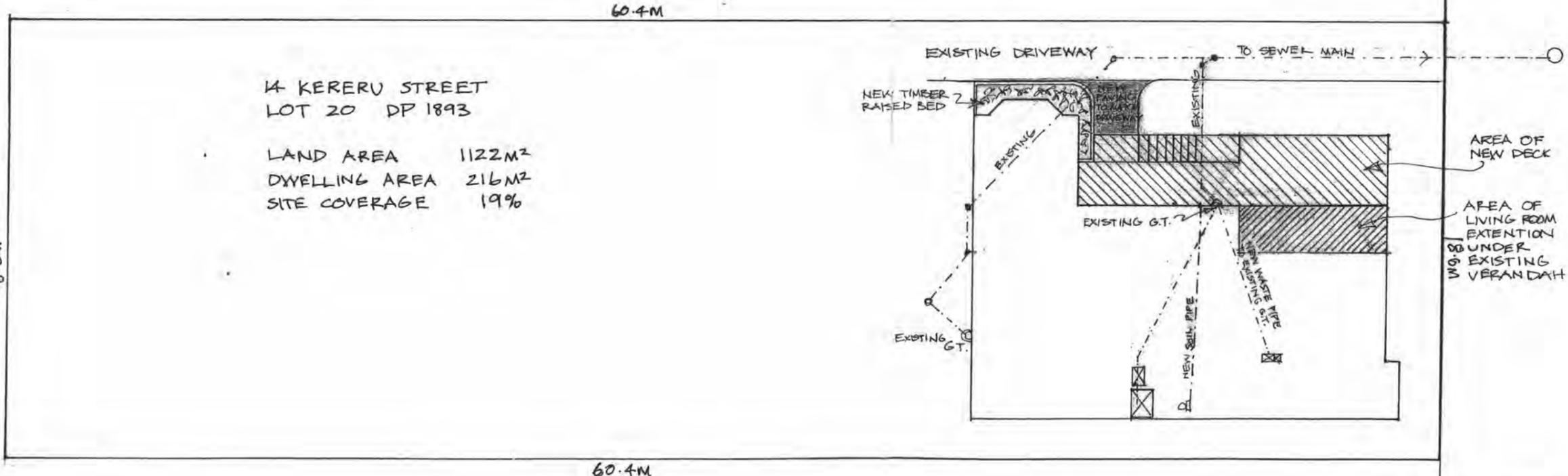
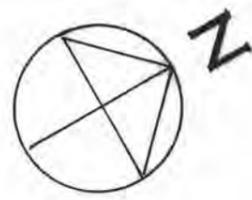
NORTH/WEST ELEVATION 1:50

RM 050267
FINAL APPROVED PLANS
21.9.05

M. W. Chamberlain
K. Chamberlain

ALL WORK TO BE DONE
IN ACCORDANCE WITH
NZS 3604, NZS 2918
AND OTHER RELEVANT
STANDARDS

ALL DIMENSIONS TO BE
CHECKED ON SITE BEFORE
WORK COMMENCES



RM 050267
FINAL APPROVED PLANS
25/9/05

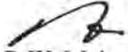
M. Chamberlain
K. Chamberlain



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier **WN884/50**
Land Registration District **Wellington**
Date Issued 26 February 1960

Prior References

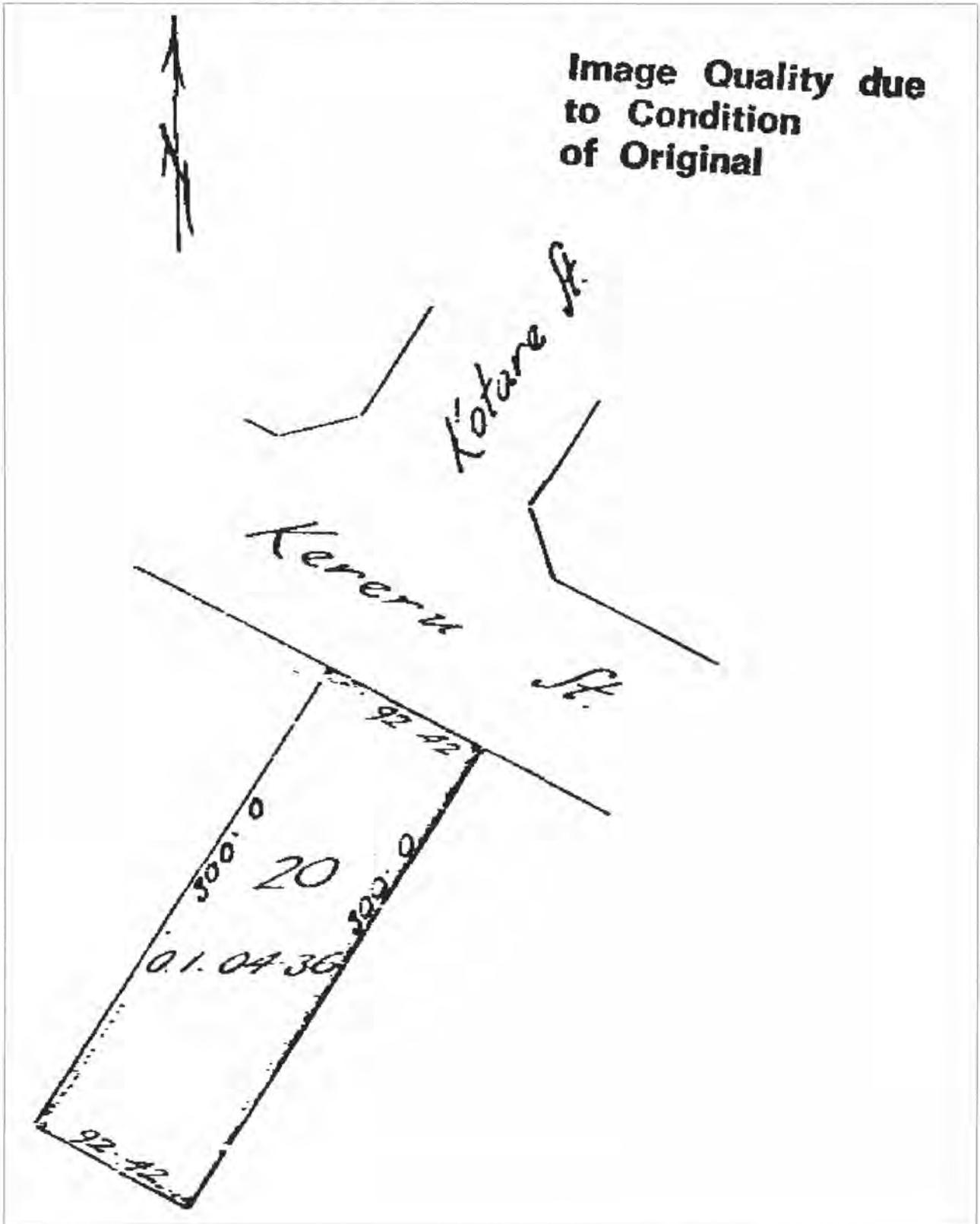
WN730/53

Estate Fee Simple
Area 1122 square metres more or less
Legal Description Lot 20 Deposited Plan 18903

Proprietors

Bryan Stewart Kilmister, Elizabeth Kilmister and John Walter Kilmister

Interests



KIRSTY CHAMBERLAIN

architectural design



13 September 2005

Rachelle Voice,
Kapiti Coast District Council,
175 Rimu Road,
Private Bag 601
Paraparaumu

Dear Rachelle,

**BC055848P: PROPOSED ADDITIONS AND ALTERATIONS TO DWELLING AT 14
KERERU STREET, WAIKANAE (LOT 20 DP 18903)**

RE: height in relation to boundary

Please find attached a revised copy of the north/east elevation (page 11 of the consent drawings) of the above proposed alteration now showing "recession planes" which incline inwards and upwards from the property boundaries. Each recession plane commences at 2.1m above the property boundary and inclines inwards at an angle of 45°. As you can see from the drawings the new work fits within the height envelope.

I trust you now have all necessary information to continue processing the PIM for the above proposed project.

Regards,

Kirsty Chamberlain

KIRSTY CHAMBERLAIN

BArch (Hons)

p 04 977 8759
m 025 206 8134
e kirsty.chamberlain@paradise.net.nz

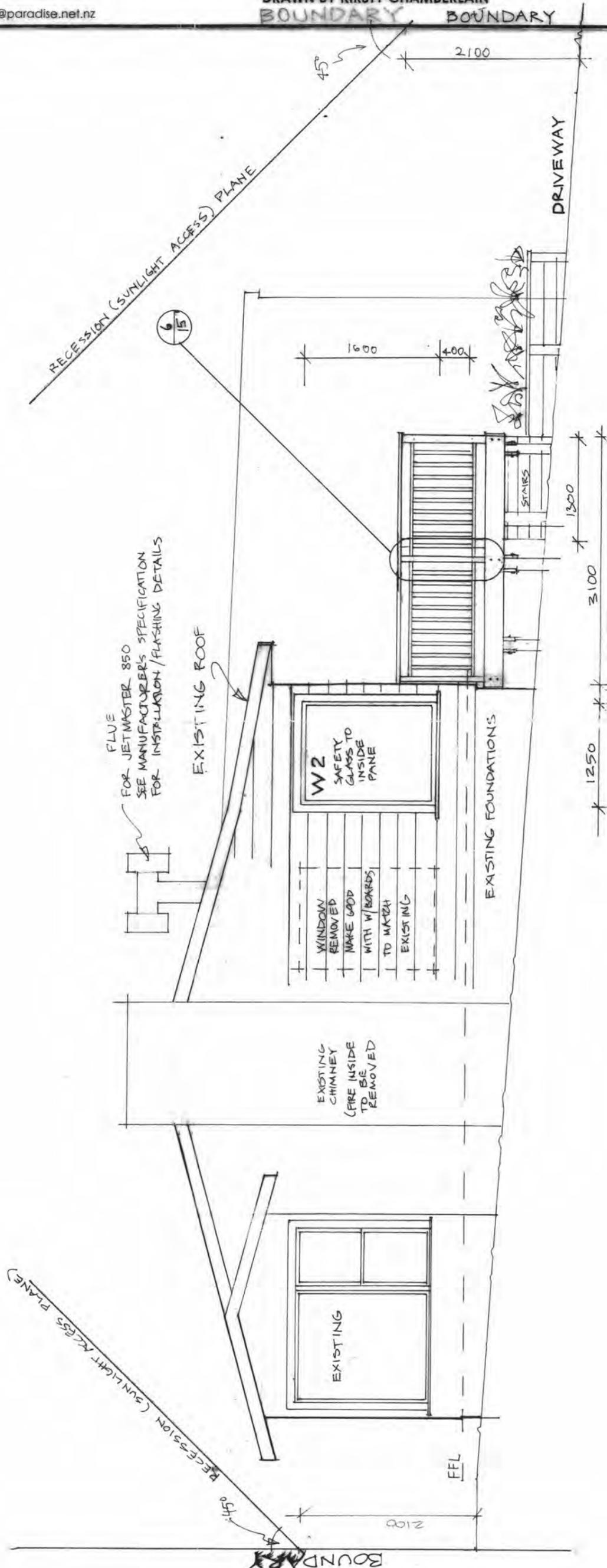
PROPOSED ALTERATIONS
FOR BRIAN AND ELIZABETH KILMISTER
14 KERERU STREET, WAIKANAĒ

AUGUST 2005

DRAWN BY KIRSTY CHAMBERLAIN

BOUNDARY BOUNDARY

NORTH/EAST ELEVATION
SCALE 1:50



NORTH/EAST ELEVATION 1:50



7 September 2005

BC055848P

Elizabeth and Brian Kilmister
C/- Kirsty Chamberlain Architectural Design
115 Townsend Road
WELLINGTON

Dear Elizabeth and Brian

BC055848P: PROPOSED ADDITIONS AND ALTERATIONS TO DWELLING AT 14 KERERU STREET, WAIKANAE (LOT 20 DP 18903).

Thank you for your application for a PIM which I am currently processing. After an initial assessment of your application it appears that some further information is required.

Before I am able to sign off this application I require the following information:

- Elevation plans which demonstrate the existing ground level and compliance with the Height in relation to boundary standard

HEIGHT IN RELATION TO BOUNDARY

Note: Refer to definition of "Height" in Part Q.

All buildings must fit within a height envelope (refer to definition and diagrams in Part Q) which is made up of "recession planes" which incline inwards and upwards from all the property's boundaries. Each recession plane commences at a point 2.1 metres above the property boundary and inclines inwards at an angle of 45 degrees. The exception to this is that garages located in the side or rear yard and not more than 2.4 metres in height may infringe the height envelope. Where there is a right-of-way or an access strip immediately adjacent to and on the other side of the property boundary, the recession plane shall be measured from a point 2.1 metres above a point midway across the right-of-way or access strip.

The elevation plans provided with your PIM cannot be easily assessed to determine whether this proposal complies with the above.

Furthermore, upon assessing your application, it has been determined that the additions and alterations do not comply with the District Plans front yard setback standard as set out below:

YARDS

Kapiti Coast District Council

Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website www.kapiticoast.govt.nz

The minimum yard requirements for any site shall be:

(i) **Front Yard**

- Buildings

All buildings shall be set back at least 4.5 metres from a road boundary.

The additions proposed, have been measured at 2.2m from the front boundary.

As the application does not comply with the above standard, resource consent will need to be obtained before the project can commence. The written approval of all affected parties to the consent also must be obtained. Please make an application for Resource Consent (land use) pursuant to section 88 of the Resource Management Act 1991. I have attached an application kit for resource consent and a written approval form, to help you prepare the application.

Alternatively you may wish to amend your design so that it will comply with the District plan requirements, I have enclosed for you a copy of an application kit to amend your Building Consent, and this will incur a \$75.00 fee.

Pursuant to section 33(1) (b) of the Building Act 2005 I am placing your application on hold until I have received the elevations plans from you. At such a time when I receive those plans I am able to place a certificate under Section 37 of the Building Act releasing your PIM with the restriction that no building work may proceed until Planning approval has been granted.

Should you have any further queries please contact me on (04) 904 5814.

Yours faithfully



Rachelle Voice
RESOURCE CONSENTS PLANNER

SCANNED

RECEIVED
31 OCT 2005
KAPITI COAST
DISTRICT COUNCIL

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER DATE
Planning			
Plumbing and Drainage			
Building	/	O.K.	 4/11/05
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			

NOTES:

Amended plans issued 7/11/05



Amended BC Application

Building Consent No.....055848 A

Building Project.....Alterations.....

14 Kerem St
NAUKAMAE

8.4.4 Profiles

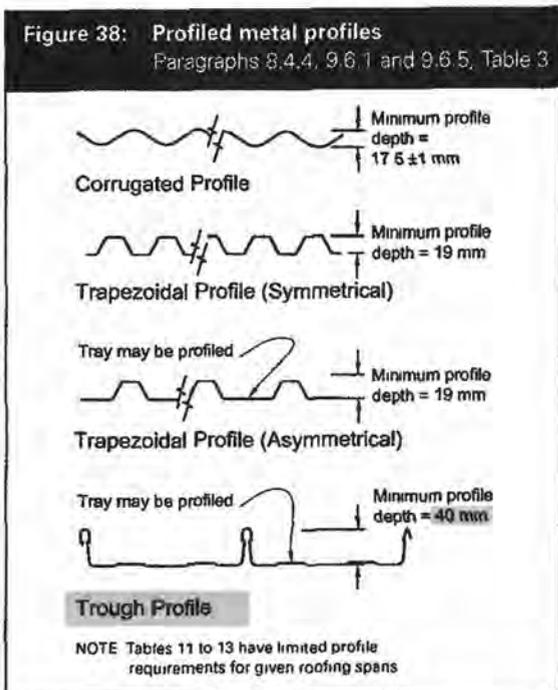
Profiles covered in this Acceptable Solution are shown in Figure 38, and consist of:

- a) **Corrugated** – curved with a crest height of 17.5 ± 1 mm,
- b) **Trapezoidal** – symmetrical or asymmetrical, with a minimum crest height of 19 mm, and
- c) **Trough profile** – with vertical ribs at a minimum height of 40 mm, and flat, or lightly profiled, pans between the ribs.

Amend 2
Jul 2005

Amend 2
Jul 2005

Amend 2
Jul 2005



8.4.5 Roof pitch

For roofs up to 18 metres in length, pitches shall be:

- a) Corrugated – not less than 10° (1:6), or 8° (1:7) if no end laps are present.
- b) *Trapezoidal* – not less than:
 - i) 4° (1:14) where the crest height is less than 27 mm, or
 - ii) 3° (1:20) where the crest height is 27 mm or higher.
- c) *Trough profile* – not less than 3° (1:20).

Amend 2
Jul 2005

COMMENT:

For roofs over 18 metres in length refer to the manufacturer for minimum pitch requirements. Where manufacturers have more stringent requirements, these should be followed to optimise performance and to avoid invalidating guarantees.

Amend 2
Jul 2005

8.4.6 Structure

The maximum span of profiled metal roof cladding between purlins to comply with this Acceptable Solution is given in Table 11, Table 12 or Table 13. Spans shown are for steel with BMT, grade and profile as specified in each Table.

Amend 2
Jul 2005

COMMENT:

For purlin sizes, spacing and fixing, refer to NZS 3604.

Additional support will be required around roof-mounted services such as air-conditioning in order to avoid roof distortion

Amend 2
Jul 2005

Refer to manufacturer's recommendations for spans of roof cladding with profiles, BMTs, grades or spans other than those shown in Tables 11 to 13.

Amend 2
Jul 2005

Table 11: Corrugated profile roofing – maximum spans⁽¹⁾ for limited access roof⁽²⁾ with profile height of 17-50 mm
Paragraph 8.4.6

Metal	BMT mm	Building wind zone ⁽³⁾					
		Low + medium		High		Very high	
		Maximum span of roof cladding mm					
		End	Internal	End	Internal	End	Internal
Steel	0.4	700	1200	700	1100	650	900
Steel	0.55	950	1600	950	1450	900	1200

NOTES: Spans are for minimum G550 steel.

- 1 Spans are measured between centre lines of support
- 2 Roof access is limited to an occasional maintenance load of not more than 110 kg
- 3 Wind zones are as per NZS 3604: 1999
- 4 Every sheet of roof cladding shall span at least three supports and shall have end and internal spans as shown in this table
- 5 Spans assume there is a lined ceiling sealed off from internal spaces and the building has boxed eaves with soffit

Amend 2
Jul 2005

Amended Plan

BC 055848

refer also previous approved plan

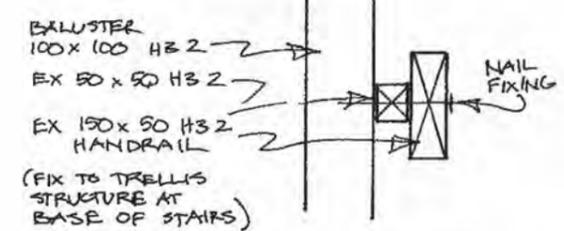
DUNCAN COPY

KIRSTY CHAMBERLAIN
 architectural design
 115 Townsend Road Miramar Wellington
 P 04 977 8759
 M 025 206 8134
 E kirsty_chamberlain@paradise.net.nz

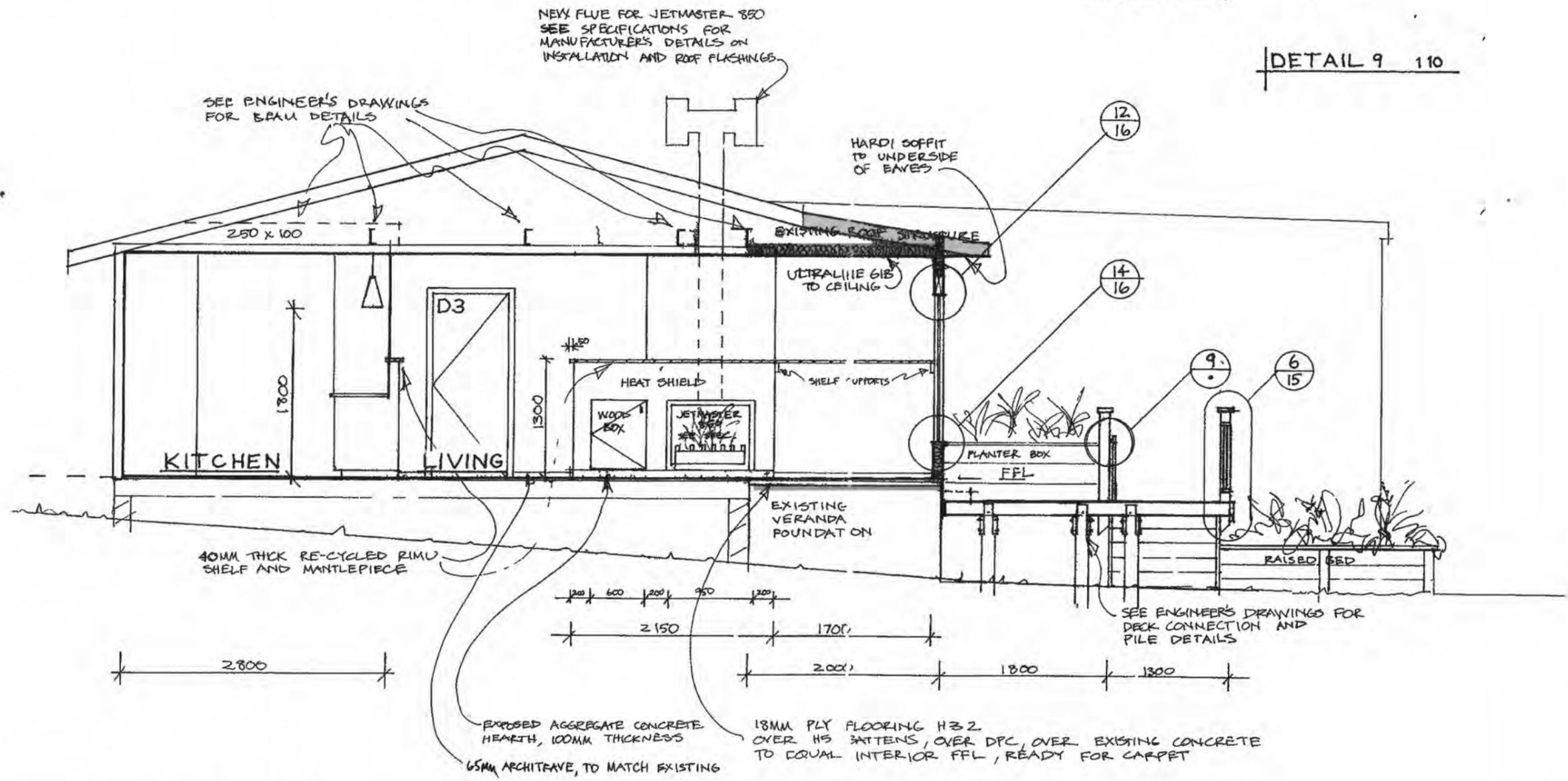
PROPOSED ALTERATIONS
 FOR BRIAN AND ELIZABETH KILMISTER
 14 KERERU STREET, WAIKANAE
 AUGUST 2005
 DRAWN BY KIRSTY CHAMBERLAIN

SECTION D-D'
 SCALE 1:50
DETAIL 9
 SCALE 1:10

PAGE 09 OF 16



DETAIL 9 110



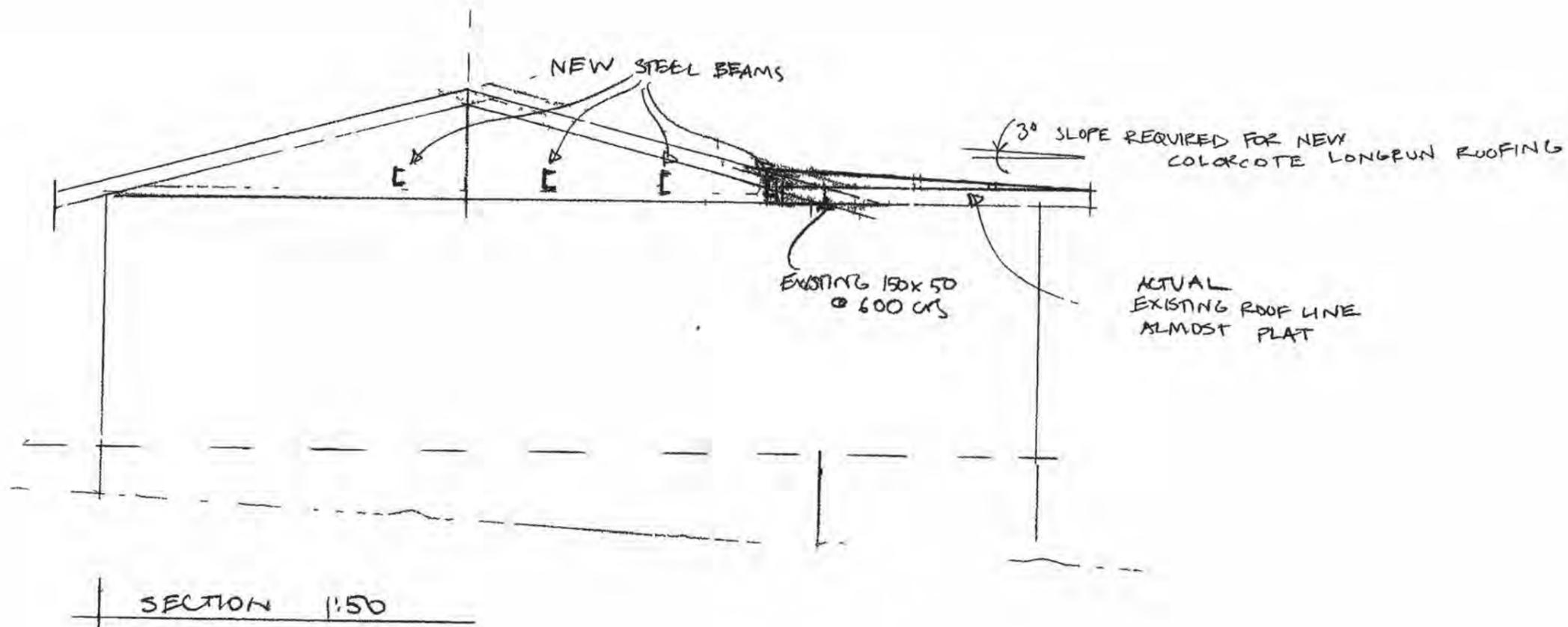
SECTION D-D' 150

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

All references to standards and codes etc shall be taken as reference to latest version including amendments.

All work must be carried out to conform to relevant sections of The New Zealand Building Code and New Zealand Standards, particularly NZS.3604:1999 For Light Timber Framed construction.

APPROVED BY BUILDING
 Andrew Wood
 Officer
 4/11/2005



AMENDMENT TO PLANS FOR BRYAN AND ELIZABETH KILMISTER 14 KERERU ST, WAIKANAE

P. 1 OF 2

KIRSTY CHAMBERLAIN

architectural design

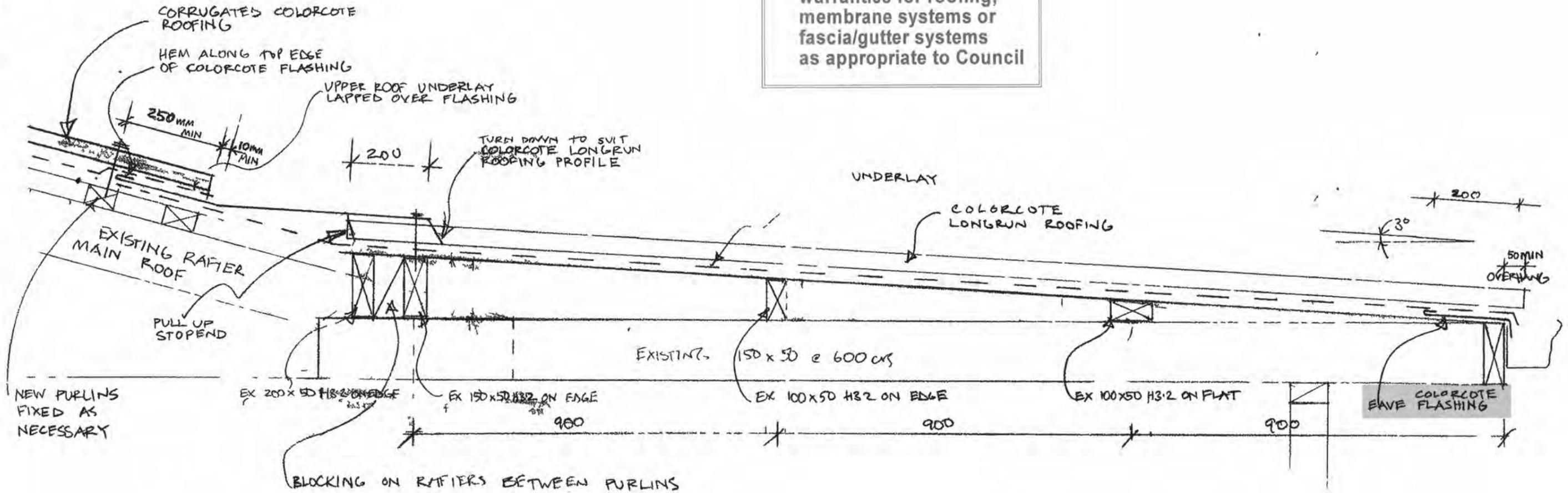
Amended Plan

B.C 055848

Also refer to NZBC, clause E2/AS1, External Moisture: Third Edition for clarity

Roofing material to be installed to manufacturers requirements. In particular, fixing and minimum pitch (reference also sect. 8 of E2 NZ Building Code.)

