

# STATEMENT OF PASSING OVER INFORMATION

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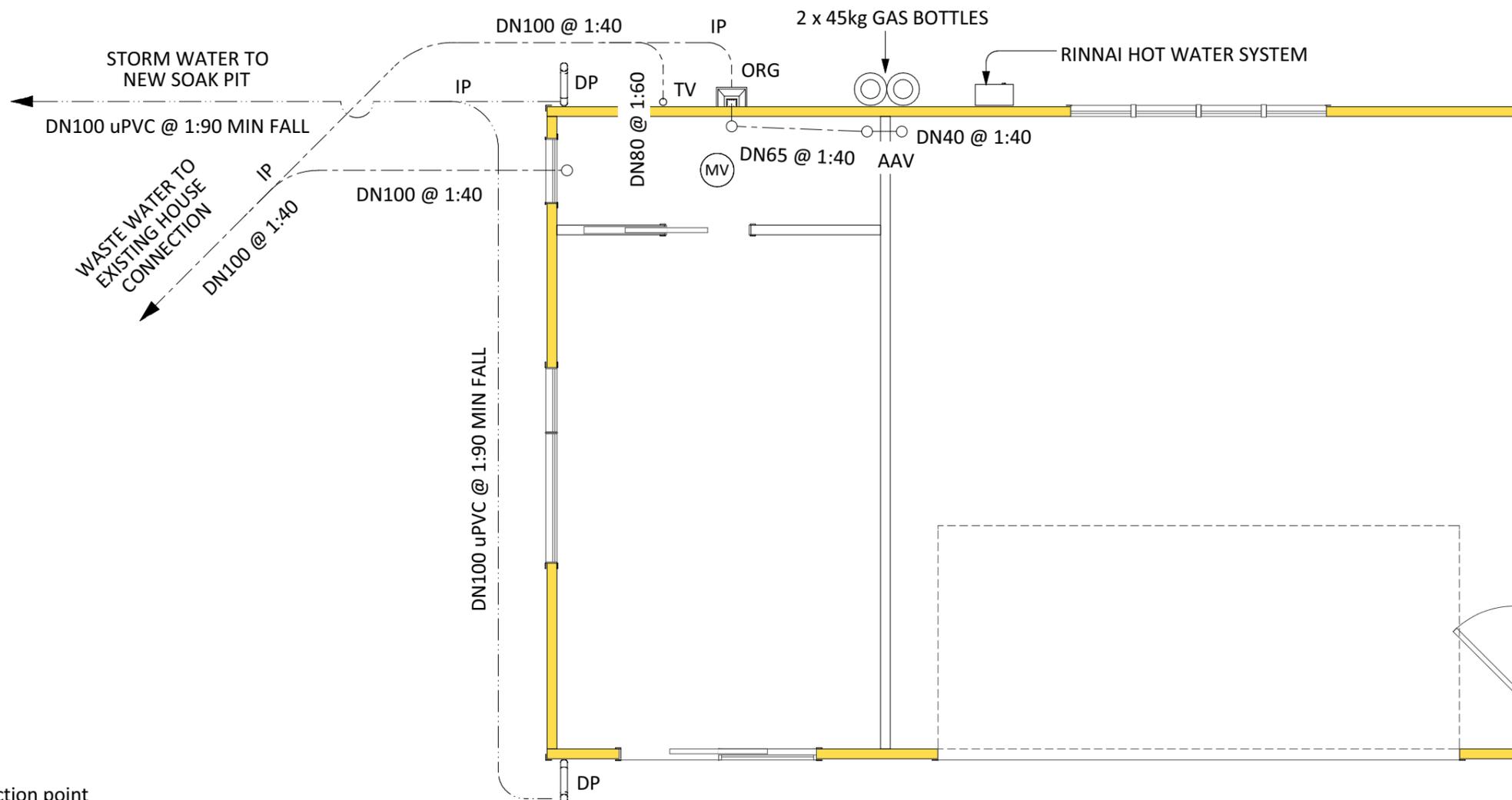
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**SOLD ON KĀPITI**  
real estate

