

# STATEMENT OF PASSING OVER INFORMATION

This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.



# CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004 [Form 7 – Building (forms) Regulations 2004]



Consent No(s): 230427

The Building			
<b>Street address of building:</b>	155 Guildford Drive, Paraparaumu	<b>Building name:</b>	N/A
<b>Current, Lawfully established, use:</b>	Detached Dwelling	<b>Location of building within site/block number:</b>	Front
		<b>Intended life of the building if 50 years or less:</b>	-
<b>Level/unit number:</b>	-	<b>Year first constructed:</b>	2000
<b>Legal description of land where building is located:</b>	LOT 9 DP 89035		
The Owner			
<b>Name of owner:</b>	Gary and Dianne Traveller	<b>Street address /registered office:</b>	155 Guildford Drive, Paraparaumu
<b>Contact person:</b>	As above	<b>Phone numbers:</b>	
<b>Mailing address:</b>	155 Guildford Drive Paraparaumu Beach Paraparaumu 5032	<b>Landline:</b>	-
		<b>Mobile:</b>	021 469 906
		<b>Daytime:</b>	-
<b>Email address:</b>	gary.traveller1@gmail.com	<b>After hours:</b>	-
<b>Website:</b>	N/A	<b>Facsimile number:</b>	-
First point of contact for communications with the Kapiti Coast District Council:			
As above			
Building Work			
<b>Building Consent No(s):</b>	230427	<b>Issued by:</b>	Kapiti Coast District Council

## Code Compliance

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

(a) the building work complies with the building consent

A handwritten signature in blue ink, appearing to read 'Michelle Salmon'.

Michelle Salmon –  
Building Inspections Team Leader  
On behalf of **Kapiti Coast District Council**

Date: 21/03/2024

Coastal Architecture Ltd  
PO Box 287  
Paraparaumu 5254

04 July 2023

Dear Building Consent Applicant / Building Owner

**Approval of Building Consent – Detached Residential / Outbuilding: 230427**

**Location:** 155 Guildford Drive, Paraparaumu  
**Legal Description:** LOT 9 DP 89035  
**Description:** Remove existing cladding & replace with weatherboards for resale value.

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

The building consent attached to this letter is consent under the Building Act 2004 to undertake building work in accordance with the plans and specifications that accompanied your application. Under section 49 of that Act, Council is satisfied that the provisions of the building code would be met if the proposed building work were completed in accordance with those plans and specifications. This consent does not affect any duty or responsibility under any other Act or permit any breach of any other Act.

This building consent does not give or imply any rights to transgress beyond your legal boundaries. Any work that is required beyond your legal boundaries can only be undertaken with the permission of the affected owner/s.

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

**Please note that this building consent includes restricted building work, the details of this are included in this letter.**

**Owner responsibilities**

The owner is responsible for ensuring:

- building work starts within 12 months of the approval of the building consent and that work progresses at a reasonable pace.

- written notice of every licensed building practitioner undertaking restricted building work is provided to Council before that work commences, and any changes are advised in writing
- the approved building consent documents are kept on site during construction and available for the District inspector at inspections
- all required inspections are completed and that a Code Compliance Certificate is obtained once the work has been completed. The list of supporting documentation required before issue of the Code Compliance Certificate and information on filling out the application form for code compliance certificate is attached. Failure to obtain a final inspection and a code compliance certificate may affect your insurance cover and could affect future re-sale of your property.
- a Corridor Access Request is made and a Works Access permit is obtained before undertaking work in the legal road/road reserve, including installing a vehicle access crossing from the public road into your property. The process to be followed and the forms can be found on the Council website under Council Services/Roads or Council Services/Frequently asked questions/Access & Transport.
- before any excavations are undertaken a "Before U Dig" inquiry is made to check for locations of any underground services.
- no work with noisy equipment is to be carried out before 7.30 a.m. or after 6 p.m. Monday to Saturday. During the week there may be workers on site from 6.30 a.m. quietly preparing for work. Work with noisy equipment is not permitted on Sundays and public holidays.
- all loose materials that are capable of being carried by the wind are either secured or removed from the site. All activities must be carried out in a manner that keeps to a minimum the dust nuisance to adjacent properties.
- no damage occurs to public property, for example footpaths, water meters or retaining structures. Should damage occur you will be required to pay for any repairs.
- obtaining an amendment to the building consent for any changes to the approved building consent, prior to that work being undertaken.
- meeting the requirements of any easements, consent notices, covenants, and like listings registered on the title.
- the development contributions invoiced, if any, must be paid before a code compliance certificate can be issued.
- all maintenance recommended by the manufacturers is carried out at the required intervals.

### General requirements

**Note:** Your attention is drawn to the notes contained in the 'Addendum to the Consent' and guidance documents referred to.

The following information is relevant to this building consent:

1. The Building Inspector is to be given 24 hours' notice before carrying out the inspections on the attached list. To arrange for inspections by the District Inspector, please contact the building inspectorate on 04 296 4700 between the hours of 8.00am and 4.30pm.
2. You are responsible for the safety of visitors to the work site including those undertaking building inspections. You must provide safe access to parts of the construction necessary for inspection. Ladder access must be securely founded and tied. Scaffold access and roof edge protection is generally required.
3. If required inspections, including those by designers of specifically designed elements, are not undertaken you may experience difficulty in obtaining a Code Compliance Certificate for the project. We suggest that at the time of the first inspection you discuss the inspection requirements with the inspecting officer.
4. This building consent will lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue, or within such further period as the territorial authority allows.
5. The contractor is to leave the site clear of all demolition materials and in a tidy state.
6. Easements, consent notices, covenants, and like listings registered on the title are the responsibility of the applicant.
7. Note and comply with endorsements on approved plans.

### Restricted Building Work

The following building work associated with this building consent is restricted building work [Section 7 and 402(1)(n) of the Building Act 2004 and Building (Definition of Restricted Building Work) Order 2011]:

Description of restricted building work including design work that is restricted building work
<b><i>Primary structure</i></b>
Foundations and subfloor framing
Walls
Roof
Columns and beams
Bracing
Other
<b><i>External moisture management systems</i></b>
Damp proofing
Roof cladding or roof cladding system
Ventilation system (for example subfloor or cavity)
Wall cladding or wall cladding system
Waterproofing
Other

Please note that the design work and restricted building work must be supervised or carried out by a licensed building practitioner who is licensed to carry out or supervise that kind of building work.

You or your agent will need to provide their details to the Council in writing prior to commencement of the building work. If after the restricted building work commences the named licensed building practitioner(s) ceases to be engaged to carry out or supervise the restricted building work under the building consent, this must also be advised in writing as must also the details of any other licensed building practitioner(s) subsequently engaged to carry out or supervise the restricted building work (Section 87 of the Building Act 2004). A form "Advice of licensed building practitioner(s)" is enclosed for you to use to advise the Council of licensed building practitioner details.

Please also note that it is an offence to engage another person to carry out or supervise restricted building work who is not a licensed building practitioner (Section 86 of the Building Act 2004).

#### **Other reference material**

- Guide for completing an application for code compliance, <https://www.kapiticoast.govt.nz/your-council/planning/building/code-compliance-certificate/>
- A guide to the inspection process <https://www.kapiticoast.govt.nz/your-council/planning/building/building-services-inspections/>

If you have any questions regarding your building consent or your responsibilities, please contact Kapiti Coast District Council on 04 296 4700 or toll free on 0800 486 486.

## Building Consent

[Form 5, Building (Forms) Regulations 2004]

230427

Section 51, Building Act 2004

### The building

*Street address of building:* 155 Guildford Drive, Paraparaumu  
*Legal description of land where building is located:* LOT 9 DP 89035  
*Valuation number:* 1526098100  
*Building name:* N/A  
*Location of building within site/block number:* -  
*Level/unit number:*

### The owner

*Name of owner:* Gary and Dianne Traveller  
*Contact person:* Carl Van Dermeer  
*Mailing address:* 307 Ngarara Road, Waikanae 5036  
*Street address/registered office:* 155 Guildford Drive, Paraparaumu  
*Phone numbers:*  
*Landline:* *Mobile:* 021 469 906  
*After hours:* *Fax number:*  
*Email address:* gary.traveller1@gmail.com  
*Website:*  
*First point of contact for communications with the council/building consent authority:*  
 Full Name: Coastal Architecture Ltd  
 Mailing Address: PO Box 287, Paraparaumu 5254  
 Phones: 0272499519  
 Email: coastarchdesign@gmail.com

### Building work

The following building work is authorised by this building consent:  
 Remove existing cladding & replace with weatherboards for resale value.

Detached dwelling.

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

### Conditions of building consent

This building consent is subject to the following conditions:

1. Refer to the list of inspections required. Under section 90 of the Building Act 2004 agents authorised by the Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect—
  - a. land on which building work is being or is proposed to be carried out; and
  - b. building work that has been or is being carried out on or off that building site; and
  - c. any building.
2. 1) A Registered Building Surveyor or a Timber Remediation Specialist is to be required to be engaged should any timber deterioration be found (when opening-up) due cladding failure. This person is to monitor the remediation, all works to the affected area are to cease until the credentials of the nominated specialist have been provided to KCDC for review and acceptance and a Quality Assurance Plan has been provided and agreed to, this document will be required for CCC on completion.
3. 2) If remediation works to structural members that fall outside the scope of NZS 3604 is found to be required at any stage, Specific Design verification will be required from a CPEng engineer. Note: The scope and/or extent will determine if the Building Officer will allow the works to the affected area to continue with the verification accepted as a minor variation or to cease pending an amended plan application being applied for and granted.

### Compliance schedule

A compliance schedule is not required for the building.

### Attachments

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

- List of required inspections and supporting documentation required
- Building Consent Addendum
- Plans and specifications
- Advice of licensed building practitioners

**Note:** The cover letter and all attachments to this building consent should be read fully to ensure you understand all conditions of this consent.

Signature 

Position Building Officer

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 4/07/23

## Relevant Information

Issued in accordance with Building Consent No. 230427

1. Any external cladding system must be completed before a pre-lining inspection for the affected wall can take place.
2. Plan notes take precedence over general specifications.
3. Council's manifold/meter box, base, and lid, are to be protected/re-instated to original specification. The cost to reinstate any damage to Council's assets will be paid for by the owner/contractor.

## Building Consent Addendum to 230427

Application	Building Consent No. 230427
Coastal Architecture Ltd PO Box 287 Paraparaumu 5254	

Project	
Description:	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages Remove existing cladding & replace with weatherboards for resale value.
Intended Life:	Indefinite, but not less than 50 years
Intended Use:	Detached dwelling.
Estimated Value:	\$200,000
Location:	155 Guildford Drive, Paraparaumu
Legal Description:	LOT 9 DP 89035
Valuation No:	1526098100

### Specific requirements

1. There are no specific requirements for this consent.

**KAPITI COAST DISTRICT COUNCIL****Consent No: 230427****Building Category: R2****Site Address: 155 Guildford Drive, Paraparaumu****Owner/Agent: Coastal Architecture Ltd**

---

**Inspections**

The following inspections are required:

- 1 Preline Building
- 1 Postline / Wet area Pre Application
- 1 Pre Wrap
- 1 Pre Clad
- 1 Cavity System
- 1 Preline Plumbing
- 1 Final Inspection
- 7 Total Inspections

**Documentation**

The following documentation is required:

- 1 Application for CCC
- 1 Plumbing (Form 125) for pressure test and installation piped services
- 1 Surveyors report if rot is found
- 1 Record of Work

## Building Consent Addendum to 230427

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Coastal Architecture Ltd	
PO Box 287	
Paraparaumu 5254	

Project	
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Legal Description:	LOT 9 DP 89035
Valuation No:	1526098100

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**KAPITI COAST DISTRICT COUNCIL****Consent No: 230427****Building Category: R2****Site Address: 155 Guildford Drive, Paraparaumu****Owner/Agent: Coastal Architecture Ltd**

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**Documentation**

The following documentation is required:

- 1 Application for CCC
- 1 Plumbing (Form 125) for pressure test and installation piped services
- 1 Surveyors report if rot is found
- 1 Record of Work

APPROVED  
BY BUILDING  
Rey Pagaduan  
3/07/2023

230427  
Received by  
Kapiti Coast District Council  
06/06/23

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

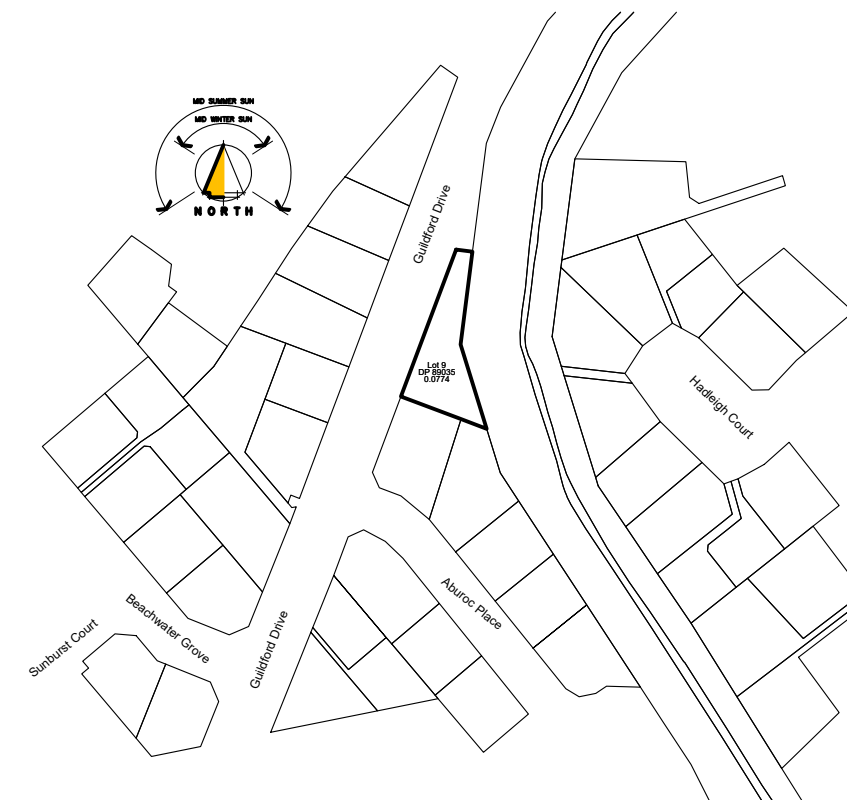
Provide barriers and signage  
sufficient to comply with F5 of NZ  
Bldg Code and Worksafe requirements  
for the construction/demolition site

# PROPOSED ALTERATION

FOR CDV BUILDERS LTD  
155 GUILDFORD DRIVE, PARAPARAUMU

## CONTENTS:

- 1 - SITE PLAN
- 2 - EXISTING FLOOR PLAN
- 3 - PROPOSED FLOOR PLAN
- 4 - ELEVATIONS
- 5 - DETAILS
- 6 - DETAILS
- 7 - DETAILS
- 8 - DETAILS
- 9 - E2 MATRIX



## NOTES:

CAUTION - PLANS HAVE BEEN DIGITALLY  
REPRODUCED & MAY NOT BE TO SCALE.

ALL WORK CARRIED OUT TO CONFORM TO  
RELEVANT BUILDING CODE & STANDARDS FOR  
LIGHT TIMBER FRAMED CONSTRUCTION.

ALL WORK CARRIED OUT UNDER  
JURISDICTION OF PRODUCER STATEMENT TO  
MEET THE ENGINEER REQUIREMENTS FULLY.

### Noisy Equipment

It is the responsibility of the owner to ensure that no work with noisy equipment shall be carried out before 7:30 a.m. or after 6 p.m. Monday to Saturday. During the week there may be workers on site from 6:30 a.m. quietly preparing for work. Work with noisy equipment is not permitted on Sundays or public Holidays.

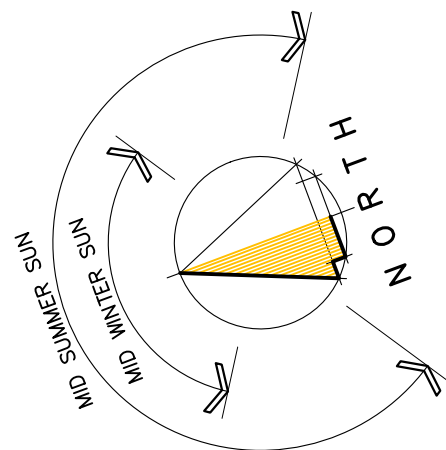
COASTAL  
ARCHITECTURE LTD.



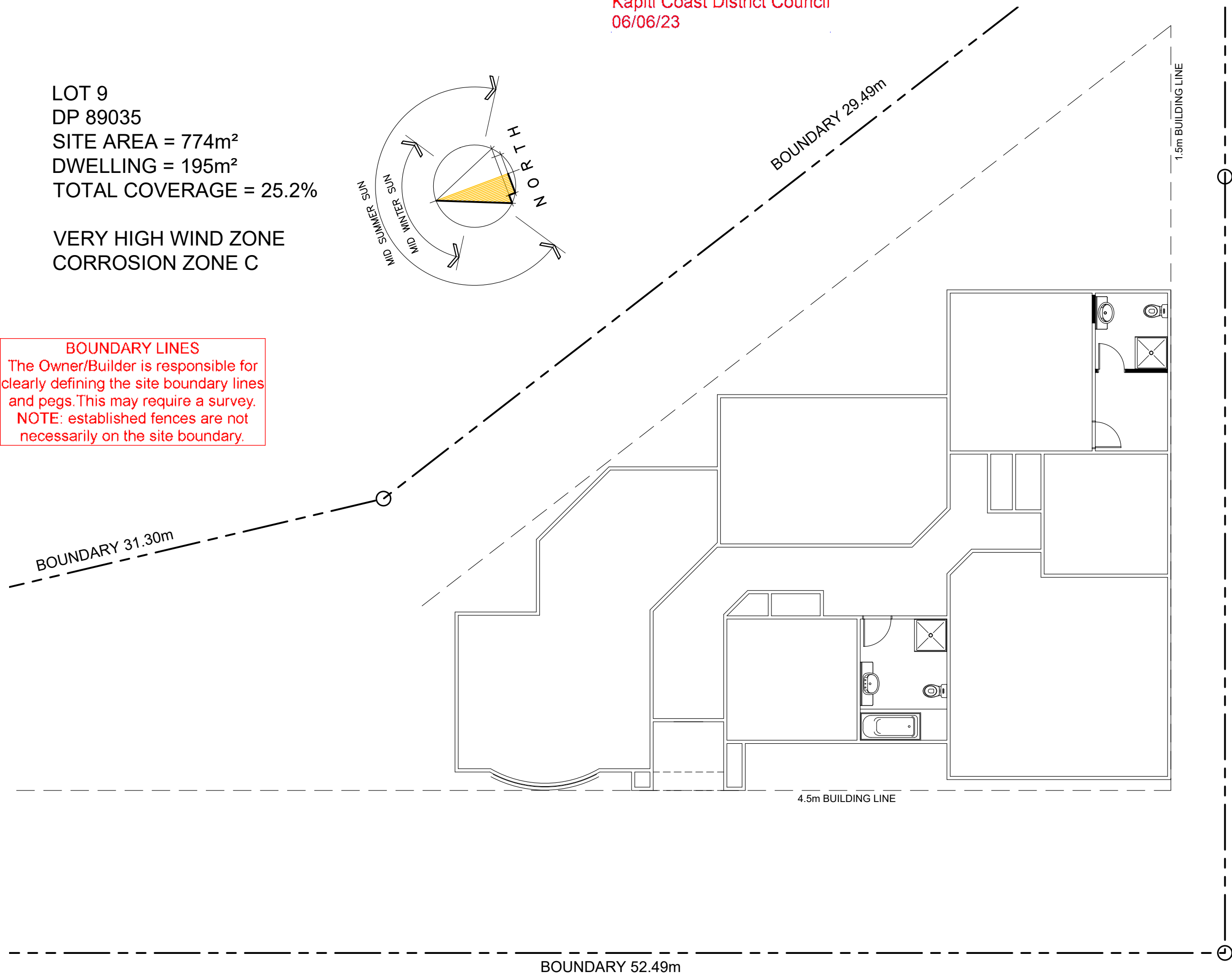
230427  
Received by  
Kapiti Coast District Council  
06/06/23

LOT 9  
DP 89035  
SITE AREA = 774m<sup>2</sup>  
DWELLING = 195m<sup>2</sup>  
TOTAL COVERAGE = 25.2%

VERY HIGH WIND ZONE  
CORROSION ZONE C



**BOUNDARY LINES**  
The Owner/Builder is responsible for clearly defining the site boundary lines and pegs. This may require a survey.  
**NOTE:** established fences are not necessarily on the site boundary.



Revisions:  
MAY 2023 rev A

Project:  
**PROPOSED ALTERATION**

155 GUILDFORD DRIVE,  
PARAPARAUMU

Client:  
CDV Builders Ltd

Drawing Title:  
**SITE PLAN**

Designer:  
**COASTAL ARCHITECTURE LTD.**  
11 Epiha Street  
Paraparaumu  
New Zealand  
Tel: 027 249 9519  
e-mail : coastarchdesign@gmail.com

Design: BF  
Drawn: BF  
Scale: as shown

Job: 345  
Page of: 1  
Rev: A

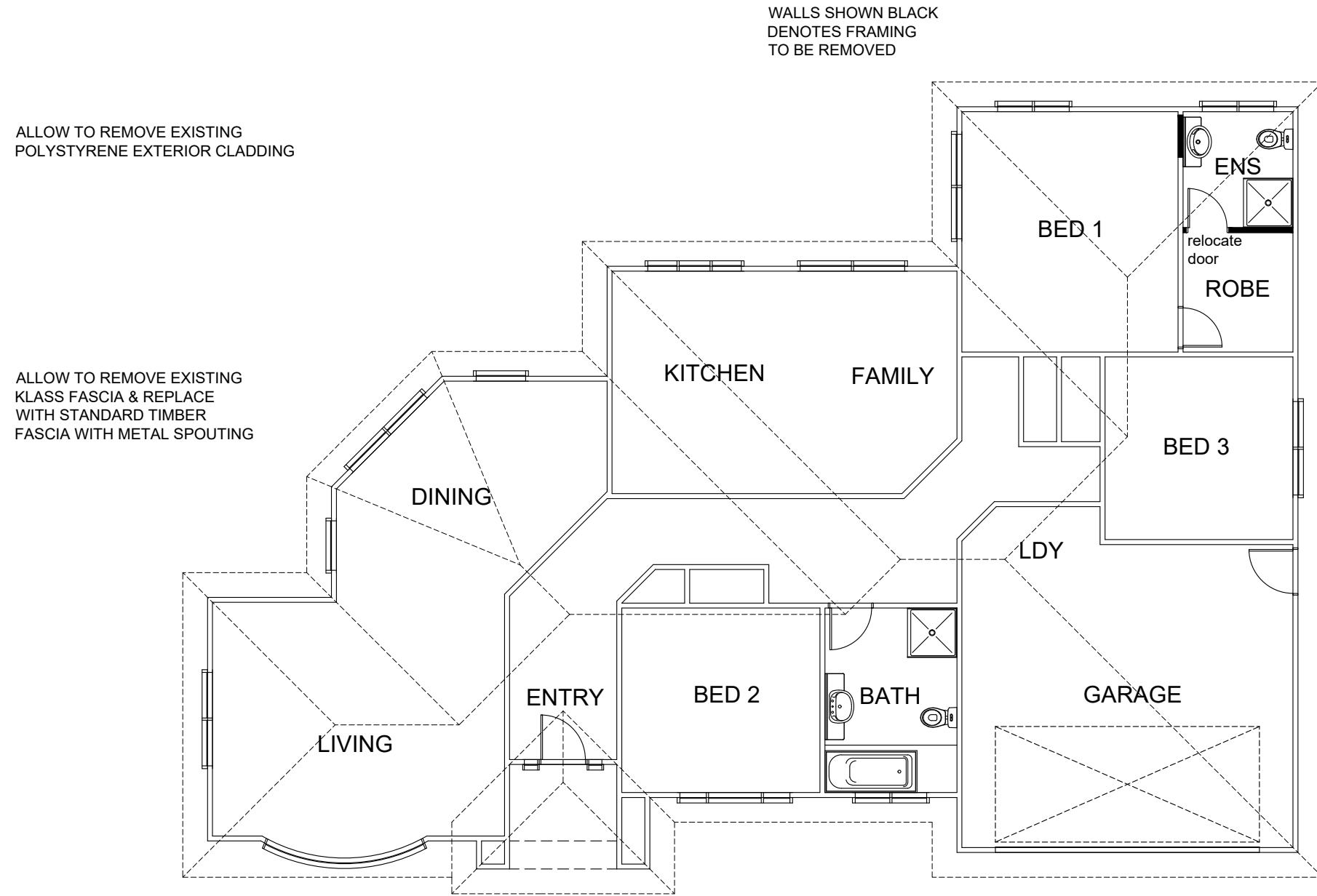


All work shall be in accordance with the NZBC. If in doubt ASK  
The Contractor must verify all dimensions on the job before commencing any work or shop drawings. Figured dimensions are to be used, scaled dimensions must be verified.  
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**SITE PLAN** SCALE 1:100