Supply copy of relevant warranties for roofing, membrane systems or fascia/gutter systems as appropriate to Council



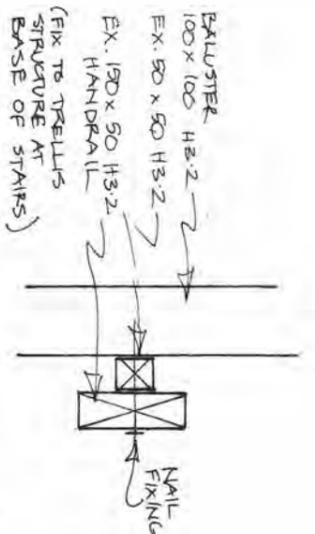
DETAIL SHOWING PURLINS TO CREATE 3° ROOF PITCH FOR NEW COLORCOTE LONG RUN ROOFING
ALSO SHOWING CHANGE OF PITCH AND EAVES FLASHINGS 1:10

SCANNED

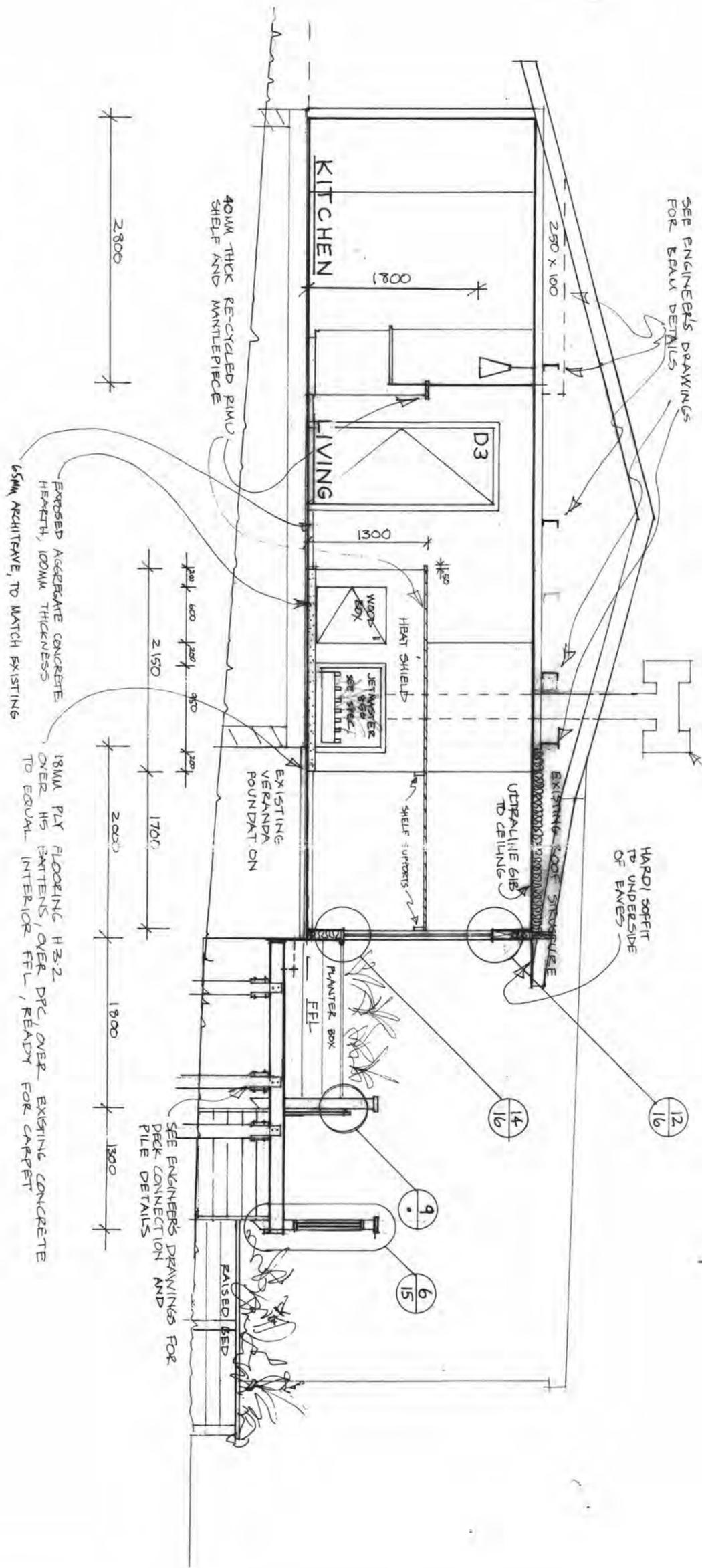
NEW FLUE FOR JETMASTER 890
SEE SPECIFICATIONS FOR
MANUFACTURERS DETAILS ON
INSTALLATION AND ROOF FLASHINGS

SEE ENGINEERS DRAWINGS
FOR BRAM DETAILS

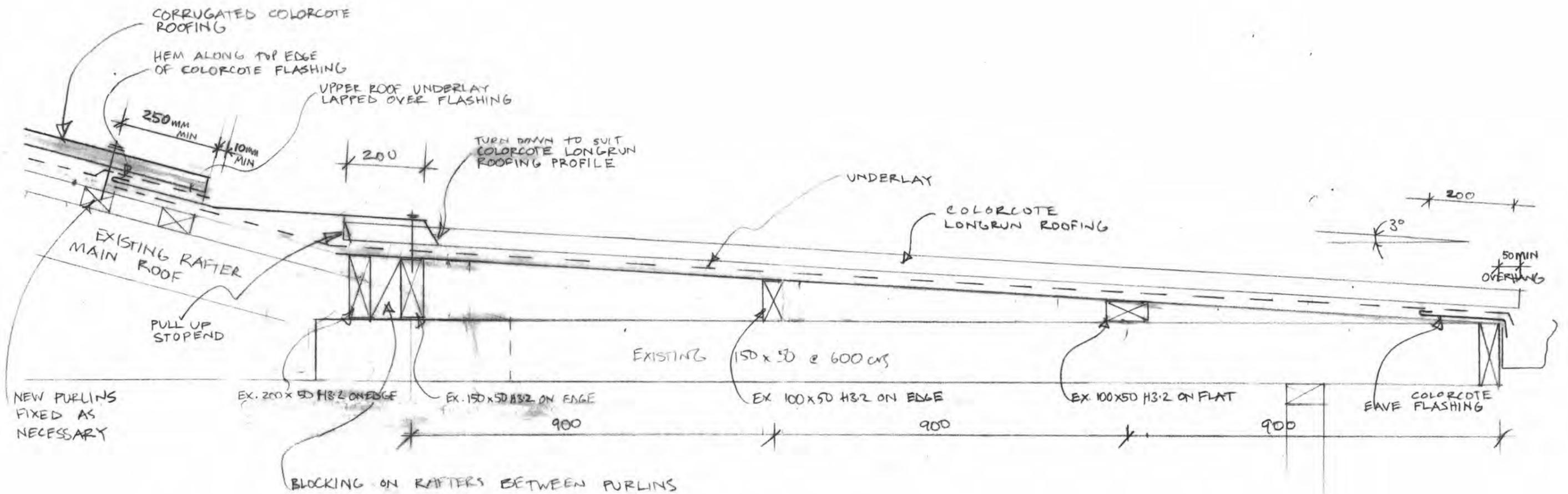
HARDI SOFFIT
TO UNDERSIDE
OF EAVES



DETAIL 9 1:10



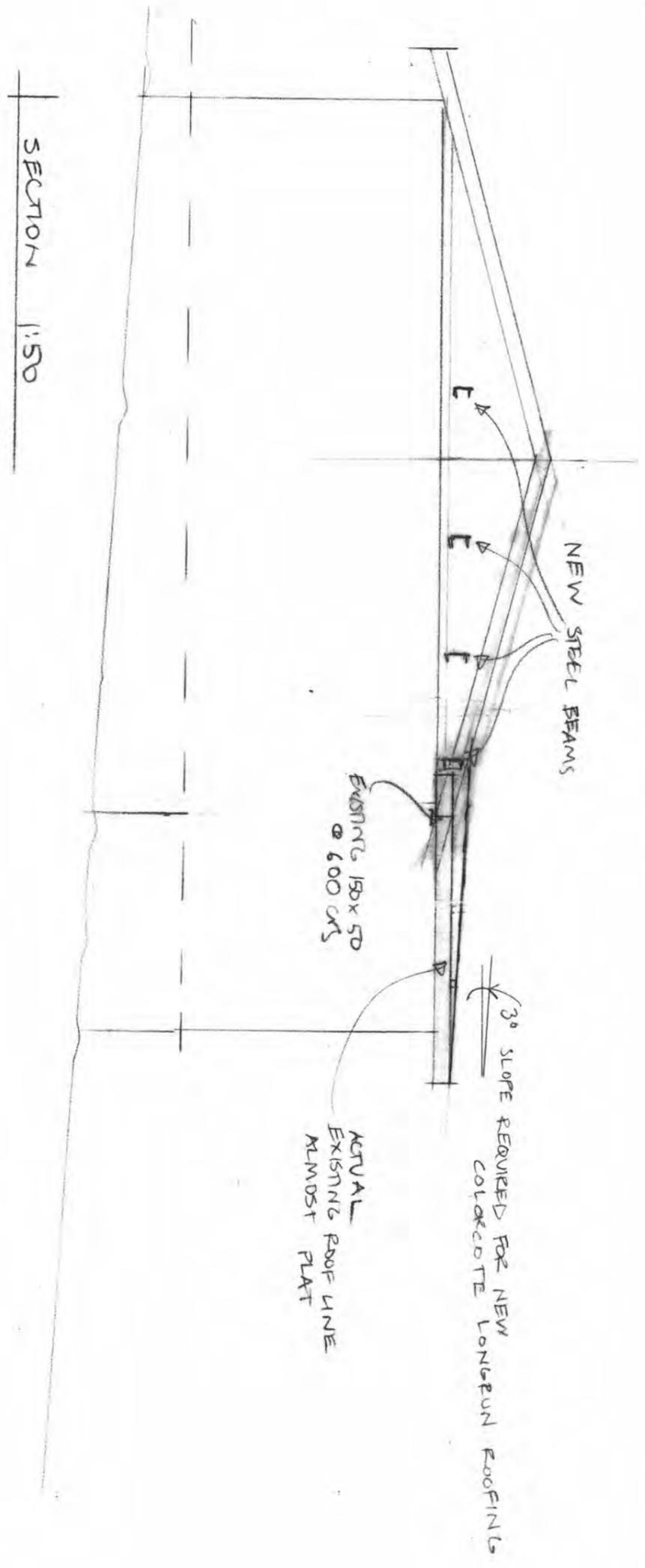
SECTION D-D' 1:50



DETAIL SHOWING PURLINS TO CREATE 3° ROOF PITCH FOR NEW COLORCOTE LONG RUN ROOFING
 ALSO SHOWING CHANGE OF PITCH AND EAVES FLASHINGS 1:10

AMENDMENT TO PLANS FOR BRYAN AND ELIZABETH KILMISTER 4 KERERU ST, WAIKANAЕ

P. 1 OF 2



KIRSTY CHAMBERLAIN

architectural design

Horowhenua County Council

PERMIT No. W5611

LOCALITY Waikanae

DATE RECEIVED : : .

DATE ISSUED 15:6:83

FEE NOT TO BE PAID UNTIL REQUESTED BY OFFICE

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME

Fligg

FOR OFFICE USE ONLY

REMARKS:

*Back vent existing W.C.
Terminal vent to new W.C.
Extend wastes to relocated gully trap.*

SCALE OF PERMIT FEES

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

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

APPROVED

B. Todd
COUNTY ENGINEER.

DATE 12-5-83.

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

PLAN OF ALLOTMENT

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

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

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

Frontage to KERERU ST Road

Application For Plumbing and Drainage Permit

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

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

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

Description of Drainage and Plumbing Work New W/C, re position shower,
New HAND BASIN - ALTER SPORTING -
ALTER DRAINAGE

Allotment. Lot: 20 D.P.: 18903 Section: _____ Area: _____
Block: _____ S.D.: _____ Locality: _____

Previous Owner { If Section has been recently transferred } _____

Frontage (Length) _____ (Name of Street or Road) 14 KERERU

Water Supply (Description) _____

Est. Material Value of Plumbing Work \$	:	Est. Labour Value of Plumbing Work \$:
Est. Material Value of Drainage Work \$	:	Est. Labour Value of Drainage Work \$:
		<u>1500</u>	<u>500</u>

Total Value 2000.00
\$1000 :00

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

Permit Fee Based on Labour Value \$ 36.00 Receipt No.: 5453

Water Connection Fee \$ _____ Receipt No.: _____

Full Name and Address of Owner: MR + MRS. J.L.P. FLIGG
8 HENDERSON STREET, KARORI.

NOTE.—The following MUST accompany this Application:—

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

Signature of Applicant: E. F. Gates pp. **E. F. GATES LTD.**
WAIKANAE.

Address 11 Ste Grove

Craftsman G.W. Mc FARLANE
Plumber's Signature, 5 PATTERSON GROVE
Address, and WAIKANAE.
Registered No. _____

Registered Drainlayer's
Signature, Address, and
Registered No. _____

PERMIT **W** No 5671

HOROWHENUA COUNTY COUNCIL

WAIKANAЕ DISTRICT COMMUNITY

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

Mr G.W. McFarlane
5 Patterson Goe
Waikanae

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

Mr J.P. Fligg and situated in A Kereru Street Street (or Road), Waikanae being described as 61 20 DP 18903

Description of work: Plumbing & drainage associated with alterations

Estimated Value of work excluding materials: to dining

Estimated Cost \$ 500.00
Receipt No. 5153

Permit Fee \$ 36.00
Connection Fee \$
TOTAL \$ 36.00

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

day of _____ 19_____

Date 15.6.83

County Engineer

This permit is issued subject to:

Back vent existing W.C. Terminal vent to new W.C.
Extend works by relocated gully trap

HOROWHENUA COUNTY COUNCIL

WAIKANAЕ DISTRICT COMMUNITY

Notice of Completion of Work and Request for Inspection

To: The Health Inspector,
Horowhenua County Council
LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at _____

_____ Street/Road, owned by Mr _____ the plumbing/drainage

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

Dated this _____ day of _____ 19_____

Plumber/Drainlayer

Address of Plumber: _____

FOR OFFICE USE ONLY

The works above referred to in Permit No. _____

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

Date: _____ 19_____

Inspector

Horowhenua County Council

PERMIT No. W6290

LOCALITY Waikanae

DATE RECEIVED

DATE ISSUED 4.12.84

FEE NOT TO BE PAID UNTIL REQUESTED BY OFFICE

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME

Fligg

FOR OFFICE USE ONLY

REMARKS:

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

SCALE OF PERMIT FEES

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

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

APPROVED
B. J. [Signature]
 DATE 5-12-84

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

Valuation Book No.

Date 19

PLAN OF ALLOTMENT

Application For Plumbing and Drainage Permit

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

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

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

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

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

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

Description of Drainage and Plumbing Work *shift Laundry Tub to Basement area*

Allotment. Lot: *20* D.P.: *18903* Section: Area:

Block: S.D.: Locality:

Previous Owner { If Section has been recently transferred }

Frontage (Length) (Name of Street or Road) *149 Heron St*

Water Supply (Description)

Est. Material Value of Plumbing Work	\$ 100 : 00	Est. Labour Value of Plumbing Work	\$ 100 : 00
Est. Material Value of Drainage Work	\$ 160 : 00	Est. Labour Value of Drainage Work	\$ 100 : 00
	<u>260 - 00</u>		<u>200 - 00</u>

Total Value \$ 460 : 00

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

Permit Fee Based on Labour Value \$ *18.00* Receipt No.: *3316*

Water Connection Fee \$ Receipt No.:

Full Name and Address of Owner: *Mr & Mrs Fligg*
14 Heron St Waihanau

NOTE.—The following MUST accompany this Application:—

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

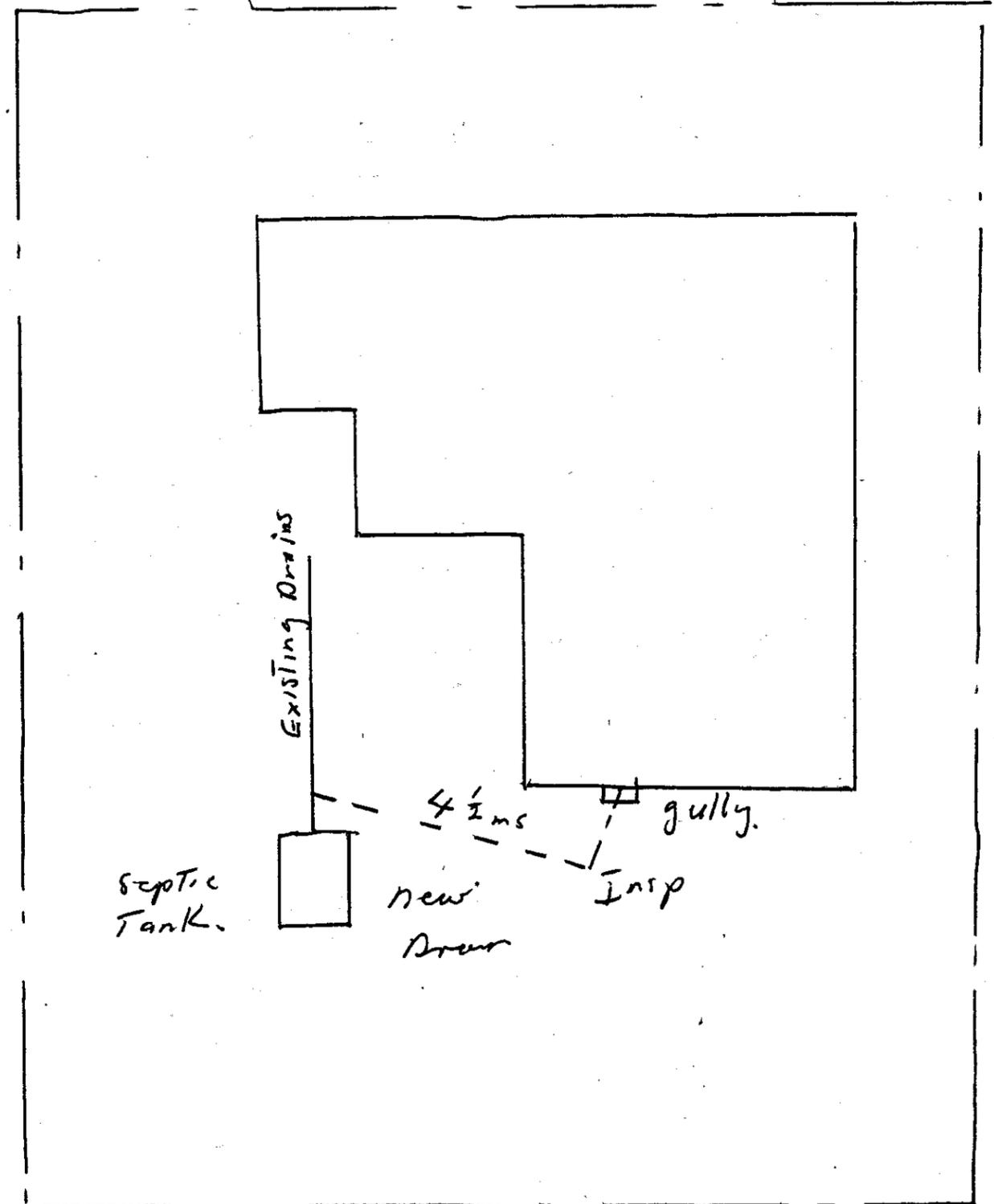
Signature of Applicant: *H. H. Thomas*

Address *Box 67 Waihanau*

Craftsman Plumber's Signature, Address, and Registered No. *H. H. Thomas Box 67 Waihanau. 2096*

Registered Drainlayer's Signature, Address, and Registered No. " " " " "

Frontage to *Heron St* Road



PERMIT **W** No 6290

HOROWHENUA COUNTY COUNCIL

WAIKANAЕ DISTRICT COMMUNITY

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

Mr H.G.H. Thomas
P.O. Box 64
Waikanae

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

Mr & Mrs Fligg and situated in 14 Kereru Street Street (or Road), Waikanae being described as Lot 20 DP18903

Description of work: Shift laundry tub to Basement area

Estimated Value of work excluding materials:

Estimated Cost \$ 200.00
Receipt No. 3316

Permit Fee \$ 18.00
Connection Fee \$ —
TOTAL \$ 18.00

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

day of _____ 19____

Date 7-12-84

County Engineer

This permit is issued subject to:

HOROWHENUA COUNTY COUNCIL WAIKANAЕ DISTRICT COMMUNITY Notice of Completion of Work and Request for Inspection

To: The Health Inspector,
Horowhenua County Council
LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at _____ Street/Road, owned by Mr _____ the plumbing/drainage works specified in Permit No. _____, issued on _____ 19____, and I do hereby request that such works should be inspected.

Dated this _____ day of _____ 19____
Plumber/Drainlayer

Address of Plumber: _____

FOR OFFICE USE ONLY

The works above referred to in Permit No. _____
I HEREBY CERTIFY that the work has been examined and found satisfactory.

Date: _____ 19____
Inspector

T & L Levin

2696

H.C.C./D.1

Horowhenua County Council

PERMIT No. N 6006

LOCALITY Waikanae Sewer

DATE RECEIVED 6 : 9 : 85.

DATE ISSUED 20 : 9 : 85.

FEEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE

APPLICATION FOR ~~PLUMBING~~ AND DRAINAGE PERMIT

OWNER'S NAME FLIGG

FOR OFFICE USE ONLY

REMARKS:

SCALE OF PERMIT FEES

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

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

APPROVED

A. Hamilton
For COUNTY ENGINEER

DATE 11-9-85

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

Application For Plumbing and Drainage Permit

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

Postal Address:
Horowhenua County Council,
P.O. Box 542
Levin.

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

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

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

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

Description of Drainage and Plumbing Work *Drainage to alterations.*

Allotment. Lot: *20* D.P.: *18903* Section: Area:
Block: S.D.: Locality: *Waikanae*

Previous Owner If Section has been recently transferred

Frontage (Length) (Name of Street or Road) *14 Kerere St.*

Water Supply (Description)

Est. Material Value of Plumbing Work \$ Est. Labour Value of Plumbing Work \$

Est. Material Value of Drainage Work \$ *650* Est. Labour Value of Drainage Work \$ *650*

Total Value \$ *1,300*

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

Permit Fee Based on Labour Value \$ *48-00* Receipt No.: *9024*

Water Connection Fee \$ Receipt No.:

Full Name and Address of Owner: *J & J Fligg*
14 Kerere St. Waik.

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

Signature of Applicant: *J & J Fligg*

Address

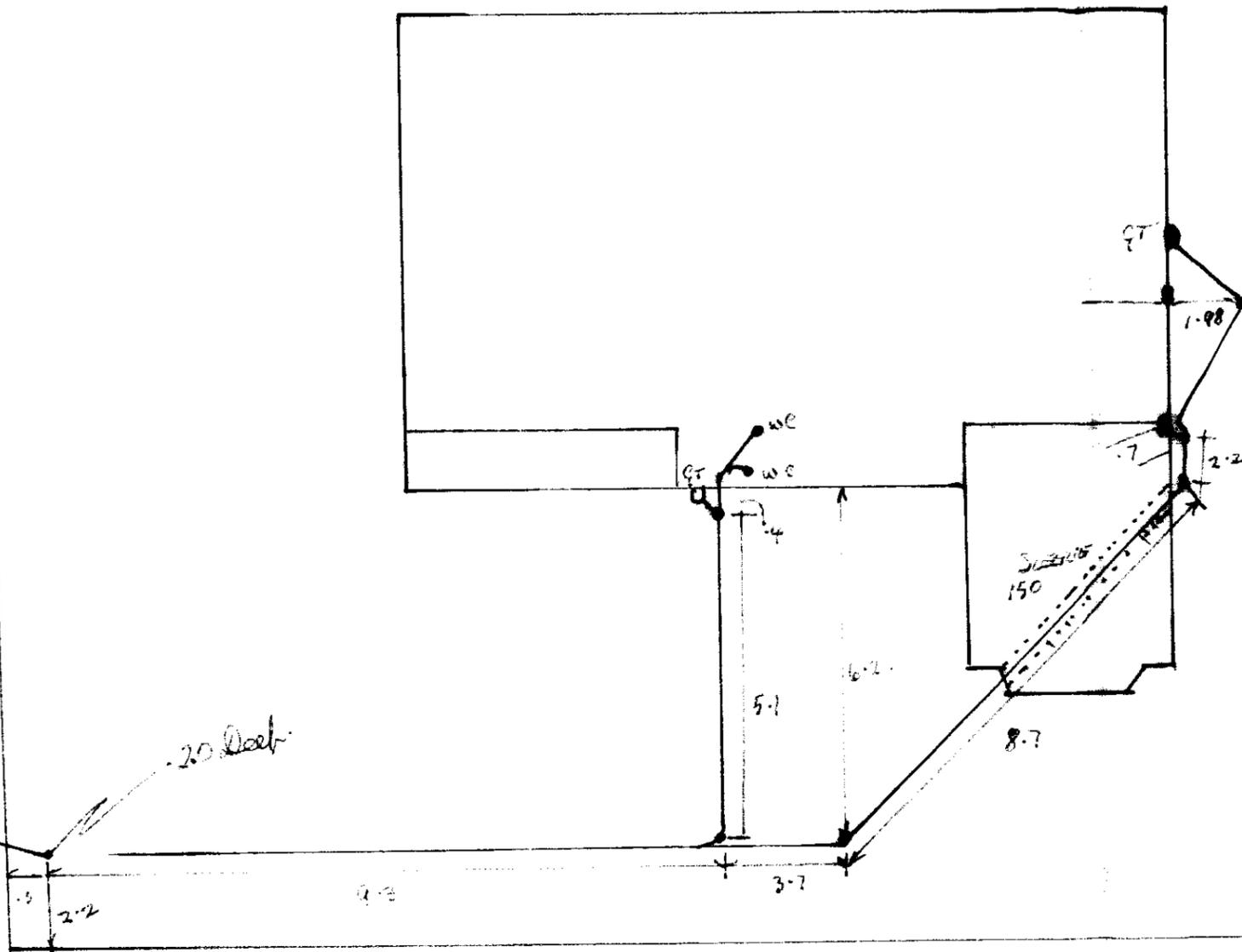
Craftsman Plumber's Signature, Address, and Registered No.

Registered Drainlayer's Signature, Address, and Registered No. *x. W. Pritchard - 10855*
305 Te Moana Rd Waik.

Frontage to Road

Kereneu St.

Gate



14 Kereneu St
Lot 20
D/P 18903
D/P Ritchie
14-10-85

20 feet

2.2

9.3

3.7

5.1

6.2

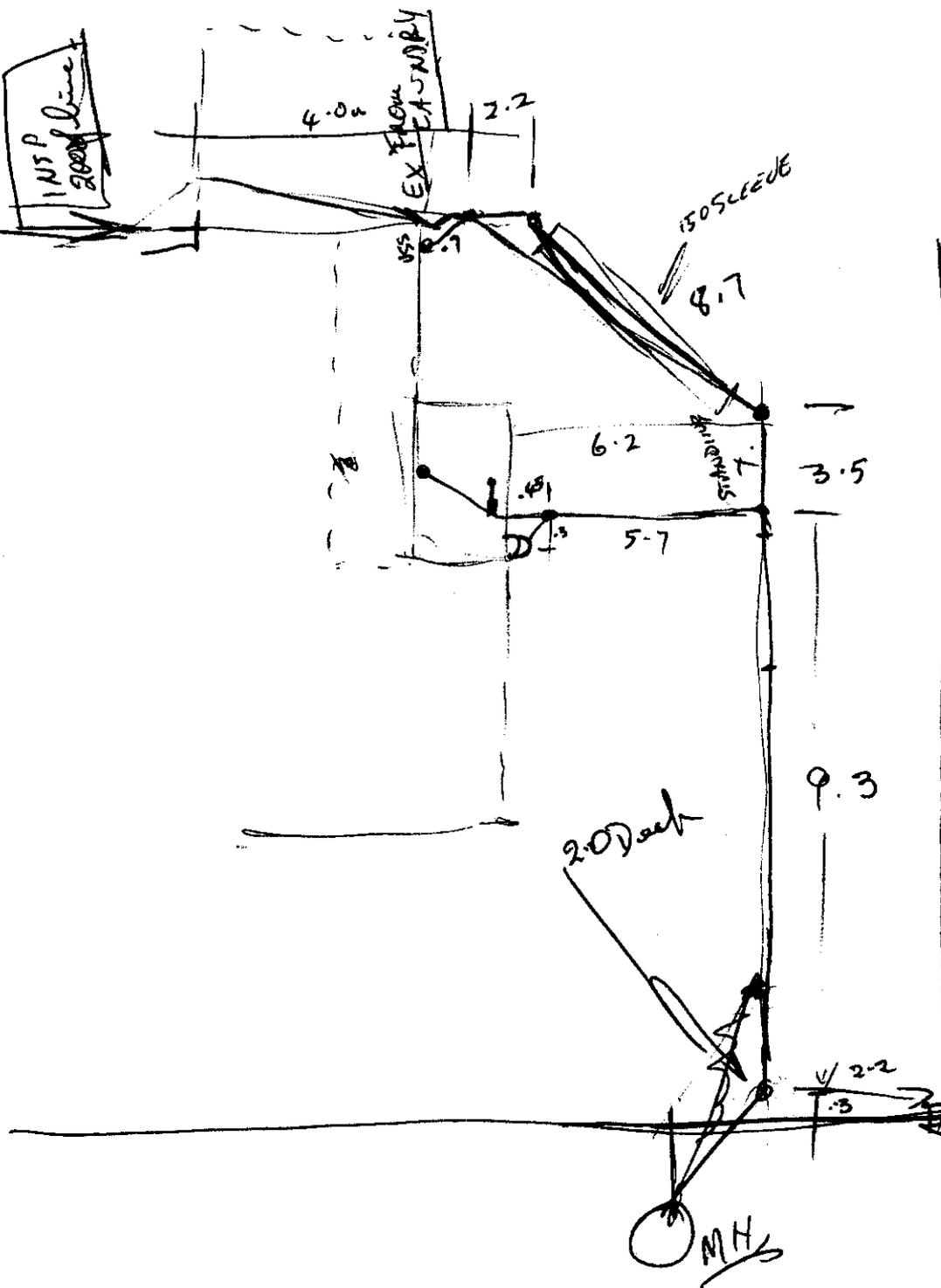
8.7

2.2

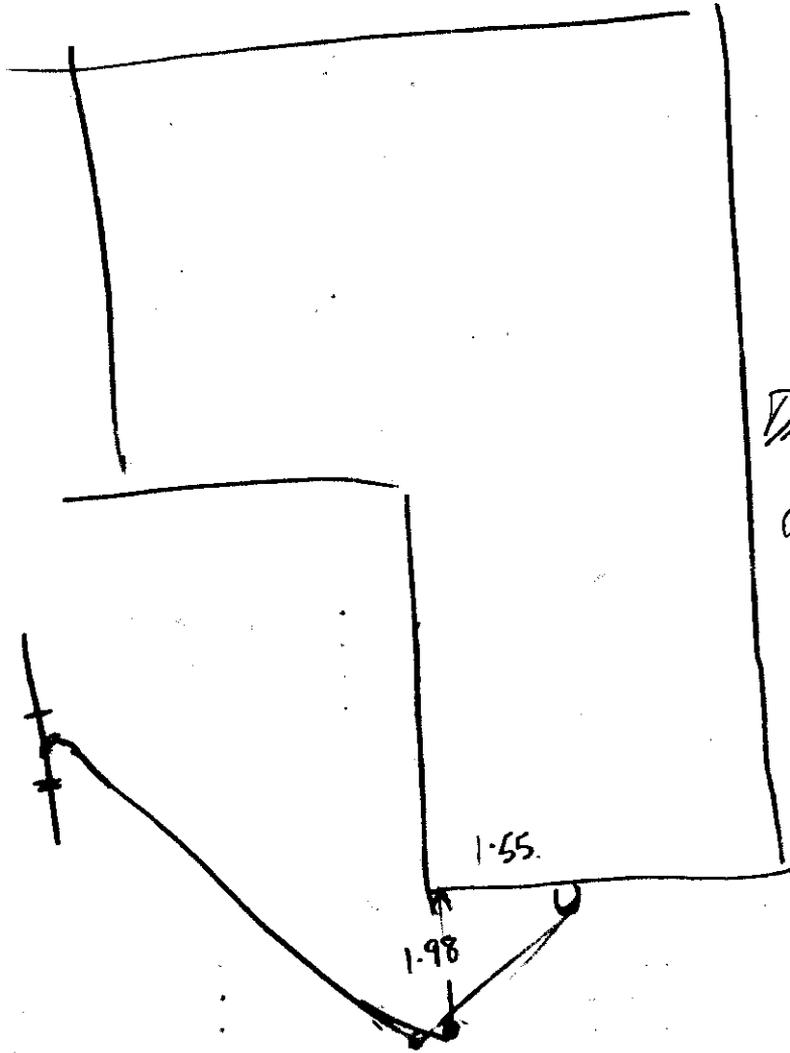
1.98

SIZES
150

Fluss 14 Kerne
14-10-85



~~FLIP~~ 14 KERERU ST.