- E1/AS1
- 3.7.1 - Access for maintenance shall be provided on all drains. Access is to be achieved via an inspection point, rodding point, inspection chamber or access chamber, complying as appropriate with Figures 10, 11 or 12.
- 3.7.2 - Points of access shall be spaced at no further than:
- a) 50m where rodding points are used.
  - b) 100m where inspection points, inspection chambers or access chambers are used.
- 3.7.3 - Point of access are required at:
- a) Changes in direction of greater than 45°.
  - b) Changes in gradient of greater than 45°, and
  - c) Junctions of drains other than a drain, serving a single downpipe, that is less than 2.0 long.
- 3.7.5 - Where the depth of the invert of the drain exceeds 1.0m, an inspection chamber is not acceptable and an access chamber shall be used.

BC230784  
Further Information Received  
10/01/24



**LEGENDS**

- IP - Inspection point
- ORG - Overflow relief gully
- MV - Mechanical ventilation
- TV - 80Ø Terminal vent
- DN - Diameter nominal
- DP - 65Ø Downpipe
- AAV - Air admittance valve

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**CLIENT DETAILS**

Client Name:	Cameron Mear & Roseanne Fraser
Site Address:	105 Peka Peka Rd, Waikanae
Legal Description:	Lot 2 DP 534561
Site Area:	7249m <sup>2</sup>
Council:	Kapiti Coast District Council

**NOTES**

Drainage plan is indicative only, supply 'As Built' drawing to the BCA.

All new plumbing & drainage work to comply with the NZBC, in particular clauses E1, G4, G12, G13 and AS/NZS 3500.5:2000

Potable water supply is existing house supply.

Hot & cold pipework to be polybutylene. Refer to Tbl 4 G12/AS1 for minimum pipe sizes.

All gas appliances to be installed as per the manufacturers instructions and to AS/NZ5601.1

Mechanical extractor fan required in bathroom. Ducted vents to outside via eaves.

Refer to Job Specifications for Rinnai Infinity installation details.

Downpipes to have a debris screen installed. Refer to Job Specifications for product selection & information. R01

**Bracing & Durability**

Wind Zone:	High
Earthquake Zone:	3
Corosion Zone:	C
Snow Zone:	N1
Rainfall Intensity:	49.9
Drawing Scale:	1:50 @ A3
Plan Issue Type:	B/Consent Set
Plan Issue Date:	19/12/2023
Designer:	P.Orchard
Job Number:	9347
Sheet Number:	<b>A4</b>

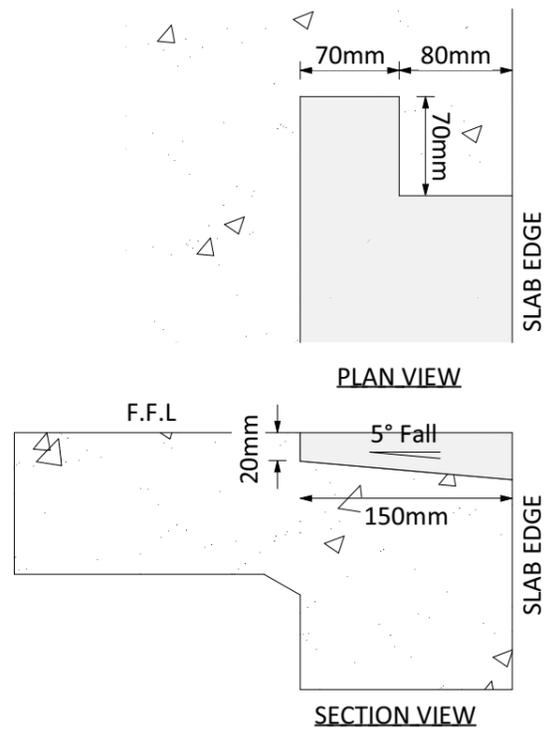
Page Description:

