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to lift the tank (see Lifting Instructions, page 12). Ensure that all lifting equipment is rated for the load being lifted. Remove the tank lid (2) and verify that the supply cable cord grip (10) and the discharge valve (4) are installed in the tank. The inlet grommet (11) was shipped loose with the tank. The balance of the factory-provided components was delivered with the grinder pump unit. Inspect the shipping cartons for signs of any damage sustained during shipment. Open the pump shipping carton(s) and verify that the grinder pump (6), pump stand (7), discharge hose assembly (8), equalizer (13), and supply cable (9) are enclosed. Open the alarm panel (12) shipping carton(s) and ensure that alarm panel has sustained no shipping damage. If damage is suspected on any of the components, do not proceed with installation. Notify an Environment One representative of any damage discovered or any missing components.

2. Site Excavation

(Figure 2)

Excavate a hole of sufficient depth and width to accommodate the tank, ballast, underground piping and required backfill material as well as providing adequate working space for plumbing and electrical connections. The base of the excavated hole should be level and prepared with proper bedding material, such as gravel, in accordance with the site engineer's requirements. The depth of the excavation must be sufficient to accommodate the bedding material and tank burial. The station burial depth depends on the specific 2010iP model being installed. Figure 4 shows the appropriate burial depth by model (cover style) for each. The size, shape and shoring requirements of the excavation will be based on the soil conditions and should be in accordance with the site engineer's recommendation and safety requirements.

3. Tank Installation

Improper handling of the tank

may result in damage and, ultimately, failure of the station. Care should be taken during lifting and placement to prevent impacting or otherwise damaging the tank. A non-marring sling should be used when lifting the tank (see Lifting Instructions, page 12). Ensure that the lifting sling is rated for the load being lifted. Lifting chains or cables should never be placed in direct contact with the tank surfaces. Place the tank on the level bed of fill material in the excavated hole. Orient the installed discharge fitting, as required, to align it with the existing or proposed discharge piping path.

4. Inlet Pipe Location

A 100 mm uPVC inlet grommet was provided with the station for sealing the inlet pipe at the tank wall. Other inlet pipe grommet sizes are also available (Section 7). The location of the tank inlet must be determined to support final positioning of the tank prior to ballast installation. The inlet pipe location corresponds with the actual or projected point where the

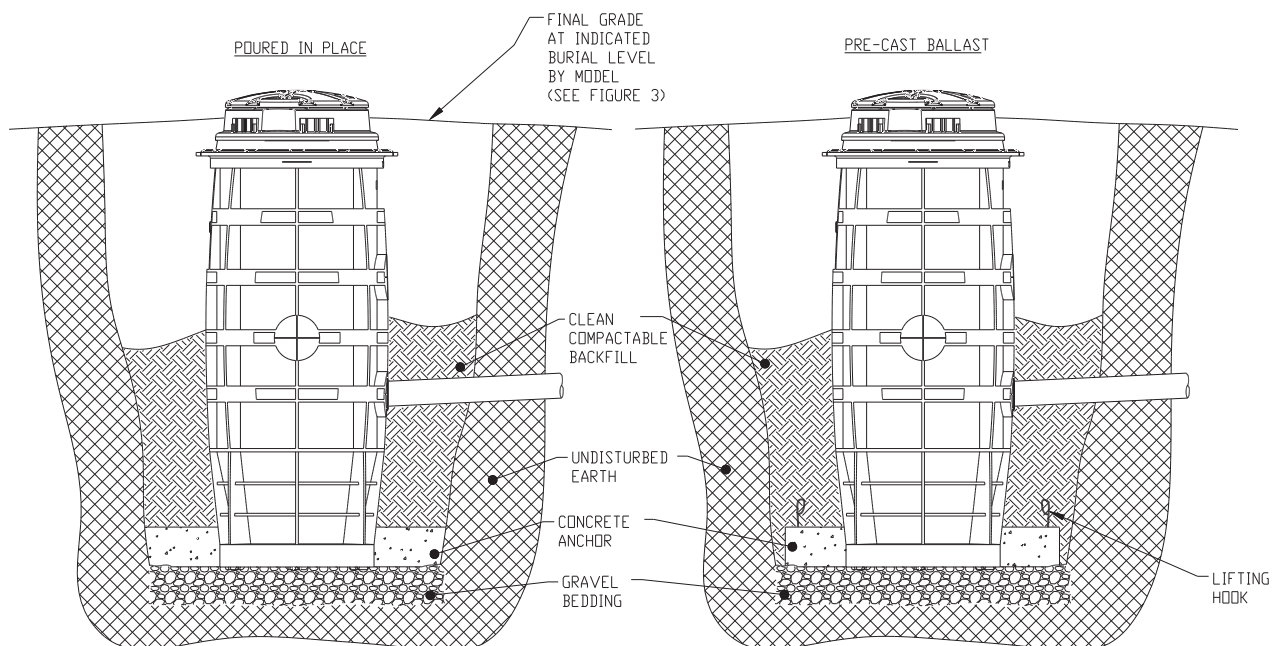


Fig. 2 - Excavation and Ballast

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100 mm building sewer line intersects the tank wall. The grade of the inlet pipe and required burial depth (per national and local code requirements) must be accounted for when determining the inlet location. The supply cable path should be considered when selecting the inlet location (Figure 7 and Section 10). A 127 mm diameter field penetration of the tank wall is required to support installation of the 100 mm (standard) inlet grommet. This penetration must not remove or interfere with any of the structural ribbing on the polyethylene tank. The inlet grommet may be installed in any of the allowable locations shown in Figure 3. The inlet penetration **must** be centered in the location selected to prevent interference with the tank ribbing. Typical inlet installation will be on one of the 200 mm diameter, raised panels on the tank body. The panels have been marked with a series of locating lines to support

centering of the drilled penetration. The selected elevation of the inlet penetration must be in compliance with national and local code requirements. Any inlet installed in the depressed panels between the horizontal and vertical ribbing must be centered within the panel to provide adequate clearance for the 152 mm diameter flange on the standard 100 mm inlet grommet (Figure 3). Do not install inlet in lower, tapered section of the tank. Once the location of the inlet penetration is selected, mark the inlet center location on the tank and position the tank to line up the inlet location with the inlet pipe path.

5. Ballast Installation

A concrete anchor is required to prevent flotation of the polyethylene tank when groundwater is present. The volume of concrete used **must** comply with the site engineer's requirements. Recommended minimum ballast

volumes are presented in Chart 1 of the Ballast Calculation page. Ensure that the tank is properly positioned in the excavation to accommodate the marked inlet location (Section 4) before pouring the concrete ballast. Concrete ballast should be cast in place around the tank in the excavation. **Do not pour the concrete ballast above the marked inlet pipe location.** If the ballast must be poured above this level, proceed with installation of the inlet piping (Section 7) before pouring the concrete. The inlet pipe must be sleeved with a 200 mm tube prior to pouring. The tank should be filled with water, to a level above the specified ballast height to prevent shifting during the concrete pour.

Alternatively, precast concrete, around the tank bottom, may be used for ballast (Figure 2). Do not pour ballast above the intended inlet location. If this ballast method is used, lifting hooks must be anchored in the concrete to support

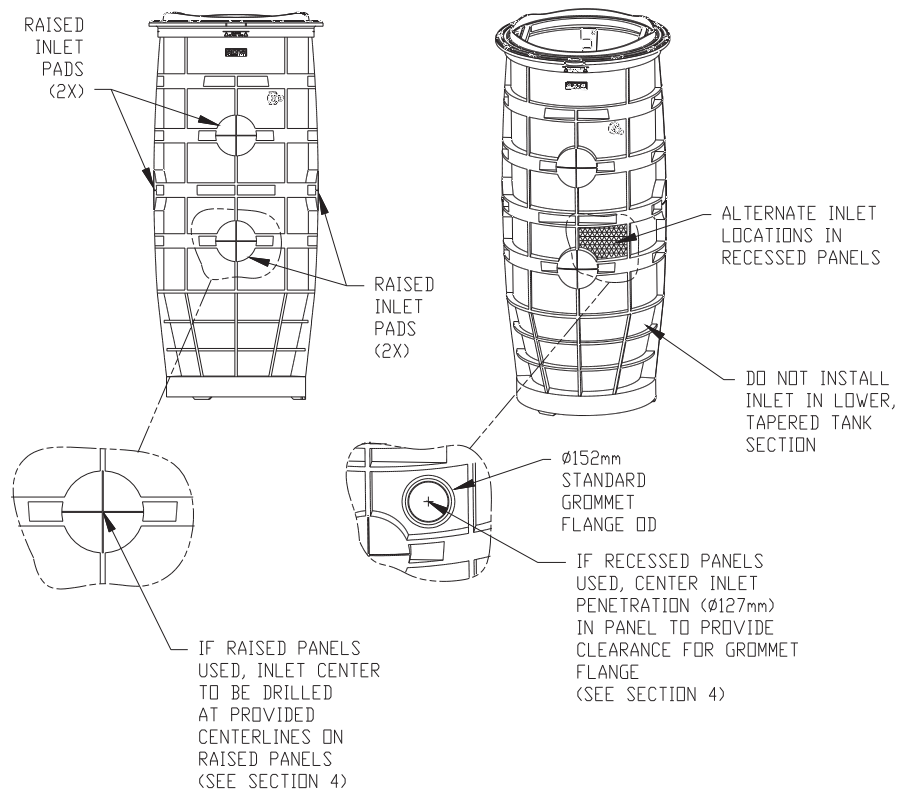


Fig. 3 - Allowable Inlet Locations

subsequent handling of the tank. The lifting hooks must be adequate to support the combined weight of the tank and concrete ballast, and should be sized and installed in accordance with the site engineer's recommendation. Place the ballasted tank in the excavated hole using the lifting hooks. **Do not lift by any of the tank surfaces if precast ballast is utilized.**

6. Venting

(Figure 4)

The 2010iP station is a sewage handling pump and requires ventilation for proper and safe operation. The method of station ventilation will vary depending on the specific model ordered. The vent location for each model is shown in Figure 4. Do not bury the station above the appropriate burial line (by model) indicated in Figure 4. Burial above this level will result in blockage of the integral cover vent system provided on most 2010iP models.

If the water level outside of the station is expected to rise above the surrounding grade (flooding), a cover vent system cannot be used. If flood conditions are expected, an underground (lateral) vent system and solid cover, as shown on the 2010iP 800 mm x 1900mm station, must be used. Refer to the E/One Lateral Vent Installation Instructions (PA2114P01) for information about underground station venting. **Consult the factory if flood conditions are possible where the station is to be installed.**

7. Inlet Installation

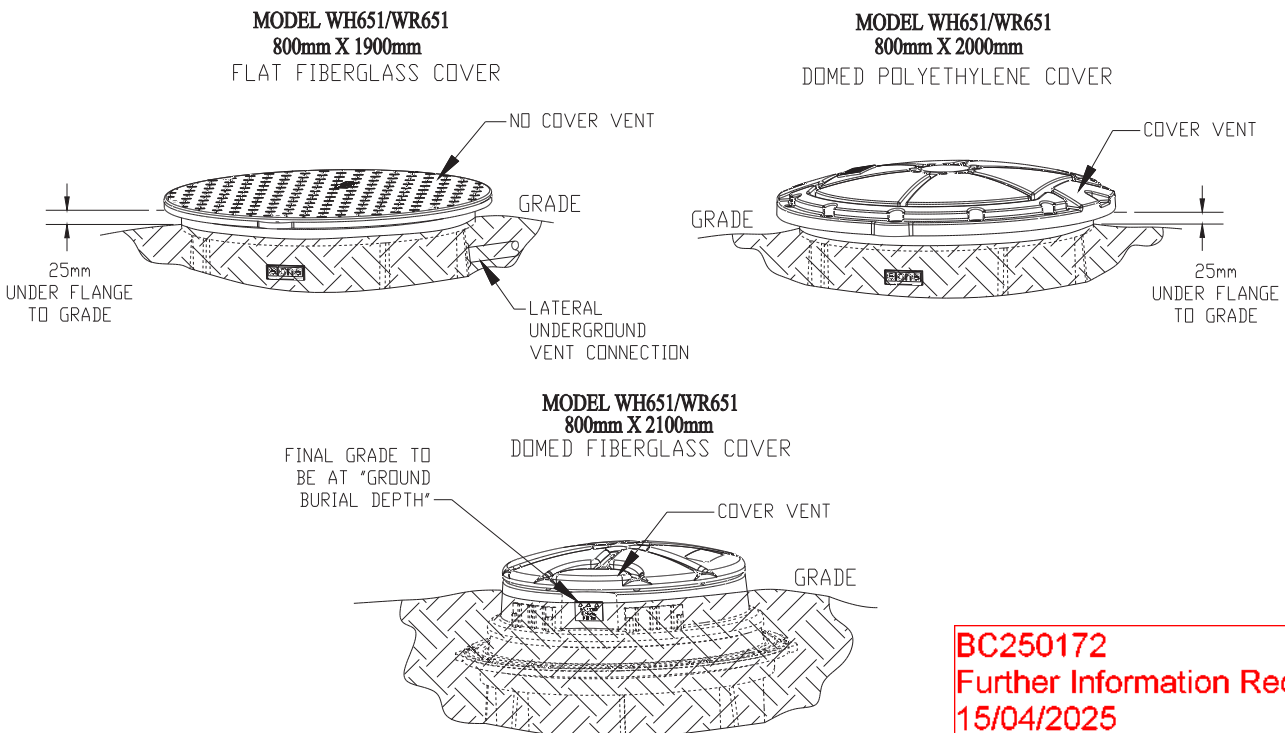
(Figure 5)

The station is supplied with a standard grommet to accept a 100 mm DWV uPVC (110.2 mm OD) sewer inlet pipe. The grommet is self-sealing and does not require the use of additional sealant or adhesives. Verify that the grommet supplied with the 201 station will accommodate the selected inlet piping. Using a 127.0

mm (5") hole saw, drill through the polyethylene tank wall at the marked inlet location (Section 4). Remove any burrs or chips from the drilled-hole edges.

Note: Other grommet sizes are available upon request. Alternate grommet sizes may require a different diameter tank penetration. Consult an E/One representative before drilling the tank inlet if an alternate grommet is required.

Install the supplied inlet grommet in the drilled hole. Place a mark on the inlet pipe about 90 mm from the end that will enter the tank. A bevel should be ground or filed on the pipe end to aid in installation through the grommet (Figure 5). Clean the grommet and pipe surfaces to remove any debris. Apply a film of pipe soap or dish soap to the outside surface of the inlet pipe end and the inside of the grommet. Insert the beveled pipe end into the grommet and push the inlet pipe into the tank until the 90 mm mark lines up with the grommet's outside edge. Inspect



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Fig. 4 - Tank Installation

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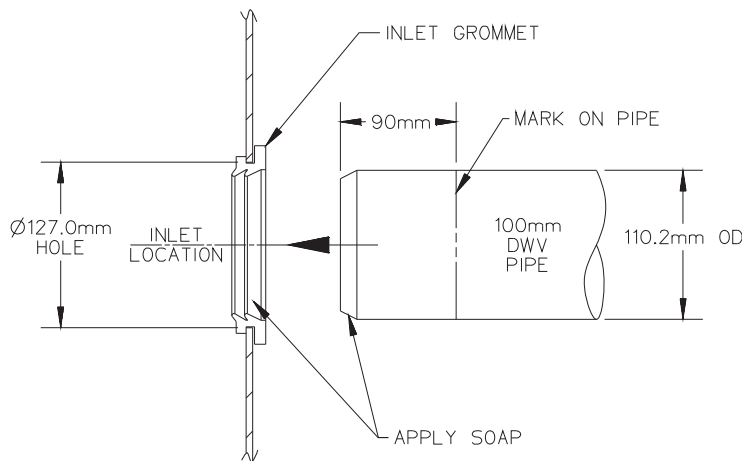


Fig. 5 - Inlet Installation

the grommet flange on the outside of the tank. The flange should be flush against the tank wall and completely visible when the pipe and grommet are installed properly.

8. Tank Discharge Piping Connection

(Figure 7)

Connect the tank discharge piping to the threaded tank fitting. The 1-1/4" BSP female thread on the discharge fitting will accommodate a variety of pipe materials and fittings. Discharge piping must be selected in accordance with local and national plumbing codes. If allowable, the use of PE100, 40 mm OD, PN16, SDR11 polyethylene pipe is recommended. If polyethylene discharge piping is used, compression type fittings that provide a smooth inner passage should be utilized. It is recommended that an isolation valve and a redundant check valve assembly (boundary kit) be installed between the pump discharge valve and the street main on all installations. Never use a ball type valve as a check valve. It is recommended that the valves be installed as close to the public right-of-way (road reserve) as possible. Check local codes for applicable requirements.

CAUTION: Redundant check valves on station laterals and anti-siphon/check valve assemblies on

the grinder pump cores should not be used as system isolation valves during line tests.

9. Alarm Panel Mounting

Before proceeding, verify that the supply voltage is the same as the motor voltage shown on the grinder pump nameplate. Determine the location of the station alarm panel. The alarm panel may be mounted on a pole or directly on an outdoor wall surface. The mounting location selected must be visible from the grinder pump station location and provide general visibility to the occupants of the building. The panel's audible alarm should be easily heard by the occupants of the building. An alarm device is required on every installation, there shall be no exceptions. Mount the alarm panel to a wall or pole, securing it by the mounting flanges with four screws. Any penetrations into the Environment One alarm panel shall be undertaken in such a way as to maintain the integrity of the IP rating (NEMA 4X, IP 65).

10. Electrical Connection

10a. Supply Panel to E/One Alarm Panel

Wiring of supply panel and Environment One alarm panel shall be carried out per the wiring instructions provided with the specific alarm panel provided and in accor-

dance with applicable standards, local and national codes and to the satisfaction of relevant authorities.

10b. Grinder Pump to Alarm Panel (Figure 7)

The grinder pump station is provided with a cable for connection between the station and the alarm panel. This cable is referred to as the "supply cable." The supply cable is shipped coiled, inside the grinder pump shipping carton. Environment One recommends the cable be located within a suitable, rigid, heavy-duty conduit. Minimum depth of the cable shall be 500 mm. The cable must be provided with adequate mechanical protection and identification per local and national codes. The cable and protection must be installed with adequate allowance for ground movement and expansion. All conduit shall enter the alarm panel from the bottom and shall be sealed to maintain the integrity of the IP rating. **NOTE:** *Wiring must be installed in compliance with applicable standards, local and national codes.*

10c. Installing E/One Supply Cable (Figure 8)

1) Open the lid of the station and locate the supply cable connector on the inside wall of the tank. Loosen the nut on the connector and feed the free end (the end without the E/One EQD housing) of the supply cable through the connector from the inside of the station. Pull the supply cable out through the connector until it hits the crimped "stop" feature on the cable, approximately 900 mm from the EQD housing.

****IMPORTANT:** All but 900 mm of the cable must be pulled out of the station, and the portion of the cable between the EQD and the molded in cable breather should be secured in position using the provided hangers to ensure that

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the pump functions properly (Figure 8). **Do not leave excess cable in the station.**

2) Run the cable underground, in a trench or tunnel, in suitable conduit, to the location of the E/One panel. Use care when installing and burying the supply cable. If the cable is cut or otherwise damaged it may result in a pump malfunction. Connections made at the panel are shown in the wiring diagram accompanying the alarm panel.

3) Retighten the supply cable connector nut. This connection must be tight or ground water will enter the station.

11. Tank Backfill

Proper backfill is essential to the long-term reliability of the grinder pump station. The choice of backfill material is dependent upon the local soil and groundwater

conditions and must be in accordance with the site engineer's requirements. The recommended method of backfilling is to surround the unit to the burial level (indicated on the cover shroud) with proper fill. The backfill material shall be to the satisfaction of the local relevant authority. Backfill shall be free of organic and compressible material and shall be free of voids and cavities. Compaction moisture content shall generally be 1% dry and 2% wet of the optimum content. Backfill shall be compacted to the minimum standard dry density ratios, AS1289, 95%. Clays and silts (12% or more passing through #200 (.075 mm) sieve) are **not** suitable backfill for this or any underground structure such as inlet or discharge lines. If you are unsure of the consistency of the

native soil, it is recommended that a geotechnical evaluation of the material be obtained before specifying backfill. Another option is the use of a flowable fill (i.e., low slump concrete). This is particularly attractive when installing grinder pump stations in augured holes where tight clearances make it difficult to ensure proper backfilling and compaction with dry materials. Flowable fills should not be dropped with more than 1-1/4 meters between the discharge nozzle and the bottom of the hole because this can cause separation of the constituent materials.

12. Grinder Pump Stand Assembly (Figure 9)

Temporarily rest the grinder pump on its side. Using a block of

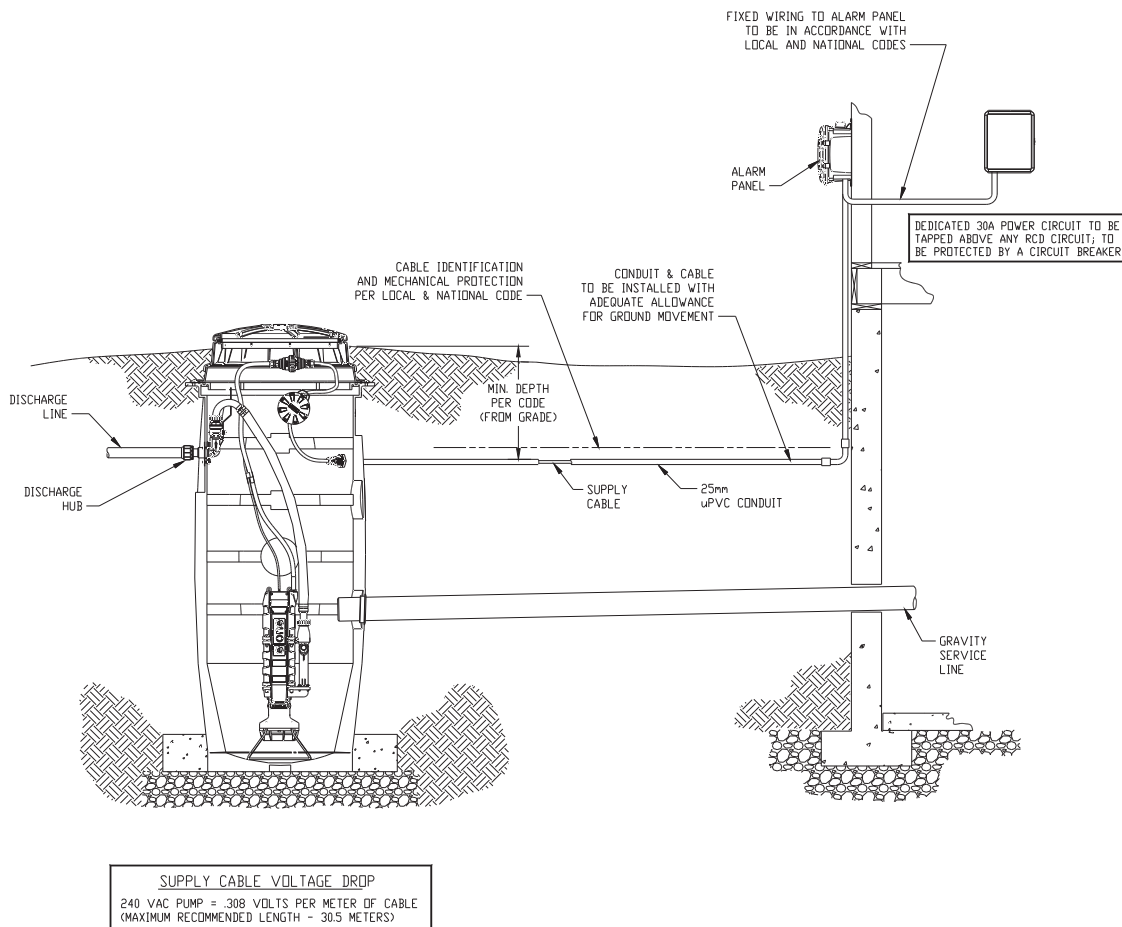


Fig. 7 - Typical Station Installation

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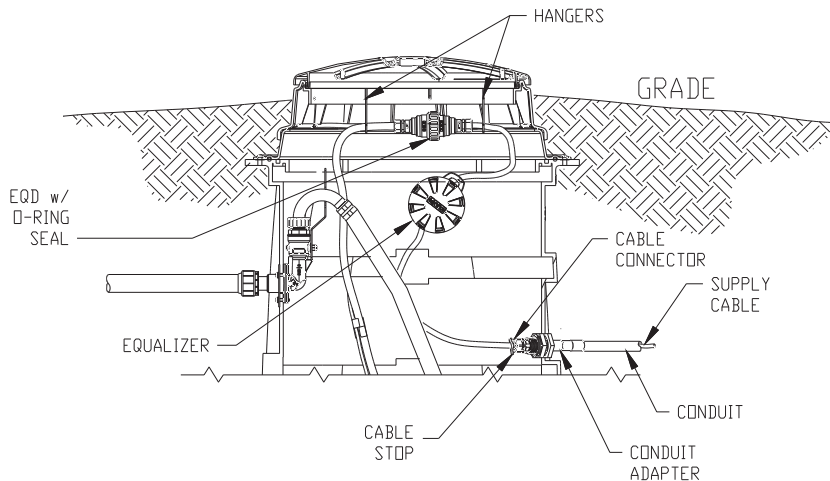


Fig. 8 - Electrical Cables

wood or similar object, prop up the lower pump end to allow installation of the pump stand. Align the two legs of each pump stand half with two of the holes in the pump lower end. Push the stand legs into the pump lower end until the legs bottom against the suction housing surface. Repeat for the other stand half. Turn the pump upright on the installed stand.

13. Grinder Pump Installation (Figure 10)

The grinder pump should only be installed in the station upon connection and commissioning of the discharge piping, connection of the inlet piping to the building sewer, and upon availability of pump station power from the provided alarm panel to support start-up testing (see Section 14).

Prior to installing the grinder pump in the tank, flush the inlet pipe with water to force any miscellaneous debris in the sewer line into the tank. Heavy debris, sand, clay, construction materials, etc. should be removed from the tank before installing the grinder pump. The grinder pump was supplied with all of the necessary plumbing components to connect the pump discharge to the tank discharge valve.

1. Ensure that one slip nut and one split ring are properly located behind the raised bead on each end of the discharge hose.
 2. Place one back-up ring and one O-ring on each end of the discharge hose assembly between the raised bead and the edge of the hose assembly. *Note that the molded groove in the back-up ring is designed to be placed adjacent to the rubber O-ring.*
 3. Slide the straight, stainless steel end of the discharge hose assembly into the top of the check valve assembly on the grinder pump until the raised bead contacts the check valve housing. Both the O-ring and
- back-up ring should slide into the bore of the check valve housing. The hose should be oriented as shown in Figure 10 to support alignment with the station discharge valve.
4. Secure the hose assembly to the pump by tightening the slip nut onto the check valve housing. Overtightening the slip nut may damage the check valve. The slip nut should only be tightened to $\frac{1}{4}$ to $\frac{1}{2}$ turn beyond hand-tight.
 5. Using the pump lifting harness, lower the grinder pump into the tank until the pump stand rests on the bottom surface of the tank. Orient the pump in the basin so that the curved end of the discharge hose is aligned with the discharge valve receiver.
 6. Slide the curved, stainless steel end of the discharge hose assembly into the discharge valve receiver until the raised bead contacts the top of the valve receiver. Both the O-ring and back-up ring should slide into the bore of the valve receiver.
 7. Secure the hose assembly to the discharge valve by tightening the slip nut onto the valve receiver. The slip nut should only be tightened to $\frac{1}{4}$ to $\frac{1}{2}$ turn beyond hand-tight.
 8. The valve handle should be left in the "OFF" (horizontal) position until system start-up testing is

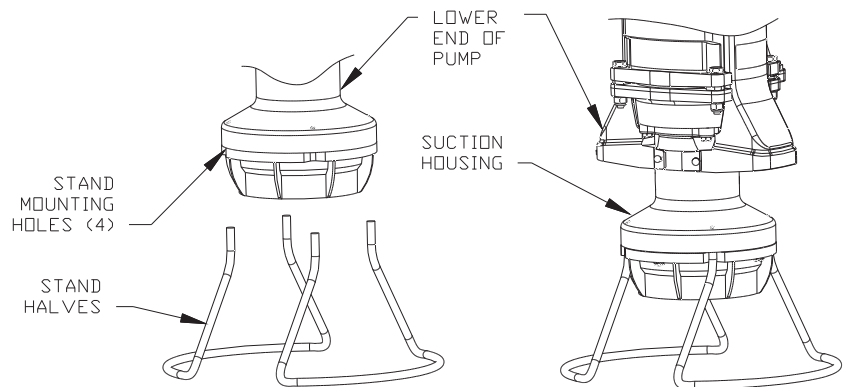


Fig. 9 - Pump Stand Installation

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conducted.

After completing the plumbing, proceed with connecting the pump power cable. The grinder pump power cable is supplied with the mating half of the EQD connector. Verify that the EQD O-ring is in place on the grinder pump power cord (Figure 8). Plug the pump power cable into the supply cable EQD connector. Note that the EQD halves are "keyed" and the plug connections can only be made one way. Secure the EQD connection by tightening the locking ring until it stops. Using the provided hanging hooks, secure the EQD and supply cable to the cover shroud (Figure 8).

14. Start-Up Test Procedure

When the system is completely installed, the station should be checked to ensure proper installation and reliable performance.

SYSTEM INSPECTION

Perform the following inspections:

- Proper burial depth – the tank should have been buried to the burial level shown (Figure 4).
- Proper grading – the surrounding soil should be graded down, away from the station.
- Station supply cable – the station supply cable must not be exposed outside of the station. Suitable conduit should be used. Proper burial depth (500 mm) shall be maintained.
- Alarm panel – ensure that the alarm panel is properly mounted and free of any damage. Verify that the alarm panel has been wired properly in accordance with the wiring instructions provided with the panel.

ELECTRICAL TESTS

The following electrical tests are recommended prior to operating the grinder pump station. These tests require the use of appropriate electrical test equipment and

should only be performed by qualified personnel trained in the safe operation of this equipment and electrical system servicing.

1. Ensure that the electrical power supplying the control panel is "OFF".
2. Ensure that the grinder pump and alarm circuit breakers in the alarm panel are in the "OFF" position.
3. Perform Continuity Test procedure in accordance with the the appropriate section (hard-wired or wireless) of the Environment One grinder pump service manual.
4. Turn "ON" the power to the alarm panel from the building service panel.
5. Using a test (volt) meter, verify that the incoming panel voltage is within 10% of the pump nameplate voltage (for 240V pump, voltage at panel must be 216V to 264V). **If the voltage is outside of this range, do not**

continue with station start-up. The voltage problem must be corrected prior to proceeding.

START-UP TEST

The following test must be performed prior to placing the system in service:

1. Ensure all service and alarm panel breakers are in the "OFF" position.
2. Open the discharge valve in the tank by swinging the valve handle to the "ON" (vertical) position.
3. Open any additional discharge lines. Some installations may have additional discharge line valves before entering the street main.
4. Fill the tank with water to approximately 900 mm from the bottom (approximately 280 L). Shut off the fill water.
5. Turn "ON" power to the alarm panel, from the building service panel.

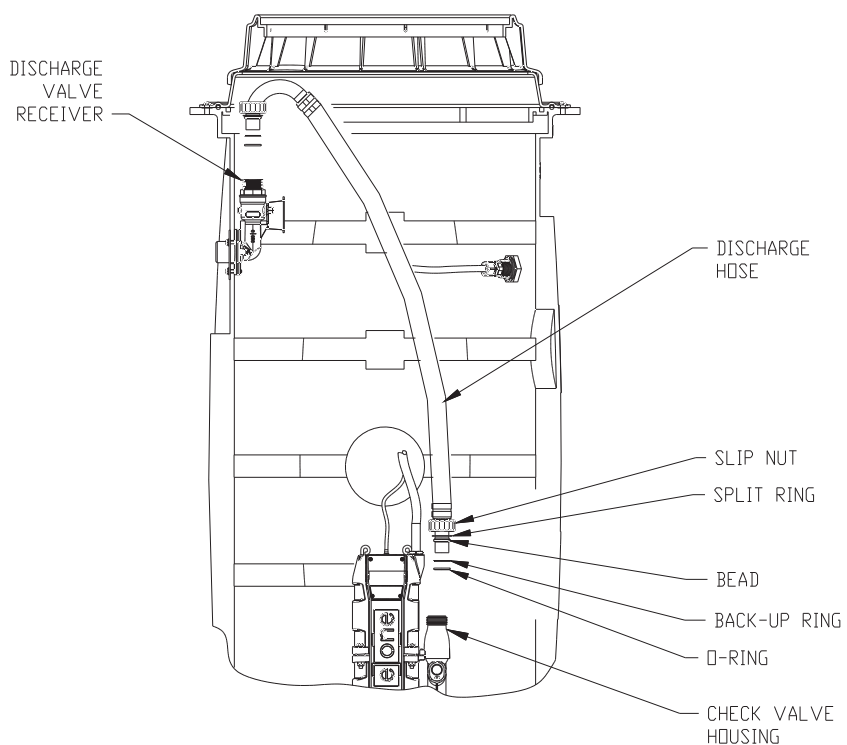


Fig. 10 - Grinder Pump Installation

6. Set the alarm circuit breaker in the alarm panel to the “ON” position.
7. Set the grinder pump circuit breaker and the alarm circuit breaker in the alarm panel to the “ON” position. Once power is turned on to the grinder pump and alarm breakers:
 - The red light and buzzer will immediately turn on.
 - The grinder pump should start immediately.
 - The red alarm lamp and buzzer should switch off in approximately 3 minutes.
 - The pump should stop within approximately an additional 2 minutes.

OPERATIONAL ELECTRICAL TEST

The following electrical test is recommended in conjunction with the Start-Up Test of the grinder pump station. This test requires the use of appropriate electrical test equipment and should only be performed by qualified personnel trained in the safe operation of this equipment and electrical system servicing.

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1. The current to the grinder pump should be measured in the alarm panel, at the black wire supplying the pump station (supply cable).
2. Using an ammeter, measure the current in the black wire while the pump is operating.
3. The current should be between 5 amps and 6.7 amps.
4. Higher amperage indicates higher discharge pressure. Measured current in excess of 6.7 amps could indicate a blocked or closed discharge line. Correct any blockage problems and confirm that the current is within the acceptable range. **If the current remains outside of the acceptable range, and no discharge blockage is detected, contact your local Environment One or qualified service representative.**

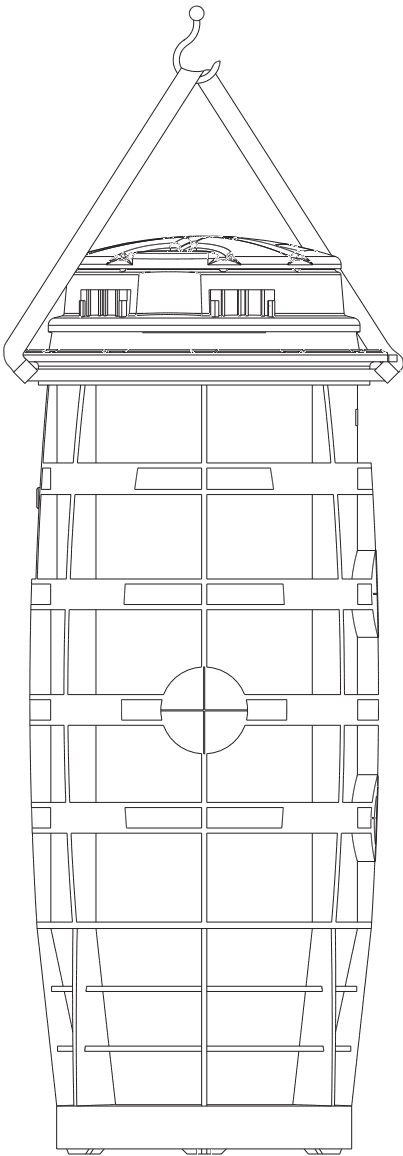
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Lifting Instructions

FAILURE TO FOLLOW THESE INSTRUCTIONS COMPLETELY WILL VOID WARRANTY.

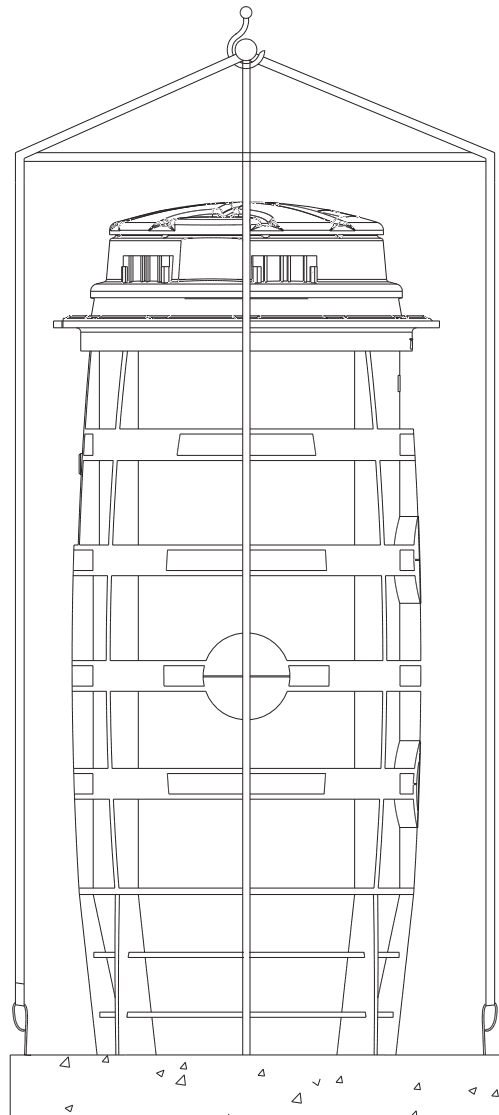
1. Transporting unit to installation site:

If the station has been shipped secured to a pallet, lift the unit from the bottom during transportation. Alternatively, lift the unit using 2 nylon straps wrapped around the tank exterior, just below the cover flange as shown below. **Never roll a station or move it on its side.**



2. No Ballast, (to be poured in place):

If the concrete anchor is to be poured while the station is in place lift the unit using 2 nylon straps wrapped around the tank exterior just below the cover flange, as shown below. Keep station oriented vertically to avoid any damage.



3. Precast Ballast:

Never lift a station that has ballast attached by any means except the lifting hooks. The weight of the concrete will damage the station if you attempt to lift it from any part of the station.

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E/One Grinder Pump Station Ballast Calculations

A ballast, or concrete anchor, of proper volume and weight is required on most in-ground installations. The following section explains how to arrive at the correct size ballast. The amount of ballast needed is equal to the weight it would take to counterbalance the buoyant force exerted on a fully submerged station.

Installation Site Assumptions

1. Water table – under worst case, the ground water level is assumed to be at the finished grade level.
2. Backfill materials per these installation instructions.
3. The consulting engineer should perform a soil test to determine if the assumptions that have been made are valid for the specific installation site. If the site conditions differ from these assumptions, then the consulting engineer may revise the calculations as shown in this document.

Physical Constants

1. Density of Water = 1000 kg/m³
2. Density of Concrete (in air)= 2402 kg/m³
3. Density of Concrete (in water)= 1402 kg/m³
4. Density of Saturated Backfill = 1120 kg/m³

Procedure

- A. Determine the buoyant force exerted on the station
 1. Determine the buoyant force that acts on the grinder pump station when it is submerged in water.
 2. Subtract the weight of the tank from the buoyant force due to the submerged tank to determine the net buoyant force acting on the station.
- B. Determine the ballast force exerted on the station
 1. Determine the ballast force applied to the station from the concrete and saturated soil surrounding the station.
- C. Subtract the ballast force from the buoyant force
 1. Note – if the installation site conditions are different from those listed above, the consulting engineer should recalculate the concrete ballast.

Ballast Calculations

The following calculations are to outline the areas used to determine the volumes of the different materials for the ballast. All sections referred to in the calculations are marked on the accompanying drawing.

Sample Calculation: 800 mm x 2100 mm Station

Volume of Station = .79 m³
Tank Weight = 75 kg
Station Height = 2.02 m

A. Buoyant Force

1. The buoyant force acting on the submerged 2010iP is equal to the weight of the displaced water for the section of the tank that is submerged.

$$\begin{aligned} F_{\text{buoyant}} &= (\text{density of water})(\text{volume of station}) \\ &= (1000 \text{ kg/m}^3)(.79 \text{ m}^3) \\ &= 790 \text{ kg} \end{aligned}$$

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E/One Grinder Pump Station Ballast Calculations

2. The net buoyant force acting on the station ($F_{\text{net-buoyant}}$) is equal to the buoyant force (F_{buoyant}) minus the weight of the station tank.

$$\begin{aligned} F_{\text{net-buoyant}} &= 790 \text{ kg} - 75 \text{ kg} \\ &= 715 \text{ kg} \end{aligned}$$

B. Ballast Force

1. Determine the volume of concrete & soil

Section I: Used To Determine The Volume Of Concrete

(Note: .691m = assumed, inside diameter of concrete ballast ring around tank bottom flange)

$$\begin{aligned} \text{Volume} &= (\text{Height})(\text{Area}) \\ &= (.178 \text{ m})(\pi)((1.066 \text{ m})^2 - (.691 \text{ m})^2)/4 \\ &= (.178 \text{ m})(.517 \text{ m}^2) \\ &= .092 \text{ m}^3 \end{aligned}$$

Section II: Used To Determine The Volume Of Saturated Soil

(Note: .815 m = assumed, inside diameter of soil column around tank maximum diameter)

$$\begin{aligned} \text{Volume} &= (\text{Height})(\text{Area}) \\ &= (2.02 \text{ m} - .178 \text{ m})(\pi)((1.066 \text{ m})^2 - (.815 \text{ m})^2)/4 \\ &= (1.842 \text{ m})(.371 \text{ m}^2) \\ &= .683 \text{ m}^3 \end{aligned}$$

2. Determine the combined ballast

$$\begin{aligned} \text{Ballast (total)} &= \text{Ballast (concrete)} + \text{Ballast (saturated soil)} \\ &= (V_{\text{concrete}})(\text{density concrete in water}) + (V_{\text{soil}})(\text{density saturated soil}) \\ &= (.092 \text{ m}^3)(1402 \text{ kg/m}^3) + (.683 \text{ m}^3)(1120 \text{ kg/m}^3) \\ &= 128 \text{ kg} + 765 \text{ kg} \\ &= 892 \text{ kg} \end{aligned}$$

C. Subtract the net buoyant force from the ballast force to determine the final condition

$$\begin{aligned} \text{Final Condition} &= \text{Ballast Force} - \text{Net Buoyant Force} \\ &= 892 \text{ kg} - 715 \text{ kg} \\ &= 177 \text{ kg (excess ballast)} \end{aligned}$$

The approach outlined may be used to calculate the ballast requirements listed below.