5-12-84

Draw when
you are
done.

PERMIT **W** No 6606

HOROWHENUA COUNTY COUNCIL

WAIKANAĒ DISTRICT COMMUNITY

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

Mr A Ritchie
305 Te Moana Road
Waikanae.

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

Mr J Fligg and situated in 14 Kereru Street Street (or Road), Waikanae being described as Lot 20 DP 18903.

Description of work: Drainage associated with additions to dwelling

Estimated Value of work excluding materials:

Estimated Cost \$650.00
Receipt No. 9024

Permit Fee \$ 48.00
Connection Fee \$ —
TOTAL \$ 48.00

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

day of _____ 19_____

Date 20-9-85

County Engineer

This permit is issued subject to:

HOROWHENUA COUNTY COUNCIL

WAIKANAĒ DISTRICT COMMUNITY

Notice of Completion of Work and Request for Inspection

To: The Health Inspector,
Horowhenua County Council
LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at _____ Street/Road, owned by Mr _____ the plumbing/drainage works specified in Permit No. _____, issued on _____ 19_____, and I do hereby request that such works should be inspected.

Dated this _____ day of _____ 19_____

Plumber/Drainlayer

Address of Plumber: _____

FOR OFFICE USE ONLY

The works above referred to in Permit No. _____

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

Date: _____ 19_____

Inspector

Horowhenua County Council

PERMIT No. W6130

LOCALITY Waikanae

DATE RECEIVED 6 : 9 : 85.

DATE ISSUED 11 : 12 : 85

FEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE

APPLICATION FOR PLUMBING AND ~~DRAINAGE~~ PERMIT

OWNER'S NAME FLI99

FOR OFFICE USE ONLY

REMARKS:

VAL. 2,300.
FEE PL 24.00
DR 48.00

SCALE OF PERMIT FEES

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

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

File *Issue Plans*
A.

APPROVED

A.C. Hawkins
COUNTY ENGINEER

DATE 6-12-85

Valuation Book No.

Date 19

PLAN OF ALLOTMENT

Application For Plumbing and Drainage Permit

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

Postal Address:
Horowhenua County Council,
P.O. Box 542
Levin.

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

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

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

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

Description of Drainage and Plumbing Work *Pl to alterations*

Allotment. Lot: *20* D.P.: *18903* Section: _____ Area: _____

Block: _____ S.D.: _____ Locality: *Waikanae*

Previous Owner If Section has been recently transferred

Frontage (Length) _____ (Name of Street or Road) *14 Kereru St.*

Water Supply (Description) _____

Est. Material Value of Plumbing Work \$ *700* : Est. Labour Value of Plumbing Work \$ *300* :

Est. Material Value of Drainage Work \$ _____ : Est. Labour Value of Drainage Work \$ _____ :

Total Value \$ *1,000*

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

Permit Fee Based on Labour Value \$ *24.00* Receipt No.: *9024*

Water Connection Fee \$ _____ Receipt No.: _____

Full Name and Address of Owner: *J + J FLIYQ*
14 KERERU ST WAIK.

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

Signature of Applicant: *J + J Fligg*

Address _____

Craftsman Plumber's Signature, Address, and Registered No. *Ny H Thomas*

Registered Drainlayer's Signature, Address, and Registered No. _____

Frontage to _____ Road

PERMIT **W** No 6730

HOROWHENUA COUNTY COUNCIL

WAIKANAE DISTRICT COMMUNITY

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

Mr H.G.H. Thomas
Karu Gescent
Waikanae

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

Mr J. Pigg and situated in 14 Koruru Street Street (or
Waikanae Road), being described as Lot 20 DP 18903

Description of work: Plumbing associated with additions to dwelling
Estimated Value of work excluding materials:

Estimated Cost	\$ <u>300-00</u>	Permit Fee	\$ <u>24-00</u>
Receipt No.	<u>9024</u>	Connection Fee	\$ <u>-</u>
		TOTAL	\$ <u>24-00</u>

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

day of _____ 19____

Date 11-12-85

County Engineer

This permit is issued subject to:

HOROWHENUA COUNTY COUNCIL WAIKANAE DISTRICT COMMUNITY Notice of Completion of Work and Request for Inspection

To: The Health Inspector,
Horowhenua County Council
LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at _____
_____ Street/Road, owned by Mr _____ the plumbing/drainage
works specified in Permit No. _____, issued on _____ 19____, and I do
hereby request that such works should be inspected.

Dated this _____ day of _____ 19____
Plumber/Drainlayer

Address of Plumber: _____

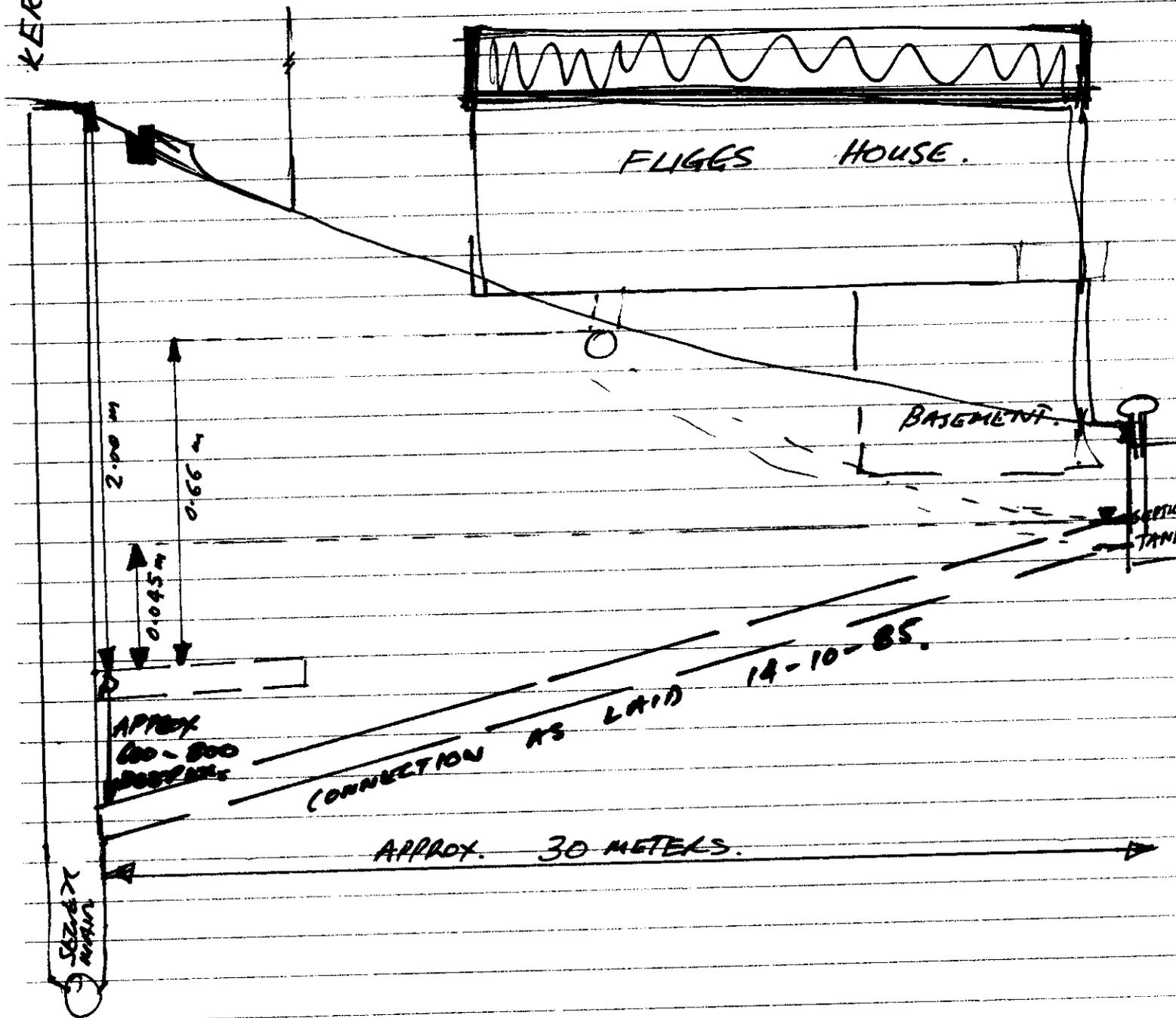
FOR OFFICE USE ONLY

The works above referred to in Permit No. _____
I HEREBY CERTIFY that the work has been examined and found satisfactory.

Date: _____ 19____
Inspector

FIGGS' SEWER CONNECTION - KERERU ST.

KERERU ST.



LATERAL INSTALLED AT TIME OF SEWERAGE CONTRACT WAS DEEP ENOUGH TO PICK UP FIGGS HOUSE, BUT ONLY 45mm FALL FROM EXISTING SEPTIC TANK. LAUNDRY INSTALLED IN BASEMENT IN 1984 AT WHICH TIME OWNER WAS ASSURED BY BUILDER/PLUMBER THAT THE EXISTING SEPTIC TANK COULD CONNECT TO EXISTING LATERAL. THIS ADVICE WAS INCORRECT AS BEING APPROX 30 M A ABSOLUTE MINIMUM

H.C.C.

17 C.C. E.

TO: Mr. [Signature]

Dept. Officer

MEMO SHEET

ASSESSMENT No.
OR
SUBJECT MATTER

re. 14 Kerevanu St.

Mr. Hugg says he has not
had any communication at all.
Wren - could you please check what time is all
about. Did we issue work order?

[Signature]
Initiating Officer

Date: 19/11/1

WAIKANAE TRANSPORT LIMITED

WAIKANAE

MR. P. FLIGG
14 KEREKERE ST.
WAIKANAE.

DEPOT:
305 Te Mouna Road
Waikanae
Phone 36-207
After Hours 88-142
70-718
Paraparaumu

Date 17/10 19 85

Metres Face Metal to	@		
Metres Basecourse to	@		
Metres Topcourse to	@		
Metres Rejects to	@		
Metres Builders' Mix to	@		
Metres Plaster Sand to	@		
Metres Fill Sand to	@		
Metres Top Soil to	@		
Metres Chips to	@		
Bags Cement to	@		
Hours Truck Hire to	@		
Hours Loader Hire to	@		
Hours Dozer Hire to	@		
Hours Mower Hire to	@		
Hours Digger Hire to	@		
Hours Labour Hire to	@		
TO INSTALL NEW SEWER		480	00
LATERAL FROM MANHOLE			
INCORRECTLY LAID ORIGINALLY BY N.C.C.			
YOU MAY PAY ON THIS INVOICE			
07727		Total	
		Nett	480 00

Mr. Busch.

re: Peter Flug:



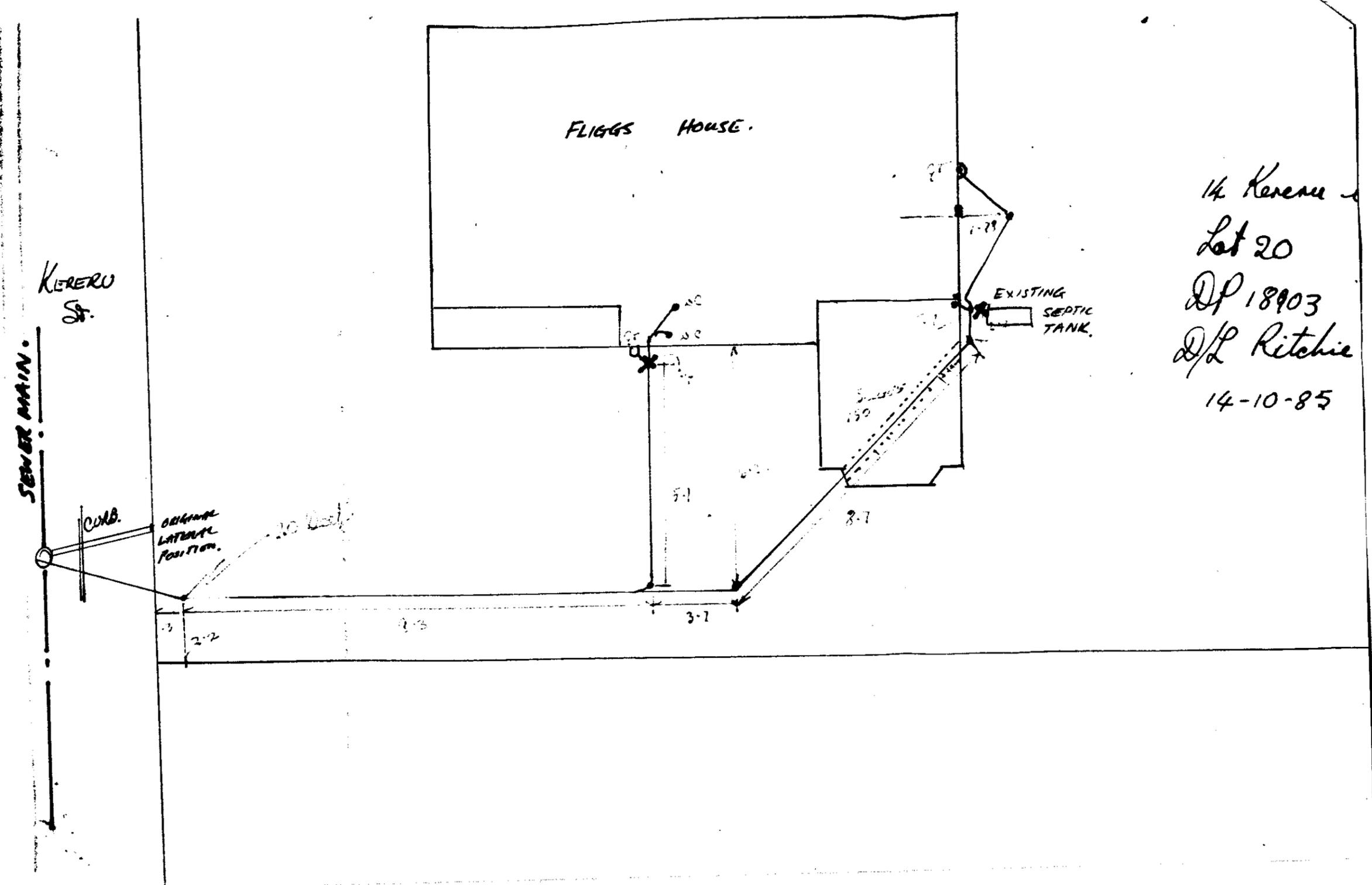
19-11-85

WARWICK BUSCH,

COPY OF PERMIT
LIFTED BY EITHER.
HAROLD THOMAS OR ERNIE GATES
CLEARLY STATING RESPONSIBILITY
RE LEVELS.

APPARENTLY ERNIE & HAROLD
CHECKED LEVEL OF EXISTING
SEPTIC TANK, AND ASSURED
MR FUGG THAT A CONNECTION
WAS POSSIBLE FROM THE
TRUNK INLET TO EXISTING
LATERAL.

Seoff St Paul



14 Kereru
 Lot 20
 DP 18903
 D/L Ritchie
 14-10-85

Horowhenua County Council

PERMIT No. W6290

LOCALITY Waikanae

DATE RECEIVED : : .

DATE ISSUED 4:12:84

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME Fligg

FOR OFFICE USE ONLY

REMARKS:

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

APPROVED
B. Ford
COUNCIL ENGINEER.
DATE 5-12-84

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

Application For Plumbing and Drainage Permit

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

Postal Address:
Horowhenua County Council,
P.O. Box 258, 541,
Levin.

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

Description of Drainage and Plumbing Work *shift Laundry Tube to Basement area*

Allotment Lot: *20* D.P.: *18903* Section: _____ Area: _____

Block: _____ S.D.: _____ Locality: _____

Previous Owner If Section has been recently transferred

Frontage (Length) _____ (Name of Street or Road) *14 Kereon St*

Water Supply (Description) _____

Est. Material Value of Plumbing Work \$ *100* : *00* Est. Labour Value of Plumbing Work \$ *100* : *00*

Est. Material Value of Drainage Work \$ *160* : *00* Est. Labour Value of Drainage Work \$ *100* : *00*

260-00

200-00

Total Value \$ *460* : *00*

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

Permit Fee Based on Labour Value \$ *18-00*

Receipt No.: *3316*

Water Connection Fee \$ _____

Receipt No.: _____

Full Name and Address of Owner: *Mr & Mrs Fligg*

14 Kereon St Waikanae

NOTE.—The following MUST accompany this Application:—

(a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page. For a sewer connection, complete enclosed carbonised form.

(b) Specifications of work materials to be used.

Plan showing drain should be drawn to scale of 1-100.

Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: *H. H. Thomas*

Address *Box 67 Waikanae*

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

H. H. Thomas Box 67 Waik. 2096

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

" " " " "

PERMIT **W** No 6290

HOROWHENUA COUNTY COUNCIL

WAIKANAË DISTRICT COMMUNITY

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

Mr H. G. H. Thomas

P.O. Box 64

Waikanae

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

Mr & Mrs Figg and situated in 14 Keaton Street Street (or

Road), Waikanae being described as Lot 20 DP13403

Description of work: Shift kumara tub to basement area

Estimated Value of work excluding materials:

Estimated Cost \$ 200-00

Receipt No. 3316

Permit Fee \$ 18-00

Connection Fee \$ -

TOTAL \$ 18-00

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

day of _____ 19____

Date 7-12-84

County Engineer

This permit is issued subject to:

HOROWHENUA COUNTY COUNCIL WAIKANAË DISTRICT COMMUNITY Notice of Completion of Work and Request for Inspection

To: The Health Inspector,
Horowhenua County Council
LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at _____
_____ Street/Road, owned by Mr _____ the plumbing/drainage

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

Dated this _____ day of _____ 19____ Plumber/Drainlayer

Address of Plumber: _____

FOR OFFICE USE ONLY

The works above referred to in Permit No. _____
I HEREBY CERTIFY that the work has been examined and found satisfactory.

Date: _____ 19____ Inspector

T & L Levin

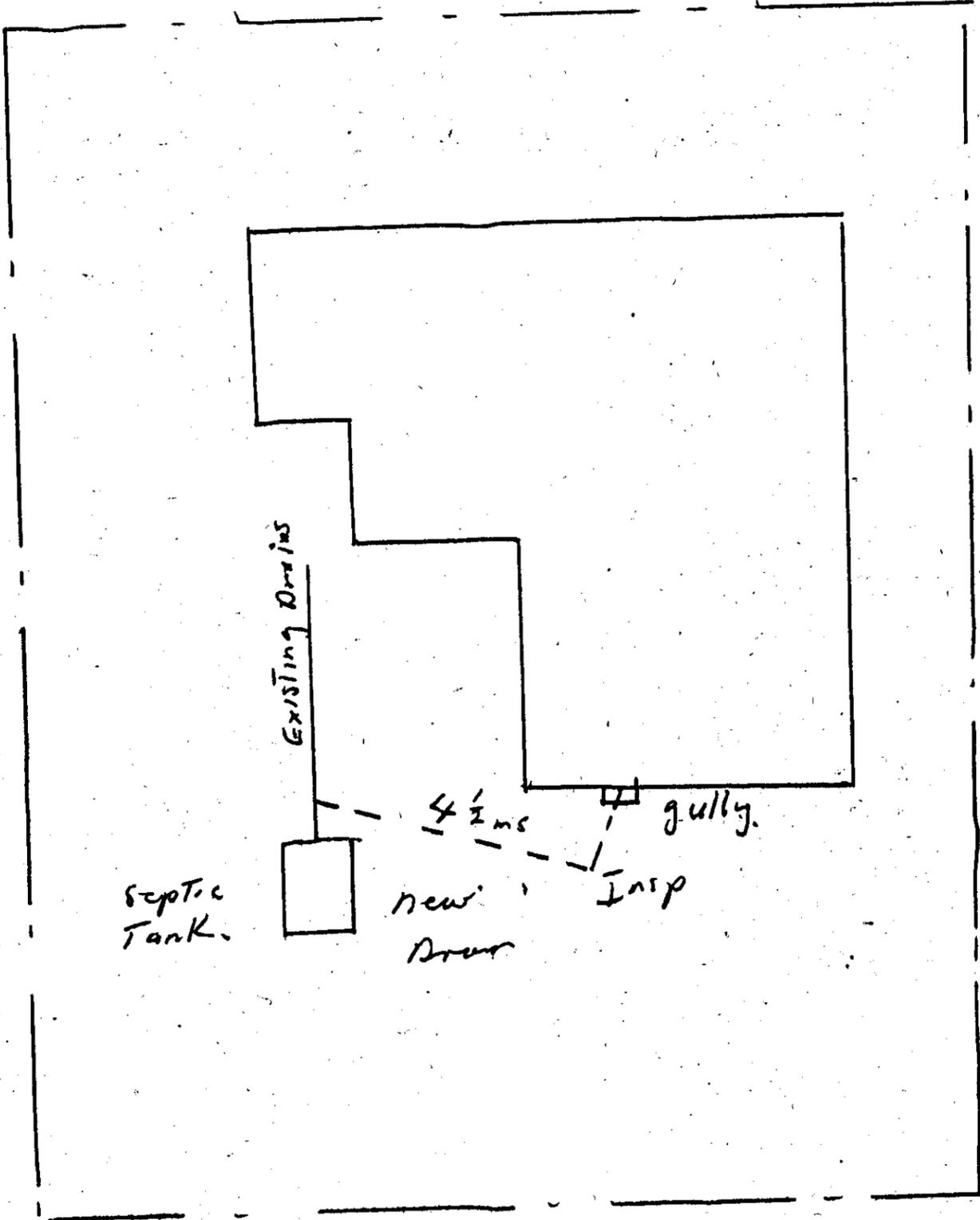
PLAN OF ALLOTMENT

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

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

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

Frontage to Heron St. Road



Waikanae County Council No. 1525

Inspector: M _____

File No. _____

Receipt No. 9024

Date Permit Issued 2/9/85

OWNER

Name JHP King

Mailing Address 14 Kereru Street
Waikanae

BUILDER

Name No owner Darl Hobcraft

Mailing Address _____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 14

Street Name Kereru Street

Town/District Waikanae

Riding Waikanae DC

LEGAL DESCRIPTION

Valuation Roll No. HC14/150

Lot 20 D.P. 184103

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Addition to dwelling

FLOOR AREA Whole Sq. Metres 24

DWELLING UNITS Number Erected _____

ESTIMATED VALUES \$	Building	<u>1500</u>
	Plumbing	<u>2300</u>
	Drainage	
	TOTAL	<u>17300</u>

NATURE OF PERMIT (TICK BOX)

NEW BUILDING
- exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED
- include conversions and related buildings

NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions

DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ <u>1500</u>	Water Connection	\$ _____	Receipt No. <u>9024</u>
Street Damage Deposit	\$ _____	Vehicle Crossing Levy	\$ _____	Date of Payment <u>2/9/85</u>
Building Research Levy	\$ <u>1500</u>	M.S. Plumbing	\$ _____	Authorized Officer _____
Plumbing	\$ <u>4000</u>			
Drainage	\$ _____			
Sewer Connection	\$ _____			
TOTAL:		\$ <u>1500</u>		

Special Conditions:

A Ritz



Date Inspected

REMARKS (e.g. stage reached with work)

21/10/85

Part of the foundation was inspected - down to solid bearing ground & steel in place. Slab & remaining foundations not inspected.

(CONTINUED OVER)

Date Inspected

9/12/85

General Inspection The upstairs area has been completed without inspection. The west wall of the addition has not been braced. The floor joists have been excessively drilled for the waste pipe. Builder requests to rectify. The ceiling above the garage is to be lined & insulated. The foil used in place of breather type building paper is to be replaced.

COMPLETED (Signature)

RD

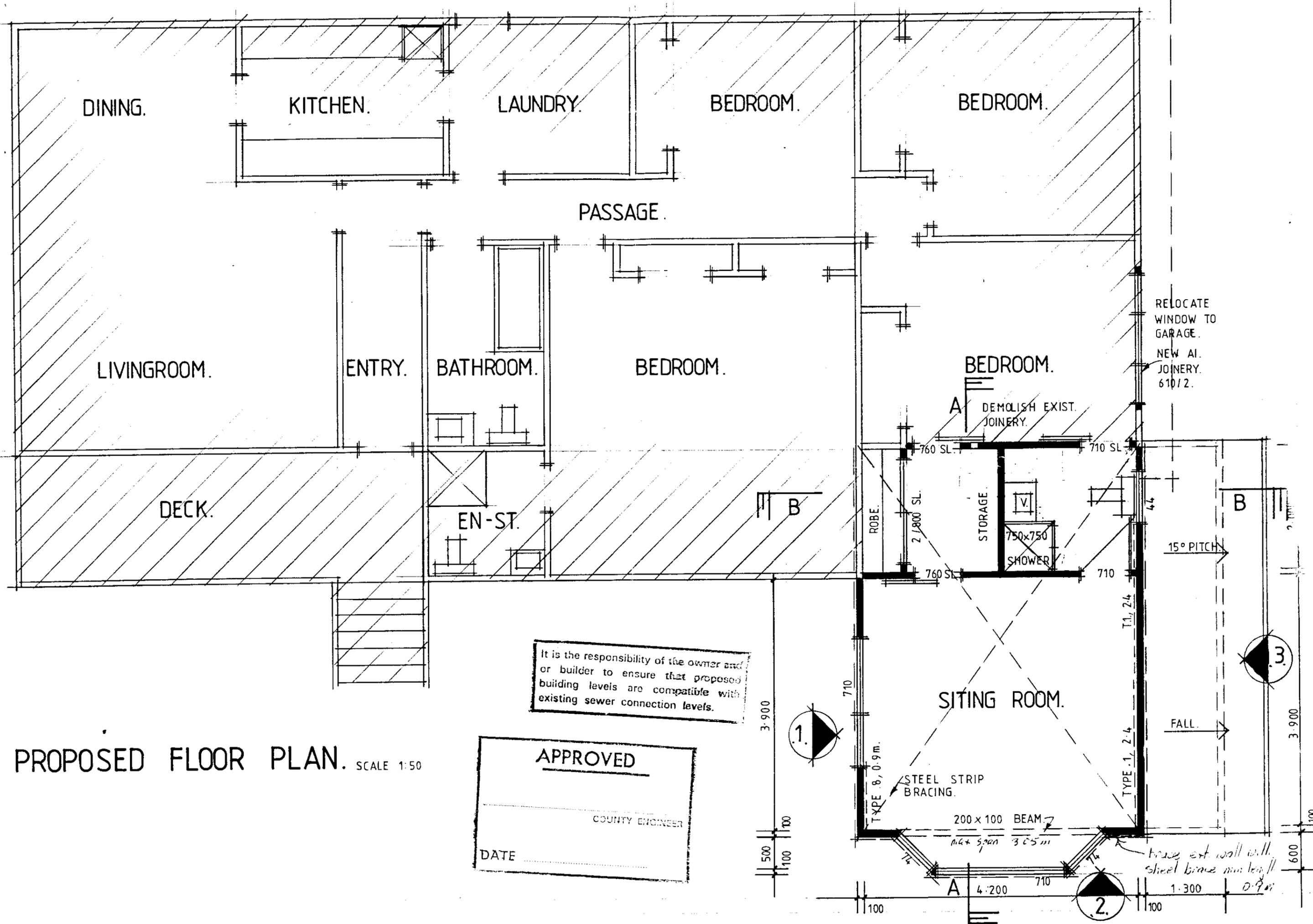
Date

28 14 1986

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

PROPOSED ADDITION FOR MR P. FLIGG AT 14 KERERU ST. WAIKANAE .

APPROVED
[Signature]
COUNTY ENGINEER
DATE *11-9-85*



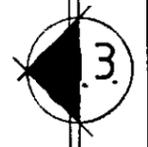
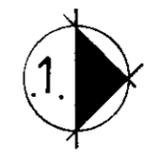
RELOCATE WINDOW TO GARAGE.
NEW AL. JOINERY. 610/2.

DEMOLISH EXIST. JOINERY.