155 GUILDFORD DRIVE

Revisions:  
 MAY 2023 rev A



ALLOW TO REMOVE EXISTING  
 POLYSTYRENE EXTERIOR CLADDING

ALLOW TO REMOVE EXISTING  
 KASS FASCIA & REPLACE  
 WITH STANDARD TIMBER  
 FASCIA WITH METAL SPOUTING

ALLOW TO REMOVE EXISTING  
 ARCH OVER ENTRY

NOTE: ALLOW FOR SMOKE DETECTORS TO  
 BE INSTALLED IF NOT ALREADY THERE IN  
 ENTRY & MIN 3m FROM ANY BEDROOM DOOR

WALLS SHOWN BLACK  
 DENOTES FRAMING  
 TO BE REMOVED

NOTE: WHERE CLADDING IS TO BE REMOVED OWNERS ARE TO BE AWARE THAT

1. A REGISTERED BUILDING SURVEYOR OR A TIMBER REMEDIATION SPECIALIST WILL BE REQUIRED TO BE ENGAGED SHOULD ANY TIMBER DETERIORATION BE FOUND (WHEN OPENING UP) DUE TO CLADDING FAILURE TO MONITOR THE REMEDIATION. ALL WORKS TO THE AFFECTED AREA ARE TO CEASE UNTIL THE CREDENTIALS OF THE NOMINATED SPECIALIST HAVE BEEN PROVIDED TO KCDC FOR REVIEW & ACCEPTANCE & A QUALITY ASSURANCE PLAN HAS BEN PROVIDED & AGREED TO, THIS DOCUMENT WILL BE REQUIRED FOR CCC ON COMPLETION
2. IF REMEDIATION WORKS TO STRUCTURAL MEMBERS THAT FALL OUTSIDE THE SCOPE OF NZS 3604 IS FOUND TO BE REQUIRED AT ANY STAGE. SPECIFIC DESIGN VERIFICATION WILL BE REQUIRED FROM A CPEng ENGINEER. NOTE: THE SCOPE AND/OR EXTENT WILL DETERMINE IF THE BUILDING OFFICER WILL ALLOW THE WORKS TO THE AFFECTED AREA TO CONTINUE WITH THE VERIFICATION ACCEPTED AS A MINOR VARIATION OR TO CEASE PENDING AN AMENDED PLAN APPLICATION BEING APPLIED FOR & GRANTED

Project:  
**PROPOSED  
 ALTERATION**  
 155 GUILDFORD DRIVE,  
 PARAPARAUMU

Client:  
 CDV Builders Ltd

Drawing Title:  
**EXISTING  
 FLOOR PLAN**

Designer:  
**COASTAL**  
 ARCHITECTURE LTD.  
 11 Epiha Street  
 Paraparaumu  
 New Zealand  
 Tel: 027 249 9519  
 e-mail : coastarchdesign@gmail.com

Design: BF  
 Drawn: BF  
 Scale: as shown

Job: 345  
 Page of: 2  
 Rev: A



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

230427  
 Received by  
 Kapiti Coast District Council  
 06/06/23

Revisions:  
 MAY 2023 rev A

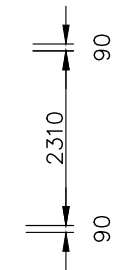
WALLS SHOWN BLACK DENOTES  
 NEW 90x45 H1.2 TIMBER FRAMING @  
 600mm CRS LINED WITH 10mm GIB

NEW PLUMBING  
 FIXTURES TO USE  
 EXISTING WASTE PIPES

NOTE: ALLOW FOR SMOKE DETECTORS TO  
 BE INSTALLED IF NOT ALREADY THERE IN  
 ENTRY & MIN 3m FROM ANY BEDROOM DOOR

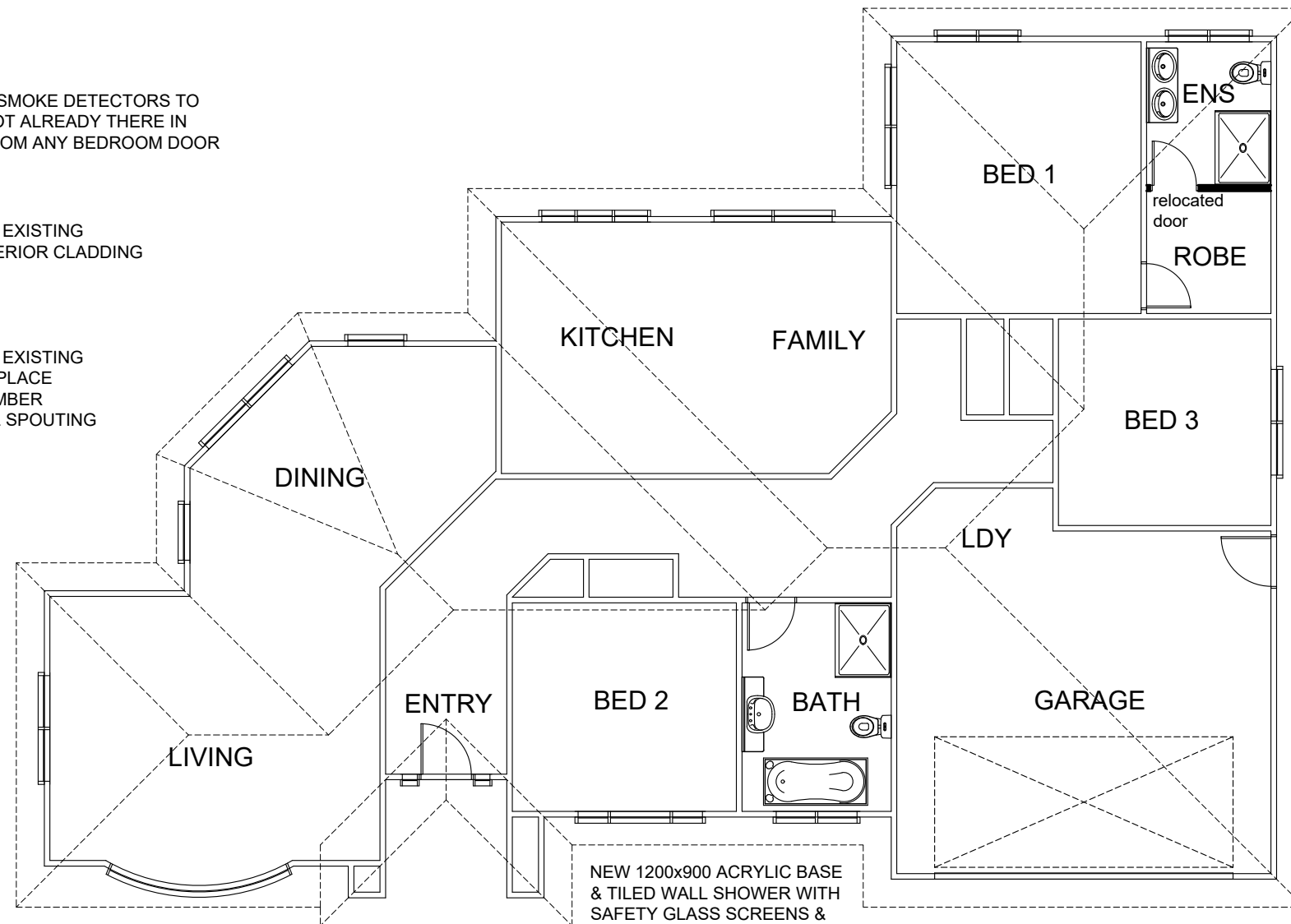
ALLOW TO REMOVE EXISTING  
 POLYSTYRENE EXTERIOR CLADDING

ALLOW TO REMOVE EXISTING  
 KLASS FASCIA & REPLACE  
 WITH STANDARD TIMBER  
 FASCIA WITH METAL SPOUTING



NEW 1200x900 ACRYLIC  
 BASE & TILED WALL  
 SHOWER WITH SAFETY  
 GLASS SCREENS &  
 SLIDING DOOR

NEW PLUMBING  
 FIXTURES TO USE  
 EXISTING WASTE PIPES



NEW 1200x900 ACRYLIC BASE  
 & TILED WALL SHOWER WITH  
 SAFETY GLASS SCREENS &  
 SLIDING DOOR

NEW FREE STANDING BATH

ALLOW TO REMOVE EXISTING  
 ARCH OVER ENTRY

Project:  
**PROPOSED  
 ALTERATION**  
 155 GUILDFORD DRIVE,  
 PARAPARAUMU

Client:  
 CDV Builders Ltd

Drawing Title:  
**PROPOSED  
 FLOOR PLAN**

Designer:  
**COASTAL**  
 ARCHITECTURE LTD.  
 11 Epiha Street  
 Paraparaumu  
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 Tel: 027 249 9519  
 e-mail : coastarchdesign@gmail.com

Design: BF  
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 Scale: as shown

Job: 345  
 Page of: 3  
 Rev: A



**GENERAL NOTES:**

- All work must be carried out to conform to relevant sections of the New Zealand Building Code and New Zealand Standards - in particular NZS 3604, NZS 3602 & NZS 4218. All references to Standards shall be taken as reference to the latest revision including amendments.
- All work to be carried out to best trade practice
- All habitable rooms to have 5% of their floor area as opening windows or approved alternative to achieve ventilation requirements
- All habitable rooms to have windows providing 10% of their floor area as natural light. At least 50% of the glazed area providing natural light is clear glazing falling within the visual awareness zone
- Garage spaces within or attached to the building envelope shall have
  - A - Openings provided with a 50mm min total level change between the interior & exterior paving
  - B - Provision to drain water away from the threshold of the opening.
- refer to E2 fig 65 & table 18 for overall level change requirements
- Do Not Scale off Building Consent Documentation issued from TA's as the plans may have been scanned and the scale distorted.

- Allow for dwangs to fix fittings as required by owner.
- Framing in accordance with gibfix® framing system 2016, with exception of internal shower corners which need studs as per normal
- Maximum diameter hole in 90mm stud to be 25mm or 35mm diameter where not more than 3 consecutive studs are drilled.
- Confirm building wrap is able to be used with timber treatment.
- Builders on site to comply with F5 of the building code (Health & Safety)

**Benchtops & Vanities**

- To be selected at owners discretion. To be continuously smooth and easily maintained in a hygienic condition e.g. stainless steel, high pressure laminate, acrylic, granite, or engineered stone surface. Must be sealed to adjoining impervious, easily cleaned walls e.g. aquaenamell paint, tiles, or glass

**FRAMING**

- Exterior Walls & Internal Load Bearing Walls:
- Up to 2.4m - 90x45 SG8 at 400 crs H1.2
- Interior Non Load Bearing Walls:
- Up to 2.4m - 90x45 SG8 at 600 crs H1.2

**INTERNAL LININGS**

- WALLS:**
- Generally - 10mm Standard Gib Board
  - Bathrooms - 10mm Gib Aqualine
- CEILING:**
- Generally - 13mm Standard Gib
  - Bathrooms - 13mm Gib Aqualine
  - Back block sheet joints and allow for control joints as required by manufacturer

**INSULATION**

- WALLS: R2.4 (Excluding garage)  
 CEILING: R3.2 (Excluding garage)

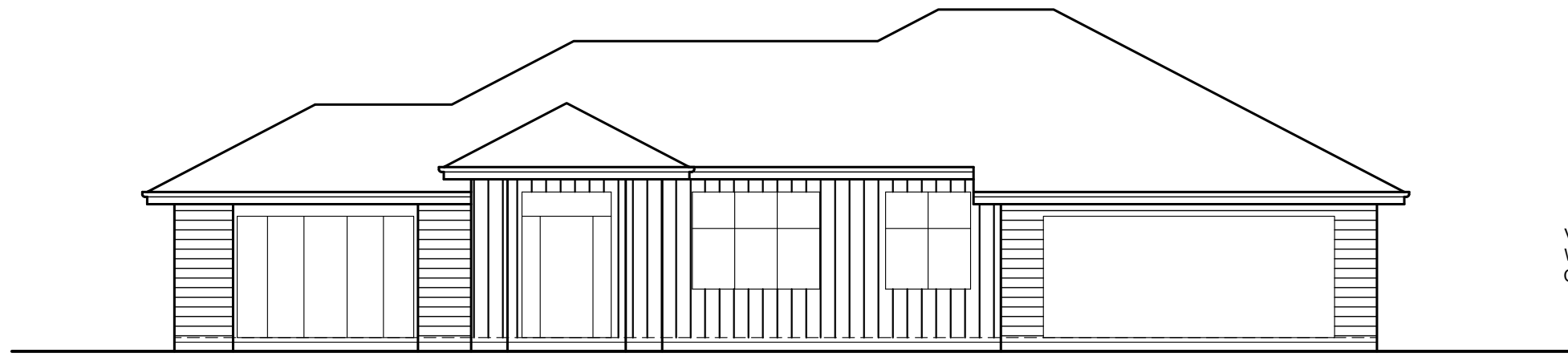
All work shall be in accordance with the NZBC. If in doubt ASK The Contractor must verify all dimensions on the job before commencing any work or shop drawings. Figured dimensions are to be used, scaled dimensions must be verified. This drawing and concept are copyright of Coastal Architecture Ltd. The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

**PROPOSED FLOOR PLAN**

SCALE 1:100 AREA = 196m<sup>2</sup>

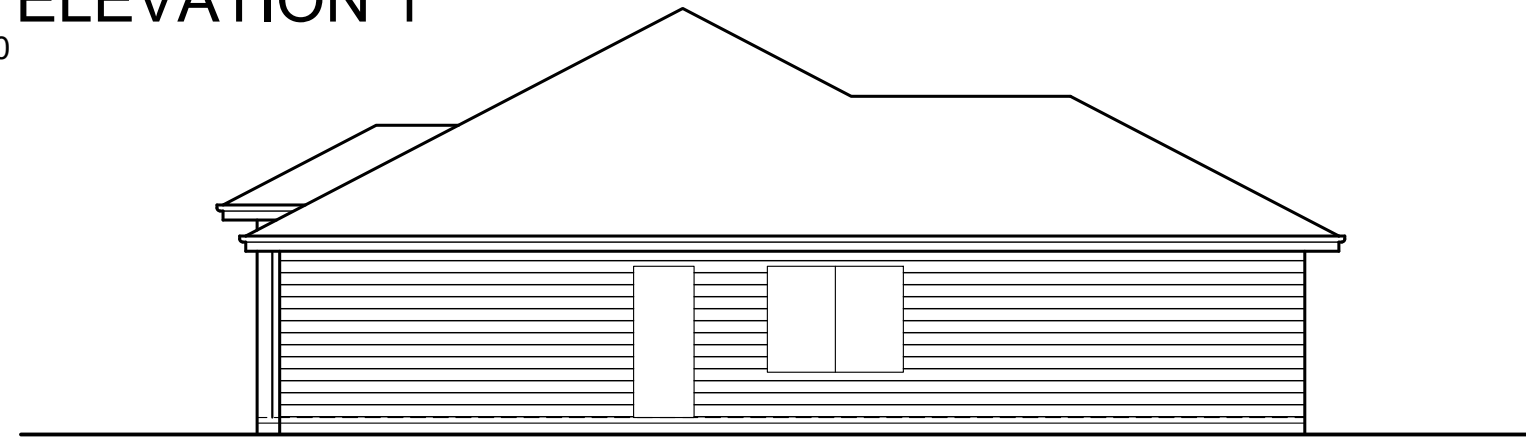
230427  
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Revisions:  
MAY 2023 rev A



WEST ELEVATION 1  
SCALE 1:100

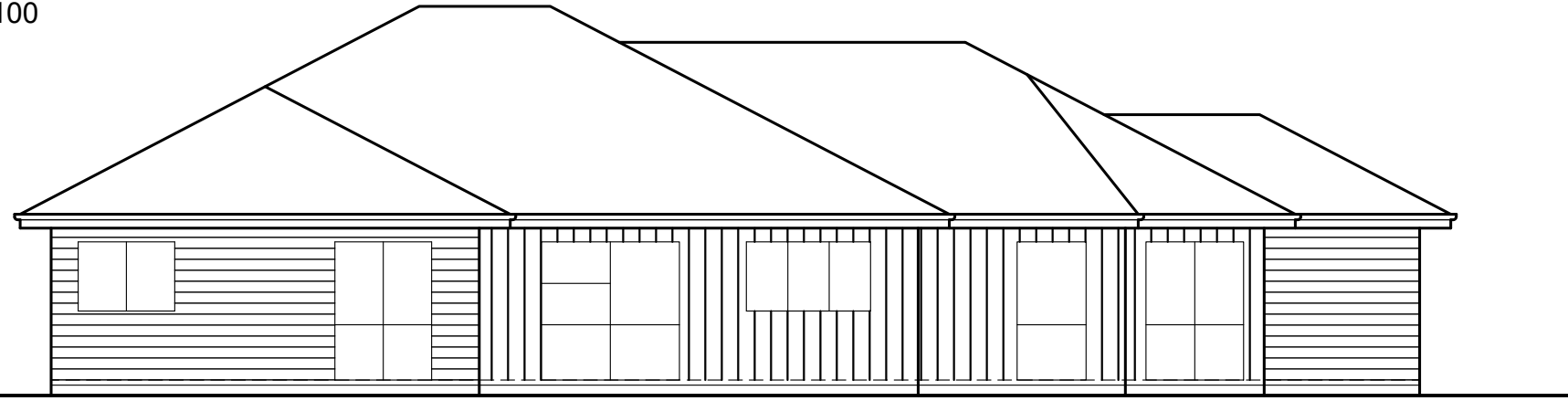
VERTICAL TIMBER RUSTICATED  
WEATHERBOARD EXTERIOR  
CLADDING OVER CAVITY SYSTEM



SOUTH ELEVATION 2  
SCALE 1:100

COLOURSTEEL 1/4 ROUND SPOUTING ON  
STANDARD TREATED TIMBER FASCIA

BEVELBACK WEATHERBOARD  
CLADDING ON CAVITY SYSTEM

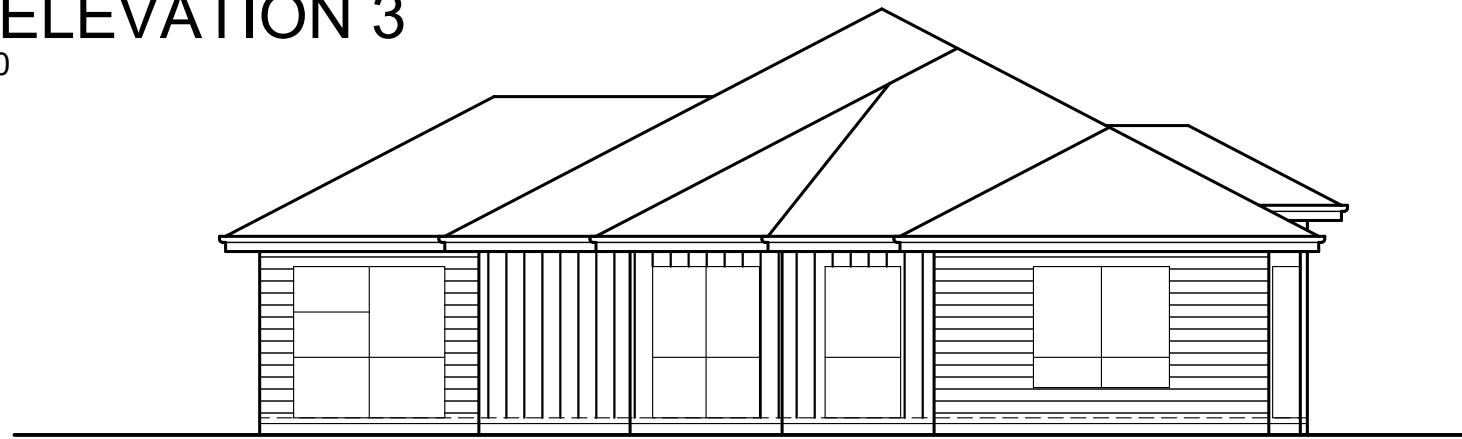


EAST ELEVATION 3  
SCALE 1:100

POWDER COATED ALUMINIUM  
JOINERY THERMALLY BROKEN LOW 'E'  
DOUBLE GLAZING WITH ARGON GAS

NOTE:  
ALL CLADDINGS, ROOFING & SPOUTING SYSTEMS  
TO BE MAINTAINED BY OWNER IN ACCORDANCE  
TO MANUFACTURERS RECOMMENDATIONS &  
WARRANTEE REQUIREMENTS

ALL JUNCTIONS TO CLADDINGS & OTHER EXTERNAL  
MOISTURE PROTECTION AREAS TO HAVE CAPILLARY  
GAPS/BREAKS & INSEALS WHERE RELEVANT,  
STOPPING WIND DRIVEN OR SURFACE TENSION WATER



NORTH ELEVATION 4  
SCALE 1:100

CLADDING TO BE INSTALLED TO MANUFACTURERS  
REQUIREMENTS IN PARTICULAR FIXING & GROUND  
CLEARANCE.  
ALSO REFER TO NZBC, CLAUSE E2/AS1, EXTERNAL  
MOISTURE FOR CLARITY

Project:  
**PROPOSED  
ALTERATION**  
  
155 GUILDFORD DRIVE,  
PARAPARAUMU  
  
Client:  
CDV Builders Ltd

Drawing Title:  
**ELEVATIONS**

Designer:  
**COASTAL  
ARCHITECTURE LTD.**  
11 Epiha Street  
Paraparaumu  
New Zealand  
Tel: 027 249 9519  
e-mail : coastarchdesign@gmail.com

Design: BF  
Drawn: BF  
Scale: as shown

Job: 345  
Page of: 4  
Rev: A



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Revisions:  
 MAY 2023 rev A

Project:  
**PROPOSED ALTERATION**  
 155 GUILDFORD DRIVE,  
 PARAPARAMU

Client:  
 CDV Builders Ltd

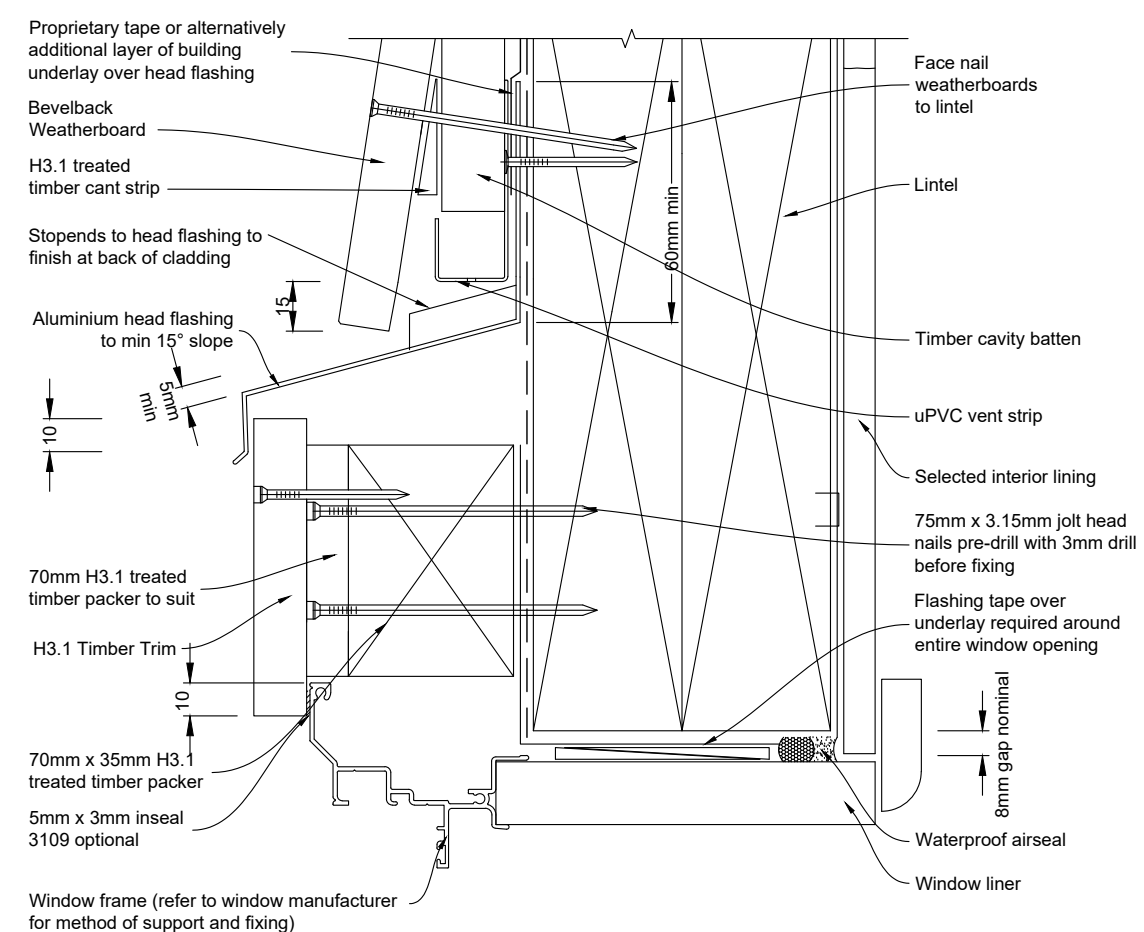
Drawing Title:  
**DETAILS**

Designer:  
**COASTAL ARCHITECTURE LTD.**  
 11 Epiha Street  
 Paraparamu  
 New Zealand  
 Tel: 027 249 9519  
 e-mail : coastarchdesign@gmail.com