**PLUMBING AND DRAINAGE**



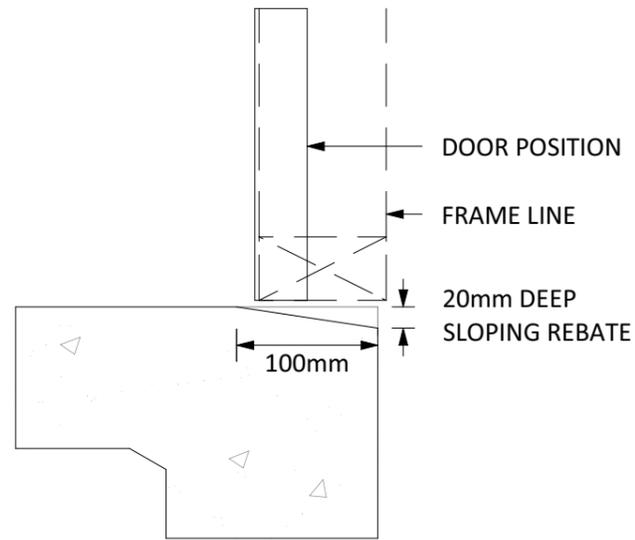
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20 Coventry St  
Levin

All plans are to be read in conjunction with specifications



VEHICLE DOOR REBATE DETAIL

1  
A1D



SIDE DOOR REBATE DETAIL

2  
A1D

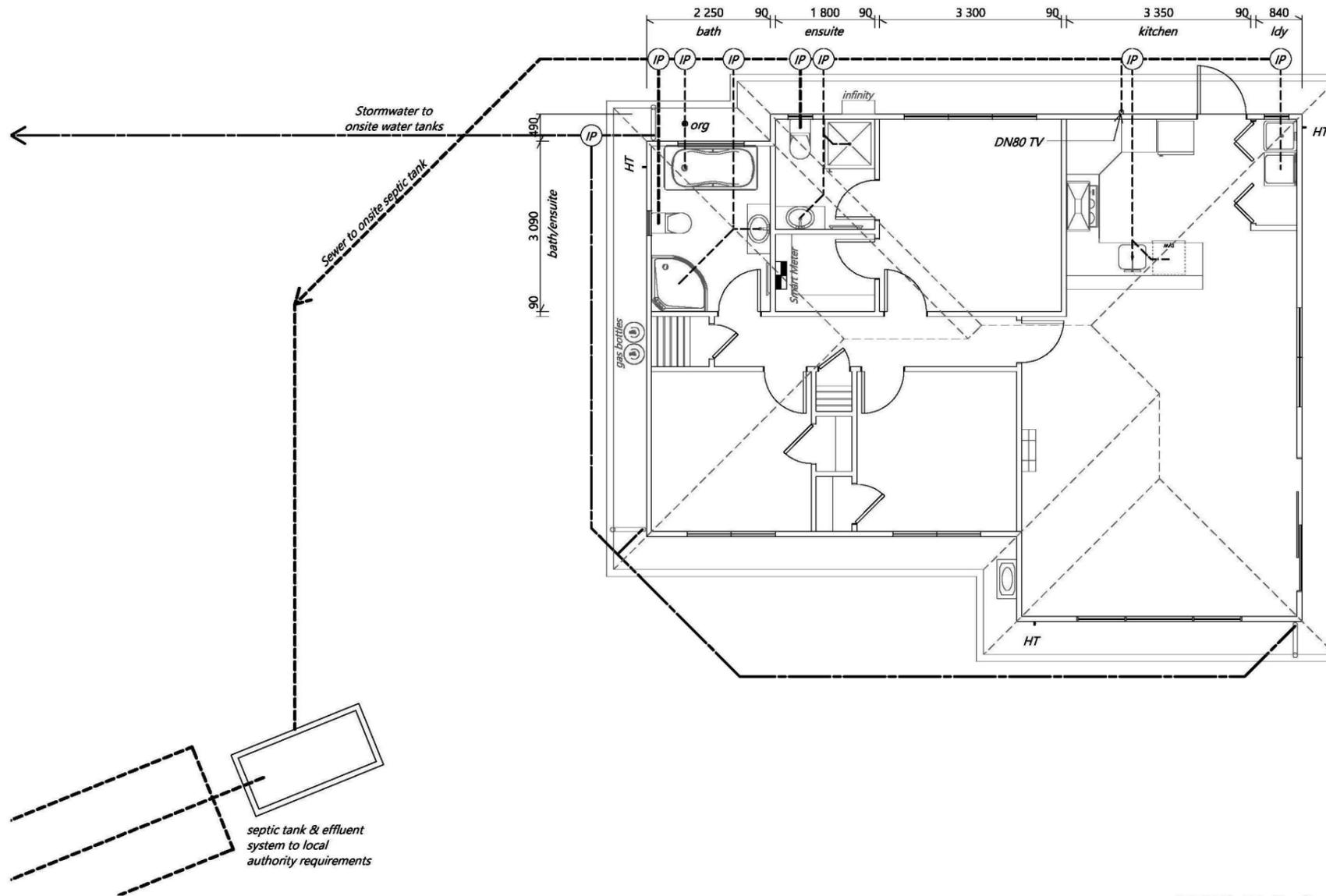
BC230784  
Received by  
Kapiti Coast District Council  
17/11/2023