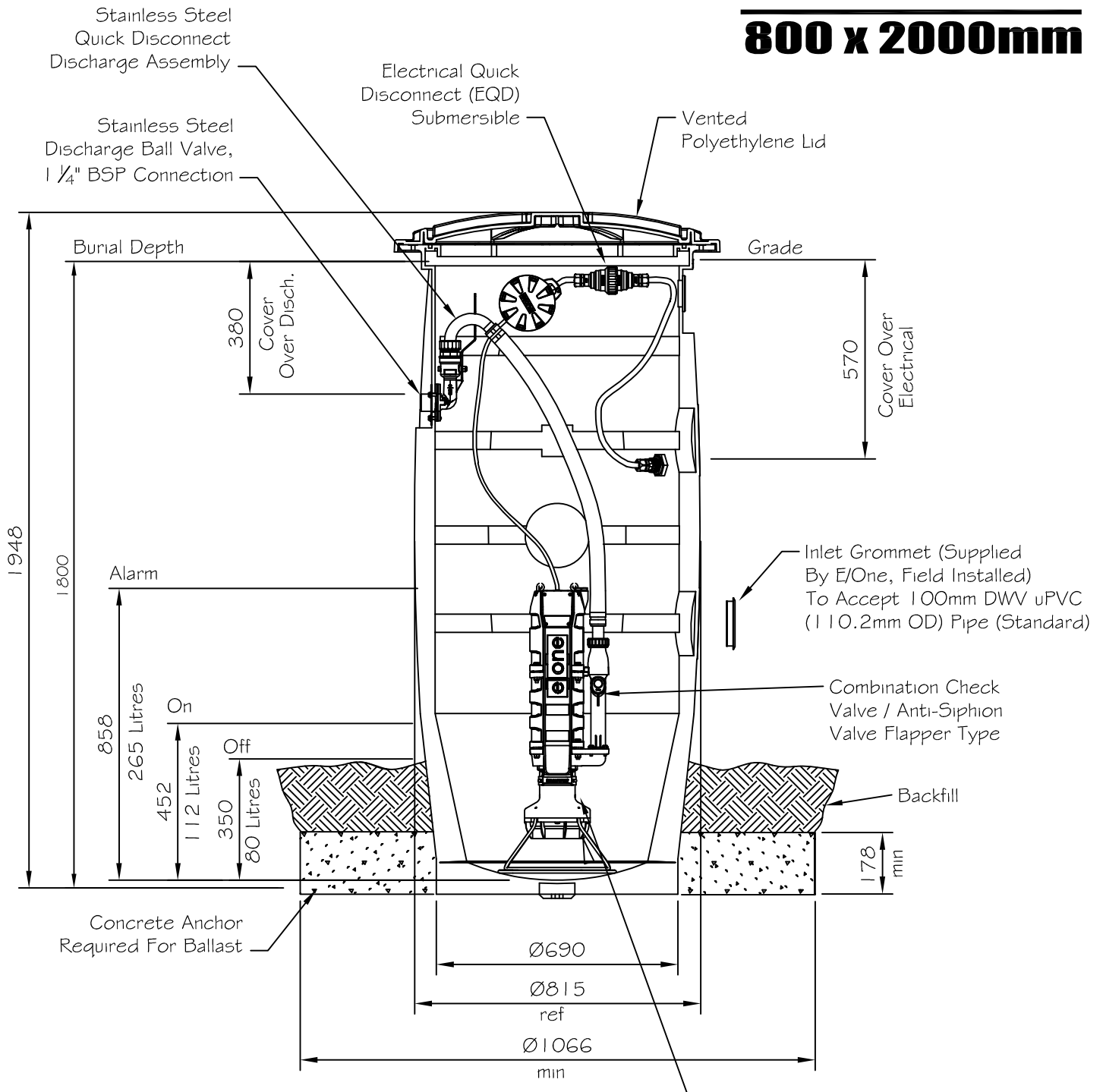
Chart 1

GP Model 2010iP	Station Volume (m ³)	FNet Bouyant (kg)	Tank Weight (kg)	FBallast (kg)	Volume Concrete (m ³)*	Weight Concrete in Air (kg)*	Minimum Diameter of Concrete Anchor (mm)	Minimum Thickness of Concrete Anchor (mm)
800 x 1900	.72	646	74	892	0.09	216	1,066	178
800 x 2000	.72	646	74	892	0.09	216	1,066	178
800 x 2100	.79	715	75	892	0.09	216	1,066	178

* Volume calculated is for minimum dimensions given. Minimum dimensions must be met or exceeded for actual application.

MODEL 2010iP

800 x 2000mm



"Extreme" Semi-Positive Displacement Grinder Pump. Direct Driven By A 0.75kW Submersible Motor

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SPECIFICATIONS 2010iP - 800 x 2000

BASIN		Diameter (mm)	Height (mm)	Weight (kg)	Total Capacity (l)	Capacity Above Alarm (l)	Ballast (m ³)	Inlet Pipe Size (mm)
		800	2000	74	650	379	SEE DWG	100

PUMP		Pump (s)	Dimensions (mm)	Weight (kg)	Nominal Pump Rate @ 0m TDH (lps)	Nominal Pump Rate @ 20m TDH (lps)	Nominal Pump Rate @ 42m TDH (lps)	Discharge Size (mm)
		Simplex (1)	330 X 800	47	.75	.63	.47	32

ELECTRICAL	Voltage (VAC)	Phase	Cycle (Hz)	Supply Cable (m)	Alarm Panel
	240	Single	50	As Specified	Simplex (1)

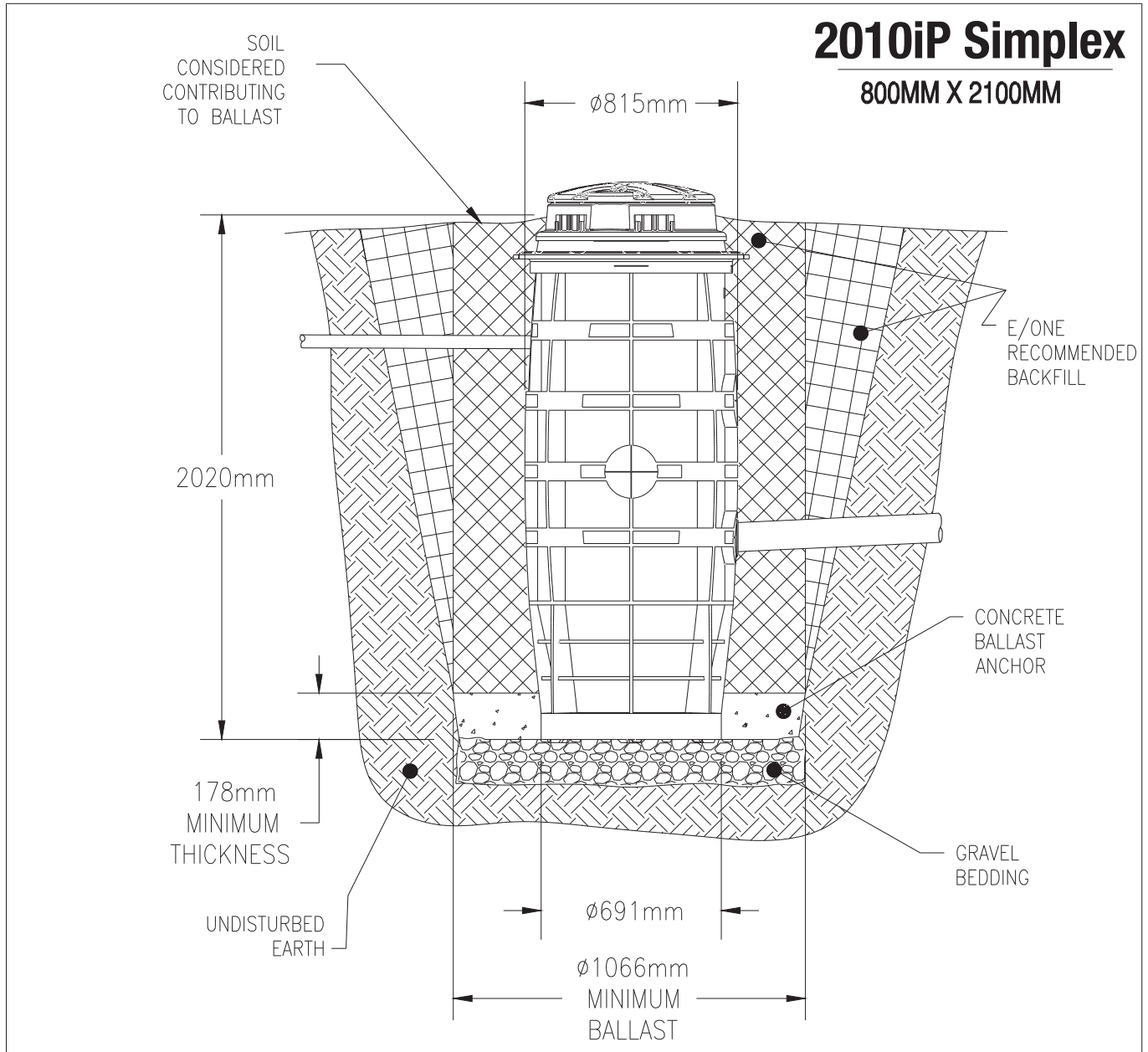


Ecoflow Ltd.
 16b Piermark Drive, North Harbour (NZ)
 P.O Box 300-249, Albany, Auckland
 Ph (09)447-1793 Fax (09) 447-3901


Environment One
 Simplex 800x2000iP



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2010iP Simplex
800MM X 2100MM

PD	SZ	7/11/07	-	N/A
DR BY	CHK'D	DATE	ISSUE	SCALE
 SEWER SYSTEMS 2010iP Simplex BALLAST INFORMATION (800 x 2100mm)				



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15/04/2025

ecoflow

WEBSITE www.ecoflow.co.nz

EMAIL info@ecoflow.co.nz

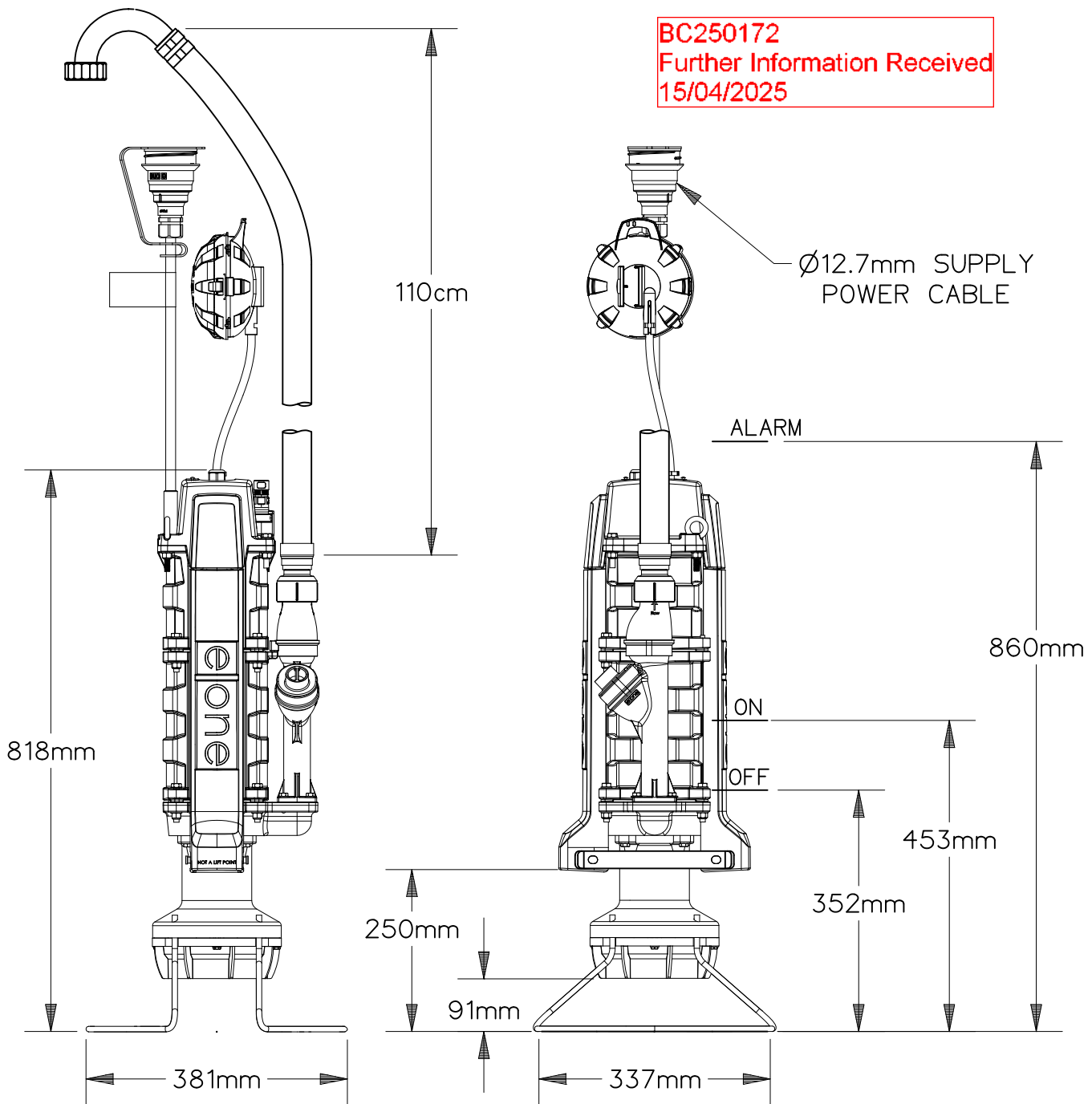
AUCKLAND (Head Office)

16 Piermark Drive, Albany
PO Box 300 249, Albany, Auckland 0752
TELEPHONE 09 447 1793

CHRISTCHURCH

15 Anchorage Road
South Hornby, Christchurch 8042
TELEPHONE 03 349 2506

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Further Information Received
15/04/2025



EXTREME SERIES WET-WELL PUMP LEVELS FOR AUSTRALIA & NEW ZEALAND

CONFIGURATION SHOWN: W300P49AAT

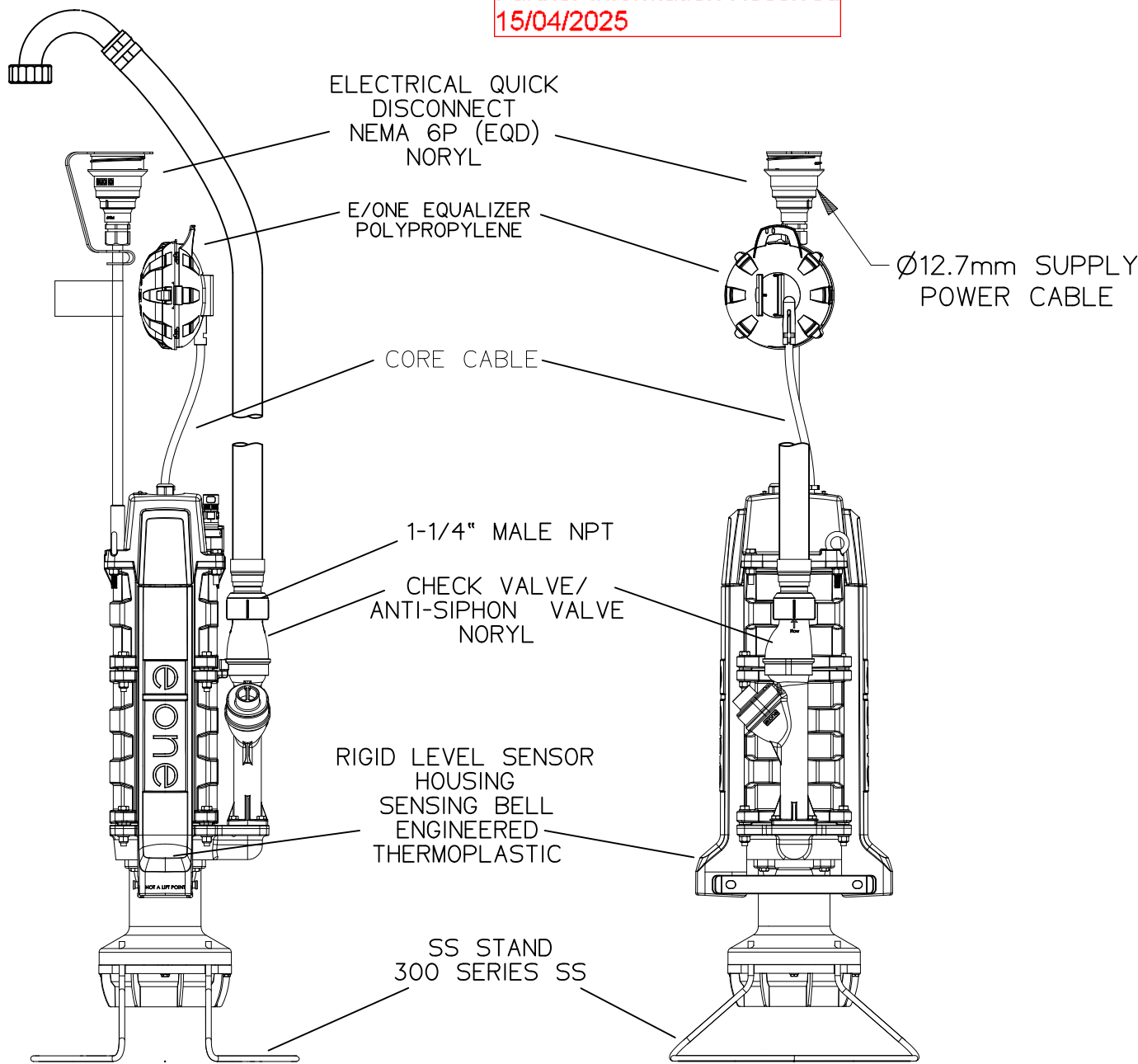
SGS		11/29/23	1	
DR BY	CHK'D	DATE	ISSUE	SCALE



EXTREME SERIES WET-WELL PUMP
AS/NZ LEVELS, RIGID LSH

ESD 23-0096

BC250172
Further Information Received
15/04/2025



EXTREME SERIES WET-WELL PUMP LEVELS FOR AUSTRALIA & NEW ZEALAND

CONFIGURATION SHOWN: W300P49AAT

SGS		09/05/24	1	
DR BY	CHK'D	DATE	ISSUE	SCALE



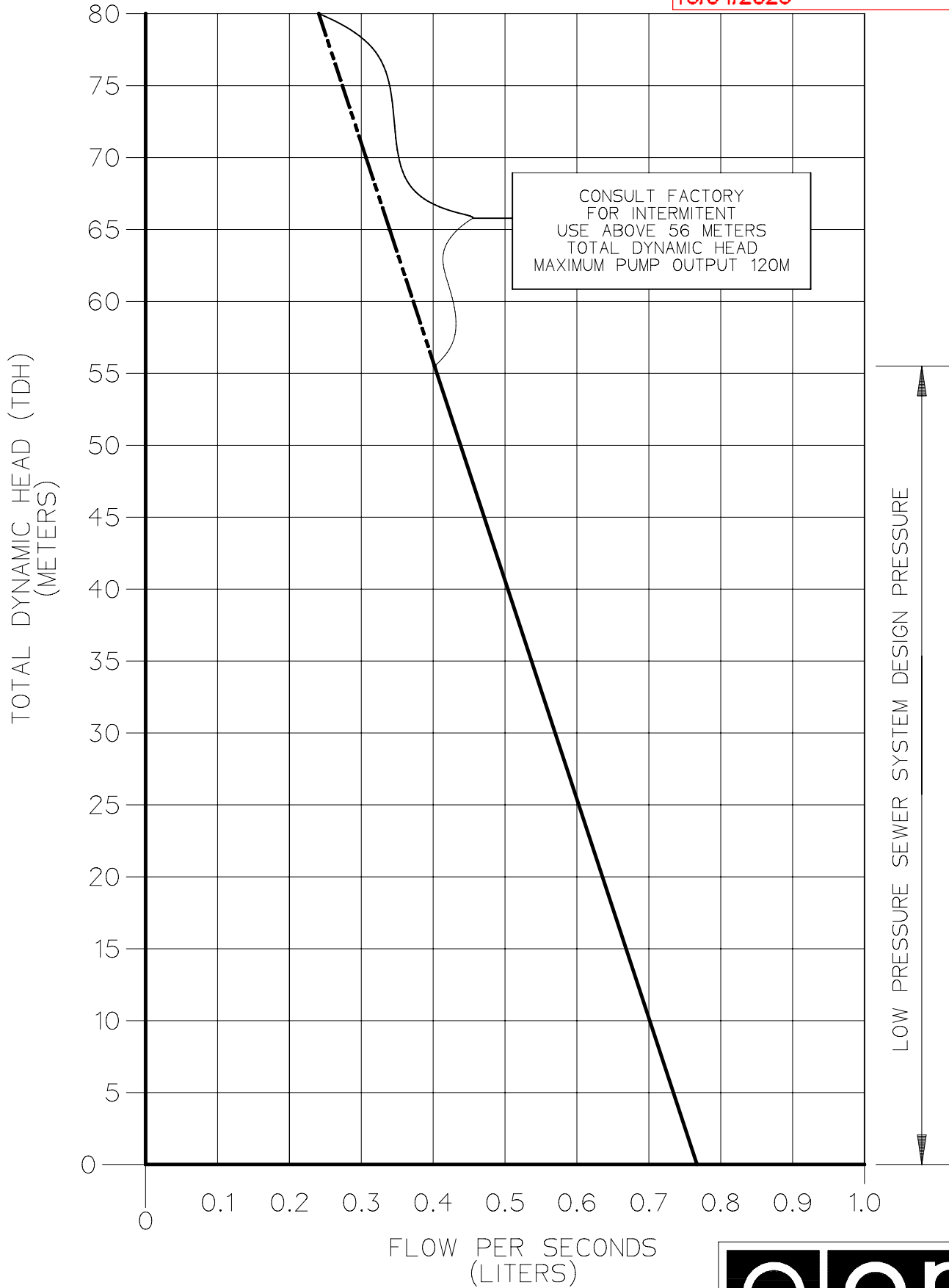
EXTREME SERIES WET-WELL PUMP
AS/NZ LEVELS, RIGID LSH

ESD 23-0095

GRINDER PUMP PERFORMANCE CURVE

1 HP, 50 Hz

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**LICENSED
BUILDING
PRACTITIONERS**
Building confidence

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Received by
Kapiti Coast District Council
18/12/2025
via Email

MEMORANDUM FROM LICENSED BUILDING PRACTITIONER: RECORD OF BUILDING WORK

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING

Street address:

Suburb:

Town/city:

Postcode:

THE PROJECT

Building consent number:

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

THE OWNERS

Name(s):

Mailing address:

Suburb:

PO Box/Private Bag:

Town/City:

Postcode:

Phone:

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Email address:



MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT
HĪKINA WHAKATUTUKI

Te Kāwanatanga o Aotearoa
New Zealand Government

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE:

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick	If necessary, describe the restricted building work	Tick whether you carried out the restricted building work or supervised someone else carrying out the restricted building work
<input type="checkbox"/> Foundations and subfloor framing		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Walls		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Roof		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Columns and beams		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Bracing		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Other		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS:

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick	If necessary, describe the restricted building work	Tick whether you carried out the restricted building work or supervised someone else carrying out the restricted building work
<input type="checkbox"/> Damp proofing		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Roof cladding or roof cladding system		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Ventilation system (for example, subfloor or cavity)		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Wall cladding or wall cladding system		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Waterproofing		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Other		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

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 via Email

ISSUED BY

I am providing my contact details as a licensed building practitioner who is licensed to carry out or supervise work that is restricted building work.

Name:

LBP or Registration number:

Class(es) licensed in:

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below):

Street address/Registered office:

Suburb:

Town/City:

PO Box/Private Bag:

Postcode:

Phone:

Mobile:

After hours:

Fax:

Email address:

Website:

DECLARATION

I _____ carried out or supervised the restricted building work recorded on this form.

Applicant's signature

J.M

Date

<input type="text"/>	/	<input type="text"/>	/	<input type="text"/>
day		month		year

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via Email



Building Code Clause(s) B1

J44890



PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

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

ISSUED BY: **Certa Engineering Ltd**

TO: **Timothy Atkinson**
(Owner/Developer)

TO BE SUPPLIED TO: **KCDC District Council**
(Building Consent Authority)

IN RESPECT OF: **New Residence**
(Description of Building Work)

AT: **40 Anderson Park Drive, Waikanae**
(Address)

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Received by
Kapiti Coast District Council
15/12/2025
via Email

LOT: 39 DP: 592074

Certa Engineering Ltd has been engaged by **Timothy Atkinson**

to provide CM1 CM2 CM3 CM4 CM5 observation services
(Engineering Categories)

in respect of clause(s) B1, VM1 & VM4 of the Building Code for the building work described in documents relating to Building Consent No #250172. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions 1-2 / Site Inspection Reports **Numbered 1-2A & Pile Records** (copies attached) have been issued during the course of the works.

On the basis of this these review(s) and information supplied by the contractor during the course of the works,

I believe on reasonable grounds that All **Part only as specified of building work outside the scope of NZS3604:2011-**

- Foundations
- Structural Steel Beams & Connections

Of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to Clause(s) B1, VM1 & VM4 of the Building Regulations.

Proprietary gib bracing elements are non-specific design and consequently construction monitoring of such elements is to be undertaken by the Territory Authority.

I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, Stuart Preston am CPEng Registered No. 138744

I am a Member of Engineering New Zealand and hold the following qualifications: BE(Civil), CMEngNZ, CPEng

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Construction Review Firm is a member of ACENZ

SIGNED BY Stuart Preston **ON BEHALF OF** Certa Engineering Ltd.

Date: 31st July 2025

Signature :

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Construction Review Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000*.

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Engineering New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised as at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

PS1 Design	Intended for the use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;
PS2 Design Review	Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;
PS3 Construction	Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2013 ; or Schedules E1/E2 of NZIA's SCC 2007 2
PS4 Construction Review	Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate. This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACENZ, EngNZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence-based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as the Engineering New Zealand (EngNZ) or the New Zealand Institute of Architects (NZIA) provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$200,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-5)3 (OL1-OL4)2. The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any 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 Firm's engagement.

Attached Particulars

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

Refer Also:

1 Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2013

2 NZIA Standard Conditions of Contract SCC 2007 (1st edition)

3 Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/EngNZ 2004)

www.acenz.org.nz
www.engineeringnz.org
www.nzia.co.nz

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15/12/2025
via Email

SITE INSTRUCTION

Date: 16 th April 2025	Instruction No: SI01	Job No: 44890
Instructed By: Shannon O'Leary	Page 1 of	5
Contractors Representative: Peter Davis	Client: Tim Atkinson	
Project: 40 Anderson Park Drive	Area Instructed: Foundations	

Stage: Pre-construction

Situation:

1. Geotechnical Engineer has instructed driven piles be specified as existing platform does not have sufficient bearing capacity.

Instructions Given:

1. Refer attached sheet S1 & S2 Rev B for revised foundation details.

Send To:

Peter.D@adarchitecture.nz
timothyatkinson@gmail.com

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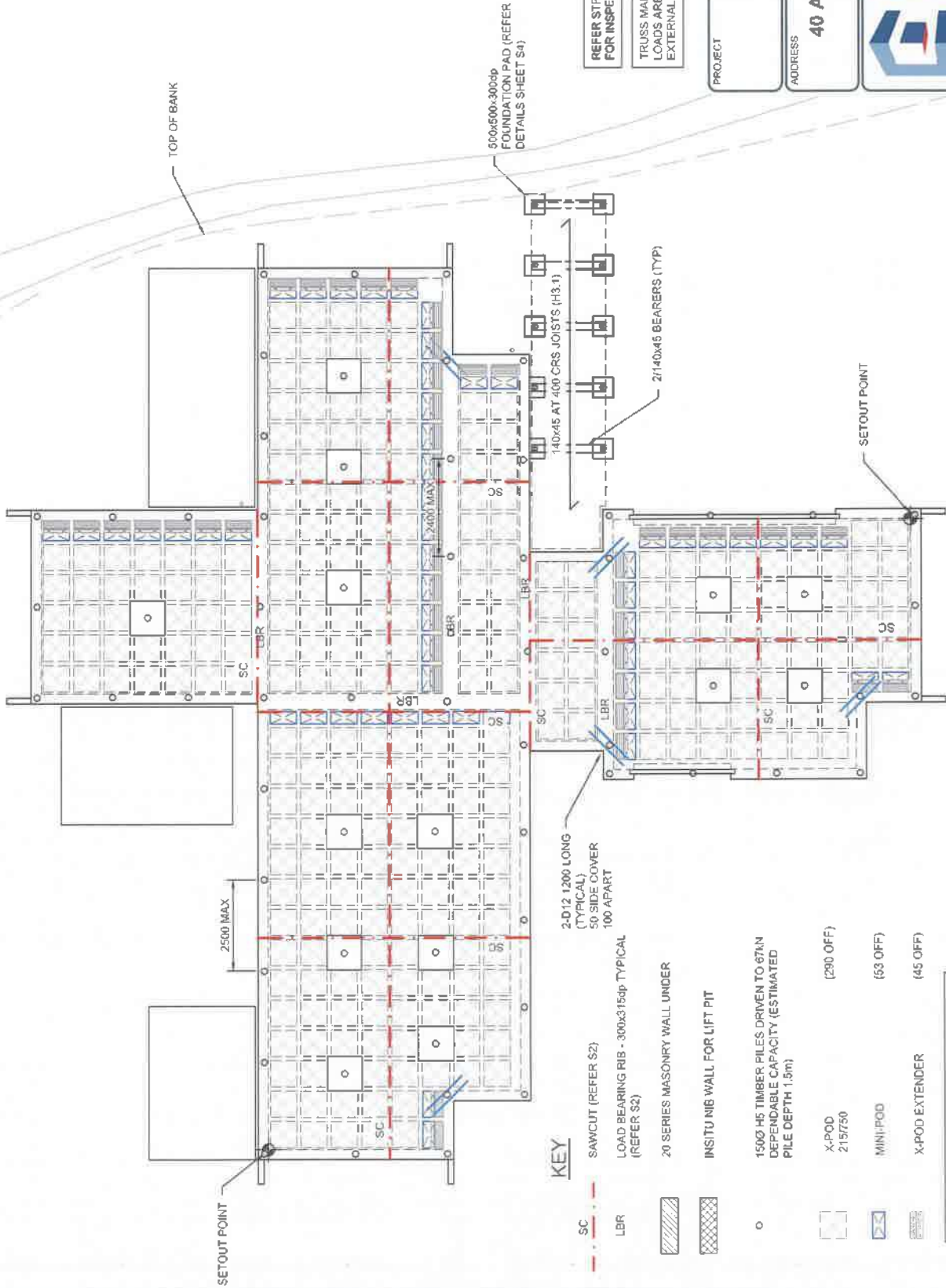


Certa Engineering Ltd
Civil & Structural
Consulting Engineers
Seismic Risk Analysis

Lower Hutt Office
Tel: 04 566 8004
Level 1, 70 Bloomfield Tce
P.O. Box 30 535
Lower Hutt 5040
email@certa.nz

Kapiti Office
Tel: 04 902 5750
Level 1, Kayel Building
Raumati South
Paraparaumu 5032
www.certa.nz

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REFER STRUCTURAL CALCULATIONS FOR INSPECTION SCHEDULE

TRUSS MANUFACTURER TO ENSURE ALL TRUSS LOADS ARE TO INTERNAL THICKENINGS OR EXTERNAL PERIMETER

PROJECT
PROPOSED HOUSE

ADDRESS
**40 ANDERSON PARK DRIVE
 DRIVE, WAIKANA E**

CERTA ENGINEERING
 Lower Hunt Office
 1st Fl 565 80th
 Level 1, 70 Bloomfield Ter
 P.O. Box 30 535
 Lower Hunt 5040
 email@certa.nz

DATE: 16 April 2025
 DRAWN: BV
 DESIGNED: SOL
 APPROVED: SRNP

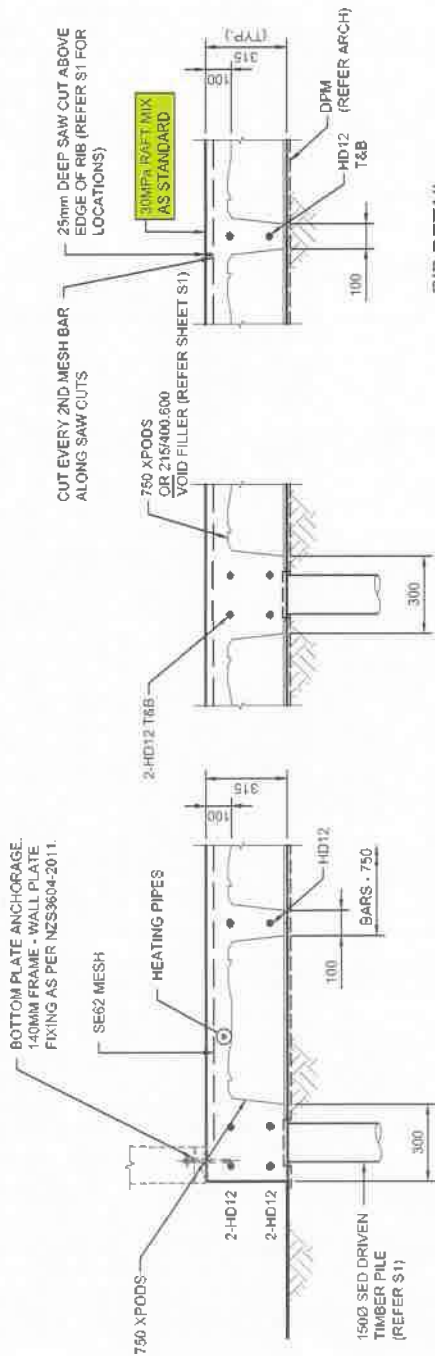
JOB No: **44890**
 SHT No: **S1**
 REV: **B**

FOUNDATION PLAN
 SCALE 1:100

KEY

- SC SAWCUT (REFER S2)
- LBR LOAD BEARING RIB - 300x315dp TYPICAL (REFER S2)
- 20 SERIES MASONRY WALL UNDER
- INSITU NIG WALL FOR LIFT PIT
- 1500 H5 TIMBER PILES DRIVEN TO 67MN DEPENDABLE CAPACITY (ESTIMATED PILE DEPTH 1.5m)
- X-POD 215/750 (280 OFF)
- MINI-POD (53 OFF)
- X-POD EXTENDER (45 OFF)

NOTE: POD QUANTITIES INDICATIVE ONLY (THIS NUMBER MAY ALTER DUE TO SERVICE PENETRATIONS)



XPOD EDGE BEAM DETAIL
 1:20

XPOD INTERNAL BEAM/PILE THICKENING DETAIL
 1:20

RIB DETAIL
 1:20



INTERNAL PILE CAP DETAIL
 SCALE 1:20

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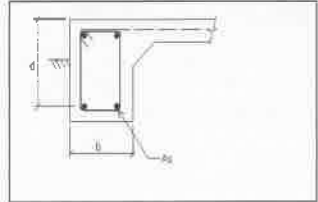
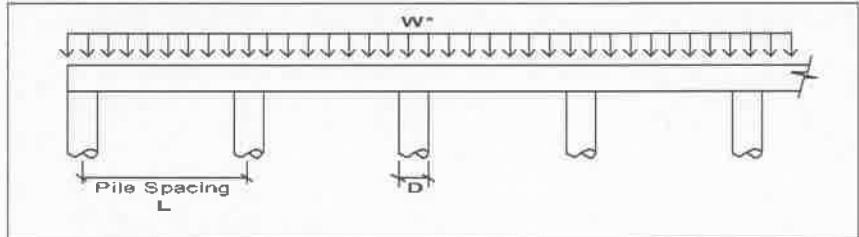
PROJECT	PROPOSED HOUSE
ADDRESS	40 ANDERSON PARK DRIVE DRIVE, WAIKANAЕ
 CERTA ENGINEERING <small>Lower Hutt Office Tel: 04 596 8004 Fax: 04 596 8005 PO Box 10, 201 Lower Hutt 5040 info@certa.co.nz</small>	
DATE:	15 April 2025
DESIGNED:	SOL
DRAWN:	BV
APPROVED:	SRNP
JOB No:	44890
SHT No:	S2
REV	B

Project: 40 Anderson Park Rd
Location: Internal Piles

Job No: 44890
Date: 16-Apr-25
Engineer: SOL
Sheet No:



Pile & Concrete Beam Design



Distributed Loading Along Bearer/Foundation Beam

Category	Item	Value	Value
Dead	Roof	0.35kPa x 3.6m	1.26
	Wall		0.80
	Slab	24kN/m ³ x 0.1m x 2.0m	4.80
	Footing	24kN/m ³ x 0.32m x 0.3m	2.30
G =			9.16 kN/m
Live	Roof	0.25kPa x 3.6m	0.90
	Floor	1.5kPa x 2.5m	3.75
Q =			4.65 kN/m
W* = 1.2G + 1.5Q =			17.97 kN/m

From Penetrometer Results Sheet Qult Can Be Achieved = m
 Minimum No of Blows/50mm Penetration Driven Gives Qult = **0 kPa**
 Dependable Ultimate Bearing Pressure = 0.5xQult = **0 kPa**
 Augered Pile Diameter D = Driven Pile Pile End Bearing Area = $\pi D^2/4 =$ **0 mm²**
Dependable Ultimate Pile Capacity = 67.00 kN
 Maximum Allowable Pile Spacing Under W* = **3.73 m**

FOUNDATION BEAM FLEXURAL DESIGN

Actual Selected Pile Spacing (L) =	2.4 m	$a = A_s f_y / (0.85 f_c b)$ =	14.8 mm
D (beam depth) =	315 mm	Gives $A_s =$	226 mm ²
B (beam width) =	300 mm	(Assuming 75cov & 10stp) Gives d =	224 mm
Bar Diameter	12 mm	$\rho_w =$	0.0034 O.K.
No. of Bars	2	$\phi Mb = 0.85 A_s f_y (d - a/2)$	20.82 kNm
$f_c =$	30 MPa	$M^* - W^* L^2 / 10 =$	10.35 kNm
$f_y =$	500 MPa		Bending O.K.

Shear Capacity

$\Phi = 0.75$ Aggregate size = 13mm

Shear Steel $f_{ys} =$	300 MPa	$A_v =$	0.0 mm ²
Bar size =	0 mm	$v_b = (0.07 + 10\rho_w) \cdot \sqrt{f_c} =$	0.57 MPa
Number of Legs =	0	$v_c =$	0.40 MPa
Spacing of legs (s) =	250 mm	Vc reduce 50% due to lack of shear reo	
	Stirrups spacing O.K.	$\phi V_c = \phi v_c \cdot d \cdot b_w =$	20.02 kN
$v_s = A_v \cdot f_{ys} / b_w \cdot s =$	0.00 MPa	$\phi V = \phi v_n \cdot d \cdot b_w =$	20.0 kN
$v_n = v_c + v_s =$	0.40 MPa	$V^* = W^* (L - d) / 2 =$	19.6 kN
			Shear O.K.



SITE INSTRUCTION

Date: 19 May 2025	Instruction No: 02	Job No: 44354
Authorised By: Geert van de Vorstenbosch		
Principal: Timothy Atkinson		
Contractor: TBA		
Contract: 40 Anderson Park Drive, Waikanae	Number of pages incl this sheet: 03	

Please note the following instructions to this contract:

ITEM DESCRIPTION

2.01 Landscaping retaining wall

The Client has requested to construct a timber pole retaining wall inside their boundary, up to a maximum height of 999mm.

The wall is to be constructed using Ø150SED H5 driven timber piles at 900mm centres.

Refer attached revised drawings 44890/S1 and 44890/S2 (Revision D).

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 Kapiti Coast District Council
 15/12/2025
 via Email

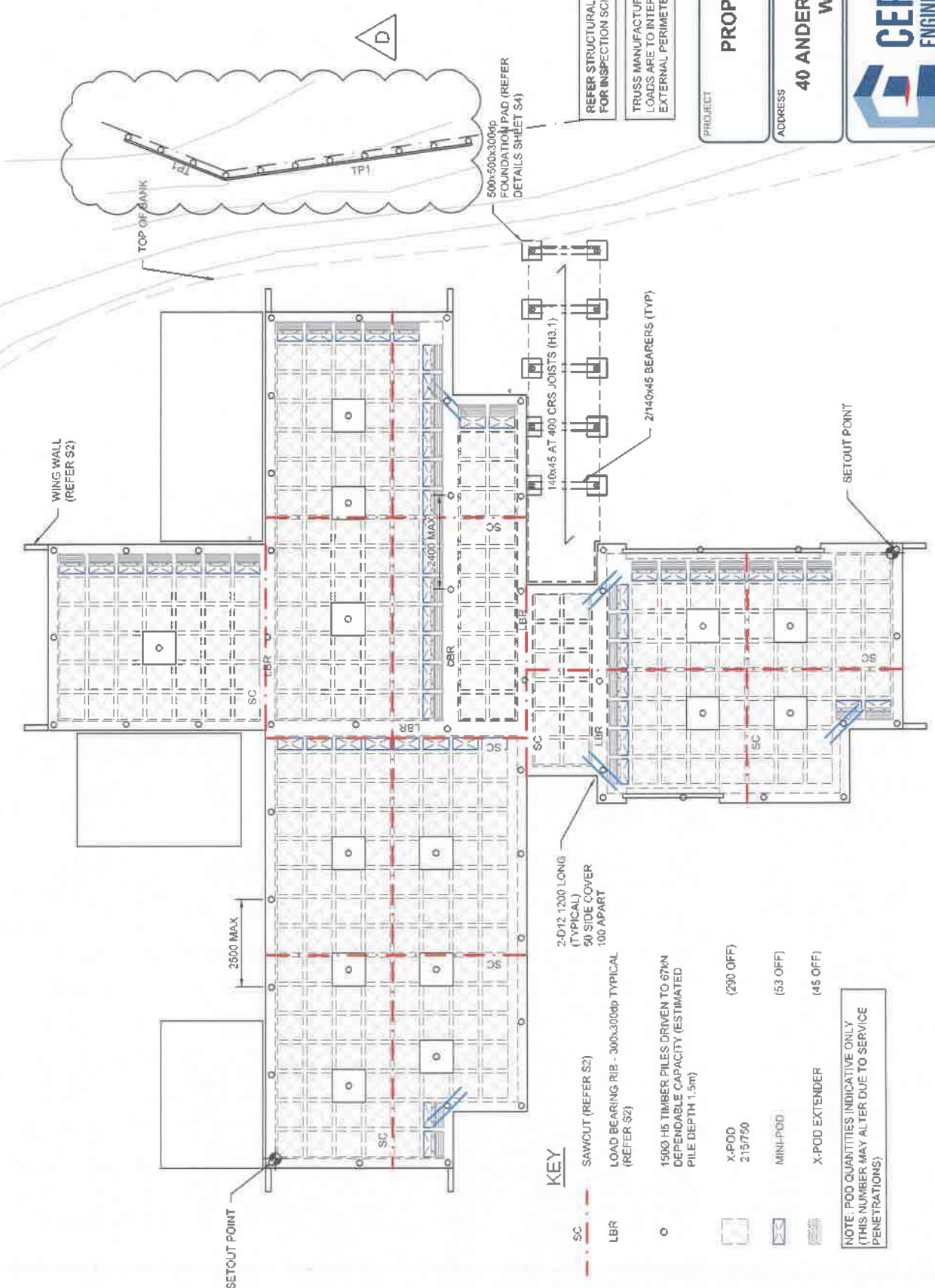
Authorising signature.....

No change to the contract price or extension to the contract time is authorised in respect to this Site Instruction.