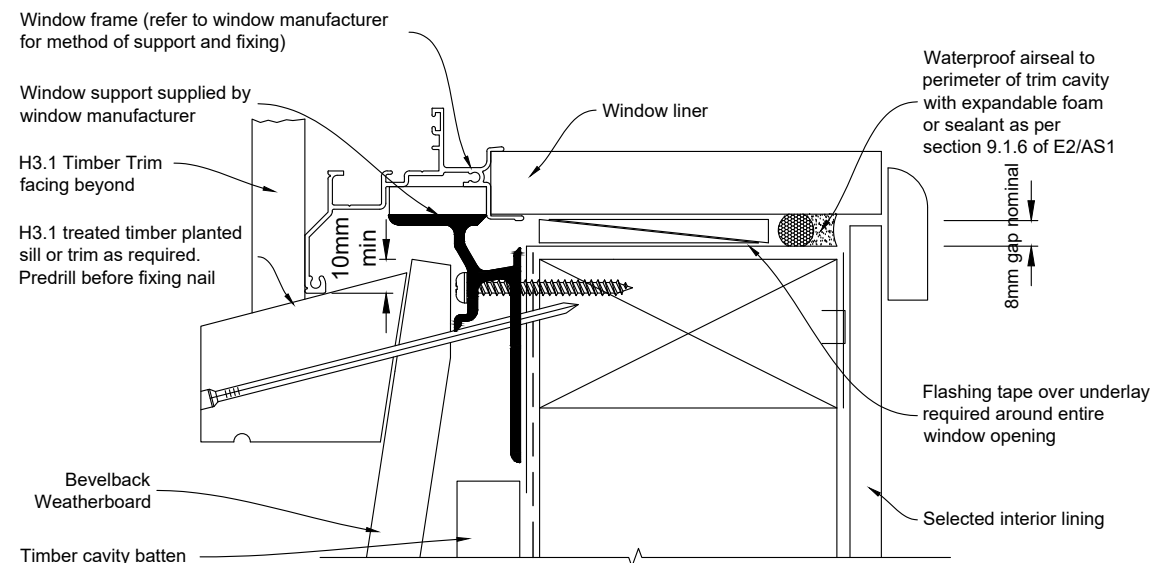
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**LICENSED BUILDING PRACTITIONER**  
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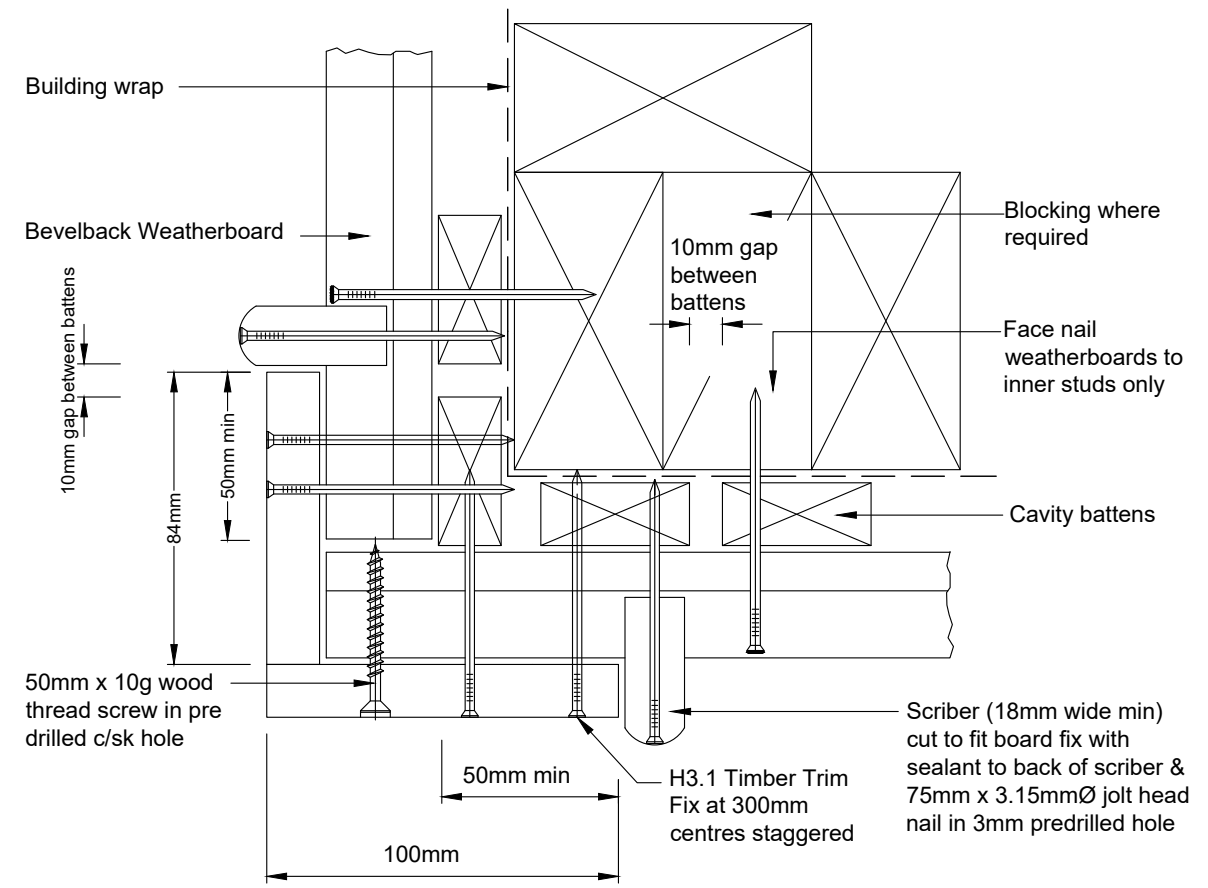


Note:  
 • Sealant must be installed between head flashing and trim in VH and EH wind zones. Refer to Figure 71 E2/AS1



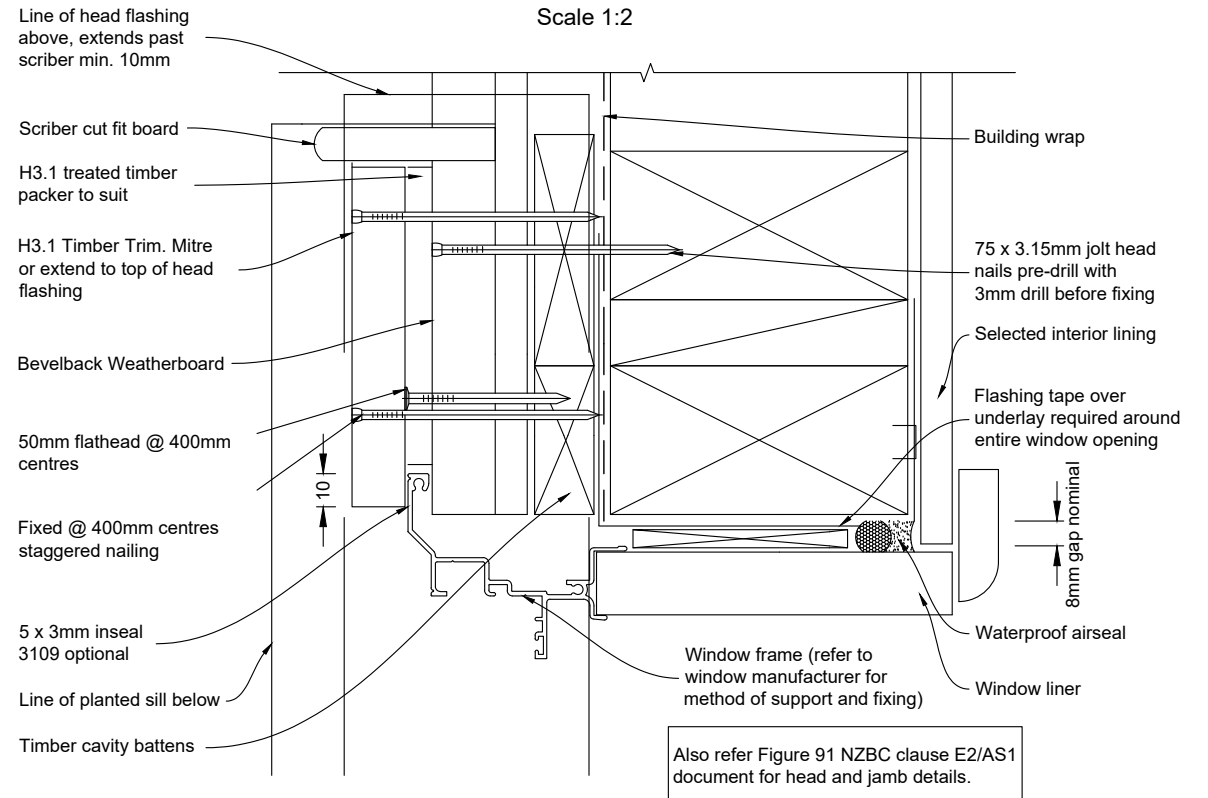
- General notes for materials section**
1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
  2. Building underlay must comply with acceptable solution NZBC clause E2/AS1 and NZS 3604.
  3. Flashing tape must have proven compatibility with the selected building underlay which it comes into contact as per Table 21 of NZBC clause E2/AS1.

Refer to the manufacturer or supplier for technical information for these materials.

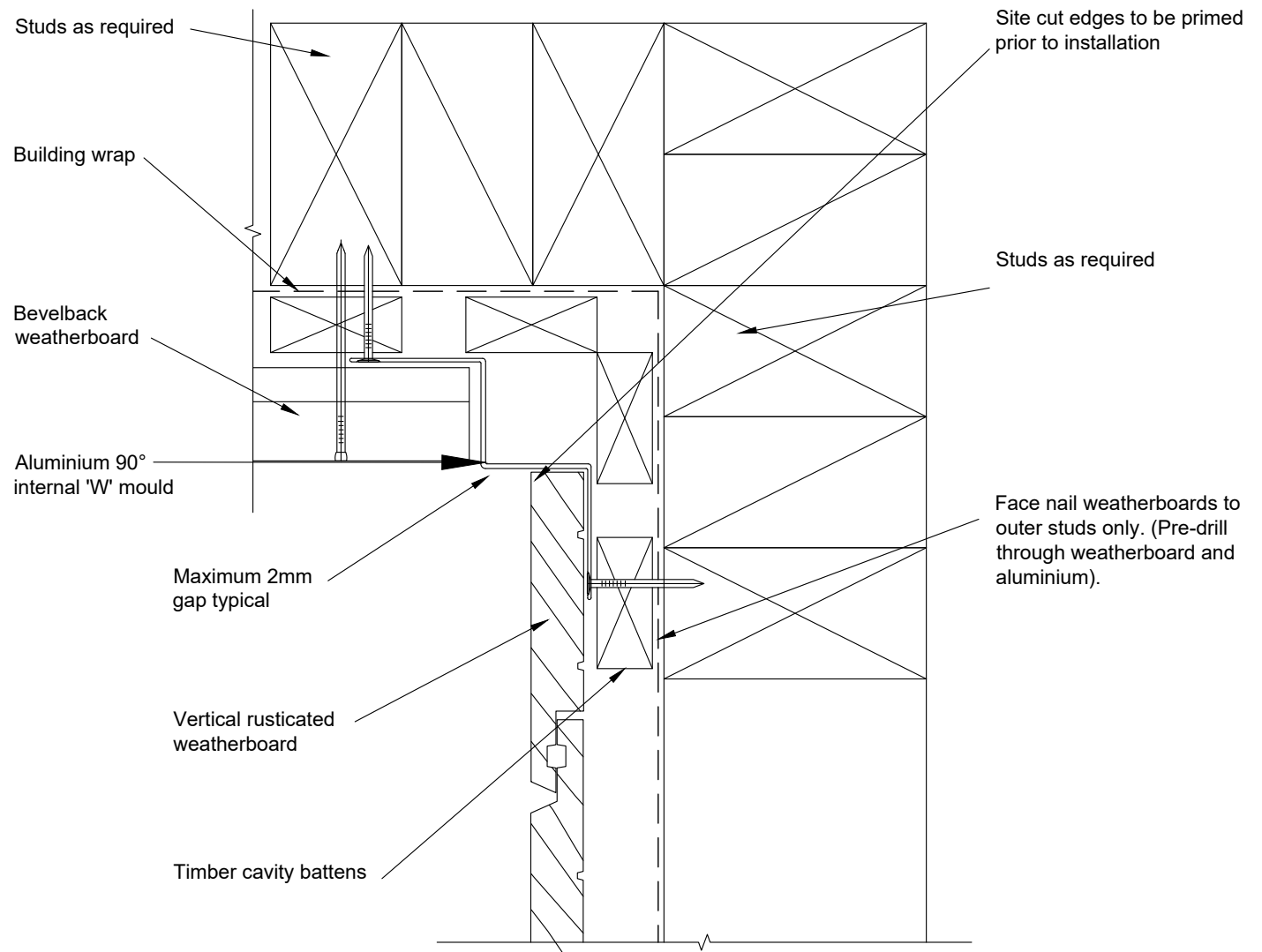


**CAVITY BOXED CORNER**

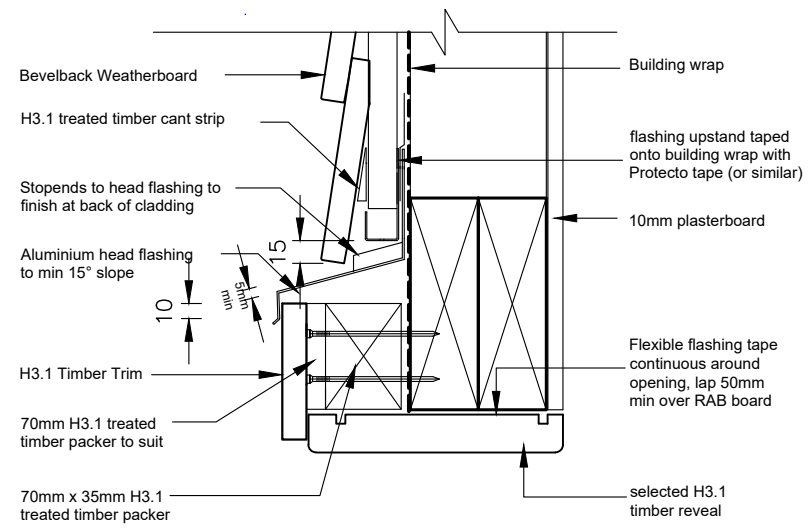
Scale 1:2



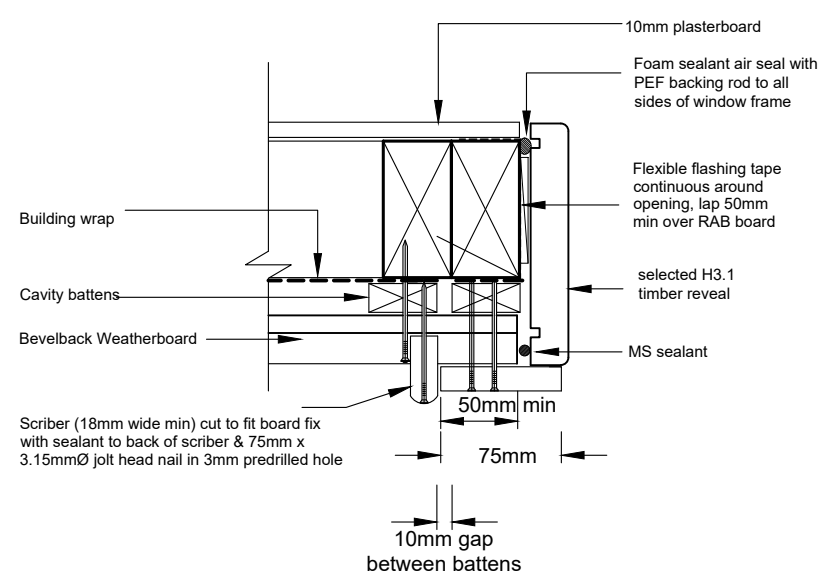
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06/06/23



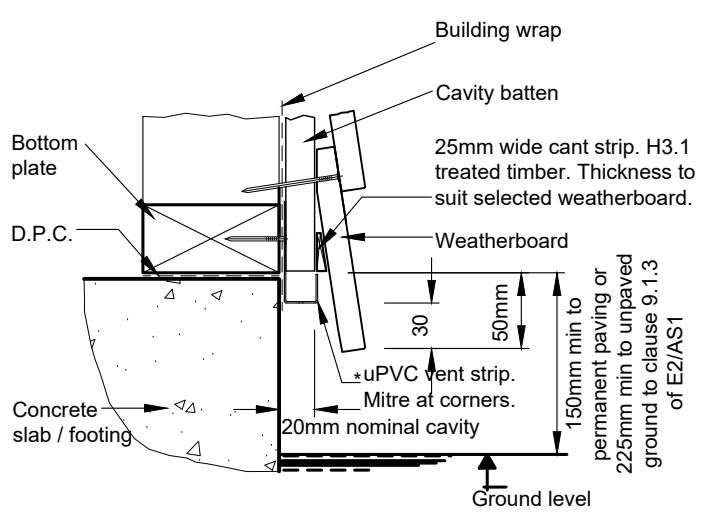
**BEVELBACK TO RUSTICATED WEATHERBOARD  
INTERNAL CORNER DETAIL**



**GARAGE DOOR HEAD DETAIL  
SCALE 1:5**

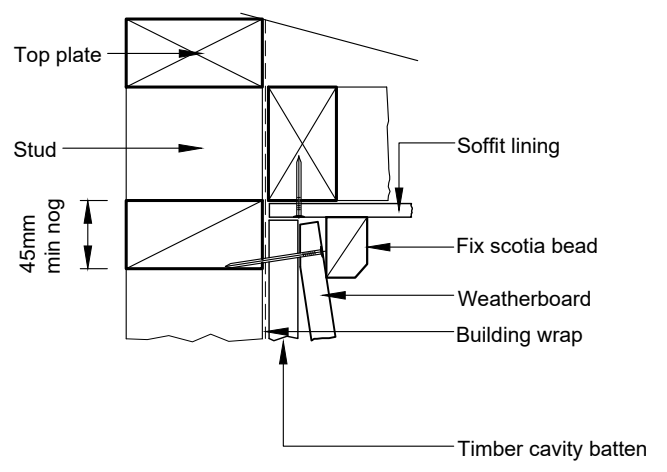


**GARAGE DOOR JAMB DETAIL  
SCALE 1:5**

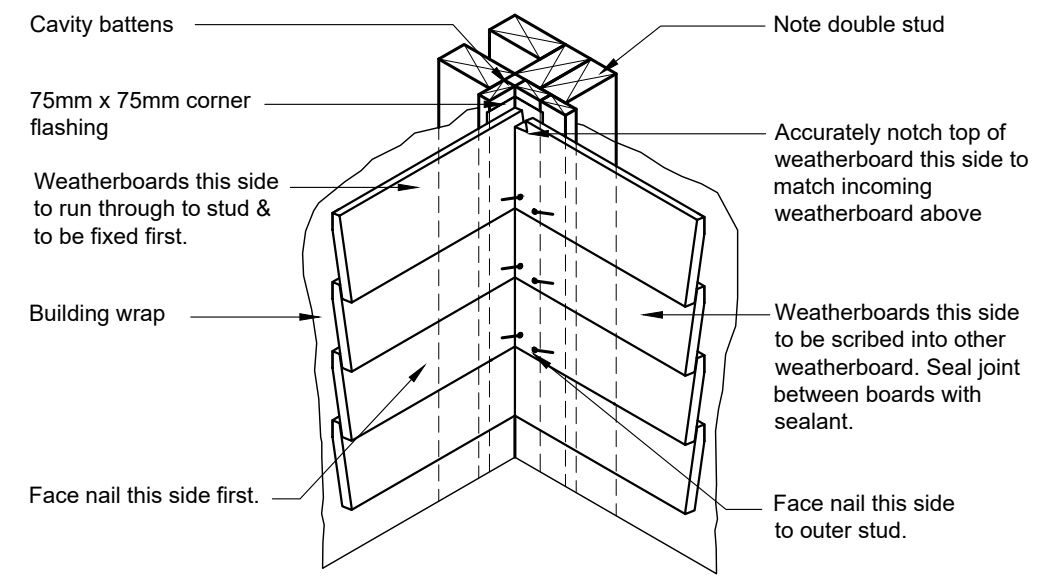


\* Drain holes in uPVC vent strip are sufficient to achieve ventilation openings of 1000mm<sup>2</sup> per lineal metre

**CAVITY FOUNDATION  
Scale 1:5**



**CAVITY SOFFIT JUNCTION  
Scale 1:5**



**CAVITY INTERNAL CORNER NOT TO SCALE**

Revisions:  
MAY 2023 rev A

Project:  
**PROPOSED ALTERATION**  
155 GUILDFORD DRIVE,  
PARAPARAUMU

Client:  
CDV Builders Ltd

Drawing Title:  
**DETAILS**

Designer:  
**COASTAL ARCHITECTURE LTD.**  
11 Epiha Street  
Paraparaumu  
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Tel: 027 249 9519  
e-mail : coastarchdesign@gmail.com

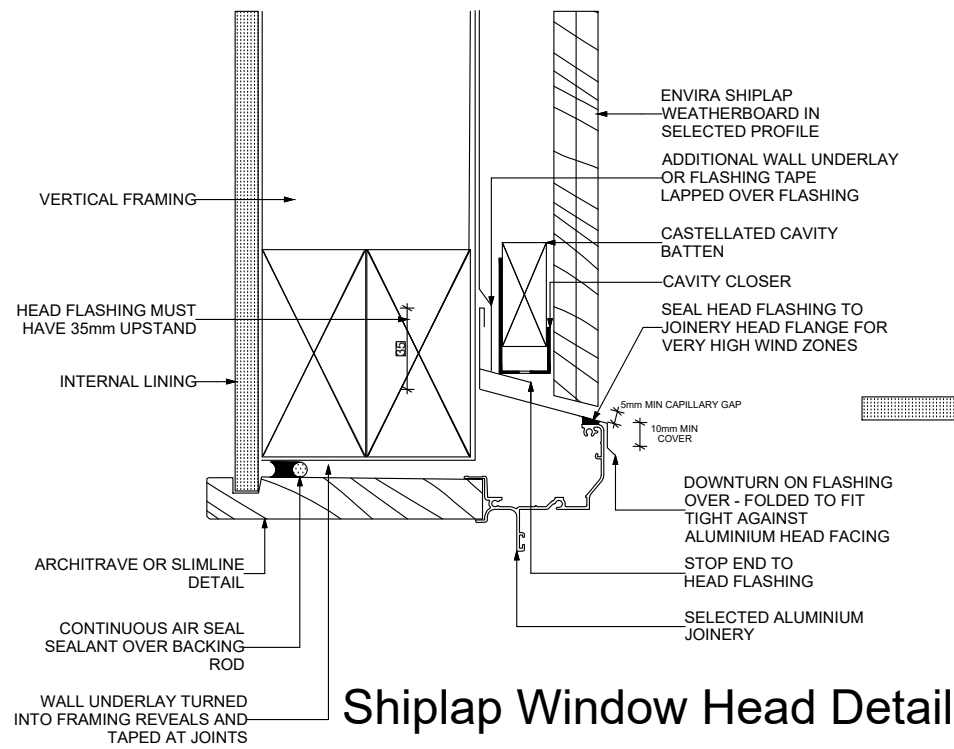
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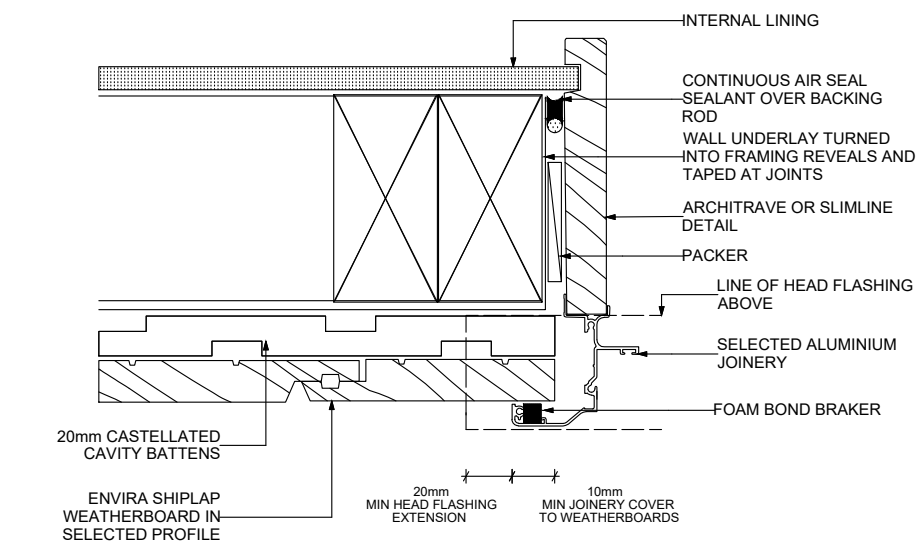
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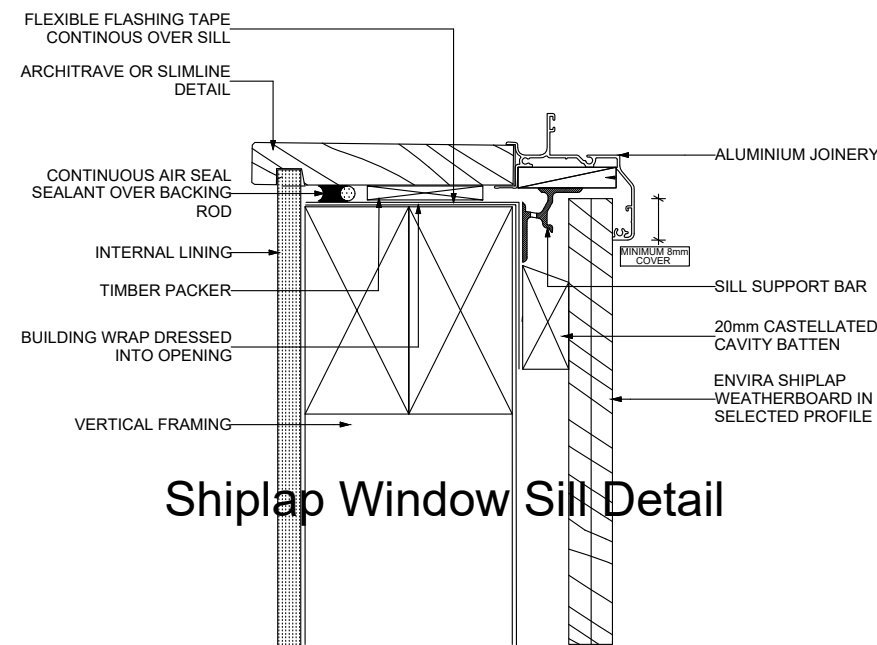
Revisions:  
 MAY 2023 rev A