Page Description:	Page Number:
FOUNDATION DETAILS	A1D



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20 Coventry St  
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For flashing dimensions refer to flashing dimension data sheet  
All plans are to be read in conjunction with specifications



**Construction Notes:**

Plumbing to AS/NZS:3500.2.2 (min 1:60 pipe gradient) by qualified tradesman.  
Contractor to locate all service connections on site prior to earthworks confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations.  
All waste pipes PVC. Sizes, fall, venting & discharge to be confirmed by NZ qualified plumber. Confirm positions of available services cabling etc on site prior to any excavation

**Water Supply:**

Internal water pipes to Polybutylene.  
All pipework and pipes exposed to freezing to be lagged with closed cell foam  
- Closed cell foam polymer insulation or fibre glass insulation which is preformed to the shape of the pipe and not less than 13 mm thick, is acceptable material for preventing pipes less than or equal to 40 mm diameter from freezing. Any insulation material that absorbs moisture shall be protected in a waterproof membrane.

**Fixture unit rating: 30 units**

- Water Closet - 6 (x2)
- Shower - 2 (x2)
- Basin - 1 (x2)
- Bath - 4
- Laundry tub - 5
- Kitchen sink - 3

TABLE 3.5  
SIZE AND RATING OF VENTS

Size of vent pipe DN	Fixture units discharging to drain	Vent rating
40	>1 ≤10	0.5
50	>10 ≤30	1
65	>30 ≤175	2
80	>175 ≤400	3
100	>400	6

NB: DN80 minimum vent when connected to septic tank

**Plumbing Legend** as per AS/NZS 3500

Symbol	Item	Symbol	Item
IP	Inspection point	DN100 uPVC SS pipe, DN100 min water closets (ref specs) min 1:60 gradient	
Downpipe		DN100 uPVC SW pipe, min 1:120 gradient	
HT *	Hose Tap	min uPVC fixture waste pipe sizes: DN40 basins, single head showers, baths, sinks, dishwasher & ldy tubs, DN50 multiple heads showers, sinks + dishwashers, Ldy tub + washing machine (combined)	
org	Overflow relief gully	DN65 unvented branch drains exceeding 2.5m long (max 5 fixture unit rating)	
oTV	Terminal vent	DN65 to all wastes discharging directly into drain under slab	
BC	Bubble-up Chamber	min 1:40 gradient. 20mm HWC vent drain (copper)	