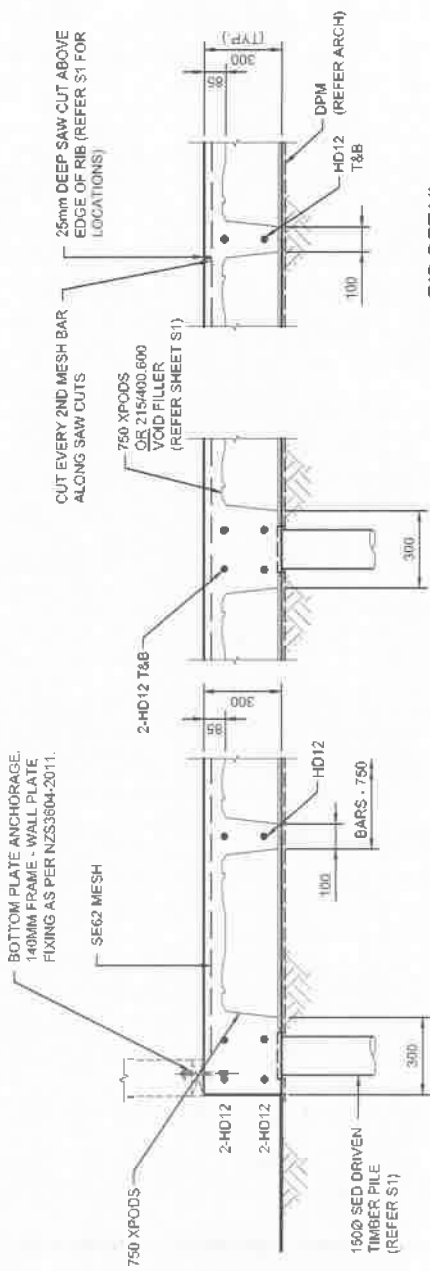
Copies to:

- | | | |
|---|--|--------------------------------------|
| <input checked="" type="checkbox"/> Client | <input type="checkbox"/> Quantity Surveyor | <input type="checkbox"/> Certa Staff |
| <input type="checkbox"/> Project Manager | <input type="checkbox"/> File | |
| <input type="checkbox"/> Architect | <input checked="" type="checkbox"/> Other (Tim Sunderland – DRH) _____ | |
| <input checked="" type="checkbox"/> Contractor (via Client) _____ | | |

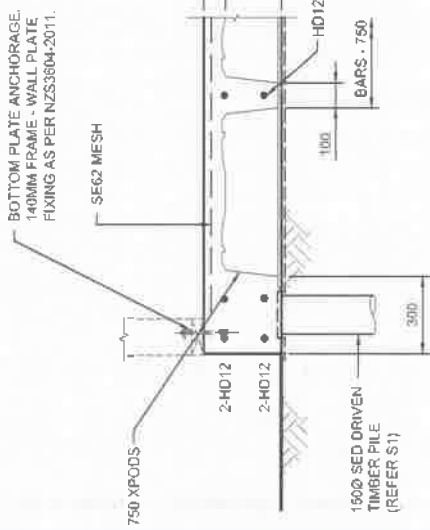
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FOUNDATION PLAN
 SCALE 1:100



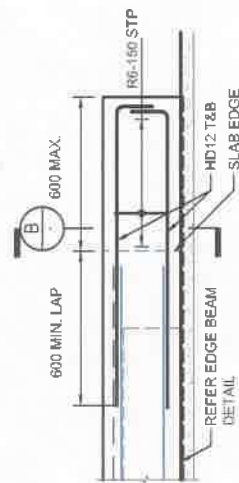
XPOD INTERNAL BEAM/PILE THICKENING DETAIL
SCALE 1:20



XPOD EDGE BEAM DETAIL
SCALE 1:20



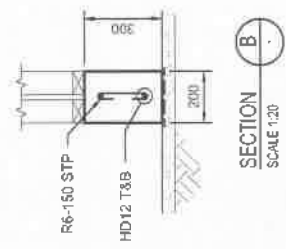
INTERNAL PILE CAP DETAIL
SCALE 1:20



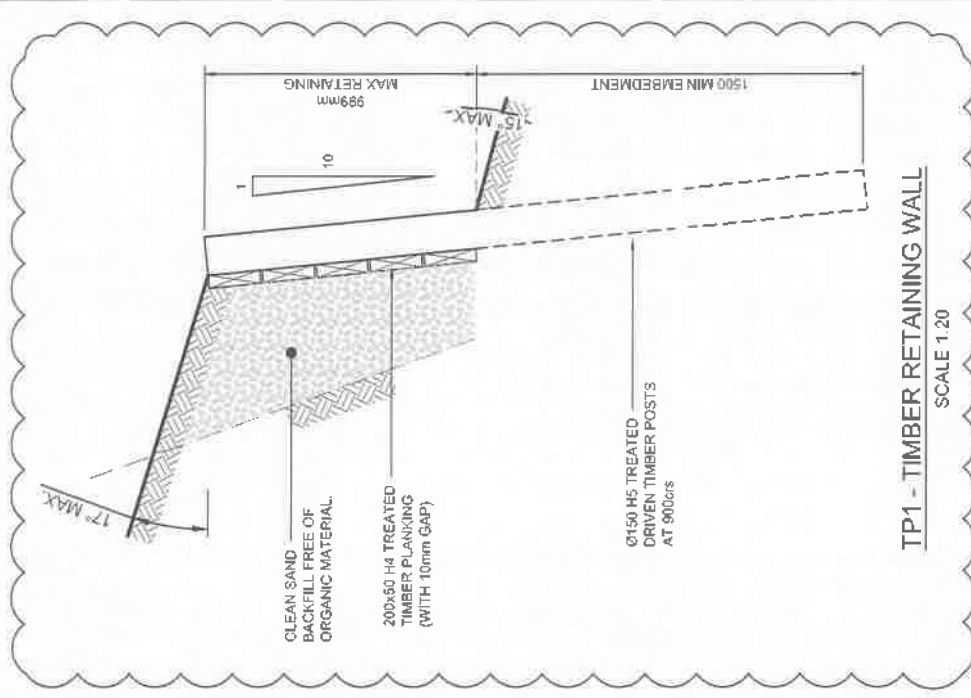
RIB DETAIL
SCALE 1:20



WING WALL NIB DETAIL
SCALE 1:20



SECTION B
SCALE 1:20



TP1 - TIMBER RETAINING WALL
SCALE 1:20



PROJECT	PROPOSED HOUSE
ADDRESS	40 ANDERSON PARK DRIVE WAIKANAE
DATE	5 May 2025
DRAWN	EV
DESIGNED	SOL
APPROVED	SRNP
JOB No:	44890
SHT No:	S2
REV:	D

CERTA ENGINEERING
 Lower Hurt Office
 Tel: 04 505 8004
 Level 1, 79 Riccarton Tce
 P.O. Box 30 533
 Lower Hurst Station
 2014/2015/2016

BC250172
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 15/12/2025
 via Email

SITE INSPECTION REPORT

Date: 10 June 2025	Report No: SR01	Job No: 44890
Inspected By: Geert van de Vorstenbosch	Consent Number: 250172	
Contractors Representative: Troy Mackie (Foundations First Ltd)		
Project: 40 Anderson Park Drive, Waikanae	Area Inspected: Waffle slab	
Inspection time: 9:45am	Weather: Fine	
Stage: Pre-pour inspection of waffle slab		

Observations:

1. Piles have been driven and cut off at underside of slab.
2. All pods set out as specified.
3. All waffle slab reinforcement is in place and correct.
4. All mesh has been placed, lapped and tied.
5. Saw cuts have been prepared in the correct locations (every 2nd mesh strand cut).
6. All penetrations have been prepared as required.

Instructions Given:

1. Nil.

Approved to pour provided the Building Consent Authority has carried out any inspections they require.

Next Inspection Required: Pre-line (TBC)

Send To: Tania Pearson (Foundations First Ltd) tania@foundationsfirst.co.nz
Troy Mackie (Foundations First Ltd) tsmackie@hotmail.com

BC250172
Received by
Kapiti Coast District Council
15/12/2025
via Email



Certa Engineering Ltd
Civil & Structural
Consulting Engineers
Seismic Risk Analysis

Lower Hutt Office
Tel: 04 566 8004
Level 1, 70 Bloomfield Tce
P.O. Box 30 535
Lower Hutt 5040
email@certa.nz

Kapiti Office
Tel: 04 902 5750
Level 1, Kayel Building
Raumati South
Paraparaumu 5032
www.certa.nz

SITE INSPECTION REPORT

Date: 31 July 2025	Report No: SR02	Job No: 44890
Inspected By: Geert van de Vorstenbosch	Consent Number: 250172	
Contractors Representative: Nil on site		
Project: 40 Anderson Park Drive, Waikanae	Area Inspected: Pre-line	
Inspection time: 12:30pm	Weather: Overcast	
Stage: Pre-line inspection of SED beams		

Observations:

1. All beams are in place and correct size.
2. All connections are complete apart from the following:
 - o BM03 hold-down fixings
 - o BM05 end fixings (including hold-down fixings)
3. BM04 (cranked steel beam) has been fabricated such that the ends are not fully bearing on the wall framing. However, sufficient bearing has been provided.

Instructions Given:

1. Complete construction of end fixings for BM03 and BM05.
2. **Contractor to supply photos.**

Approved to line on completion of the above, provided the Building Consent Authority has carried out any inspections they require.

Next Inspection Required: Storm water dispersal trench

Send To: Timothy Atkinson (Client) timothyatkinson@gmail.com
 Tim Clark (Contractor) miphesto666@gmail.com

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 15/12/2025
 via Email



Certa Engineering Ltd
 Civil & Structural
 Consulting Engineers
 Seismic Risk Analysis

Lower Hutt Office
 Tel: 04 566 8004
 Level 1, 70 Bloomfield Tce
 P.O. Box 30 535
 Lower Hutt 5040
email@certa.nz

Kapiti Office
 Tel: 04 902 5750
 Level 1, Kayel Building
 Raumati South
 Paraparaumu 5032
www.certa.nz

SITE INSPECTION REPORT

Date: 31 July 2025	Report No: SR02A	Job No: 44890
Inspected By: Geert van de Vorstenbosch	Consent Number: 250172	
Contractors Representative: Nil on site		
Project: 40 Anderson Park Drive, Waikanae	Area Inspected: Pre-line	
Inspection time: 12:30pm	Weather: Overcast	
Stage: Pre-line inspection of SED beams		

Observations:

1. All beams are in place and correct size.
2. All connections are complete apart from the following:
 - o BM03 hold-down fixings
 - o BM05 end fixings (including hold-down fixings)
3. BM04 (cranked steel beam) has been fabricated such that the ends are not fully bearing on the wall framing. However, sufficient bearing has been provided.

Instructions Given:

1. Complete construction of end fixings for BM03 and BM05.
2. ~~Contractor to supply photos.~~ (Photos of BM03 fixings supplied and accepted. Council have signed off BM05 - garage lintel.)

Approved to line on completion of the above, provided the Building Consent Authority has carried out any inspections they require.

Next Inspection Required: Storm water dispersal trench

Send To: Timothy Atkinson (Client) timothyatkinson@gmail.com
 Tim Clark (Contractor) miphesto666@gmail.com

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 Kapiti Coast District Council
 15/12/2025
 via Email



CERTA

ENGINEERING

Certa Engineering Ltd
 Civil & Structural
 Consulting Engineers
 Seismic Risk Analysis

Lower Hutt Office
 Tel: 04 566 8004
 Level 1, 70 Bloomfield Tce
 P.O. Box 30 535
 Lower Hutt 5040
email@certa.nz

Kapiti Office
 Tel: 04 902 5750
 Level 1, Kayel Building
 Raumati South
 Paraparaumu 5032
www.certa.nz

BC250172
 Received by
 Kapiti Coast District Council
 15/12/2025
 via Email



Robin Scaife: 0275 410 429
 PO Box 1649 Paraparaumu
 Email: robin@scaifeandsons.co.nz

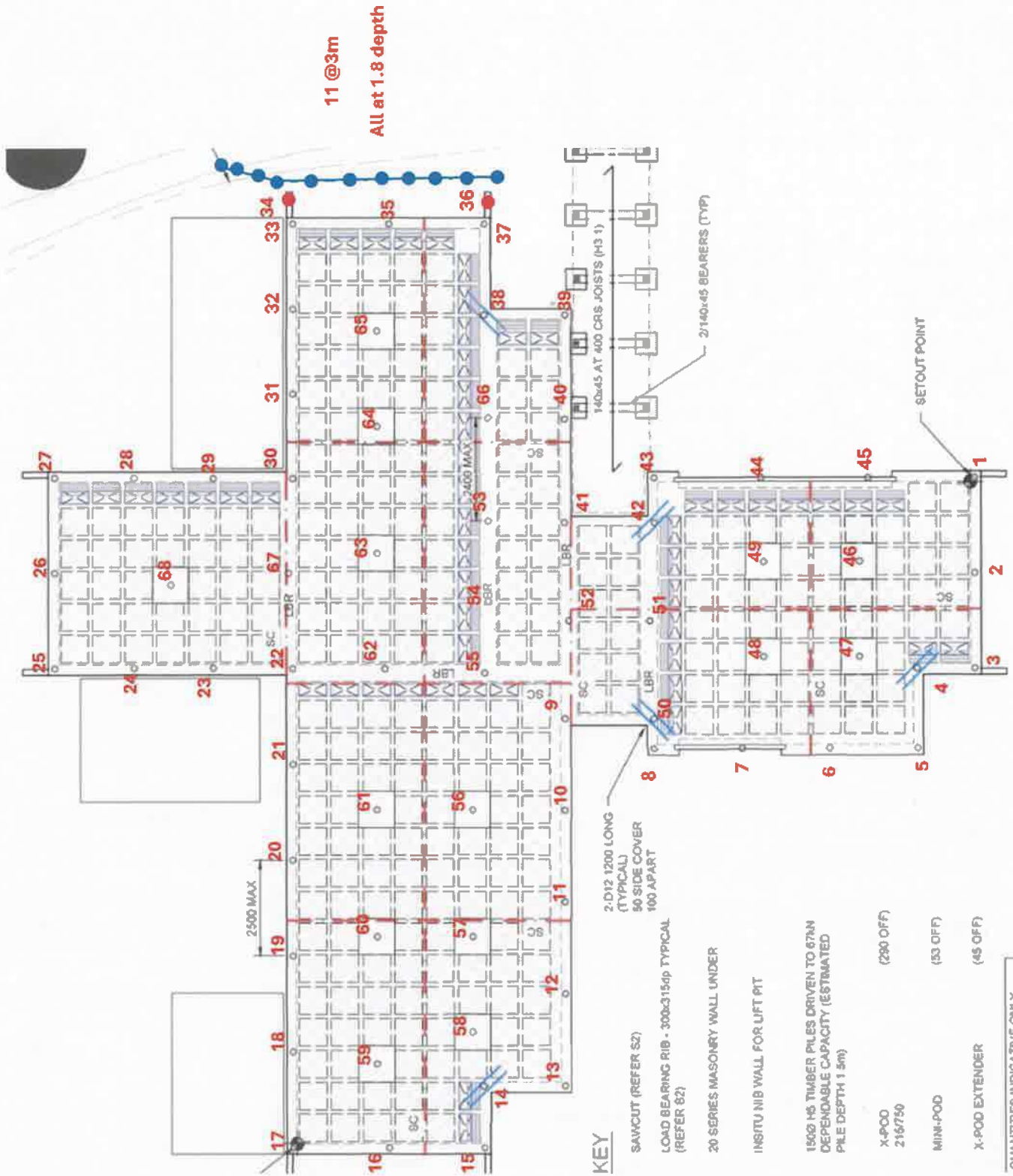
Date: 23/05/2025

Address: 40 Anderson Park Drive

Hammer: 500kg Drop Height 1m

Pile	Length	Embed	Set	Pile	Length	Embed	Set	Pile	Length	Embed	Set	Pile	Length	Embed	Set
1	2.4	2.2		32	2.4	1.8		63	2.4	1.8	5	95			
2	2.4	2.2		33	4.2	3.8		64	2.4	1.8		96			
3	2.4	2.1		34	4.2	3.6		65	2.4	1.9		97			
4	2.4	2.1		35	4.2	3.9		66	2.4	2.2		98			
5	2.4	2.2		36	4.2	3.2		67	2.4	1.2	1	99			
6	2.4	2.1		37	4.2	3.3		68	2.4	1.3	0	100			
7	2.4	2.1		38	2.4	2.1		69				101			
8	2.4	2.1		39	2.4	2.2		71				102			
9	2.4	2.1		40	2.4	2.2		72				103			
10	2.4	2.1		41	2.4	2.1		73				104			
11	2.4	2.1		42	2.4	2.1		74				105			
12	2.4	2.1		43	2.4	2		75				106			
13	2.4	2.2	6	44	2.4	2.1		76				107			
14	2.4	2.1		45	2.4	2.2	16	77				108			
15	2.4	1.9		46	2.4	2.2		78				109			
16	2.4	1.7		47	2.4	2.1		79				110			
17	2.4	1.5		48	2.4	2.1		80				111			
18	2.4	1.3		49	2.4	2.2		81				112			
19	2.4	1.4		50	2.4	2.2		82				113			
20	2.4	1.7		51	2.4	2.3		83				114			
21	2.4	1.9	6.5	52	2.4	2.2		84				115			
22	2.4	1.9		53	2.4	2.1		88				116			
23	2.4	2.1		54	2.4	1.8		86				117			
24	2.4	1.7		55	2.4	1.4		87				118			
25	4.2	3.5		56	2.4	2		88				119			
26	2.4	2.1		57	2.4	2.1	6	89				120			
27	4.2	3.8		58	2.4	2.3		90				121			
28	2.4	1.7		59	2.4	1.4	5	91				122			
29	2.4	1.4	5	60	2.4	2.1	7.5	92				123			
30	2.4	2.1		61	2.4	2.2		93				124			
31	2.4	1.7		62	2.4	1.9		94				125			

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FOUNDATION PLAN

SCAI F 1-100



Building Code Clause(s) E1

J44890



PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

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

ISSUED BY: Certa Engineering Ltd
TO: Timothy Atkinson
(Owner/Developer)
TO BE SUPPLIED TO: KCDC District Council
(Building Consent Authority)
IN RESPECT OF: New Residence
(Description of Building Work)
AT: 40 Anderson Park Drive, Waikanae
(Address)
Lot: 39 DP: 592074

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Certa Engineering Ltd has been engaged by **Timothy Atkinson**

to provide CM1 CM2 CM3 CM4 CM5 observation services
(Engineering Categories)

in respect of clause(s) E1/VM1 of the Building Code for the building work described in documents relating to Building Consent No #250172. We have sighted these Building Consents and the conditions of attached to them.

Authorised instruction / Site Inspection Report **Numbered 3** (copy attached) have been issued during the course of the works.

On the basis of this these review(s) and information supplied by the contractor during the course of the works

I believe on reasonable grounds that All

Part only as specified of building work outside the scope of NZS3604:2011-

- Detention Tank

Of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to Clause(s) E1/VM1 of the Building Regulations.

I, Stuart Preston am CPEng Registered No. 138744

I am a Member of Engineering New Zealand and hold the following qualifications: BE(Civil), CMEngNZ, CPEng

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Construction Review Firm is a member of ACENZ

SIGNED BY Stuart Preston **ON BEHALF OF** Certa Engineering Ltd.

Date: 5th December 2025

Signature

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Construction Review Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000*.

This form to accompany **Forms 6 or 8 of the Building (Form) Regulations 2004** for the issue of a Code Compliance Certificate.

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Engineering New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised as at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

- PS1 Design** Intended for the use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;
- PS2 Design Review** Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;
- PS3 Construction** Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2013 ; or Schedules E1/E2 of NZIA's SCC 2007 2
- PS4 Construction Review** Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate. This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACENZ, EngNZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence-based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as the Engineering New Zealand (EngNZ) or the New Zealand Institute of Architects (NZIA) provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$200,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-5)³ (OL1-OL4)². The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any 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 Firm's engagement.

Attached Particulars

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

Refer Also:

- 1 Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2013
- 2 NZIA Standard Conditions of Contract SCC 2007 (1st edition)
- 3 Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/EngNZ 2004)

www.acenz.org.nz
www.engineeringnz.org
www.nzia.co.nz

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SITE INSPECTION REPORT

Date: 5 December 2025	Report No: SR03	Job No: 44890
Inspected By: Geert van de Vorstenbosch	Consent Number: 250172	
Contractors Representative: Nil on site		
Project: 40 Anderson Park Drive, Waikanae	Area Inspected: Storm water dispersal trench	

THIS REPORT IS BASED IN PHOTOS SUPPLIED BY THE CONTRACTOR

Inspection time: 3:00pm
 Weather: N/A
 Stage: Storm water dispersal trench

Observations:

1. The trench appears to be the correct width and height.
2. The trench appears to have been lined with filter cloth.
3. The trench appears to have a perforated field drain wrapped in a filter cloth sock placed in it, on a bed of pea metal.
4. The trench appears to have been backfilled with pea metal.

Instructions Given:

1. Nil

Approved to close in, provided the Building Consent Authority has carried out any inspections they require.

Next Inspection Required: Nil

Send To: Timothy Atkinson (Client) timothyatkinson@gmail.com

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 via Email



Certa Engineering Ltd
 Civil & Structural
 Consulting Engineers
 Seismic Risk Analysis

Lower Hutt Office
 Tel: 04 566 8004
 Level 1, 70 Bloomfield Tce
 P.O. Box 30 535
 Lower Hutt 5040
email@certa.nz

Kapiti Office
 Tel: 04 902 5750
 Level 1, Kayel Building
 Raumati South
 Paraparaumu 5032
www.certa.nz

202017
Accuracy
New Case
Date
10/20/20
M Line

GASFITTING CERTIFICATE OF COMPLIANCE



Client Name: Tim Atkinson
Reference or Job #: 2227a ICP (if known):
Address of work: 40 Anderson Park
Suburb: Waikanae Town/City: Kapiti Coast

Description of gasfitting work: (if different gasfitting work was done by different people, state who did what gasfitting.)

Install Escea flame affect built in fire
Model:- DS1400 34 MJ/hr (high) Gas pipe:-
Serial#:- 158268 24 MJ/hr (low) Ryfong 25-20

Gas supply pressure 2.8 MPa Risk classification (tick one) Low risk General High risk
Gas type (tick one) Natural gas LPG Biogas Other (specify)

The work has been done in accordance with a certified design: Yes No
If yes - identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.
(Or provide reference to readily accessible electronic format, eg internet link.)

Identify:
URL:

The work relies on manufacturer's instructions: Yes No
If yes - identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.
(Or provide reference to readily accessible electronic format, eg internet link.)

Identify:
URL: Left with customer (also the data plate is on the base of the header so this info

The work has been done in accordance with means of compliance (specify): Yes - AS/NZS 5400.2 sections 5 to 8 Yes - AS/NZS 5400.2 sections 5 to 8 No remote control etc is (an) (mal)

Were any other standards or gas code of practice required for compliance?
 Yes (specify) No

Parts of the gas installation that are safe to connect to a gas supply?
 All None (specify)

Date(s) on which the work was done (if different from date of certifying gasfitting):

Name and registration number of anyone who carried out work under supervision:

By signing this document I confirm that I am satisfied that the work described in this certificate of compliance has been done lawfully and safely, and that the information on this certificate is correct.

Certifier name: Peter Bartholomew
Registration number: 19044 Certificate Issue Date: 11/13/25
Signature:

Outline any additional information attached:
The data plate for this model is on the base so the g/h t model etc is hand written on the manual

Producer Statement - PS1 - Design

Job Ref: **PM25-1045D**

This producer statement applies to the structural engineering design software "Pryda Build" supplied by Pryda NZ to
Wayne Bishop Group Frame & Truss

These lintel, beam and associated component designs are in accordance with sound and widely accepted engineering principles. I believe on reasonable grounds that if constructed in accordance with the design, the lintels, beams and associated components will comply with relevant requirements of the New Zealand Building Code, Clause B1 and Verification Method B1/VM1. The durability shall comply with the New Zealand Building Code, Clause B2, for building Importance Level 2 and a design working life of 50 years.

In addition to the above, this software also complies in part with:

ANSI / TPI 1 - 2002 National Design Standard for metal plate connected wood truss construction.

AS 1649 - 2001 Timber - Methods of test for mechanical fasteners and connectors - Basic working loads and characteristic strengths.

The lintel, beam and associated component designs require that the supporting structure is stable in its own right, and that the lintels, beams and associated components will be installed in accordance with the New Zealand Building Code Standard NZS 3604:2011, and any supplementary details provided, including but not limited to Pryda Installation Guides.

Pryda NZ holds a current policy of Professional Indemnity Insurance with cover no less than NZ\$2 million. The policy includes the engineering design processes used in the software.

On behalf of Pryda NZ (a division of ITW New Zealand)



Dr. Kristopher Orlowski

Structural Engineer

BSc (Eng), MEng, DR-PHILENG, CPEng AUS (4125476), CPEng NZ (2001879)

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Received by
Kapiti Coast District Council
11/12/2025
via Email**

Fabricator / Designer Statement

Job Ref: **PM25-1045D**

Design Information for Building Consent Application

CLIENT Name: **ATKINSON**

SITE Details:

Address :	40
ANDERSON PARK DRIVE	
City:	WAIKANAE
Post Code:	State:

Nominal Design Criteria:

- | | |
|---|---|
| Design working life: 50 years | Design roof snow load: 0 Pa
(incl. probability factor) |
| Building importance: Residential (Importance Level 2) | Ground snow load: 0 Pa |
| Roofing: Longrun (6.0 kg/sq.m) | Location: Region N1 - lower Nth Island |
| Ceiling: 13mm Gib-board (8.5 kg/sq.m) | Altitude above sea level: 100 m |
| Standard roof pitch: 35.00 deg. | |
| Ult. design wind speed: 44 m/s (wind classification = High) | |
| Max. eaves height: 3 m | |
| Max. ridge height: 6 m | |
| Int pressure coeff. up: 0.2 | |

Note: This statement must be read in conjunction with the wall layout and detail sheets.

Note: The Structural Timber products supplied for Wall in this building stores approximately '0' kg of carbon.

All lintels, beams and associated components are to be installed and connected in accordance with the recommendations given in - : NZS3604: 2011 "Timber Framed Buildings" and any other supplementary details that may be provided, such as the Pryda Builders Guides, and the supporting structure shall be stable in its own right.

Timber verification and grading values are in accordance with clause B1 and timber treatment in accordance with clause B2 of the New Zealand Building Code.

Name: Dwayne Jackson

Position: Detailer

Signed: 

Date: 22-05-2025

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Component Summary Report

Level 1 Nominal Wall Height = 2455 mm

Lintel And Jamb Stud Summary

Label	Status	Opening Width (mm)	Opening Height (R) or (L) (mm)	Lintel		Jamb Stud(LEFT)				Jamb Stud(RIGHT)			
				Size	Defl. (mm)	Size	Min. Bearing (mm)	Reactions (kN)		Size	Min. Bearing (mm)	Reactions (kN)	
								Down	Uplift			Down	Uplift
L1	Passed	1700	2220 (R)	1 / 140x140 GL8H12	-0.6	2 / 140x45 SG8H12	35.0	4.6	-2.6	2 / 140x45 SG8H12	35.0	6.3	-3.6
L2	Passed	920	2220 (R)	1 / 140x140 GL8H12	-0.1	2 / 140x45 SG8H12	35.0	1.8	-1.3	2 / 140x45 SG8H12	35.0	0.9	-0.6
L3	Passed	3020	2220 (R)	1 / 190x140 GL8H12	-1.4	3 / 140x45 SG8H12	35.0	2.8	-1.8	3 / 140x45 SG8H12	35.0	2.7	-1.8
L4	Passed	4620	2100 (R)	1 / 290x140 GL8H12	-4.1	4 / 140x45 SG8H12	35.0	6.9	-5.6	4 / 140x45 SG8H12	35.0	8.7	-6.2
L5	Passed	3420	2220 (R)	1 / 190x140 GL8H12	-1.7	3 / 140x45 SG8H12	35.0	1.8	-0.7	3 / 140x45 SG8H12	35.0	1.9	-0.7
L6	Passed	2120	2220 (L)	1 / 190x140 GL8H12	-0.1	2 / 140x45 SG8H12	35.0	0.3	No uplift	2 / 140x45 SG8H12	35.0	0.3	No uplift
L7	Passed	3420	2220 (R)	1 / 190x140 GL8H12	-1.7	3 / 140x45 SG8H12	35.0	1.8	-0.7	3 / 140x45 SG8H12	35.0	1.8	-0.7
L8	Passed	1820	2220 (R)	1 / 140x140 GL8H12	-0.6	2 / 140x45 SG8H12	35.0	4.1	-4.0	2 / 140x45 SG8H12	35.0	4.0	-3.9
L9	Passed	1820	2220 (R)	1 / 140x140 GL8H12	-0.8	2 / 140x45 SG8H12	35.0	3.5	-3.2	2 / 140x45 SG8H12	35.0	3.0	-2.3
L10	Passed	2420	2220 (R)	1 / 190x140 GL8H12	-0.9	3 / 140x45 SG8H12	35.0	2.7	-2.5	3 / 140x45 SG8H12	35.0	4.0	-3.5
L11	Passed	920	2220 (R)	1 / 140x140 GL8H12	0.0	2 / 140x45 SG8H12	35.0	0.8	-0.6	2 / 140x45 SG8H12	35.0	0.8	-0.6
L12	Passed	820	2220 (R)	1 / 140x140 GL8H12	0.0	2 / 140x45 SG8H12	35.0	2.0	-1.9	2 / 140x45 SG8H12	35.0	2.0	-2.0
L13	Passed	820	2220 (R)	1 / 140x140 GL8H12	0.0	2 / 140x45 SG8H12	35.0	2.5	-2.4	2 / 140x45 SG8H12	35.0	2.2	-2.1
L14	Passed	1010	2220 (R)	1 / 140x140 GL8H12	0.0	2 / 140x45 SG8H12	35.0	8.6	-6.5	2 / 140x45 SG8H12	35.0	2.2	-1.5
L15	Passed	2440	2105 (R)	1 / 190x140 GL8H12	-3.2	3 / 140x45 SG8H12	35.0	11.2	-3.0	3 / 140x45 SG8H12	35.0	10.6	-2.2
L16	Passed	3020	2220 (R)	1 / 190x140 GL8H12	-1.4	3 / 140x45 SG8H12	35.0	2.8	-1.8	3 / 140x45 SG8H12	35.0	2.7	-1.8

Notes:
R= Raised Lintel and L= Lowered Lintel.
'Defl.' relates to maximum permanent load deflection.
'Min. Bearing' is set to minimum 35mm. N/R indicates no bearing on studs with lintel acting as top plate stiffener.
'Down' relates to maximum downward reaction due to factored combined loads (e.g. 1.2G+1.5Q) and 'Uplift' refers to maximum uplift reaction due to 0.9G+Wup load combination.

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Received by
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11/12/2025
via Email

**FRAME MANUFACTURING STATEMENT
FOR PRYDA UPLIFT FIXINGS**

CUSTOMER: AITKINSON

DATE: 4/06/2025

JOB REFERENCE: PM25-1045

ADDRESS: 40 ANDERSON PARK DRIVE
WAIKANAÉ

(Tick relevant box(s) – as appropriate)

<input checked="" type="checkbox"/>	Stud to Top Plate Fixings Hold down requirements on all load bearing walls have been achieved using WM8100PS and WM8150PS and have been installed as per Pryda specification at the time of manufacture.
<input checked="" type="checkbox"/>	Stud to Lintel Fixings Fixing requirements have been achieved using WM8100PS and WM8150PS and have been installed as per Pryda specification at the time of manufacture.
<input checked="" type="checkbox"/>	Stud to Bottom Plate Fixings Fixing requirements have been achieved using WM8100PS and WM8150PS and have been installed as per Pryda specification at the time of manufacture.

SIGNATURE: 

DATE: 4/06/2025

NAME OF MANUFACTURING SUPERVISOR: D Jackson

TITLE: DETAILER

NAME OF COMPANY: WBS FRAME & TRUSS

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Pryda Reference Documents: Pryda Builders Guide and Pryda Fast Fix Screws - Capacity Guide.

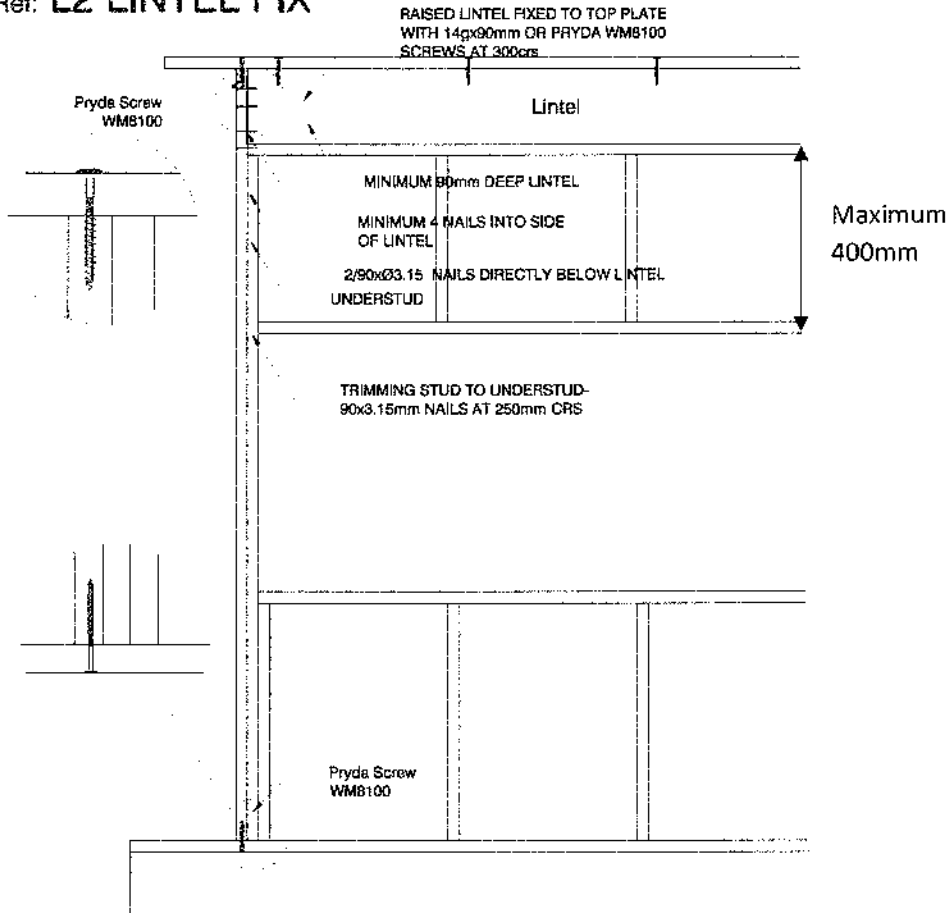
ALTERNATIVE LINTEL FIXING

ACCEPTABLE SOLUTIONS IN CONJUNCTION WITH TABLES 8:14 & FIG 8:12 OF NZS 3604:2011 USING PRYDA FASTFIX™ SCREWS.

RAISED HEADER FIXING DETAILS FOR CONSENT DOC REF L2, L3, AND L4.

Lintel Tie down - PRYDA STUD SCREWS

Consent Doc Ref: **L2 LINTEL FIX**



Note : Details to be mirrored on other side of opening,
HOLD DOWN OF BOTTOM PLATE AS PER NZS3604:2011

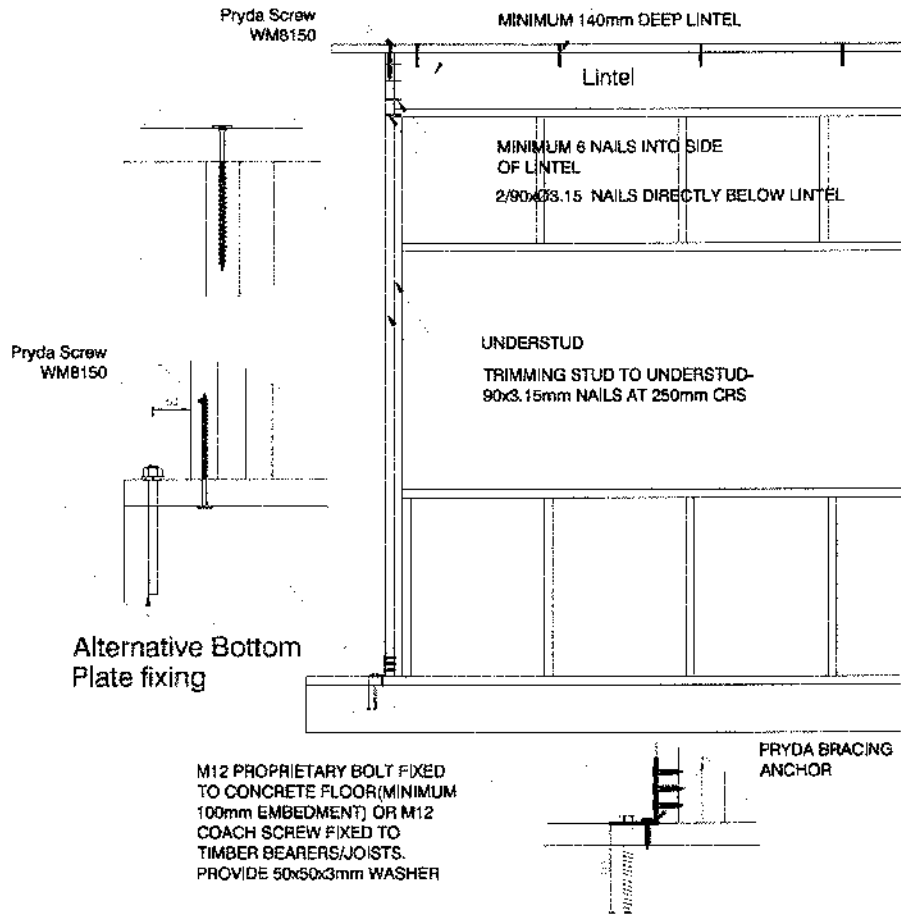
- The maximum height of the frame infill above opening shall not be more than 400mm.
- The drawing shall be read in conjunction with Table 8.14 and Fig. 8.12 of NZS 3604:2011.
- Opening span shall be either defined and designed by Pryda Build Software or as per Table 8.14 of NZS 3604:2011
- WM8100PS and WM8150PS can be replaced with 135mm (WM8135PS) and 175mm (WM8175PS) on-site FastFix™ screws, respectively.

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Lintel Tie down - PRYDA STUD SCREWS

Consent Doc Ref: **L3 LINTEL FIX**

RAISED LINTEL FIXED TO TOP PLATE WITH
14gx90mm OR PRYDA WM8100 SCREWS AT 300crs



Note : Details to be mirrored on other side of opening,
HOLD DOWN BOLT/ PRYDA BRACING ANCHOR COULD BE ON EITHER SIDE OF FULL HEIGHT STUD.

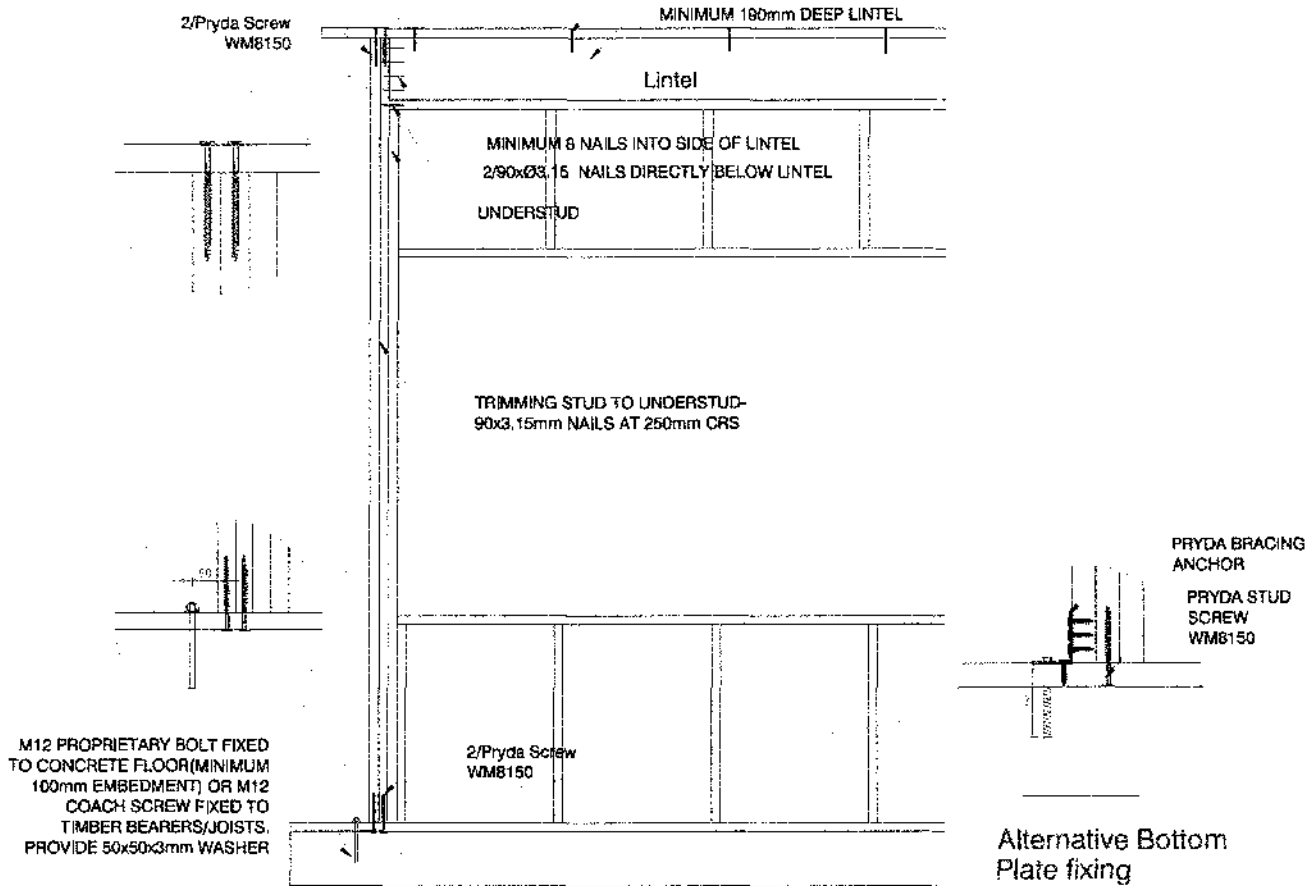
- The maximum height of the frame infill above opening shall not be more than 400mm.
- The drawing shall be read in conjunction with Table 8.14 and Fig. 8.12 of NZS 3604:2011.
- Opening span shall be either defined and designed by Pryda Build Software or as per Table 8.14 of NZS 3604:2011
- WM8100PS and WM8150PS can be replaced with 135mm (WM8135PS) and 175mm (WM8175PS) on-site FastFix™ screws, respectively.

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Lintel Tie down - PRYDA STUD SCREWS

Consent Doc Ref: **L4 LINTEL FIX**

RAISED LINTEL FIXED TO TOP PLATE
WITH 14gx90mm OR PRYDA WM8100
SCREWS AT 300crs



Note : Details to be mirrored on other side of opening.
HOLD DOWN BOLT/ PRYDA BRACING ANCHOR COULD BE ON EITHER SIDE OF FULL HEIGHT STUD.

- The maximum height of the frame infill above opening shall not be more than 400mm.
- The drawing shall be read in conjunction with Table 8.14 and Fig. 8.12 of NZS 3604:2011.
- Opening span shall be either defined and designed by Pryda Build Software or as per Table 8.14 of NZS 3604:2011
- WM8100PS and WM8150PS can be replaced with 135mm (WM8135PS) and 175mm (WM8175PS) on-site FastFix™ screws, respectively.

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Producer Statement - PS1 - Design

Job Ref: **PM25-1045D**

This producer statement applies to the structural engineering design software "Pryda Build" supplied by Pryda NZ to
Wayne Bishop Group Frame & Truss

These truss designs are in accordance with sound and widely accepted engineering principles. I believe on reasonable grounds that if constructed in accordance with the design, the trusses will comply with relevant requirements of the New Zealand Building Code, Clause B1 and Verification Method B1/VM1. The durability shall comply with the New Zealand Building Code, Clause B2, for building Importance Level 2 and a design working life of 50 years.

In addition to the above, this software also complies in part with:

ANSI / TPI 1 - 2002 National Design Standard for metal plate connected wood truss construction.

AS 1649 - 2001 Timber - Methods of test for mechanical fasteners and connectors - Basic working loads and characteristic strengths.