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

PROPOSED FLOOR PLAN. SCALE 1:50

APPROVED
COUNTY ENGINEER
DATE



15° PITCH

FALL

trace ext wall with steel brace min length 0.9m

3.900
1.100
500

3.900
600

710
TYPE 8, 0.9m.

11, 2.4
TYPE 1, 2.4

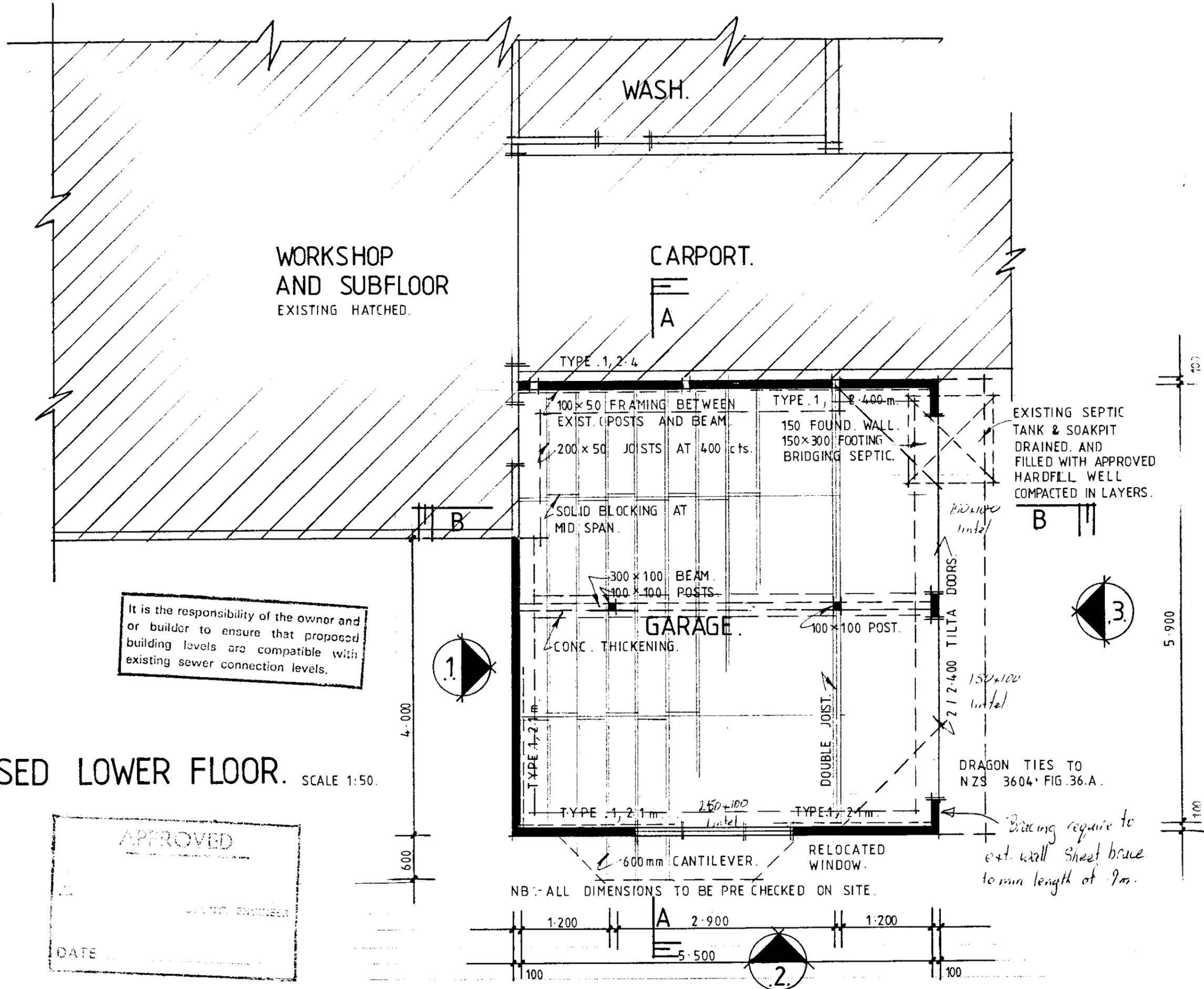
760 SL.
2, 800 SL.
710 SL.
760 SL.
710

STEEL STRIP BRACING.

200 x 100 BEAM

4.200
710

1.300
0.9m



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

PROPOSED LOWER FLOOR. SCALE 1:50.

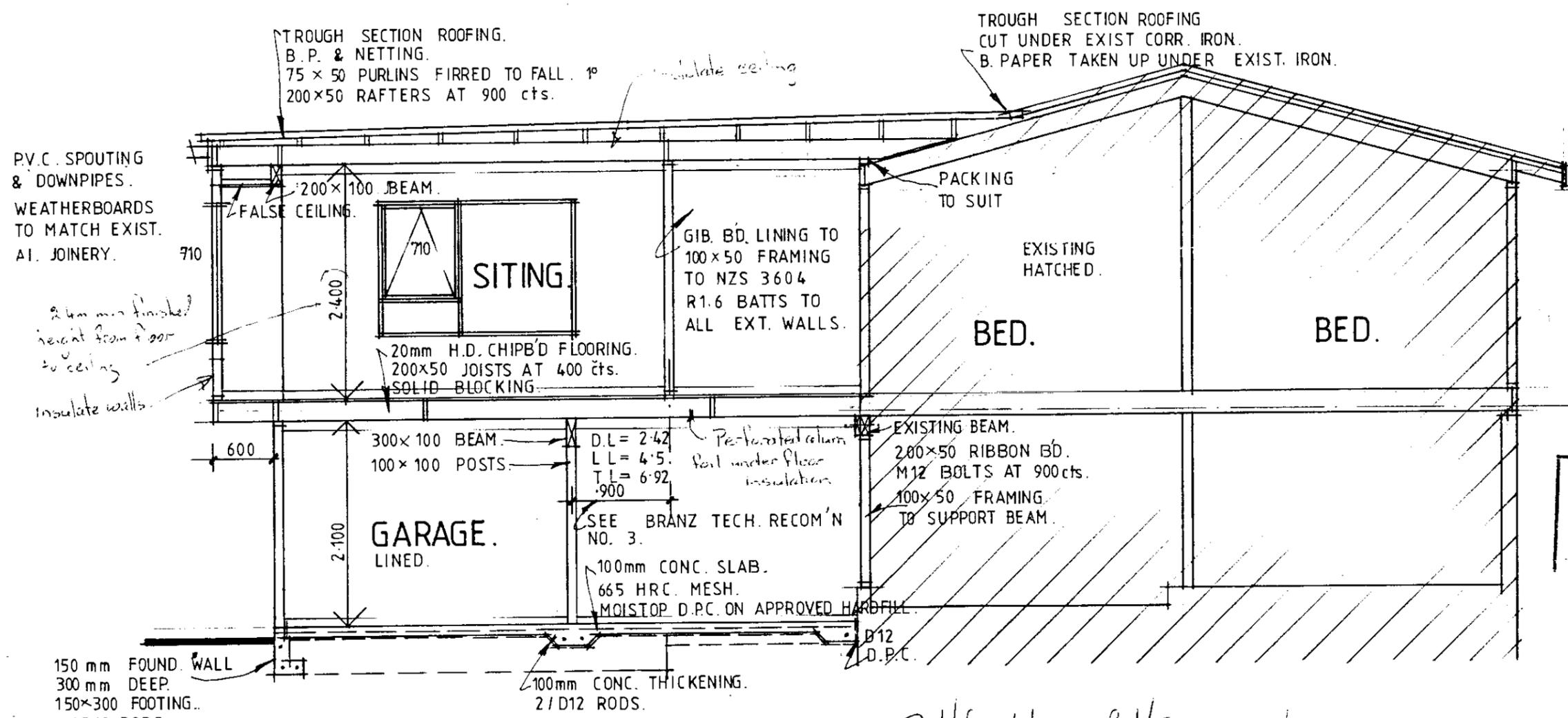
APPROVED

DATE

ENGINEER

Bracing require to ext. wall sheet brace to min length of 9m.

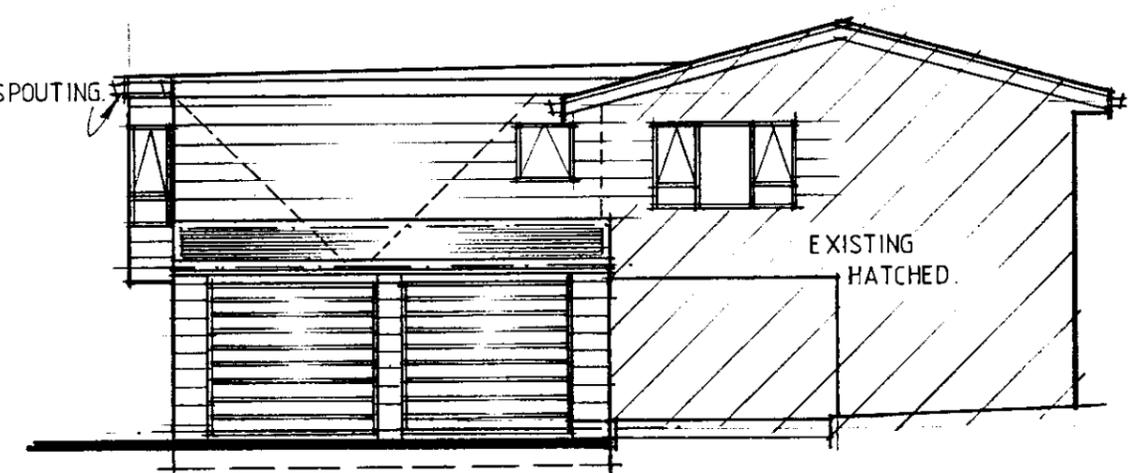
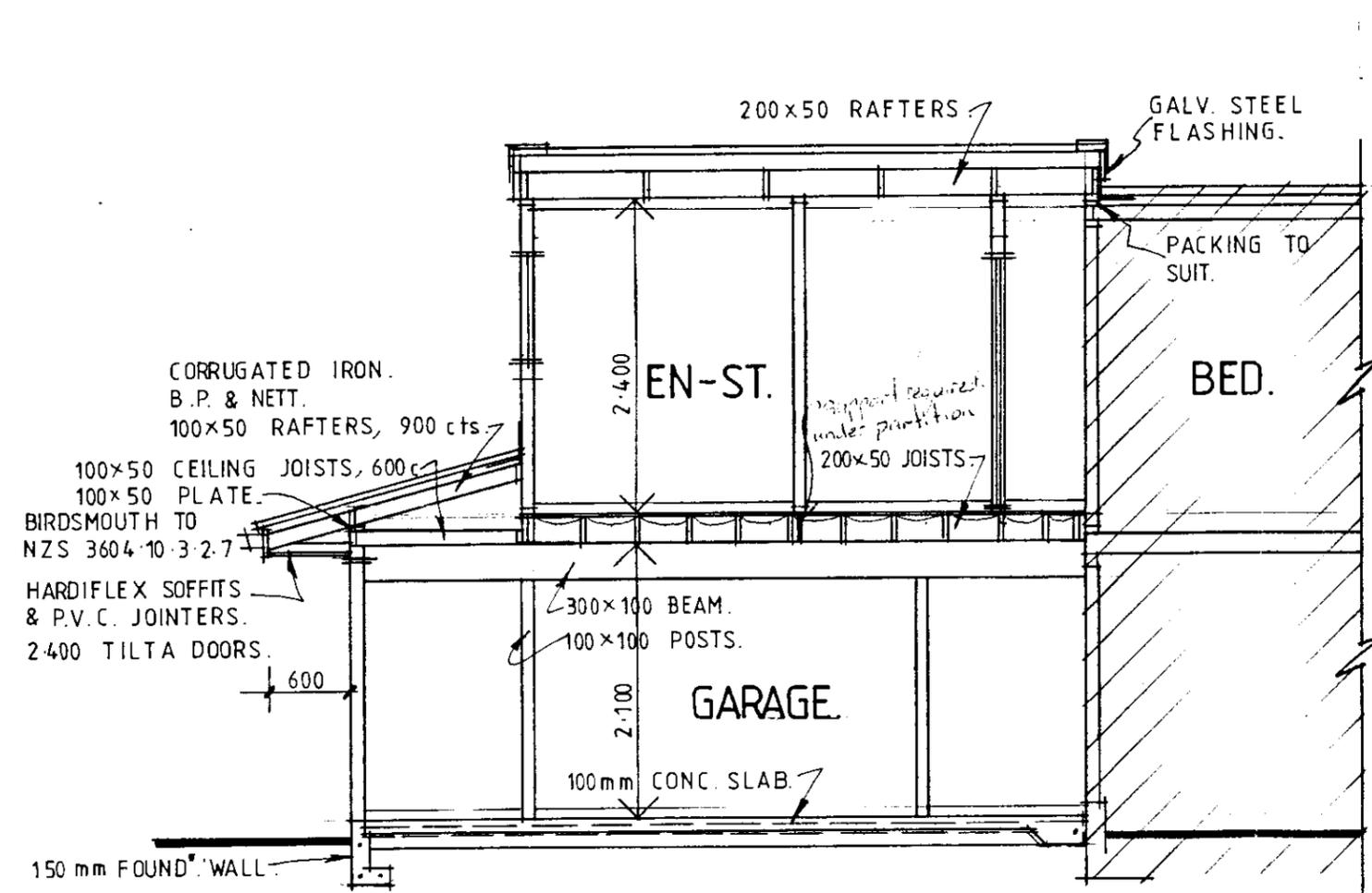
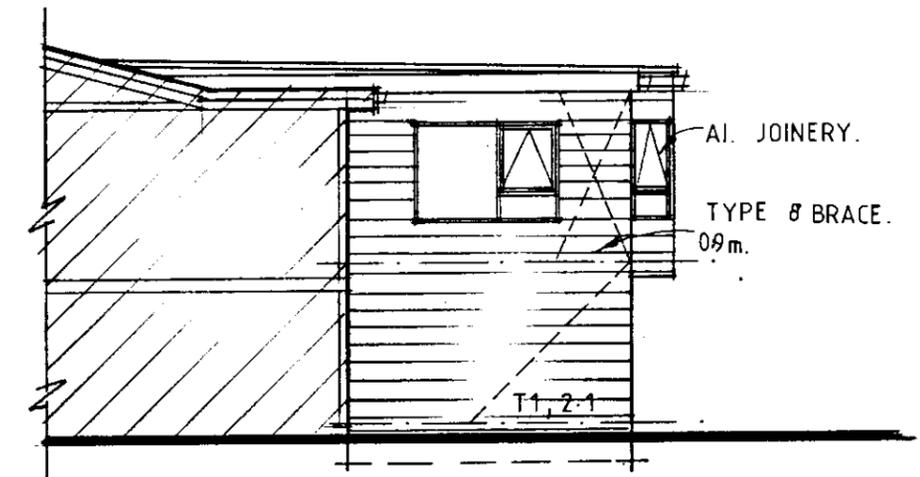
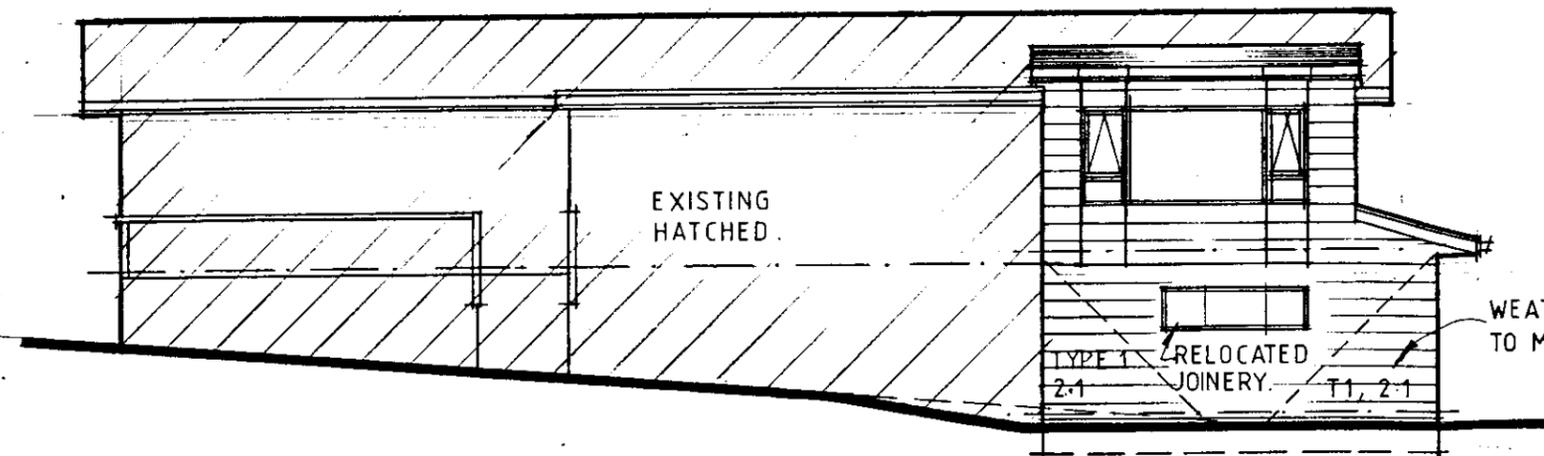
It is the responsibility of the owner and or builder to ensure that proposed building levels are compatible with existing sewer connection levels.



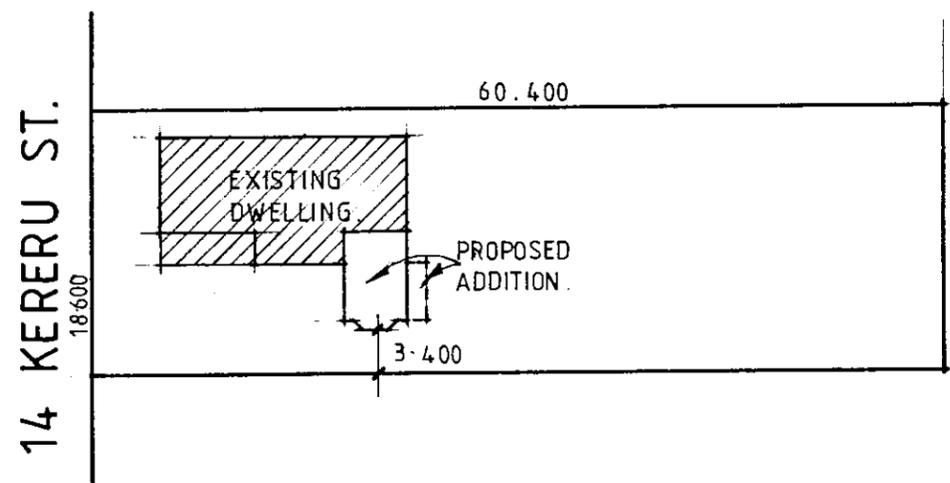
CROSS SECTION A:A. SCALE 1:50.

Post/Foundation & Post/Beam connection
refer Fry 4B NZS 360+

APPROVED
COUNTY ENGINEER



CROSS SECTION B:B. SCALE 1:50

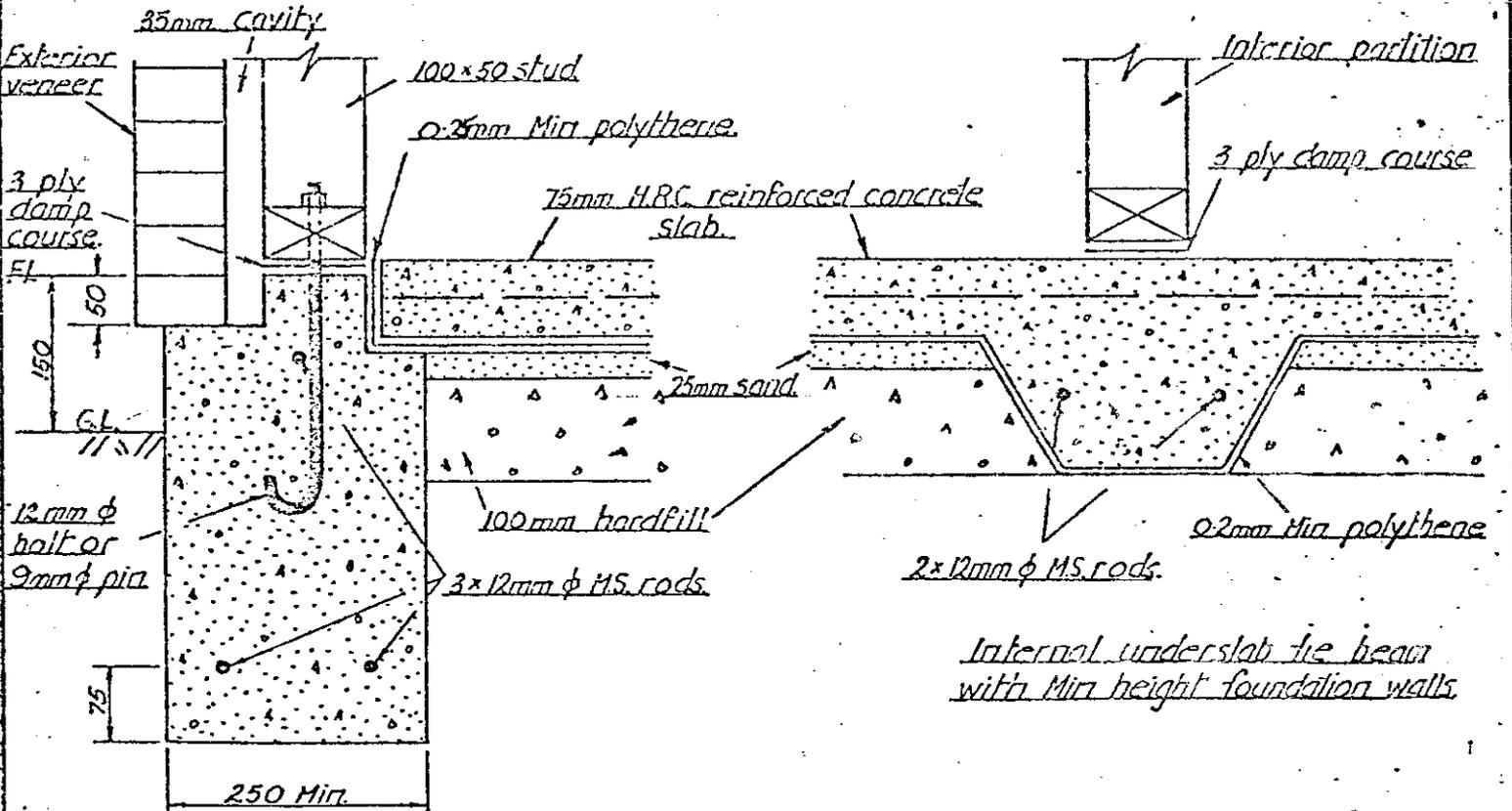
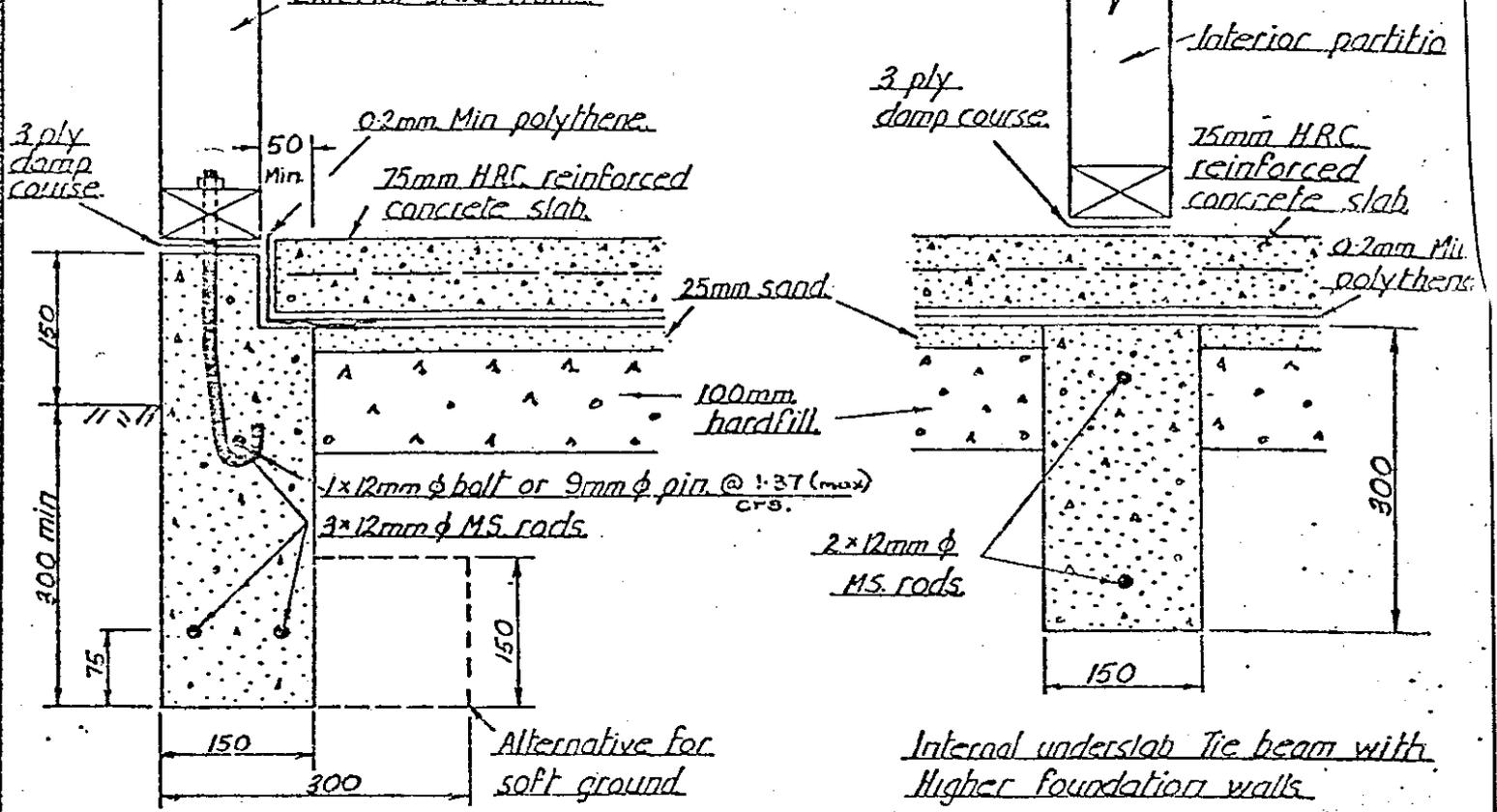


SITE PLAN SCALE 1:500
LOT 20 D.P. 18903.

APPROVED

COUNTY ENGINEER

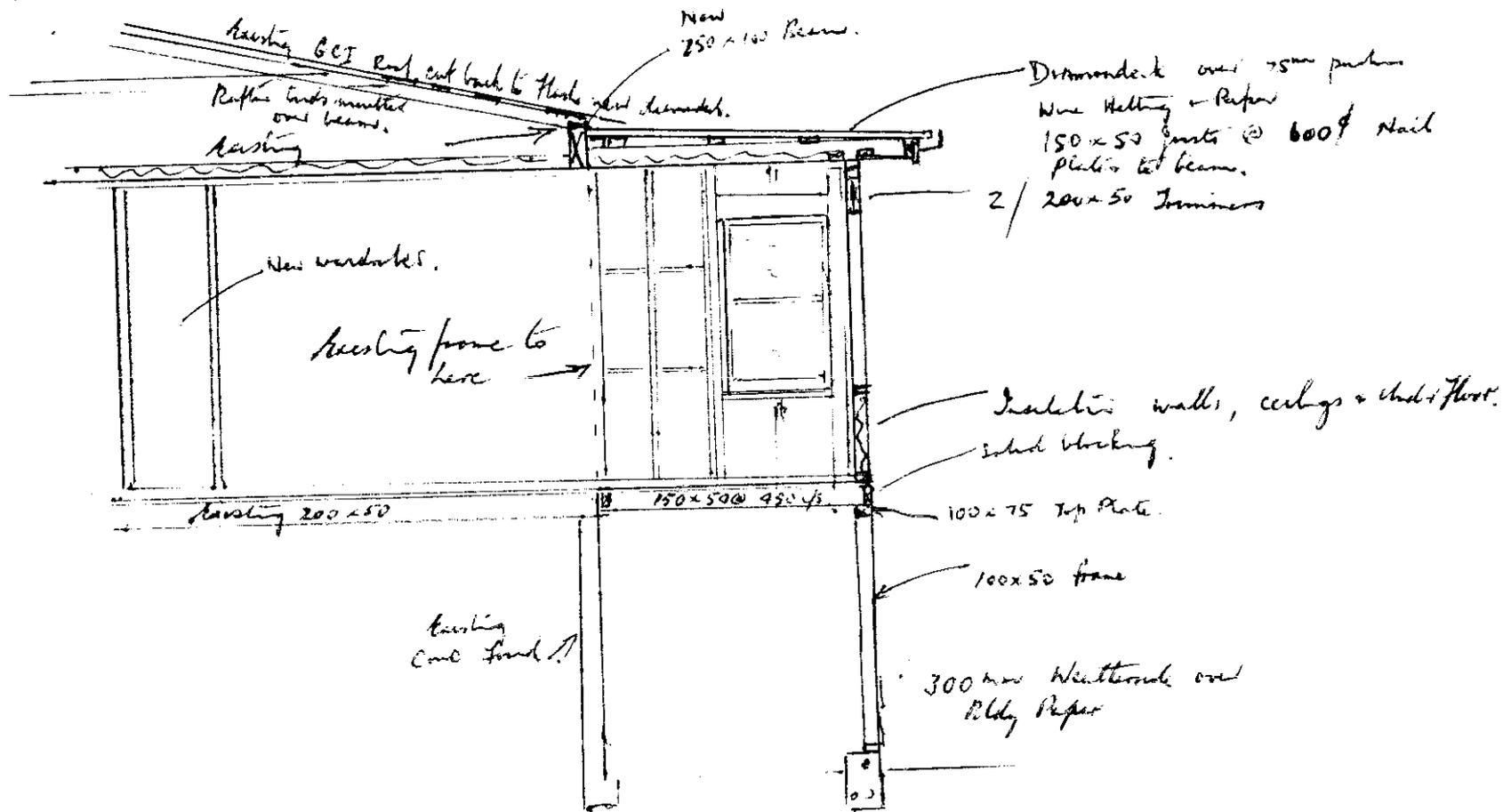
It is the responsibility of the owner and/or builder to ensure that proposed building works are compatible with existing sewer connections.



APPROVED
 COUNTY ENGINEER
 DATE

HOROWHENUA COUNTY COUNCIL
STANDARD FOUNDATION DETAILS
 DRAWN R. H. EVANS DATE 13-6-75.

FILE
 DRAWING No.
 S/309



Cross Section Through existing Bedroom and addition.

Floors addition

Waikanae County Council

No. 14003

Inspector: M

File No.

Receipt No. 5153

Date Permit Issued 15/6/83

OWNER

Name J. H. Tigg

Mailing Address 21 Henderson Street
Kaitiaki

BUILDER

Name C. F. Gale Ltd.