Water supply pipe (from water tank or council mains) = DN20

**Client Details :**

Cameron and Roseanne Mear  
Address:  
105 Peka Peka Road  
Waikanae

AW185

EH95

<b>Drawn:</b> JS		<b>Check:</b> AG/UP	
<b>Wind:</b> High	<b>Earthq:</b> 3	<b>Exposure:</b> C	<b>Snow:</b> NO
<b>Scale:</b> 1:100		<b>Date:</b> 13/09/2019	<b>Sheet no :</b> 4
<b>Call 0800 A1homes 2 1 4 6 6 3</b> <a href="http://www.A1homes.co.nz">www.A1homes.co.nz</a>			

DO NOT scale off drawings. Cross reference all drawings. Any discrepancies MUST be clarified with the designer immediately before commencing works or ordering. NO construction or site works are to commence until Building Consent becomes unconditional.  
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**NZBC: E1 Surface Water**

3.7 Access for maintenance

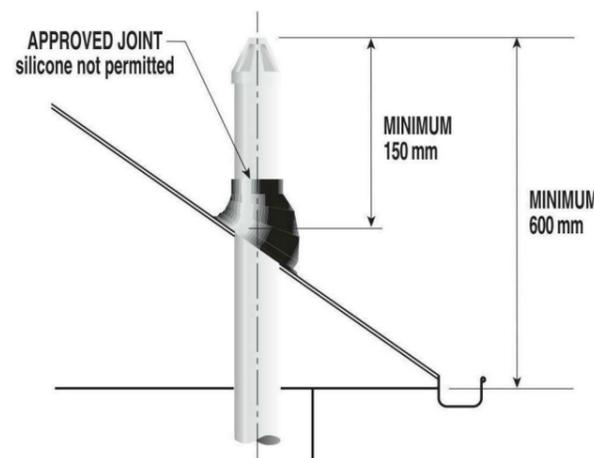
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b) 100 m where inspection points, inspection chambers or access chambers are used.

3.7.3 Points of access are required at:  
a) Changes in direction of greater than 45°,  
b) Changes in gradient of greater than 45°, and  
c) Junctions of drains other than a drain, serving a single downpipe, that is less than 2.0 m long.

3.7.4 Inspection chambers or access chambers (see Figures 11 and 12) shall be provided where changes in both gradient and direction occur and where either is greater than 22.5°.

3.7.5 Where the depth to the invert of the drain exceeds 1.0 m, an inspection chamber is not acceptable and an access chamber shall be used.







**NZBC F5: Construction and Demolition Hazards**  
**Acceptable Solution F5/AS1**

**1.0 Work-Site Barriers**

1.0.1 The necessity for barriers will depend mainly on the site location.

The need will be greater in areas with high levels of pedestrian traffic (i.e. in Central Business Districts), than in industrial or rural areas.  
 Barriers are not necessary for domestic dwellings up to 2 storeys above ground level unless specific hazards exist.

At all work-sites hazard evaluation will take account of:

1. Pedestrian counts adjacent to the site.
2. Car parking adjacent to the site.
3. Location of neighbouring buildings.
4. Presence of neighbouring work-sites or recreation areas.
5. Proximity to schools or early childhood centres.
6. Proximity to housing.
7. The depth of a water hazard.
8. The period of time for which ponded water will be present.
9. The accessibility and 'visibility' of the site.

1.0.2 If a work-site is not completely enclosed, and unauthorised entry by children is likely, it is acceptable for specific hazards to be fenced only when workers are absent from the immediate vicinity.

**1.1 Site fences and hoardings**

1.1.1 Fences and hoardings shall extend at least 2.0 m in height from ground level on the side accessible to the public.

1.1.2 An acceptable fence may be constructed with galvanised chainlink netting having a maximum sized grid of 50 mm x 50 mm. Post spacing shall be a maximum of 2.5 m, and the gap between the bottom of the fence and ground no greater than 100 mm.



**Cautionary Notes:**

BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE COMPLIED WITH.  
 NO LIABILITY FOR ENCROACHMENT SHALL BE HELD BY DESIGNER IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF FOUNDATIONS.