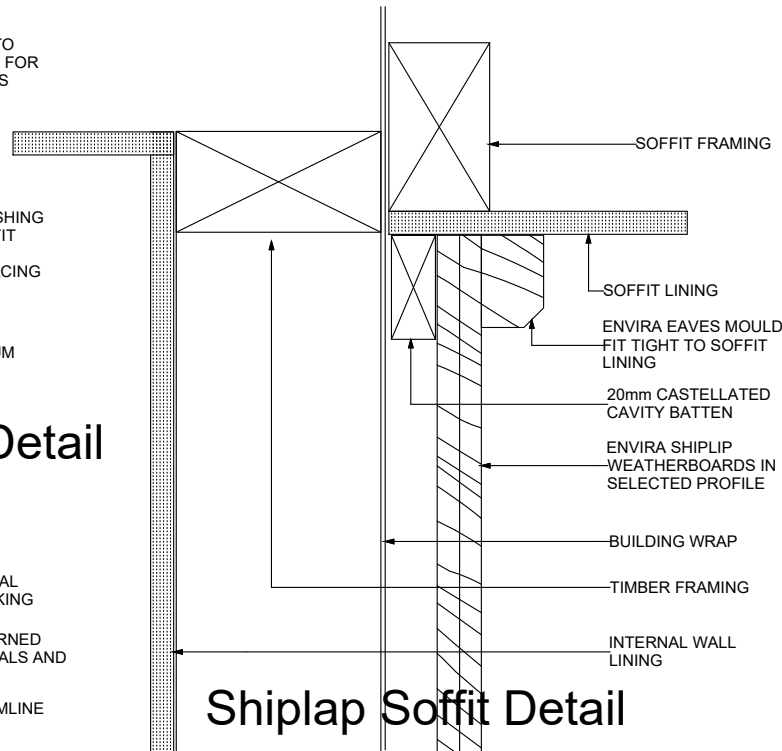
Shiplap Window Head Detail



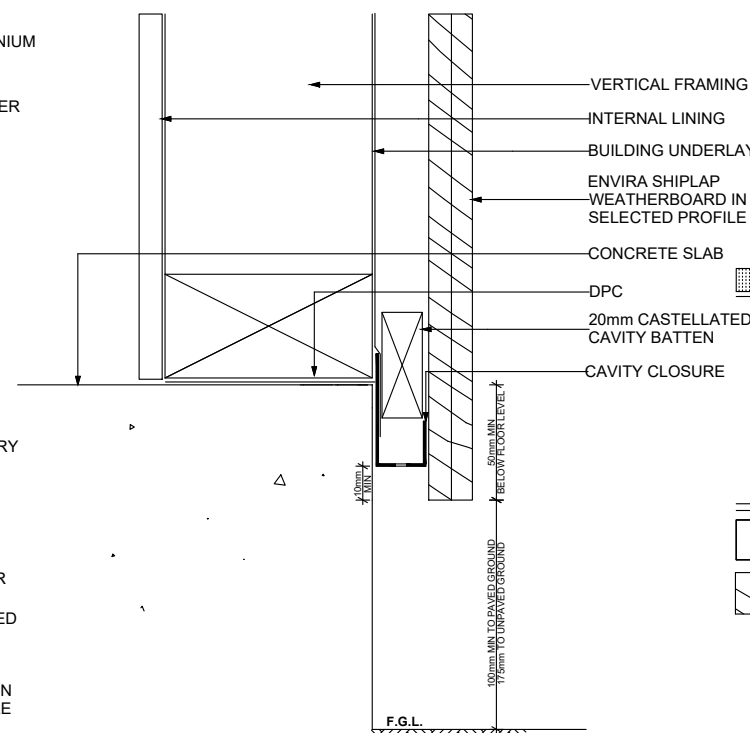
Shiplap Window Jamb Detail



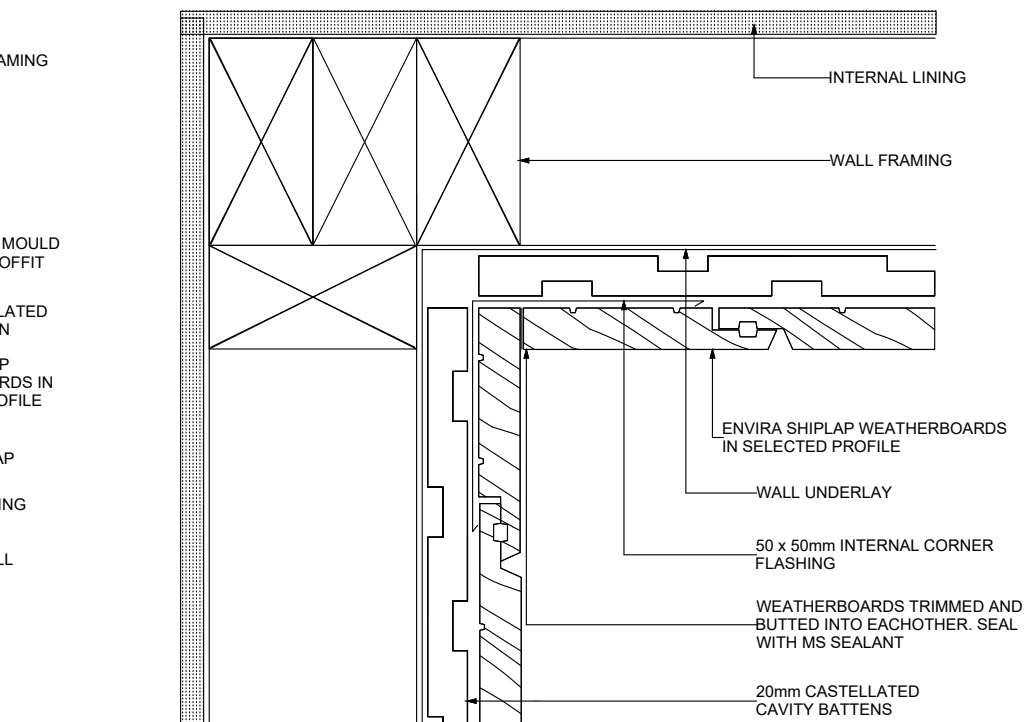
Shiplap Window Sill Detail



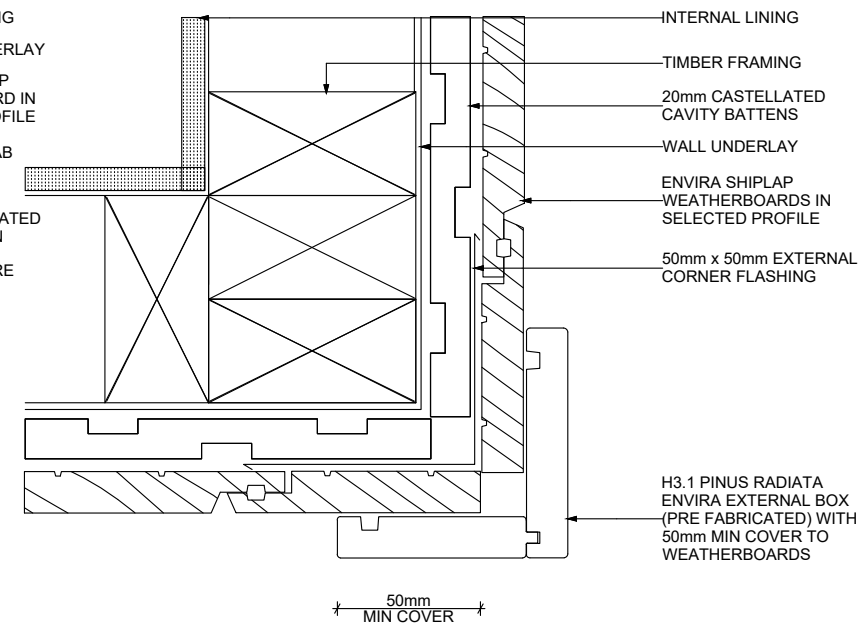
Shiplap Soffit Detail



Shiplap Base Detail



Shiplap Internal Corner Detail



Shiplap External Corner Detail

Project:  
**PROPOSED ALTERATION**  
 155 GUILDFORD DRIVE,  
 PARAPARAMU  
 Client:  
 CDV Builders Ltd  
 Drawing Title:  
**DETAILS**

Designer:  
**COASTAL ARCHITECTURE LTD.**  
 11 Epiha Street  
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 Tel: 027 249 9519  
 e-mail : coastarchdesign@gmail.com

Design: BF  
 Drawn: BF  
 Scale: as shown

Job: 345  
 Page of: 7  
 Rev: A

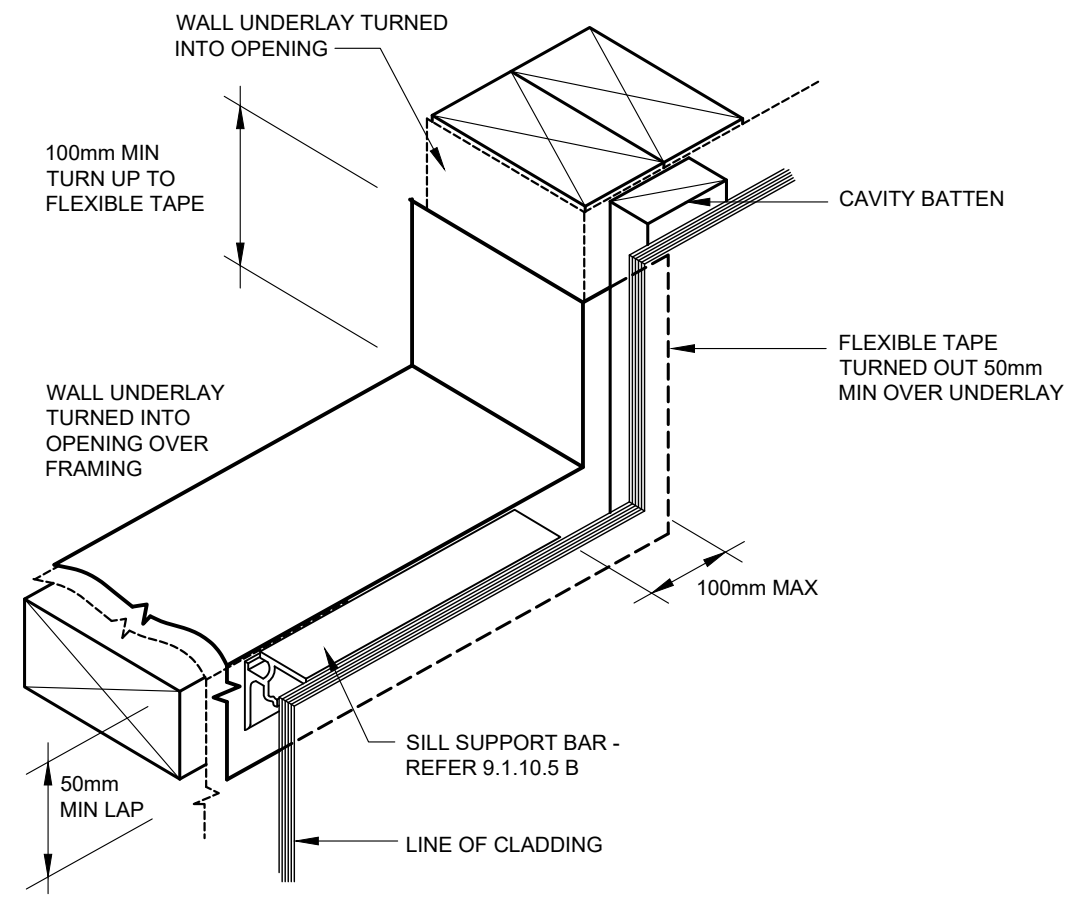


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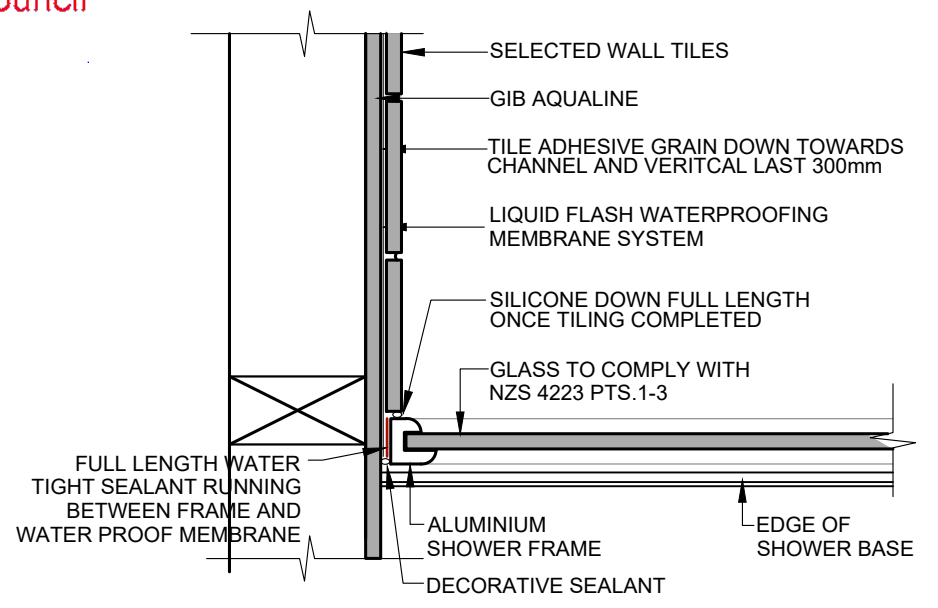
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**NOTE:**

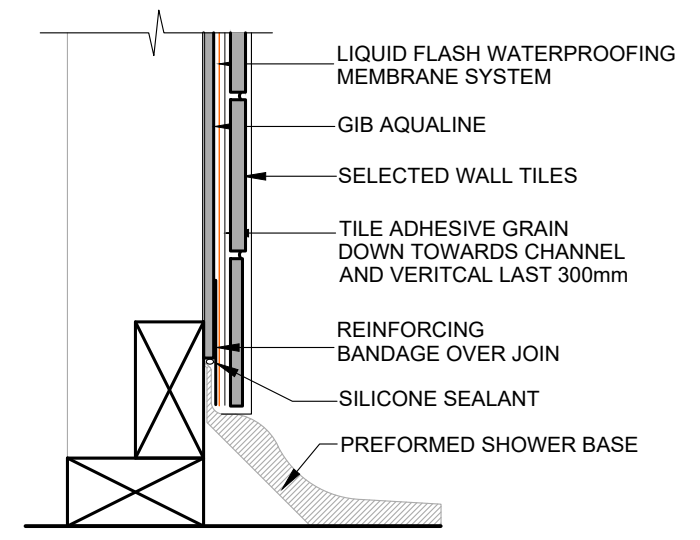
- 1 DETAILED CLADDING OMITTED FOR CLARITY, REFER TO SPECIFIC CLADDINGS.
- 2 HEAD TO BE TREATED SIMILARLY WITH CONTINUOUS WALL UNDERLAY & FLEXIBLE TAPE AT CORNERS
- 3 REFER INDIVIDUAL CLADDING DETAILS FOR JAMB FLASHINGS



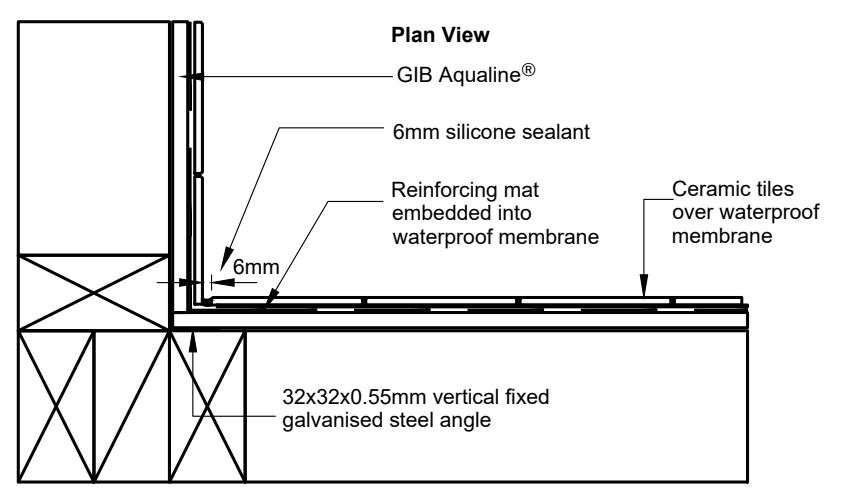
**BUILDING WRAP OPENING DETAIL n.t.s**



**ACRYLIC SHOWER BASE/TILED WALL EDGE DETAIL**



**ACRYLIC SHOWER BASE/TILED WALL, CONC FLOOR DETAIL**



**ACRYLIC SHOWER BASE/TILED WALL, INTERNAL CORNER DETAIL**

Revisions:  
MAY 2023 rev A

Project:  
**PROPOSED ALTERATION**  
155 GUILDFORD DRIVE,  
PARAPARAUMU

Client:  
CDV Builders Ltd

Drawing Title:  
**DETAILS**

Designer:  
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11 Epiha Street  
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New Zealand  
Tel: 027 249 9519  
e-mail : coastarchdesign@gmail.com

Design: BF      Drawn: BF  
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Job: 345      Page of: 8      Rev: A

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## E2/AS1 : Building Envelope Risk Matrix.

### Project Details.

Name NAME CDV Builders Ltd  
Street/No. STREET 155 GUILDFORD DRIVE  
Lot/DP/No. LOT LOT 9  
City/Town/District. CITY PARAPARAUMU

### Definition of Risk [table 1 from E2/AS1]

Factor	Risk	Detail
A Wind Zone	LOW	LOW wind zone as described by NZS 3604
	MEDIUM	MEDIUM wind zone as described by NZS 3604
	HIGH	HIGH wind zone as described by NZS 3604
	V.HIGH	VERY HIGH wind zone as described by NZS 3604
B No. of storeys	LOW	One storey
	MEDIUM	Two storey in part
	HIGH	Two storey's
	V.HIGH	More than two storey's
C Roof / Wall intersection Design.	LOW	Roof / wall intersection - Fully protected. [eg. hip / gable roof with eaves.]
	MEDIUM	Roof / wall intersection - Partly exposed. [eg. hip / gable roof with NO eaves.]
	HIGH	Roof / wall intersection - Fully exposed. [eg. Parapets or eaves greater than 90° vertical with soffit linings.]
	V.HIGH	Roof elements finished within the boundaries formed by exterior walls [eg. lower ends of aprons, chimney's etc.]
D Eaves width (1.)	LOW	Greater than 600mm at first floor level.
	MEDIUM	450 - 600mm at first floor level, or 600mm at second floor level
	HIGH	100-450mm at first floor level, or 450-600mm at second floor level
	V.HIGH	0 -100mm at first floor level, or 100-450mm at second floor level or 450 - 600mm at third floor level
E Envelope Complexity	LOW	Simple rectangular,L,T, or boomerang shape with single cladding type
	MEDIUM	Complex angular or curved shape [eg. Y or arrow head] with single cladding type.
	HIGH	More complex angular or curved shape [eg. Y or arrow head ] with multiple cladding type.
	V.HIGH	As for high risk, but with junctions not covered in C or F on this Table [eg. box windows, pergola's, multi storey re - entrant shapes etc.]
F Deck design.	LOW	None or timber slat deck or porch at ground level
	MEDIUM	Fully covered in plan by roof, or timber slat deck attached at first or second floor level.
	HIGH	Enclosed deck exposed in plan or cantilevered at first floor level
	V.HIGH	Enclosed deck exposed in plan or cantilevered at second floor level or above.

NOTES  
1. Eaves width measured from external face of the wall cladding to outer edge of overhang including gutters and fascias  
2. Balustrades and parapets count as 0 mm eaves.

### Risk Severity by Face

North Elevation.									
RISK FACTOR	LOW	Score	MED	Score	HIGH	Score	V.HIGH	Score	Sub totals for each risk factor.
Wind Zone as NZS 3604	0		0		1		2	✓	2
No. of storey's	0	✓	1		2		4		0
Roof / Wall intersection	0	✓	1		3		5		0
Eaves width.	0		1		2	✓	5		2
Envelope Complexity	0		1		3	✓	6		3
Deck design.	0	✓	2		4		6		0
<b>Total Risk Score for this Elevation</b>									<b>7</b>

South Elevation.									
RISK FACTOR	LOW	Score	MED	Score	HIGH	Score	V.HIGH	Score	Sub totals for each risk factor.
Wind Zone as NZS 3604	0		0		1		2	✓	2
No. of storey's	0	✓	1		2		4		0
Roof / Wall intersection	0	✓	1		3		5		0
Eaves width.	0		1		2	✓	5		2
Envelope Complexity	0		1		3	✓	6		3
Deck design.	0	✓	2		4		6		0
<b>Total Risk Score for this Elevation</b>									<b>7</b>

East Elevation.									
RISK FACTOR	LOW	Score	MED	Score	HIGH	Score	V.HIGH	Score	Sub totals for each risk factor.
Wind Zone as NZS 3604	0		0		1		2	✓	2
No. of storey's	0	✓	1		2		4		0
Roof / Wall intersection	0	✓	1		3		5		0
Eaves width.	0		1		2	✓	5		2
Envelope Complexity	0				3	✓	6		3
Deck design.	0	✓	2		4		6		0
<b>Total Risk Score for this Elevation</b>									<b>7</b>

West Elevation.									
RISK FACTOR	LOW	Score	MED	Score	HIGH	Score	V.HIGH	Score	Sub totals for each risk factor.
Wind Zone as NZS 3604	0		0		1		2	✓	2
No. of storey's	0	✓	1		2		4		0
Roof / Wall intersection	0	✓	1		3		5		0
Eaves width.	0		1		2	✓	5		2
Envelope Complexity	0		1		3	✓	6		3
Deck design.	0	✓	2		4		6		0
<b>Total Risk Score for this Elevation</b>									<b>7</b>

### Selected Cladding Resulting from Risk Assessment

	Risk score from tables above.	Cladding Selected from table 3 [ from tables on page 30 E2/AS1 ]	TICK SELECTED OPTION	
			DIRECT FIXED	DRAINED CAVITY
North Elevation.	7	Bevelback weatherboard / Vertical Rusticated watherboard		✓
South Elevation.	7	Bevelback weatherboard / Vertical Rusticated watherboard		✓
East Elevation.	7	Bevelback weatherboard / Vertical Rusticated watherboard		✓
West Elevation.	7	Bevelback weatherboard / Vertical Rusticated watherboard		✓

Project:  
**PROPOSED ALTERATION**  
155 GUILDFORD DRIVE,  
PARAPARAUMU  
Client:  
CDV Builders Ltd  
Drawing Title:  
**E2 MATRIX**

Designer:  
**COASTAL ARCHITECTURE LTD.**  
11 Epiha Street  
Paraparamu  
New Zealand  
Tel: 027 249 9519  
e-mail : coastarchdesign@gmail.com

Design: **BF**  
Drawn: **BF**  
Scale: **as shown**

Job: **345** Page of: **9** Rev: **A**



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**KAPITI COAST DISTRICT COUNCIL**  
**CONSENT NOTICE PURSUANT TO SECTION 221**  
**OF THE RESOURCE MANAGEMENT ACT 1991**  
**FOR THE DEPOSIT OF LAND TRANSFER PLANS 89035,**  
**THE SUBDIVISION LOTS 1 - 3 DP88183,**  
**100 MAZENGARB ROAD, PARAPARAUMU,**  
**FOR PRITCHARD GROUP LIMITED**

**The District Land Registrar at Wellington**

**PURSUANT** to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and the following condition is to be complied with on a continuing basis:

1. That foundation design and construction for any new dwelling or additions and alterations to a dwelling on Lots 2 - 23 land transfer plan 89035 shall be in accordance with the recommendations within the geotechnical assessment prepared by Cuttriss Consultants Limited, dated November/December 1999 submitted to Council in relation to application No. RM990322 a copy of which is available in Council's Resource Consents Office.