The truss designs require that the supporting structure is stable in its own right, and that the trusses will be braced in accordance with the New Zealand Building Code Standard NZS 3604:2011, and any supplementary details provided, including but not limited to Pryda Installation Guides.

Pryda NZ holds a current policy of Professional Indemnity Insurance with cover no less than NZ\$2 million. The policy includes the engineering design processes used in the software.

On behalf of Pryda NZ (a division of ITW New Zealand)



Dr. Kristopher Orlowski

Structural Engineer

BSc (Eng), MEng, DR-PHILENG, CPEng AUS (4125476), CPEng NZ (2001879)

BC250172
Received by
Kapiti Coast District Council
11/12/2025
via Email

Fabricator / Designer Statement

Job Ref: **PM25-1045D**

This statement may be used by the Building Consent Authority for compliance purposes and is issued by a licensed truss fabricator using Pryda Build software.

CLIENT Name: *ATKINSON*

SITE Details:

Address : 40
ANDERSON PARK DRIVE
City: *WAIKANA*
Post Code:

Nominal Design Criteria:

Design working life: 50 years	Design roof snow load: 0 Pa (incl. probability factor)
Building importance: Residential (Importance Level 2)	Ground snow load: 0 Pa
Roofing: Longrun (6.0 kg/sq.m)	Location: Region N1 - lower Nth Island
Ceiling: 13mm Gib-board (8.5 kg/sq.m)	Altitude above sea level: 100 m
Top chord purlins: 900 mm	Imposed floor loads: 1.5 kPa ' 1.8 kN
BC restraints: Battens at 600 mm crs	
Standard truss spacing: 900 mm	
Standard roof pitch: 35.00 deg.	
Ult. design wind speed: 44 m/s (wind classification = High)	
Max. eaves height: 3 m	
Max. ridge height: 6 m	
Int pressure coeff. up: 0.2	
Overhang Condition: Metal fascia	

The design criteria inputs used by Pryda Build software is the responsibility of the fabricator.

Note: Where relevant, a structural fascia beam is required at all hip and dutch hip corners to support creeper/rafter overhangs, as shown in AS 4440-2004

Note: This Producer Statement shall be read in conjunction with the Roof truss layout and detail sheets.

Note: Some trusses in this job support ceiling materials that are different to this nominal data (see individual truss detail sheets).

Note: The Structural Timber products supplied for Roof in this building stores approximately '1150' kg of carbon.

Truss and connection designs listed in the Producer Statement have been designed using Pryda design software.

All trusses have been manufactured in accordance with the fabrication specifications provided by Pryda, and shall be installed, connected and braced in accordance with the recommendations given in - : AS 4440-2004 "Installation of nailplated timber roof trusses" and any other supplementary details that may be provided, such as the Pryda Installation Guides.

Timber verification and grading values are in accordance with clause B1 and timber treatment in accordance with clause B2 of the New Zealand Building Code.

I/we confirm that the trusses for this project have been manufactured in accordance with the fabrication specifications provided by Pryda New Zealand.

Name: Dwayne Jackson

Position: Detailer

Signed: 

Date: 04-06-2025

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Note 1: All timber framing nails are machine-driven, glue coated, or annular/helical deformed shank.
Use specified fixings with Pryda connectors as noted.

Note 2: The following trusses have not yet fully passed all of the design criteria, eg:-

<i>Truss Mark</i>	<i>Truss Design Status</i>	<i>Connection Design Status</i>
BR1	-	Fixings and connections have not been designed by Pryda Build.
BR2	-	Fixings and connections have not been designed by Pryda Build.
R1	-	Fixings and connections have not been designed by Pryda Build.
R8	-	Fixings and connections have not been designed by Pryda Build.
R2	-	Fixings and connections have not been designed by Pryda Build.
R6	-	Fixings and connections have not been designed by Pryda Build.

Tie-downs to walls/beams:

Trusses need to be fixed at each timber support with 2/90x3.15 dia Skew Nails.

All additional tie-downs are as follows:

<i>Truss Mark</i>	<i>Sup No.</i>	<i>Distance</i>	<i>Fixing</i>	<i>Support Jt Grp</i>	<i>Width</i>	<i>Truss Jt Grp</i>	<i>Uplift (kN)</i>	<i>Fixing Details</i>
H2	1	-	1/NPPC4	JD5	140	JD5	-0.77	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
R4	3	2355	1/QHS4	OTH	90	JD5	-1.13	8/30x3.15d nails (Wrap Around), 1/30x3.15d nails
R5	3	2305	1/QHS4	OTH	90	JD5	-1.11	8/30x3.15d nails (Wrap Around), 1/30x3.15d nails
R7	1	-	1/NPPC4	JD5	90	JD5	-0.75	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	3	1136	1/NPPC4	JD5	90	JD5	-0.75	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
R9	4	555	1/NPPC4	JD5	140	JD5	-1.76	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
S1	3	600	1/NPPC4	JD5	70	JD5	-1.19	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	4	1200	1/NPPC4	JD5	70	JD5	-1.31	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	5	1800	1/NPPC4	JD5	70	JD5	-1.26	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	7	3000	1/NPPC4	JD5	70	JD5	-1.23	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	8	3600	1/NPPC4	JD5	70	JD5	-1.31	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	9	4200	1/NPPC4	JD5	70	JD5	-1.19	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
S11	1	-	1/NPPC4	JD5	140	JD5	-2.08	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	7	6700	1/NPPC4	JD5	140	JD5	-1.08	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
S12	1	-	1/NPPC4	JD5	140	JD5	-1.27	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
S13	3	600	1/NPPC4	JD5	70	JD5	-1.19	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	4	1200	1/NPPC4	JD5	70	JD5	-1.31	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	5	1800	1/NPPC4	JD5	70	JD5	-1.24	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	7	3000	1/NPPC4	JD5	70	JD5	-1.27	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	8	3600	1/NPPC4	JD5	70	JD5	-1.31	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	9	4200	1/NPPC4	JD5	70	JD5	-1.19	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
S14	1	-	1/NPPC4	JD5	140	JD5	-2.75	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
S16	1	-	1/QHS4	OTH	90	JD5	-1.26	8/30x3.15d nails (Wrap Around), 1/30x3.15d nails
S17	1	-	1/NPPC4	JD5	140	JD5	-1.49	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	4	4660	1/MPQHS6	JD5	45	JD5	-1.46	10/30x3.15d nails, 1/30x3.15d nails
S18	1	-	1/MPQHS6	JD5	45	JD5	-1.15	10/30x3.15d nails, 1/30x3.15d nails
S19	1	-	1/MPQHS6	JD5	45	JD5	-1.14	10/30x3.15d nails, 1/30x3.15d nails
S2	1	-	1/NPPC4	JD5	140	JD5	-1.53	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	7	4800	1/NPPC4	JD5	140	JD5	-1.53	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
S20	1	-	1/NPPC4	JD5	140	JD5	-1.40	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	6	6700	1/NPPC4	JD5	140	JD5	-1.40	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
S21	1	-	1/QHS4	OTH	90	JD5	-1.26	8/30x3.15d nails (Wrap Around), 1/30x3.15d nails
S3	3	710	1/NPPC4	JD5	140	JD5	-1.94	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	7	5640	1/NPPC4	JD5	140	JD5	-1.94	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
S4	1	-	1/NPPC4	JD5	140	JD5	-0.94	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	6	6700	1/QHS4	OTH	90	JD5	-0.94	8/30x3.15d nails (Wrap Around), 1/30x3.15d nails
S5	1	-	1/NPPC4	JD5	140	JD5	-1.96	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	7	6700	1/NPPC4	JD5	140	JD5	-1.96	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
S6	1	-	1/NPPC4	JD5	140	JD5	-1.53	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	6	6700	1/QHS4	OTH	90	JD5	-1.53	8/30x3.15d nails (Wrap Around), 1/30x3.15d nails
S7	3	600	1/NPPC4	JD5	70	JD5	-1.19	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	4	1200	1/NPPC4	JD5	70	JD5	-1.31	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	5	1800	1/NPPC4	JD5	70	JD5	-1.25	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	7	3000	1/NPPC4	JD5	70	JD5	-1.24	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	8	3600	1/NPPC4	JD5	70	JD5	-1.31	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	9	4200	1/NPPC4	JD5	70	JD5	-1.19	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
S8	1	-	1/NPPC4	JD5	140	JD5	-1.25	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
S9	1	-	1/NPPC4	JD5	140	JD5	-2.79	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	7	6700	1/NPPC4	JD5	140	JD5	-2.79	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
SG1	1	-	1/NPPC4	JD5	140	JD5	-2.97	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	4	4660	1/NPPC4	JD5	45	JD5	-2.28	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
SG2	1	-	1/NPPC4	JD5	140	JD4	-2.35	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	7	4800	1/NPPC4	JD5	140	JD4	-3.02	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
SG3	1	-	1/NPPC4	JD5	140	JD4	-3.03	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	7	4800	1/NPPC4	JD5	140	JD4	-2.36	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
SG4	3	710	1/NPPC8	JD5	140	JD4	-6.99	4/TCS 12-35 Pryda Screws, 12/30x3.15d nails

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	7	5640	1/NPPC4	JD5	140	JD4	-2.63	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
SG5	1	-	1/NPPC4	JD5	140	JD5	-3.33	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	7	6700	2/NPPC4	JD5	140	JD5	-4.80	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
SG6	1	-	1/NPPC4	JD5	140	JD5	-2.85	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
TGG1	1	-	1/NPPC4	JD5	140	JD5	-3.39	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	9	6700	2/NPPC4	JD5	140	JD5	-3.92	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
TGG2	1	-	1/NPPC4	JD5	140	JD5	-2.96	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	6	6700	1/QHS4	OTH	90	JD5	-2.44	8/30x3.15d nails (Wrap Around), 1/30x3.15d nails
TGG3	1	-	2/NPPC4	JD5	140	JD5	-3.81	2/TCS 12-35 Pryda Screws, 6/30x3.15d nails
	6	6560	1/MPQHS6	JD5	45	JD5	-3.33	10/30x3.15d nails, 1/30x3.15d nails

Primary connections (truss to girder):

<i>Truss Marks</i>			<i>Fixing Details</i>		
<i>Girder</i>	<i>Supported</i>	<i>Connector</i>	<i>Girder</i>	<i>Supported</i>	
JG1	S16	MPFBK4590	4/TCS 12-35 Pryda Screws	2/TCS 12-35 Pryda Screws	
	S21	MPFBK4590	4/TCS 12-35 Pryda Screws	2/TCS 12-35 Pryda Screws	
JG2	S12	MPFBK4590	4/TCS 12-35 Pryda Screws	2/TCS 12-35 Pryda Screws	
	S8	MPFBK4590	4/TCS 12-35 Pryda Screws	2/TCS 12-35 Pryda Screws	
JG3	S18	MPFBK4590	4/TCS 12-35 Pryda Screws	2/TCS 12-35 Pryda Screws	
	S19	MPFBK4590	4/TCS 12-35 Pryda Screws	2/TCS 12-35 Pryda Screws	
SG1	J1	MPFBK4590	4/TCS 12-35 Pryda Screws	2/TCS 12-35 Pryda Screws	
	JG3	MPFBK4590	4/TCS 12-35 Pryda Screws	2/TCS 12-35 Pryda Screws	
SG2	J1	MPFBK4590	4/TCS 12-35 Pryda Screws	2/TCS 12-35 Pryda Screws	
	JG1	MPFBK4590	4/TCS 12-35 Pryda Screws	2/TCS 12-35 Pryda Screws	
SG3	J1	MPFBK4590	4/TCS 12-35 Pryda Screws	2/TCS 12-35 Pryda Screws	
	JG2	MPFBK4590	4/TCS 12-35 Pryda Screws	2/TCS 12-35 Pryda Screws	
SG4	S14	MPFBK4590	4/TCS 12-35 Pryda Screws	2/TCS 12-35 Pryda Screws	
	SG6	2/NPPC8	6/TCS 12-35 Pryda Screws	6/TCS 12-35 Pryda Screws	
SG5	S10	MPFBK4590	4/TCS 12-35 Pryda Screws	2/TCS 12-35 Pryda Screws	
	S15	MPFBK4590	4/TCS 12-35 Pryda Screws	2/TCS 12-35 Pryda Screws	
SG6	S10	MPFBK4590	4/TCS 12-35 Pryda Screws	2/TCS 12-35 Pryda Screws	
	S15	MPFBK4590	4/TCS 12-35 Pryda Screws	2/TCS 12-35 Pryda Screws	

Secondary fixings (hip & gable ends, valleys):

All trusses are to be fixed at each support with the following:

Hip truss to truncated girder	3 face nails, bottom chords
Jack truss to truncated girder	3 skew nails or back face nails, bottom chords
Creeper truss to hip truss	3 face nails, top and bottom chords
Top chord extensions	2 skew nails
Valley trusses	1 skew nail
Outriggers	2 skew nails

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All additional connections are as follows:

<i>Supporting Truss</i>	<i>Supported Truss</i>	<i>Top Chord</i>	<i>Bottom Chord</i>
(Various)	V1	-	1/MPMGL
	V4	-	1/MPMGL
S1	OR1	1/MPMGL	-
S13	OR3	1/MPMGL	-
S7	OR2	1/MPMGL	-
TGG1	J1	1/75x14g	-
	JG2	1/75x14g	-
TGG2	JG1	1/75x14g	-
TGG3	JG3	1/75x14g	-

Fixing Summary:

<i>Connector</i>	<i>Description</i>	<i>Total</i>	<i>Fixing Method (per connector)</i>	
<i>Primary</i>			<i>Girder</i>	<i>Supported Truss</i>
MPFBK4590	Joist Hanger	17	4/TCS 12-35 Pryda Screws	2/TCS 12-35 Pryda Screws
NPPC8	Purlin Cleat	2	6/TCS 12-35 Pryda Screws	6/TCS 12-35 Pryda Screws

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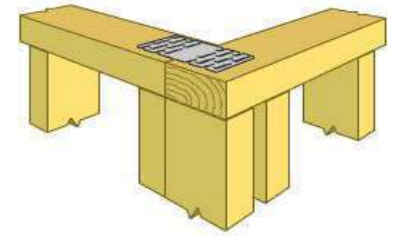
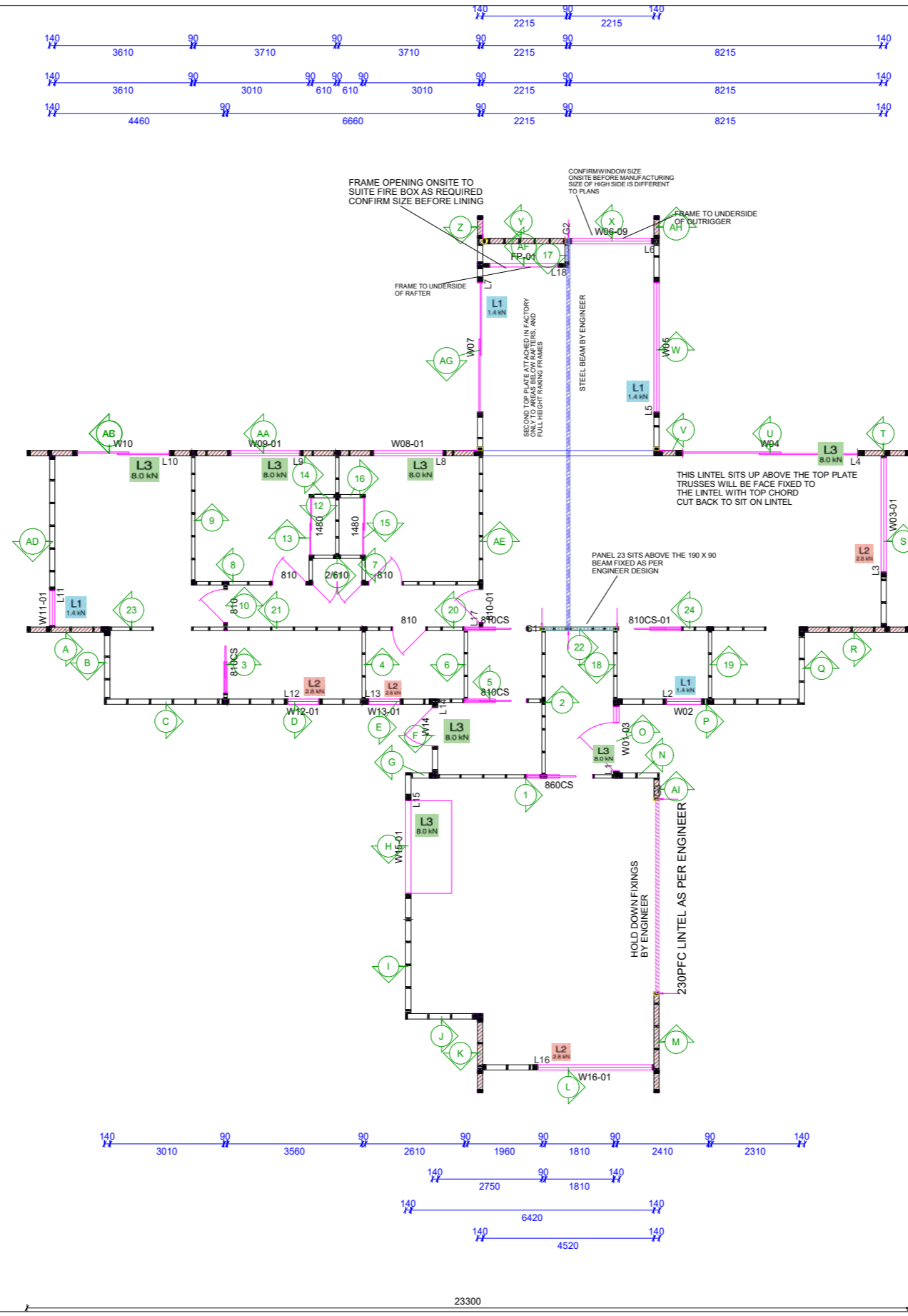
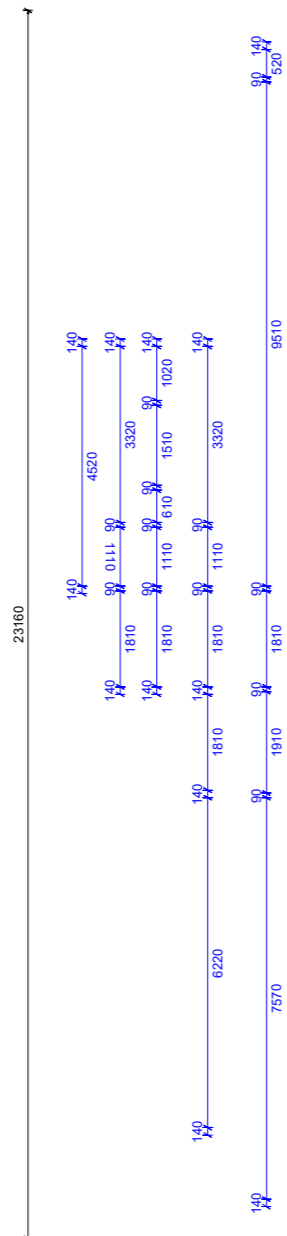
Secondary			Supporting Truss	Supported Truss
75x14g		6		
MPMGL	Multigrip (long)	34	6/30x3.15d nails	4/30x3.15d nails

Tiedown			Support	Truss
MPQHS6	Cyclone Strap 600	5	10/30x3.15d nails	1/30x3.15d nails
NPPC4	Purlin Cleat	88	2/TCS 12-35 Pryda Screws	6/30x3.15d nails
NPPC8	Purlin Cleat	1	4/TCS 12-35 Pryda Screws	12/30x3.15d nails
QHS4	Cyclone Strap 400	20	8/30x3.15d nails (Wrap Around)	1/30x3.15d nails

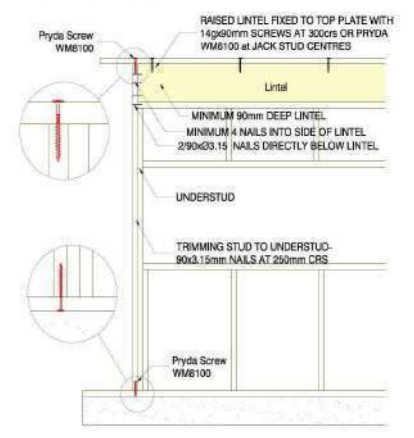
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Rough Opening Schedule - Level 1

Qty	Description	Height x Width	Fin Height	Lintel Size
1	L2 - W02	1220 x 920	2220	1-140x140 GLBH12
1	L4 - W04	2355 x 4620	2355	1-290x140 GLBH12
1	L5 - W05	1620 x 3420	2220	1-190x140 GLBH12
1	L7 - W07	2220 x 3420	2220	1-190x140 GLBH12
1	L10 - W10	2230 x 2420	2230	1-190x140 GLBH12
1	L14 - W14	2220 x 1010	2220	1-140x140 GLBH12
1	860CS	2280 x 1750	2280	(None)
3	810CS	2280 x 1650	2280	(None)
4	810	2280 x 870	2260	(None)
1	2610	2260 x 1280	2260	(None)
2	1480	2260 x 1510	2260	(None)
1	L17 - 810-01	2270 x 870	2270	1-140x90 GLBH12
1	810CS-01	2280 x 1650	2280	(None)
1	L15 - W15-01	2105 x 2440	2105	1-190x140 GLBH12
1	L12 - W12-01	1220 x 820	2220	1-140x140 GLBH12
1	L13 - W13-01	1220 x 820	2220	1-140x140 GLBH12
1	L8 - W08-01	1420 x 1820	2220	1-140x140 GLBH12
1	L9 - W09-01	1420 x 1820	2220	1-140x140 GLBH12
1	L1 - W01-03	2220 x 1700	2220	1-140x140 GLBH12
1	L11 - W11-01	2220 x 920	2220	1-140x140 GLBH12
1	L3 - W03-01	1630 x 3020	2230	1-190x140 GLBH12
1	L16 - W16-01	1030 x 3020	2230	1-190x140 GLBH12
1	L18 - FP-01	1200 x 1800	1500	1-140x90 GLBH12
1	L6 - W06-09	1620 x 2100	2220	(None)

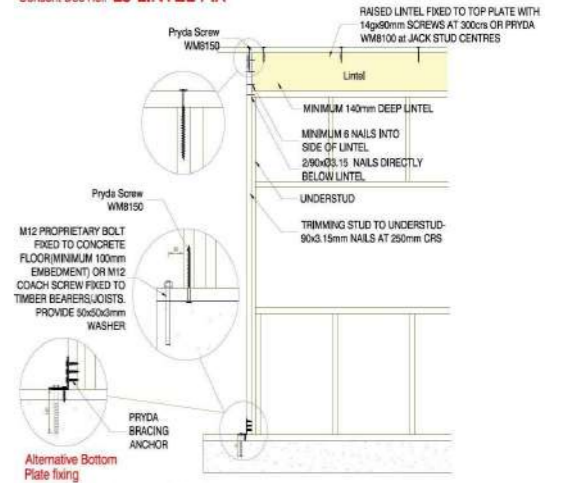


Lintel Tie down - PRYDA STUD SCREWS
Consent Doc Ref: L2 LINTEL FIX



Note: Details to be mirrored on other side of opening.
HOLD DOWN OF BOTTOM PLATE AS PER N253604-2011

Lintel Tie down - PRYDA STUD SCREWS
Consent Doc Ref: L3 LINTEL FIX



Note: Details to be mirrored on other side of opening.
HOLD DOWN BOLT/ PRYDA BRACING ANCHOR COULD BE ON EITHER SIDE OF FULL HEIGHT STUD.

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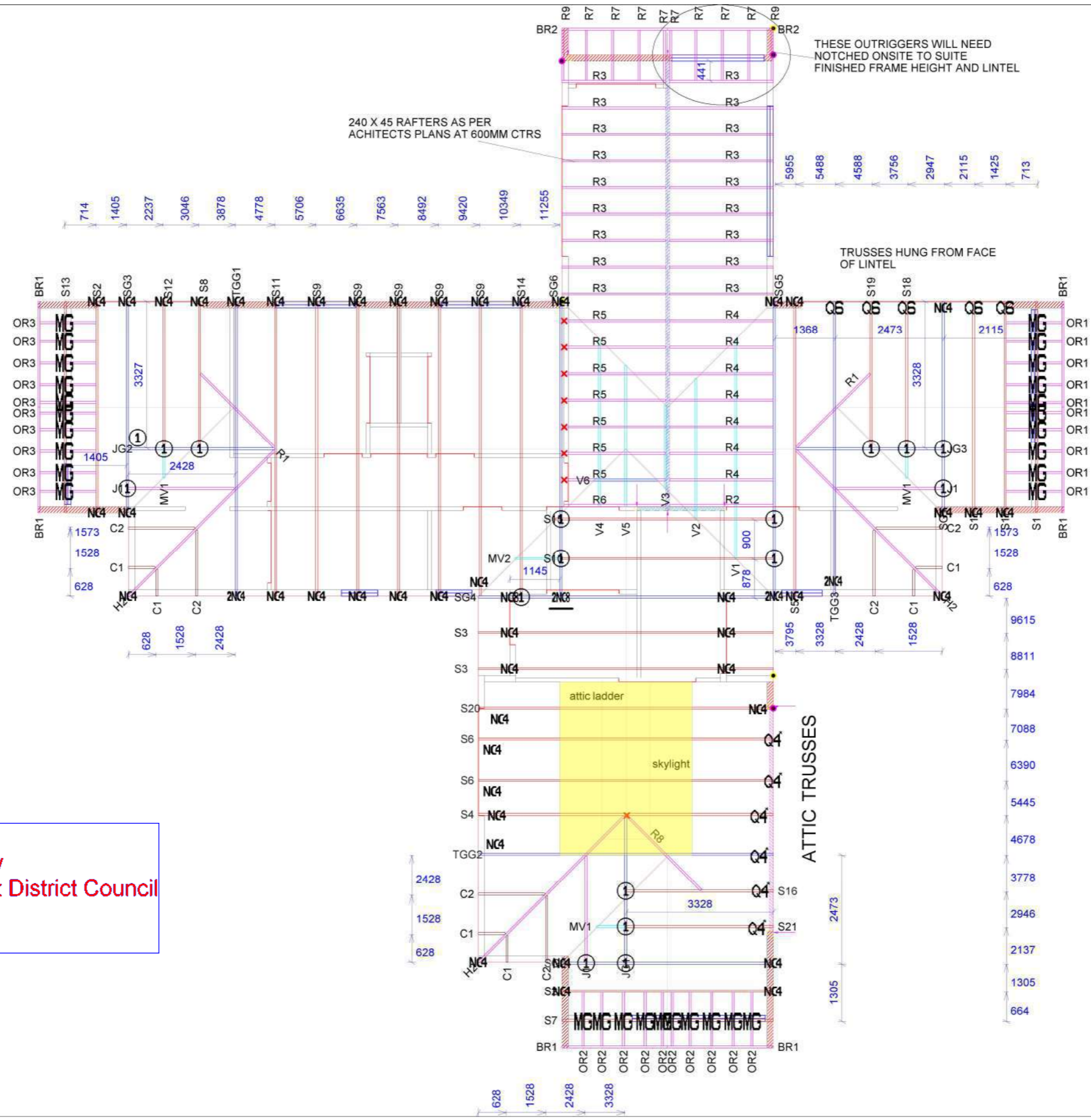


Customer : ATKINSON
Site Address : 40
ANDERSON PARK DRIVE

Roofing : Longrun
Std. Stud Centres : External: 600 Internal: 600
Design Wind Velocity : 44.00 m/s (Ult.)
Detailer : Dwayne Jackson

Job Ref : PM25-1045D
Scale :
Level :

- Connections**
- Trusses need to be fixed at each timber support with 2/90x3.15 dia Skew Nails unless otherwise noted.
 - NC4 46 x 1/NPPC4 Purlin Cleat
(2/TCS 12-35 Pryda Screws, 6/30x3.15d nails)
 - Q4 6 x 1/QHS4 Cyclone Strap 400
(8/30x3.15d nails (Wrap Around), 1/30x3.15d nails)
 - NC3 1 x 1/NPPC8 Purlin Cleat
(4/TCS 12-35 Pryda Screws, 12/30x3.15d nails)
 - NC3 3 x 2/NPPC4 Purlin Cleat
(2/TCS 12-35 Pryda Screws, 6/30x3.15d nails)
 - Q6 5 x 1/MPQHS6 Cyclone Strap 600
(10/30x3.15d nails, 1/30x3.15d nails)
 - NC3 1 x 2/NPPC8 Purlin Cleat
(6/TCS 12-35 Pryda Screws, 6/TCS 12-35 Pryda Screws)
 - Q1 17 x 1/MPFBK4590 Joist Hanger
(4/TCS 12-35 Pryda Screws, 2/TCS 12-35 Pryda Screws)
 - MG 30 x 1/MPMGL Multigrip (long)
(6/30x3.15d nails, 4/30x3.15d nails)



FRAMING BRACKET TRUSS SUPPORT
Consent Doc. Ref. **A, B, C**

Product Code: MPFB4580, MPFB45120, MPFB45180

Durability: Suitable for all closed roof spaces. Stainless steel required in open roofs in Sea spray zone and Zone 1 in order to be compliant with Table 4.1 of NZS3604:2011.

Application: All holes filled with 30x3.15mm Pryda product nails or type 17 12g x 35mm hex head galv. screws.

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Customer : ATKINSON
Site Address : 40
 : ANDERSON PARK DRIVE



Roofing : Longrun
Pitch : 35.00 Deg.
Spacing : 900
Design Wind Velocity : 44.00 m/s (Ult.)
Detailer : Dwayne Jackson

Job Ref PM25-1045D





Job No. 1000-143-04

Thursday, 19 June 2025

Attention:

Leith Consulting
Tim Atkinson
Certa Engineering
Kapiti Coast District Council

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10/12/2025
via Email

RE: Geotechnical Completion Letter – 40 Anderson Park Drive (Lot 39), Waikanae, Kapiti Coast

1. Introduction

Cohesive Consulting have been engaged by Tim Atkinson to carry out earthworks monitoring for a proposed dwelling currently under construction at 40 Anderson Park Drive (Lot 39), Waikanae, Kapiti Coast. The following inspections have been carried out by Cohesive Consulting:

- CM01_ Test pit inspection to identify depth, extent and quality of uncontrolled FILL dated 14 April 2025
- CM02_ Stripped Ground Inspection and bearing confirmation dated 16 April 2025
- CM03_ Batter inspection and scala penetrometers on first lift height dated 22 April 2025
- CM04_ Scala penetrometer testing on building platform and final inspection dated 20 May 2025

The construction monitoring reports can be found attached at the rear of this geotechnical completion letter in Appendix 1. This geotechnical completion letter has been produced in accordance with the following documentation:

- Geotechnical Addendum (Rev E) by CGW Consulting Engineers dated 30 November 2023
- Geotechnical Earth Fill and Site Suitability Report by CGW dated 24 August 2024
- Lots 39-41 Earthworks Letter by Cohesive Consulting dated 27 January 2025
- Geotechnical assessment for Lot 39 Anderson Park dated 13 March 2025

2. Geotechnical Assessment Recommendations

It was originally proposed to excavated all uncontrolled FILL material and buried TOPOSIL and replace it with engineered FILL (compacted SAND) to provide a suitable building platform for a TC2 compliant stiffened raft system.

It should be noted that recommendations have since changed and the proposed foundation system, now consists of a TC2 compliant stiffened raft system with driven timber piles embedded at a minimum depth of 1.5mbgl where insitu competent bearing sands are encountered.

3. Results and Observations

The following construction monitoring observations were made:

- **CM01:** Cohesive Consulting were on site on 14 April 2025 to inspect 4 no. test pits that have been excavated by Leith Consulting to assess the depth and extent of uncontrolled FILL and the buried TOPSOIL layer identified in the

Geotechnical Addendum by CGW Consulting Engineers. Test pit excavations showed that it was not a buried layer but instead remnants of TOPSOIL mottled in with the compacted SAND FILL. It is evident that the SAND has been compacted to a good standard though is not considered suitable for foundation embedment due to the presence of pockets of TOPSOIL. The FILL material was not deemed suitable for embedment as it was not monitored at the time in accordance with NZS4431:2022 but the quantity of TOPSOIL was minimal, and the SAND displays sufficient compaction and quality to be relied upon for lateral resistance.

- It was then recommended that driven timber piles were incorporated into an SED TC2 compliant raft foundation with piles embedded at a minimum depth of 1.5mbgl.
- **CM02:** A stripped ground inspection was carried out to ensure all TOPSOIL was stripped and removed from the development area. Scala penetrometers were carried out to assess the strength and bearing of the underlying FILL material and insitu sands at depth. Scala penetrometers displayed a minimum 2-3 blows/100mm in the top 100mm followed by high blow counts which indicate the FILL has been placed and compacted to a good level and the insitu sands are dense in nature. Pile embedment depth confirmed and approval provided to proceed with placing and compacting sands.
- **CM03:** Batter inspection for lots 39-41 with scala penetrometer testing to assess compaction of first lift. Scala penetrometer results displayed low blow counts as the top 300mm had not yet been compacted. Compacted layers displayed sufficient blow counts ranging from 5-17 blows/100mm. It should be noted that the batter on lot 39 is in a build zone and thus compaction testing is not necessarily required.
- **CM04:** Final inspection and scala penetrometers on placed compacted sands at finished ground level. Earthworks have been carried out to a good quality leaving a tidy site. Scala penetrometers show that sands have been compacted sufficiently.
- Driven timber piles and slab construction have been monitored and signed off by Certa Engineering as the designing engineers.
- It is recommended that the batter in the no build zone is topsoiled and planted once earthworks on lots 40-41 are complete.

4. Conclusions

Cohesive Consulting have been engaged by Tim Atkinson to carry out construction monitoring for a dwelling currently under construction at 40 Anderson Park Drive (Lot 39), Waikanae, Kapiti Coast. Cohesive Consulting can confirm that all works have been carried out in accordance with the guidance provided by Cohesive Consulting, NZS4431:2022 and NZS4404:2010. This geotechnical completion letter signs off all geotechnical aspects of the project whilst considering the fact that foundations are subject to Specific Engineering Design.

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Received by
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10/12/2025
via Email



Internal review by:

A handwritten signature in black ink, appearing to read "Maika Fraser".

Maika Fraser
Engineering Geologist/Director
BSc

Prepared and issued by:

A handwritten signature in blue ink, appearing to read "Nathan Blaker".

Nathan Blaker
Chartered Engineering Geologist/Director
BSc, PMEG, CMEngNZ (pEngGeol)



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via Email



Limitations

This geotechnical completion letter has been prepared for Tim Atkinson in regard to the required earthworks monitoring for a new dwelling at 40 Anderson Park Drive (Lot 39), Waikanae, Kapiti Coast. It shall not be relied upon for any other purpose. The reliance by other parties on the information or opinions contained in this report shall, without our prior review and agreement in writing, be at such parties' sole risk.

Opinions and judgments expressed herein are based on our understanding and interpretation of current regulatory standards and should not be construed as legal opinions. Where opinions or judgments are to be relied on, they should be independently verified with appropriate legal advice. Any recommendations, opinions, or guidance provided by Cohesive Consulting in this report are limited to technical engineering requirements and are not made under the Financial Advisers Act 2008.

Recommendations and opinions in this inspection letter have been made based on site observations and professional knowledge of the anticipated geology in the area.

Limitations outlined in this report are to be read in conjunction with the Engineering NZ/ ACENZ standard terms of Engagement

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Appendix 1: Construction Monitoring Reports

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CONSTRUCTION MONITORING REPORT

Lot 39 Anderson Park Drive, Waikanae

CM 01
Test pit inspection

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Received by
Kapiti Coast District Council
10/12/2025
via Email

Date of inspection:
14/04/2025

Construction Monitoring
Report # 1



Project: Lot 39 Anderson Park Drive, Waikanae, Kapiti Coast		Contract Number: 1000-143-04
Distributed to: Josh Leith, Tim Atkinson, Kapiti Coast District Council		Client: Tim Atkinson
Surveillance Officer: Nathan Blaker Contact No. 021 069 5609	Other: Maika Fraser	Contractor: Leith Consulting Client POC: Josh Leith Contact No: 029 771 3310
Today's date: 16/04/2025	Arrival Time: 14:00	Departure Time: 15:00

Exact Location: Lot 39 Anderson Park Drive, Waikanae, Kapiti Coast (Legal Description: Lot 39 DP 592074)
Referencing Documentation (Reports, drawings): <ul style="list-style-type: none">• Geotechnical Assessment by Cohesive Consulting dated 13 March 2025• Conceptual plans by AD Architecture dated 22 November 2024
Work carried out (Inspection list): 4 no. test pits have been excavated by the contractor to assess the depth in which buried TOPSOIL is encountered to determine required excavation depths for remedial earthworks as per the geotechnical assessment by Cohesive Consulting which was on based on the findings of CGW Consulting Engineers.
Environmental; OH&S; Industrial Relations Issues: N/A
PPE: Hi-vis, safety boots Available if required - safety glasses, earmuffs, hard-hat
Conclusions and Recommendations: <ul style="list-style-type: none">• Test pit excavations have been dug to a depth of 1.5mbgl, all of which encountered insitu medium dense sands at the base of the excavation.• No buried TOPSOIL layer was found, and it is therefore evident that all TOPSOIL was stripped prior to the placement of compacted SAND.• The TOPSOIL encountered in the hand auger investigations by CGW Consulting Engineers (Geotechnical Addendum dated 30 November 2023) was not a buried layer but instead remnants of TOPSOIL mottled in with the compacted SAND FILL. It is evident that the SAND has been compacted to a good standard though is not considered suitable for foundation embedment due to the presence of pockets of TOPSOIL. The quantity of TOPSOIL was minimal, and the SAND displays sufficient compaction and quality to be relied upon for lateral resistance. Next inspection shall consist of a stripped ground inspection with scala penetrometers to confirm strength of bearing of FILL material and underlying insitu sands.• It has been recommended that driven timber piles are incorporated into the SED TC2 compliant raft foundation system with piles embedded at a minimum depth of 1.5mbgl. This recommendation has been accepted by the client with a design alteration being provided by Certa Engineering.• Stockpiled sands are observed which are to be used as a FILL material across lots 39-41. The stockpiles have been inspected by Cohesive Consulting and display clean sands with minor rootlets and organics. Considered suitable for use.
Weather Conditions: Fine during inspection
Other Comments/Summary: Tidy site and good quality of works by contractor.
Next Site Visit: Stripped ground inspection and scala penetrometer testing to confirm strength and bearing of underlying compacted FILL and insitu sands.

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Figure 1: Overview of the development site.



Figure 2: Stockpiled sands to be used as a FILL material are good quality and display minimal to no organics.



Figure 3: Image displaying excavated test pit. Image displays approximately 1.0-1.2m of FILL material. Small pockets of TOPSOIL are observed within the FILL material as displayed on the captured pit wall.

Prepared and issued by:



Nathan Blaker
Chartered Engineering Geologist/Director
BSc, PMEG, CMEngNZ (pEngGeol)



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via Email



CONSTRUCTION MONITORING REPORT

Lot 39 Anderson Park Drive, Waikanae

CM02
Scala Testing

BC250172
Received by
Kapiti Coast District Council
10/12/2025
via Email

Project: Lot 39 Anderson Park Drive, Waikanae, Kapiti Coast		Contract Number: 1000-143-04
Distributed to: Josh Leith, Tim Atkinson, Kapiti Coast District Council		Client: Tim Atkinson
Surveillance Officer: Nathan Blaker Contact No. 021 069 5609	Other: Maika Fraser	Contractor: Leith Consulting Client POC: Josh Leith Contact No: 029 771 3310
Today's date: 16/04/2025	Arrival Time: 12:00	Departure Time: 13:30

Exact Location: Lot 39 Anderson Park Drive, Waikanae, Kapiti Coast (Legal Description: Lot 39 DP 592074)	
Referencing Documentation (Reports, drawings):	
<ul style="list-style-type: none"> Geotechnical Assessment by Cohesive Consulting dated 13 March 2025 Conceptual plans by AD Architecture dated 22 November 2024 CM01 Report by Cohesive Consulting dated 14 April 2025 – “The quantity of TOPSOIL was minimal, and the SAND displays sufficient compaction and quality to be relied upon for lateral resistance. Next inspection shall consist of a stripped ground inspection with scala penetrometers to confirm strength of bearing of FILL material and underlying insitu sands” 	
Work carried out (Inspection list): 5 no. Scala penetrometer tests have been carried out across the lot area to determine the geotechnical ultimate bearing capacity.	
Environmental; OH&S; Industrial Relations Issues: N/A	BC250172 Received by Kapiti Coast District Council 10/12/2025
PPE: Hi-vis, safety boots Available if required - safety glasses, earmuffs, hard-hat	Kapiti Coast District Council 10/12/2025
Conclusions and Recommendations:	via Email
<ul style="list-style-type: none"> Scala penetrometers have been carried out across the base of the excavation to confirm that an ultimate bearing capacity in excess of 200kPa is encountered. Five scala penetrometer tests have been carried out and confirm that the required ultimate bearing capacity is available from surface level across the Lot area. Refer to Table 1 for full test results. 	
Weather Conditions: Fine during inspection	
Other Comments/Summary: Tidy site and good quality of works by contractor. Geotechnical ultimate bearing capacity in excess of 200kPa available from surface level.	
Next Site Visit: TBC	

Table 1: Scala Penetrometer Test Results

Depth (m)	DCP01	DCP02	DCP03	DCP04	DCP05
0.0-0.1	3	3	2	2	2
0.1-0.2	11	5	3	4	4
0.2-0.3	10	11	4	7	5
0.3-0.4	10	10	5	7	8
0.4-0.5	10	9	5	8	10
0.5-0.6	11	8	9	11	9
0.6-0.7	13	7	8	13	10
0.7-0.8	8	5	10	18	12
0.8-0.9	8	9	10	20+	13
0.9-1.0	8	12	4	-	10
1.0-1.1	8	13	5	-	10

1.1-1.2	9	18	6	-	14
1.2-1.3	12	18	7	-	16
1.3-1.4	13	17	8	-	20+
1.4-1.5	14	15	8	-	-
1.5-1.6	14	12	10	-	-
1.6-1.7	14	13	11	-	-
1.7-1.8	14	14	10	-	-
1.8-1.9	14	15	12	-	-
1.9-2.0	14	14	14	-	-



Figure 1: Lot 39 Overview with scala test locations.



Figure 2: Lot 39 Overview with scala test locations.