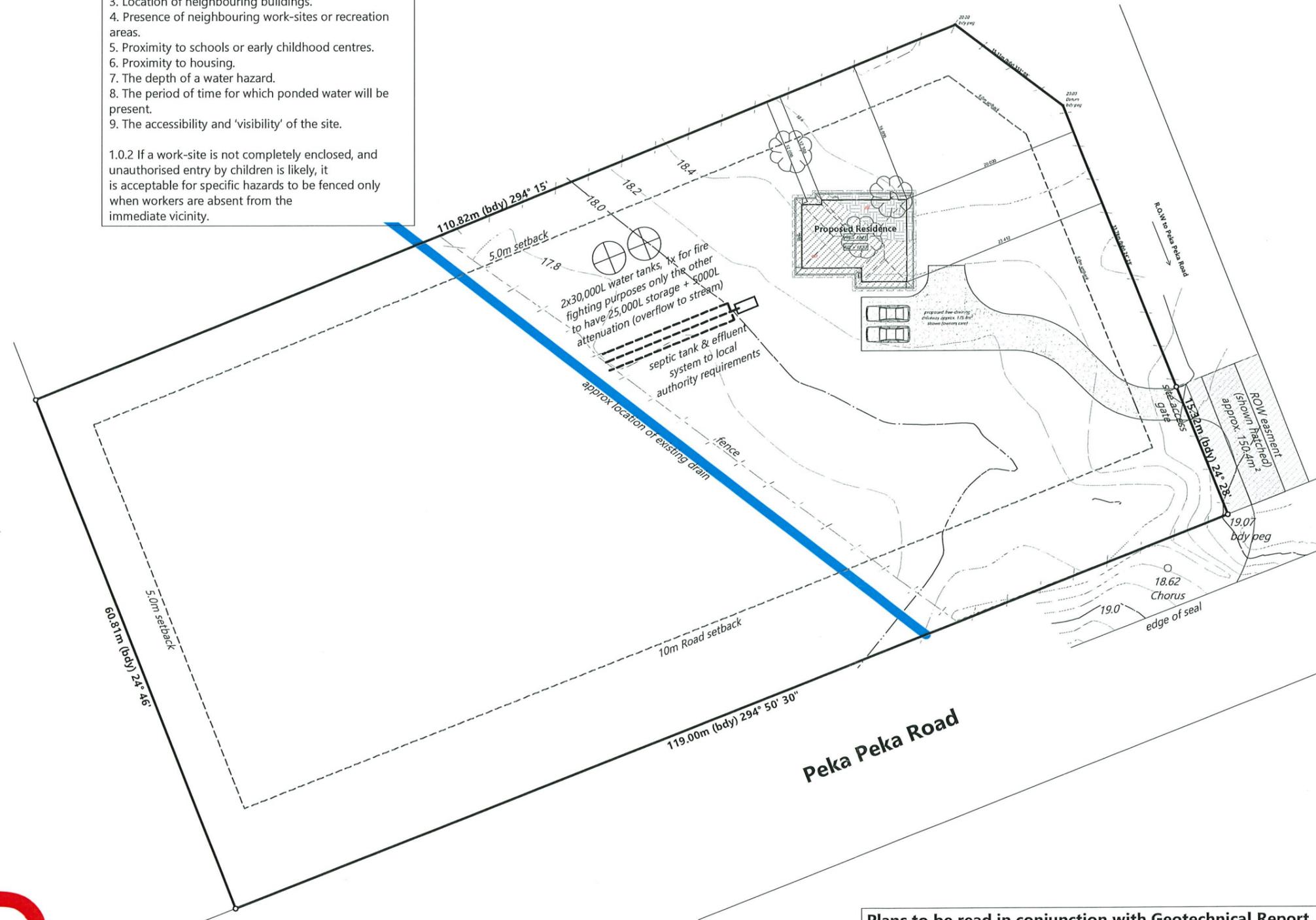
**Construction Notes:**

Before building is erected on site, all rubbish, noxious matter and organic matter shall be removed from the area to be covered by the building.  
 Ensure final building platform & finished ground have an even fall away from building to ensure water not be allowed to accumulate in buildings subfloor.  
 Any fill to be dry & approved by engineer & compacted down in accordance with NZS.3604.2011