Mailing Address 11 The Grove
Waikanae

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 14

Street Name Kereru Street

Town/District Waikanae

Riding Waikanae D.C.

LEGAL DESCRIPTION

Valuation Roll No. 1471/150

Lot 20 D.P. 189103

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF THE

Alterations and Additions to dwelling

FLOOR AREA Whole Sq. Metres 13

DWELLING UNITS Number Erected _____

ESTIMATED VALUES	Building	9,000.00
	Plumbing	2,000.00
	Drainage	
	TOTAL	11,000.00

NATURE OF PERMIT (TICK BOX)

NEW BUILDING - include dwelling added, exclude domestic garages

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED - include conversions and resited buildings

NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions

DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 6,000	Water Connection	\$ _____	Receipt No.	5153
Street Damage Deposit	\$ _____	Vehicle Crossing Levy	\$ _____	Date of Payment	30/5/83
Building Research Levy	\$ 11.00	M.S. Plumbing	\$ _____	Authorised Officer	
Plumbing	\$ 300				
Drainage	\$ _____				
Sewer Connection	\$ _____				
		TOTAL:	\$ 10,410		

Special Conditions: no inspection! P.T.O

Date Inspected	REMARKS (e.g. stage reached with work)

(CONTINUED OVER)

SPECIFICATION

of labour and materials required in the erection and completion
of Additions and Alterations for

Mr & Mrs J. Bell,
14 Kereru Street,
WAIKANAE.

.....

PRELIMINARY & GENERAL

The work consists of addition to an existing dwelling at the above address, Lot 20, D.P. 18903, in timber construction on concrete foundation, roofed with corrugated iron. Outer walls to have Weatherside and Fibrolite sidings. All work to be carried out by qualified tradesmen, in accordance with good trade practice and completed in accordance with the drawing and this specification. The contractor shall comply with all By-laws of the local authority and N.Z.S.S.

The building site is to be kept in a reasonable, tidy condition during operations and on completion of all works to be cleared of all rubbish, building materials and plant.

The contractor shall hold cover with an approved company against liability for accident compensation for any accidental injury to his workmen. The owner will insure the work against loss or damage by fire.

CONCRETE WORK

Continuous foundation wall - Excavate trenches with clean out sides to secure level bottoms and solid bearings. All to a minimum depth of 300mm.

All concrete to comply with Chapter 9.3 NZSS 1900 (minimum crushing strength 17.25 MPA after 28 days curing). Walls to be not less than 150mm thick, footings 300mm wide and 150mm deep. Reinforcing to be two 12mm diameter

m.s. bars in footings and one in the top of the wall. Where height of wall exceeds 900mm additional reinforcing as shown shall be used. The bottom of the wall is to be horizontal and may step to suit ground contours.

Where a timber wall frame is to be built, the concrete foundation wall shall have 10mm dowels built in at not more than 100mm centres for fixing wall plates.

PERMIT No.:
DATE: 1-11-78 *SPC*

B. J. ...
HOROWHENUA COUNTY COUNCIL,
For County Engineer.

CARPENTRY

All timber usage shall comply with NZSS 900 Tables 9-15. Separate all timber from concrete with 3 ply bituminous fabric. All timber, unless otherwise stated, to be planed and gauged, boric treated and well fixed wherever necessary, all wall plates to be fixed at joints and corners with nail plates. Rafters to be fixed with Z nails to plates and plates to studs with C nails every 900mm. Fit medium weight building paper to outside of external wall frames. 100mm x 100mm tanalised posts to support beam in car port. Posts to have U brackets attached to their base.

Schedule of Timbers:-

	<u>Size</u>	<u>Spacing</u>
Jack studs	100mm x 50mm	400mm
Car port beam	200 x 100	
Posts	100 x 100	
Floor joists	200 x 50	600mm
Flooring	21mm particle boarding	
Wall plates	100 x 50	
Studs	100 x 50	450mm
Trimmer studs (over 1.350mm opening)	100 x 100	
Dwangs	100 x 50	750mm
Rafters (exposed)	200 x 50 DF	600mm
Ceiling lining	12mm particle boarding	
Purlins	75 x 50 on edge	750mm
Soffite bearers	75 x 40	
Lintels	100 x 50 (up to 1m opening)	
"	100 x 100 (1m - 1.5m ")	
"	150 x 100 (1.5m - 2.1m ")	
"	200 x 100 (2.1m - 2.7m ")	
"	250 x 100 (2.7m - 3.3m ")	
Fascia & Barge Board	150 x 25 and 200 x 25 (grooved)	
Gable End	Fibrolite sheets	
Soffite	" "	
Weatherboard	Weatherside	
Scriber	50 x 12	
Skirting	75 x 12 bullnosed	
Internal wall linings	Gib. board	

Remove Fibrolite sidings from existing south wall and refix to east wall of addition to match existing east wall.

Insulation - Rll Batts in external walls and ceiling & Sisalation under floor.

GC

ROOF

Fix 26g corrugated iron over building paper using leadhead nails.
Fit lead edged ridging and standard barge roll.

JOINERY

Doors to be 44mm thick, flush type paint quality hung on 1½ pairs 80mm loose pin butts. Door jambs to be Slimline ex. 150 x 40 rebated to receive door. Construct window frames in timber with sashes to match existing. Allow for exterior facings and scribes.

HARDWARE

Owner to choose door furniture and window fittings.

PLUMBING

Supply sheet galvanised iron flashings to window heads. Spouting to match existing.

ELECTRICAL

Shall be carried out by registered electrician in accordance with wiring Regulations and shall comply with the Fire Underwriters Regulations. Allow for 2 hot points and 2 lights in each bedroom.

PLASTERING

Stop Gib. board to all walls where necessary. Render external face of concrete base where exposed with sand and cement and face up with one coat of Splatter-dash.

PAINTING

All work shall be carried out to give the maximum protection to the woodwork and give a lasting durable finish to best trade practice.

Exterior - Prime all exterior timber with an approved primer. Stop all necessary joints and nail holes with linseed oil putty. Rub down priming coat and apply two coats of acrylic gloss. Coat soffite and Weatherside and any other asbestos sheathing with two coats of acrylic gloss.

Interior - Ceilings to have two coats of PVA ceiling flat-white paint. Prime and stop all interior timber with oil based products, followed by one undercoat and a Hi-gloss enamel. Sand lightly between coats. Rub down Gib. board walls, size and hang wallpaper neatly butt jointed (P.C. \$5.00 per roll). All Gib. board walls to be papered.

SANDING

On completion of all works, machine sand Plyco floor twice.

JL

14 Kereru Street,
WAIKANAÉ.

21 October 1978

Waikanae District Community Council,
Private Bag,
WAIKANAÉ.

Dear Sirs,

I herewith apply for special dispensation for siting the proposed addition at the above address. The addition in question is a continuation of the existing house for a further 4.3m.

I enclose a Statement of No Objection from my neighbour, Mr G. Clarke.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'J. Bell', with a horizontal line underneath.

J. Bell

12 Kereru Street,
WAIKANAÉ.

21 October 1978

Statement of No Objection

I herein state that I have no objection to the siting of the addition at the residence of Mr & Mrs J. Bell at 14 Kereru Street, Lot 20, D.P.18903 as per the plans and specification which I have seen and signed.

G. Clarke
.....
G. Clarke

HOROWHENUA COUNTY COUNCIL
INCREASED BUILDING PERMIT FEES

The public are reminded that the increased scale of fees detailed below was authorised by a Special Order of Horowhenua County Council at a meeting upon 13th September 1978 and will come into effect upon 1st October 1978.

SCALE OF FEES

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

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

FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans for approval	...	...	...	...	\$6.00
For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building	...	...	...	...	\$6.00
For inspecting old timber before re-using the same in a new building	...	...	...	...	\$6.00
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid	...	...	...	...	\$6.00
For inspecting any timber or building outside the County prior to re-using or re-siting within the County (plus car mileage allowance)	...	...	...	...	\$6.00
For structurally checking plans and specifications by Council's Engineers, an increase of 25% of the building permit fee based upon the total value of the work will be charged.					

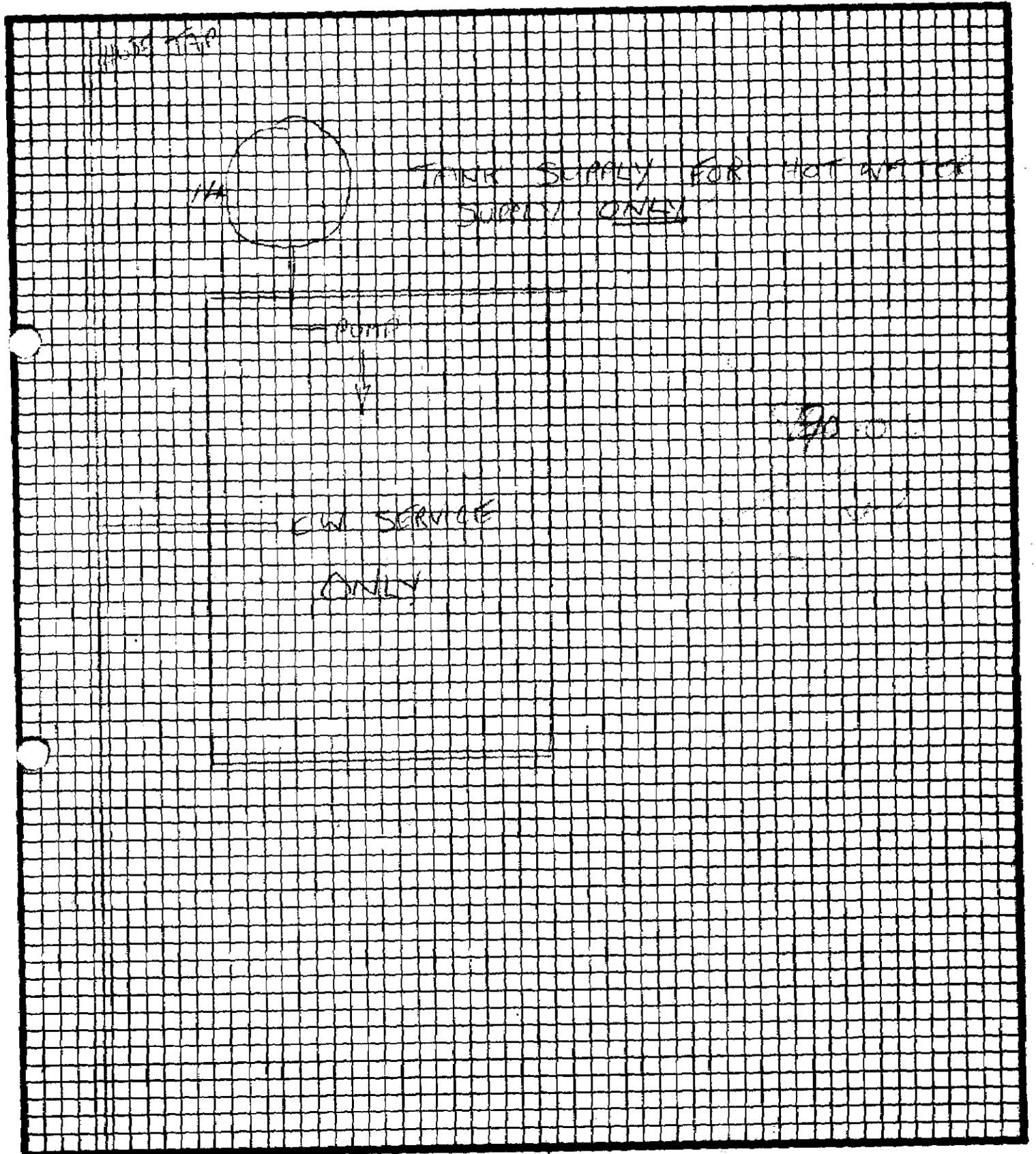
Waikanae County Town Water Supply

PLAN OF ALLOTMENT

Showing position of buildings and existing water supply and pipes
(Particular care to be taken to show location and distribution pipes from bores)

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

Frontage to



Waikanae County Town Water Supply

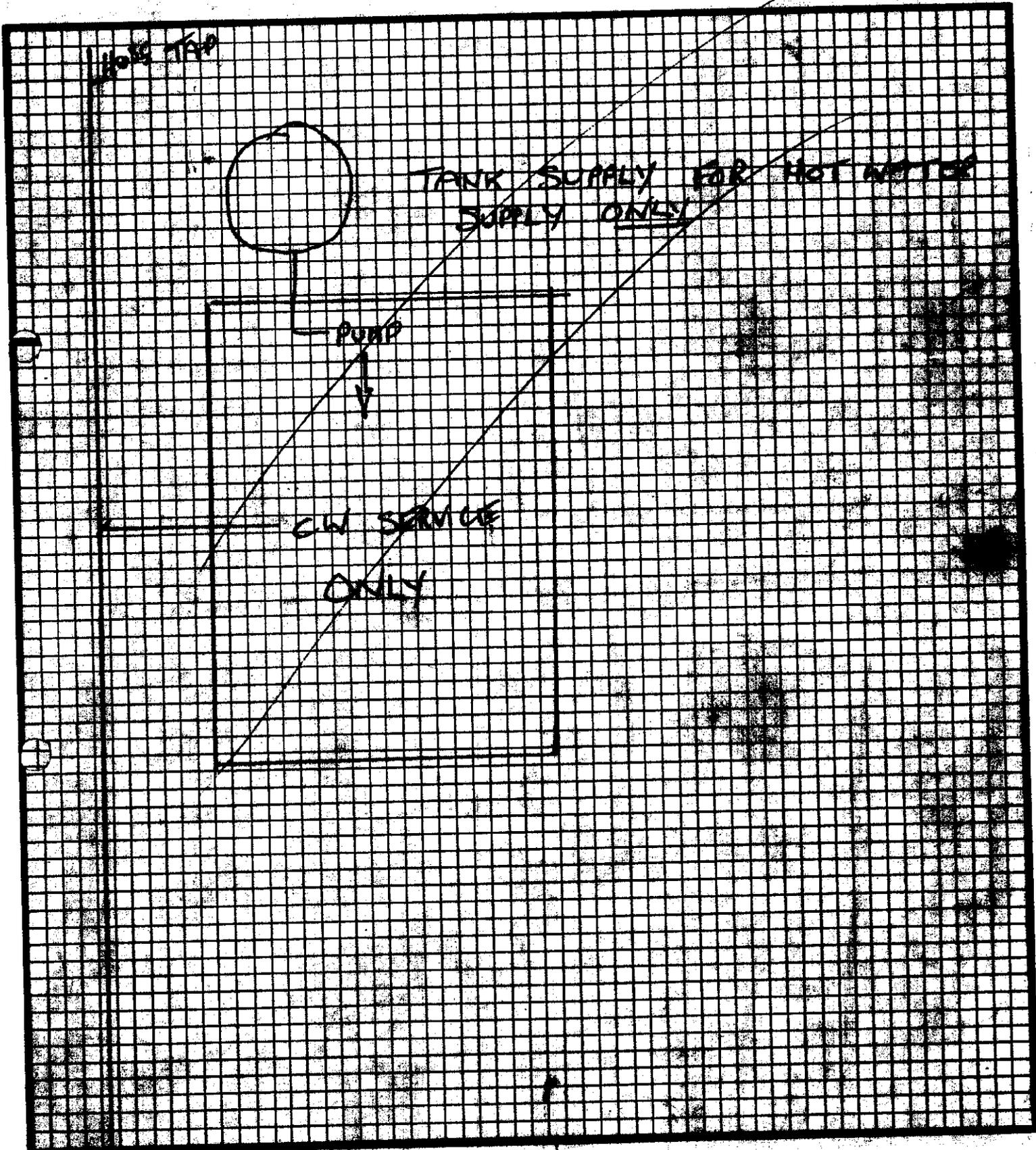
PLAN OF ALLOTMENT

Showing position of buildings and existing water supply and pipes
(Particular care to be taken to show location and distribution pipes from bores)

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

Frontage to

Road



HOROWHENUA COUNTY COUNCIL

WAIKANAE WATER SUPPLY

Application for Permit for Water Supply Work

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

I, MISS WEBBER (Full name)

of 14 KERERU STR (Postal address)

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

Description of work:

Allotment: Lot 20 D.P. 18903 Section _____ Area _____
Block _____ S.D. _____
Street _____ House No. _____

The licensed plumber who will carry out the said work is

OTAKI TRADING CO (Full name)

of _____ (Address)

Estimated value of plumbing work \$120.00

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

Signature of Applicant _____
(Owner or Lessee) for Miss Webber

*Received 18/3/68
John Conin*

FOR OFFICE USE

Connection Fee \$24.00 Application No.: 1494/283 586
Permit Fee \$1.00 Date: 20/3/68.
TOTAL \$25.00 Valuation Roll No.: 1494/283.
Permit No.: W. 845

Receipt No. 10556/557. Date: 27-5-68.
Date Paid: 23/5/68. Work completed: _____
Plan noted: _____
Date: _____

HOROWHENUA COUNTY COUNCIL.

BUILDING PERMIT

№ 1492

County Engineer's Office,
LEVIN.

5th Apr. 1960

To Mr. B. Smith,
511 Adelaide Rd,
Wellington.

IN pursuance of your Application for a Permit to build dwelling
on property described as Lot 20, Pt. 18903,
Victoria Rd

for Mrs. yourself, permission is hereby granted you to carry out the work as proposed in your application, and in accordance with the plans, particulars and other documents submitted to me, such work to be subject at any time during progress to my inspection, and to be carried out in strict conformity with all requirements of the Horowhenua County By-law No. 1 (1956), and all other by-laws for the time being in force and of all Acts of Parliament and Regulations respectively affecting such work.

Estimated Value of Work: £2300
Building Fee Paid: 10/10/-
Receipt No. 899

J. Buckworth
County Engineer.

NOTE: _____

TO The County Engineer,
Horowhenua County Council,
LEVIN.

I have been advised that the above work was completed on _____ 19____

Building Inspector.

CONDITIONS

- (1) A separate permit is required for any drainage or plumbing work carried out in connection with this building.
 - (2) After a permit has been issued no deviation or alteration from the original plans and specifications is permissible without the written approval of the Building Inspector, and it is an offence to convert the building to any other use than that stated on the permit.
 - (3) Any person to whom a permit has been given shall commence such work in a substantial manner within six months of the date of issue of such permit, and failing compliance therewith, such permit shall become void unless the applicant produces the permit for a further six months' extension of time in writing from the Building Inspector.
 - (4) As the owner of the property and builder are responsible for the correct siting of buildings or additions thereon, according to the Building Bylaws and Town Planning Scheme Clauses, the owner and builder shall ascertain the true position of survey pegs before building operations commence.
 - (5) Second-hand timber, including packing case timber, is prohibited unless permission is obtained from the Building Inspector: see section 53 of the Health Act 1956.
 - (6) Where garages are sited above or below road level, the access to same must be approved by the Engineer before building commences.
 - (7) Before any residential building is occupied, the owner must obtain a certificate that the building is complete and ready for occupation. The owner or builder shall give at least seven days' notice in writing to the Building Inspector prior to the issue of the certificate.
-

PLEASE ADDRESS YOUR REPLY TO
THE COUNTY ENGINEER -
COMMUNICATIONS TO BE ADDRESSED TO
THE COUNTY ENGINEER -



Reference No.

Reference No. box

TELEPHONES { 1609
1610
1611

HOROWHENUA COUNTY COUNCIL

P.O. Box 17,
LEVIN, N.Z.

15 March 1960

Mrs E. Firth,
511 Adelaide Road,
WELLINGTON

Dear Madam,

I thank you for your application to build a dwelling at Waikanae.

In respect of siting requirements, I would point out that it is required that all buildings be set back at least 15' from the road frontage and 5' from side boundaries.

I notice that it is intended to build a car shed - a plan will be required of this building.

Accordingly I am returning your application form for amendment in relation to siting of the proposed buildings, and the signature of the applicant.

Yours faithfully,

T.M. Corrin
(T.M. Corrin)

COUNTY HEALTH & BUILDING INSPECTOR.

Encl:

TMC/GJA

No car shed is to built at present.

BUILDING APPLICATIONS.

HCC/B9.

2. Fifth

Kereu St.

Warhanue.

Dwelling.

State of Progress.	Date.	Initials.	Remarks.
Building Application Received.	23/3/60	JML	Received last - resubmit
Drainage Application Received.	23/3/60	JML	Permit not decided
Site inspected & approved	24/3/60	JML	
Building Application under action			
Drainage Application under action			
Miscellaneous			
HCC/B8 (Fees) Posted	28/3/60	JML	
Building Permit authorised	28/3/60	JML	
Drainage Permit authorised			

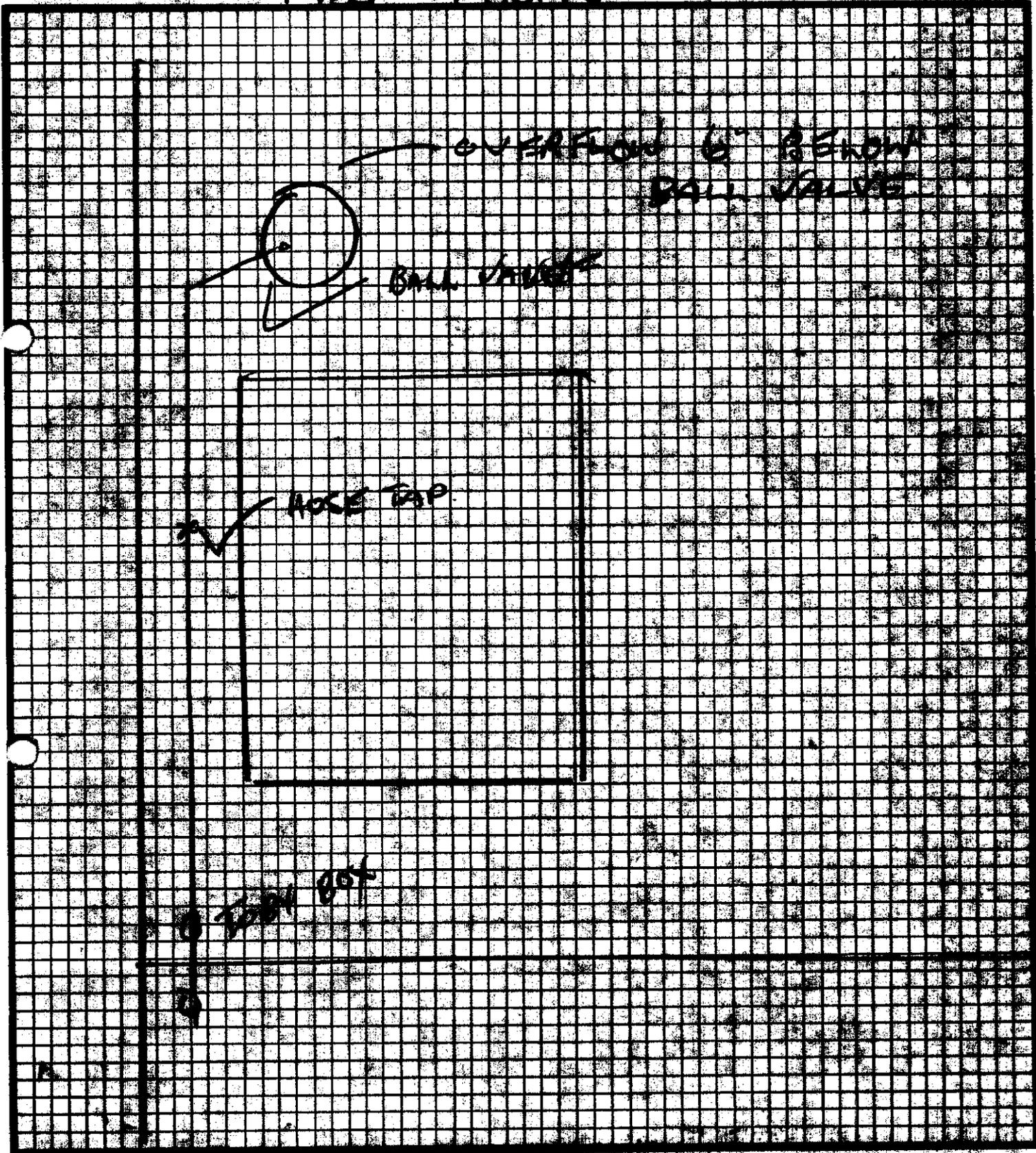
Waikanae County Town Water Supply

PLAN OF ALLOTMENT

Showing position of buildings and existing water supply and pipes
(Particular care to be taken to show location and distribution pipes from bores)

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

Frontage to Kereru Street. Road
MISS WEBBER



ORIGINAL

BUILDING PERMIT

B.1492.

Permit No. 049501

Receipt No.

Number on Valuation Roll: 1495/149/174

Date: / / 196

Description of land on which building is to be erected:
Lot: 20 D.P. 18903 Section: Ngamara V. 41
Block: S.D. Kereru St Street.
Wauhanua Township. Riding.

Name of local authority: Horowhenua County Council

Received from E. Firth the sum of £ 10-10-0 / in payment of building fee, etc.

Name of owner: Mrs E. Firth

on 5/4/60.
Date
R 897

Address of owner: 511 Adelaide Rd Wellington

Thomas M. Corbin
Authorised Officer.

Name of builder: S. Gyner

Address of builder: Moray Rd Paraparaumu

Purpose for which building is to be used: Dwelling

Permission is hereby granted you to carry out the works as proposed in accordance with the drawings and other documents submitted; such work to be subject at any time during progress to inspection, and to be carried out in strict conformity with all the requirements of the Council bylaws, and subject to taking full responsibility for any damage done to any works such as telephone cables, power cables, water mains, sewers, pipes, footpaths, roads, or other services.

Estimated value of proposed building work:	
New houses	£ 2300
New flats	£
State number of flats in block:	
Other new buildings	£
Alterations and additions to houses and flats	£
Alterations and additions to all other buildings	£

J. H. Duchworth
Planning Officer.

If work valued at £10,000 or more:
Estimated date of commencement of work—Month: Year:
Estimated date of completion of work— Month: Year:

GENERAL CONDITIONS OF CONTRACT

- and -

SPECIFICATION OF LABOUR AND MATERIAL TO BE SUPPLIED

*Mr D. J. O'F. P. P. P.
Wellington*

The Contractor is to provide all labour and material necessary for the due and proper completion of the works included in the Contract, unless expressly stated to the contrary and according to the true intent and meaning of the drawings and specifications taken together.

All labour and material must conform to all laws, rules and regulations in force in the locality in which the building is erected, notwithstanding anything specified or provided which may be construed to the contrary. The Contractor is to obtain all necessary permits, paying all charges thereon, shall give the requisite notices to the proper authorities relative to the work in his charge and be responsible for any violation of laws and regulations traceable to the neglect of himself or his subordinates.

The Contractor shall not absent himself from the works during ordinary working hours without leaving a fully authorised and competent person to act on his behalf and shall not re-let or sub-contract any part of the work without first obtaining the consent of the Proprietor or his representative. All extra work or variation of the contract must be authorised in writing by the Proprietor otherwise it will not be recognised nor paid for.

INSURANCE:

The Contractor is to insure the works in the joint names of himself and the Proprietor against loss or damage by fire in an approved Insurance Office until such time as the building is finally taken over by the Proprietor, and he is also to take out an insurance policy against any liability that may arise under the Workers Compensation Act 1922 or any amendments thereto and no progress payments shall be made until the premium receipts are approved.

Progress payments shall be made as the work proceeds on the basis of two-thirds of the value of work done and material on the job as at the 15th day of the month but the first payment shall not be due until the job is roofed in and shall be made up to 75% of the contract price on the completion of the job to the Proprietor's satisfaction. 20% of the balance of contract price shall be paid over thirty-one days later and the remaining 5% two months later on the Contractor going over the job, casing doors and windows and making good any flaws or faults in either workmanship or material that may have become apparent.

Should any dispute arise between the Proprietor and the Contractor it is hereby agreed to submit the question to arbitrators, as under the Arbitration Act 1908 and amendments thereof, and whose decision shall be final.

Should there be any doubt or question on anything herein contained this specification must be read in conjunction with Standard Institute specification on Dwelling House Construction, N. Z. S. S. E. 163.

The faults or failings of any sub-contractor or any material he may use on the work is the responsibility of the Contractor who must stand as their guarantor and be responsible for both their workmanship and material they may use.

In this specification and the accompanying drawings each and every class, item, or particular work indicated or described shall, unless otherwise set forth, mean the providing, installing and finishing in every detail and leaving same in good order according to the best practice of the building trade.

All finished or partly-finished work is to be protected from injury or discoloration from any cause whatsoever during the progress of the work.

Where a specific value is provided for any article the Proprietor to have the right to select and purchase same from any warehouse in Wellington and charge the same to the Contractor at the figure mentioned.

Where figures are given they are to be followed in preference to measurements by scale.

On completion of the work remove all debris off the site, clean all windows of paint and leave the floors broom clean.

The Contractor is to obtain all Permits from the Local Authorities and pay all charges on same which money is to be included in the Contract price.

BRICKLAYER

All bricks shall be square, sound, of full size and well burned.

Chimney may be precast concrete.

Mortar to be composed of 6 parts sand and one part ground Hydraulic Lime well mixed and allowed to stand for not less than forty-eight hours before using. Immediately before using gauge with Portland Cement in the proportion of three to one of cement.

Chimney and fireplace to be built to further detail and the flue to have 9" glazed earthenware liner extending six inches above the chimney head.

Build in four 5/8" reinforcing rods bedded and hooked in the concrete foundation and extending to the top of chimney stack. Fill in the four corners between the liners and the brickwork with concrete as before specified and as the work proceeds.

The offset of external chimney to be neatly cement plastered.

The hearths are to be set up 3" above floor level and cement plastered coloured with Spanish Brown.

Provide cast iron Colonial grade for open fireplace together with firebrick hobbs and backing laid with fireclay and painted with fire cement.

Carry fireplace heading over with 2 1/2" x 1/2" wrought iron bar with ends split and turned up and down in brickwork joints.

Fireplace to have shipped clinker brick facing tuck pointed.

Form seat pocket at base of flue.

The Firebrick and common brick shall be carried up simultaneously.

Allow the sum of \$ for purchase of all tile surround and neatly fix in position.

CARPENTER & JOINER

All timber must stand up to the grade and size specified and be free from knots, shakes or any other imperfection likely to impair its appearance or durability.

All timber below and including the floor must be either Heart Matai or Rimu and unless otherwise specified to be B. A. Rimu for framing and finishing. All timber touching either concrete or brickwork must be protected by approved damp proof course. No timber to be within 12" of the ground.