Issued in respect of Application No. RM 990322. Dated this 5<sup>th</sup> day of April 2000.

  
\_\_\_\_\_  
AUTHORISED OFFICER

  
\_\_\_\_\_  
AUTHORISED OFFICER

# Aerial Photography

155 Guildford Drive, Paraparaumu (LOT 9 DP 89035)



0 10 20 Metres

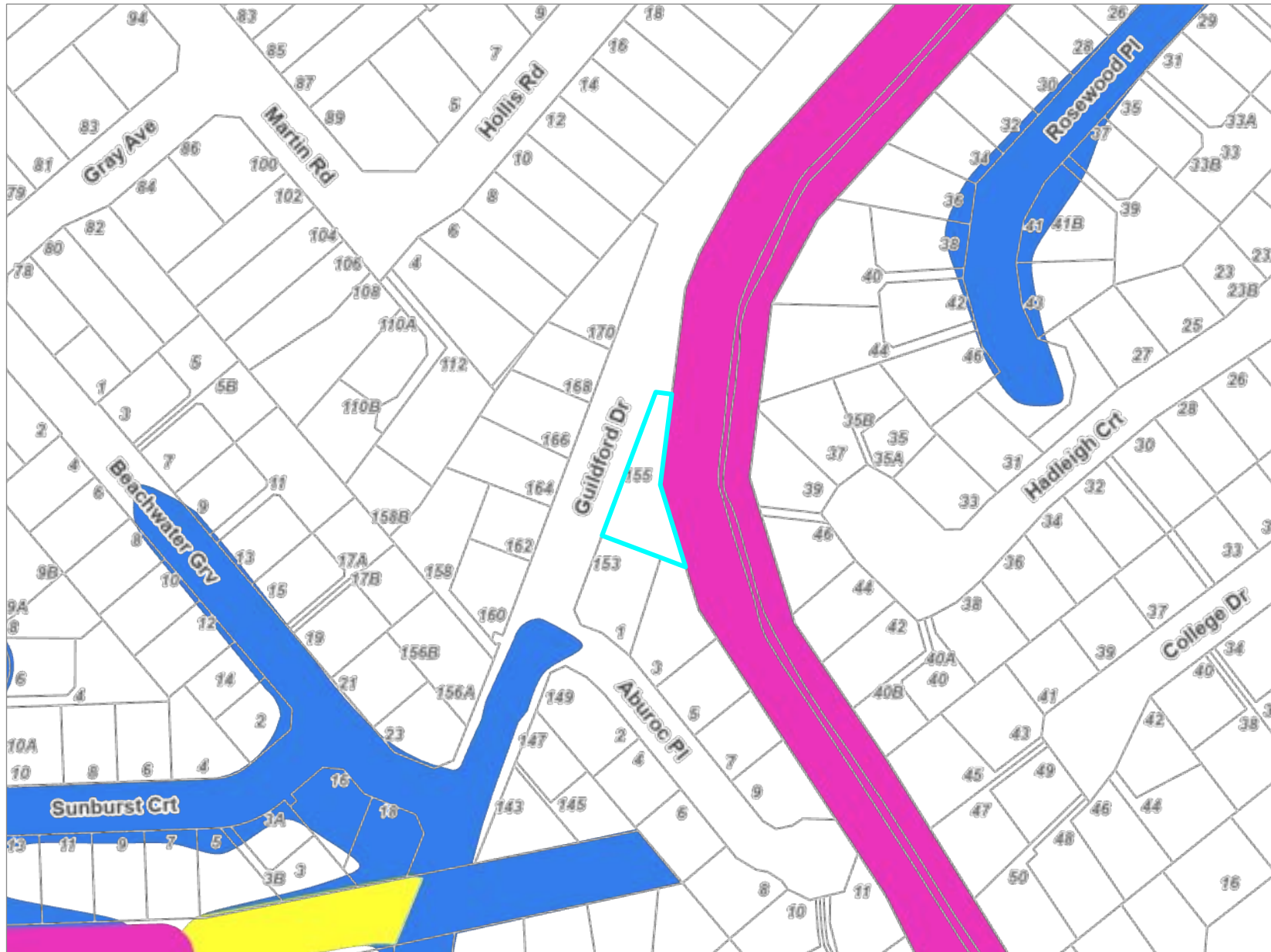
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# Operative District Plan 2021 - Natural Hazards

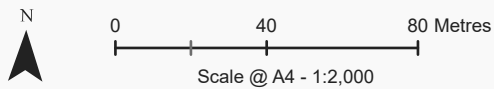
155 Guildford Drive, Paraparaumu (LOT 9 DP 89035)



### Key to map symbols

- Stream Corridor
- Overflow Path
- Ponding Area

The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.

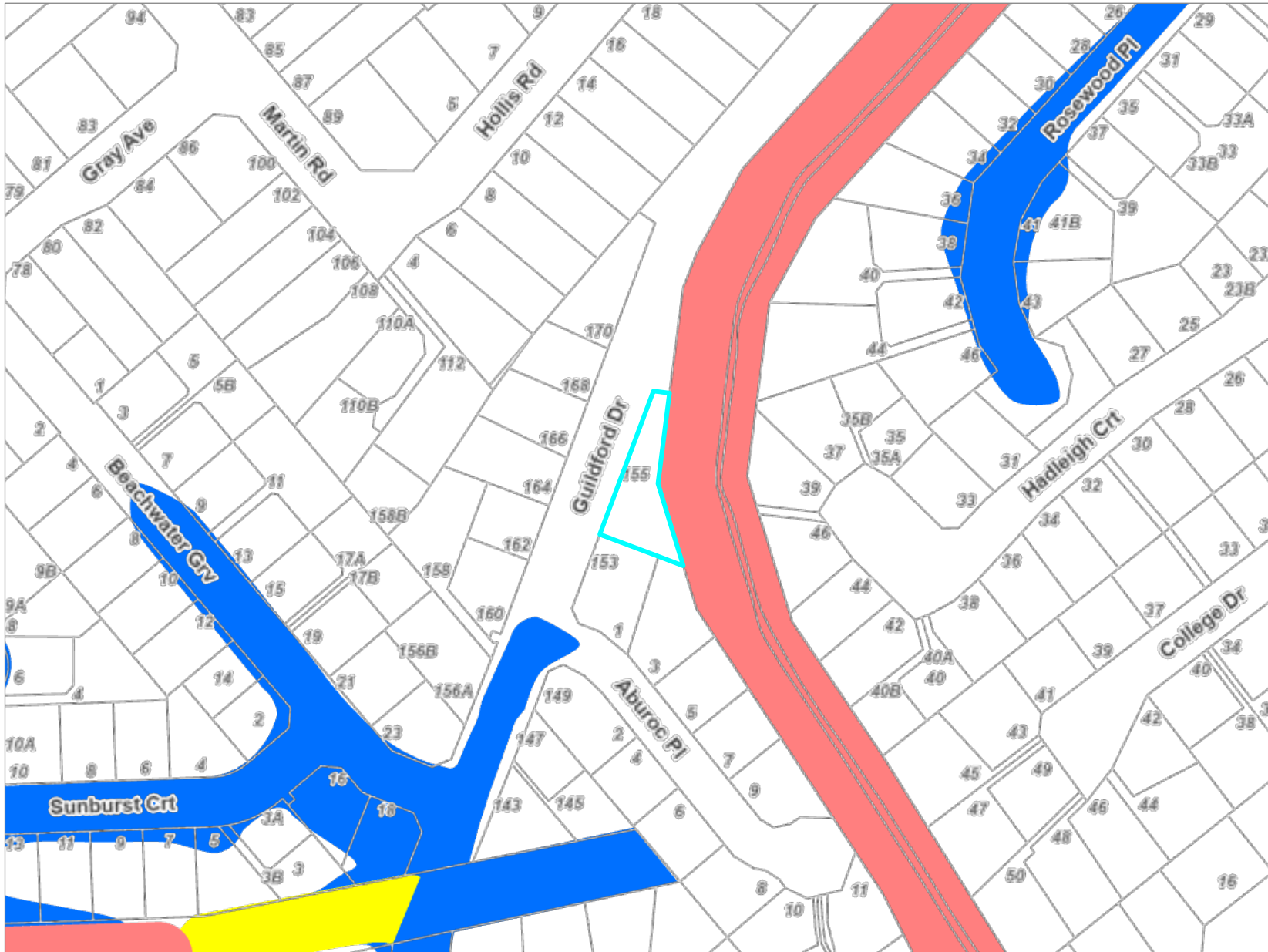


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# Latest Flood Hazards

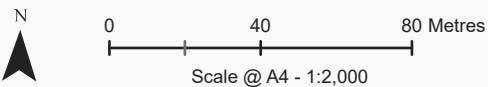
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### Key to map symbols

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- Overflow Path
- Ponding

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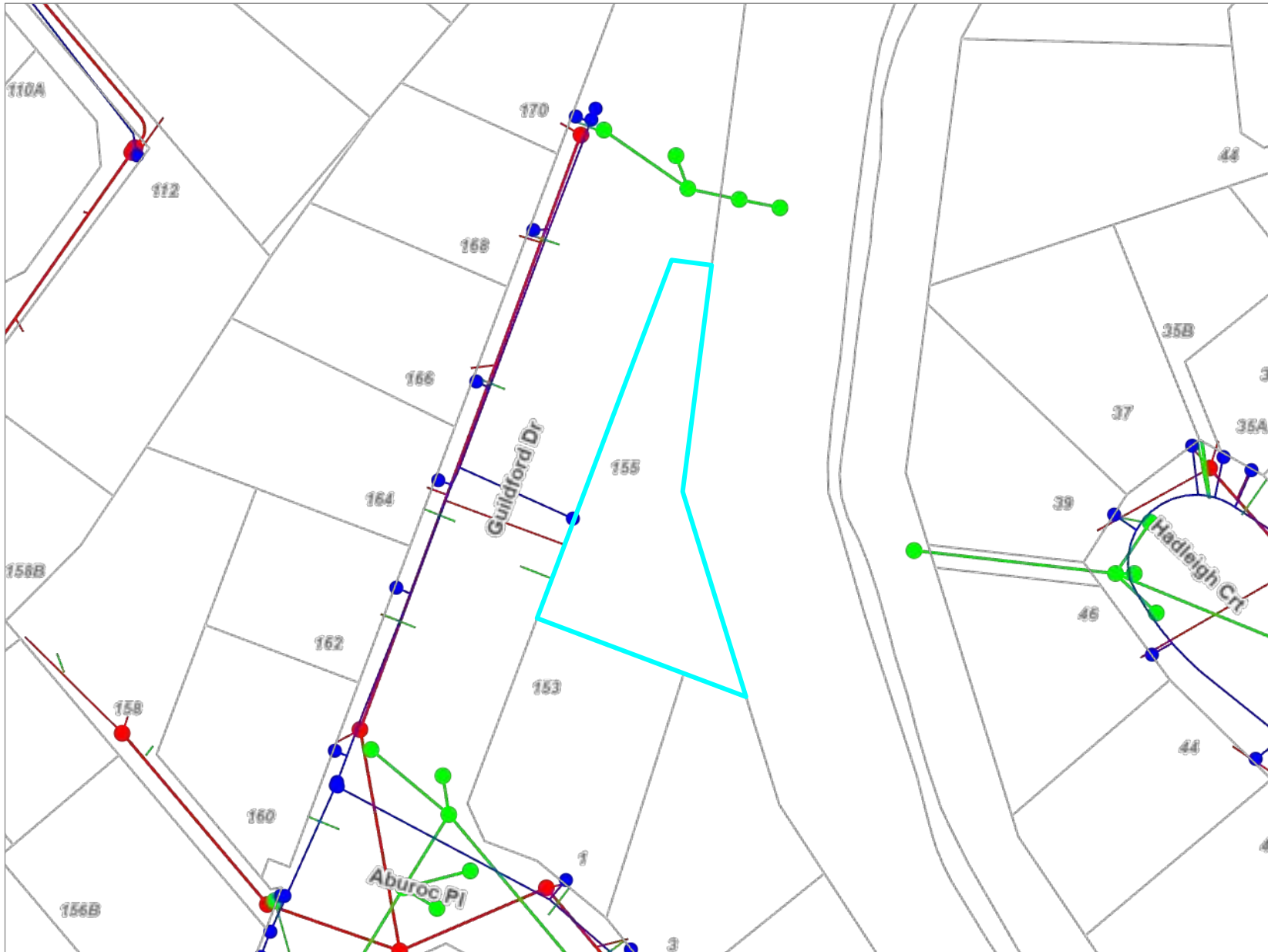


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# Services Network

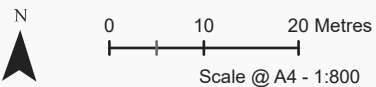
155 Guildford Drive, Paraparaumu (LOT 9 DP 89035)



## Key to map symbols

- WS Node
- WS Pipe
- SW Point
- SW Pipe
- SW Lateral
- WW Point
- WW Pipe
- WW Lateral

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V5.1 - 2021

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[www.ititimspec.nz](http://www.ititimspec.nz)

# Installation Manual

---

Bevelback Cavity System

**Radiata Pine**

BC-RP-IM-V5.1

## **\*\*IMPORTANT\*\***

This Installation Manual (IM) is specific to **RADIATA PINE (RP) and BEVEL BACK cavity system (BC)** profile only.

**Specific drawings** in this Installation Manual can be found at the back.

There are 9 CertClad Installation Manuals in the following profiles and timber species. Profiles are Bevel Back, Vertical Shiplap and Rusticated. The timber species are Accoya, Western Red Cedar and Radiata Pine.

CertClad is a certified installation system and supplied by ITI Timspec.

You can find these documents on our website [www.ititimspec.nz/downloads](http://www.ititimspec.nz/downloads). If you have any questions, please feel free to contact us. Auckland office (09)620-0260 or [technical@ititimspec.co.nz](mailto:technical@ititimspec.co.nz)

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# 1 SCOPE

## 1.1 INTENDED USE

This Bevelback Weatherboard Cavity System has been designed for use as cladding for residential and light commercial buildings. It is suitable for buildings with a 'Risk Score' of 0 - 20 Calculated in accordance with New Zealand Building Code (NZBC) Clause E2/AS1 Table 1 and Wind Zones up to and including extra high.

## 1.2 VALIDITY

Cerclad is only valid when all products in the weatherboard system are as listed in the product certificate and in this manual. This is to ensure that all products meet the requirements of Certclad and are installed in the correct manner.

## 1.3 PERFORMANCE

When installed and maintained as specified in this manual and the work is done by a qualified tradesman using accepted trade practices, it will meet the applicable sections of the following requirements of the NZBC (New Zealand Building Code):

- B1 Structure
- B2 Durability
- E2 External Moisture
- F2 Hazardous Building Materials

## 1.4 LIFESPAN

### 1.4.1 SERVICEABLE LIFE

ITI Timspec Radiata Pine is warranted for between 15 – 40 years depending on coating selected.

H3.1 treated Radiata Pine is warranted for a minimum of 15 years.

H3.2 treated Radiata Pine is warranted for a minimum of 40 years.

This serviceable life is subject to the coating and maintenance requirements below. More *importantly*, some timber boards may require replacement over the lifetime of the cladding as part of normal maintenance.

### 1.4.2 COATING REQUIREMENTS

For H3.1 or H3.2 treated Radiata Pine with a dressed surface, all faces (hidden and exposed) must be paint finished, consisting of two coats of an approved primer and all exposed faces coated with a further two coats of a suitable topcoat, refer to chapter 4.3 (Priming and Sealing, page 7) and 6.2.4 (Coating, page 8) for more detail.

### 1.4.3 MAINTENANCE REQUIREMENTS

When a coating is applied, periodic maintenance and recoating is required to ensure the integrity of the coating is sustained. This will generally mean applying another exterior coat every 7-10 years dependent on the coating used and building location after washing and maintenance.

Please refer to the On-Going Maintenance section 12 (page 18) for more information about the required maintenance.

## 2 HEALTH AND SAFETY

### 2.1 CUTTING OF TIMBER

Cutting of timber is to be done in a well-ventilated area and a suitable dust mask, eye protection, and ear protection must be worn.

### 2.2 COATING AND PRIMING

Coating and priming are to be done in a well-ventilated area, refer to the coating/primer supplier for all matters relating to health and safety. All relevant sections of AS/NZS 2311:2009 (Guide to the painting of buildings) and all of the coating manufacturer's requirements must be adhered to.

Contact Information is [technical@ititimspec.co.nz](mailto:technical@ititimspec.co.nz); (09) 620-0260 or [www.ititimspec.nz](http://www.ititimspec.nz)

## 3 SITE PREPARATION

### 3.1 STRUCTURE AND FRAMING

#### 3.1.1 NEW ZEALAND STANDARD 3604

Generally, the timber framing must comply with NZS 3604 (2011) (Timber-framed buildings), however, where specific engineering design is required the framing shall be at least of equivalent stiffness as the framing provisions of NZS 3604 (2011).

#### 3.1.2 LAYOUT

Studs must be spaced at a maximum of 600mm between centres. Dwangs (nogging) must be spaced at maximum 800mm between centres. Studs and Dwangs must form a flush plane for cavity battens and weatherboards to be fixed to.

Additional framing may be required at soffits, corners, and penetrations such as window and door openings to support the installation of battens and flashings.

#### 3.1.3 MOISTURE CONTENT

The optimum moisture content of the weatherboards is between 16 - 18%. The moisture content must not exceed 20% at the time of fixing as problems may occur with the coating adhesion.

### 3.2 BUILDING UNDERLAY

#### 3.2.1 MATERIAL

Building underlay and Rigid wall underlays must comply with properties stipulated in NZBC Clause E2/AS1 Table 23 (Properties of roof underlays and building underlays) or equivalent proof of compliance to NZBC.

#### 3.2.2 INSTALLATION

Building underlay to be installed in accordance with underlay manufacturer's specification, and in accordance with conditions set out in NZBC Clause E2/AS1. 9.1.7.2.

## 4 PRE-INSTALLATION

### 4.1 ON-SITE STORAGE AND HANDLING

Care must be taken to ensure that timber and accessories are kept clean and dry, and are not damaged whilst in storage awaiting application.

Extra care is to be taken while handling timber to ensure that it is not damaged.

Timber is to be stacked on flat level bearers/dunnage that is a maximum of 900mm apart and at least 100mm off the ground. Timber should either be stored inside an enclosed building or covered with an additional waterproof layer and protected from the elements when stored outside

**IMPORTANT** Radiata Pine weatherboards should not be installed if their moisture content is above 20%.

### 4.2 DOCKING OUT DEFECTS

Before coating or installing boards, check for any defects that may require docking out.

**IMPORTANT** All docked ends, any exposed or bare timber of painted weatherboards will require end sealing with a minimum of two coats of primer.

### 4.3 PRIMING AND SEALING

Apply the first coat of primer to all sides and edges of the weatherboard prior to installation. It is critical that Radiata Pine is at the correct moisture content prior to priming. Remember that all docked ends will require priming as noted above. Follow the coating manufacturer's directions and ensure further coats are applied as required. All relevant sections of standard AS/NZS 2311 (Guide to the painting of buildings) must be adhered to.

# 5 MATERIALS - CAVITY SYSTEM COMPONENTS

## 5.1 CAVITY SYSTEM COMPONENTS

All cavity system components must be supplied by, or approved by ITI Timspec. This is to ensure that all items are up to a suitable standard and to ensure the compatibility and suitability of all items. Any alternative or competitor supplied product will invalidate the Certclad Warranty.

## 5.2 TIMBER SPECIES: RADIATA PINE

### 5.2.1 MATERIAL

New Zealand grown Radiata Pine (*Pinus Radiata*) which has been preservative treated to a minimum H3.1 (ACQ, CCA, etc.) level.

### 5.2.2 DURABILITY

ITI Timspec Radiata Pine is warranted for between 15 – 40 years depending on coating selected.

The above Warranty assumes regular maintenance. Please refer to the On - Going Maintenance Section 12 for more information.

Please note, some timber boards may require replacement over the lifetime of the cladding as part of normal maintenance.

### 5.2.3 COATING

Dark colours attract more heat which will exacerbate any timber movement and/or resin bleed. Therefore only coatings which have an LRV (light reflectance value) of 45% or higher can be used. Any coating that has an LRV less than 45% will void the warranty.

### 5.2.4 IMPORTANT NOTES

Timber treated with a copper-based treatment (ACQ, CCA, etc.) should not be in contact with metal wall claddings as this may lead to corrosion. Separation is required in the form of an approved DPC.

Material selection to be in accordance with NZBC Clause E2/AS1 Table 21 compatibility of materials in contact and Table 22.

## 5.3 RADIATA PINE BEVELBACK WEATHERBOARDS

Radiata Pine can be machined into a variety of profiles, including the range of Bevelback weatherboards as listed on our Website.

### 5.3.1 COATING DRESSED AND/OR TREATED WEATHERBOARDS

H3.1 or H3.2 treated painted finish Radiata Pine must have a dressed surface and must be coated with two coats of primer and two further coats of a suitable 100% acrylic paint. All relevant sections of standard AS/NZS 2311 (Guide to the painting of buildings) should be adhered to.

All cut ends must be coated with a minimum of two coats of primer before installation. Immediately after fixing the weatherboards, all nail holes should be spot-primed and filled, and sanded smooth prior to painting.

As soon as possible after fixing the weatherboards they should be over-coated with a minimum of two coats of suitable exterior grade premium paint. Follow the paint manufacturer's directions specification.

If the weatherboard has been exposed to the elements for an extended period of time (generally 4 weeks) or if there is evidence of the primer "chalking", then re-priming will be necessary. This involves sanding the primer back to a sound surface and re-priming using a premium oil based primer such as Resene True-Prime or Dulux Ultra-Prime.

## 5.4 FLASHINGS

### 5.4.1 MATERIAL

Flashings can be either: Galvanised Steel, powder coated Aluminium, Stainless Steel (304), or uPVC.

All flashings to comply with NZBC Clause E2/AS1. 4.0 and Table. 7.

If using galvanized steel flashings these must not be use indirect contact with CCA treated weatherboards in a sea spray zone or corrosion zone D.

**IMPORTANT** Weatherboard fixings are not to penetrate flashings as this may provide a path for water to track through.

## 5.5 NAILS

### 5.5.1 MATERIAL

Nails shall be either Stainless Steel (304) or in corrosion zones, Stainless Steel (316).

## 5.6 CAVITY BATTENS

### 5.6.1 MATERIAL

Minimum H3.1 treated Radiata Pine or Polypropylene (Cavibat).

### 5.6.2 DIMENSIONS

Battens are 45 x 18 mm.

Cavibat battens have been appraised by BRANZ as a non-structural batten for wall cladding systems.

Refer to E2/AS1 – Section 9.1.8.4

Refer to BRANZ Appraisal No. 524 [2007] for information about Cavibat, including its limitations and specifications.

# 6 MATERIALS - ACCOMPANYING ELEMENTS

## 6.1 ACCOMPANYING ELEMENTS

All items that precede the installation of the weatherboard system (building underlay, roofing underlay, flashing tape, etc.) and all consumables and items successive to the weatherboard system (PEF backing rods, flexible sealants, etc.) will not be supplied by ITI Timspec as these are outside the scope of this specification. These items still require careful evaluation to determine their suitability and still play a critical role as part of the cladding system.

**IMPORTANT** It is the builder's responsibility to ensure that all these accompanying items meet the requirements and properties stated and more *importantly* are compatible with adjacent materials and are fit for the intended purpose, and comply with the relevant clauses of the NZBC.