Contractor to

- confirm ground has adequate bearing to comply with NZS 3604: 2011, except in the case of SED design, or when using Firth RibRaft Floor System (refer Ribraft manual).
- locate all service connections points on site prior to commencement of works. Check invert levels or pipes and manholes.
- confirm plumbing route and fixture positions on site prior to commencement of works.
- locate all electrical and water services on site.
- confirm on site all boundary bearings, lengths & peg locations on site prior to commencement of works, to ensure house position is correct.

**A potable water supply system shall be-**  
 (a) protected from contamination; and  
 (b) installed in a manner which avoids the likelihood of contamination within the system and the water main; and  
 (c) installed using components that will not contaminate the water.



**Lot: 2**  
**DP: 534561**  
**Site Area: 7249m<sup>2</sup>**  
**Gross Plan Area: 98.0m<sup>2</sup>**  
**Site Coverage: 1.4%**  
**Maximum Building Ht: 10m**  
**Territorial Authority: Kapiti Coast District Council**  
**Planning Zone: Rural**

**Client Details :** AW185  
 Cameron and Roseanne Mear  
**Address:**  
 105 Peka Peka Road  
 Waikanae **EH95**

<b>Site Location Plan</b>		Scale: 1:500	Date: 13/09/2019	Sheet no: 2
Drawn: JS	Check: AG/UP	Call 0800 A1homes 2 1 4 6 6 3		
Wind: High	Earthq: 3	Exposure: C	Snow: NO	www.A1homes.co.nz

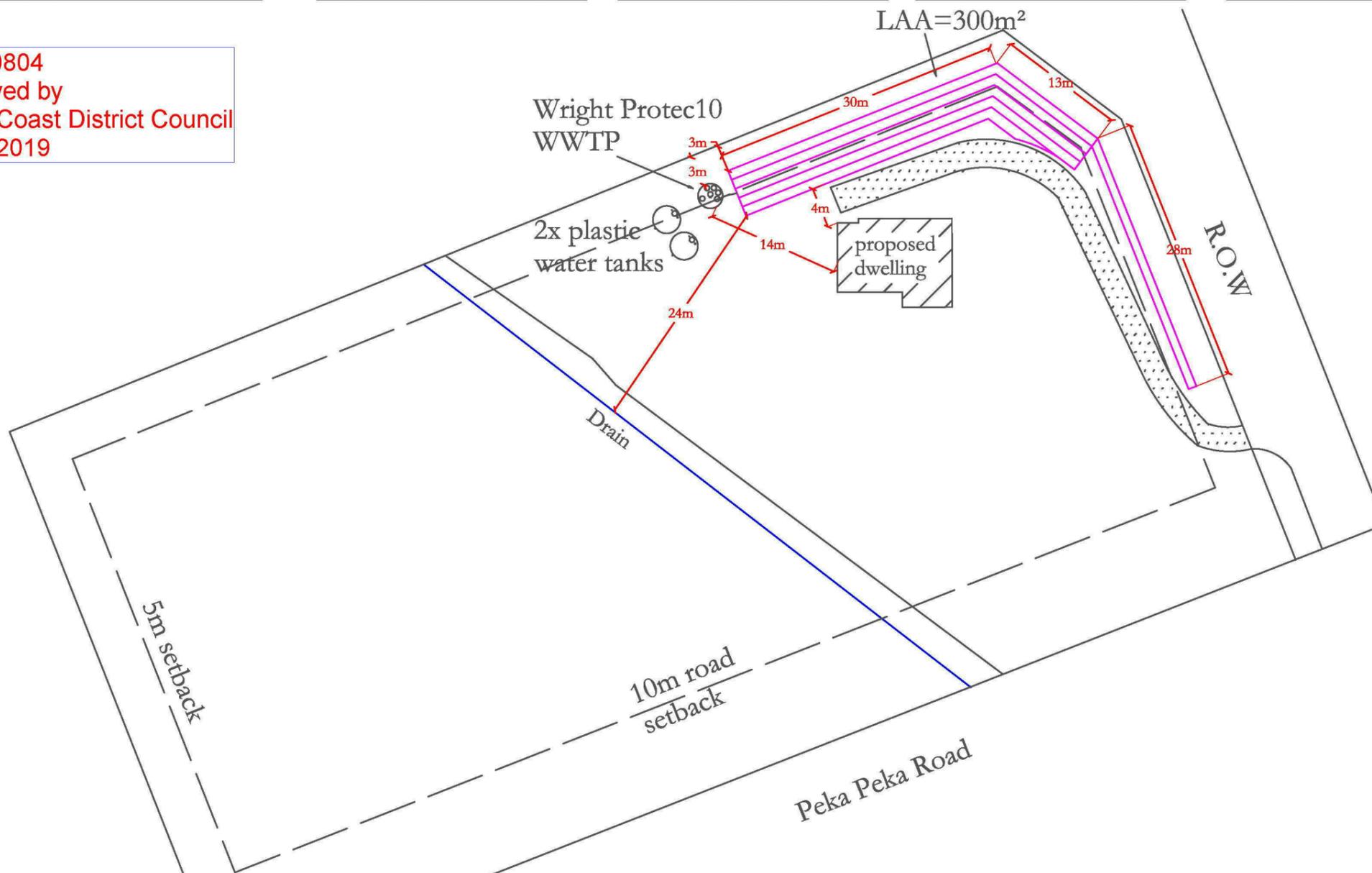
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**Plans to be read in conjunction with Geotechnical Report.**  
**Ground conditions do NOT meet the requirement of NZS3604. Engineer Design Foundations required.**