Prepared and issued by:



Maika Fraser
Engineering Geologist/Director
BSc

Reviewed by:



Nathan Blaker
Chartered Engineering Geologist/Director
BSc, PMEG, CMEngNZ (pEngGeol)



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CONSTRUCTION MONITORING REPORT

Lot 39-41 Anderson Park Drive, Waikanae

Lot 39 (CM03); Lots 40-41 (CM02)

First batter lift

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Received by
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10/12/2025
via Email

Date of inspection:
22/04/2025

Construction Monitoring
Report # 2 (Lots 40-41) & 3 (Lot
39)



Project: Lot 39-41 Anderson Park Drive, Waikanae, Kapiti Coast		Contract Number: 1000-143-04
Distributed to: Josh Leith, Tim Atkinson, Kapiti Coast District Council		Client: Tim Atkinson
Surveillance Officer: Nathan Blaker Contact No. 021 069 5609	Other: Maika Fraser	Contractor: Leith Consulting Client POC: Josh Leith Contact No: 029 771 3310
Today's date: 28/04/2025	Arrival Time: 15:15	Departure Time: 13:45

Exact Location: Lot 39 Anderson Park Drive, Waikanae, Kapiti Coast (Legal Description: Lot 39-41 DP 592074)
Referencing Documentation (Reports, drawings): <ul style="list-style-type: none">• Geotechnical Assessment by Cohesive Consulting dated 13 March 2025• Conceptual plans by AD Architecture dated 22 November 2024
Work carried out (Inspection list): 3 no. Scala penetrometer tests have been carried out across the first batter lift. FILL material observed to consist of clean sands.
Environmental; OH&S; Industrial Relations Issues: N/A
PPE: Hi-vis, safety boots Available if required - safety glasses, earmuffs, hard-hat
Conclusions and Recommendations: <ul style="list-style-type: none">• Scala penetrometers have been carried out on the first lift of the batter across lots 39-41 on the western extent of proposed earthworks. At the time of testing 1.3m of clean sands had been placed within lot 39 and 0.8m of clean sands had been placed on lots 40-41. The top 300mm of the sands had not yet been compacted and will be covered in the next inspection (marked as red in Table 1 below).• Scala penetrometers show that the sands have been compacted to a sufficient level with a minimum blow count of 5 blows/100mm observed. Density of sands is observed to increase with depth and the underlying subgrade displays dense to very dense sands.• Sufficient benching was observed on the southwestern extent of the batter.
Weather Conditions: Fine during inspection
Other Comments/Summary: Tidy site and good quality of works by contractor. Sufficient compaction observed. Next Site Visit: TBC

Table 1: Scala Penetrometer Test Results

Depth (m)	DCP01	DCP02	DCP03
0.0-0.1	0	0	1
0.1-0.2	2	2	1
0.2-0.3	2	2	3
0.3-0.4	5	5	6
0.4-0.5	6	6	7
0.5-0.6	8	8	12
0.6-0.7	10	10	18
0.7-0.8	8	8	17
0.8-0.9	11	11	17
0.9-1.0	16	16	17

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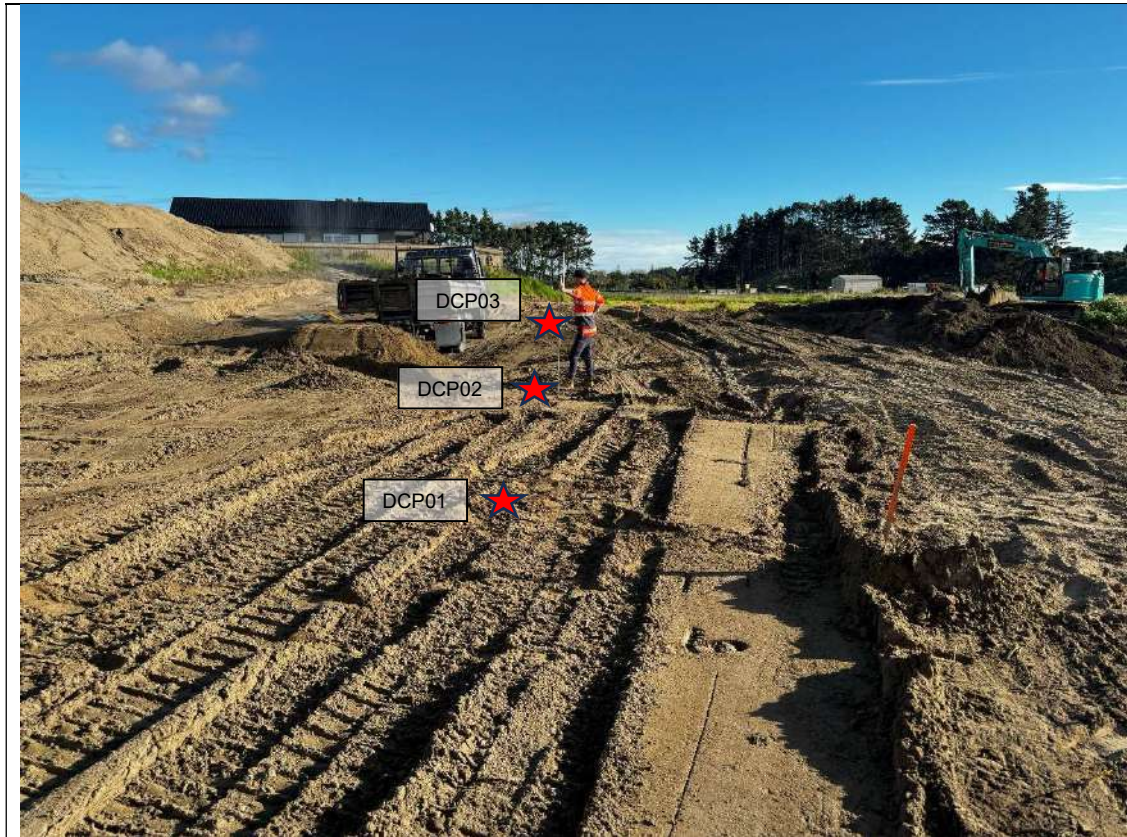


Figure 1: Image displaying scala penetrometer test locations on placed and compacted sands.

Prepared and issued by:



Maika Fraser
Engineering Geologist/Director
BSc

Reviewed by:



Nathan Blaker
Chartered Engineering Geologist/Director
BSc, PMEG, CMEngNZ (pEngGeol)



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CONSTRUCTION MONITORING REPORT

Lot 39 Anderson Park Drive, Waikanae

CM04

Scala Testing – Placed FILL

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Received by
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10/12/2025
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Project: Lot 39 Anderson Park Drive, Waikanae, Kapiti Coast		Contract Number: 1000-143-04
Distributed to: Josh Leith, Tim Atkinson, Kapiti Coast District Council		Client: Tim Atkinson
Surveillance Officer: Nathan Blaker Contact No. 021 069 5609	Other: Maika Fraser	Contractor: Leith Consulting Client POC: Josh Leith Contact No: 029 771 3310
Today's date: 20/05/2025	Arrival Time: 13:30	Departure Time: 14:30

Exact Location: Lot 39 Anderson Park Drive, Waikanae, Kapiti Coast (Legal Description: Lot 39 DP 592074)
Referencing Documentation (Reports, drawings): <ul style="list-style-type: none"> Geotechnical Assessment by Cohesive Consulting dated 13 March 2025 Conceptual plans by AD Architecture dated 22 November 2024
Work carried out (Inspection list): 3 no. Scala penetrometer tests have been carried out across the lot area to determine the geotechnical ultimate bearing capacity of the placed FILL.
Environmental; OH&S; Industrial Relations Issues: N/A
PPE: Hi-vis, safety boots Available if required - safety glasses, earmuffs, hard-hat
Conclusions and Recommendations: <ul style="list-style-type: none"> Scala penetrometers have been carried out to determine the ultimate bearing capacity of the placed FILL material. Three scala penetrometer tests have been carried out and confirm that the required ultimate bearing capacity is available throughout the placed FILL layer. Refer to Table 1 for full test results. Placed FILL material is observed to consist of SAND with trace silt, no organics or unsuitable material noted. The top 100mm of placed FILL contains higher the optimal moisture and is loosely packed due to exposure to adverse weather conditions. It is recommended that this material is re-worked.
Weather Conditions: Fine during inspection
Other Comments/Summary: Tidy site and good quality of works by contractor. Next Site Visit: TBC

Table 1: Scala Penetrometer Test Results

Depth (m)	DCP01	DCP02	DCP03
0.0-0.1	2	1	1
0.1-0.2	4	3	4
0.2-0.3	6	6	4
0.3-0.4	10	8	4
0.4-0.5	12	8	4
0.5-0.6	14	8	5
0.6-0.7	15	11	6
0.7-0.8	14	12	7
0.8-0.9	13	11	10
0.9-1.0	14	13	12

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Figure 1: Lot 39 Overview with scala test locations.

Figure 2: Lot 39 Overview with scala test locations.



Figure 3: Lot 39 Overview. Orange pegs indicate the beginning of the no-build zone.

Figure 4: Lot 39 Overview. Orange pegs indicate the beginning of the no-build zone.

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10/12/2025
via Email

Date of inspection:
20/05/2025

Construction Monitoring
Report # 4



Prepared and issued by:

A handwritten signature in black ink, appearing to read "Maika Fraser".

Maika Fraser
Engineering Geologist/Director
BSc

Reviewed by:

A handwritten signature in blue ink, appearing to read "Nathan Blaker".

Nathan Blaker
Chartered Engineering Geologist/Director
BSc, PMEG, CMEngNZ (pEngGeol)



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10/12/2025
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Wellington Stonemasons t/a Hard as Rocks Manawatu
Darren Glover 021 668 839

Hard as Rocks Licensed Applicator
1156a State Highway 2 Kaitoke

Upper Hutt

<input type="checkbox"/> Building	<input type="checkbox"/> Emergency Lighting	<input checked="" type="checkbox"/> Cladding
<input type="checkbox"/> Waterproof Membranes	<input type="checkbox"/> Drainlayer	<input type="checkbox"/> Fire Alarm
<input type="checkbox"/> Mechanical (HVAC)	<input type="checkbox"/> Solar Heating	<input type="checkbox"/> Lift / Escalator <i>(delete one)</i>
<input type="checkbox"/> Other (Specify):		

Kapiti Coast District Council

SECTION 1: OWNER

Owner: Timothy Atkinson

Project Address 40 Anderson park Drive, Waikanae

Description of Building Work: Stone veneer cladding application

Scope of work covered by statement: Stone Veneer Application

System / Product used (if applicable): Hard as Rocks stone veneer application System

Wellington Stonemasons t/a Hard as Rocks Manawatu have been engaged by Tim Atkinson

All Part only

As specified in the attached particulars of Building Consent Number: BC 250172 and its attached conditions and am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the Building Consent.

Specific reference to the Building Code:

What clauses of the Building Code are covered by the Producer Statement?

B1	B2	C1	C2	C3	C4	D1	D2	E1	E2
E3	F1	F2	F3	F4	F5	F6	F7	F8	G1
G2	G3	G4	G5	G6	G7	G8	G9	G10	G11
G12	G13	G14	G15	H1					

(Circle applicable clauses)

I understand that this Producer Statement, if accepted, will be relied upon Kapiti Coast District Council for the purpose of establishing compliance with the Building Consent.

SECTION 2: CONSTRUCTOR'S DETAILS

Name: **Darren Glover** Registration Number: **HAR**/MAN03 or N/A

Qualifications / Experience: **7 years Stone Veneer Industry**

Address: 1156a State Highway 2 Kaitoke Upper Hutt

Phone Number: HOME: WORK: MOBILE:021 66 88 39

Fax:

Email: darren@wellingtonstonemasons.co.nz

Signature:

Date: 08/12/2025

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08/12/2025
via Email

SITE INSPECTION REPORT

Date: 5 December 2025	Report No: SR03	Job No: 44890
Inspected By: Geert van de Vorstenbosch	Consent Number: 250172	
Contractors Representative: Nil on site		
Project: 40 Anderson Park Drive, Waikanae	Area Inspected: Storm water dispersal trench	

THIS REPORT IS BASED IN PHOTOS SUPPLIED BY THE CONTRACTOR

Inspection time: 3:00pm
 Weather: N/A
 Stage: Storm water dispersal trench

Observations:

1. The trench appears to be the correct width and height.
2. The trench appears to have been lined with filter cloth.
3. The trench appears to have a perforated field drain wrapped in a filter cloth sock placed in it, on a bed of pea metal.
4. The trench appears to have been backfilled with pea metal.

Instructions Given:

1. Nil

Approved to close in, provided the Building Consent Authority has carried out any inspections they require.

Next Inspection Required: Nil

Send To: Timothy Atkinson (Client) timothyatkinson@gmail.com

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 Received by
 Kapiti Coast District Council
 08/12/2025
 via Email



CERTA

ENGINEERING

Certa Engineering Ltd
 Civil & Structural
 Consulting Engineers
 Seismic Risk Analysis

Lower Hutt Office
 Tel: 04 566 8004
 Level 1, 70 Bloomfield Tce
 P.O. Box 30 535
 Lower Hutt 5040
email@certa.nz

Kapiti Office
 Tel: 04 902 5750
 Level 1, Kayel Building
 Raumati South
 Paraparaumu 5032
www.certa.nz

RECORD OF INSPECTION (ROI) OF HIGH-RISK PRESCRIBED ELECTRICAL WORK
PURSUANT TO THE ELECTRICITY (SAFETY) REGULATIONS 2010

Reference/Record ID Number: JB4212

Issuer (Inspector) details:

Name of inspector: Euan Whittaker Registration #: E284672
Email address: euan@whittakerelectrical.co.nz Telephone: 0800ONTDIE

Location of installation:

Location details: 40 Anderson Park Drive, Waikanae
Location type: Domestic Non-Domestic Accommodation Industrial Commercial
 Educational Healthcare Miscellaneous [other]

Certifying Electrical Work and Certificate of Compliance [CoC] details:

Name of Electrical worker(s): Wayne Jensen Registration #: E19808
CoC details: COC-JB04212-2025-9-8 CoC(s) attached

Certifying Electrical Work and ROI details:

What was inspected:
New mains.
New earth
New switchboard
New main switch and e and N bars
Specify the regulation(s) and companion standard(s) that the certified design, followed when carrying out the inspection:
6A(2)(b)

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What are the results of the inspection:
Main earth - 0.03
Bond - 0.04
Ins Res Phase to N = >500M Ohm
Not live at time of test

High Risk Category:
 Not to AS/NZS 3000 Part 2 - 6A(2)(a)(i) Photovoltaic system - 6A(2)(a)(iv) Electrical medical area - 6A(2)(a)(v)
 High voltage installation - 6A(2)(a)(ii) Hazardous area - 6A(2)(a)(iv) Stairs work - 6A(2)(b)
 Mains parallel generation - 6A(2)(a)(iii) Animal stunning or meat conditioning - 6A(2)(c)
 Other - please describe:

Declaration
I hereby confirm that the work described above has been done in accordance with the regulations; and the
installation on which the work has been done is, and will be, when energised, electrically safe.
Signature: [Signature] Date: 9/8/25

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Damp proofing <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof cladding or roof cladding system <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Ventilation system (for example, subfloor or cavity) <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Wall cladding or wall cladding system <input checked="" type="radio"/>	SHIP LAP PINE VERTICAL STRIP HORIZ 20-70mm EXTERNAL WINDOWS/DOORS	<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised
Waterproofing <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

BC250172
Received by
Kapiti Coast District Council
5/12/2025
via Email

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: Franco GREGGANS

LBP number: BP164179

Class(es) licensed in: CARPENTRY

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below):

Street address/Registered office: 114 LANGDALE AVE

Suburb:

Town/City: PARAPARAUMU

PO Box/Private Bag:

Postcode: 5032

Phone number:

Mobile: 027 9193505

After hours:

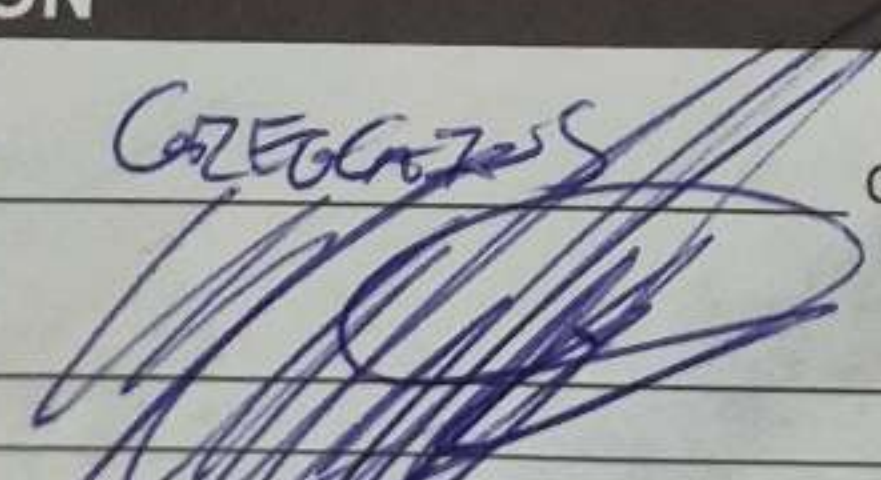
Fax:

Email address: FRAN.BUISSU1@GMAIL.COM

Website:

DECLARATION

I Franco GREGGANS carried out or supervised the restricted building work recorded on this form.

Signature: 

Date: 05/12/25

Memorandum from Licensed Building Practitioner:
 Record of building work
 Section 88, Building Act 2004



THE BUILDING

Street address: 40 ANDERSON PARK DRIVE
 Suburb: WAIKAWAE
 Town/City: WAIKAWAE Postcode: 5036

THE PROJECT

Building consent number: BC 250172

THE OWNER(S)

Name(s): T. ATKINSON
 Mailing address: 48 ANDERSON PARK DRIVE
 Suburb: PO Box/Private Bag:
 Town/City: WAIKAWAE Postcode: 5036
 Phone number: 021 401 480 Email address: TIMOTHYATKINSON@GMAIL.COM

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work Tick	Description of restricted building work If necessary, describe the restricted building work	Carried out or supervised Tick <input checked="" type="checkbox"/> whether you carried out the RBW or supervised someone else.
Foundations and subfloor framing <input type="checkbox"/>	BC250172 Received by Kapiti Coast District Council 5/12/2025 via Email	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Walls <input checked="" type="checkbox"/>	FRAMES AND ROOF STRUCTURE	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Roof <input checked="" type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Columns and beams <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Bracing <input checked="" type="checkbox"/>	G23 BRACING / ROOF STRAP	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Other <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

Residential Warranty and Maintenance Requirements

SUPPLY DATE: OCTOBER 2025

PROPERTY OWNER	Atkinson
SITE ADDRESS	40 Anderson Park Drive, Waikanae 5036, New Zealand
SITE ENVIRONMENT	Moderate
BUILDING TYPE	Residential
ROLLFORMER	Metalcraft Palmerston North

WARRANTY THAT PRODUCT:	ROOFING	WALL CLADDING	GUTTERS/DOWNPipes	FLASHINGS	FASCIA/SOFFIT
Paint will not flake, peel or excessively fade	18 Years	-	-	-	-
Will not perforate through corrosion	40 Years	-	-	-	-

The product manufactured from **COLORSTEEL® MAXAM®** is subject to normal wear and tear, which may include uniform fading, chalking and dirt collection. Minor white corrosion, which may appear at unwashed tension bends or cut edges, is a natural weathering phenomenon of **COLORSTEEL® MAXAM®** and does not constitute a failure of the coating system. Testing to determine coating performance will be in accordance with the methods described in Australian Standard AS1580.

This warranty is issued by New Zealand Steel Limited and is subject to the following terms and conditions:

(Note: all New Zealand Steel literature referred to in this warranty is that which is current at the time of installation and is available from the rollformer or www.colorsteel.co.nz)

- The maintenance programme specified on the reverse **BEING STRICTLY ADHERED TO and documented.**
- The warranty periods stated above start from the date the material is supplied to site.
- The installed pitch of the roof is equal to or greater than 3°, or the minimum recommended for the profile, whichever is greater.
- The product is only used in the environments and applications as recommended in the *Environmental Categories, Warranty & Product Maintenance Recommendations* brochure (or on-line *Guidelines for Use*).
- The product is designed, formed, stored, handled and installed in accordance with recommendations given in *Specifiers and Builders Guide (on-line Guidelines for Use)*, *Information Bulletins* and *NZ Metal Roof and Wall Cladding Code of Practice*.
- This warranty covers the **COLORSTEEL® MAXAM®** material only and no accessories supplied which include, without limitation, fasteners, soft edge and building wrap.
- All warranties, conditions, liabilities and obligations other than those specified in this warranty are excluded to the fullest extent allowed in law. In particular, where the product is supplied for the purpose of business, the guarantees contained in the Consumer Guarantees Act 1993 do not apply.
- Failure of the material or the coating partially or wholly due to one or more of the following causes is not covered by this warranty:
 - Use of the product within 25m of the high water mark on the East Coast or 50m of the high water mark on the West Coast.
 - Physical damage during or after installation, including scratching, contact with other metal items, incorrect installation of external objects such as air-conditioning units, PV/Solar energy systems, and failure to remove swarf.
 - Contact or immersion in soil, ash, fertilizer, moisture retaining substances, sunscreen or water (of any type).

- Contact with or runoff from lead or copper and other dissimilar metals, chemical agents, green or wet timber or treated timber.
- Water entrapment or ponding for any reason.
- Mechanical damage, chemical attack, corrosion or other damage sustained during transport, handling, storage, installation or subsequent to installation.
- Attack from chemical or other agents, fumes, solids or liquids other than direct rain or run-off falling onto the product under warranty.
- Application of post paint treatments or systems.
- Failure to install, use and maintain the product in accordance with NZ Steel's guidelines and applicable industry standards.
- Underside corrosion as a result of high humidity, condensation or pollution generated within a building.
- Failure to replace corroded fasteners, or use of incorrect fasteners.
- Corrosion arising from lapped areas of end-lapped sheets.
- The product having been inappropriately stored prior to installation.
- Causes beyond the control of New Zealand Steel or the roofing manufacturer, including earthquakes, fires, cyclones, tornadoes, storms, hurricanes, lightning, hail, volcanic activity and other similar extreme "Acts of God".
- Actions by other persons.

If **COLORSTEEL® MAXAM®** pre-painted steel has failed to perform as warranted, then a claim, in writing, specifying in what respect the **COLORSTEEL® MAXAM®** has failed to perform, must be made within the applicable warranty period, to New Zealand Steel who will at its sole option repair or replace (including labour) the affected material or provide a refund equal to the cash value based on New Zealand Steel's estimate of the cost of the then current New Zealand Steel equivalent product. All claims must be accompanied by this original warranty document. A new warranty will be issued to cover the balance of the original warranty offer for both the paint coating and perforation protection where repair or replacement is made, this period is not extended in case of replacement. Neither the roofing manufacturer named below nor New Zealand Steel will be liable for any consequential loss or damage except as may be required under any mandatory statutory provisions. Nothing in this warranty is intended to exclude or limit any rights consumers may have under the Consumer Guarantees Act 1993.

New Zealand Steel and/or the roofing manufacturer reserve the right to inspect a building prior to issuing of the warranty and/or to inspect and conduct tests as necessary at any time after a claim is made under this warranty and accordingly have access to the property.

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Kapiti Coast District Council
27/11/2025
via Email



Warranty ID: 142492

For information relating to your warranty certificate please call 0800 697 833, or you can write to us at nzs.warranty@bluescopesteel.com



PRODUCT USAGES

Roofing with a Metrib 760 profile and a pitch of 35 degrees

- Paint will not flake, peel or excessively fade for **18 years**
- Will not perforate through corrosion for **40 years**

Coil References: P832825: FlaxPod®, 0.4mm - P837255: FlaxPod®, 0.4mm

MANUFACTURING

COLORSTEEL® MAXAM® manufactured by New Zealand Steel Limited.

Rollformed by Metalcraft Palmerston North.

Installed by Maunder Roofing .

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APPROVAL

This Warranty is issued by (the manufacturer), New Zealand Steel Limited.

Date: 05 November, 2025

MAINTENANCE PROGRAMME

All roofing and cladding products are subject to the cumulative effects of weather, dust and other deposits. Normal rain-washing will remove accumulated atmospheric contaminants from roofs. Gutters must be regularly inspected to remove debris, which may cause ponding.

ENVIRONMENT	MODERATE ISO CATEGORY 3	SEVERE ISO CATEGORY 4	VERY SEVERE ISO CATEGORY 5
Roof	Rain washing	Rain washing	Rain washing
Wall Cladding	Manual washing every year	Manual washing every 6 months	Manual washing every 3 months
Gutters, fascias and unwashed or high risk areas	Manual washing every 6 months	Manual washing every 3 months	Manual washing every month

Environment zones are described in detail in the *Environmental Categories, Warranty & Product Maintenance Recommendations* brochure. If your building is within 1000 metres of the sea or in an area with a corrosive environment you should check these Categories.

Regular washing of **COLORSTEEL® MAXAM®** products increases the durability by reducing attack from airborne salts and pollutants. **COLORSTEEL® MAXAM®** surfaces should be manually washed with water and a sponge or a soft nylon-bristled brush. For large areas it may be appropriate to use water blasting at pressures up to 20 MPa. Regular inspection for, and removal of lichen should be carried out as per Information Bulletin - *Removal of Lichen*.

Note: **high risk** areas include areas around flues, chimneys and extractor vents, under television aerials and trees and sites prone to mould, lichen, bird droppings or debris. External objects such as walkways and platforms, air conditioning units, solar hot water and solar photovoltaic systems, all have the potential to create areas on the roof that are sheltered from the rain (unwashed areas) and, as such, additional maintenance of the roof areas affected is required as highlighted in the above table.

COLORSTEEL® and COLORSTEEL® MAXAM® are registered trademarks of New Zealand Steel Limited.



Warranty ID: 142492

For information relating to your warranty certificate please call 0800 697 833, or you can write to us at nzs.warranty@bluescopesteel.com



PRODUCT DATA SHEET

Prohesive ProMaxset Plus (NZ)

Premium cement based polymer fortified flexible adhesive for tile and stone applications

DESCRIPTION

Prohesive ProMaxset Plus (NZ) is a premium, cement based, polymer fortified, flexible adhesive designed for a variety of tile and stone applications.

USES

Prohesive ProMaxset Plus (NZ) is suitable for fixing tile and stone by thin-bed application, for medium-bed applications up to 15mm, for internal and external applications, for residential pool tile applications, and is suitable for installation over Sika Approved Acoustic Mat. **SUITABLE TILE TYPES:** Ceramic, Pcelain, Glass Mosaic, Mosaic, Thin Brick Veneer and non-moisture sensitive Natural Stone / Terrazzo or man-made stone.

SUITABLE SUBSTRATES:

- Concrete (concrete above 35 MPa requires mechanical preparation prior to fixing)
- Compressed Cement Boards*
- Ceramic Tile Underlay / Fibre Cement Boards*
- Existing Tiles (used in conjunction with Eco Systems PREP N PRIME/ SikaTile-015 NPP)
- Brick Masonry

- Concrete Masonry
 - Sika Approved Waterproof Membranes
 - Cement Mortar Beds / Screeds (must be minimum 24 hours old at 23°C & 50% Relative humidity)
 - Gypsum Plaster Board*
 - Sika Approved Acoustic Mat
- *refer to board manufacturers instructions for further details and load limits.

CHARACTERISTICS / ADVANTAGES

- Single part, mix only with water
- Internal & external applications
- Residential pool tile applications
- Suitable for early age mortar beds / screeds
- Multi use applications
- Flexible S1 performance
- May be used as a bond coat for cement mortar beds/screeds
- Non combustable
- Economical

PRODUCT INFORMATION

Product Declaration	C2TES1 Class adhesive AS/ISO 13007
Chemical Base	Cement, selected quartz mineral aggregates, polymers and special additives.
Packaging	20 kg bags (Grey & White) 5 kg pails (White only)
Shelf Life	Twelve (12) months from date of manufacture if stored as stated.
Storage Conditions	Store off ground in dry conditions for maximum shelf life (high humidity will reduce shelf life).
Appearance / Colour	White & Grey powder

TECHNICAL INFORMATION

Transverse deformation	≥ 2.5 mm		
Tensile Adhesion Strength	Test	Result	Requirement (AS ISO 13007.18 & .2)
	Initial tensile	≥ 1.5 N/mm ²	≥ 1 N/mm ²
	After water immersion	≥ 1.1 N/mm ²	≥ 1 N/mm ²
	After heat aging	≥ 1.5 N/mm ²	≥ 1 N/mm ²
Slip Resistance	≤ 0.5 mm		

APPLICATION INFORMATION

Mixing Ratio	<ul style="list-style-type: none"> As a Tile & Stone adhesive: 5 - 5.5 litres of water per 20 kg bag. As a bond coat for cement mortar beds: 6.5 - 6.8 litres per 20 kg bag. 	
Consumption	Notched Trowel Size	Approx. coverage per bag
	6 mm	10 m ²
	10 mm	5.5 m ²
Layer Thickness	Thin-Bed Application: Min 3 mm - 6 mm bed thickness Medium-Bed Application: Up to 15 mm bed thickness	
Ambient Air Temperature	+5°C min. / +35°C max.	
Substrate Temperature	+5°C min. / +35°C max.	
Pot Life	4 hours at +23°C & 50% RH	
Open Time	30 minutes at +23°C & 50% RH.	
Adjustability Time	50 minutes, dependent on substrate, porosity of tile, environment and site conditions.	
Applied Product Ready for Use	Use	Waiting Time
	Grouting on floors	20 - 24 hours
	Grouting on walls	6 - 8 Hours
	Full traffic / use	7 days
	Filling with water	21 days
<i>Values determined at laboratory conditions: +23°C ± 2°C, R.h. 50% ± 5%. Higher temperatures will reduce waiting time, and lower temperatures increase times.</i>		

BASIS OF PRODUCT DATA

All technical data stated in this Product Data Sheet are based on laboratory tests. Actual measured data may vary due to circumstances beyond our control.

LIMITATIONS

- Prohesive ProMaxset Plus (NZ) cannot be used directly over tongue and grooved timber flooring, particle board, plywood, medium density fibre board or masonite.
- Prohesive ProMaxset Plus (NZ) is not suitable for fixing moisture sensitive tile or stone.
- Prohesive ProMaxset Plus (NZ) cannot be used over solvent based polyurethane waterproof membranes.
- Prohesive ProMaxset Plus (NZ) can be only used over Sika approved waterbased waterproof membranes.
- Special fixing techniques are required when fixing externally at heights above 2.7 meters.
- The performance of cement based tile adhesives will be compromised when tiling in temperatures below

5°C and above 35°C.

- Efflorescence is beyond the control of the manufacturer.
- Contact Sika for advice if further information is required.

ECOLOGY HEALTH AND SAFETY

For information and advice on the safe handling, storage and disposal of chemical products, users shall refer to the most recent Safety Data Sheet (SDS) containing physical, ecological, toxicological and other safety-related data.

APPLICATION INSTRUCTIONS

SUBSTRATE QUALITY / PRE-TREATMENT

- All substrates under loads must not exceed deflection limits of L/360 for tiles and L/450 for stone applications.
- Substrates must be properly cured, structurally sound, free from loose or friable articles, clean, dry,

- and free from contaminants such as dust, dirt, oil, grease, curing compounds, laitance or efflorescence.
- Dependant on the substrate condition and contamination to be removed from the surface, perform adequate preparation techniques, such as water blasting, scarification, or blast cleaning in order to remove all traces of any materials that could reduce the products adhesion to the substrate.
- Any small defects and surface variations in level, profile or around exposed aggregates for example, can be prefilled and levelled with an additional layer of Prohesive ProMaxset Plus (NZ), to a maximum thickness of 15mm, applied at least 24 hours prior to the tiles being laid.
- For larger areas of surface correction, the appropriate Sika MonoTop® or Sikafloor® level range should be used.
- Cracks in substrates must be identified and sealed / treated appropriately.
- For applications in hot climates / environments and / or on absorbant substrates, thoroughly pre dampen the surface immediately prior to the product application, but avoid ponding / standing water on the surface, which must not be damp to touch, ie, it must be saturated surface dry (SSD).
- For tiling wet areas, a suitable Sika approved waterproof membrane system should be used prior to tiling.

PERFORM THE SUBSTRATE TEST:

- No water absorbed: Mechanically prepare the surface / use Eco Systems Prep N Prime / SikaTile-015 NPP
- Moderate water absorbed: Clean with a damp sponge and fresh water.
- All water absorbed: Broom liberal amounts of water on substrate / Prime with Eco System Prime WB / Sikafloor-01 Primer / SikaPrimer-11 W +

Concrete Floors: Allow 28 days for concrete to cure.

Concrete shall be left with an open surface - steel trowel finishes are generally acceptable if they display the "moderate water absorbed" in the substrate test. Wood Float and broom finishes are preferred where possible.

Cement Mortar Beds / Screeds: Mortar beds / screeds must be installed as per AS ISO 3858.1-2007. Mortar beds / screed must be a minimum 24 hours old at 23°C & 50% R.H.

Sheeted substrates: All boards / underlays must be fixed in accordance to manufacturers instructions and specifically designed for tiling.

MIXING

Pour the recommended amount of fresh cool water into a clean mixing container. Whilst stirring slowly using a slow speed electric mixer (approx 500rpm) add the powder and mix to a smooth lump free homogeneous

mix is achieved. Allow Mix to stand and "slake" for 5 minutes and immediately restir for an additional 2 minutes. Restirring the mix may be necessary but do not add addition water.

APPLICATION

Tiles shall be fixed in accordance with AS 3958.1-2007.

- Ensure the backs of tiles are clean and free from dust and contaminants.
- Apply the adhesive to the substrate with the appropriate sized notched trowel to achieve coverage requirements on both substrate and the back of tiles.
- Tiles may require "back-buttering" to achieve minimum coverage requirements.
- Apply the adhesive with the notched trowel in a single direction.
- While pressing the tiles into the wet adhesive, break adhesive ridges with the tile to fully bed the tile into the adhesive.
- It is advisable to periodically check the back of the tiles to ensure adequate coverage of adhesive is achieved in accordance to the standard.
- Only apply as much adhesive that can be covered by the tiles prior to skinning. If adhesive skins prior to placement of tiles, remove and replace.
- Remove any excess adhesive from the face of tiles and ensure grout joints are cleaned and free from excess adhesive and are a uniform depth.
- Movement, expansion and control joints must be installed as per AS ISO 3958.1-2007.
- For tile over tile applications use Eco Systems Prep n Prime/ SikaTile-015 NPP.
- Ensure existing tiles are fixed soundly and free from defect.
- Gloss finished or polished tiles need mechanical preparation prior to priming with Eco Systems Prep n Prime/SikaTile-015 NPP.

LOCAL RESTRICTIONS

Please note that as a result of specific local regulations the performance of this product may vary from country to country. Please consult the local Product Data Sheet for the exact description of the application fields.

LEGAL NOTES

The information, and, in particular, the recommendations relating to the application and end-use of Sika products, are given in good faith based on Sika's current knowledge and experience of the products when properly stored, handled and applied under normal conditions in accordance with Sika's recommendations. In practice, the differences in materials, substrates and actual site conditions are such that no war-

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ranty in respect of merchantability or of fitness for a particular purpose, nor any liability arising out of any legal relationship whatsoever, can be inferred either from this information, or from any written recommendations, or from any other advice offered. The user of the product must test the product's suitability for the intended application and purpose. Sika reserves the right to change the properties of its products. The proprietary rights of third parties must be observed. All orders are accepted subject to our current terms of sale and delivery. Users must always refer to the most recent issue of the local Product Data Sheet for the product concerned, copies of which will be supplied on request. It may be necessary to adapt the above disclaimer to specific local laws and regulations. Any changes to this disclaimer may only be implemented with permission of Sika® Corporate Legal in Baar.

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Sika (NZ) Limited
85-91 Patiki Road
Avondale, Auckland 1026
New Zealand
0800 745 269
www.sika.co.nz



Product Data Sheet
Prohesive ProMaxset Plus (NZ)
November 2023, Version 01.03
021710102000000502

ProhesiveProMaxsetPlusNZ-en-NZ-(11-2023)-1-3.pdf





BRANZ Appraised
Appraisal No. 812 [2024]

SIKA INTERIOR WATERPROOFING MEMBRANES

Appraisal No. 812 [2024]

This Appraisal replaces BRANZ Appraisal No. 812 [2019]



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BRANZ Appraisals

Technical Assessments of products for building and construction.



BUILDING TRUST

Sika (NZ) Ltd

PO Box 19 192
Avondale
Auckland 1746
Tel: 0800 SIKA NZ
Fax: 0800 SIKA FAX
Web: www.sika.co.nz



BRANZ

BRANZ

1222 Moonshine Rd,
RD1, Porirua 5381
Private Bag 50 908
Porirua 5240,
New Zealand
Tel: 04 237 1170
branz.co.nz



Product

- 1.1 Sika Interior Waterproofing Membranes are two and single part waterproofing membranes for use under trafficable floor finishes in internal wet areas.

Scope

- 2.1 Sika Interior Waterproofing Membranes have been appraised for use as waterproofing membranes for internal wet areas of buildings, within the following scope:
 - on floor substrates of concrete, flooring grade particleboard, plywood, fibre cement compressed sheet and fibre cement sheet tile underlay, and on wall substrates of concrete, concrete masonry, wet area fibre cement sheet lining systems and wet area plasterboard lining systems; and,
 - when protected from physical damage by trafficable floor finishes; and,
 - where floors are designed and constructed such that deflections do not exceed 1/360th of the span.
- 2.2 The use of Sika Interior Waterproofing Membranes on concrete slabs where hydrostatic or vapour pressure is present from below is outside the scope of this Appraisal.
- 2.3 Movement and control joints in the substrate must be carried through to the trafficable floor finish. The design and construction of the substrate and movement and control joints is specific to each building, and therefore the responsibility of the building designer and building contractor and is outside the scope of this Appraisal.
- 2.4 The trafficable floor finishes are outside the scope of this Appraisal.
- 2.5 The membranes must be installed by trained installers, approved by Sika (NZ) Ltd.

Building Regulations

New Zealand Building Code (NZBC)

- 3.1 In the opinion of BRANZ, Sika Interior Waterproofing Membranes, if designed, used, installed and maintained in accordance with the statements and conditions of this Appraisal, will meet the following provisions of the NZBC:

Clause B2 DURABILITY: Performance B2.3.1 (b) 15 years. Sika Interior Waterproofing Membranes meet this requirement. See Paragraph 9.1.

Clause E3 INTERNAL MOISTURE: Performance E3.3.6. Interior wet area floors and walls incorporating Sika Interior Waterproofing Membranes meet this requirement. See Paragraphs 11.1-11.6.

Clause F2 HAZARDOUS BUILDING MATERIALS: Performance F2.3.1. Sika Interior Waterproofing Membranes meet this requirement.

Technical Specification

4.1 Materials supplied by Sika (NZ) Ltd are as follows:

- **Sikalastic®-152** is a two-component, fibre reinforced mortar, based on cement-modified polymers. It has a very low elastic modulus and is designed to be used to waterproof substrates that are to be covered by trafficable floor finishes. It is supplied as an 8 kg Part A liquid and a 25 kg Part B powder, with a final mixed colour of grey.
- **Sikalastic®-220 W** is a single component, ready-to-use, solvent-free, liquid waterproofing membrane suitable for interior waterproofing application. It is supplied as a blue grey colour in 16 kg buckets.
- **Sika® AquaBlok WPU** is a one-part, water-based, micro fibre reinforced elastomeric waterproofing membrane. It is supplied in 15 L pails and is coloured grey.
- **SikaTile®-110 Secure Proof** is a Class III, fibre reinforced, ready-to-use water-based polyurethane waterproofing membrane for under tile and stone applications. It is supplied in 15 L pails and is coloured grey.
- **Sika®Tite Undertile** is a styrene butadiene copolymer-based, one-part, ready-to-use liquid-applied membrane supplied as a grey thixotropic paste in 15 L pails.
- **Sika®Primer-11 W+** is a water-based primer for cement-based substrates, plaster and plasterboard. It is a light blue liquid supplied in a 5 kg bottle can.
- **Sika® SealTape** is a reinforcement tape with a woven bonding mesh and an expansion zone in the centre, to be used to reinforce all changes of direction. It comes as preformed corners, wall flashings, floor flashings and rolls. It is 0.6 mm thick and coloured yellow/white.
- **SikaTile®-010 Secure Prime** is a high performance, ready-to-use primer with efflorescence inhibiting properties suitable for porous and dense substrates. It is supplied in 5 L pails and is a milky white liquid which dries clear.
- **SikaTile®-015 NPP** is a water-based non-porous primer suitable for the priming of non-porous substrates. It is supplied in 1 and 4 L pails and is coloured blue.
- **Sikafloor®-01 Primer** is a concentrated resin primer designed to be applied prior to cement and gypsum based products. It is supplied in 1 and 5 kg plastic bottles and is coloured blue.

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Handling and Storage

5.1 All materials must be stored inside, up off concrete floors, in dry conditions, out of direct sunlight and out of freezing conditions. The membrane products have a shelf life of 12 months from date of manufacture in the original unopened packaging. Once opened, the products must be used within 3 months.

Technical Literature

6.1 This Appraisal must be read in conjunction with:

- Product Data Sheet, Sikalastic-152, Version 02.01, dated March 2021.
- Product Data Sheet, Sikalastic-220 W, Version 03.01, dated January 2022.
- Product Data Sheet, SikaTile 110 Secure Proof, Version 01.03, dated April 2023.
- Technical Data Sheet SikaTite Undertile, Version 01.04, issued April 2023.
- Technical Data Sheet AquaBlok WPU, issued 6 November 2017.
- Waterproofing Details, Sika Tile Installation Systems, Internal and External areas, Version 01, dated 2019.

6.2 All aspects of design, use, installation and maintenance contained in the Technical Literature and within the scope of this Appraisal must be followed.

Design Information

General

- 7.1 Sika Interior Waterproofing Membranes are for use in buildings where an impervious waterproof membrane is required to floors and walls to prevent damage to building elements and adjoining areas.
- 7.2 The membranes must be protected from physical damage by the application of trafficable floor finishes.
- 7.3 Movement and control joints may be required depending on the shape and size of the building or room, and the floor finish specified. Design guidelines can be found in the BRANZ Good Practice Guide: Tiling.
- 7.4 Timber framing systems must comply with NZS 3604, or where specific engineering design is used, the framing shall be of at least equivalent stiffness to the framing provisions of NZS 3604, or comply with the serviceability criteria of AS/NZS 1170. In all cases, framing must be provided so that the maximum span of the substrate as specified by the substrate manufacturer is met and all sheet edges are fully supported. Timber framing systems supporting the substrates must be constructed such that deflections do not exceed $1/360^{\text{th}}$ of the span. Where NZS 3604 is used, the allowable joist spans given in Table 7.1 shall be reduced by 20%.

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Substrates

Plywood

- 8.1 Plywood must be a minimum of 17 mm thick complying with AS/NZS 2269, CD Grade Structural with sanded C face upwards and treated to H3 [CCA treated]. LOSP treated plywood must not be used. The plywood must be supported with dwangs or framing with a maximum span of 400 mm in each direction and fixed with 10 g x 50 mm stainless steel countersunk head screws at 150 mm centres on the edges and 200 mm through the body of the sheets.

Fibre Cement Compressed Sheet/Fibre Cement Sheet Tile Underlay

- 8.2 Fibre cement compressed sheet must be manufactured to comply with the requirements of AS 2908.2 and must be specified by the manufacturer as being suitable for use as a wet area substrate. Fibre cement sheet tile underlay must be suitable for use in internal wet areas. Installation must be in accordance with the instructions of the manufacturer.

Particleboard

- 8.3 Particleboard must be specified for the end use in accordance with NZS 3602.

Concrete and Concrete Masonry

- 8.4 Concrete and concrete masonry substrates must be to a specific engineering design meeting the requirements of the NZBC, such as concrete construction to NZS 3101, concrete slab-on-ground to NZS 3604, and concrete masonry to NZS 4229 and NZS 4230.

Wet Area Wall Linings

- 8.5 Plasterboard wall linings must be manufactured to comply with AS/NZS 2588 and be suitable for use in internal wet areas.
- 8.6 Fibre cement sheet must be suitable for use in wet areas.

Durability

Serviceable Life

- 9.1 Sika Interior Waterproofing Membranes, when subjected to normal conditions of environment and use, are expected to have a serviceable life of at least 15 years and be compatible with trafficable floor finishes with a design service life of 15-25 years.

Maintenance

- 10.1 No maintenance of the membranes will be required provided significant substrate movement does not occur and the floor finish remains intact. Regular checks must be made of the floor finish to ensure it is sound and will not allow moisture to penetrate. Any cracks or damage must be repaired immediately.
- 10.2 In the event of damage to the membrane, the trafficable floor finish must be removed and the membrane repaired by removing the damaged portion and applying a patch as for new work.
- 10.3 Drainage outlets must be maintained to operate effectively, and floor finishes must be kept clean.