Weatherboards to be of Heart Matai.

All dressed timber to be well seasoned and should shrinking occur it is to be taken out and replaced.

All inside architraves and finishings are to be hand-dressed and sand papered.

The various timbers are to be securely nailed in position and the heads punched in on all dressed faces.

Unless otherwise specified all framing timbers, studs, floor and ceiling joists and rafters shall be spaced at not more than 18" centres, plates and sleepers halved at joints and rafters bird mouthed on to plates. Studs housed $\frac{3}{8}$ " into plates.

Braces shall be either 6 x 1 cut flush into studs or 4 x 2 cut between the studs as directed. Both external and internal walls are all to be braced both ways. All walls to be drenched with 4 x 2 three times in the height but where weatherboarding is used the outside walls are to be drenched with 3 x 2.

External angles of the building are to be formed with three studs and those of all window and door openings are to be one inch thicker than those specified generally. Lintels up to 4'0" to be 4 x 2 rising in width one inch from every foot over four feet.

Floor joists are to be doubled under all main partition walls and the bottom plates on outside walls that run parallel to floor joists are to be blocked up every eighteen inches. Floor joists to be checked down on to bearers to give a true top surface and not packed up.

On the top of ceiling joists and across the centre of each room fix stiffener of 4 x 2 securely nailed to each joist. Put in 3 x 2 noggings as required to carry ceiling boards and cornices.

Roof to be constructed as shown on plan and of timber dimensions specified. Soffits lined with 4 x $\frac{5}{8}$ T. & G. collar ties of 4 x 1 to every third pair of rafters, purlins 3 x 2, gutter boards and ridge of 8 x 1. Roof stays from partitions of 3 x 2, sarking 1" open spaced.

The roof is then to be covered with 24 gauge C.G. Iron lapped six inches on ends and two corrugations on sides and fixed down with L.H. nails. Prime both sides of joints before fixing.

Roofing iron on Gables to be rolled on edges and soldered with cap on Apex.

The rafters are to extend 18" beyond the walls and enclosed with 8 x 1 fascia. Soffits to be level and lined with 4 x $\frac{5}{8}$ T. & G. or asbestos.

EXCAVATOR & FOUNDATIONS

On that part of the site to be built upon clear all soil and vegetation to the depth of nine inches and deposit same where directed. Excavate a further nine inches for foundations.

Should the area to be covered by the building not be level excavate the higher part to the depth of one third the difference between the higher part and lower part. The line of excavation to be three feet away from the building line.

FOUNDATIONS: To be of concrete composed of one part Portland Cement, two parts sand and four parts of good clean sharp gravel or broken metal to pass a 1" mesh. If a mechanical mixer is not used it is then to be turned over twice dry and twice wet.

Outside foundation walls to be 6" in width, stepped out to 10" at base and taken to a height above ground level as shown on plan. 9 x 6 air vents to be built in all outside walls 2'6" from corners and angles and every six feet or part thereof. 8 x 8 concrete piles to go under all walls and through the centre of all rooms spaced not more than four feet six inch centres.

Three 1/2" mild steel rods are to be bedded in the foundation wall continuous round the building lapped three feet at joints and bent round the corners.

The foundations of the chimney to be 8" in thickness and four inches wider each way than the brickwork or concrete chimney.

The rear and front entry to have concrete floors 4" in thickness reinforced with 1/4" mild steel rods spaced every 12" both ways and laid on well rammed base. Outside supporting base wall to be 4" in thickness.

Construct hearth and copper base in similar manner.

The top of all concrete foundations and piles to be at least 12" above the ground line.

Build in concrete foundation walls 9" x 1/2" wrought iron bolts for fixing plates spaced 6" from angles and not more than four feet 6 ins. apart in length of walls.

In concrete piles build No.8 galvanized wire at least 6" and extending 9" for securing sleepers.

On top of all foundations walls and piles lay dampcourse of "Repello" or other approved dampcourse.

Schedule of Timber unless otherwise specified.

Sleeper Plates on foundation walls	4 x 2
Stringers under joists	4 x 3
Floor joists	5 x 2
Top and Bottom Plates	4 x 2
Studs	4 x 2
Braces (outside walls)	6 x 1
" (inside ")	4 x 1
Ceiling joists	4 x 2
Rafters	4 x 2
Stringers under rafters	4 x 2
- supports	4 x 2
Flooring T. & G. (machine sanded finish)	4 x 1
Facings	4 x 1 and 5 x 1
Architraves	4 x 1
Weatherboarding	6 x 1 B.B.

All W.B. and facings to be primed before fixing.

WINDOWS: To be as shown on plan and of casement construction and approved standard running of Heart Totara or Redwood with Heart Matai sills. All sashes and fans to open in single light windows and two sashes and fan to open in frames carrying more than that number unless later specified otherwise. Sizes given are sash sizes only. All sashes to be glazed with 24 oz. clear glass and fans with approved obscure glass unless otherwise specified. Bathroom sash to be glazed White Arctic.

All sashes shall be 3'6" x 2'0" unless otherwise specified with fanlights 1'5" in height, over transome rail.

The centre sash in main bedroom to be 3'0" in width and Picture light 2'6" x 3'0" fixed.

The sashes in Bathroom, Kitchen and Laundry be 2'6" in height.

Picture light in main bedroom to be 2'6" x 3'0" fixed. The two sashes on Verandah to be as shown on plan, fixed.

TIMBERS TO BE USED: Frames - 5 x 1 1/2" styles and heads, 4 x 3" mullions, 5 x 5" transomes, 9 x 2 1/2" sills. Sashes to be of 2" material. Facings and architraves 1", inside nosing 1 1/2". All outside facings to have 1/2" scribing pieces.

DOORS AND FRAMES: All timber to be Rimu Dressing A quality and thoroughly seasoned.

Outside door framing to be 2" and inside frames 1 1/2" in thickness, the full width of walls and run out of the solid. Outside door frames to have 2" Heart Matai sills standing 1/2" above the floor.

Front door to be 6'8" x 2'8" x 2" as shown glazed with Broad Reeded glass. Back door to be 6'6" x 2'6" frame ledge. Verandah door to be 6'6" x 2'6" glazed with 24 oz. glass.

All other doors to be 6'6" x 2'6" solid core plyweed faced with clashing strip on outside edge (see Fig. 1 Standard Specification) unless otherwise specified. The Bathroom door to be 2'2" in width with top panels glazed White Arctic.

Wardrobe and cupboard doors to be 6'6" x 2'0".

Hang all 1 1/2" doors on three 4" loose pin antique butts and 1 1/2" doors to have two 3" butts.

LINING: The Laundry, Kitchen and Bathroom and all cupboards to be lined throughout with Hardboard or other approved covering. All other walls to be covered with 3/8 Gibraltia Board, and have rounded

.....

fillet on external edges one inch in width by the thickness of the material.

Ceilings to be covered with 1/2" "Pinex".

SKIRTING: To be 4 x 1 bevelled throughout.

CORNICE: 2" scotia throughout.

WARDROBES: Provide and fix two 1" dowels for hangers in each wardrobe. They are to run cross-ways and not the length way placed ten inches from the side walls and 2" below the shelf. Provide one 10" shelf and four coat hooks in each case. Hat and coat rail to be provided in passage with six hooks.

HEAT SAFE: To be constructed where shown. Provide panel door hung on 2 1/2" brass butts and fitted with spring catch. Small wood louvre to go in outside wall covered with fly-proof netting.

SHAVING CABINET: To be shop made to detail. Door to have 1 1/4 x 10 bevelled mirror. Bottom of glass to be 4" 6" above floor.

SINK BENCH: To be constructed as shown on plan with 3 x 2 dressed framing and have two shelves below. The bottom shelf is to be 4" above the floor and the 3 x 2 front bearer is to be set back 3" for toe room.

The top is to be 5 1/4" above floor. The front is to be faced with 3 ply and two doors made of 1" framing and 3 ply faced to be fitted hung on brass butts and provided with wood handles and spring catches. Allow the sum of £30 for Stainless Steel top.

KITCHEN CUPBOARD: To be constructed to detail drawing. The doors to be of 3/8" Coreboard hung on 3" brass butts on butterfly hinges as chosen by the Proprietor. The drawers are to be dove-tailed together and have three ply bottoms plus blocked underneath. Provide small chain at bread bin door to keep it from falling out and also crumb tray at bottom.

In Laundry form recess for Refrigerator enclosing one side and top for cupboards provided with doors and shelving as required.

MAN-HOLE to be formed in ceiling where directed.

BATH to be set on 2" cradles and the front and end lined as for walls.

The intersection of Bath with walls is to be finished with 6x1 rounded on top edge and scribed to bath set in White Lead and mitred at angles. Neatly set into the wall scap tray provided by the plumber.

Linon Press to have four shelves of 1" dressed timber the full size of the floor.

SWITCHBOARD: Recess to be formed where directed let into the studs and provided with small glass door.

HOT WATER CUPBOARD: To be provided with door to match adjoining work and be large enough to remove cylinder. Divide off any space that may be used for airing clothes with moveable batten partition.

HARDWARE: Allow the sum of £10 for the purchase of Locks, Spring catches, drawer handles and window stays and fasteners but this sum is not to include hinges and butts.

A tank stand to be erected where directed on concrete foundation.

PLUMBER

All work must strictly comply with Local Body and Health Authorities by-laws and regulations though they may not be particularly mentioned.

All work in connection with the opening up of roads or footpaths and making good same and connection to sewer and storm-water drains water supply and other services shall be carried out to the approval of the Local Authorities and the Contractor shall pay all fees or other charges in connection with such work.

All window and door heads, vent pipes and chimneys are to be properly flashed and the building made impervious to the weather, using 26 gauge galvanised iron or 4 lb. sheet lead whichever is the most efficient for the particular work.

Spouting and downpipes to be of 24 gauge copper.

Provide all necessary pipes, taps and fittings are required and leave same in good working order. Allow the sum of £30 for the purchase of bath, basin, W.C. pan, cistern and tubs, but this sum is not to include pipes, taps or waste. A washing machine will be supplied.

All pipes to be hidden in the walls and securely fixed to the framing.

All taps to be chromium plated and those for the bath, which are to be 3/4" with extension pieces. The exposed waste pipe below the basin is to be 1 1/4" chromium plated.

All waste pipes are to be 1 1/4" galvanised wrought iron and curved into gully traps.

A Metro hot water cylinder is to be provided and made of copper and tested to a pressure of 20 lb. to the square inch. It is to have a capacity of not less than 30 gallons.

All piping and fittings conveying hot water, including the exhaust and sludge pipes for a distance of three feet shall be lagged with No.2 cow-hair felt 32 oz. to the sheet. Tightly wrap lagging around pipes and secure with 3 ply marlin. Hot water to be taken to bath, handbasin, sink, tub and Washing Machine.

All piping conveying hot water including exhaust pipe from hot water cylinder and the cold water feed pipe to the cylinder shall be of copper.

Lay on the cold water supply from the tanks in screwed galvanised W.L. piping 3/4" in diameter to the bath, sink, handbasin, and Hot water cylinder.

Septic tank to be constructed to detail and connected with the lavatory by 4" glazed earthenware pipes cement jointed. (Note: it must be over 30 ft. from the house).

TANKS: Supply and erect two six hundred gallon galvanised iron tanks made of 22 gauge iron rivetted and soldered together and provided with conical lids. Tanks to be piped together and have stop valve on supply pipe.

Connect W.C. with 4" glazed earthenware pipes to the Septic tank providing traps, vents and inspection chambers to the satisfaction of the Local Authorities Inspector and in no case must they be covered over until passed by him. Length of drain pipes will be given later.

Separate storm water drain to be laid down from gully traps to soakage pit. Gully traps to be set into concrete sumps.

The Proprietor will supply pump which is to be connected with tank.

PLASTERER

The base, hearths, steps and porch floors, surrounds of gully traps and chimney tops are to be plastered. Rendering coat to be composed of one part cement to four parts sand with 10% hydrated lime added and shall be not less than 5/8" in thickness. All surfaces to be left straight and true and all arrises plumb and square. The nosing of steps slightly rounded and treads weathered 1/2" to the feet.

ELECTRICIAN

Give all necessary notices to the Electrical Supply authority and obtain all necessary permits and all work must comply to their regulations and be passed by their Inspector. The power is to be taken to 10 lighting points and 6 power points. Provide switch board and connect up with public Supply lines.

Provide pendants, lamp-holders, shades and lamps in every case three of which are to be 100 watt and the remainder 60 watt.

All switches to be of the flush type with box and plate complete.

The Proprietor will direct where all lighting and heating points together with switches are to go.

Allow the sum of £35 for electric cooker and instal in position.

PAINTER

Prime all internal and external wood and metal unless otherwise specified with one coat of red and white lead priming composed of 75% white lead and 25% red lead mixed in pure boiled and turps and then apply two more coats of K. Z. manufactured white lead and zinc paint of approved brand and to tints chosen by the Proprietor. All nail holes and defects to be stopped with putty before applying the second coat of paint.

Allow for picking out in a different colour all sashes, doors, facings and sills as required.

The Kitchen, Laundry and Bathroom to be painted and have one coat of enamel in addition.

All other rooms and passage are to be papered with paper valued on an average of 7/- per standard piece.

All ceilings to have one coat of Dussal and one coat of distemper.

Fresh flour paste with approved fungicide to be used. All papers are to be trimmed, butt jointed and hung true and plumb. Patterns neatly matched and left free from all defects and misfigurements.

GARAGE: The foundations, walls and Roof are to be constructed as specified for the House and the Floor to be of concrete 3" in thickness and floated off with cement and sand in one operation. Give floor three inches fall to the doors.

The doors are to be frame ledge and hung on Henderson track and runners.

Provide stops and guides and night latch.

Paint as for House.

28 May, 1991.

Mr. S. Gestro,
86 Main Road,
WAIKANAE.

Dear Sir,

20 KERERU STREET, LOT 3 DP 50438

Following your recent enquiry regarding the above property, I have perused our building files. The following Building, Plumbing and Drainage permits have been issued.

1. Building Permit No. 167, 6.6.58, 240 square feet of a garage and a tool shed.
2. Building Permit No. 3454, 26.3.65, a 147 square foot addition to the tool shed.
3. Plumbing & Drainage Permit No. W1495, 25.6.71, allowing the installation of a toilet, hand basin and septic tank drainage system only.

Any further building or plumbing alterations that have been carried out, have not been permitted by Council and therefore in no way can it be said that a habitable dwelling exists upon the property.

Yours faithfully,


A.C. Hawkins
**BUILDING AND PLUMBING &
DRAINAGE INSPECTOR.**

BUILDING APPLICATIONS.

HCC/B9

State of Progress.	Date.	Initials	Remarks.
Building Application Received	9.10.57	R.	
Drainage Application Received			
Site inspected & approved	9-10-57.	R.	
Building Application Under Action			
Drainage Application Under Action			
Miscellaneous			
HCC/B8 (Fees) Posted			
Building Permit authorised			
Drainage Permit authorised			

Proposed Tool shed for
W & E Firth

The building is a 4 man army hut
to be erected and used as a tool shed
on the section where shown.

The hut is of the usual construction,
bolted together having weatherboard sides,
gabled roof and wooden floor.

It will be placed on concrete piles
spaced 4'6" centre to centre and 7'0" between
rows.

APPROVED

J. W. R. R. R. R. R.

COUNTY ENGINEER

2029

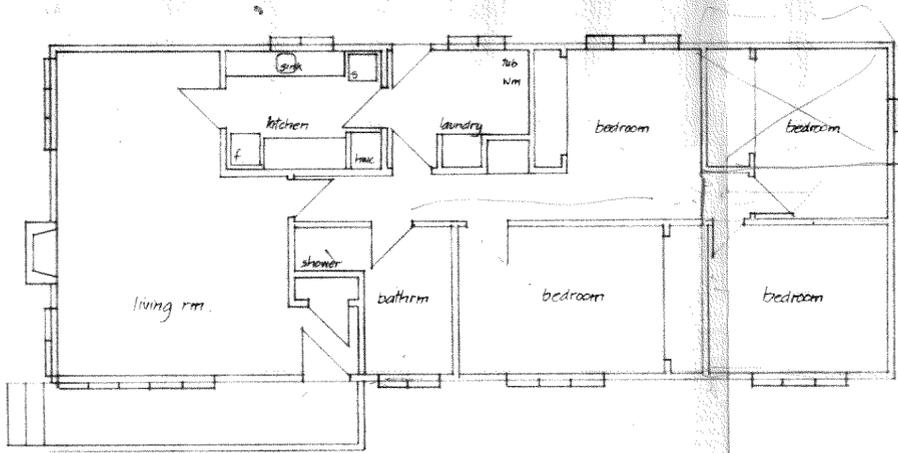
DATE 17.10.57

Proposed Tool shed for
Mrs E. Firth.

The building is a 4' man army hut
to be erected and used as a tool shed on
the section where shown

The hut is of the usual construction
batted together having weatherboard sides,
malthoid roof and wooden floor

It will be placed on concrete piles spaced
4'-6" centre to centre and 7'-0" between rows.

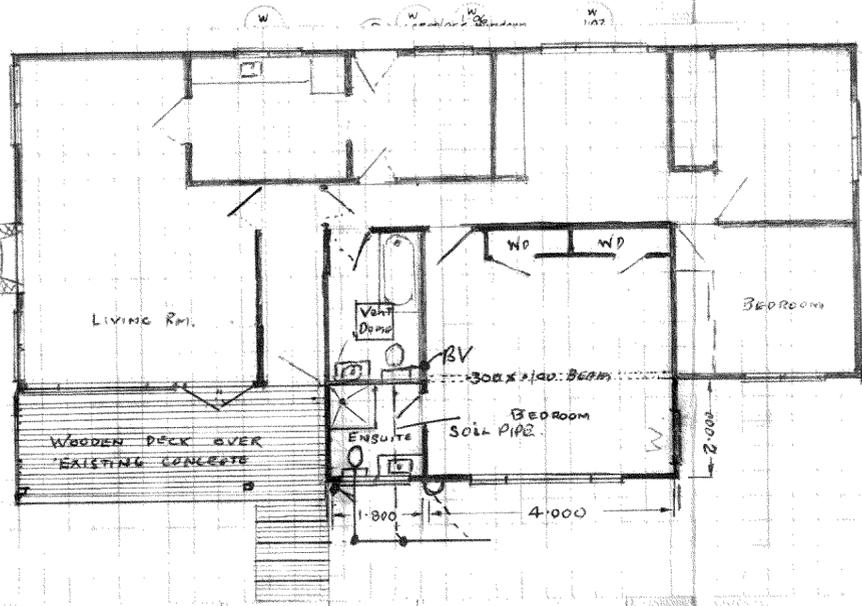


EXISTING FLOOR PLAN
scale 1:100

- wash house

Proposed interior beam size of 300x100
or 250x100 O.K

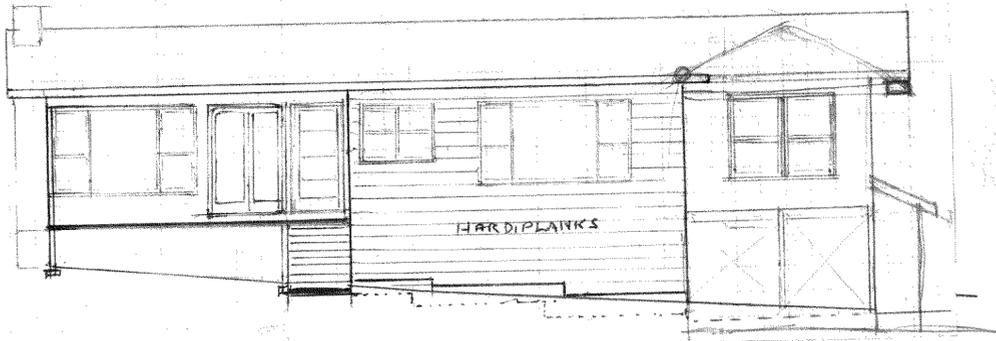
Woon
H.C.C. 9/6/83



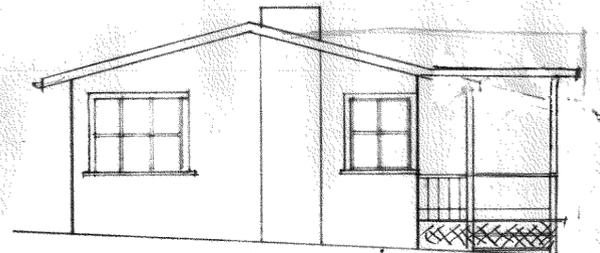
ALTERED FLOOR PLAN
scale 1:100

14 Kereru Street
Phone 6343

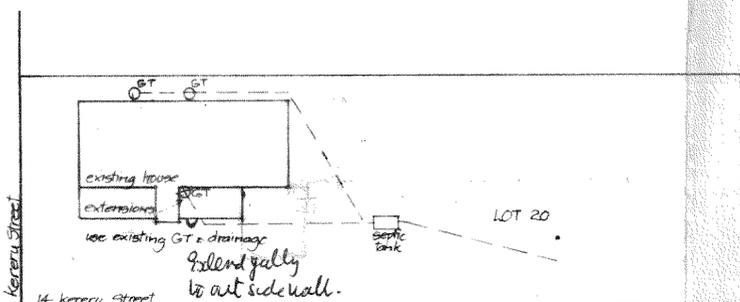
766-670 before 7-20
after 5-30



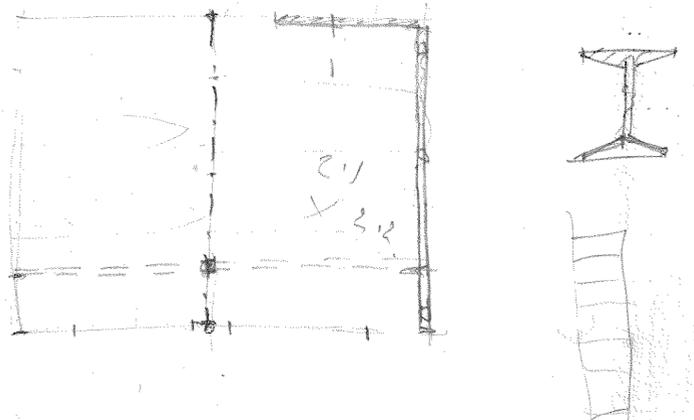
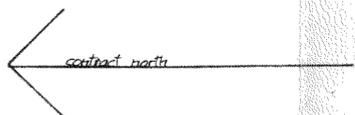
WEST ELEVATION
scale 1:100

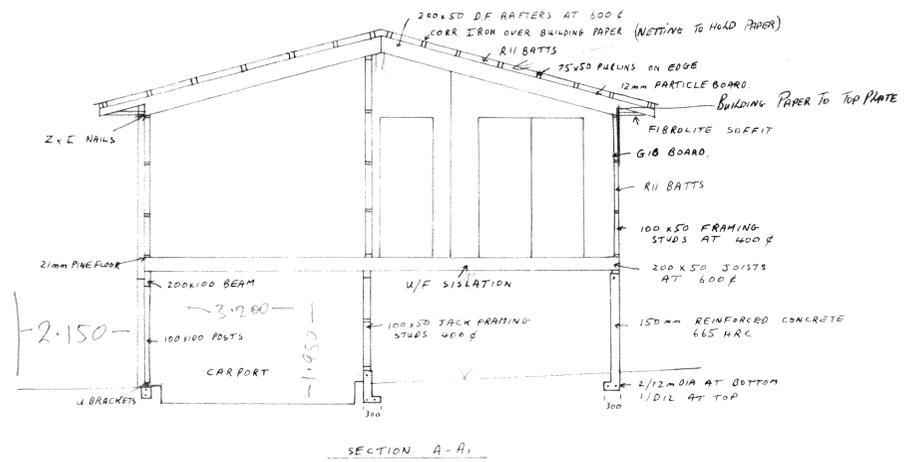
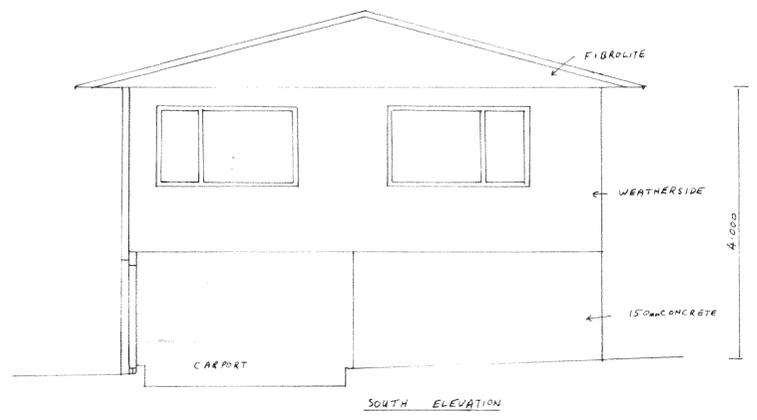
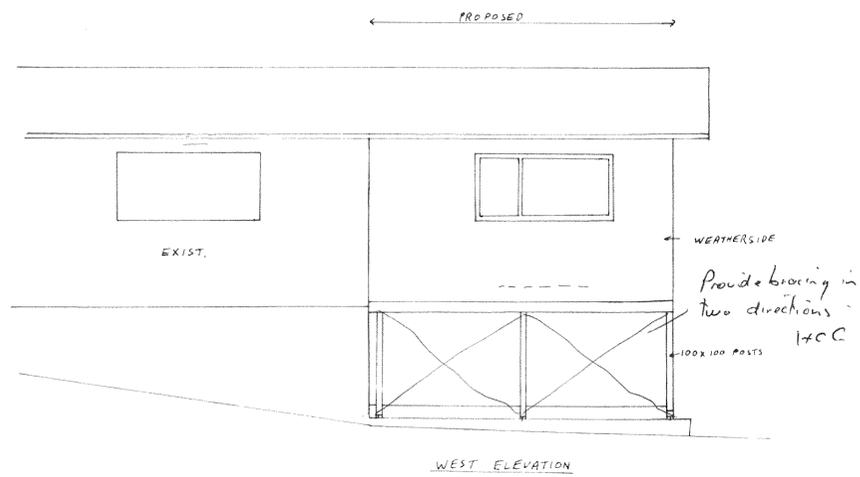


NORTH ELEVATION
scale 1:100

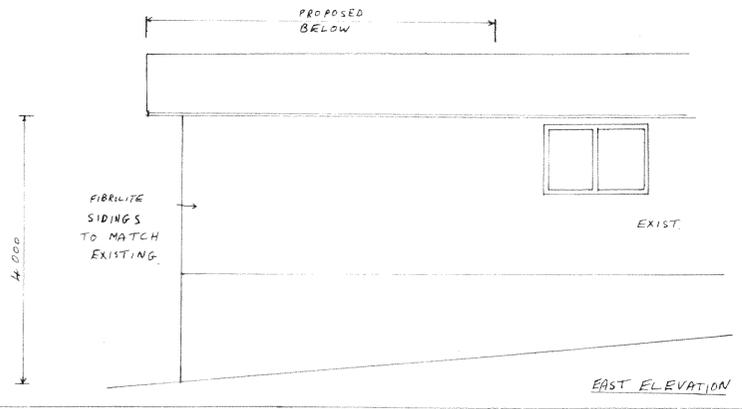
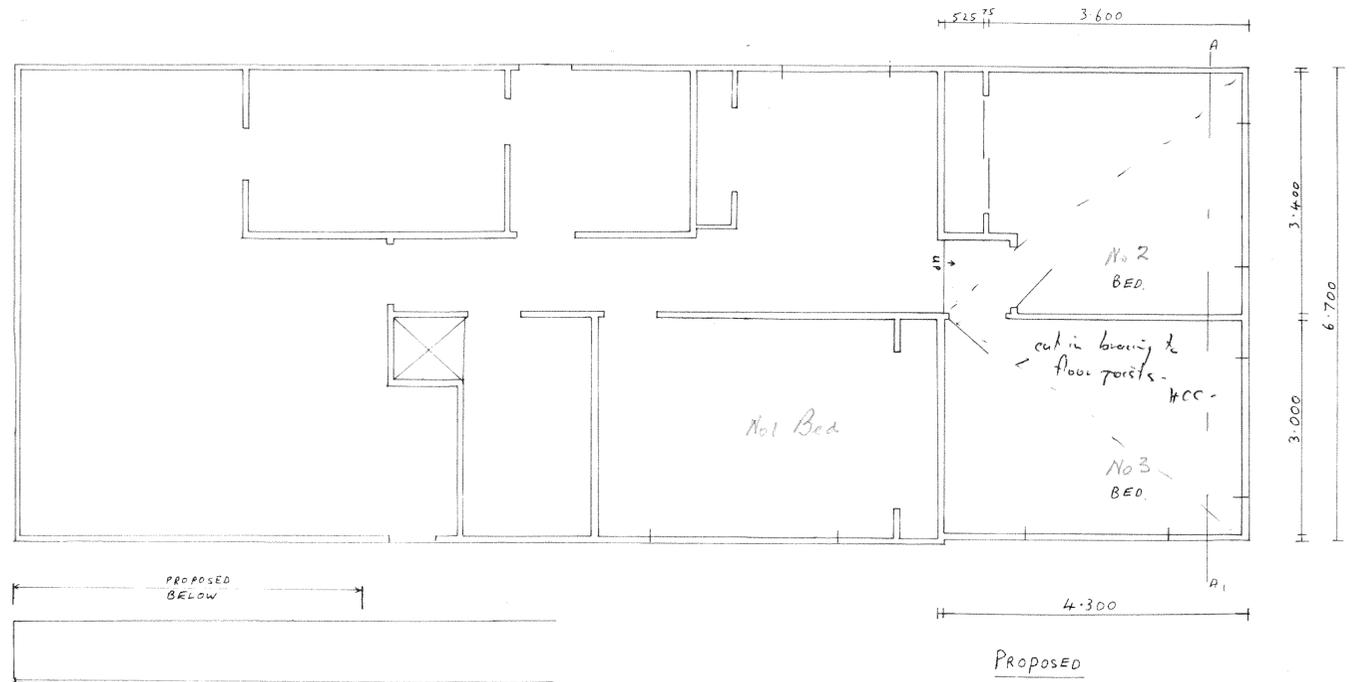
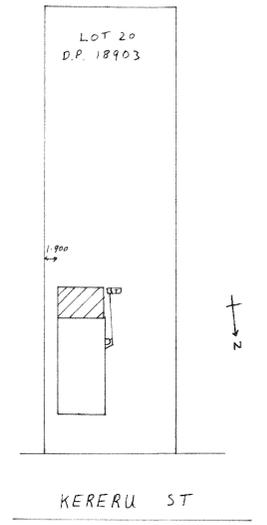
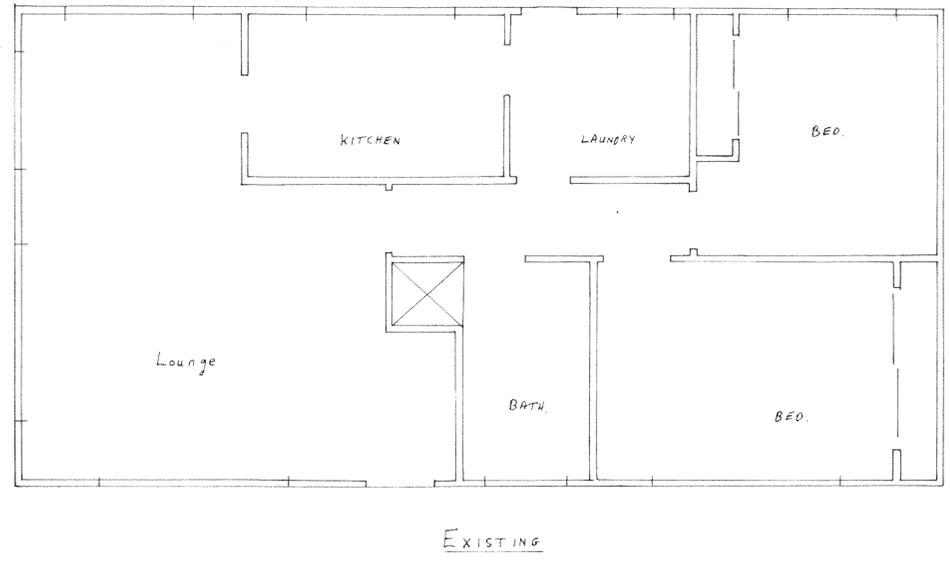