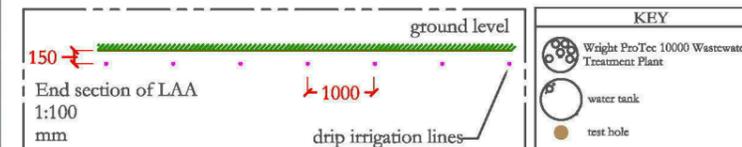




BC190804  
Received by  
Kapiti Coast District Council  
01/10/2019



Building location and design approximate only. Please see architectural plans for exact details



The 3 bedroom dwelling will produce 900L of wastewater/day.

Disposed over 300m<sup>2</sup> = 3.0L/m<sup>2</sup>/day.

There will be 6 rows of drip irrigation lines 40-71m long and 1m apart, buried 150mm deep, or as required to total 300m<sup>2</sup>

Netafim Bioline™ AS.  
2.3 l/h  
OD 16.6mm  
ID14.2mm

The installation of the wastewater treatment plant and land application area will be done in accordance with;

NZ building Code Clause G13/VM4, AS/NZS 1547:2012

The construction of the wastewater treatment plant is in accordance with;

AS/NZS 1546.1:2008  
AS/NZS 3106:2009  
TP58

As Built plans are drawn off the supplied drawing from the sub contractor. Wright Tanks Ltd do not survey the site and therefore take no responsibility for the accuracy of such plots.

Plans are drawn off a supplied drawing. Wright Tanks Ltd do not survey the site for boundary dimensions or building and driveway location. These are approximate and may vary to exact locations. See architectural site plan for exact measurements and locations. Wright Tanks Ltd therefore take no responsibility for the accuracy of such dimensions.

Site Plan to be read in conjunction with the enclosed site inspection report.

Name:	Cameron & Roseanne Mear
Address:	105 Peka Peka Rd
Drawn By:	S.K
Scale:	Do not scale
Date:	26/09/2019
Ref #:	Lot 2 DP 534561
Signed:	

fp: 0800 253 273  
e: 06 353 6157 f: 06 353 3020  
PO Box 4777 Palmerston North 4442  
email: admin@wrighttanks.co.nz  
[www.wrighttanks.co.nz](http://www.wrighttanks.co.nz)

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