## 6.2 TIMBER FRAMING

Timber framing must meet the requirements of NZS 3604 (2011) (Timber-framed buildings), or where an alternative framing product is used (such as steel framing) strength and stiffness must be equal or greater than the performance requirements as set out in NZS 3604 (2011).

## 6.3 BUILDING UNDERLAY

The building underlay used must also meet all the requirements stated in NZBC Clause E2/AS1 Table 23 (Properties of roof underlays and Wall Underlays). ITI Timspec recommend Sikaflex AT Fascade.

A Rigid Wall Underlay is required for EH wind zones.

## 6.4 FLASHING TAPE

The flashing tape used must meet all the requirements stated in NZBC Clause E2/AS1 section 4.3.11 with a valid BRANZ Appraisal or CodeMark and suitable to be used with the wall underlay selected.

The flashing tape must be compatible with all materials that it is in contact with, specifically the building underlay.

The building underlay used must also meet all the requirements state in NZBC Clause E2/AS1 Table 23 (Properties of roof underlays and Wall Underlays).

## 6.5 SEALANTS AND ADHESIVES

### 6.5.1 MODIFIED SILICONE OR CO-POLYMER CONSTRUCTION SEALANT

All construction Sealants are to be a modified silicone with a valid BRANZ Appraisal or CodeMark. ITI Timspec recommends Sikaflex AT-Façade.

### 6.5.2 SELF-EXPANDING POLYURETHANE FOAM

All self-expanding foams must be rapidly expanding polyurethane foams that bond with all materials they will come into contact with. The foams must not shrink and must cure to an airtight, moisture resistant seal.

## 6.6 PEF ROD

PEF backing rod must be closed cell polyethylene foam complying with E1/AS1 section 9.1.6.

It should have a diameter 25% larger than the gap width and should be pushed into the gap with a blunt tool.

## 6.7 METER BOX

Meter box penetrations have a higher risk of water ingress, and as such all possible steps should be taken to minimise this risk. A good quality meter box manufactured by a leading NZ supplier will certainly help this.

Meter boxes are to be manufactured from aluminium, hot-dipped galvanised steel, glass-reinforced plastic or other suitable rigid, UV resistant, non-combustible material. They also must be coated on the inside and outside surfaces with a material giving a hard, durable finish providing a service life of not less than 20 years.

The door must have a troughed lip around the front perimeter and if a drain is present it should be made in a way to minimise water entry.

## 6.8 INTERNAL LINING

Internal Linings must be of a suitable size and material to provide bracing where needed and to act as an adequate barrier to air flow.

# 7 INSTALLING CAVITY BATTENS

## 7.1 CAVITY CONSTRUCTION

### 7.1.1 COMPLIANCE

Cavities must comply with NZBC Clause E2/AS1 paragraphs 9.1.8 to 9.1.9.4.

### 7.1.2 PRECAUTIONS

As solvents in LOSP treatments can affect bitumen based building papers, it is necessary to fillet stack LOSP treated timber for 7 days after treatment to ensure that solvent has evaporated before contact with any bitumen-based building paper.

### 7.1.3 FIXING (NON-STRUCTURAL) CAVITY BATTENS

Cavity battens are to be fixed over underlay to the studs with extra vertical battens to corners to support flashing when required.

**NOTE** Fixing is only temporary for cavity battens as the weatherboard fasteners are used to permanently fix the batten.

### 7.1.4 TOP OF WALL DETAIL

No ventilation shall be provided at the top of the cavity. Use a horizontal D4S profile (not a Cavibat batten) at the top of the wall to close off the top of the cavity. This prevents damp air circulating from the cavity space into interior spaces such as roof framing or eaves and is extremely *important* where the cavity finishes beneath an area that is open to a roof space (such as a wall finishing under a soffit).

### 7.1.5 BOTTOM OF WALL DETAIL

Use a 'Cavity Base Closure Flashing' at the bottom of the wall to allow drainage and ventilation but prevent the entry of vermin. This also applies where cavities end over a window, door or another opening. Ensure building underlay laps over rear upstand of the cavity base closure or use flashing tape to seal the top of the cavity base closure to the building underlay. An angle packer (or part board) may be required to support bottom of lower weatherboard.

## 8 FIXING DETAILS FOR WEATHERBOARD

### 8.1 INSTALLATION

#### 8.1.1 FIXING METHOD - BEVELBACK WEATHERBOARDS

Ensure correct nails are selected in accordance with the nail selection chart 8.1.2. below.

Nail placement is to be 35 - 40mm up from bottom edge of weatherboard. Use a single nail per board, at each fixing point (at each stud). Maximum stud centres to be 600mm and minimum centres 300mm. The nail must not penetrate the underlapping (lower) board. Nail shank must be annular grooved.

Pre-drill all nail holes using a bit that is 0.3 – 0.5mm smaller than the nail shank to prevent splitting, and ensure a snug fit.

Nail on an upward angle to prevent water running down the nail through the cavity.

Ensure nail shank has a minimum framing penetration of 35mm for painted weatherboards.

Hand-drive all nails. Gun-driven nails should not be used as they may damage the surface of the timber or cause splitting or crushing damage in the battens.

Flat head, pentagon head or crown head nails to finish flush onto, but not into, the face of the weatherboard.

Jolt head nails must be punched just below the surface, spot primed and filled using a two-part high quality non-shrinking filler, and sanded smooth, prior to painting.

Ensure weatherboards are set out to achieve correct 32mm overlap at join.

One board on any given wall elevation may need to be cut down to fit wall height. Do not extend or reduce the 30mm lap requirement or 'creep' the boards to fit.

#### 8.1.2 NAIL SELECTION CHART

Weatherboards	Nail Size	Material	Nail Head	Nail Shank	Minimum Framing Penetration
Painted	90 x 4.0 mm	Stainless Steel (304 or 316) Silicon Bronze	Jolt head	annular grooved	to achieve minimum 35mm framing penetration

Refer NZBC Clause E2AS1 Table 24

Fixing lengths need to increase when installed over a rigid wall underlay to ensure minimum penetration of fixing into the stud.

## 9 INTER-STOREY CAVITY JUNCTION

### 9.1 DEFINITION

Cavities may be continuous up to two storeys or 7m in height (whichever is the lesser). Walls over this height require an inter-storey junction to drain the cavity.

# 10 WITHIN-BOARD JOINS (SCARF JOINT)

Use a within-board joint to join two shorter weatherboards together, to cover full wall width.

## 10.1 LIMITATIONS

A within-board joint should not be placed where it is directly adjacent to another joint, a junction, a corner or a penetration i.e. stagger joints across the wall.

## 10.2 METHOD

Weatherboards may be joined by scarfing two boards together over a batten. Cut boards with a minimum 30-degree angle. Use an appropriate adhesive to bond the boards together and nail through the overlapping board only. The nail should be 30mm from the edge of the join to avoid hitting the underlapping board. Care should be taken to select and use two boards that are similar in grain and appearance, and that have equal moisture contents; otherwise, one board may shrink or expand at a differing rate putting stress on the joint.

# 11 SITE CLEAN-UP

## 11.1 AT COMPLETION

Upon completion, the installer is to leave the site in a clean and tidy manner, including:

1. Replacing or repairing any damaged or marked items; and
2. Removing all rubbish, debris and unused items from the building site.

Any treated and/or coated timber off-cuts (e.g. cavity battens) or rubbish are to be disposed of in accordance with local council requirements.

## 12 ON-GOING MAINTENANCE

It is the building owner's responsibility to ensure that the cladding system receives regular maintenance so that it continues to perform at its required level.

### 12.1 MAINTENANCE INTERVAL

Maintenance should be called up at least annually, and more often in aggressive environments – coastal, industrial, and geothermal as appropriate.

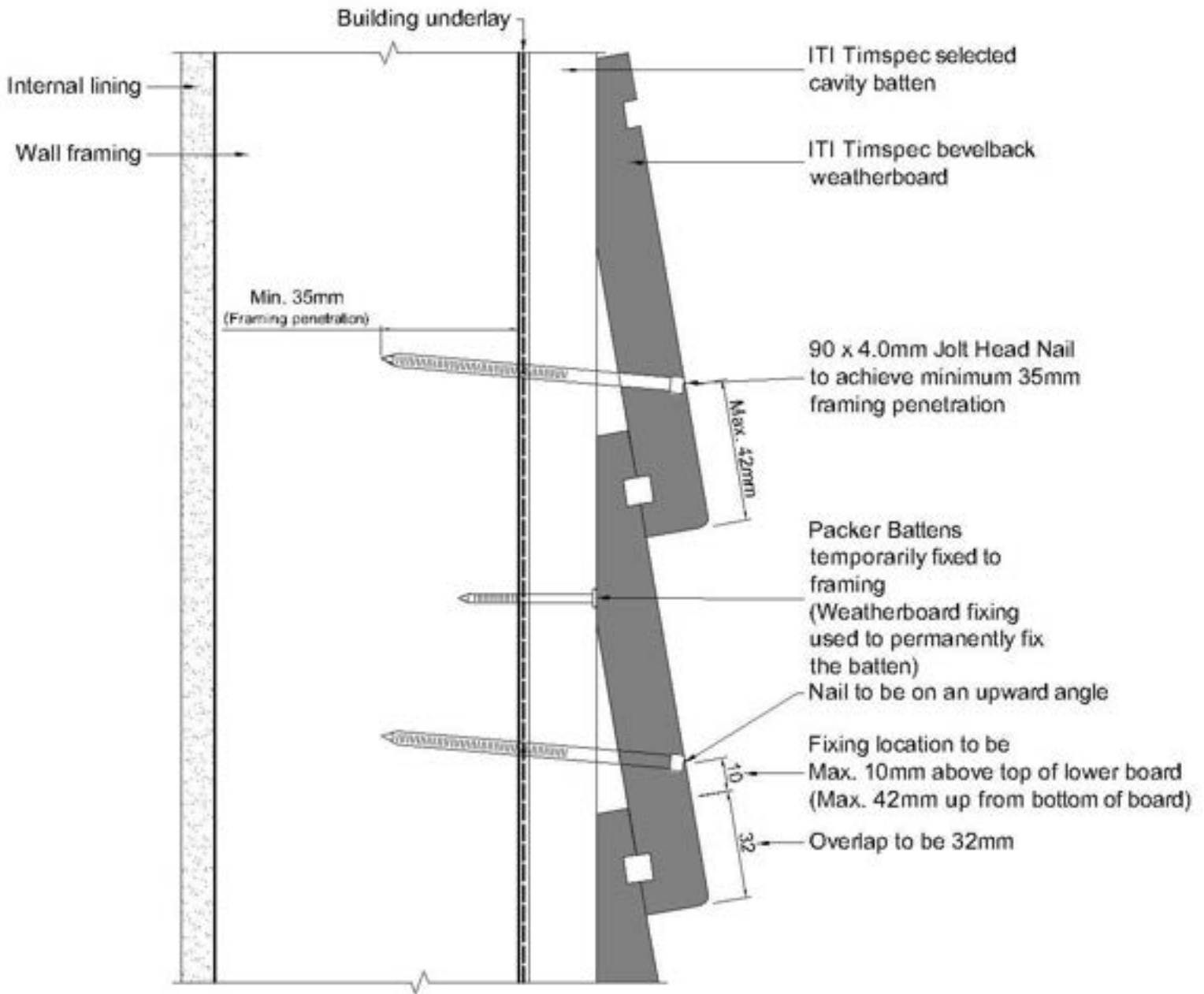
### 12.2 MAINTENANCE REQUIREMENTS

Regular maintenance is to include the following 5 steps:

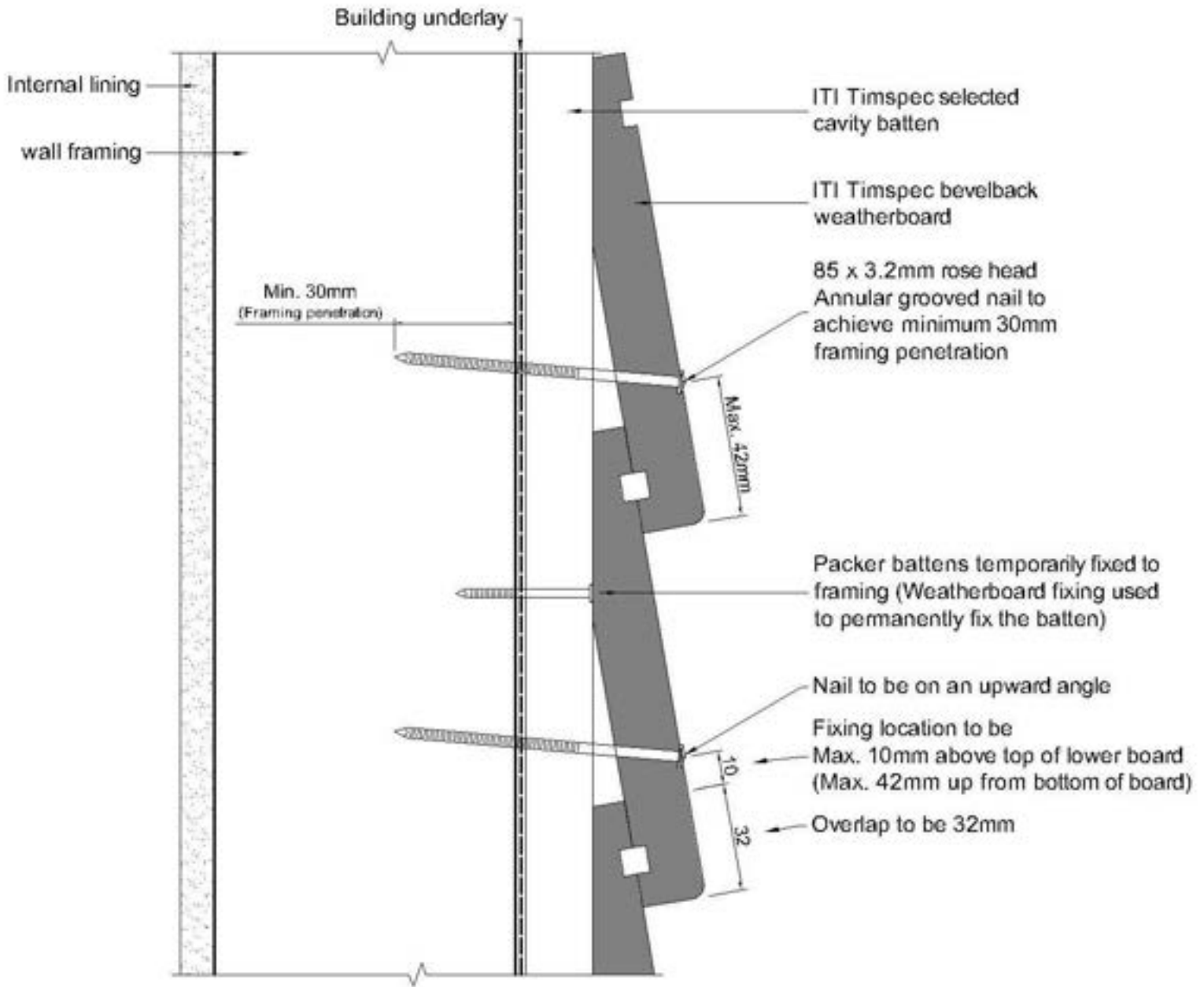
1. Wash all exterior surfaces with low-pressure water to remove dust, dirt and other contaminants;
  - a. Extra attention should be given to areas that are not exposed to rain such as sheltered areas below eaves;
  - b. Do not direct high-pressure water at any part of the cladding system as this may damage the timber surface. Take care especially around sensitive junctions such as joinery surrounds and other flashings where you must avoid forcing water past anti-capillary gaps and flashings into the wall cavity.
2. Use a soft bristle nylon brush or broom with water and an appropriate cleaning agent (refer to paint manufacturer for correct cleaning agent specific to their paint system) to remove stubborn or persistent dirt and surface contaminants. Rinse thoroughly with water after the cleaning operation to remove any excess cleaning chemicals. **DO NOT** use aggressive cleaning chemicals.
3. Inspect all surfaces and junctions for signs of damage, wear-and-tear, or coating breakdown. Where coating surface has broken or eroded remedial action is required in accordance with the requirements of the coating manufacturer.
4. Repairing or replacing any damaged or deteriorated items in order to preserve the weather tightness of the building:
  - a. Small isolated areas of dry rot (highly unlikely) in timber can be cut out and filled then primed and coated;
  - b. For larger areas of deterioration: remove and replace either the damaged section or the entire board for any deteriorated timber boards (includes scribes, cover boards and weatherboards). Prime and coat the replacements as required;
  - c. Other items (soakers, flashings and capping's) may need to be replaced in their entirety.
5. Where a coating is applied, periodic recoating is required to ensure the integrity of the coating is sustained. This will generally mean applying another exterior coat every 7 to 10 years (dependent on the coating used and building location) after washing and maintenance.

# 13 CONSTRUCTION DETAILS

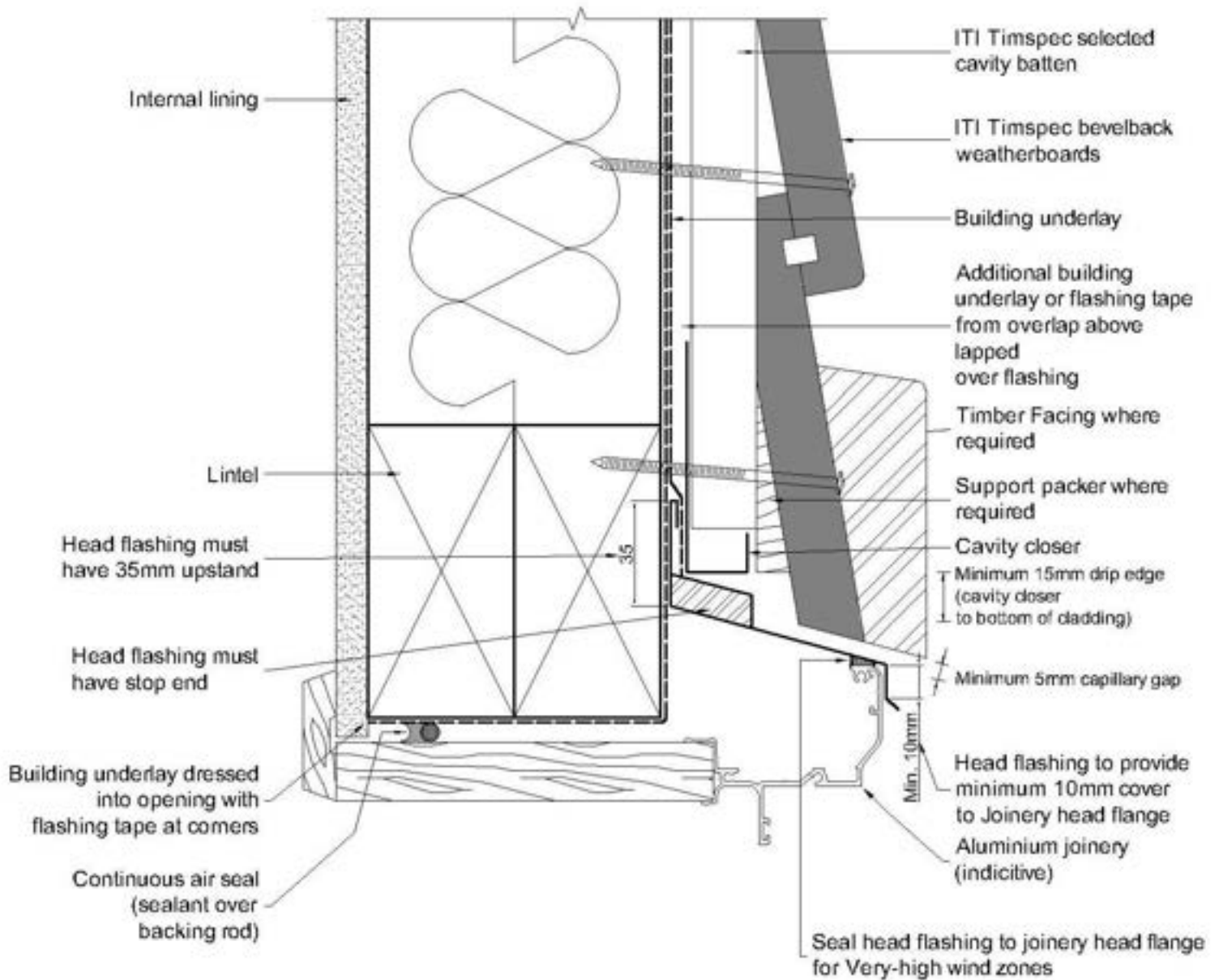
**FIGURE 13. 1 BC 106 PAINT FINISH WITH STANDARD CAVITY FIX**