Internal Moisture

- 11.1 Sika Interior Waterproofing Membranes are impervious to water and when appropriately designed and installed will avoid the likelihood of water penetrating behind linings or entering concealed spaces.
- 11.2 Sika Interior Waterproofing Membranes are suitable for use to contain accidental overflow to meet NZBC Clause E3.3.2. A means of code compliance for overflow is given in NZBC Acceptable Solution E3/AS1, Section 2.
- 11.3 Surfaces must be finished with trafficable floor finishes. A means of code compliance to NZBC Clauses E3.3.3 and E3.3.4 is given in NZBC Acceptable Solution E3/AS1, Paragraph 3.1.1 b), 3.1.2 b) and 3.3.1 b).
- 11.4 Falls in showers and shower areas must be a minimum of 1 in 50. In unenclosed showers, falls must extend a minimum of 1,500 mm out from the shower rose. Floor wastes and drainage flanges must be provided and the floor must fall to the outlet.
- 11.5 The waterproofing membranes must completely cover shower bases, and for unenclosed showers it must extend a minimum of 1,500 mm out from the shower rose. Further design guidance on waterproofing wet areas, including waterproofing walls and junctions can be obtained from AS 3740/ the BRANZ Good Practice Guide: Tiling, and flooring and wallboard manufacturers.
- 11.6 Where a permanent wall finishes such as prefinished sheet materials are used, they must flash over the membrane a minimum of 30 mm.

Installation Information

Installation Skill Level Requirement

- 12.1 Installation must always be carried out in accordance with the Sika Interior Waterproofing Membranes Technical Literature and this Appraisal by, or under the supervision of, a Licensed Building Practitioner (LBP) with the relevant Licence Class.
- 12.2 Installation and finishing of components and accessories supplied by Sika (NZ) Ltd and its approved applicators must be completed by trained applicators, approved by Sika (NZ) Ltd.
- 12.3 Installation of the accessories supplied by the building contractor must be carried out in accordance with the Sika Interior Waterproofing Membranes Technical Literature and this Appraisal by, or under the supervision of, a Licensed Building Practitioner (LBP) with the relevant Licence Class.

Preparation of Substrates

- 13.1 Substrates must be dry, clean and stable before installation commences. Surfaces must be smooth and free from nibs, sharp edges, dust, dirt or other materials such as oil, grease or concrete formwork release agents.
- 13.2 The relative humidity of the concrete must be 75% or less before membrane application. Concrete substrates can be checked for dryness by using a hygrometer as set out in BRANZ Bulletin No. 585.
- 13.3 All voids, cracks, holes, joints and excessively rough areas must be filled to achieve an even and uniform surface. Junctions of substrate abutments, such as at wall/floor and wall/wall junctions must have Sika® SealTape installed as set out in the Technical Literature.

- 13.4 Substrates must be primed with the specified primer and allowed to dry fully before the membrane is installed.
- 13.5 Porous substrates must be primed with SikaTile®-010 Secure Prime and allowed to dry fully before the membrane is installed.

Membrane Installation

- 14.1 Installation must not be undertaken where the substrate surface temperature is below 5°C or above 35°C.
- 14.2 Sikalastic®-152 liquid and Sikalastic®-152 powder must be mixed and left to stand for 5 minutes before re-mixing, then applying. Sikalastic®-152 must be applied in a minimum of two coats at the rates set out in the Technical Literature. Subsequent coats must be applied in an opposite direction to the previous coat. The maximum recommended thickness for each coat is 2 mm. The total finished system dry film thickness must be a minimum of 3 mm.
- 14.3 Sikalastic®-220 W, Sikalastic® Aquablok WPU, SikaTile®-110 Secure Proof and Sika®Tite Undertile must be thoroughly stirred before application. The membranes must be applied in a minimum of two coats at the rates set out in the Technical Literature to give a total finished system minimum dry film thickness as follows:
- Sikalastic®-220 W: 0.5 mm.
 - Sikalastic® Aquablok WPU: 2 mm.
 - SikaTile®-110 Secure Proof: 1 mm.
 - Sika®Tite Undertile: 1 mm.
- 14.4 Application can be made by steel trowel for the Sikalastic®-152 as specified in the Technical Data and roller [medium/long nap] or brush [long bristle] for the other membranes.
- 14.5 In all situations, reinforcement provisions as set out in this Appraisal and the Technical Literature apply.
- 14.6 Clean up may be undertaken with water.

Floor Finishes

- 15.1 The membranes must be fully cured before applying or installing the floor finish. The cured membranes must be protected at all times to prevent mechanical damage, so may require temporary covers until the finishing is completed.
- 15.2 Any tiling must be undertaken in accordance with AS 3958.1 and the BRANZ Good Practice Guide: Tiling. The compatibility of the tile adhesive must be confirmed with the adhesive manufacturer or Sika [NZ] Ltd.

Inspections

- 16.1 Critical areas of inspection are:
- Construction of substrates, including crack control and installation of bond breakers and movement control joints.
 - Moisture content of the substrate prior to the application of the membrane.
 - Acceptance of the substrate by the membrane installer prior to application of the membrane.
 - Installation of the membrane to the manufacturer's instructions, particularly installation to the correct thickness and use of reinforcement.
 - Membrane curing and integrity prior to the installation of trafficable floor finishes, including protection from mechanical damage during curing and prior to floor finish installation.

Health and Safety

- 17.1 Safe use and handling procedures for the membranes are provided in the Technical Literature. The materials must be used in conjunction with the relevant Material Safety Data Sheet.

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Basis of Appraisal

The following is a summary of the technical investigations carried out:

Tests

18.1 The material properties of Sika Interior Waterproofing Membranes have been assessed by various organisations. The results of this testing have been reviewed by BRANZ and found to be satisfactory.

Other Investigations

19.1 An assessment was made of the durability of Sika Interior Waterproofing Membranes by BRANZ technical experts.

19.2 Site inspections were carried out by BRANZ to examine the practicability of installation.

19.3 The Technical Literature has been examined by BRANZ and found to be satisfactory.

Quality

20.1 The manufacture of the membranes has not been examined by BRANZ, but details regarding the quality and composition of the materials used were obtained by BRANZ and found to be satisfactory.

20.2 The quality management system of the membrane's manufacturer has been assessed and found to be satisfactory.

20.3 The quality of supply to the market is the responsibility of Sika [NZ] Ltd.

20.4 Designers are responsible for the building design, and building contractors are responsible for the quality of installation of the framing systems and the substrates.

20.5 Quality on-site is the responsibility of the trained installers, approved by Sika [NZ] Ltd.

20.6 Building owners are responsible for the maintenance of the trafficable floor finish, in accordance with the instructions of Sika [NZ] Ltd.

Sources of Information

- AS 2908.2:2000 Cellulose-cement products – flat sheet.
- AS 3740:2010 Waterproofing of domestic wet areas.
- AS 3958.1:1991 Guide to the installation of ceramic tiles.
- AS/NZS 1170:2002 Structural design actions.
- AS/NZS 2269:2012 Plywood – Structural.
- AS/NZS 4858:2004 Wet area membranes.
- BRANZ Good Practice Guide: Tiling (Third Edition), April 2015.
- NZS 3101:2006 Concrete structures standard.
- NZS 3602:2003 Timber and wood-based products for use in buildings.
- NZS 3604:2011 Timber-framed buildings.
- NZS 4229:2013 Concrete masonry buildings not requiring specific engineering design.
- NZS 4230:2004 Design of reinforced concrete masonry structures.
- Ministry of Business, Innovation and Employment Record of amendments - Acceptable Solutions, Verification Methods and handbooks.
- The Building Regulations 1992.

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BRANZ Appraised
Appraisal No. 812 (2024)

BRANZ Appraisal
Appraisal No. 812 (2024)
16 December 2024

SIKA INTERIOR WATERPROOFING
MEMBRANES



In the opinion of BRANZ, **Sika Interior Waterproofing Membranes** are fit for purpose and will comply with the Building Code to the extent specified in this Appraisal provided they are used, designed, installed and maintained as set out in this Appraisal.

The Appraisal is issued only to **Sika [NZ] Ltd**, and is valid until further notice, subject to the Conditions of Appraisal.

Conditions of Appraisal

1. This Appraisal:
 - a) relates only to the product as described herein;
 - b) must be read, considered and used in full together with the Technical Literature;
 - c) does not address any Legislation, Regulations, Codes or Standards, not specifically named herein;
 - d) is copyright of BRANZ.
2. **Sika [NZ] Ltd**:
 - a) continues to have the product reviewed by BRANZ;
 - b) shall notify BRANZ of any changes in product specification or quality assurance measures prior to the product being marketed;
 - c) abides by the BRANZ Appraisals Services Terms and Conditions;
 - d) warrants that the product and the manufacturing process for the product are maintained at or above the standards, levels and quality assessed and found satisfactory by BRANZ pursuant to BRANZ's Appraisal of the product.
3. BRANZ makes no representation or warranty as to:
 - a) the nature of individual examples of, batches of, or individual installations of the product, including methods and quality of work;
 - b) the presence or absence of any patent or similar rights subsisting in the product or any other product;
 - c) any guarantee or warranty offered by **Sika [NZ] Ltd**.
4. Any reference in this Appraisal to any other publication shall be read as a reference to the version of the publication specified in this Appraisal.
5. BRANZ provides no certification, guarantee, indemnity or warranty, to **Sika [NZ] Ltd** or any third party.

For BRANZ

Claire Falck

Chief Executive

Date of Issue:

16 December 2024

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SIKALASTIC®-220 W
PRODUCT WARRANTY
SIKA (NZ) LIMITED

BUILDING TRUST



- This warranty is only valid when accompanied by proof of purchase of sufficient quantity of Product for its correct installation.
- This warranty is only valid for Sika products purchased in New Zealand.

Warranty Reference Number: WR-0000003227

Project Name: Timothy Atkinson

Project Address: 39 Anderson Park Drive Waikanae 5036

Client Name: Timothy Atkinson

Product installation completion date: Oct 21, 2025

Total area of product installed in m²: 13.00

Where was the product installed? 3 x shower walls all upstands Toilet and sink walls

Sika Products Used:

Main Product

Sikalastic-220 W

Ancillary Products

Sika Primer-11 W+

SealTape Wall & Floor Flanges

Sika SealTape B

Applicator Company: AJ Tilers

Applicator Name: Jacob Suitauloa

Applicator Email Address: ajtilers.j@gmail.com

Applicator Phone Number: 0275251511

Sika Applicator License No.: 1508

Store and area purchased from: Tile Depot Lower Hutt

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-
1. Sika (NZ) Limited ("Sika") hereby warrants that Sikalastic-220 W (the Product) supplied for use on the above project will conform with the technical data detailed on the Sikalastic-220 W Data Sheet (the current version at the time of purchase) for a period of ten (10) years from the date of purchase by the original A claim pursuant to this Warranty must be notified to Sika in writing within 10 years from the date the product was first sold to the original purchaser.
 2. This warranty is only valid when accompanied by proof of purchase of sufficient quantity of Product for its correct installation, in accordance with the Product data sheet, over the area (in square metres) referenced above.
 3. This Warranty is provided on the basis that the Product is stored, transported, used, installed, applied and maintained in strict accordance with the instructions contained in the Data Sheet, and any other written instructions (if any) that may be provided by Sika, and that the Product is used within its stated shelf life. Failure to comply with such instructions will invalidate this Warranty.
 4. In the event that it is proved to the complete satisfaction of Sika that the Product does not conform with the technical data detailed on the Data Sheet, Sika will, on request made in writing to the Head Office of Sika, at the sole and absolute discretion of Sika either:
 - (a) supply freeofcharge replacement Product, for any Product that is proved not to so conform; or
 - (b) refund the purchase price of the Product that is proved not to so conform.
 5. Sika shall not be liable for any other claims for loss, damage, costs or expenses of any kind arising out of or attributable to any breach by Sika of the Warranty or negligence or otherwise howsoever and whether direct or consequential in connection with the use of the Product.
 6. Sika shall only be liable under this Warranty if notice has been given in writing within seven (7) days (time being of the essence) of any failure or defect of the Product becoming apparent or known. The notice shall include proof of purchase (showing date and place of purchase and name of the reseller). The Claimant shall ensure that Sika is afforded the opportunity to inspect the area affected as soon as practicable after such notification.
 7. Save for this Warranty, Sika makes no representation and gives no assurance, condition or warranty of any kind (including any assurance, condition or warranty implied by law to the extent that the assurance, condition or warranty can be lawfully excluded) in relation to the Product and accepts no liability for any assurance, condition, warranty, representation, statement or term not expressly set out in this Warranty. Where the Product is being acquired for business purposes, the provisions of the Consumer Guarantees Act 1993 are specifically excluded.
 8. This Warranty replaces and supersedes (1) the limited warranty stated in Sika's Terms and Conditions of Sale (but all other such Terms and Conditions shall not be affected hereby) and (2) all prior warranties that may appear to apply to the Product.
 9. This Warranty is only applicable to product quality as defined by the Product Data Sheet and specifically excludes any defects or failures to the extent that they are attributable to building design or workmanship, including product application, preparation or installation of surfaces or substrates by the Claimant or any other party.
 10. This Warranty does not cover the effects of movement (opening, closing, or differential) in any horizontal or vertical joint or crack, beyond the capability of the Product, as defined in the Data Sheet, and any other written instructions supplied by Sika, or any visual effects of such movement.
 11. This Warranty excludes any damage caused by fair wear and tear, including fading.
 12. This warranty does not cover any effects either physically or aesthetically that are caused by rising substrate moisture or substrate movement.
 13. This Warranty will be invalidated in the event that any remedial work is undertaken in relation to the Product without the prior written approval of Sika.
 14. This Warranty shall extend to any replacement quantities of the Product provided but only for the balance of the original Warranty period.
 15. This warranty is provided to the original purchaser of the Product and is not transferable or assignable, except to the owner of the property.
 16. If any alleged failure or deterioration in the Product is proven to not be the responsibility of Sika, then all costs associated with the investigation of such failure or deterioration shall be borne by the Claimant.

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SPECIFICATION

INSTALLATION OF SIKA TILING SYSTEM PRODUCTS FOR THE WATERPROOFING AND TILING OF WET AREAS

PROJECT NAME:

PROJECT LOCATION:

SCOPE OF WORK:

SPECIFICATION DATE:

SPECIFICATION NO.:

PRODUCTS:

SikaTile-015 NPP
 Sikafloor®-01 Primer
 Sikafloor Level Pro or Sikafloor Level Top
 Sika Screed -1
 Sika Sealtapes
 Sikalastic 220 W
 SikaCeram-255 Starflex or Sika Pro Maxset Plus
 Sika Ceram Clean Grout
 SikaCeram StarGrout
 Sikasil Color

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Always refer to the most current product data sheet(s) available at the date of this specification.

1 General

- 1.1 This technical specification is to be read in conjunction with the project Contract Documents and Specification.
- 1.2 All work to be carried out in accordance with the current Sika (NZ) Ltd data sheets.

2. Surface Preparation

- 2.1 All structural building components must comply with the New Zealand Building Code and relevant New Zealand standards including NZS 3604, NZS 3603, NZS 3403 and E2/AS1.

2.2 All concrete floors should be mechanically ground to ensure all contaminants are removed prior to priming or waterproofing.

2.3 All dust, dirt and other contaminants must be removed before priming with Sikafloor-01 Primer.

3. Weather

3.1 Apply only in fair weather with ambient and substrate temperature above 5°C and below 30°C.

4. Priming

4.1 non-porous substrates shall be primed with **SikaTile-015 NPP** strictly in accordance with the technical data sheet.

4.2 Porous substrates shall be primed with **Sikafloor-01 Primer**.

5.0 Reinforcement

5.1 All expansion and construction joints shall be reinforced with **Sika Seal tapes**

6.0 Application

Application of primers/sealers, undertile membranes, waterproofing, adhesives, grouts and sealants to comply with Sika technical data sheets and application details for specific products.

Primer

6.1 **SikaTile-015 NPP** is a flexible, water based, nonporous primer specially designed with superior bond enhancing properties for use on existing tiles, smooth and non-porous surfaces, without the need for mechanical surface preparation.

6.2 **Sikafloor-01 Primer** is suitable for porous substrates internally and externally on both wall and floor applications for porous substrates.

Screeds

6.3 **Sika Screed-1** Applied to create fall within shower bases or to raise the level of a floor. Compressible material must be positioned all-round the edges of the room and around any pillar, to form the insulation joint. The product must be applied in the same way as a normal cementitious screed, by preparing the level strips, which will then serve for spreading with a striker.

Float finishing must be carried out immediately after the product has been spread or within 60 minutes. When this operation is carried out, the surface of the screed can be splashed with water from a brush, to make the job easier and faster, especially if a machine with a steel disc is used.

Note: Screed to be applied WET on WET with a slurry bond coat.
Selection Guide (Concrete Surface Profile) CSP 1-4, Sikadur-32 Normal CSP 5-10, SikaCeram T- Latex.

Levelling

- 6.4 **Sikafloor Level Pro** is a one part, polymer modified pumpable self-levelling fast hardening cementitious underlayment for the levelling and smoothing of interior floors prior to the application of a final floor finish.

Waterproofing

- 6.5 **Apply Sikalastic-220 W** over two coats ensuring that each coat is a minimum thickness of 0.6mm. Once the first coat has dried apply the second coat in the opposite direction to the first coat. The Main Contractor and Applicator shall jointly inspect the membrane for damage incurred so that repairs can be made as necessary before any tiles are laid.

Adhesive

- 6.6 Sika Ceram-255 StarFlex is a single component tile adhesive, with a C2TEFS1 rating suitable for swimming pools as per EN12004 and EN12002. Sufficient product should be used to ensure complete wetting of the tiles. Tiling must be carried out on wet adhesive, exerting an adequate pressure to ensure contact with the adhesive. If a surface film forms on the adhesive, it is necessary to re-trowel the adhesive ensuring there is no skinning. Do not wet skinned adhesive with water.

Grout

- 6.7 Once the tile adhesive has cured the tiles are to be grouted using **Sika Ceram CleanGrout**. Prior to grouting, all joints should be free of contaminants, dust and water. Apply grout in accordance with the instructions contained in the technical data sheet.
- 6.8 Apply SikaCeram StarGrout with a suitable grouting trowel, taking care to fill all joints completely. Remove excess grout, allow to dry (Refer to Sika Technical Data Sheet). Clean taking good care to remove all excess grout and haze from the tiles.

Silicone

- 6.9 All perimeters and expansion joints are to be sealed with **SikaSil Colour** silicone sealant. Ensure all dust, water and contaminants are removed prior to sealing. Refer to current Sika technical data sheet for application methods.

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7.0 Protection

- 7.1 All products must be protected from water until fully cured.
- 7.2 All finished work should be protected from construction traffic to avoid damage and cleaning.

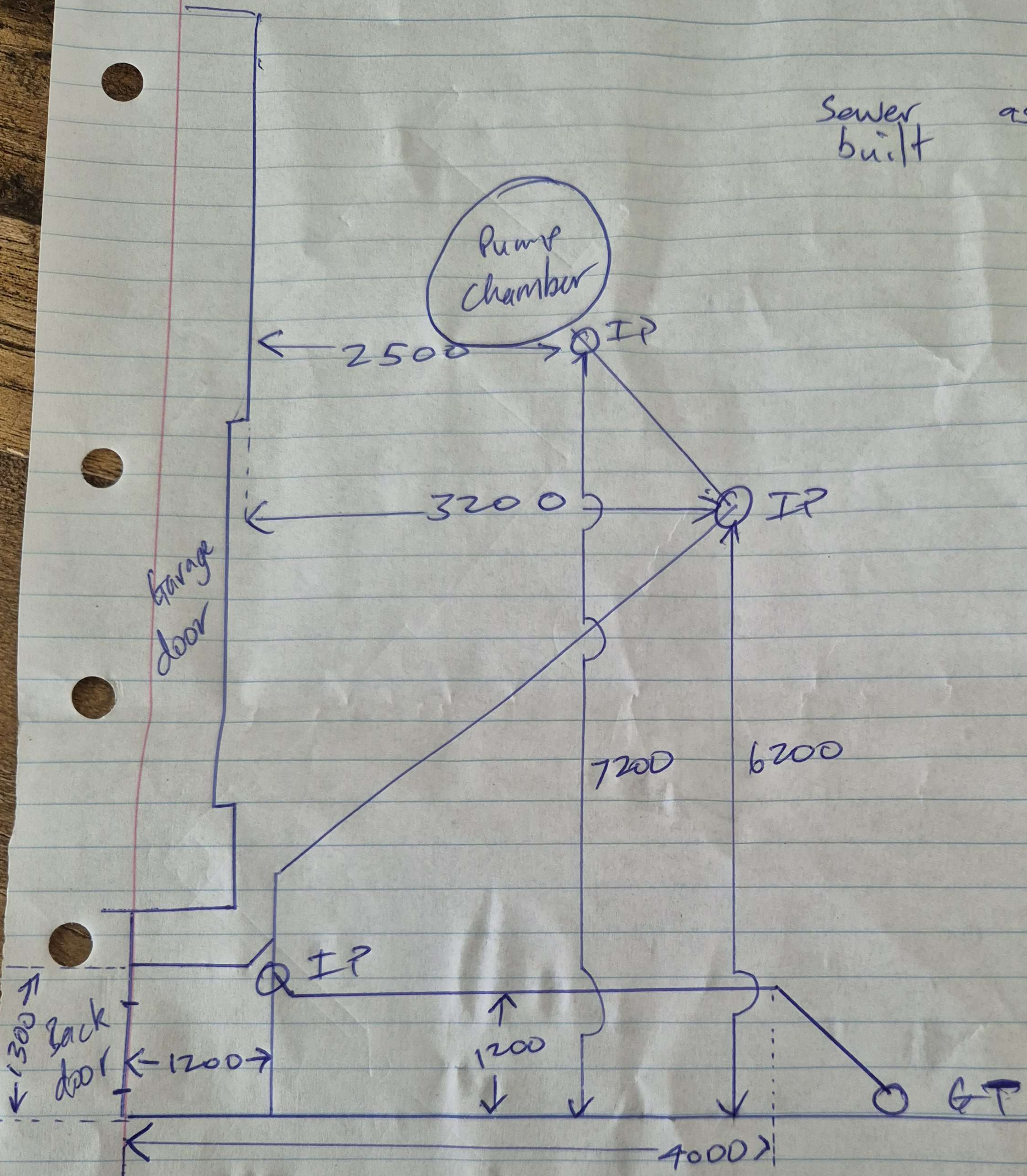
8.0 Completion

- 8.1 Clean up as the work proceeds and leave all work areas to the standard required for following trades.
- 8.2 Remove all debris, unused materials, and components from the site.

Note: This outline procedure details the key components of the work required. For specific details regarding surface preparation, mixing of the products and application, refer to the product data sheet.

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Sewer built as



BC # 250 172

Date :- 10/10/25

Drain layer :- Peter Bartholomew

Rego # :- 18074

Address :- 40 Anderson Park Drive
Waikanae

Pipe :- ϕ 100 pvc @ 1:60 fall

Producer statement Warranty

Our windows and doors comply with the building code

All products supplied by First Windows & Doors meet or exceed the requirements of the New Zealand Building Code and New Zealand Standards; NZS4211, Performance of Windows, and NZS4223, Glazing in Buildings - Parts 1-4 incl.

This means our windows and doors have been designed and successfully tested to perform in New Zealand's most diverse conditions, and will:

- **satisfy the strength and deflection requirements of the standards**
- **deliver the desired levels of weathertightness appropriate to the prescribed wind zones**
- **meet the air leakage requirements necessary to provide comfort and efficiency**
- **include glazing of appropriate weight, strength and safety to satisfy not only the expected wind load but also accidental human impact.**

In accordance with the Terms and Conditions of Warranty, a warranty for all First Windows & Doors products is provided, under normal conditions of use, against failure of materials and/or workmanship for a period of 5 years.

The surface finishing of the aluminium extrusion is covered by a separate Performance Warranty which is dependent on the actual finish selected.

A window and door hardware/component warranty protects against defects in manufacturing, functionality and surface finish for a period of 5 years, provided care and maintenance guidelines have been followed. Plated (soft) finishes are excluded from the warranty.

Please note

This warranty is subject to correct installation, as outlined in the Building Code Acceptable Solution Clause E2/AS1 External Moisture, or an approved alternative solution.

Homeowner details

Name	Tim Atkinson
Mobile	0279193505
Email	timothyatkinson@gmail.com

Site details

Address / lot number	40 Anderson Park Drive, Waikanae
----------------------	-------------------------------------

Product details

Delivery date	24 July 2025
Glass Products used	Solux-E
Joinery Products used	Residential Series ThermalHEART
Joinery colour	Flax Pod Matt
Warranty number	25-08-151694F

Manufacturer details

Name	Kalós Windows & Doors
Address	23 The Cutting Way, Milson, Palmerston North

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via Email

Statement of Thermal Performance for Windows & Doors

Date of Issue

21/08/2025

Name, Address, and Email contact of Manufacturer / Supplier

Kalos Windows and Doors Limited

23 The Cutting Way, Milson

Palmerston North

Project / Site Details - including Address

40 Anderson Park Drive

Waikanae

Consent no.

BC250172

Climate Zone

3

I/ We declare that the following,

- 1) Glazed windows & doors, **and/or**
- 2) Opaque doors, **and/or**
- 3) Skylights

supplied by us to this Project / Site, achieve a Construction R-value as stated below,

Construction R-value =

0.50

(NOTE) - The Construction R-value shall be no less than the value specified within the Consent listed above.)

This R-value has been determined using one of the following methods,

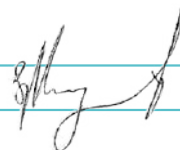
- i) The Schedule Method and/or Selected from Table E.1.1.1, **or**
- ii) Derived using WEERS calculator, **or**
- iii) Calculated in accordance with H1/ . (Confirm H1/AS2, VM1 OR VM2)

(Supporting documentation for methods will be supplied on request.)

Name

Stewart Hanegraaf

Signature



Window & Glass Association Membership No.

1389

TABLE E.1.1.1: Construction R-values (R_{window}) of selected generic vertical windows and doors
 Paragraph E.1.1.1.a)

Type of glazing	$U_g^{(1)}$	Spacer type ⁽²⁾	Example IGU ^{(3), (4)} (informative)	R_{window} ($\text{m}^2\text{-K/W}$) for different frames			
				Aluminium frame	Thermally broken aluminium frame	uPVC frame	Timber frame
Double pane	2.63	Aluminium	Glass: Clear/Clear Gas: Air	R0.26	R0.32	R0.40	R0.44
	1.90	Aluminium	Glass: Low E _s /Clear Gas: Argon	R0.30	R0.39	R0.50	R0.56
	1.60	Thermally improved	Glass: Low E _s /Clear Gas: Argon	R0.33	R0.42	R0.56	R0.63
	1.30	Thermally improved	Glass: Low E _s /Clear Gas: Argon	R0.35	R0.46	R0.63	R0.71
	1.10	Thermally improved	Glass: Low E _s /Clear Gas: Argon	R0.37	R0.50	R0.69	R0.77
	0.90	Thermally improved	Glass: Low E _s /Clear Gas: Krypton	R0.40	R0.54	R0.76	R0.85
Triple pane	1.89	Thermally improved	Glass: Clear/Clear/Clear Gas: Air		R0.38	R0.50	R0.56
	1.20	Thermally improved	Glass: Low E _s /Clear/Clear Gas: Argon		R0.48	R0.66	R0.74
	1.00	Thermally improved	Glass: Low E _s /Clear/Clear Gas: Argon		R0.52	R0.73	R0.81
	0.70	Thermally improved	Glass: Low E _s /Low E _s /Clear Gas: Argon		R0.59	R0.86	R0.95
	0.60	Thermally improved	Glass: Low E _s /Low E _s /Clear Gas: Argon		R0.62	R0.91	R1.01

Notes:

(1) Thermal transmittance of the glazing determined using 85 EN 673. Where the U_g -value of the proposed glazing is different from the values included in the table, R_{window} shall be determined based on the nearest U_g -value in the table that is greater than the U_g -value of the proposed glazing.

(2) 'Thermally improved' refers to a spacer that meets the definition of thermally improved spacer in ISO 10077-1 Annex G.

(3) The examples provided are informative descriptions only of the insulated glazing unit (IGU) types that might be used to deliver the nominated U_g -values. When using this table, R_{window} shall be determined based on U_g , spacer type and frame type.

(4) The properties of each of the glass panes within the IGU are provided and separated by '/'. 'Clear' refers to clear float glass. 'Low E_s', 'Low E_e', 'Low E_i' and 'Low E_o' refer to glass with low emissivity coatings at different performance levels.

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04/07/2025
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Form 6A

Memorandum from Licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach additional sheet(s) to this form.

THE BUILDING			
Street Address:	40 Anderson Park Drive		
Suburb:	Waikanae		
Town/City:	Wellington	Postcode:	5036

THE PROJECT	
Building Consent Number:	BC250172

THE OWNERS(S)			
Name(s):	Tomothy & Joanna Atkinson		
Mailing Address:	48 Anderson Park Drive		
Suburb:	Waikanae		
Town/City:	Wellington	Postcode:	5036
PO Box/Private bag:			
Phone number:	021 401480		
Email address:	timothyatkinson@gmail.com		

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary describe the restricted building work	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing <input checked="" type="checkbox"/>	Construction of a raft slab foundation as per Architectural and engineered drawings provided.	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Walls <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Roof <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Columns and beams <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Bracing <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Other <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

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EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary describe the restricted building work	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing <input checked="" type="checkbox"/>	DPM layed between foundation and blinding sand layer.	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Roof cladding or roof cladding system <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Ventilation system (for example, subfloor or cavity) <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Wall cladding or wall cladding system <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Waterproofing <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Other <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

BC250172
 Received by
 Kapiti Coast District Council
 04/07/2025
 via Email


ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name:	Troy Scott Mackie	LBP Number:	BP 136262
Class(es) licensed in:	Foundations		
Plumbers, Gasfitters and Drainlayers registration number (if applicable):			
Mailing address (if different from below):			
Street address/Registered office: 9 Waitaheke Road			
Suburb:	Te Horo	Town/City:	Wellington
PO Box/Private Bag:	N/A	Postcode:	5581
Phone Number:	As per mobile	Mobile:	021 1063980
After hours:	As per mobile	Fax:	N/A
Email Address:	nimbusconstruction@hotmail.com		

DECLARATION

I **Troy Scott Mackie** carried out or supervised the restricted building work recorded on this form.

Signature:	
Date:	20.06.2025

BC250172
Received by
Kapiti Coast District Council
04/07/2025
via Email

SITE INSPECTION REPORT

Date: 10 June 2025	Report No: SR01	Job No: 44890
Inspected By: Geert van de Vorstenbosch	Consent Number: 250172	
Contractors Representative: Troy Mackie (Foundations First Ltd)		
Project: 40 Anderson Park Drive, Waikanae	Area Inspected: Waffle slab	

Inspection time: 9:45am
 Weather: Fine
 Stage: Pre-pour inspection of waffle slab

Observations:

1. Piles have been driven and cut off at underside of slab.
2. All pods set out as specified.
3. All waffle slab reinforcement is in place and correct.
4. All mesh has been placed, lapped and tied.
5. Saw cuts have been prepared in the correct locations (every 2nd mesh strand cut).
6. All penetrations have been prepared as required.

Instructions Given:

1. Nil.

Approved to pour provided the Building Consent Authority has carried out any inspections they require.

Next Inspection Required: Pre-line (TBC)

Send To: Tania Pearson (Foundations First Ltd) tania@foundationsfirst.co.nz
 Troy Mackie (Foundations First Ltd) tsmackie@hotmail.com

BC250172
 Received by
 Kapiti Coast District Council
 12/06/2025
 via Email



CERTA

ENGINEERING

Certa Engineering Ltd
 Civil & Structural
 Consulting Engineers
 Seismic Risk Analysis

Lower Hutt Office
 Tel: 04 566 8004
 Level 1, 70 Bloomfield Tce
 P.O. Box 30 535
 Lower Hutt 5040
email@certa.nz

Kapiti Office
 Tel: 04 902 5750
 Level 1, Kayel Building
 Raumati South
 Paraparaumu 5032
www.certa.nz



CONSTRUCTION MONITORING REPORT

Lot 39 Anderson Park Drive, Waikanae

CM02
Scala Testing

BC250172
Received by
Kapiti Coast District Council
11/06/2025
via Email

Project: Lot 39 Anderson Park Drive, Waikanae, Kapiti Coast		Contract Number: 1000-143-04
Distributed to: Josh Leith, Tim Atkinson, Kapiti Coast District Council		Client: Tim Atkinson
Surveillance Officer: Nathan Blaker Contact No. 021 069 5609	Other: Maika Fraser	Contractor: Leith Consulting Client POC: Josh Leith Contact No: 029 771 3310
Today's date: 16/04/2025	Arrival Time: 12:00	Departure Time: 13:30

Exact Location: Lot 39 Anderson Park Drive, Waikanae, Kapiti Coast (Legal Description: Lot 39 DP 592074)	
Referencing Documentation (Reports, drawings):	
<ul style="list-style-type: none"> Geotechnical Assessment by Cohesive Consulting dated 13 March 2025 Conceptual plans by AD Architecture dated 22 November 2024 CM01 Report by Cohesive Consulting dated 14 April 2025 – “The quantity of TOPSOIL was minimal, and the SAND displays sufficient compaction and quality to be relied upon for lateral resistance. Next inspection shall consist of a stripped ground inspection with scala penetrometers to confirm strength of bearing of FILL material and underlying insitu sands” 	
Work carried out (Inspection list): 5 no. Scala penetrometer tests have been carried out across the lot area to determine the geotechnical ultimate bearing capacity.	
Environmental; OH&S; Industrial Relations Issues: N/A	BC250172 Received by Kapiti Coast District Council 11/06/2025 via Email
PPE: Hi-vis, safety boots Available if required - safety glasses, earmuffs, hard hat	
Conclusions and Recommendations:	
<ul style="list-style-type: none"> Scala penetrometers have been carried out across the base of the excavation to confirm that an ultimate bearing capacity in excess of 200kPa is encountered. Five scala penetrometer tests have been carried out and confirm that the required ultimate bearing capacity is available from surface level across the Lot area. Refer to Table 1 for full test results. 	
Weather Conditions: Fine during inspection	
Other Comments/Summary: Tidy site and good quality of works by contractor. Geotechnical ultimate bearing capacity in excess of 200kPa available from surface level.	
Next Site Visit: TBC	

Table 1: Scala Penetrometer Test Results

Depth (m)	DCP01	DCP02	DCP03	DCP04	DCP05
0.0-0.1	3	3	2	2	2
0.1-0.2	11	5	3	4	4
0.2-0.3	10	11	4	7	5
0.3-0.4	10	10	5	7	8
0.4-0.5	10	9	5	8	10
0.5-0.6	11	8	9	11	9
0.6-0.7	13	7	8	13	10
0.7-0.8	8	5	10	18	12
0.8-0.9	8	9	10	20+	13
0.9-1.0	8	12	4	-	10
1.0-1.1	8	13	5	-	10

1.1-1.2	9	18	6	-	14
1.2-1.3	12	18	7	-	16
1.3-1.4	13	17	8	-	20+
1.4-1.5	14	15	8	-	-
1.5-1.6	14	12	10	-	-
1.6-1.7	14	13	11	-	-
1.7-1.8	14	14	10	-	-
1.8-1.9	14	15	12	-	-
1.9-2.0	14	14	14	-	-



Figure 1: Lot 39 Overview with scala test locations.



Figure 2: Lot 39 Overview with scala test locations.

Prepared and issued by:



Maika Fraser
Engineering Geologist/Director
BSc

Reviewed by:



Nathan Blaker
Chartered Engineering Geologist/Director
BSc, PMEG, CMEngNZ (pEngGeol)



BC250172
Received by
Kapiti Coast District Council
11/06/2025
via Email

Rachael Sutherland

From: Tim Atkinson <timothyatkinson@gmail.com>
Sent: Wednesday, 11 June 2025 12:12 pm
To: Mailbox - Building Approvals
Subject: BC250172

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Team,

I was asked to show where the surveyor placed the pegs for marking out the house.

As per below.

Hi Tim,

The pegs were placed as per the diagram you sent through, we don't have time to prepare a plan before tomorrow.

To confirm, the pegs were placed as per the snip below.



BC250172
Received by
Kapiti Coast District Council
11/06/2025
via Email

Cheers,

Josh Leith | AS+SNZ, MEngNZ

Director, **Leith Consulting Ltd**
Surveyor & Operations

Waea Mahi |
(04) 260 8888

Waea

Pukoro | 029 771 3310

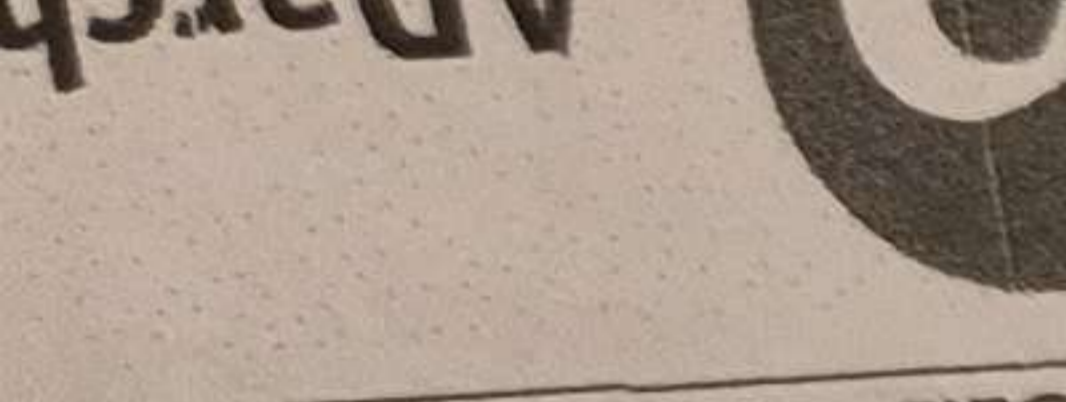
Paetukutuku |

www.leithconsulting.co.nz



Proposed House
for Tim Atkinson
40 Anderson Park Dr
Waikanae

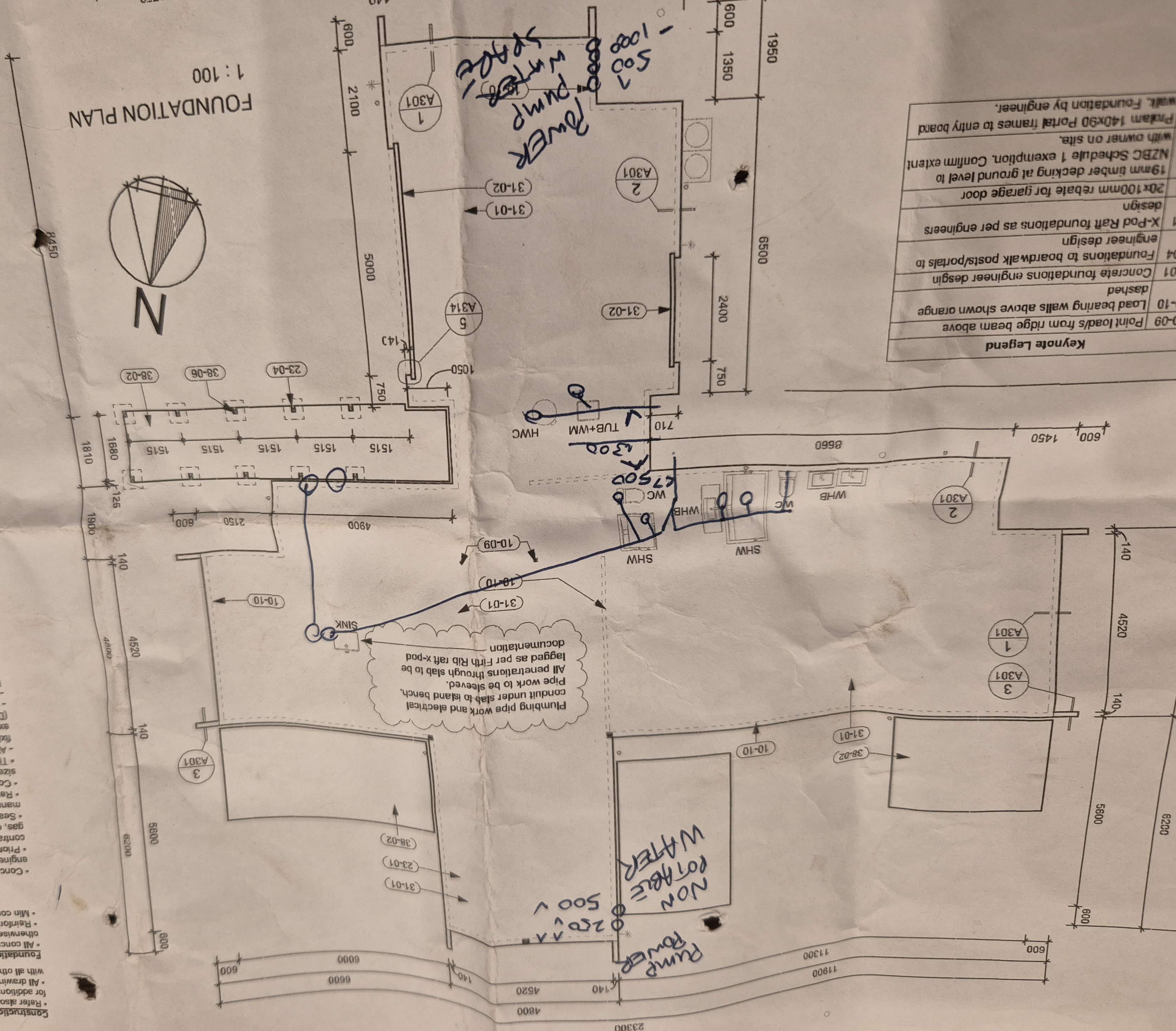
Phone: (04) 298 5662
5 Kodex Place, Paraparamu
Email: info@adarchitecture.nz
High Perfo



Rev Date RFI
B 14/04/25

- Construction Notes**
- Refer also to sheet A002 - Construction Notes for additional information
 - All drawing sheets to be read in conjunction with all other sheets in the drawing set
- Foundation Notes**
- All concrete to be 20MPa unless specified otherwise by engineer
 - Reinforcing mesh to be grade 500E
 - Min concrete cover to reinforcing:
 - 75mm against ground
 - 50mm against formwork
 - 30mm for slab mesh
 - Concrete slab system and foundation details to engineers design
 - Prior to pouring concrete consult all relevant contractors and install conduit suitable for water, gas, electricity and telecommunications services
 - Seal all slab penetrations with DPM
 - Manufacturers approved tapes
 - Refer to engineers dwg or sawcut locations
 - Confirm all window and door sill rebate sizes with window manufacturer
 - This site is exposure zone C:
 - All treated timber pile connections and subfloor fixings within 600mm from ground level or in exposed situations are to be type 304 S.S.
 - Nail and screw fixings can be galvanized
 - All structural fixings (except fabricated brackets) in sheltered location to be hot dip galvanized, and exposed situations to be type 304 S.S.
 - All fabricated brackets to be minimum 5mm mild steel and hot dip galvanized
 - All fixings in contact with timber treated with copper quaternary (ACQ) or copper azole (CuAz) preservatives are to be type 304 S.S. exposed or sheltered locations, and hot dip galvanized in closed situations
 - All timber joists spanning more than 2500mm have solid blocking mid span
 - All timber joist to have full depth block support at each bearer line

FOUNDATION PLAN
1 : 100



Keynote Legend

10-09	Point loads from ridge beam above
10-10	Load bearing walls above shown orange dashed
23-01	Concrete foundations engineer design
23-04	Foundations to boardwalk posts/portals to engineer design
31-01	X-Pod Raft foundations as per engineers design
1-02	20x100mm rebate for garage door
1-02	19mm timber decking at ground level to with owner on site.
1-05	NZBC Schedule 1 exemption. Confirm extent with owner on site.
1-06	Problem 140x90 Portal frames to entry board walk. Foundation by engineer.