SITE PLAN
scale 1:400





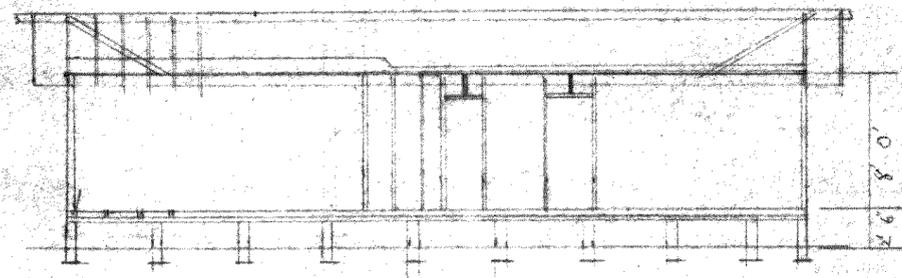
ADDITIONS TO HOME OF
MR & MRS J BELL
14 KERERU ST WAIKANAE.
DRAWN D J FUNNELL 19/10/78
SCALE 1-50



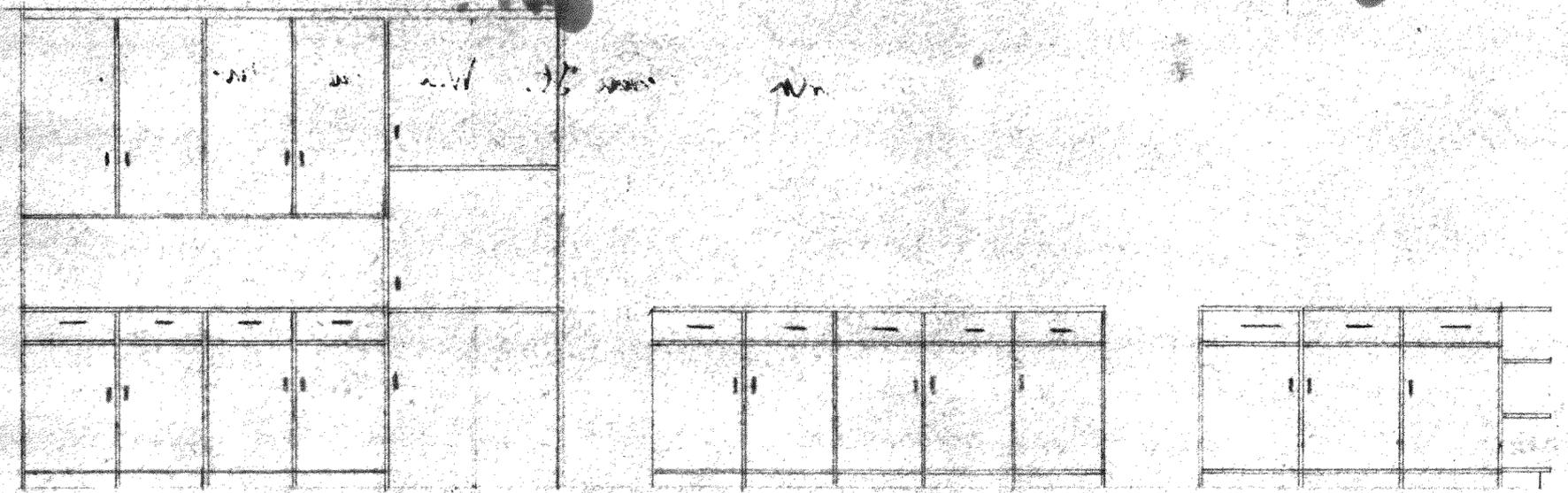
APPROVED

A. Johnson
COUNTY ENGINEER.

DATE 1-11-78



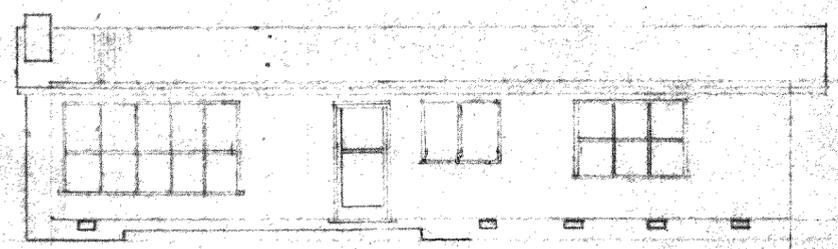
SECTION A.A.



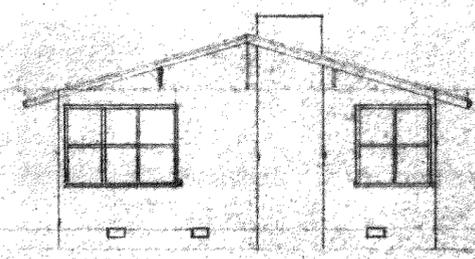
KITCHEN DRESSER

SINK BENCH

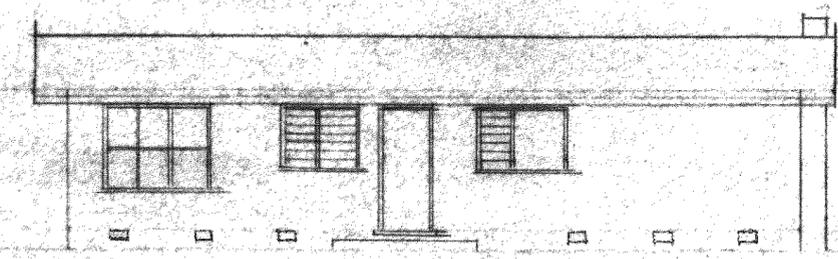
EXTENSION



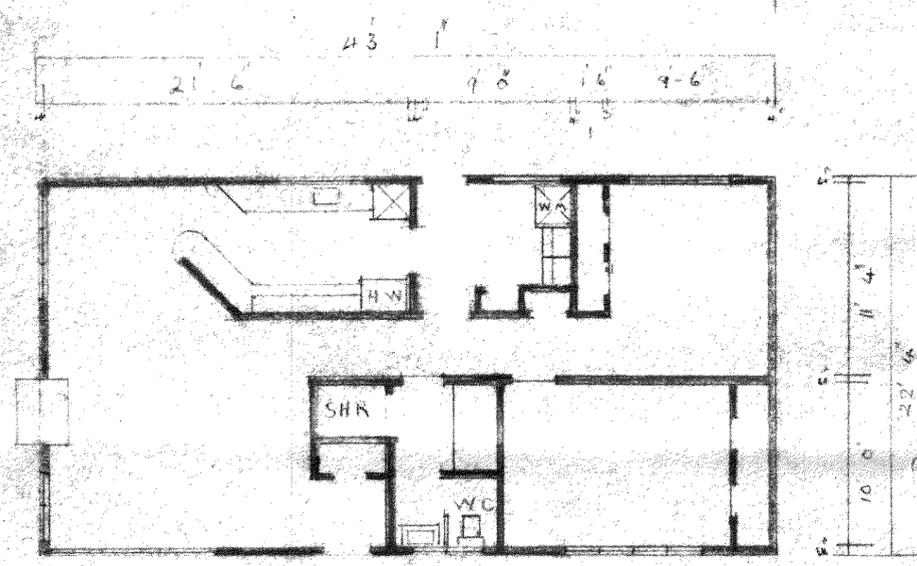
WEST ELEVATION



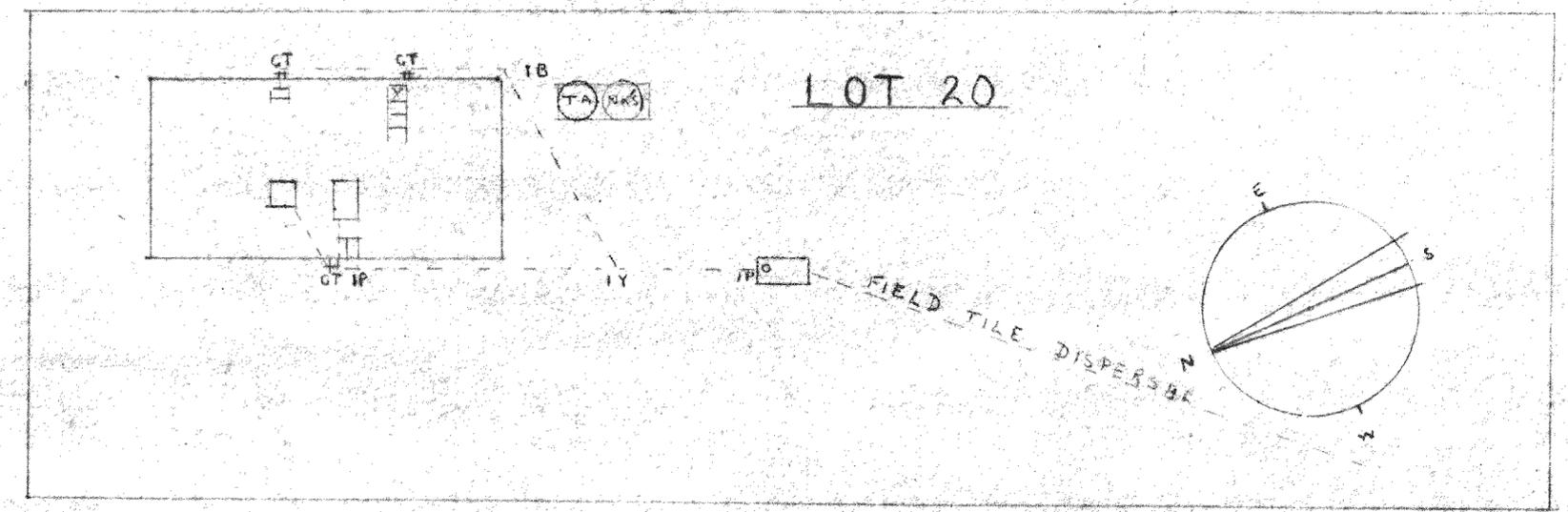
NORTH ELEVATION



EAST ELEVATION



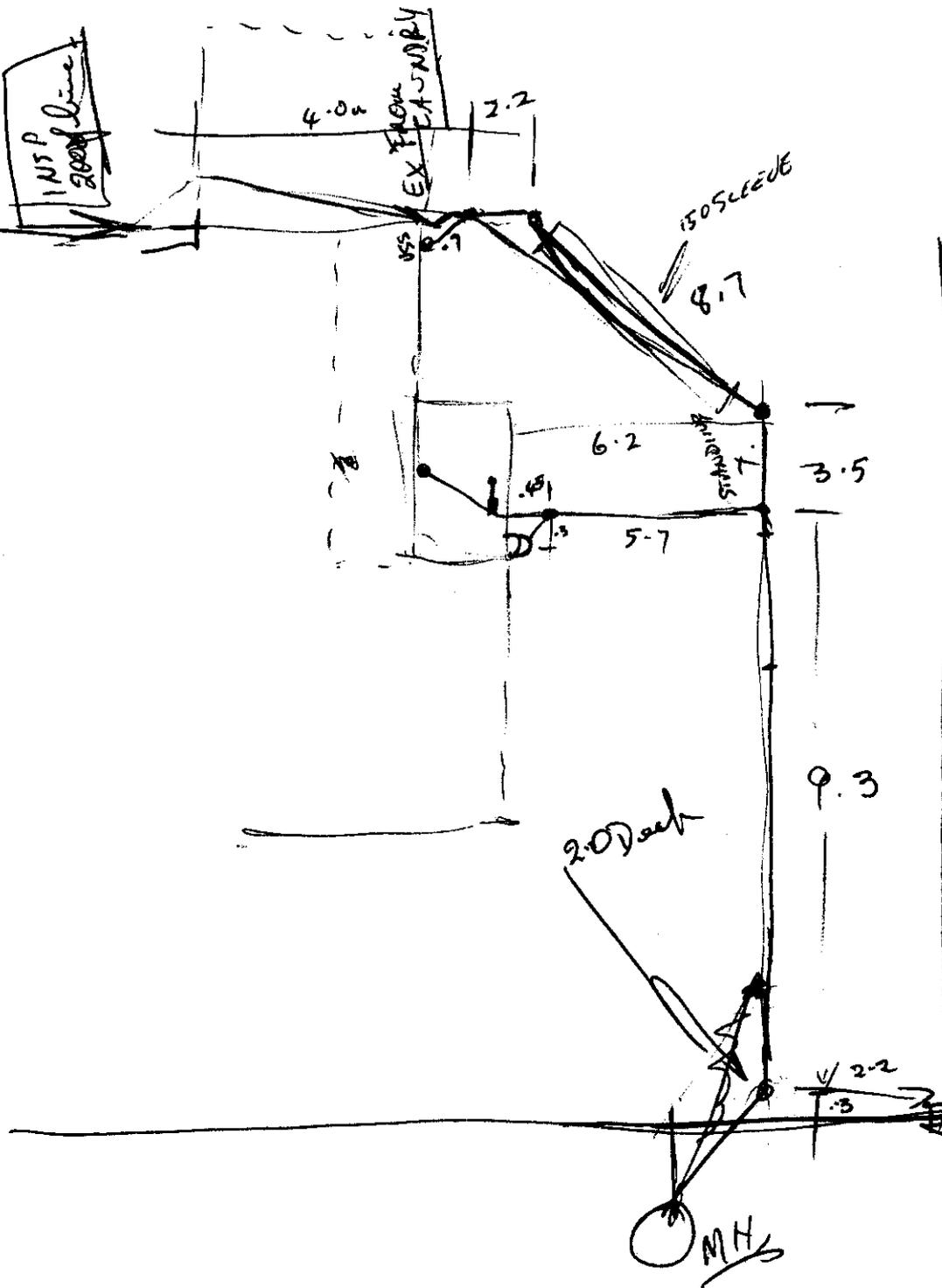
FLOOR PLAN



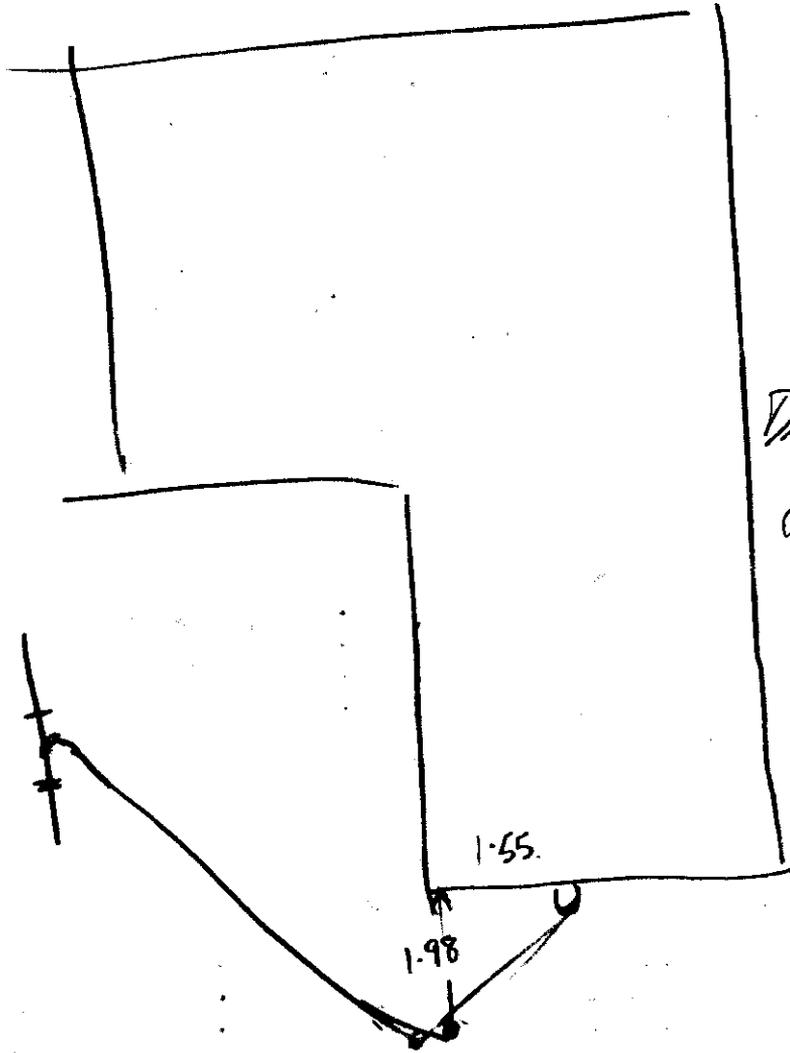
PROPOSED RESIDENCE FOR MR AND MRS G.F. FIRTH

R^o WAIKANAE

Fluss 14 Kerne
14-10-85



~~FLIP~~ 14 KERERU ST.



5-12-84

Draw when
you are
done.

Valuation Book No.

Date 19

PLAN OF ALLOTMENT

Application For Plumbing and Drainage Permit

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

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

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

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

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

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

Description of Drainage and Plumbing Work *shift Laundry Tube to Basement area*

Allotment. Lot: *20* D.P.: *18903* Section: Area:
Block: S.D.: Locality:

Previous Owner { If Section has been recently transferred }
Frontage (Length) (Name of Street or Road) *149 Heron St*

Water Supply (Description)			
Est. Material Value of Plumbing Work	\$ 100 : 00	Est. Labour Value of Plumbing Work	\$ 100 : 00
Est. Material Value of Drainage Work	\$ 160 : 00	Est. Labour Value of Drainage Work	\$ 100 : 00
	<u>260 - 00</u>		<u>200 - 00</u>
		Total Value \$ <u>460 : 00</u>	

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

Permit Fee Based on Labour Value \$ *18.00* Receipt No.: *3316*

Water Connection Fee \$ Receipt No.:

Full Name and Address of Owner: *Mr & Mrs Fligg*
14 Heron St Waikeana

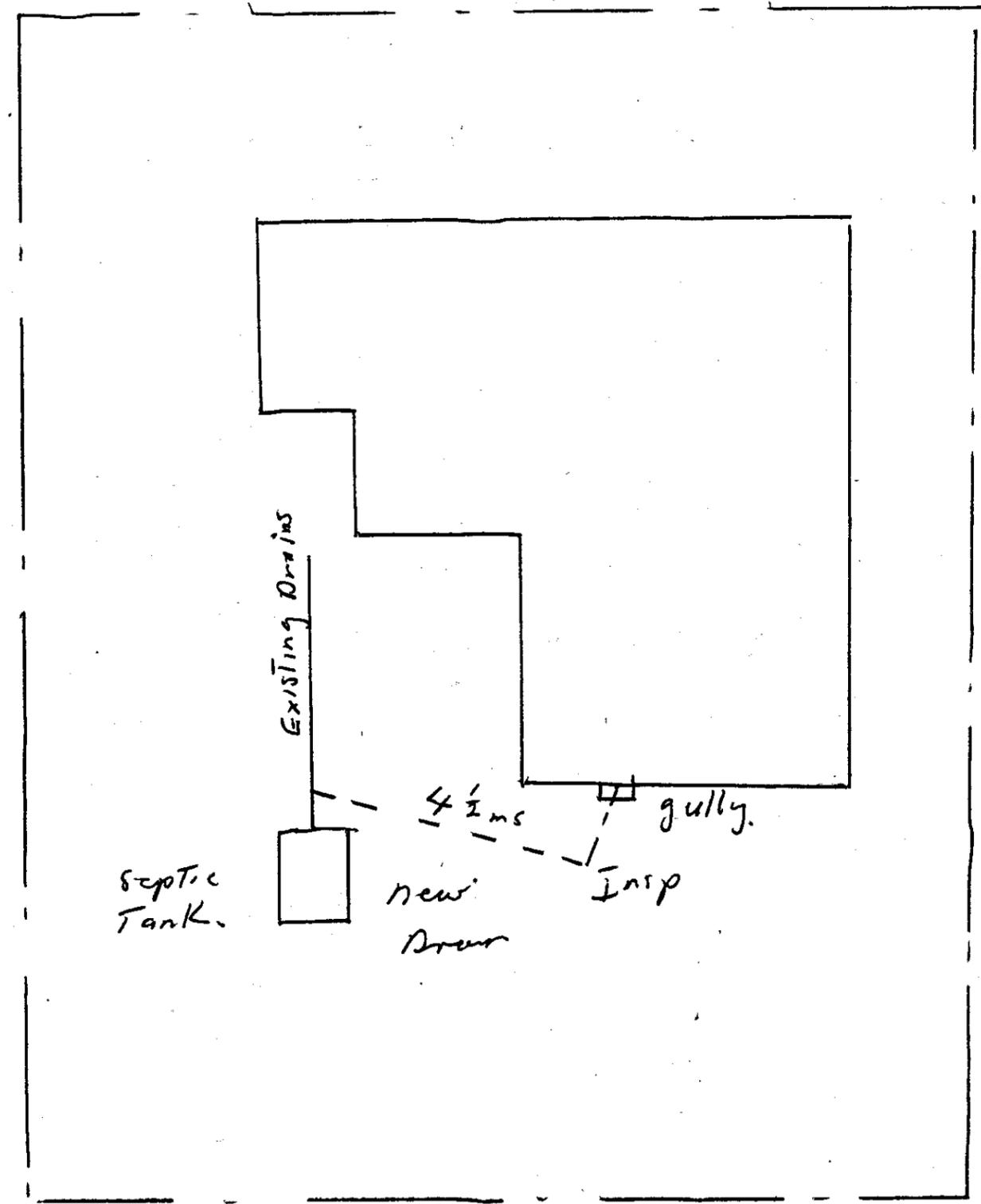
- NOTE.—The following MUST accompany this Application:—
- (a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page. For a sewer connection, complete enclosed carbonised form.
 - (b) Specifications of work materials to be used.
- Plan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

Signature of Applicant: *H. H. Thomas*
Address *Box 67 Waikeana*

Craftsman Plumber's Signature, Address, and Registered No. *H. H. Thomas Box 67 Waikeana 2096*

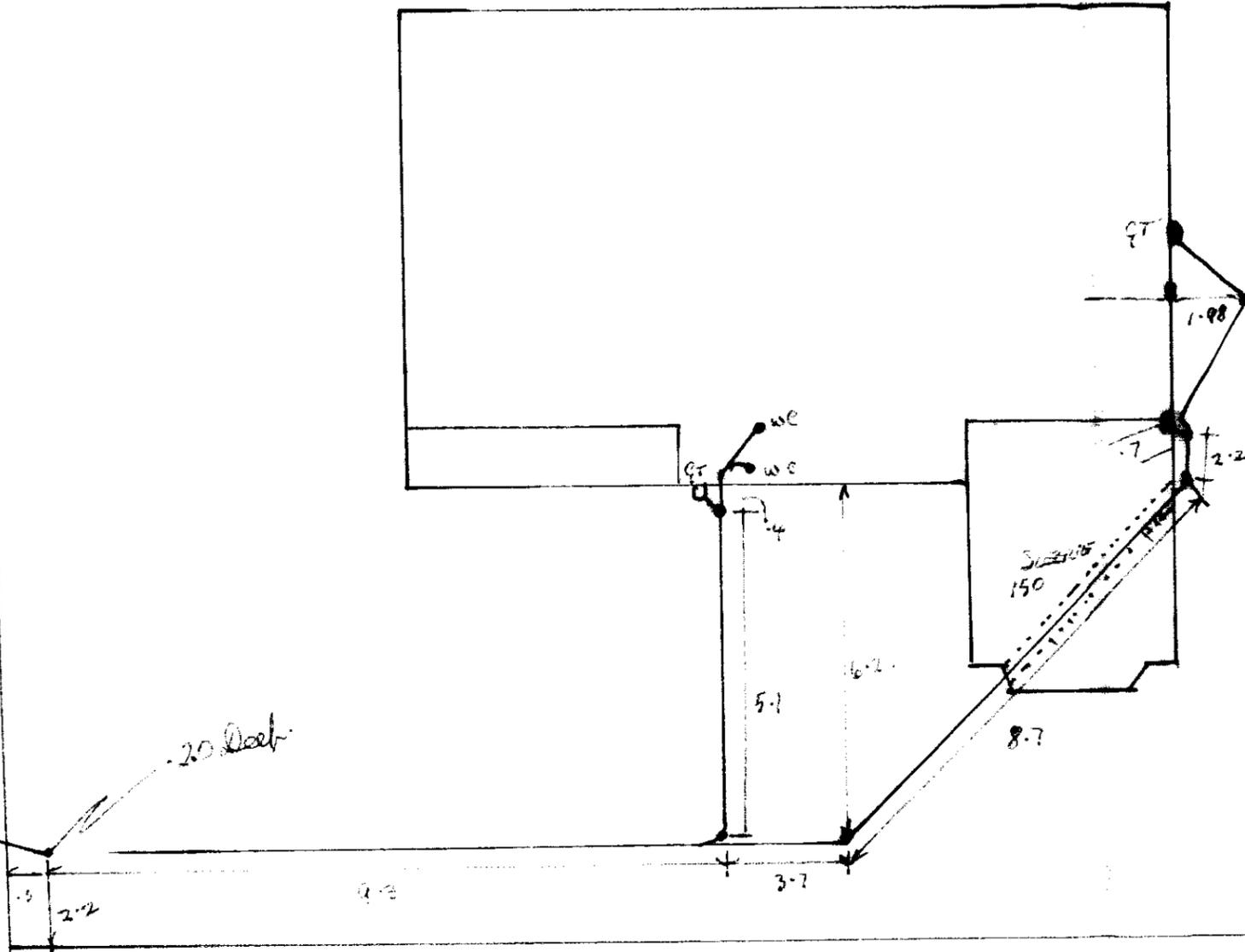
Registered Drainlayer's Signature, Address, and Registered No.

Frontage to *Heron St* Road



Kereneu St.