**FIGURE 13. 2 BC 108 STAIN FINISH WITH STANDARD CAVITY FIX**



**FIGURE 13. 3 BC 201 WINDOW HEAD – ALUMINIUM JOINERY**



**FIGURE 13. 4 BC 202 WINDOW JAMB – ALUMINIUM JOINERY**

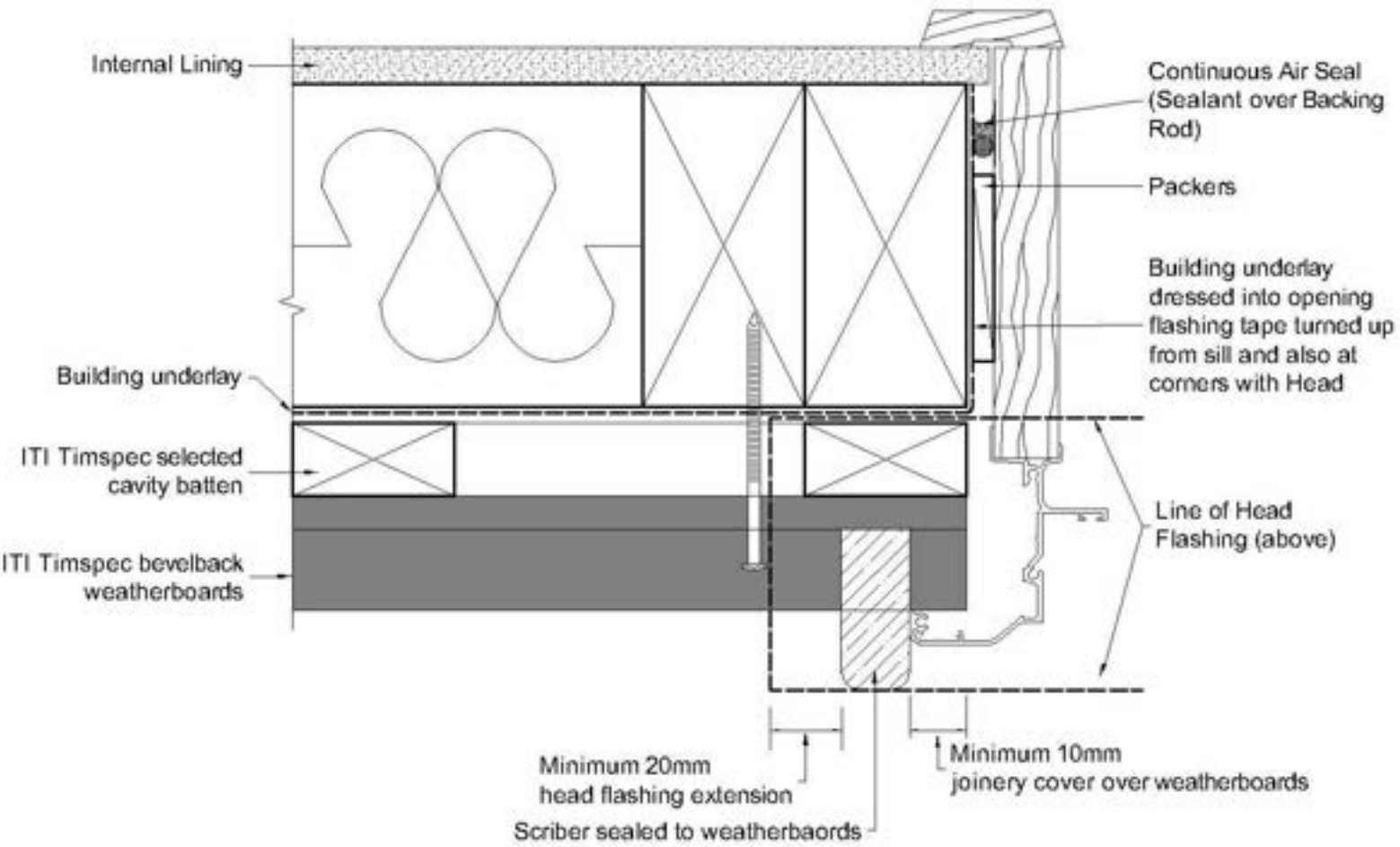
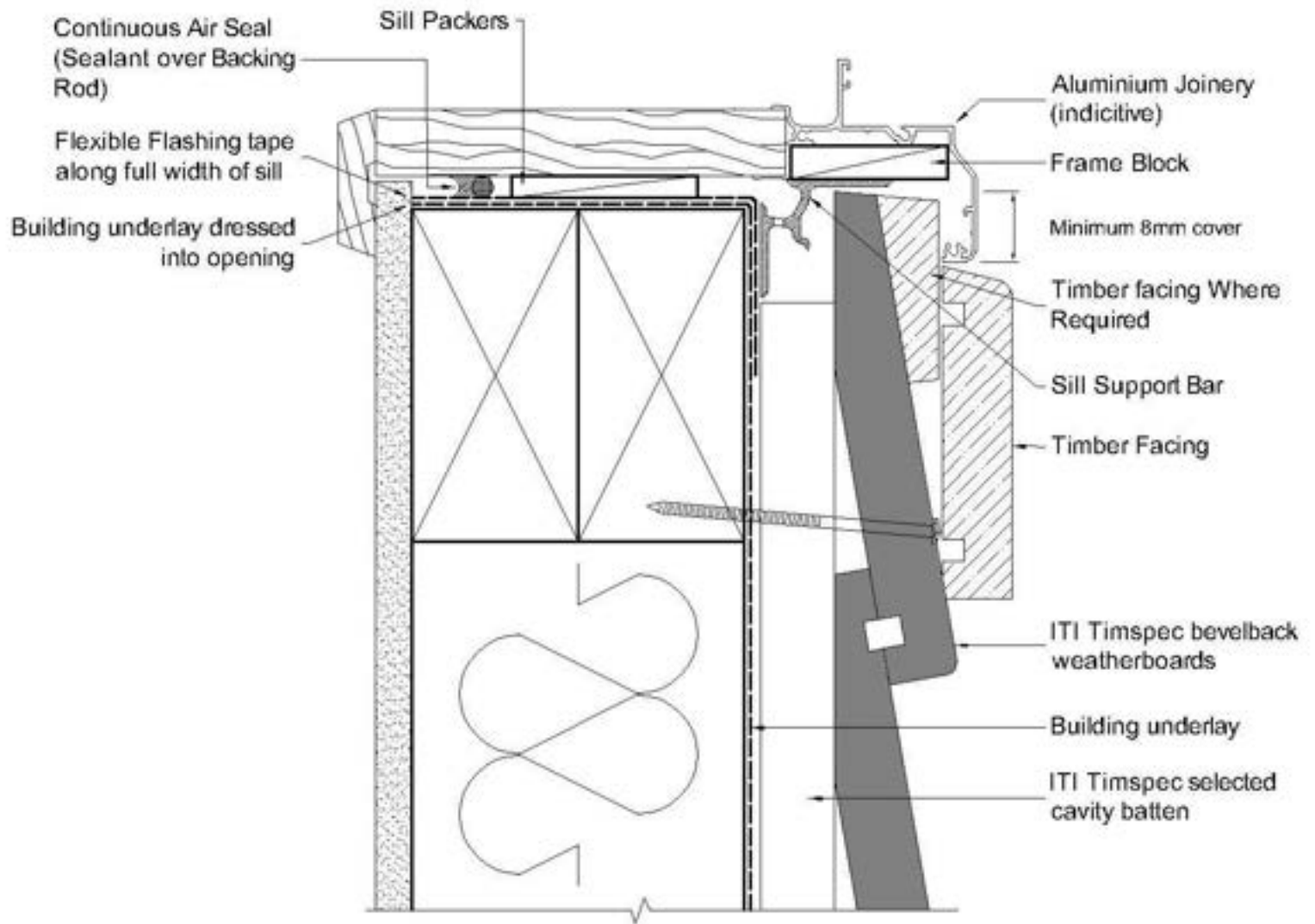
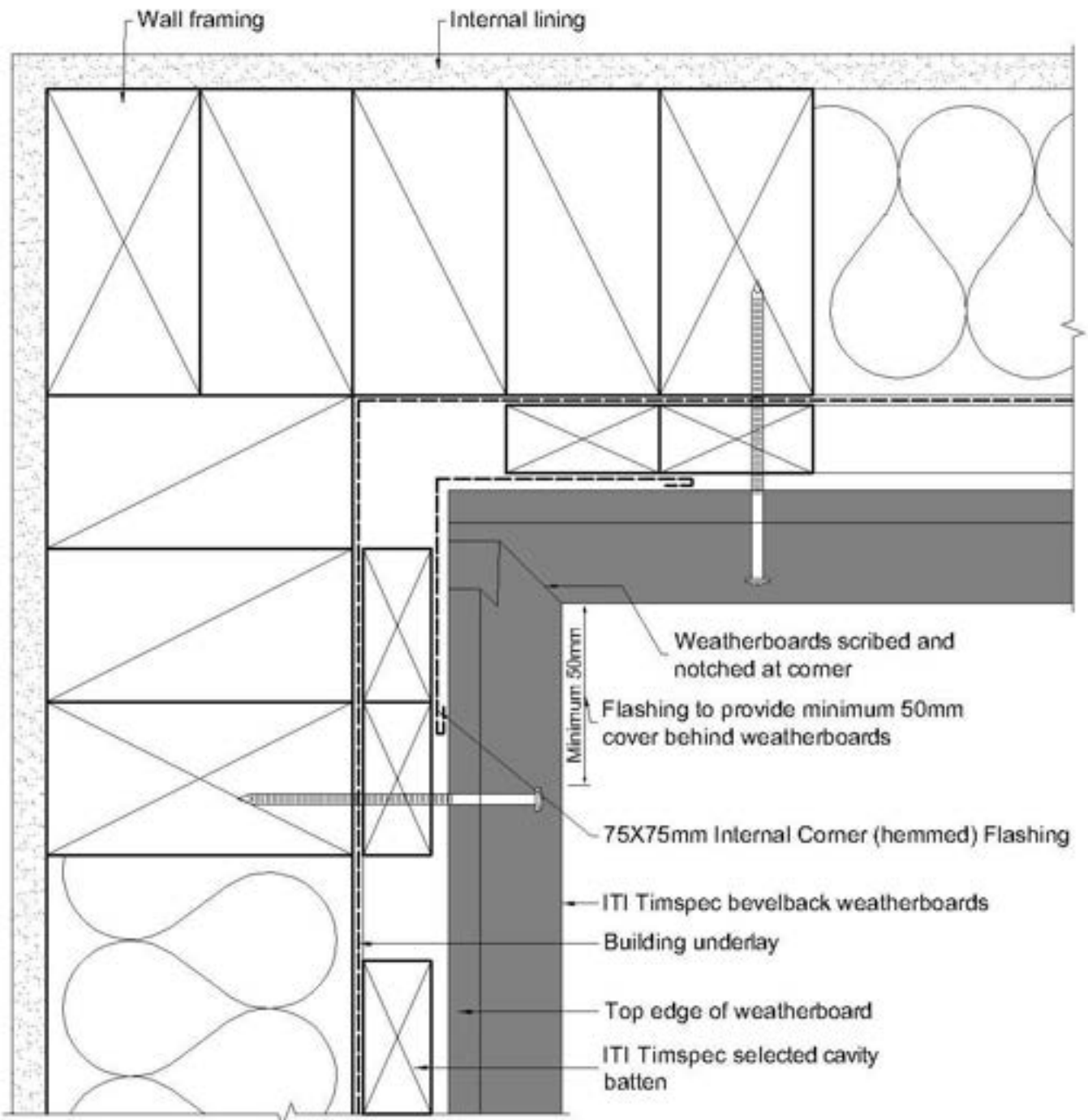


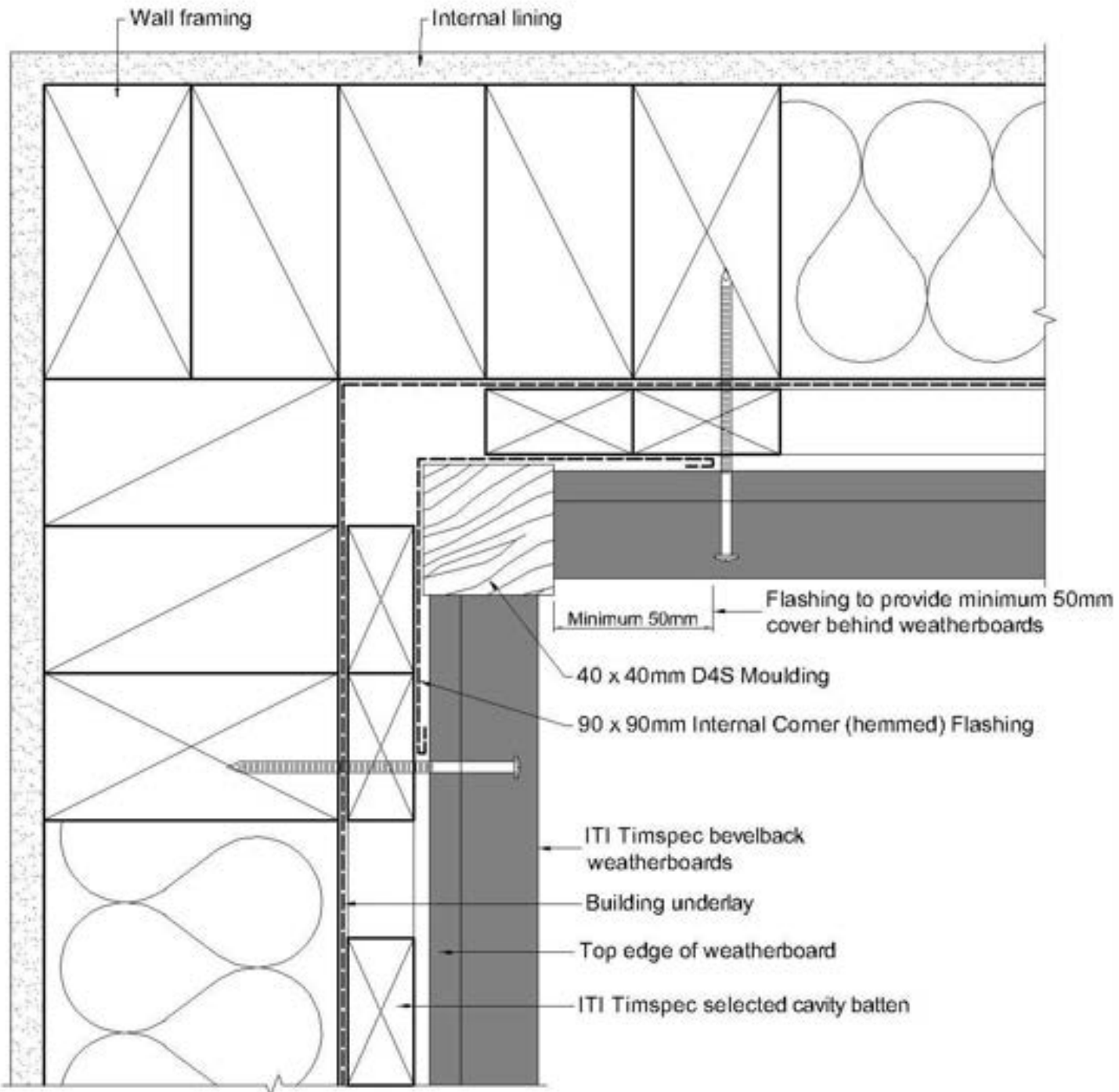
FIGURE 13. 5 BC 203 WINDOW SILL – ALUMINIUM JOINERY



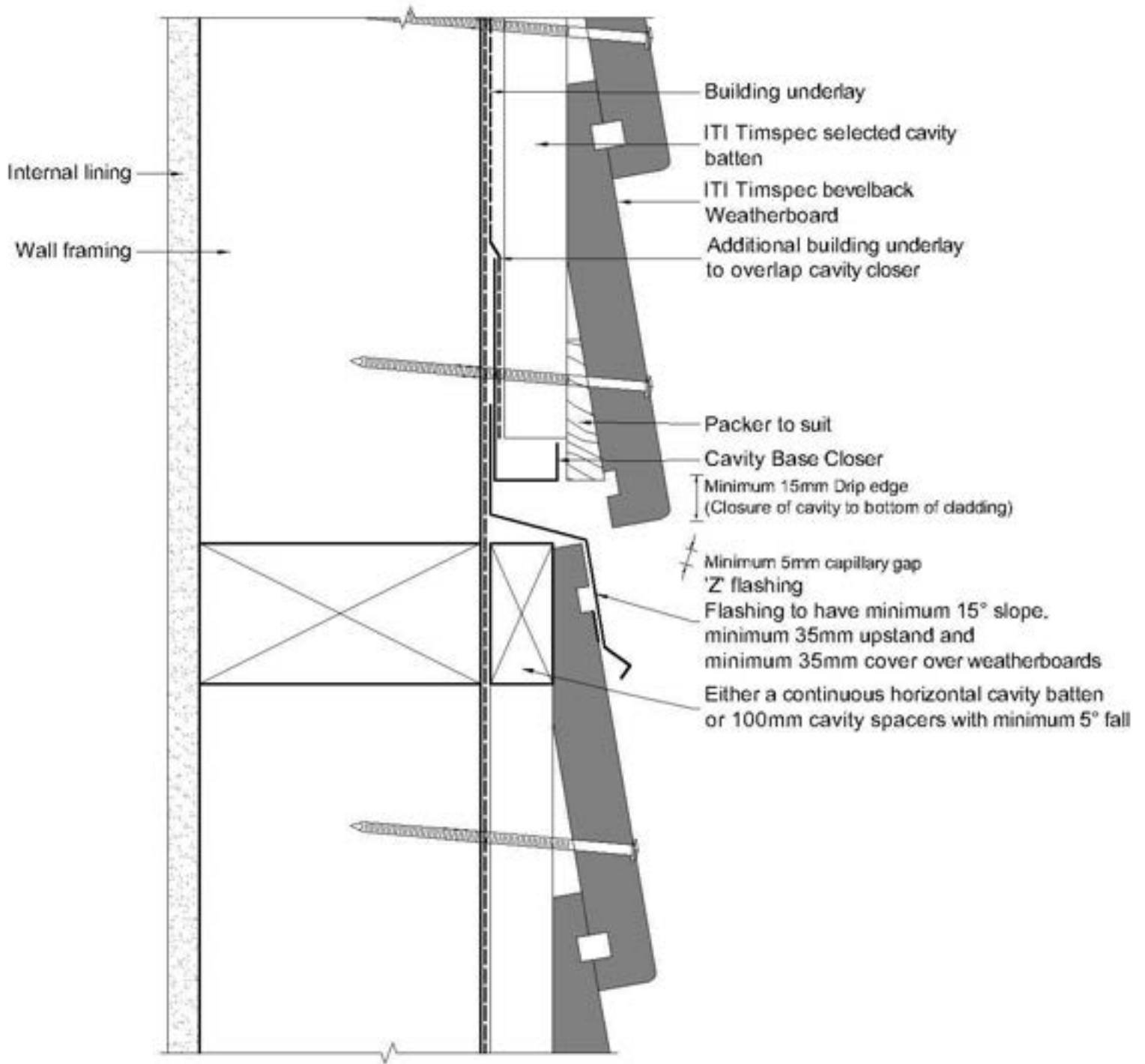
**FIGURE 13. 6 BC 301 INTERNAL CORNER NOTCHED & SCRIBED**



**FIGURE 13. 7 BC 302 INTERNAL CORNER MOULDING**



**FIGURE 13. 8 BC 401 INTER-STOREY CAVITY JUNCTION**



**FIGURE 13. 9 BC 402 WITHIN BOARD JOINS (SCARF JOINT)**

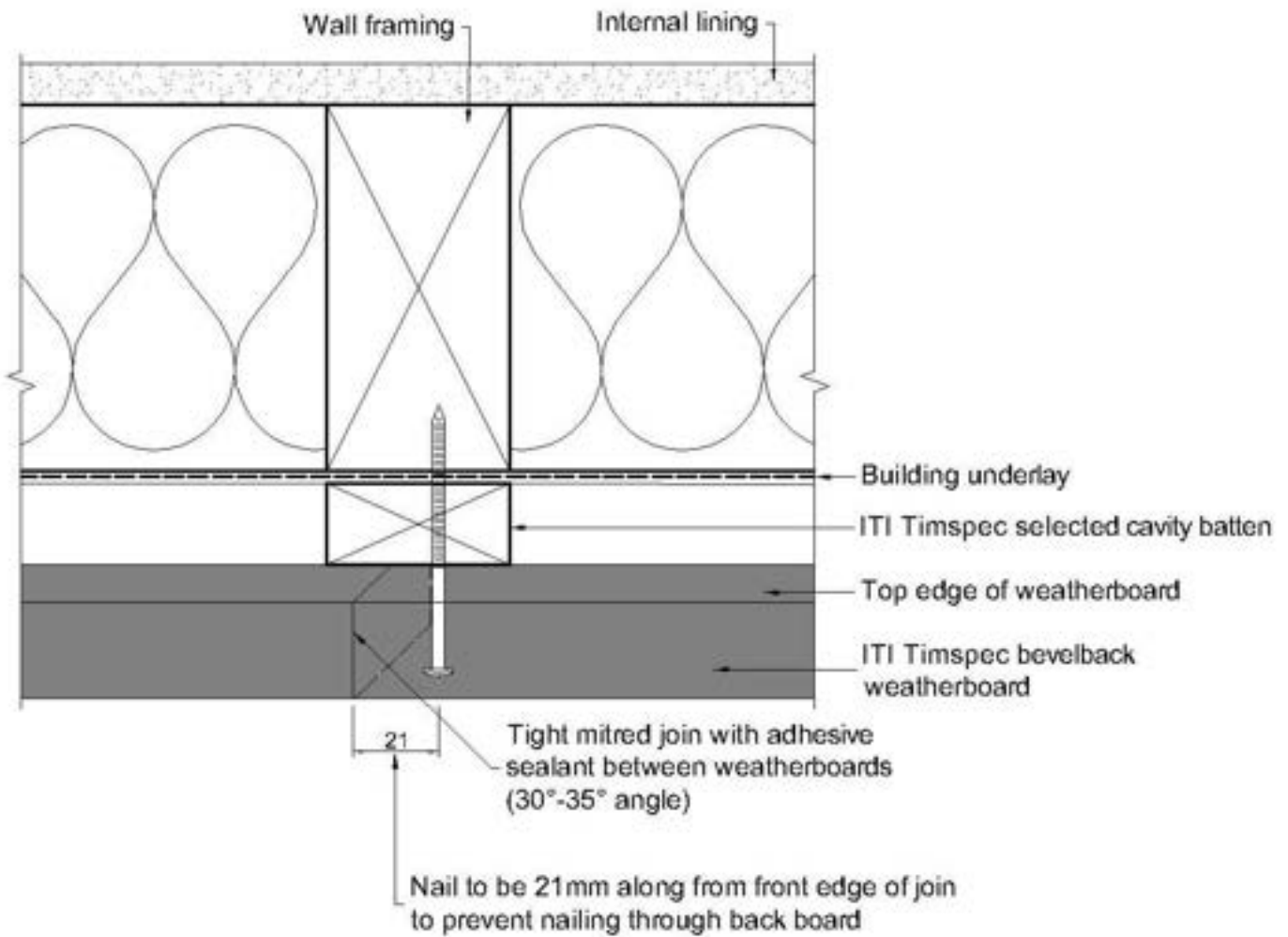
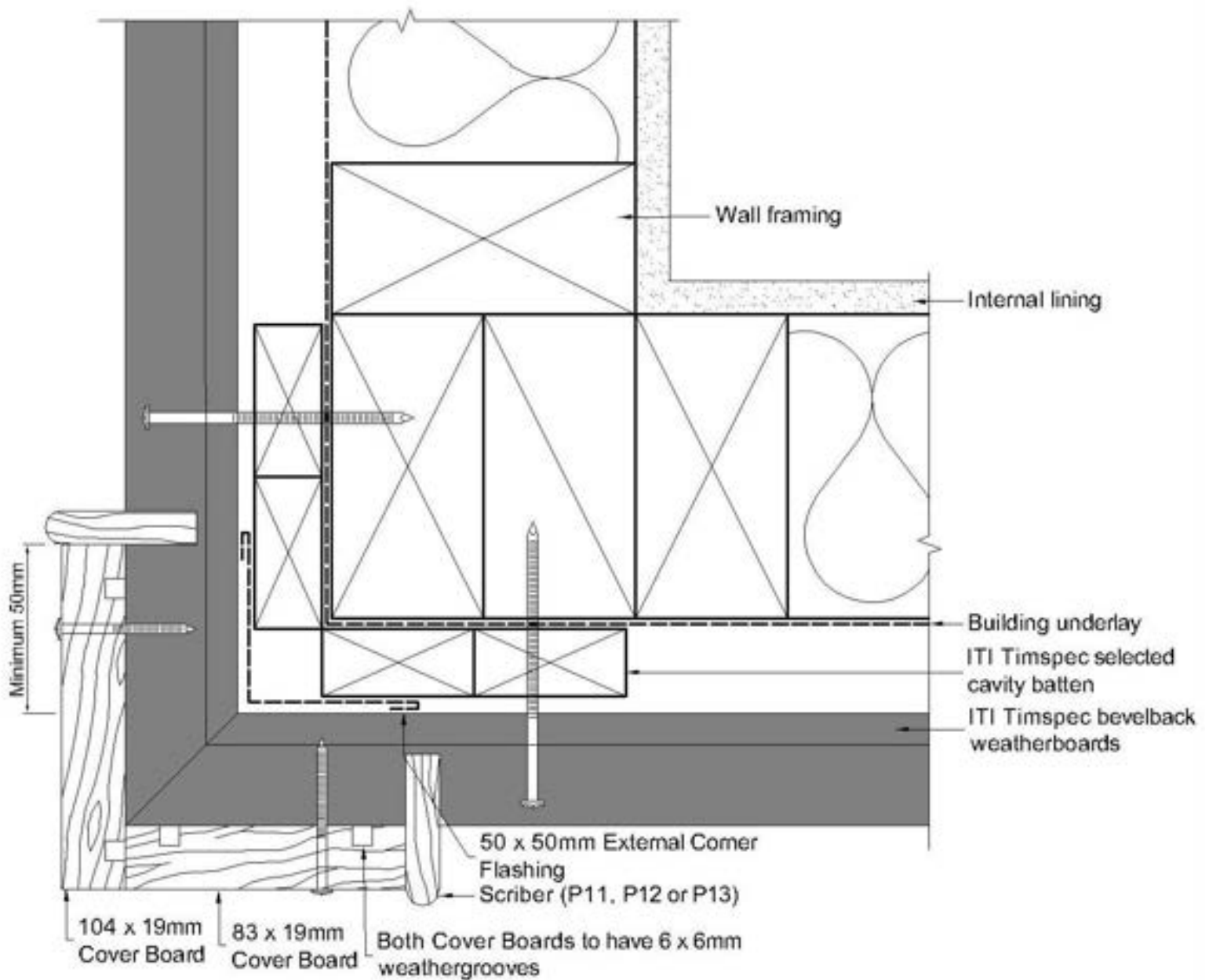