CONSTRUCTION MONITORING REPORT

Lot 39 Anderson Park Drive, Waikanae

CM02
Scala Testing

BC250172
Received by
Kapiti Coast District Council
30/05/2025
via Email

Project: Lot 39 Anderson Park Drive, Waikanae, Kapiti Coast		Contract Number: 1000-143-04
Distributed to: Josh Leith, Tim Atkinson, Kapiti Coast District Council		Client: Tim Atkinson
Surveillance Officer: Nathan Blaker Contact No. 021 069 5609	Other: Maika Fraser	Contractor: Leith Consulting Client POC: Josh Leith Contact No: 029 771 3310
Today's date: 16/04/2025	Arrival Time: 12:00	Departure Time: 13:30

Exact Location: Lot 39 Anderson Park Drive, Waikanae, Kapiti Coast (Legal Description: Lot 39 DP 592074)	
Referencing Documentation (Reports, drawings): <ul style="list-style-type: none"> Geotechnical Assessment by Cohesive Consulting dated 13 March 2025 Conceptual plans by AD Architecture dated 22 November 2024 CM01 Report by Cohesive Consulting dated 14 April 2025 – “The quantity of TOPSOIL was minimal, and the SAND displays sufficient compaction and quality to be relied upon for lateral resistance. Next inspection shall consist of a stripped ground inspection with scala penetrometers to confirm strength of bearing of FILL material and underlying insitu sands” 	
Work carried out (Inspection list): 5 no. Scala penetrometer tests have been carried out across the lot area to determine the geotechnical ultimate bearing capacity.	
Environmental; OH&S; Industrial Relations Issues: N/A	BC250172 Received by Kapiti Coast District Council 30/05/2025 via Email
PPE: Hi-vis, safety boots Available if required - safety glasses, earmuffs, hard-hat	
Conclusions and Recommendations: <ul style="list-style-type: none"> Scala penetrometers have been carried out across the base of the excavation to confirm that an ultimate bearing capacity in excess of 200kPa is encountered. Five scala penetrometer tests have been carried out and confirm that the required ultimate bearing capacity is available from surface level across the Lot area. Refer to Table 1 for full test results. 	
Weather Conditions: Fine during inspection	
Other Comments/Summary: Tidy site and good quality of works by contractor. Geotechnical ultimate bearing capacity in excess of 200kPa available from surface level.	
Next Site Visit: TBC	

Table 1: Scala Penetrometer Test Results

Depth (m)	DCP01	DCP02	DCP03	DCP04	DCP05
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0.2-0.3	10	11	4	7	5
0.3-0.4	10	10	5	7	8
0.4-0.5	10	9	5	8	10
0.5-0.6	11	8	9	11	9
0.6-0.7	13	7	8	13	10
0.7-0.8	8	5	10	18	12
0.8-0.9	8	9	10	20+	13
0.9-1.0	8	12	4	-	10
1.0-1.1	8	13	5	-	10

1.1-1.2	9	18	6	-	14
1.2-1.3	12	18	7	-	16
1.3-1.4	13	17	8	-	20+
1.4-1.5	14	15	8	-	-
1.5-1.6	14	12	10	-	-
1.6-1.7	14	13	11	-	-
1.7-1.8	14	14	10	-	-
1.8-1.9	14	15	12	-	-
1.9-2.0	14	14	14	-	-



Figure 1: Lot 39 Overview with scala test locations.



Figure 2: Lot 39 Overview with scala test locations.

Prepared and issued by:



Maika Fraser
Engineering Geologist/Director
BSc

Reviewed by:



Nathan Blaker
Chartered Engineering Geologist/Director
BSc, PMEG, CMEngNZ (pEngGeol)



BC250172
Received by
Kapiti Coast District Council
30/05/2025
via Email

GoGet Inspection Audit Report

Consent No: **250054**

Applicant: **Bluepencil Architects**

Site Address: **6 Elsie Way, Otaki**

Work Type: **3 bedroom house with ensuite and main bathroom. 2 cladding types. mono pitched roof. Garage with internal access.**

Inspection Type: **Drainage**

Inspection Outcome: **Fail**

Inspected By: **Charlie Maltby**

Inspection Date: **23 May 2025 11:49 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Fail
Pipe diameter 100mm upvc for waste and storm water.	Pass
Bedding material Natural on site sand	Pass
Gully trap Single gully installed and charged.	Pass
Connections/angles Laid to compliant angles, joint connection fixtures and sizes, pink primer used, pipe soffit's maintained	Pass
Branch length Laid to compliant DN size, gradient and length, vented over 10m	Pass
Direction/fall Laid to compliant gradients according to DN and system used	Pass
Holding water Plugged at lateral connection, system holding water, good flow on release	Pass
Terminal vent Internal	N/A
Registration number	N/A
Stormwater sumps Not installed at time of inspection. Channel drain and sump to be sighted at final.	Fail
Elevated drainage	N/A
Soak pit Stormwater connecting to lateral and development siakpit.	Pass
Agent/owner written approval	N/A
Non compliance discussed onsite Discussed with drain layer on site.	Pass
Next Inspection required Prewrap	Pass
Other	N/A



Taken at 11:26 AM on Friday 23/05/2025



Taken at 11:26 AM on Friday 23/05/2025



Taken at 11:27 AM on Friday 23/05/2025



Taken at 11:27 AM on Friday 23/05/2025



Taken at 11:28 AM on Friday 23/05/2025



Taken at 11:28 AM on Friday 23/05/2025



connection to lateral
Taken at 11:29 AM on Friday 23/05/2025



storm water
Taken at 11:30 AM on Friday 23/05/2025



stormwater to tank

Taken at 11:31 AM on Friday 23/05/2025



under test

Taken at 11:32 AM on Friday 23/05/2025

SITE NOTICE

Consent No: **250054**
 Applicant: **Solseeker Limited**
 Site Address: **6 Elsies Way, Otaki**
 Work Type: **3 bedroom house with ensuite and main bathroom. 2 cladding types. mono pitched roof. Garage with internal access.**
 Building Category: **R2**

Inspection Type: **Drainage**
 Inspection Outcome: **Fail**
 Inspected By: **Charlie Maltby**
 Inspection Date: **23 May 2025**

Failed Items

General

Stormwater sumps **Not installed at time of inspection. Channel drain and sump to be sighted at final.**

Passed Items

General

Pipe diameter **100mm upvc for waste and storm water.**
 Bedding material **Natural on site sand**
 Gully trap **Single gully installed and charged.**
 Connections/angles **Laid to compliant angles, joint connection fixtures and sizes, pink primer used, pipe soffit's maintained**
 Branch length **Laid to compliant DN size, gradient and length, vented over 10m**
 Direction/fall **Laid to compliant gradients according to DN and system used**
 Holding water **Plugged at lateral connection, system holding water, good flow on release**
 Soak pit **Stormwater connecting to lateral and development siapit.**
 Non compliance discussed onsite **Discussed with drain layer on site.**
 Next Inspection required **Prewrap**

GoGet Inspection Audit Report

Consent No: **250054**
 Applicant: **Bluepencil Architects**
 Site Address: **6 Elsie Way, Otaki**
 Work Type: **3 bedroom house with ensuite and main bathroom. 2 cladding types. mono pitched roof. Garage with internal access.**

Inspection Type: **Final Inspection**
 Inspection Outcome: **Pass**
 Inspected By: **Luke Natrass**
 Inspection Date: **28 January 2026 10:57 a.m.**
 Duration: **60 minutes**

Inspection Element	Status
Exterior	Pass
All previous inspections/notes passed	Pass
Sighted and failed items have been reassessed where appropriate/ all previous inspections passed	
Drawings	Pass
Plans on site and reviewed	
Additional information/plan	N/A
Sub-floor ventilation	N/A
Not required as concrete slab	
Roof fixings	Pass
Roof has been screwed off as required for the roofing type	
Spouting and down-pipes	Pass
All spouting and downpipes in place and connected to non potable water tank	
Deck structure	N/A
Not part of this consent	
Flashings - roof	Pass
Roof has been flashed as required	
Penetrations - flashings	Pass
All penetrations flashed as required	
Barriers	N/A
Not part if consent	
Gully dishes	Pass
Org in place	
Stormwater and site drainage	Pass
Strip drain and sump in place in driveway	
Handrails	N/A
Not part if consent	
Wastes to gully	Pass
Ensuite shower to org	
Fixings - durability	Pass
All fixings and connections installed as required for the climate zone	
Steps/stairs	Pass
One step into front door	
Terminal vents/AAVs	Pass
50 mm terminal vent in place and run through roof and flashed as required	
Brick veneer cladding	N/A
Not part if this consent	
Cladding painted/sealed	Pass
All bamboo and metal cladding has been painted and sealed as required	
Flashings - windows/doors	Pass

All windows and doors flashed as required

Cladding ground clearance	Pass
Concrete mowing strip in place, 100 mm below cladding and has good fall away for dwelling	
Non compliance discussed onsite	N/A
Final check complete	Pass
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	
Interior	Pass
All previous inspections/notes passed	Pass
Sighted and failed items have been reassessed where appropriate	
Drawings	Pass
On site and reviewed	
Additional information/plan	N/A
Service areas-floors/walls	Pass
Kitchen, entry, bathrooms, laundry walls and floors sealed as required	
Stair design	N/A
Single level dwelling so no internal stairs	
Handrails	N/A
Not required as no internal stairs	
Barriers from falling	N/A
No falls above 1 m within dwelling	
Lighting	Pass
Windows and light fixtures in place for natural and artificial lighting	
Laundering	Pass
Laundry area to side if garage , supertub in place and sealed	
Cooking facilities	Pass
Oven and hob in place for cooking facilities	
Smoke detectors	Pass
Fitted in all sleeping areas, one in hall, one garage and smoke/ heat in dining , sited and tested, integrated system installed	
Food storage/preparation	Pass
As required	
Ventilation	Pass
Opening windows, ducted fans to bathroom and laundry and range hood to kitchen as required	
HWC flues	Pass
Hwc in garage , flued to exterior via tundish and safetray	
HWC restraint	Pass
The required number (2) of straps/blocking is fitted appropriate for the size of the cylinder	
Tempering valve	Pass
A tempering valve is fitted and the temperature of the hot water to sanitary fixtures has been checked for appropriate temperature of 48 deg	
Glazing - human impact	Pass
Safety glass installed to windows and doors where required including shower screens	
Window restrictors	N/A
Not required	
Hot water temp	Pass
48 deg	
Solid fuel heater	N/A
Not part of this consent	
Water supply tank	Pass
Non potable water tank in place for toilets and hose taps	
Trap seals and AAVS	Pass

All vanities, sinks and tubs are trapped as required	
Cistern flushing	Pass
Both Toilets flushing as required and running off non potable water	
WC pan connection	Pass
Both Toilets bolted and sealed as required	
Non potable water signs	Pass
Non potable water signs in place above hose taps	
Septic system	N/A
Not part of consent	
Window labels	Pass
In place	
Non compliance discussed onsite	N/A
Final check complete	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	
Intertenancy/commercial	N/A
Other	N/A



West face
Taken at 10:29 AM on Wednesday 28/01/2026



Stripdrain in driveway
Taken at 10:29 AM on Wednesday 28/01/2026



Taken at 10:29 AM on Wednesday 28/01/2026



Non potable water signs

Taken at 10:30 AM on Wednesday 28/01/2026



Taken at 10:30 AM on Wednesday 28/01/2026



Water tank

Taken at 10:30 AM on Wednesday 28/01/2026



Taken at 10:31 AM on Wednesday 28/01/2026



North east corner

Taken at 10:31 AM on Wednesday 28/01/2026



North West corner
Taken at 10:32 AM on Wednesday 28/01/2026



Front door
Taken at 10:33 AM on Wednesday 28/01/2026



Dining/ kitchen

Taken at 10:35 AM on Wednesday 28/01/2026



Taken at 10:36 AM on Wednesday 28/01/2026



Lounge

Taken at 10:36 AM on Wednesday 28/01/2026



Kitchen

Taken at 10:36 AM on Wednesday 28/01/2026



Taken at 10:36 AM on Wednesday 28/01/2026



Rangehood

Taken at 10:36 AM on Wednesday 28/01/2026



Taken at 10:36 AM on Wednesday 28/01/2026



Taken at 10:37 AM on Wednesday 28/01/2026



Smoke, and heat detectors in kitchen
Taken at 10:38 AM on Wednesday 28/01/2026



Laundry
Taken at 10:42 AM on Wednesday 28/01/2026



Taken at 10:42 AM on Wednesday 28/01/2026



Taken at 10:42 AM on Wednesday 28/01/2026



Taken at 10:43 AM on Wednesday 28/01/2026



Office

Taken at 10:43 AM on Wednesday 28/01/2026



Bed2

Taken at 10:43 AM on Wednesday 28/01/2026



B2

Taken at 10:44 AM on Wednesday 28/01/2026



Bed 3

Taken at 10:44 AM on Wednesday 28/01/2026



B3

Taken at 10:44 AM on Wednesday 28/01/2026



Master bed

Taken at 10:44 AM on Wednesday 28/01/2026



Master

Taken at 10:44 AM on Wednesday 28/01/2026



Safety glass stamp
Taken at 10:45 AM on Wednesday 28/01/2026



Ensuite
Taken at 10:45 AM on Wednesday 28/01/2026



Taken at 10:45 AM on Wednesday 28/01/2026



Toilet sealed

Taken at 10:45 AM on Wednesday 28/01/2026



Taken at 10:46 AM on Wednesday 28/01/2026



Safety glass in bathroom windows
Taken at 10:46 AM on Wednesday 28/01/2026



Safety glass to shower screens
Taken at 10:46 AM on Wednesday 28/01/2026



Taken at 10:48 AM on Wednesday 28/01/2026



Main bathroom
Taken at 10:48 AM on Wednesday 28/01/2026



Taken at 10:48 AM on Wednesday 28/01/2026



Taken at 10:48 AM on Wednesday 28/01/2026



Taken at 10:48 AM on Wednesday 28/01/2026



Taken at 10:50 AM on Wednesday 28/01/2026

GoGet Inspection Audit Report

Consent No: **250054**

Applicant: **Bluepencil Architects**

Site Address: **6 Elsie Way, Otaki**

Work Type: **3 bedroom house with ensuite and main bathroom. 2 cladding types. mono pitched roof. Garage with internal access.**

Inspection Type: **Drainage**

Inspection Outcome: **Pass**

Inspected By: **Luke Natrass**

Inspection Date: **28 January 2026 11:43 a.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Stormwater sumps	Pass
Channel strip drain and sump in place in driveway and sighted at final inspection	
Non compliance discussed onsite	Pass
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	

SITE NOTICE

Consent No: **250054**
 Applicant: **Solseeker Limited**
 Site Address: **6 Elsie Way, Otaki**
 Work Type: **3 bedroom house with ensuite and main bathroom. 2 cladding types. mono pitched roof. Garage with internal access.**

Building Category: **R2**

Inspection Type: **Drainage**
 Inspection Outcome: **Pass**
 Inspected By: **Luke Natrass**
 Inspection Date: **28 January 2026**

Passed Items

General

Stormwater sumps	Channel strip drain and sump in place in driveway and sighted at final inspection
Non compliance discussed onsite	
Other	All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Inspection Type: **Final Inspection**
 Inspection Outcome: **Pass**
 Inspected By: **Luke Natrass**
 Inspection Date: **28 January 2026**

Passed Items

Exterior

All previous inspections/notes passed	Sighted and failed items have been reassessed where appropriate/ all previous inspections passed
Drawings	Plans on site and reviewed
Roof fixings	Roof has been screwed off as required for the roofing type
Spouting and down-pipes	All spouting and downpipes in place and connected to non potable water tank
Flashings - roof	Roof has been flashed as required
Penetrations - flashings	All penetrations flashed as required
Gully dishes	Org in place
Stormwater and site drainage	Strip drain and sump in place in driveway
Wastes to gully	Ensuite shower to org
Fixings - durability	All fixings and connections installed as required for the climate zone
Steps/stairs	One step into front door
Terminal vents/AAVs	50 mm terminal vent in place and run through roof and

Cladding painted/sealed	flashed as required All bamboo and metal cladding has been painted and sealed as required
Flashings - windows/doors	All windows and doors flashed as required
Cladding ground clearance	Concrete mowing strip in place, 100 mm below cladding and has good fall away for dwelling
Final check complete	
Other	All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.
Interior	
All previous inspections/notes passed	Sighted and failed items have been reassessed where appropriate
Drawings	On site and reviewed
Service areas-floors/walls	Kitchen, entry, bathrooms, laundry walls and floors sealed as required
Lighting	Windows and light fixtures in place for natural and artificial lighting
Laundering	Laundry area to side of garage , supertub in place and sealed
Cooking facilities	Oven and hob in place for cooking facilities
Smoke detectors	Fitted in all sleeping areas, one in hall, one garage and smoke/ heat in dining , sited and tested, integrated system installed
Food storage/preparation	As required
Ventilation	Opening windows, ducted fans to bathroom and laundry and range hood to kitchen as required
HWC flues	Hwc in garage , flued to exterior via tundish and safetray
HWC restraint	The required number (2) of straps/blocking is fitted appropriate for the size of the cylinder
Tempering valve	A tempering valve is fitted and the temperature of the hot water to sanitary fixtures has been checked for appropriate temperature of 48 deg
Glazing - human impact	Safety glass installed to windows and doors where required including shower screens
Hot water temp	48 deg
Water supply tank	Non potable water tank in place for toilets and hose taps
Trap seals and AAVS	All vanities, sinks and tubs are trapped as required
Cistern flushing	Both Toilets flushing as required and running off non potable water
WC pan connection	Both Toilets bolted and sealed as required
Non potable water signs	Non potable water signs in place above hose taps
Window labels	In place
Final check complete	All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.
Other	All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

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Consent No: **250172**

Applicant: **AD Architecture Ltd**

Site Address: **40 Anderson Park Drive, Waikanae**

Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**

Inspection Type: **Pre Clad**

Inspection Outcome: **Pass**

Inspected By: **Anthony Wilson**

Inspection Date: **3 February 2026 3:01 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Additional information/plan	Pass
Wall face next to entrance has changed to Schist cladding, installed by Hard As Rocks.	
Marked up plan along with producer statement from Hard As Rocks has been provided.	

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Consent No: **250172**

Applicant: **AD Architecture Ltd**

Site Address: **40 Anderson Park Drive, Waikanae**

Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**

Inspection Type: **Final Inspection**

Inspection Outcome: **Pass**

Inspected By: **Anthony Wilson**

Inspection Date: **3 February 2026 3:02 p.m.**

Duration: **15 minutes**

Inspection Element	Status
Exterior	Pass
All previous inspections/notes passed Sighted and failed items have been reassessed where appropriate	Pass
Additional information/plan As noted in pre clad	Pass
Final check complete	Pass
Other All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	Pass

SITE NOTICE

Consent No: **250172**
Applicant: **Timothy & Joanna Atkinson**
Site Address: **40 Anderson Park Drive, Waikanae**
Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**
Building Category: **R2**

Inspection Type: **Pre Clad**
Inspection Outcome: **Pass**
Inspected By: **Anthony Wilson**
Inspection Date: **3 February 2026**

Passed Items

General

Additional information/plan

Wall face next to entrance has changed to Schist cladding, installed by Hard As Rocks.

Marked up plan along with producer statement from Hard As Rocks has been provided.

Inspection Type: **Final Inspection**
Inspection Outcome: **Pass**
Inspected By: **Anthony Wilson**
Inspection Date: **3 February 2026**

Passed Items

Exterior

All previous inspections/notes passed

Sighted and failed items have been reassessed where appropriate

Additional information/plan

As noted in pre clad

Final check complete

Other

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

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Consent No: **250172**

Applicant: **AD Architecture Ltd**

Site Address: **40 Anderson Park Drive, Waikanae**

Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**

Inspection Type: **Drainage**

Inspection Outcome: **Pass**

Inspected By: **Anthony Wilson**

Inspection Date: **22 December 2025 8:13 a.m.**

Duration: **15 minutes**

Inspection Element

Status

General

Pass

Soak pit

Pass

Engineered design, PS4 and site report have been supplied.

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Consent No: **250172**

Applicant: **AD Architecture Ltd**

Site Address: **40 Anderson Park Drive, Waikanae**

Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**

Inspection Type: **Wet Area membrane (Post-application)**

Inspection Outcome: **Pass**

Inspected By: **Anthony Wilson**

Inspection Date: **22 December 2025 8:18 a.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Conforms with approved drawings	Pass
The consent docs show wet area shower to ensuite	
Confirm additional information/amended plan	Pass
Sika membrane specs supplied	
Wet area membrane	Pass
Application is complete	

GoGet Inspection Audit Report

Consent No: **250172**
Applicant: **AD Architecture Ltd**
Site Address: **40 Anderson Park Drive, Waikanae**
Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**

Inspection Type: **Final Inspection**
Inspection Outcome: **Fail**
Inspected By: **Anthony Wilson**
Inspection Date: **22 December 2025 8:20 a.m.**
Duration: **15 minutes**

Inspection Element	Status
Exterior	Fail
All previous inspections/notes passed	Fail
Additional info required for Minor Variation to change wall in entranceway to Schist.	
Stormwater and site drainage	Pass
Soakage trench signed off by engineer.	
Final check complete	Fail

SITE NOTICE

Consent No: **250172**
 Applicant: **Timothy & Joanna Atkinson**
 Site Address: **40 Anderson Park Drive, Waikanae**
 Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**
 Building Category: **R2**

Inspection Type: **Drainage**
 Inspection Outcome: **Pass**
 Inspected By: **Anthony Wilson**
 Inspection Date: **22 December 2025**

Passed Items

General

Soak pit	Engineered design, PS4 and site report have been supplied.
----------	---

Inspection Type: **Wet Area membrane (Post-application)**
 Inspection Outcome: **Pass**
 Inspected By: **Anthony Wilson**
 Inspection Date: **22 December 2025**

Passed Items

General

Conforms with approved drawings	The consent docs show wet area shower to ensuite
Confirm additional information/amended plan	Sika membrane specs supplied
Wet area membrane	Application is complete

Inspection Type: **Final Inspection**
 Inspection Outcome: **Fail**
 Inspected By: **Anthony Wilson**
 Inspection Date: **22 December 2025**

Failed Items

Exterior

All previous inspections/notes passed	Additional info required for Minor Variation to change wall in entranceway to Schist.
Additional information/plan	As noted above
Final check complete	

Passed Items

Exterior

Stormwater and site drainage

Soakage trench signed off by engineer.

GoGet Inspection Audit Report

Consent No: **250172**

Applicant: **AD Architecture Ltd**

Site Address: **40 Anderson Park Drive, Waikanae**

Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**

Inspection Type: **Postline / Wet area Pre Application**

Inspection Outcome: **Fail**

Inspected By: **Gareth McCullagh**

Inspection Date: **30 September 2025 10:44 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Fail
Sighted previous inspection notes	Fail
Still to inspect living dining ceiling insulation	
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Sheet bracing	Pass
Covers gs1 and bl1 walls only	
Sheet fixings	Pass
Screwed as required	
Sheet heights	Pass
Fire/acoustic separation	N/A
Agent/owner written approval	N/A
Wet area substrate system	Fail
Still to inspect	
LBP number	Pass
Finton Greggains	
Non compliance discussed onsite	Pass
Spoke to fin builder	
Next Inspection required	N/A
Other	Fail
Also to inspect garage bracing strand board	



Taken at 10:38 AM on Tuesday 30/09/2025



Taken at 10:39 AM on Tuesday 30/09/2025



Taken at 10:39 AM on Tuesday 30/09/2025



Taken at 10:39 AM on Tuesday 30/09/2025



Taken at 10:39 AM on Tuesday 30/09/2025



Taken at 10:40 AM on Tuesday 30/09/2025



Taken at 10:41 AM on Tuesday 30/09/2025



Taken at 10:41 AM on Tuesday 30/09/2025



Taken at 10:41 AM on Tuesday 30/09/2025

SITE NOTICE

Consent No: **250172**
Applicant: **Timothy & Joanna Atkinson**
Site Address: **40 Anderson Park Drive, Waikanae**
Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**
Building Category: **R2**

Inspection Type: **Postline / Wet area Pre Application**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **30 September 2025**

Failed Items

General

Sighted previous inspection notes	Still to inspect living dining ceiling insulation
Wet area substrate system	Still to inspect
Other	Also to inspect garage bracing strand board

Passed Items

General

Conforms with approved drawings	
Sheet bracing	Covers gs1 and bl1 walls only
Sheet fixings	Screwed as required
Sheet heights	
LBP number	Finton Greggains
Non compliance discussed onsite	Spoke to fin builder

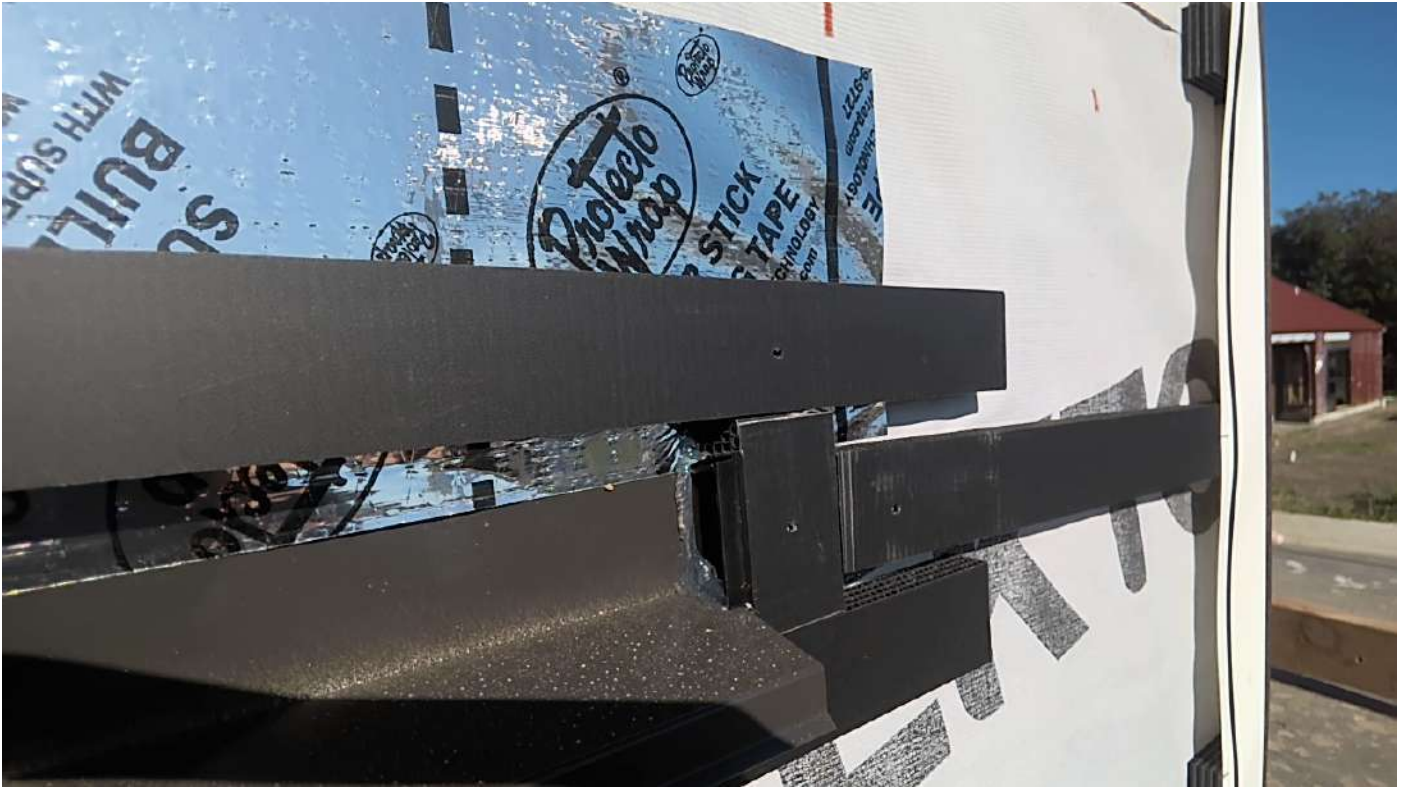
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Consent No: **250054**
 Applicant: **Bluepencil Architects**
 Site Address: **6 Elsie Way, Otaki**
 Work Type: **3 bedroom house with ensuite and main bathroom. 2 cladding types. mono pitched roof. Garage with internal access.**

Inspection Type: **Pre Clad**
 Inspection Outcome: **Fail**
 Inspected By: **Jeremy Lincoln**
 Inspection Date: **25 August 2025 10:47 a.m.**
 Duration: **45 minutes**

Inspection Element	Status
General	Fail
Inspection notes	Pass
Sighted and failed items have been reassessed where appropriate	
Drawings	Pass
Additional information/plan	N/A
Fire Separations	N/A
Building wrap type	Pass
Tekton over ply	
Flexible sealing tape	Pass
Completed	
Deck membrane fixed in accordance with specification	N/A
Head flashings	Fail
In place for bamboo vertical cladding system	
Flashings for metal cladding yet to be inspected	
Sill flashings	N/A
Back flashings	N/A
Saddle flashings	N/A
Internal/external corner flashings	Fail
Not fitted as prescribed by revised cladding details. Prescribed details require .50 metal flashings	
Dynaflash flashings not solid supported as per Dynex specifications	
Jamb flashings	N/A
Capillary clearances	Pass
Flashing penetrations/seals	Fail
Yet to be installed, to be sited on the interior at preline	
Ground/Deck Cladding Clearance	N/A
Additional strapping to wrap	N/A
Batten timber treatment	Pass
Cavibat	
Cavity closers	Fail
Not fitted to base of cladding or window heads as prescribed on the revised cladding details	
Battens in place	Pass
vertical jamb battens not fitted to prescribed revised details	
Battens structural fixing	N/A
Cavity spacers	N/A
Cavity spacers size and slope	N/A

LBP number 103923	Pass
Agent/owner written approval	N/A
Non compliance discussed onsite With Jerome	Pass
Next Inspection required Recheck required	Fail
Other	N/A



Taken at 10:29 AM on Monday 25/08/2025



Taken at 10:30 AM on Monday 25/08/2025



Taken at 10:30 AM on Monday 25/08/2025



Taken at 10:32 AM on Monday 25/08/2025



Taken at 10:33 AM on Monday 25/08/2025



Taken at 10:34 AM on Monday 25/08/2025

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Consent No: **250054**

Applicant: **Bluepencil Architects**

Site Address: **6 Elsie Way, Otaki**

Work Type: **3 bedroom house with ensuite and main bathroom. 2 cladding types. mono pitched roof. Garage with internal access.**

Inspection Type: **Pre Clad**

Inspection Outcome: **Fail**

Inspected By: **Gareth McCullagh**

Inspection Date: **4 September 2025 1:44 p.m.**

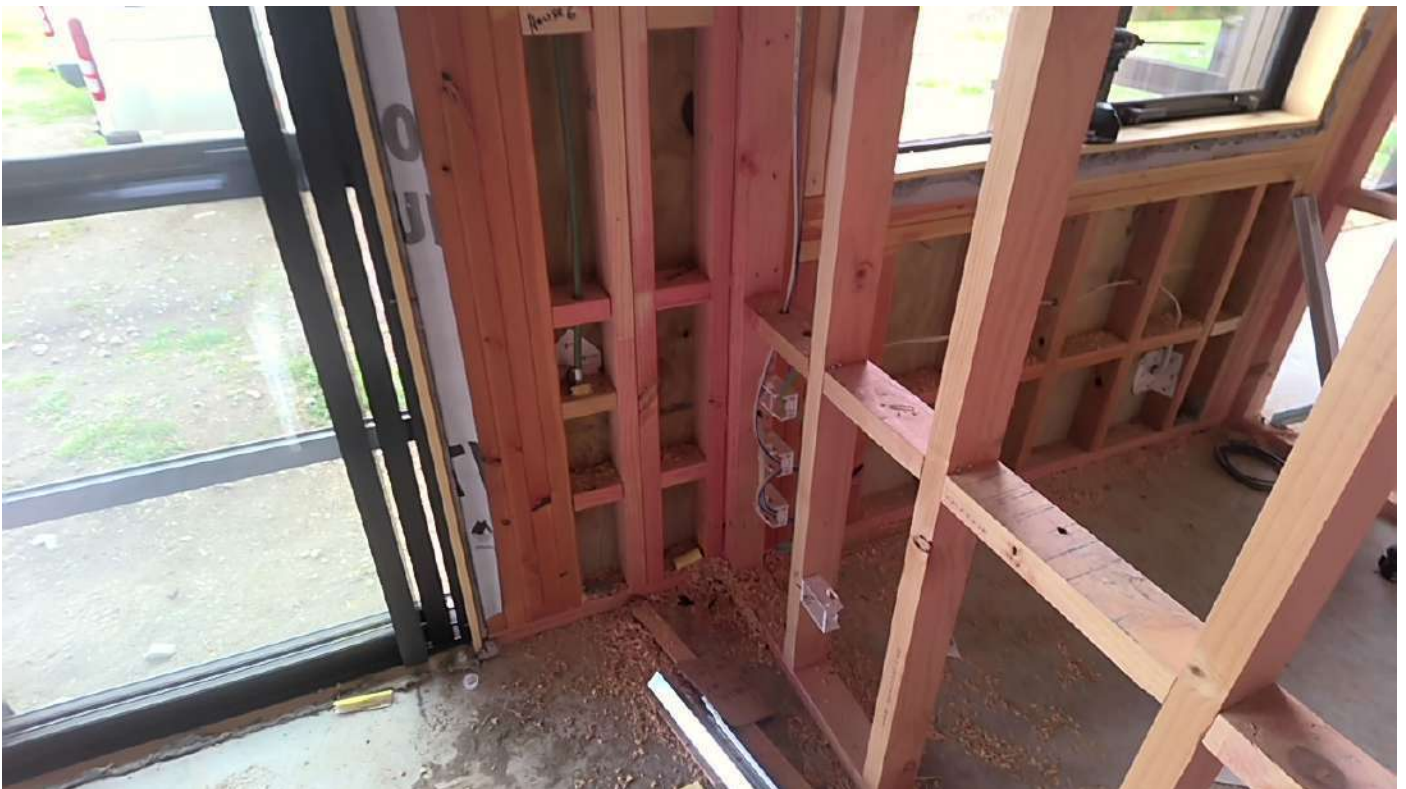
Duration: **30 minutes**

Inspection Element	Status
General	Fail
Head flashings Flashings for metal cladding yet to be inspected.	Fail
Internal/external corner flashings External corner mitered joins and also box corners with dyna flash behind and email approval from supplier of cladding that there are also happy with pvc dyna flash instead of galv metal flashing	Pass
Flashing penetrations/seals Boot flashed	Pass
Cavity closers Used vb 20 batten as closer	Pass



boot flash

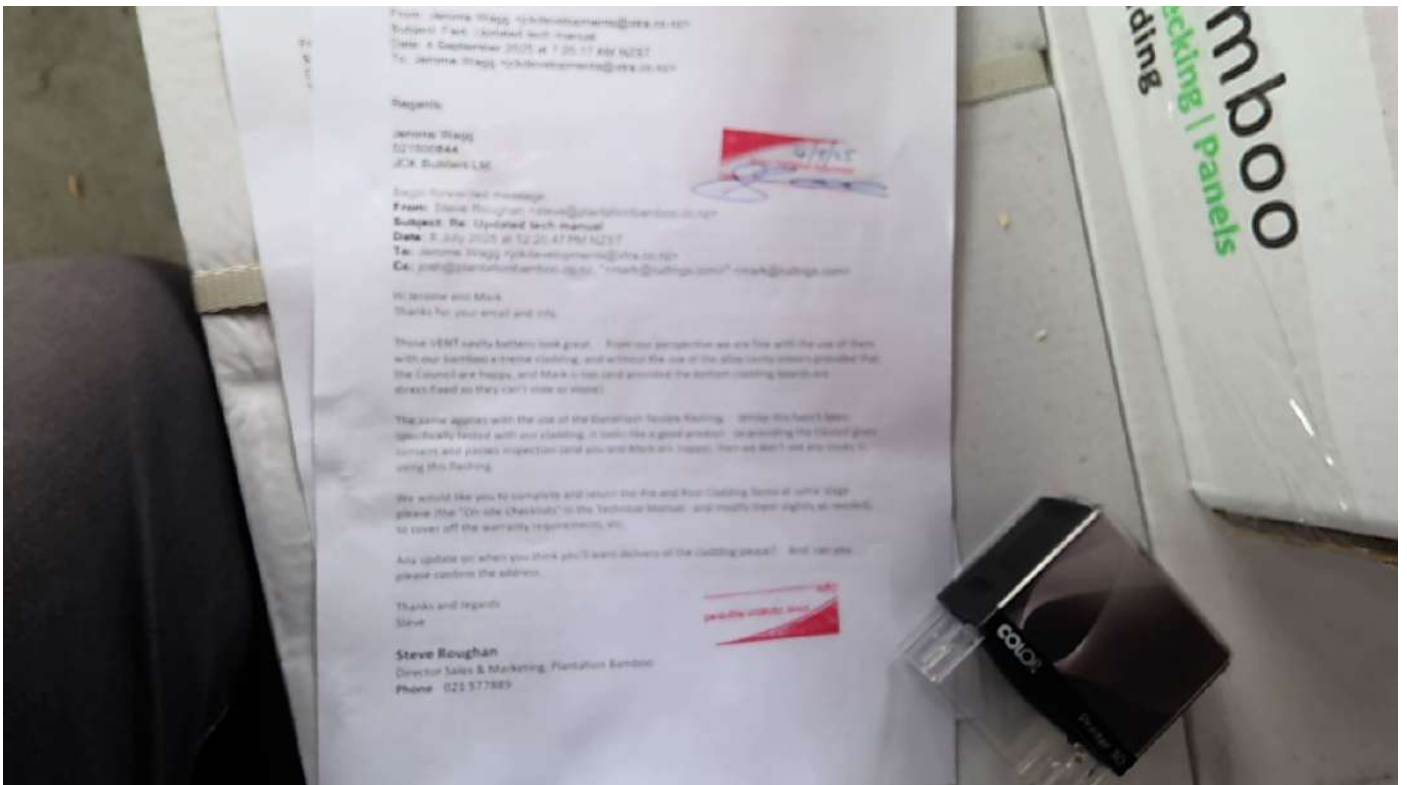
Taken at 1:32 PM on Thursday 4/09/2025



Taken at 1:32 PM on Thursday 4/09/2025



Taken at 1:33 PM on Thursday 4/09/2025



Taken at 1:40 PM on Thursday 4/09/2025

SITE NOTICE

Consent No: **250054**
 Applicant: **Solseeker Limited**
 Site Address: **6 Elsie Way, Otaki**
 Work Type: **3 bedroom house with ensuite and main bathroom. 2 cladding types. mono pitched roof. Garage with internal access.**
 Building Category: **R2**

Inspection Type: **Pre Clad**
 Inspection Outcome: **Fail**
 Inspected By: **Jeremy Lincoln**
 Inspection Date: **25 August 2025**

Failed Items

General

Head flashings	In place for bamboo vertical cladding system
Internal/external corner flashings	Flashings for metal cladding yet to be inspected Not fitted as prescribed by revised cladding details. Prescribed details require .50 metal flashings
Flashing penetrations/seals	Dynaflash flashings not solid supported as per Dynex specifications
Cavity closers	Yet to be installed, to be sited on the interior at preline Not fitted to base of cladding or window heads as prescribed on the revised cladding details
Next Inspection required	Recheck required

Passed Items

General

Inspection notes	Sighted and failed items have been reassessed where appropriate
Drawings	Tekton over ply
Building wrap type	Completed
Flexible sealing tape	Completed
Capillary clearances	Completed
Batten timber treatment	Cavibat
Battens in place	vertical jamb battens not fitted to prescribed revised details
LBP number	103923
Non compliance discussed onsite	With Jerome

SITE NOTICE

Consent No: **250054**
Applicant: **Solseeker Limited**
Site Address: **6 Elsies Way, Otaki**
Work Type: **3 bedroom house with ensuite and main bathroom. 2 cladding types. mono pitched roof. Garage with internal access.**
Building Category: **R2**

Inspection Type: **Pre Clad**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **4 September 2025**

Failed Items

General

Head flashings
Next Inspection required

**Flashings for metal cladding yet to be inspected.
Recheck required**

Passed Items

General

Internal/external corner flashings

Flashing penetrations/seals
Cavity closers

**External corner mitered joins and also box corners with dyna flash behind and email approval from supplier of cladding that there are also happy with pvc dyna flash instead of galv metal flashing
Boot flashed
Used vb 20 batten as closer**

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Consent No: **250054**
Applicant: **Bluepencil Architects**
Site Address: **6 Elsie Way, Otaki**
Work Type: **3 bedroom house with ensuite and main bathroom. 2 cladding types. mono pitched roof. Garage with internal access.**

Inspection Type: **Postline / Wet area Pre Application**
Inspection Outcome: **Pass**
Inspected By: **Anthony Wilson**
Inspection Date: **3 November 2025 11:43 a.m.**
Duration: **45 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Sighted and failed items have been reassessed where appropriate	
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Sheet bracing	Pass
Correct sheet materials used to align with consented plans	
Sheet fixings	Pass
Correct fixing patterns and fixing type align with product specifications	
Sheet heights	Pass
Sheets are the required distance off the floor	
Fire/acoustic separation	N/A
Agent/owner written approval	N/A
Wet area substrate system	N/A
LBP number	Pass
103923	
Non compliance discussed onsite	N/A
Next Inspection required	N/A
Other	Pass
Note: BL1 brace next to garage door has shifted along the same wall to the wing wall of kitchen.	

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Consent No: **250054**

Applicant: **Bluepencil Architects**

Site Address: **6 Elsie Way, Otaki**

Work Type: **3 bedroom house with ensuite and main bathroom. 2 cladding types. mono pitched roof. Garage with internal access.**

Inspection Type: **Pre Clad**

Inspection Outcome: **Pass**

Inspected By: **Anthony Wilson**

Inspection Date: **3 November 2025 11:45 a.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Head flashings	Pass
Completed as per system specifications	
Next Inspection required	N/A
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	



Metal cladding flashings
Taken at 11:45 AM on Monday 3/11/2025

SITE NOTICE

Consent No: **250054**
 Applicant: **Solseeker Limited**
 Site Address: **6 Elsie Way, Otaki**
 Work Type: **3 bedroom house with ensuite and main bathroom. 2 cladding types. mono pitched roof. Garage with internal access.**
 Building Category: **R2**

Inspection Type: **Postline / Wet area Pre Application**
 Inspection Outcome: **Pass**
 Inspected By: **Anthony Wilson**
 Inspection Date: **3 November 2025**

Passed Items

General

Sighted previous inspection notes	Sighted and failed items have been reassessed where appropriate
Conforms with approved drawings	
Sheet bracing	Correct sheet materials used to align with consented plans
Sheet fixings	Correct fixing patterns and fixing type align with product specifications
Sheet heights	Sheets are the required distance off the floor
LBP number	103923
Other	Note: BL1 brace next to garage door has shifted along the same wall to the wing wall of kitchen.