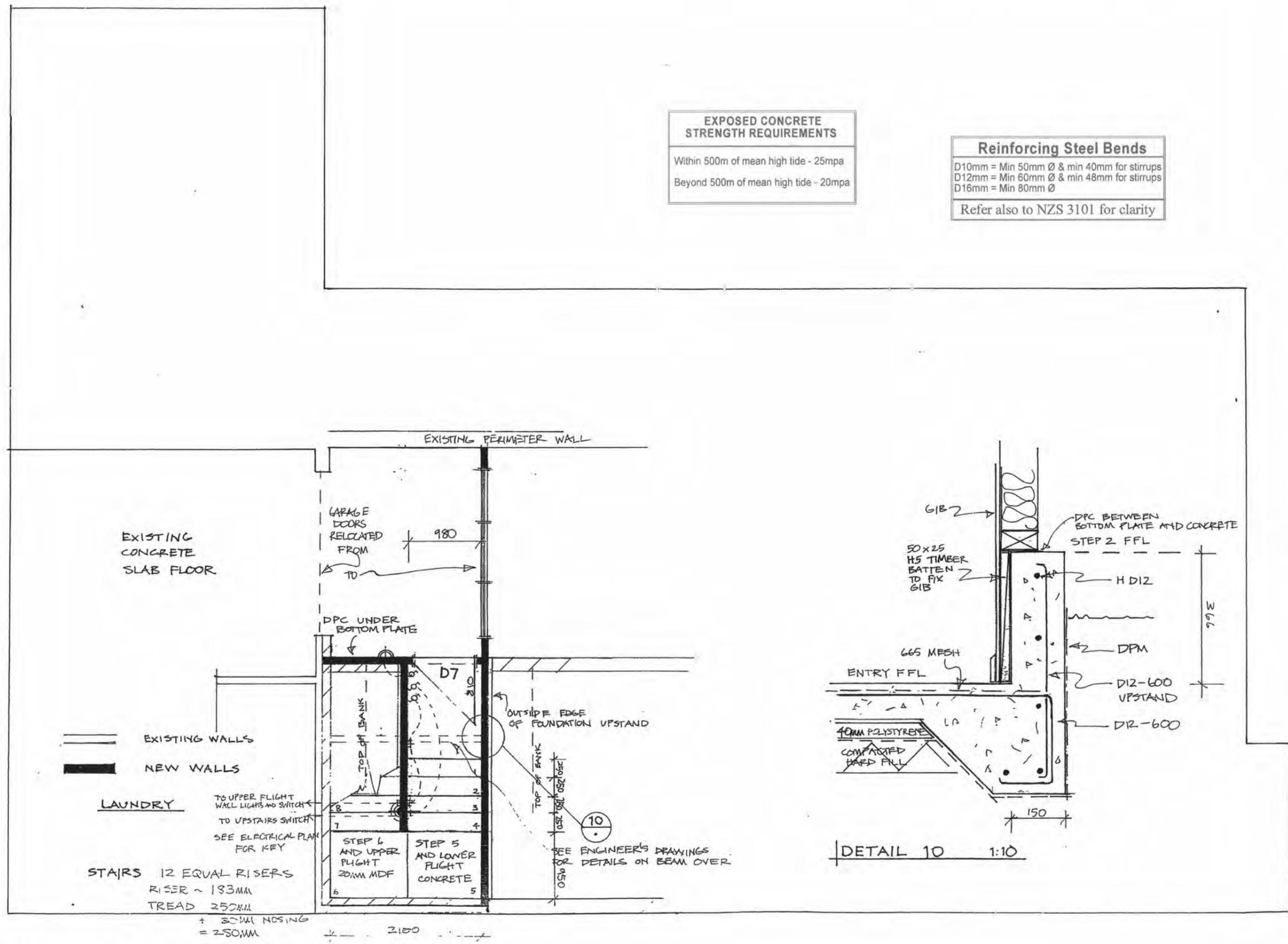
Gate



14 Kereneu St
Lot 20
D/P 18903
D/P Ritchie
14-10-85

**EXPOSED CONCRETE
 STRENGTH REQUIREMENTS**
 Within 500m of mean high tide - 25mpa
 Beyond 500m of mean high tide - 20mpa

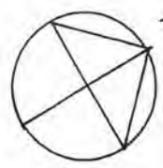
Reinforcing Steel Bends
 D10mm = Min 50mm Ø & min 40mm for stirrups
 D12mm = Min 60mm Ø & min 48mm for stirrups
 D16mm = Min 80mm Ø
 Refer also to NZS 3101 for clarity



PROPOSED GROUND FLOOR PLAN 1:50

APPROVED
BY P & D
Simon Copp
Officer
14/9/2005

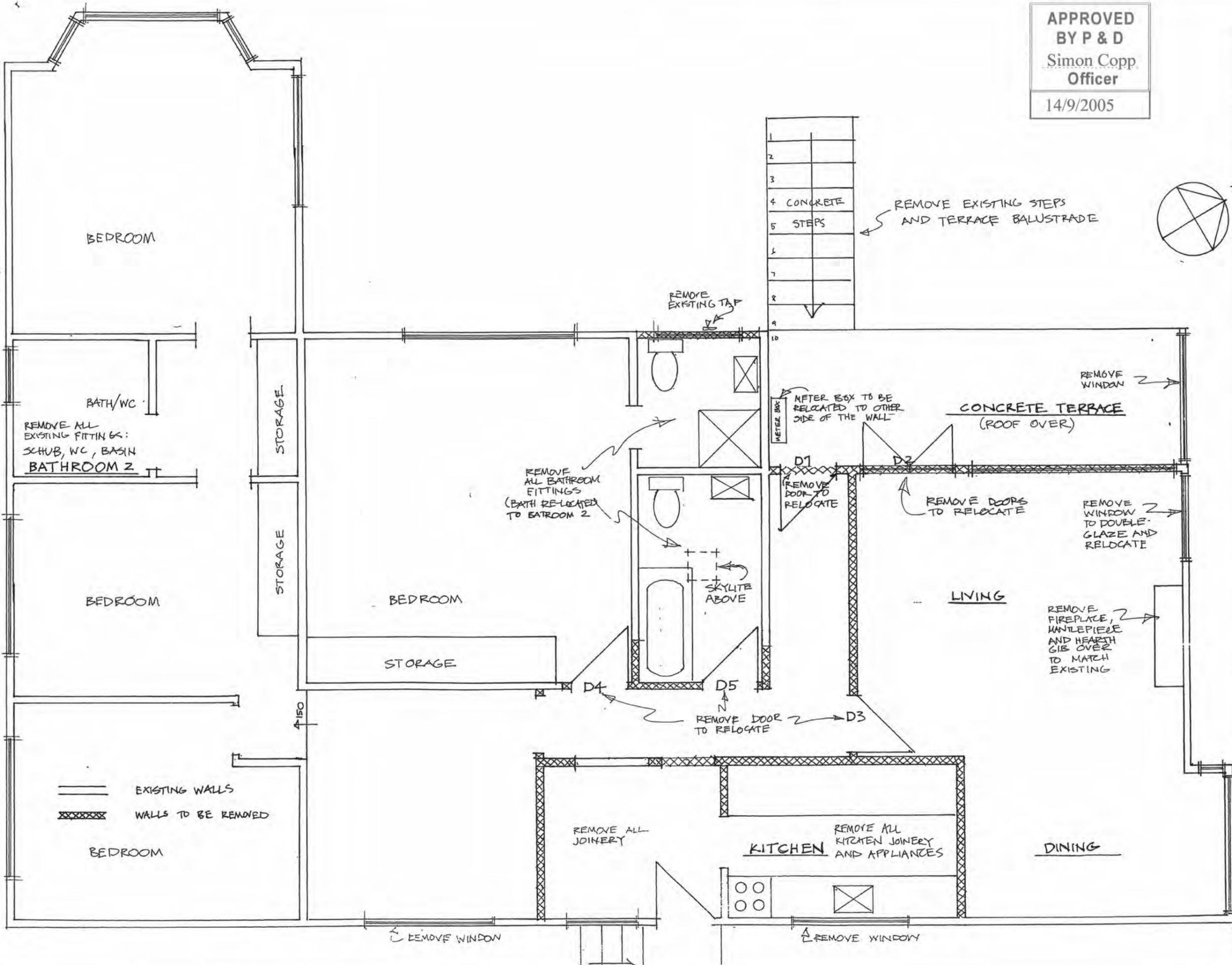
KIRSTY CHAMBERLAIN
architectural design
115 Townsend Road, Miramar, Wellington
P 04 977 8759
M 025 206 8134
E kirsty.chamberlain@paradise.net.nz

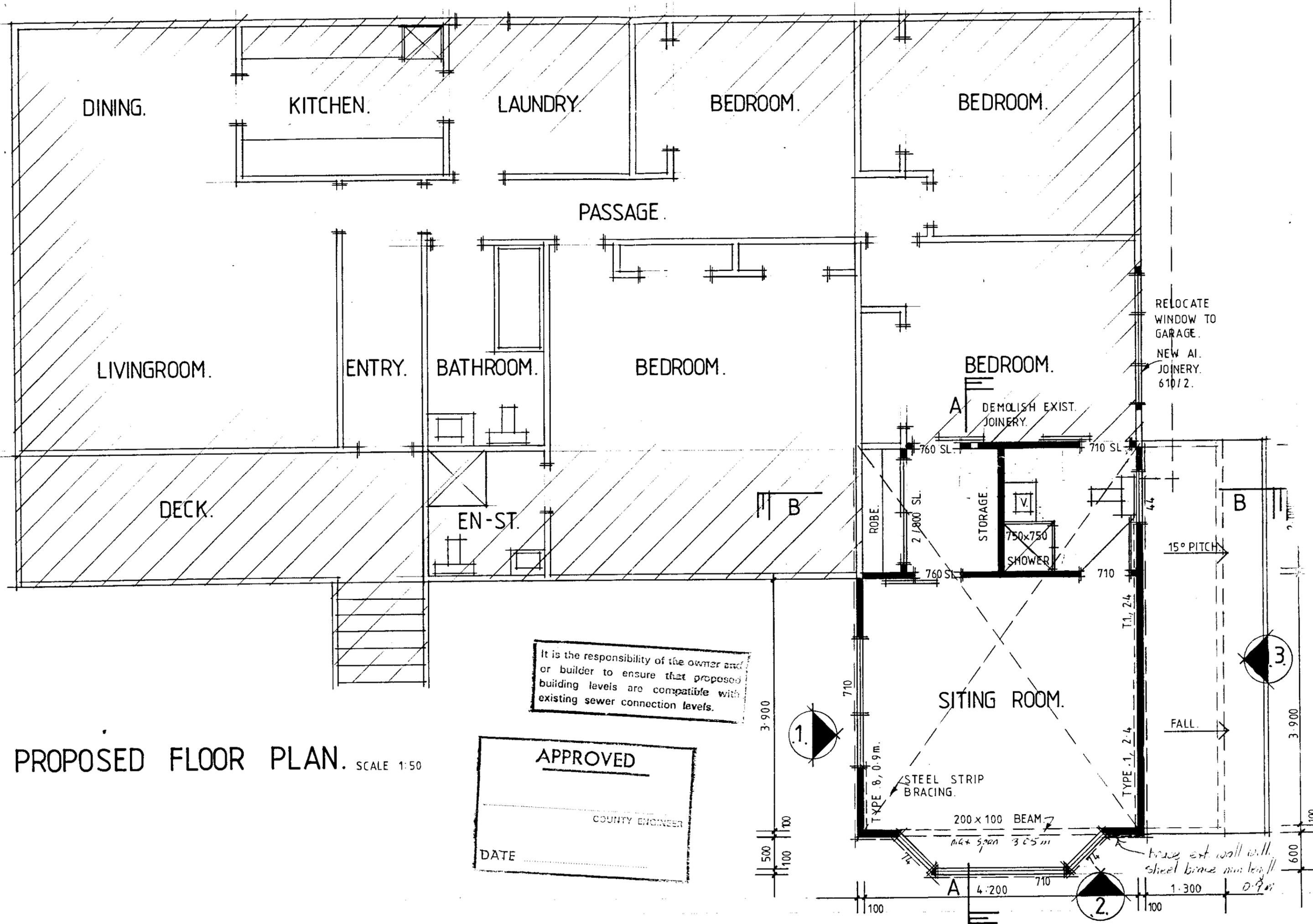


PROPOSED ALTERATIONS
FOR BRIAN AND ELIZABETH KILMISTER
14 KERERU STREET, WAIKANAЕ
AUGUST 2005
DRAWN BY KIRSTY CHAMBERLAIN

EXISTING/DEMOLITION PLAN
FIRST FLOOR
SCALE 1:50

PAGE 02 OF 16





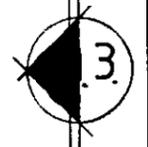
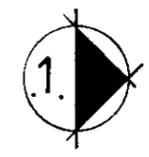
RELOCATE WINDOW TO GARAGE.
NEW AL. JOINERY. 610/2.

DEMOLISH EXIST. JOINERY.

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

PROPOSED FLOOR PLAN. SCALE 1:50

APPROVED
COUNTY ENGINEER
DATE



trace ext wall with steel brace min length 0.9m

STEEL STRIP BRACING.

200 x 100 BEAM

TYPE 8, 0.9m.

TYPE 1, 2.4

4.200

1.300

3.900

3.900

500
1100

600

100

100

100

15° PITCH

FALL

STORAGE
750x750
SHOWER

ROBE

2/800 SL

760 SL

710 SL

760 SL

710

11, 2.4

11, 2.4

SITING ROOM.

B

B

EN-ST.

BATHROOM.

ENTRY.

LIVINGROOM.

BEDROOM.

BEDROOM.

BEDROOM.

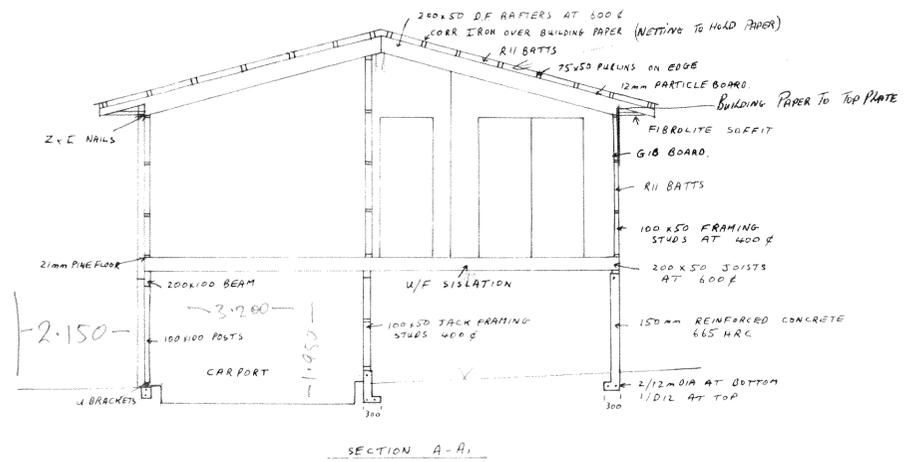
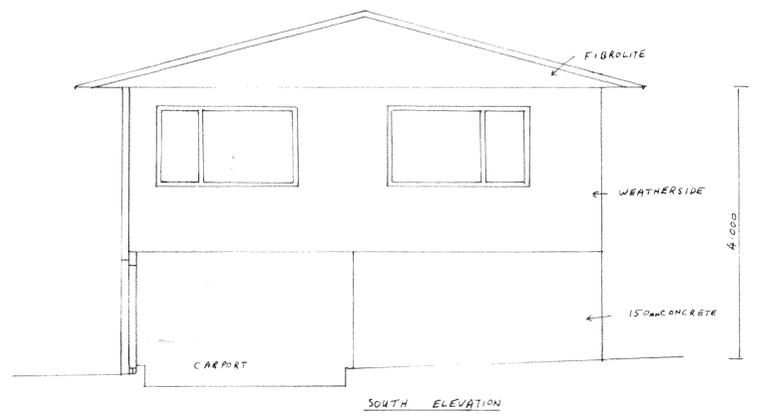
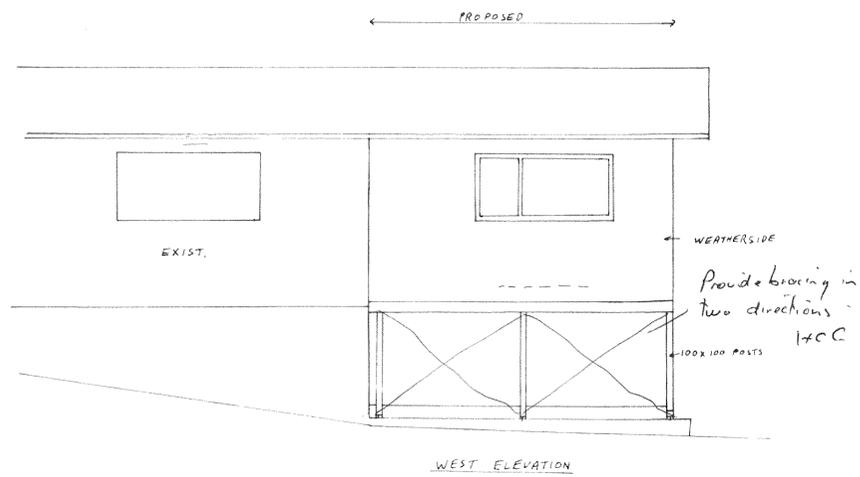
LAUNDRY.

KITCHEN.

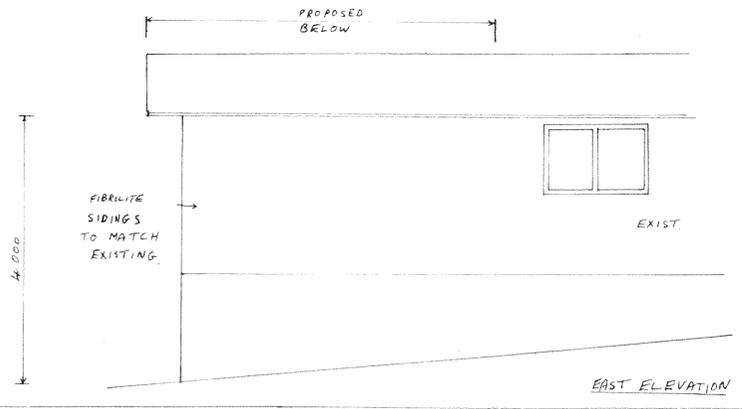
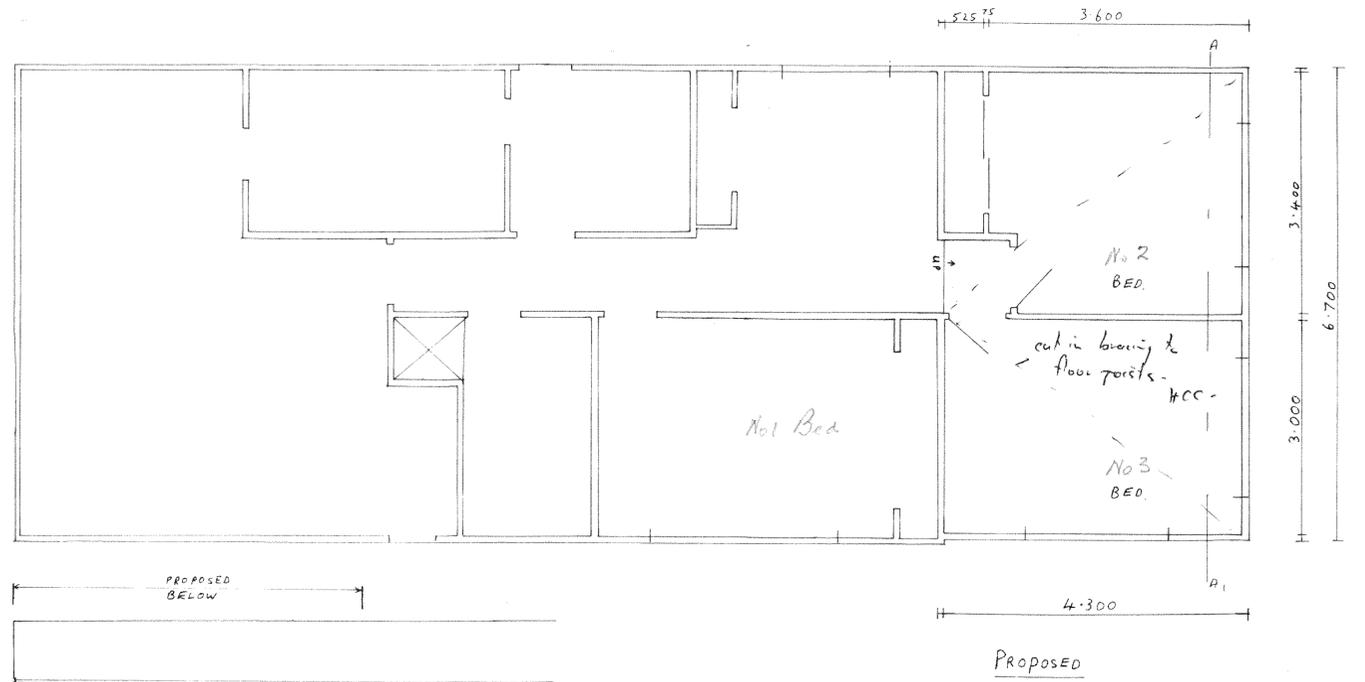
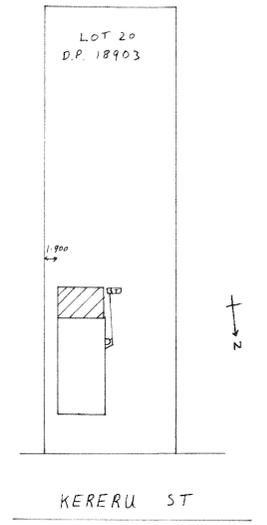
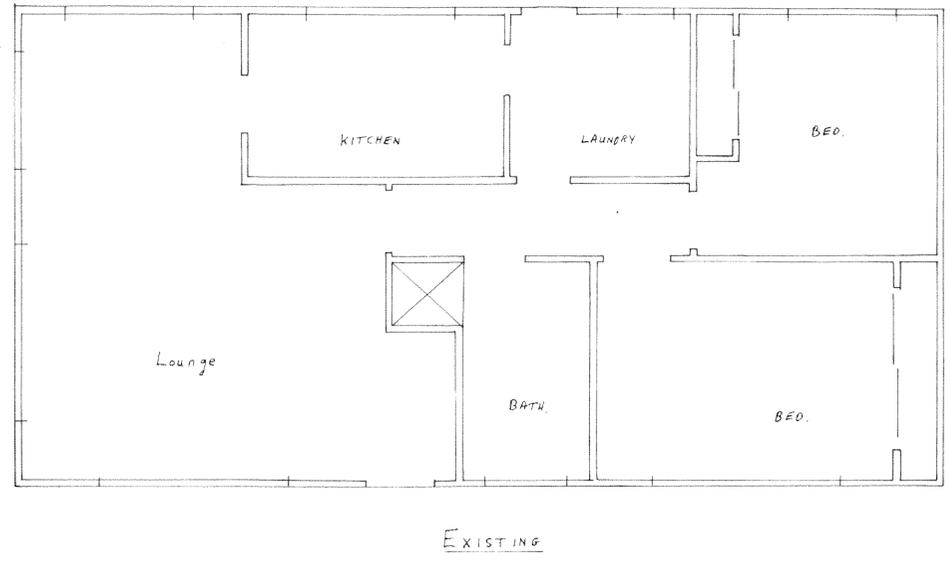
DINING.

DECK.

PASSAGE.



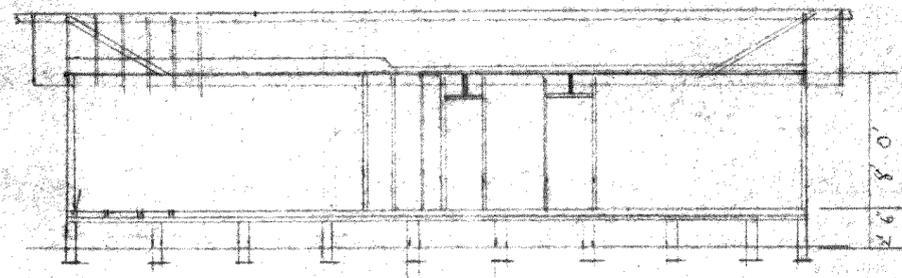
ADDITIONS TO HOME OF
MR & MRS J BELL
14 KERERU ST WAIKANAE.
DRAWN D J FUNNELL 19/10/78
SCALE 1-50



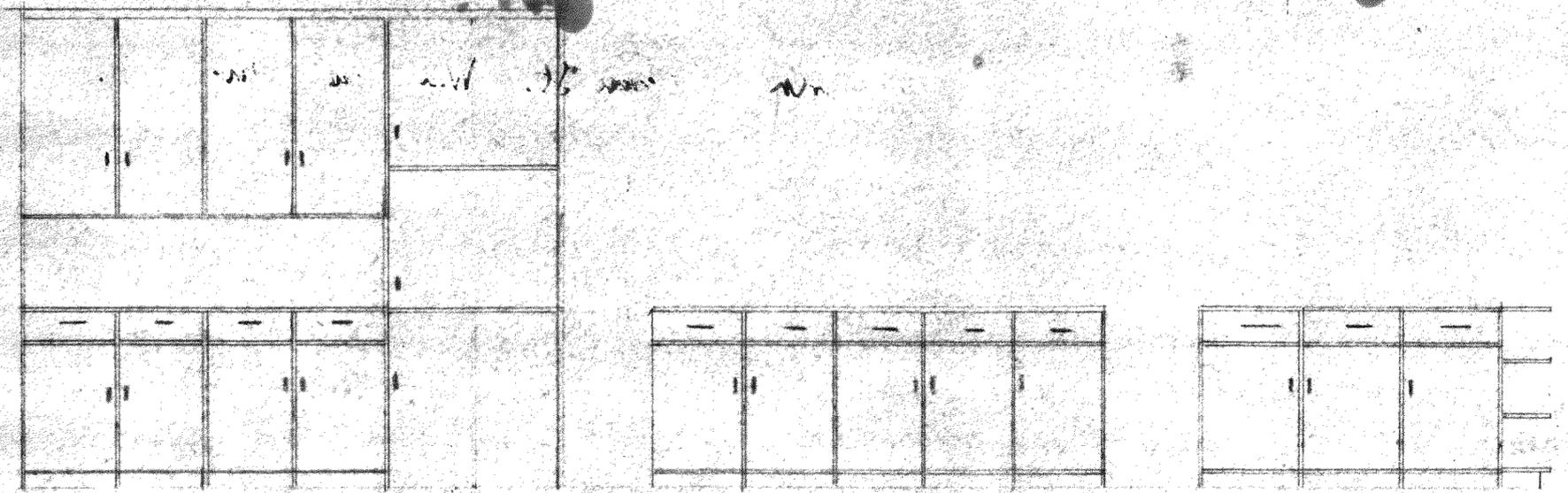
APPROVED

[Signature]
COUNTY ENGINEER.

DATE 1-11-78



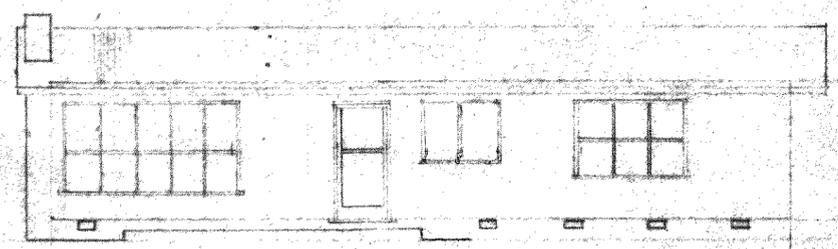
SECTION A.A.



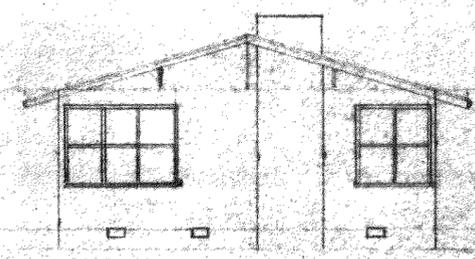
KITCHEN DRESSER

SINK BENCH

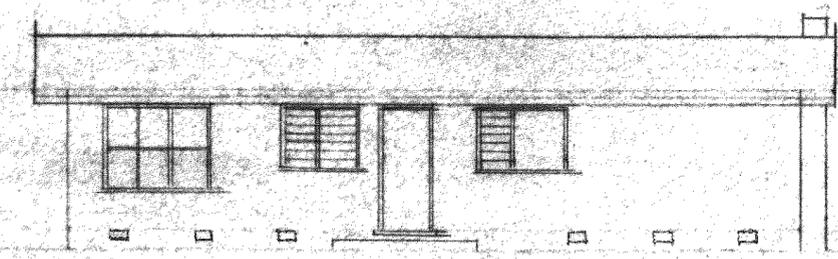
EXTENSION



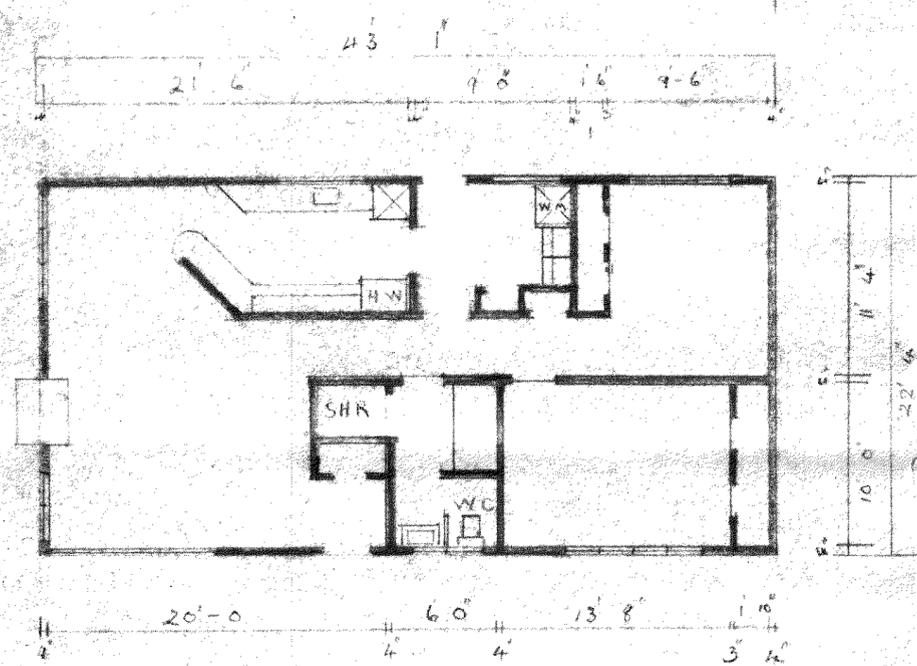
WEST ELEVATION



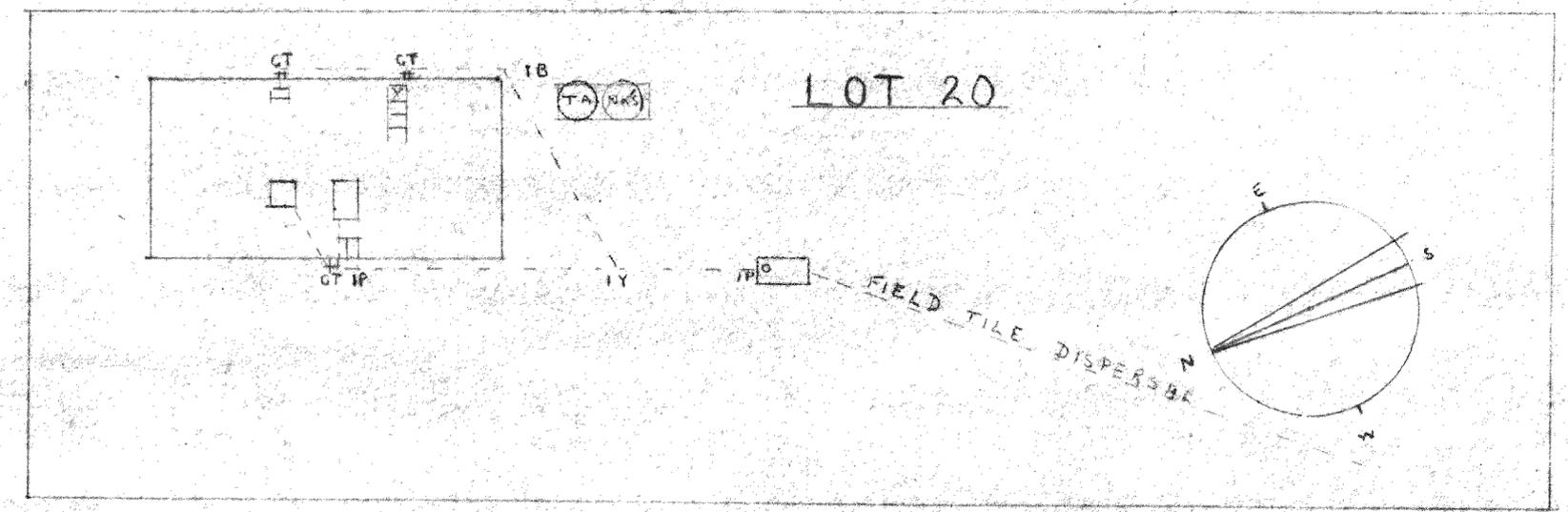
NORTH ELEVATION



EAST ELEVATION



FLOOR PLAN



PROPOSED RESIDENCE FOR MR AND MRS G.F. FIRTH

R^O WAIKANAE