Inspection Type: **Pre Clad**
 Inspection Outcome: **Pass**
 Inspected By: **Anthony Wilson**
 Inspection Date: **3 November 2025**

Passed Items

General

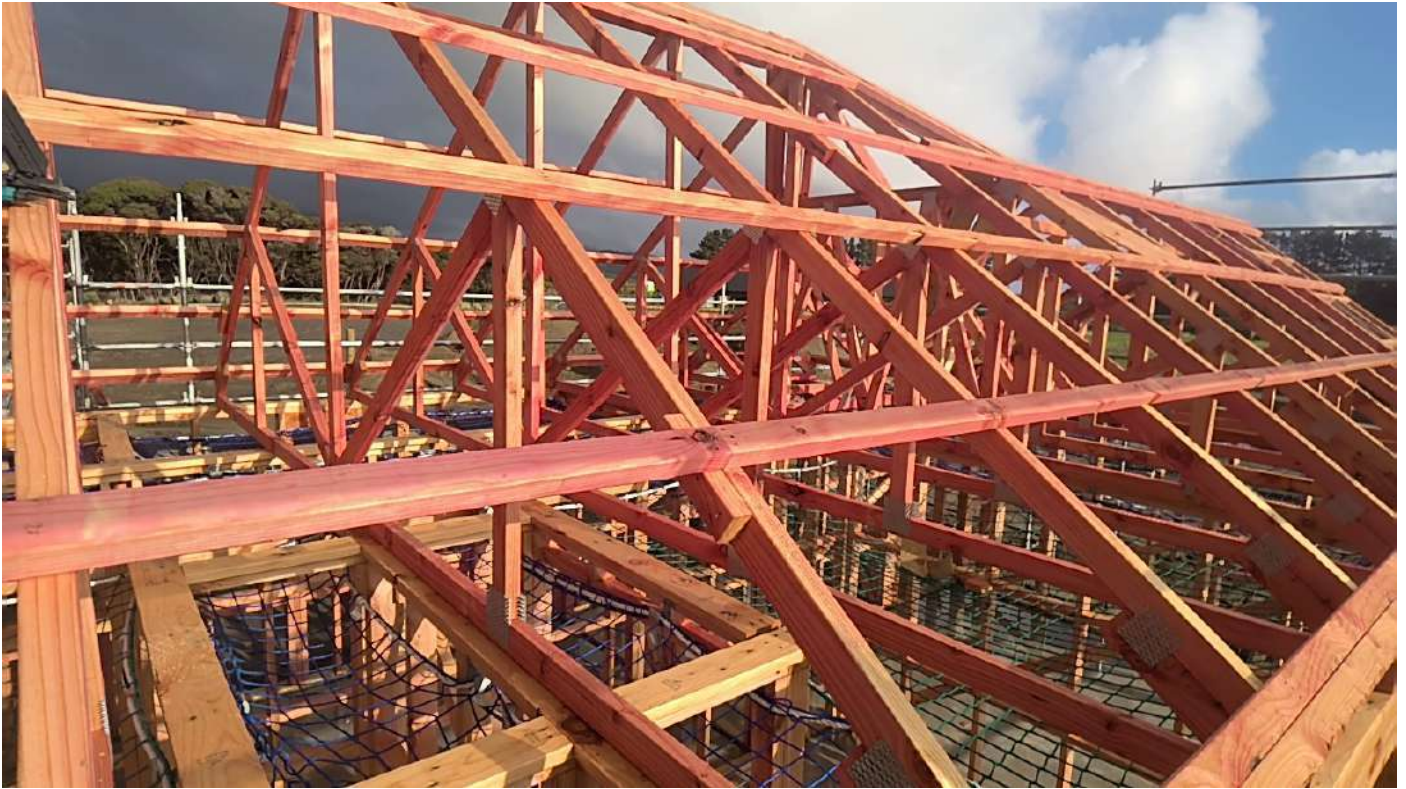
Head flashings	Completed as per system specifications
Other	All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

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Consent No: **250172**
 Applicant: **AD Architecture Ltd**
 Site Address: **40 Anderson Park Drive, Waikanae**
 Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**

Inspection Type: **Pre Wrap**
 Inspection Outcome: **Fail**
 Inspected By: **John Peterson**
 Inspection Date: **14 July 2025 3:37 p.m.**
 Duration: **45 minutes**

Inspection Element	Status
General	Fail
Inspection notes	Pass
Sighted and updated previous inspection notes	
Drawings	Pass
Additional information/plan	N/A
Fire Separations	N/A
Cladding type identified	Pass
Stud spacing appropriate for cladding	Pass
Stud spacing and any blocking meets the cladding specifications	
Exterior sheet bracing and angle brace fixing	N/A
Bottom plate connections	Pass
All bottom plate connections fixed in compliance with the building consent documentation	
All correctly fitted with minimum distance to slab edge	
Building wrap type	N/A
Roof Cross Bracing	Pass
Aligns with consented plans	
Metal strap brace in place and tensioner's installed	
Roofing type	Pass
Pressed metal tiles	
Purlin fixing	Pass
Aligns with consented plans	
Decking substrate	N/A
Top Plate Connection	Pass
Top plate to studs fixed with Studloc screws	
Lintel Connections	Pass
Lintels connected with Studloc screws	
Truss connections	Pass
Aligns with the supplied truss plan	
Column/post connections	Pass
SED monitored	
LBP number	Pass
164179	
Agent/owner written approval	N/A
Non compliance discussed onsite	Pass
Next Inspection required	Pass
Pre clad	
Other	Fail
Handibrac installations to be sighted at pre clad	



Bedroom wing East - indicative purlin fixings and joint blocking
Taken at 2:38 PM on Monday 14/07/2025



Bedroom wing West indicative roof strap end fixing
Taken at 2:39 PM on Monday 14/07/2025



Bedroom wing West indicative roof straps and outriggers
Taken at 2:39 PM on Monday 14/07/2025



Bedroom wing East - indicative truss fixings CPC 40's
Taken at 2:41 PM on Monday 14/07/2025



Adjacent to entry - indicative knuckle plate at intersecting frames
Taken at 2:41 PM on Monday 14/07/2025



Over bathroom - indicative truss CPC 40's, purlin fixings and joint blocking
Taken at 2:42 PM on Monday 14/07/2025



Garage N/W - indicative truss fixings CT's & CPC 40's
Taken at 2:42 PM on Monday 14/07/2025



Garage S/E corner - indicative Studlok stamp
Taken at 2:44 PM on Monday 14/07/2025



S/E corner - indicative BP hold downs - 140 framing
Taken at 2:45 PM on Monday 14/07/2025



Main bedroom - indicative lintel fixing method
Taken at 2:49 PM on Monday 14/07/2025

SITE NOTICE

Consent No: **250172**
 Applicant: **Timothy & Joanna Atkinson**
 Site Address: **40 Anderson Park Drive, Waikanae**
 Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**
 Building Category: **R2**

Inspection Type: **Pre Wrap**
 Inspection Outcome: **Fail**
 Inspected By: **John Peterson**
 Inspection Date: **14 July 2025**

Failed Items

General

Other **Handibrac installations to be sighted at pre clad**

Passed Items

General

Inspection notes	Sighted and updated previous inspection notes
Drawings	
Cladding type identified	
Stud spacing appropriate for cladding	Stud spacing and any blocking meets the cladding specifications
Bottom plate connections	All bottom plate connections fixed in compliance with the building consent documentation All correctly fitted with minimum distance to slab edge
Roof Cross Bracing	Aligns with consented plans Metal strap brace in place and tensioner's installed
Roofing type	Pressed metal tiles
Purlin fixing	Aligns with consented plans
Top Plate Connection	Top plate to studs fixed with Studloc screws
Lintel Connections	Lintels connected with Studloc screws
Truss connections	Aligns with the supplied truss plan
Column/post connections	SED monitored
LBP number	164179
Non compliance discussed onsite	
Next Inspection required	Pre clad

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Consent No: **250054**
 Applicant: **Bluepencil Architects**
 Site Address: **6 Elsie Way, Otaki**
 Work Type: **3 bedroom house with ensuite and main bathroom. 2 cladding types. mono pitched roof. Garage with internal access.**

Inspection Type: **Pre Wrap**
 Inspection Outcome: **Pass**
 Inspected By: **Luke Natrass**
 Inspection Date: **11 July 2025 11:48 a.m.**
 Duration: **60 minutes**

Inspection Element	Status
General	Pass
Inspection notes	Pass
Sighted and updated previous inspection notes	
Drawings	Pass
Plans on site and reviewed	
Additional information/plan	N/A
Fire Separations	N/A
Cladding type identified	Pass
Metal and timber bamboo cladding	
Stud spacing appropriate for cladding	Pass
Stud spacing and any blocking meets the cladding specifications	
Exterior sheet bracing and angle brace fixing	Pass
Eco ply sheet braces in place and nailed off with 50 mm stainless steel nails at 150/300 mm centers as required	
Bottom plate connections	Pass
All bottom plate connections fixed in compliance with the building consent documentation	
All correctly fitted with minimum distance to slab edge	
Building wrap type	Pass
Eco ply Rigid air barrier with tecton flexible wrap over	
Roof Cross Bracing	Pass
Metal strap brace in place and tensioner's installed	
Roofing type	Pass
Long run type roofing	
Purlin fixing	Pass
Aligns with consented plans with wurth purlin screws	
Decking substrate	N/A
Top Plate Connection	Pass
Top plate to studs done via eco ply nail patten at 75 mm centers	
Lintel Connections	Pass
Completed via eco ply nail patten	
Truss connections	Pass
Aligns with the supplied truss plan, with cpc80 's , cpc40's , multi grips	
Column/post connections	N/A
LBP number	Pass
Jarome wagg	
Agent/owner written approval	N/A
Non compliance discussed onsite	N/A
Next Inspection required	Pass
Pre clad	

Other

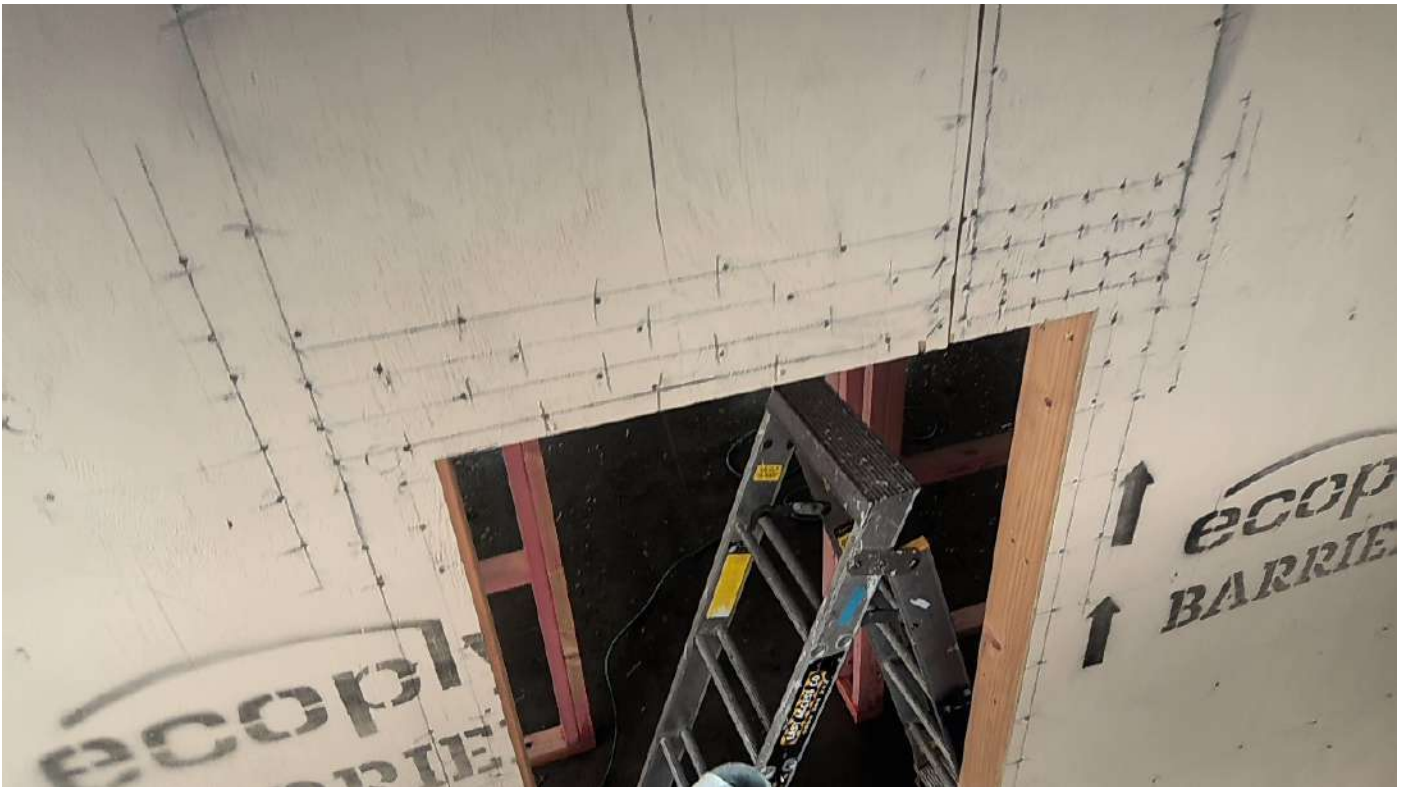
Pass

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.



Wurth

Taken at 10:46 AM on Friday 11/07/2025



Taken at 10:48 AM on Friday 11/07/2025



Vpc 80
Taken at 10:49 AM on Friday 11/07/2025



Taken at 10:50 AM on Friday 11/07/2025



Taken at 10:50 AM on Friday 11/07/2025



Taken at 10:51 AM on Friday 11/07/2025



Taken at 10:51 AM on Friday 11/07/2025



Taken at 10:54 AM on Friday 11/07/2025

SITE NOTICE

Consent No: **250054**
 Applicant: **Solseeker Limited**
 Site Address: **6 Elsie Way, Otaki**
 Work Type: **3 bedroom house with ensuite and main bathroom. 2 cladding types. mono pitched roof. Garage with internal access.**
 Building Category: **R2**

Inspection Type: **Pre Wrap**
 Inspection Outcome: **Pass**
 Inspected By: **Luke Natrass**
 Inspection Date: **11 July 2025**

Passed Items

General

Inspection notes	Sighted and updated previous inspection notes
Drawings	Plans on site and reviewed
Cladding type identified	Metal and timber bamboo cladding
Stud spacing appropriate for cladding	Stud spacing and any blocking meets the cladding specifications
Exterior sheet bracing and angle brace fixing	Eco ply sheet braces in place and nailed off with 50 mm stainless steel nails at 150/300 mm centers as required
Bottom plate connections	All bottom plate connections fixed in compliance with the building consent documentation All correctly fitted with minimum distance to slab edge
Building wrap type	Eco ply Rigid air barrier with tecton flexible wrap over
Roof Cross Bracing	Metal strap brace in place and tensioner's installed
Roofing type	Long run type roofing
Purlin fixing	Aligns with consented plans with wurth purlin screws
Top Plate Connection	Top plate to studs done via eco ply nail patten at 75 mm centers
Lintel Connections	Completed via eco ply nail patten
Truss connections	Aligns with the supplied truss plan, with cpc80 's , cpc40's , multi grips
LBP number	Jarome wagg
Next Inspection required	Pre clad
Other	All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

GoGet Inspection Audit Report

Consent No: **250172**
 Applicant: **AD Architecture Ltd**
 Site Address: **40 Anderson Park Drive, Waikanae**
 Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**

Inspection Type: **Pre Clad**
 Inspection Outcome: **Fail**
 Inspected By: **Stew Nelson**
 Inspection Date: **18 August 2025 11:39 a.m.**
 Duration: **30 minutes**

Inspection Element	Status
General	Fail
Inspection notes	Pass
Drawings	Pass
Additional information/plan	Fail
Amendment required for change of cladding to stick on stone - Location is right wall by front entrance	
Fire Separations	N/A
Building wrap type	Pass
Flexible wrap in place as per consented plans	
Flexible sealing tape	Pass
Completed	
Deck membrane fixed in accordance with specification	N/A
Head flashings	Pass
Head flashings in place and taped back to wrap with stopends, cavity closers and battens as required	
Sill flashings	Pass
WANZ bars in place and screwed off as required	
Back flashings	Pass
Dynaflash	
Saddle flashings	N/A
Internal/external corner flashings	Pass
Dynaflash	
Jamb flashings	N/A
Capillary clearances	N/A
Flashing penetrations/seals	Pass
Services penetrations are all sealed against the wall wrap with proprietary seal or tape	
Ground/Deck Cladding Clearance	N/A
Additional strapping to wrap	N/A
Batten timber treatment	Pass
H3.1.	
Cavity closers	Pass
In place	
Battens in place	Pass
All cavity battens have been completed as per the system specifications - Vertical shiplap and horizontal stria	
Battens structural fixing	Pass
Ringshank nails annular grooved per JSC specs	
Cavity spacers	Pass
Are fitted	

Cavity spacers size and slope	N/A
LBP number	Pass
See prewrap	
Agent/owner written approval	N/A
Non compliance discussed onsite	N/A
Next Inspection required	Pass
Preline	
Other	N/A



Taken at 11:29 AM on Monday 18/08/2025



Taken at 11:30 AM on Monday 18/08/2025



Taken at 11:31 AM on Monday 18/08/2025



Taken at 11:32 AM on Monday 18/08/2025



Taken at 11:33 AM on Monday 18/08/2025

GoGet Inspection Audit Report

Consent No: **250172**

Applicant: **AD Architecture Ltd**

Site Address: **40 Anderson Park Drive, Waikanae**

Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**

Inspection Type: **Pre Wrap**

Inspection Outcome: **Fail**

Inspected By: **Stew Nelson**

Inspection Date: **18 August 2025 2:34 p.m.**

Duration: **0 minutes**

Inspection Element

Status

General

Fail

Other

Fail

Handibrac installations to be sighted at preline

SITE NOTICE

Consent No: **250172**
 Applicant: **Timothy & Joanna Atkinson**
 Site Address: **40 Anderson Park Drive, Waikanae**
 Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**
 Building Category: **R2**

Inspection Type: **Pre Wrap**
 Inspection Outcome: **Fail**
 Inspected By: **Stew Nelson**
 Inspection Date: **18 August 2025**

Failed Items

General

Other **Handibrac installations to be sighted at preline**

Inspection Type: **Pre Clad**
 Inspection Outcome: **Fail**
 Inspected By: **Stew Nelson**
 Inspection Date: **18 August 2025**

Failed Items

General

Additional information/plan **Amendment required for change of cladding to stick on stone - Location is right wall by front entrance**

Passed Items

General

Inspection notes	
Drawings	
Building wrap type	Flexible wrap in place as per consented plans
Flexible sealing tape	Completed
Head flashings	Head flashings in place and taped back to wrap with stopends, cavity closers and battens as required
Sill flashings	WANZ bars in place and screwed off as required
Back flashings	Dynaflash
Internal/external corner flashings	Dynaflash
Flashing penetrations/seals	Services penetrations are all sealed against the wall wrap with proprietary seal or tape
Batten timber treatment	H3.1.
Cavity closers	In place
Battens in place	All cavity battens have been completed as per the system specifications - Vertical shiplap and horizontal stria

Battens structural fixing
Cavity spacers
LBP number
Next Inspection required

Ringshank nails annular grooved per JSC specs
Are fitted
See prewrap
Preline

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Consent No: **250172**
 Applicant: **AD Architecture Ltd**
 Site Address: **40 Anderson Park Drive, Waikanae**
 Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**

Inspection Type: **Preline Building**
 Inspection Outcome: **Fail**
 Inspected By: **Luke Natrass**
 Inspection Date: **25 September 2025 3:08 p.m.**
 Duration: **60 minutes**

Inspection Element	Status
General	Fail
Sighted previous inspection notes	Pass
Sighted and reviewed previous inspection notes	
Conforms with approved drawings	Pass
All items assessed and deemed to comply with approved plans	
Confirm additional information/amended plan	N/A
Fire Separations	N/A
Max moisture content	Pass
Multiple check points indicate compliant moisture levels of 13-14 %	
Ventilation to rooms	Pass
Opening windows and doors align with the consented plans	
Framing - timber treatment and grades	Pass
MSG8 H1.2	
Lintel/beam size and fixing	Pass
All lintels and beams deem to comply and fixed as required	
Insulation	Fail
Insulation values align with the consented H1 report	
Insulation install completed with good friction fitting	
* ceiling in main lounge room with raking ceiling yet to be insulated and inspected *	
Top plate connection	Pass
Top plate to stud fixed with studloc screws	
Ceiling batten	Pass
Timber battens installed at 600mm centers	
Stud spacing	Pass
Ceiling diaphragm	N/A
Bracing connections	Pass
GIB handi brackets in place where required	
Concrete pins in place at 150/300/600mm centres	
Air seals	Pass
All windows and doors foamed and sealed as required	
Bottom plate fixings	Pass
All correctly fitted with minimum distance to slab edge, at 900mm centres and 150 from ends of frames	
Building closed in	Pass
Building closed in adequately to allow lining	
Grade of timber framing	Pass
Wet area substrate	Fail
metal angles yet to be installed to the internal corners of the wet area showers	
Wood burner	N/A

LBP number Finton	Pass
Agent/owner written approval	N/A
Non compliance discussed onsite Discussed with builder re postline and preline	Pass
Next Inspection required Postline	Pass



Taken at 2:47 PM on Thursday 25/09/2025



Taken at 2:48 PM on Thursday 25/09/2025



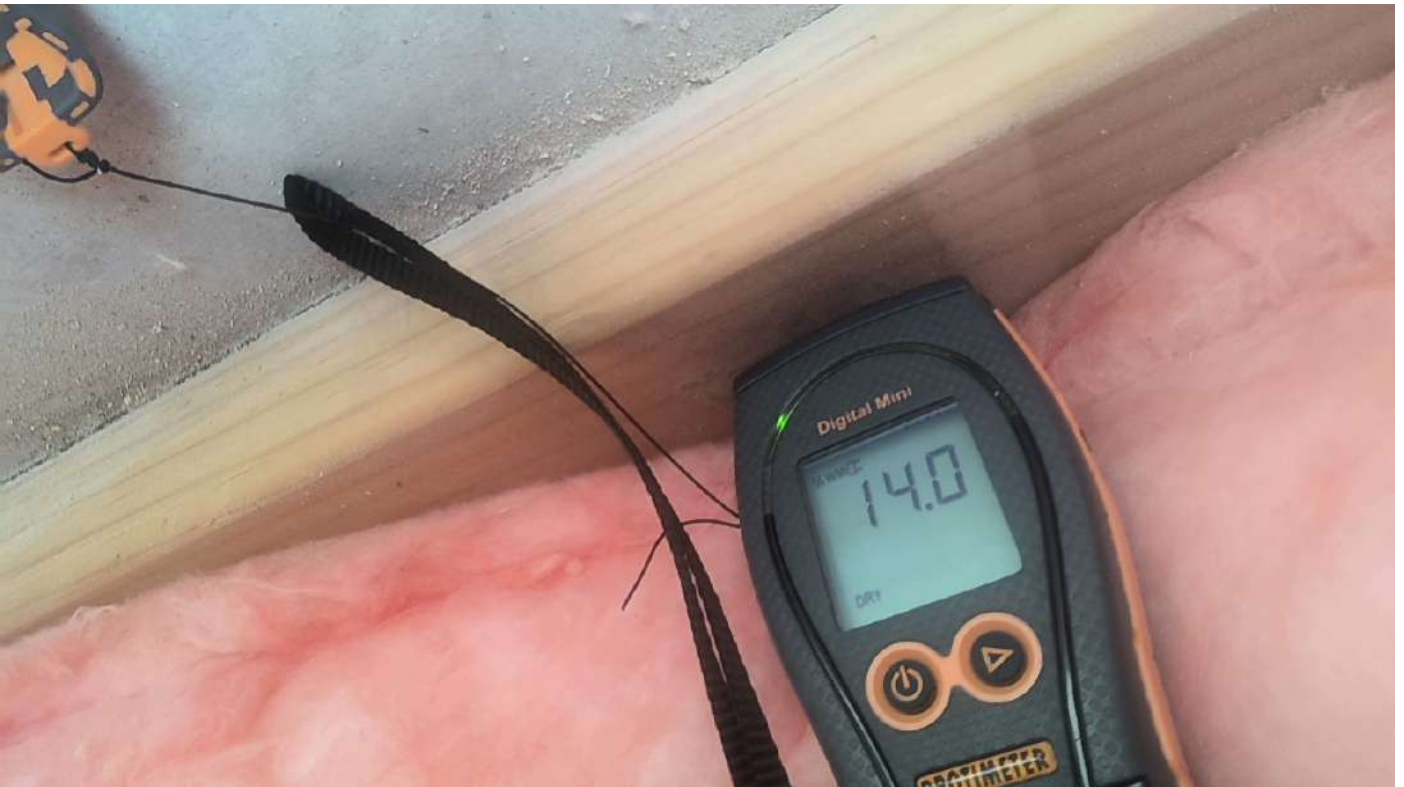
Taken at 2:49 PM on Thursday 25/09/2025



Taken at 2:49 PM on Thursday 25/09/2025



Taken at 2:50 PM on Thursday 25/09/2025



Taken at 2:51 PM on Thursday 25/09/2025



Wall insulation

Taken at 2:52 PM on Thursday 25/09/2025



Taken at 2:55 PM on Thursday 25/09/2025



Taken at 2:56 PM on Thursday 25/09/2025

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Consent No: **250172**

Applicant: **AD Architecture Ltd**

Site Address: **40 Anderson Park Drive, Waikanae**

Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**

Inspection Type: **Pre Clad**

Inspection Outcome: **Fail**

Inspected By: **Luke Natrass**

Inspection Date: **25 September 2025 3:48 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Fail
Inspection notes Sighted and failed items have been reassessed where appropriate	Pass
Drawings plans on site and reviewed	Pass
Additional information/plan Amendment required for change of cladding to stick on stone - Location is right wall by front entrance.	Fail

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Consent No: **250172**

Applicant: **AD Architecture Ltd**

Site Address: **40 Anderson Park Drive, Waikanae**

Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**

Inspection Type: **Pre Wrap**

Inspection Outcome: **Pass**

Inspected By: **Luke Natrass**

Inspection Date: **25 September 2025 3:49 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Other	Pass
sighted handi brackets at preline building inspection	
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	

SITE NOTICE

Consent No: **250172**
 Applicant: **Timothy & Joanna Atkinson**
 Site Address: **40 Anderson Park Drive, Waikanae**
 Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**
 Building Category: **R2**

Inspection Type: **Preline Building**
 Inspection Outcome: **Fail**
 Inspected By: **Luke Natrass**
 Inspection Date: **25 September 2025**

Failed Items

General

Insulation	Insulation values align with the consented H1 report Insulation install completed with good friction fitting
Wet area substrate	* ceiling in main lounge room with raking ceiling yet to be insulated and inspected * metal angles yet to be installed to the internal corners of the wet area showers

Passed Items

General

Sighted previous inspection notes Conforms with approved drawings	Sighted and reviewed previous inspection notes All items assessed and deemed to comply with approved plans
Max moisture content	Multiple check points indicate compliant moisture levels of 13-14 %
Ventilation to rooms	Opening windows and doors align with the consented plans
Framing - timber treatment and grades Lintel/beam size and fixing	MSG8 H1.2 All lintels and beams deam to comply and fixed as required
Top plate connection Ceiling batten Stud spacing Bracing connections	Top plate to stud fixed with studloc screws Timber battens installed at 600mm centers
Air seals Bottom plate fixings	GIB handi brackets in place where required Concrete pins in place at 150/300/600mm centres All windows and doors foamed and sealed as required
Building closed in Grade of timber framing	All correctly fitted with minimum distance to slab edge, at 900mm centres and 150 from ends of frames Building closed in adequately to allow lining
LBP number	Finton

Non compliance discussed onsite
Next Inspection required

**Discussed with builder re postline and preline
Postline**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Pass**
Inspected By: **Luke Nattrass**
Inspection Date: **25 September 2025**

Passed Items

General

Other

**sighted handi brackets at preline building inspection
All aspects relating to this inspection have been
assessed and checked against the consented
documentation and deemed to comply.**

Inspection Type: **Pre Clad**
Inspection Outcome: **Fail**
Inspected By: **Luke Nattrass**
Inspection Date: **25 September 2025**

Failed Items

General

Additional information/plan

**Amendment required for change of cladding to stick
on stone - Location is right wall by front entrance.**

Passed Items

General

Inspection notes

**Sighted and failed items have been reassessed where
appropriate**

Drawings

plans on site and reviewed

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Consent No: **250054**

Applicant: **Bluepencil Architects**

Site Address: **6 Elsie Way, Otaki**

Work Type: **3 bedroom house with ensuite and main bathroom. 2 cladding types. mono pitched roof. Garage with internal access.**

Inspection Type: **Preline Building**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **23 September 2025 2:09 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Fire Separations	N/A
Max moisture content 17.4-19%	Pass
Ventilation to rooms Opening windows and doors align with the consented plans	Pass
Framing - timber treatment and grades H1.2	Pass
Lintel/beam size and fixing	Pass
Insulation Ceilings 3.6 two layers walls 2.5 mammoth	Pass
Top plate connection	N/A
Ceiling batten Timber in living room 400mm centres double nailed all other rondo clipped 600mm centres	Pass
Stud spacing	Pass
Ceiling diaphragm	N/A
Bracing connections Concrete pins in place at 150/300/600mm centres	Pass
Air seals Rod and raumati	Pass
Bottom plate fixings	N/A
Building closed in	Pass
Grade of timber framing	Pass
Wet area substrate Not part of this consent	N/A
Wood burner	N/A
LBP number 103923	Pass
Agent/owner written approval	N/A
Non compliance discussed onsite	N/A
Next Inspection required	N/A
Other All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	Pass



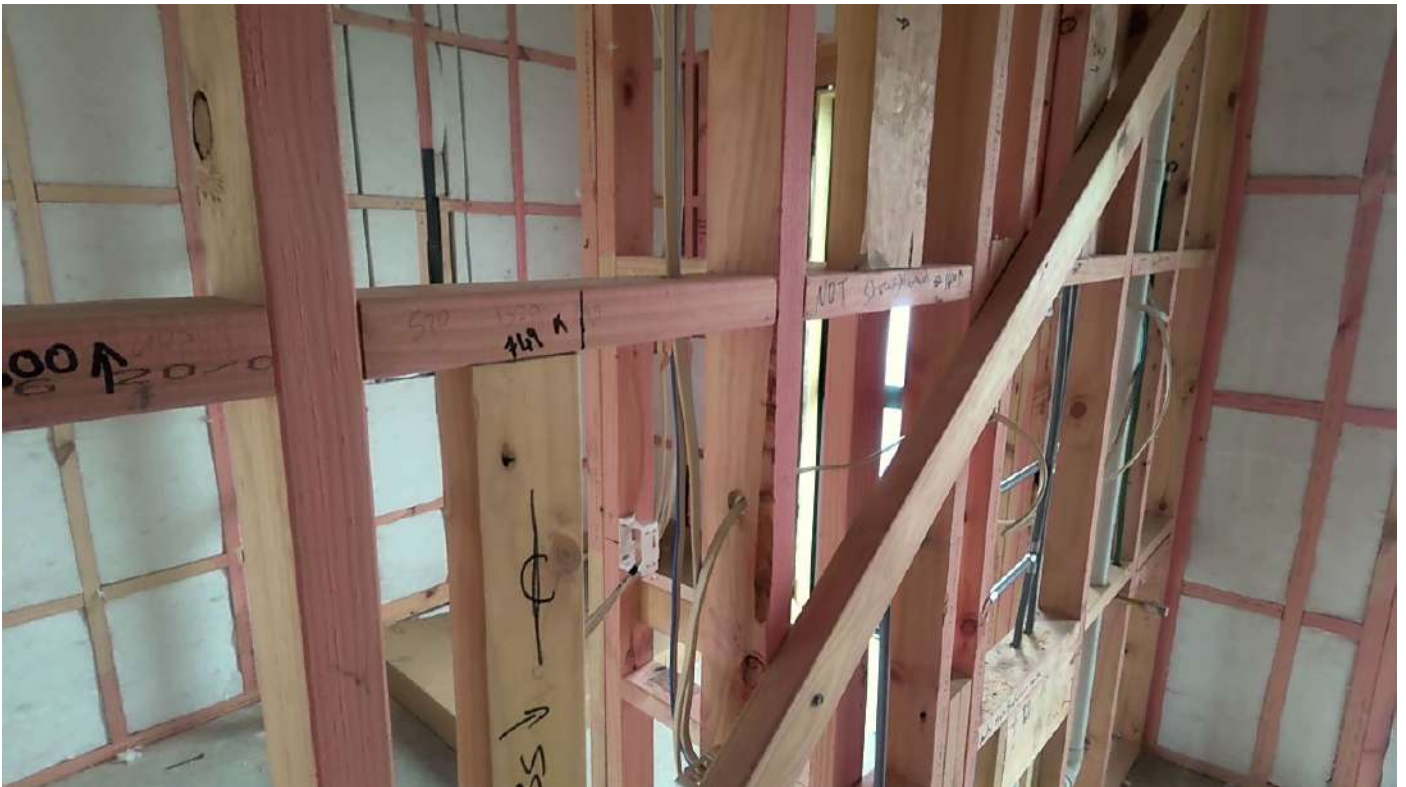
Taken at 1:57 PM on Tuesday 23/09/2025



Taken at 1:57 PM on Tuesday 23/09/2025



Taken at 1:57 PM on Tuesday 23/09/2025



Taken at 1:58 PM on Tuesday 23/09/2025



Taken at 1:58 PM on Tuesday 23/09/2025



Taken at 1:58 PM on Tuesday 23/09/2025



Taken at 1:58 PM on Tuesday 23/09/2025



Taken at 2:02 PM on Tuesday 23/09/2025



Taken at 2:03 PM on Tuesday 23/09/2025



Taken at 2:06 PM on Tuesday 23/09/2025



air seals

Taken at 2:06 PM on Tuesday 23/09/2025

SITE NOTICE

Consent No: **250054**
 Applicant: **Solseeker Limited**
 Site Address: **6 Elsie Way, Otaki**
 Work Type: **3 bedroom house with ensuite and main bathroom. 2 cladding types. mono pitched roof. Garage with internal access.**

Building Category: **R2**

Inspection Type: **Preline Building**
 Inspection Outcome: **Pass**
 Inspected By: **Gareth McCullagh**
 Inspection Date: **23 September 2025**

Passed Items

General

Sighted previous inspection notes	
Conforms with approved drawings	
Max moisture content	17.4-19%
Ventilation to rooms	Opening windows and doors align with the consented plans
Framing - timber treatment and grades	H1.2
Lintel/beam size and fixing	
Insulation	Ceilings 3.6 two layers walls 2.5 mammoth
Ceiling batten	Timber in living room 400mm centres double nailed all other rondo clipped 600mm centres
Stud spacing	
Bracing connections	Concrete pins in place at 150/300/600mm centres
Air seals	Rod and raumati
Building closed in	
Grade of timber framing	
LBP number	103923
Other	All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

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Consent No: **250172**
 Applicant: **AD Architecture Ltd**
 Site Address: **40 Anderson Park Drive, Waikanae**
 Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**

Inspection Type: **Drainage**
 Inspection Outcome: **Fail**
 Inspected By: **Luke Natrass**
 Inspection Date: **10 October 2025 12:03 p.m.**
 Duration: **60 minutes**

Inspection Element	Status
General	Fail
Pipe diameter 100 mm for both sewer and stormwater, all primed and glued with good fall	Pass
Bedding material All pipes bed in Natural on site sand	Pass
Gully trap Org in place between house and septic chamber	Pass
Connections/angles Laid to compliant angles, joint connection fixtures and sizes, pink primer used, pipe soffit's maintained	Pass
Branch length Laid to compliant DN size, gradient and length, vented over 10m	Pass
Direction/fall Laid to compliant gradients according to DN and system used,	Pass
Holding water Plugged at lateral connection, system holding water, good flow on release	Pass
Terminal vent Facility in place as per the consented drawings, 50 mm terminal vent in place and flashed as required	Pass
Registration number Jason gates 19318	Pass
Stormwater sumps	N/A
Elevated drainage	N/A
Soak pit Engineered design completed, PS4 and site report to follow	Fail
Agent/owner written approval	N/A
Non compliance discussed onsite Spoke with drainlayer re still requiring engineers docs in regard to soakpit/ field	Pass
Next Inspection required Membrane inspection	Pass
Other	N/A



first flush bring installed
Taken at 11:54 AM on Friday 10/10/2025



Taken at 11:54 AM on Friday 10/10/2025



Dtormwater

Taken at 11:55 AM on Friday 10/10/2025



Stormwater

Taken at 11:55 AM on Friday 10/10/2025



Taken at 11:55 AM on Friday 10/10/2025



Taken at 11:55 AM on Friday 10/10/2025



Pump chamber

Taken at 11:59 AM on Friday 10/10/2025



Org

Taken at 11:59 AM on Friday 10/10/2025



Taken at 12:00 PM on Friday 10/10/2025

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Consent No: **250172**
Applicant: **AD Architecture Ltd**
Site Address: **40 Anderson Park Drive, Waikanae**
Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**

Inspection Type: **Preline Building**
Inspection Outcome: **Pass**
Inspected By: **Luke Natrass**
Inspection Date: **10 October 2025 12:42 p.m.**
Duration: **15 minutes**

Inspection Element	Status
General	Pass
Insulation	Pass
Insulation values align with the consented H1 report Insulation install completed with good friction fitting	
* ceiling in main lounge room with raking ceiling yet to be insulated and inspected *# sighted insulation at postline inspection #	
Wet area substrate	Pass
Metal angles sighted at 1st postline inspection , see photos Wet area showers have metal angles fitted to shower corners, framing meets NZS3604	
Next Inspection required	Pass
Membrane inspection	
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	



Ceiling insulation
Taken at 11:45 AM on Friday 10/10/2025



Taken at 11:46 AM on Friday 10/10/2025

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Consent No: **250172**

Applicant: **AD Architecture Ltd**

Site Address: **40 Anderson Park Drive, Waikanae**

Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**

Inspection Type: **Postline / Wet area Pre Application**

Inspection Outcome: **Fail**

Inspected By: **Luke Natrass**

Inspection Date: **10 October 2025 1:13 p.m.**

Duration: **45 minutes**

Inspection Element	Status
General	Fail
Sighted previous inspection notes	Pass
Postpone inspection of wet areas shower to ensuite	
Sighted and failed items have been reassessed where appropriate	
Wet area substrate system	Pass
Sighted villa board to wet area shower in ensuite	
LBP number	Pass
Finton Greggains.	
Next Inspection required	Pass
Membrane inspection and postline of garage strand board bracing	
Other	Fail
Still to inspect garage bracing strand board,	



meet area shower

Taken at 11:48 AM on Friday 10/10/2025



Vila board

Taken at 11:48 AM on Friday 10/10/2025



Taken at 11:50 AM on Friday 10/10/2025

SITE NOTICE

Consent No: **250172**
 Applicant: **Timothy & Joanna Atkinson**
 Site Address: **40 Anderson Park Drive, Waikanae**
 Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**
 Building Category: **R2**

Inspection Type: **Drainage**
 Inspection Outcome: **Fail**
 Inspected By: **Luke Natrass**
 Inspection Date: **10 October 2025**

Failed Items

General

Soak pit **Engineered design completed, PS4 and site report to follow**

Passed Items

General

Pipe diameter	100 mm for both sewer and stormwater, all primed and glued with good fall
Bedding material	All pipes bed in Natural on site sand
Gully trap	Org in place between house and septic chamber
Connections/angles	Laid to compliant angles, joint connection fixtures and sizes, pink primer used, pipe soffit's maintained
Branch length	Laid to compliant DN size, gradient and length, vented over 10m
Direction/fall	Laid to compliant gradients according to DN and system used,
Holding water	Plugged at lateral connection, system holding water, good flow on release
Terminal vent	Facility in place as per the consented drawings, 50 mm terminal vent in place and flashed as required
Registration number	Jason gates 19318
Non compliance discussed onsite	Spoke with drainlayer re still requiring engineers docs in regard to soakpit/ field
Next Inspection required	Membrane inspection

Inspection Type: **Preline Building**
 Inspection Outcome: **Pass**
 Inspected By: **Luke Natrass**
 Inspection Date: **10 October 2025**

Passed Items

General

Insulation	Insulation values align with the consented H1 report Insulation install completed with good friction fitting
	* ceiling in main lounge room with raking ceiling yet to be insulated and inspected *# sighted insulation at postline inspection #
Wet area substrate	Metal angles sighted at 1st postline inspection , see photos Wet area showers have metal angles fitted to shower corners, framing meets NZS3604
Next Inspection required	Membrane inspection
Other	All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Inspection Type: **Postline / Wet area Pre Application**
Inspection Outcome: **Fail**
Inspected By: **Luke Natrass**
Inspection Date: **10 October 2025**

Failed Items

General

Other

Still to inspect garage bracing strand board,

Passed Items

General

Sighted previous inspection notes

Postpone inspection of wet areas shower to ensuite
Sighted and failed items have been reassessed where appropriate

Wet area substrate system

Sighted villa board to wet area shower in ensuite

LBP number

Finton Greggains.

Next Inspection required

Membrane inspection and postline of garage strand board bracing

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Consent No: **250054**
Applicant: **Bluepencil Architects**
Site Address: **6 Elsie Way, Otaki**
Work Type: **3 bedroom house with ensuite and main bathroom. 2 cladding types. mono pitched roof. Garage with internal access.**

Inspection Type: **Preline Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Luke Natrass**
Inspection Date: **8 September 2025 11:02 a.m.**
Duration: **60 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes Sighted previous inspection notes	Pass
Conforms with approved drawings Plumbing fixtures locations match consented plans	Pass
Confirm additional information/amended plan	N/A
Plumber Hayden 15902	Pass
Soil pipe size and test All sub slab drains tested previously	Pass
Pipes fixed/supported All pipes clipped and secured as required	Pass
System used AS3500	Pass
TPR line/discharge point Hwc tpr via safetray and tundish	Pass
Inbuilt S/W pipes tested	N/A
Vents terminated Roof penetration of vents have been completed	Pass
Pressure test Test sited to 1500Kpa Hot, cold and non potable where looped together	Pass
Back flow preventor 3 in 1 valve fitted and located to side of garage	Pass
Waste pipe size and test As required	Pass
Floor wastes	N/A
Shut off valves	N/A
Fire wraps and collars	N/A
Agent/owner written approval	N/A
Non compliance discussed onsite	N/A
Next Inspection required Preline building	Pass
Other All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	Pass

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Consent No: **250172**
Applicant: **AD Architecture Ltd**
Site Address: **40 Anderson Park Drive, Waikanae**
Work Type: **New 3 bedroom, 2 bathroom house with attached garage and open plan living, dining and kitchen.**

Inspection Type: **Preline Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **8 September 2025 1:05 p.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Plumber Peter Bartholomew	Pass
Soil pipe size and test Not part of this consent	N/A
Pipes fixed/supported All clipped and secured	Pass
System used AS3500 Non potable toilets and hose taps	Pass
TPR line/discharge point Not assessed at this inspection	N/A
Inbuilt S/W pipes tested	N/A
Vents terminated 50mm completed	Pass
Pressure test All 20-15 and 10mm secura 1 pipe and fittings tested	Pass
Back flow preventor	N/A
Waste pipe size and test	Pass
Floor wastes	N/A
Shut off valves In garage	Pass
Fire wraps and collars	N/A
Agent/owner written approval	N/A
Non compliance discussed onsite	N/A
Next Inspection required	N/A
Other All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	Pass



Mains in

Taken at 12:57 PM on Monday 8/09/2025



test

Taken at 12:58 PM on Monday 8/09/2025



Laudry

Taken at 12:59 PM on Monday 8/09/2025



Cylinder

Taken at 12:59 PM on Monday 8/09/2025



Taken at 12:59 PM on Monday 8/09/2025



Taken at 1:00 PM on Monday 8/09/2025



Kitchen

Taken at 1:00 PM on Monday 8/09/2025



Vent

Taken at 1:01 PM on Monday 8/09/2025



Taken at 1:01 PM on Monday 8/09/2025



ensuite

Taken at 1:02 PM on Monday 8/09/2025