FIGURE 13. 10 BC 403 BOXED CORNER



**FIGURE 13. 11 BC 404 CORNER SOAKER**

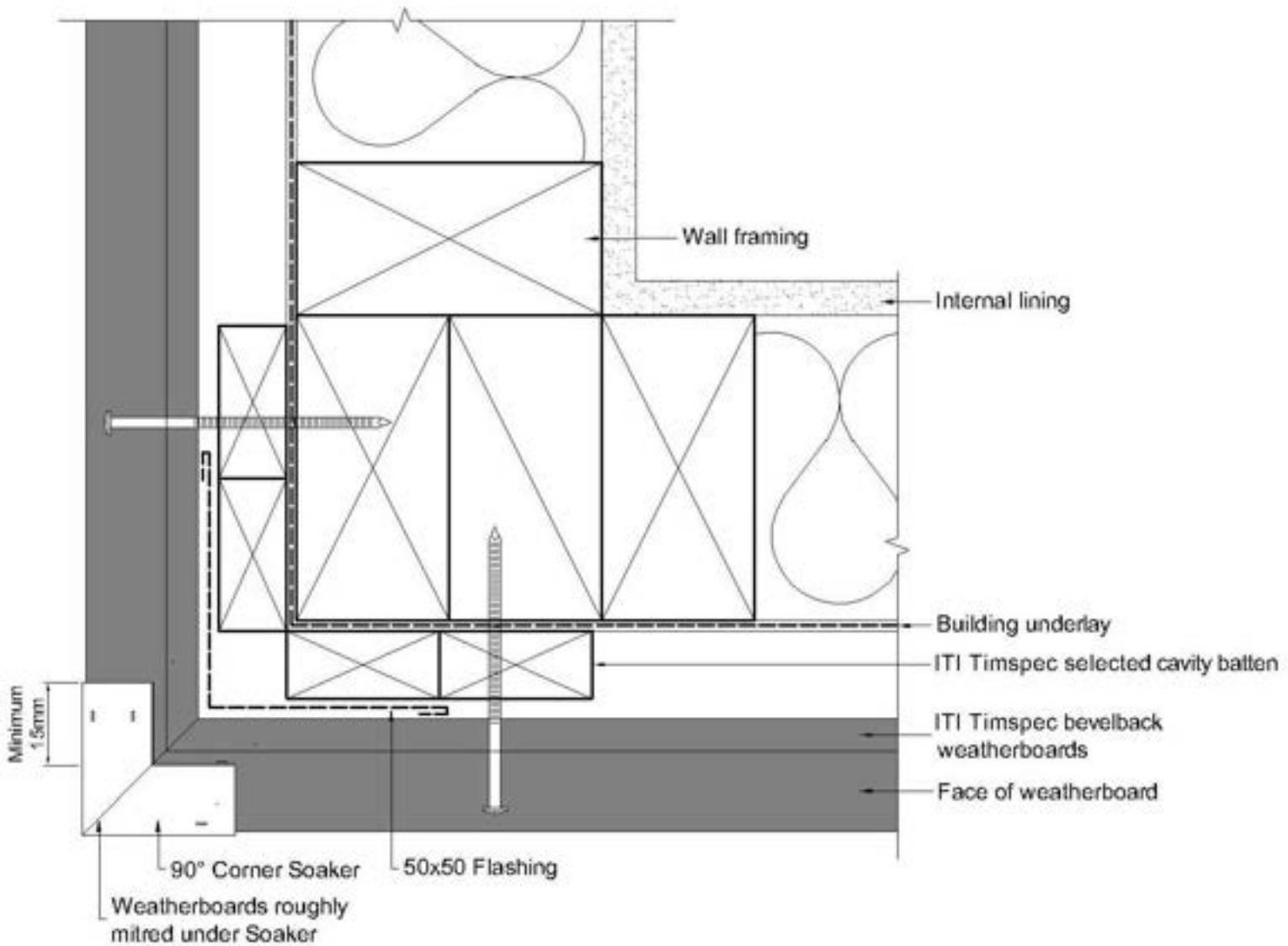


FIGURE 13. 12 BC 501 BASE, TIMBER FLOOR

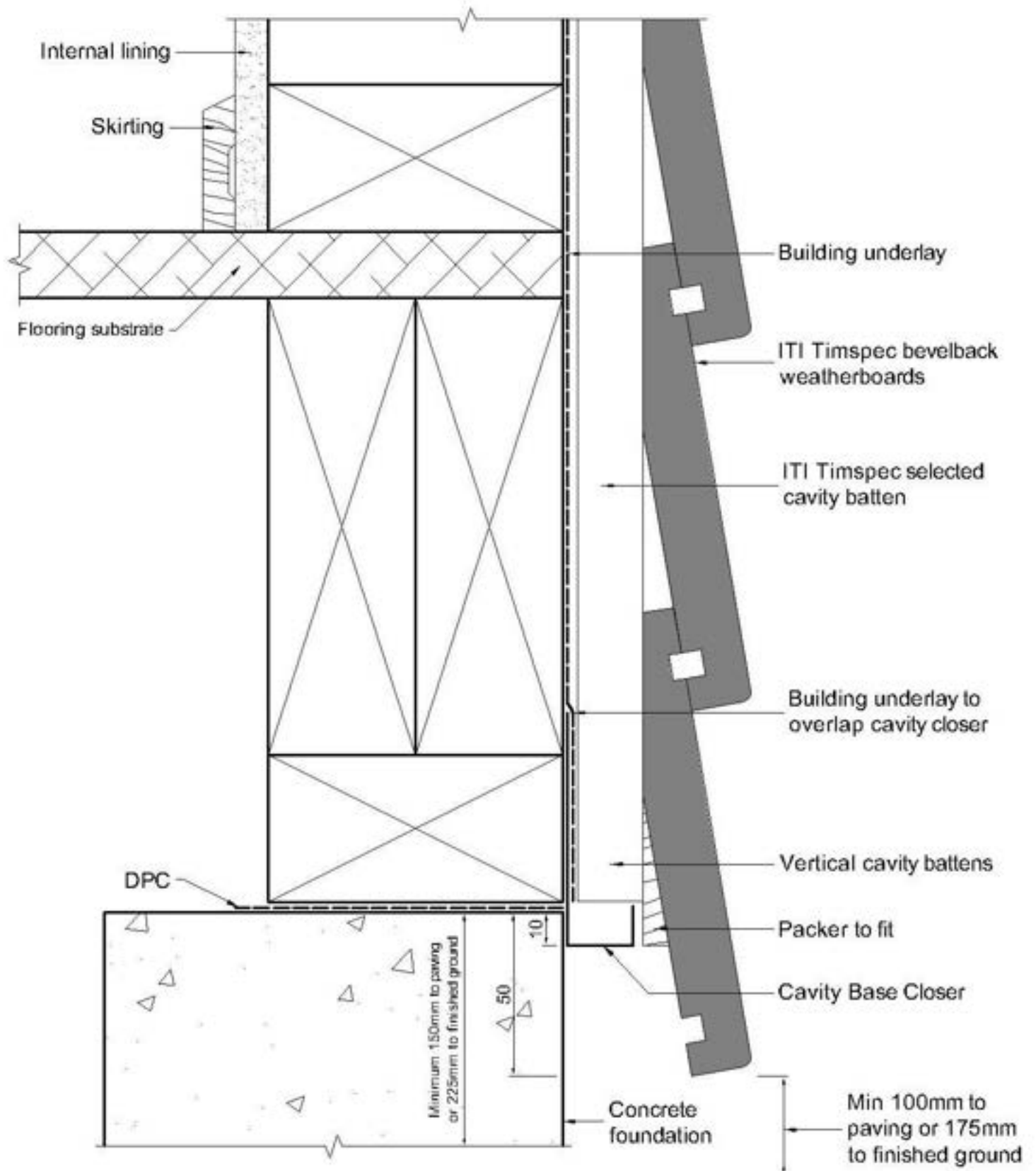
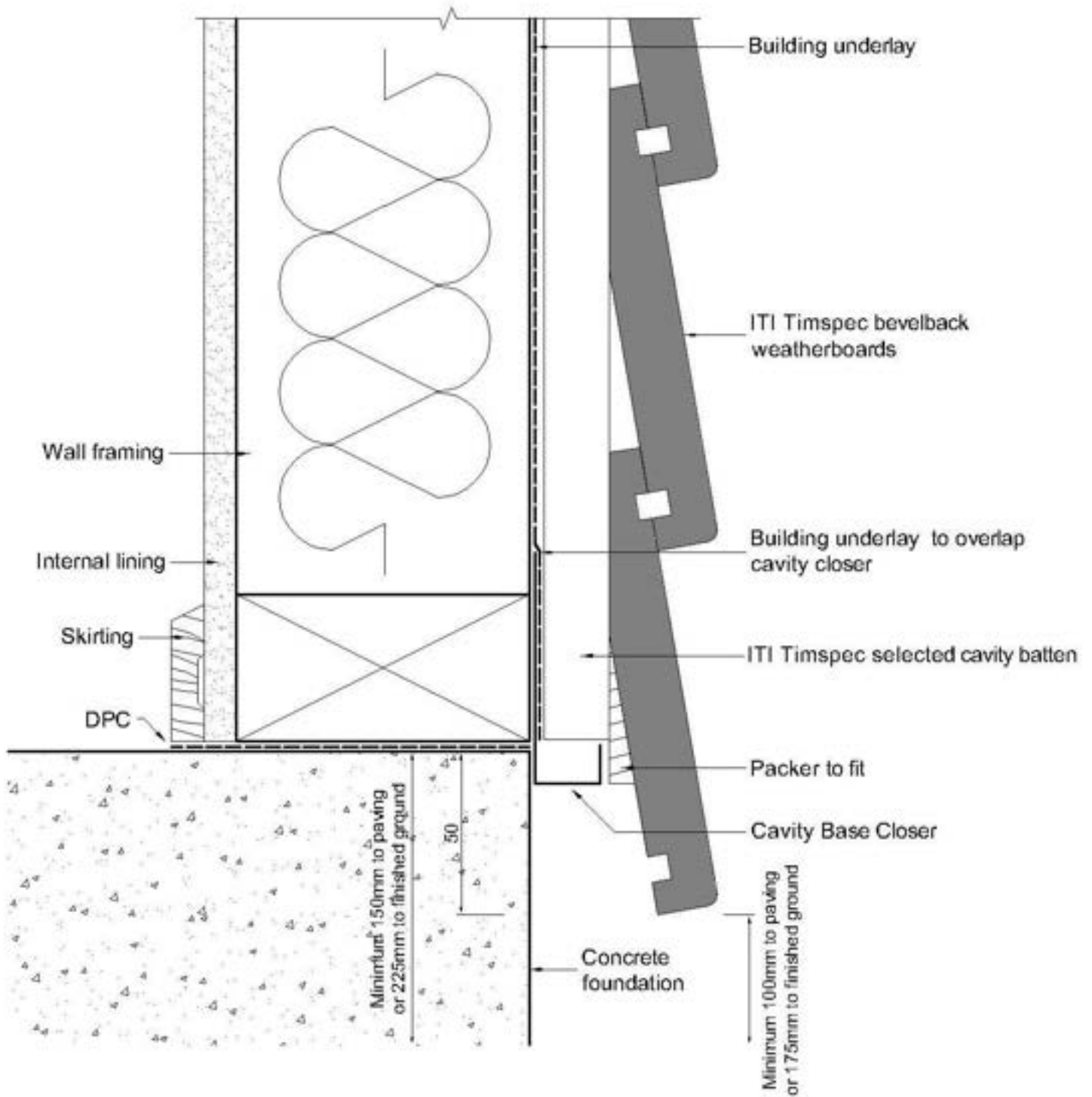


FIGURE 13. 13 BC 502 BASE, CONCRETE SLAB ON GROUND



**FIGURE 13. 14 BC 503 BASE, JUNCTION WITH BOTTOM OF CLADDING/ CLADDING FINISH ABOVE DECK**

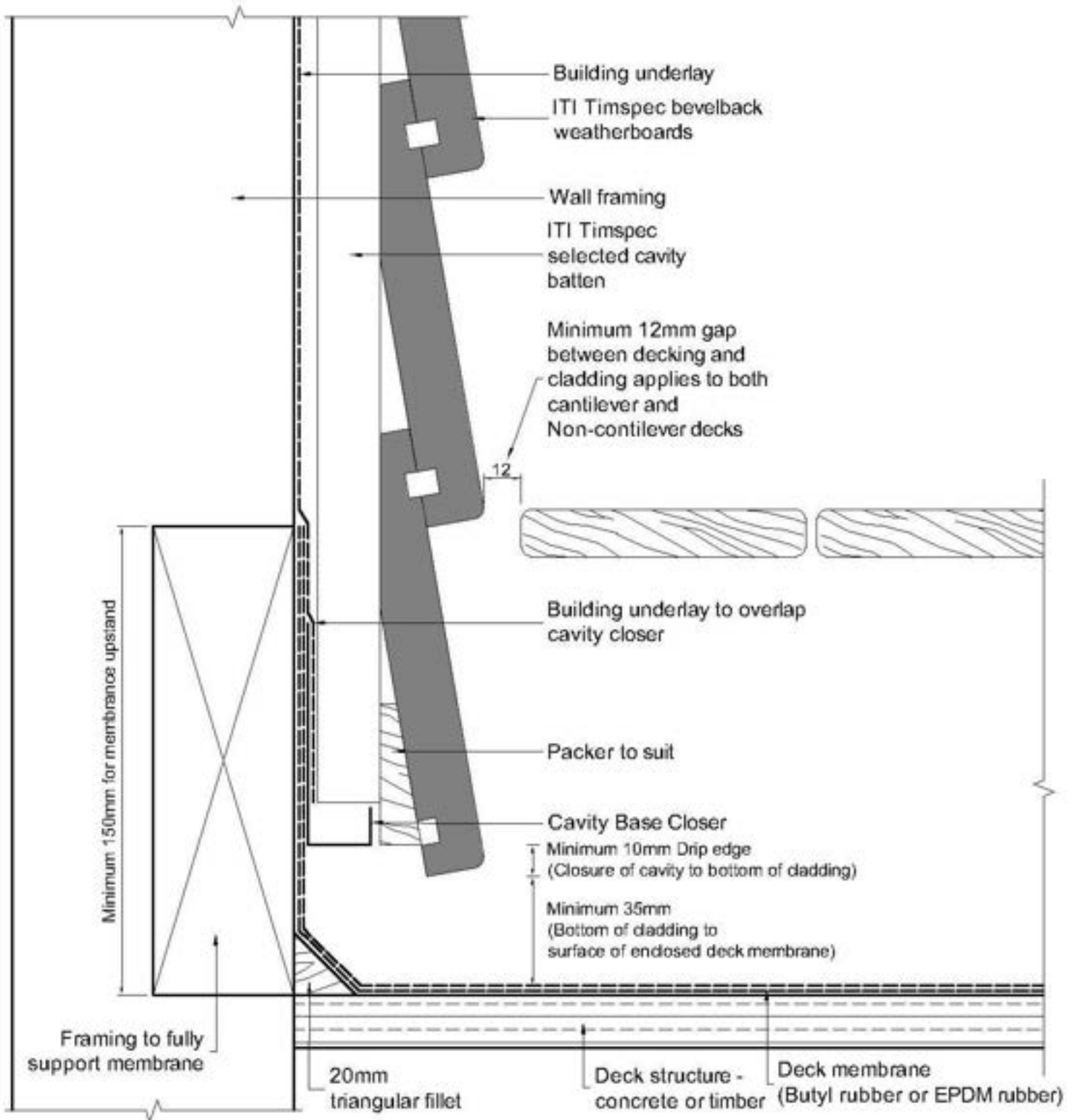


FIGURE 13. 15 BC 601 ROOF/ WALL TOP PLATE – FLAT SOFFIT

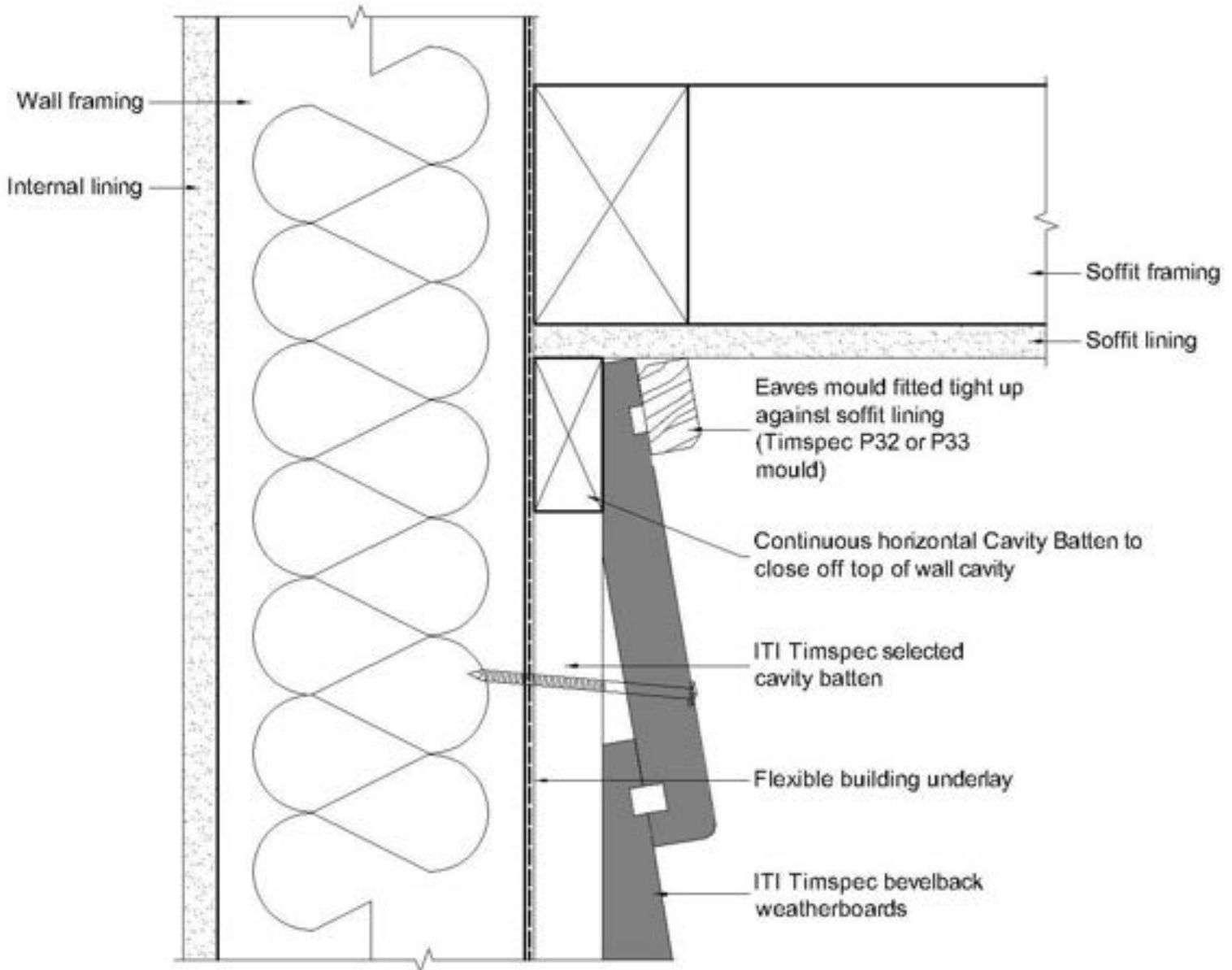
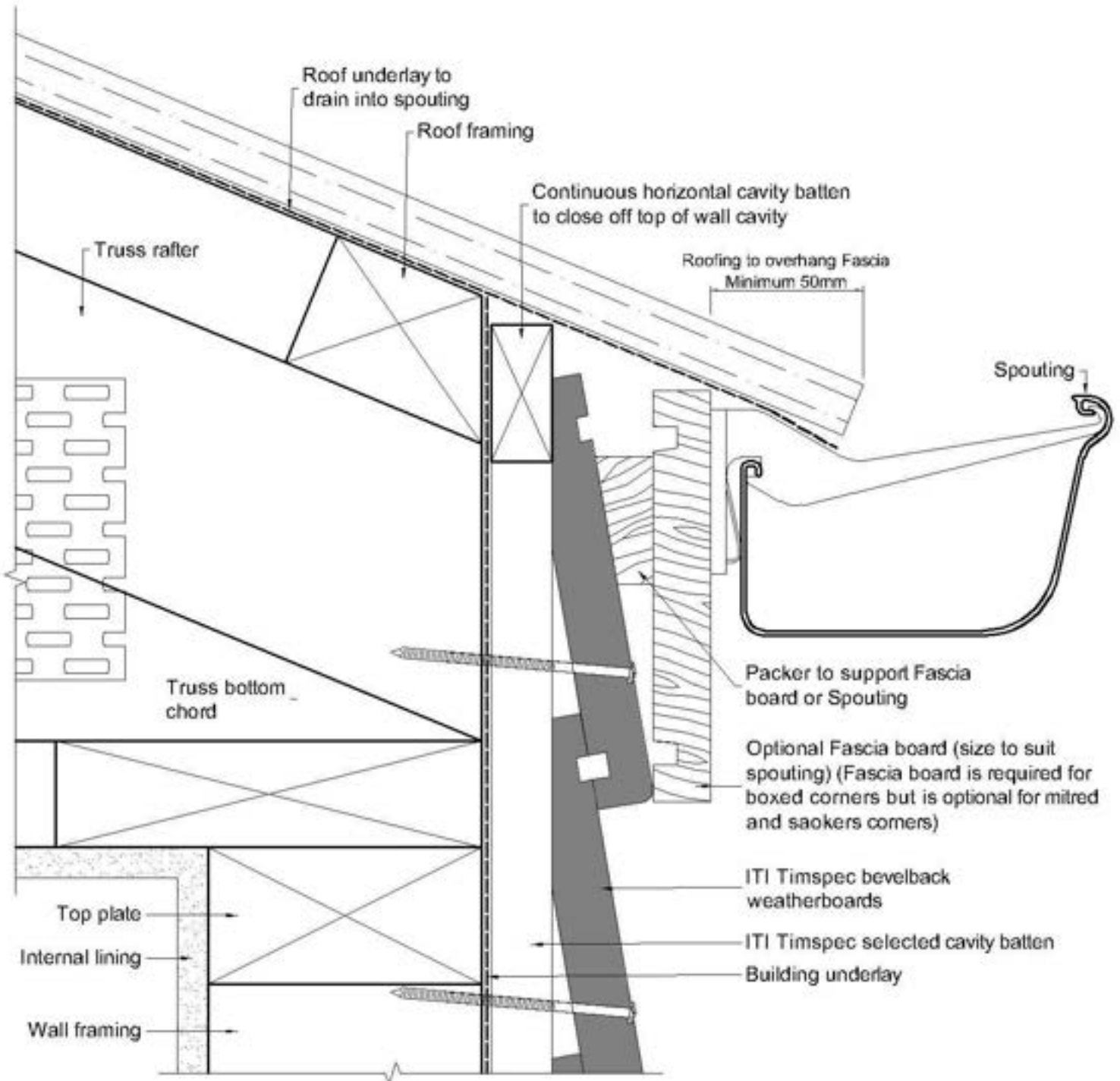
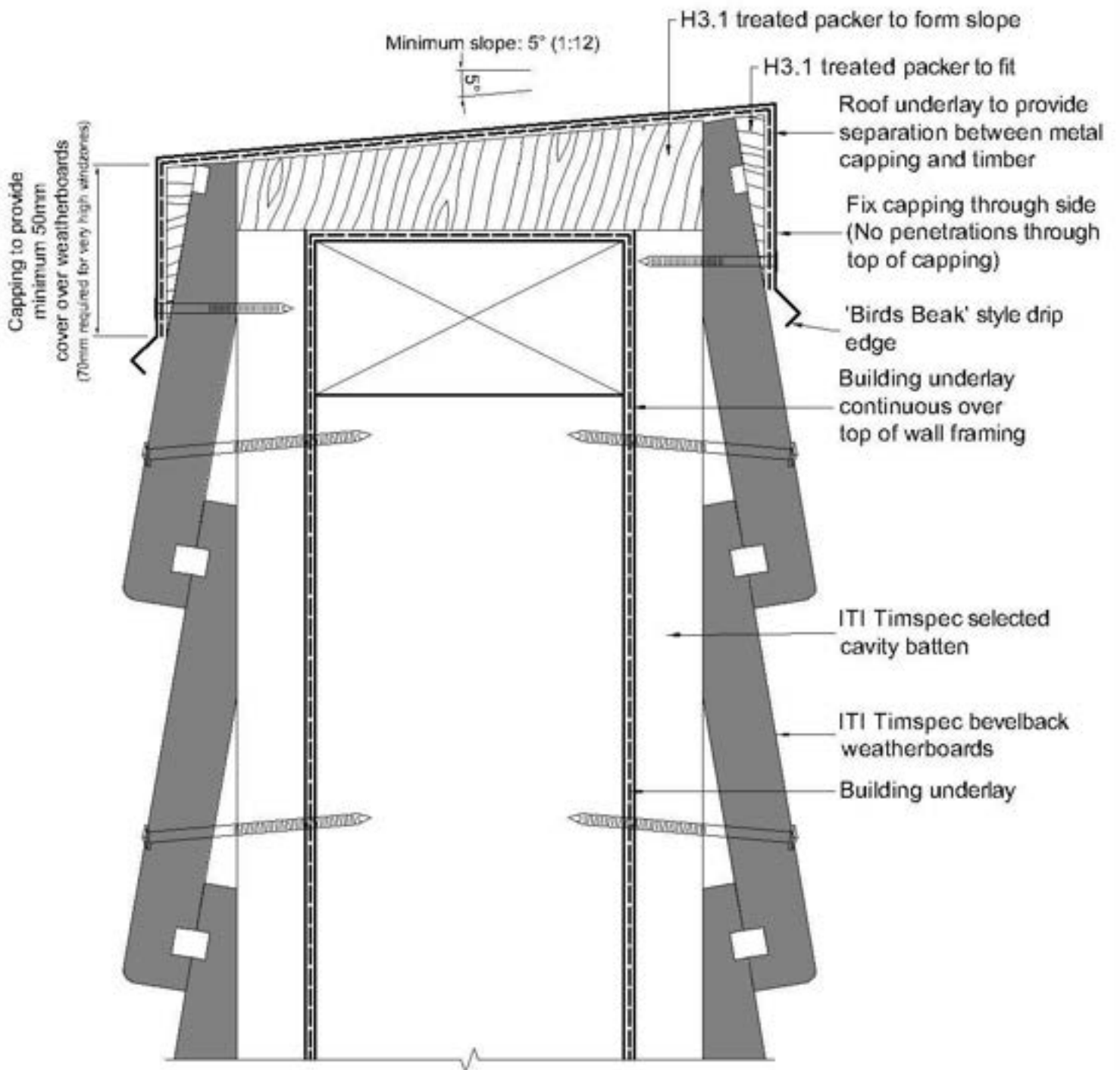


FIGURE 13. 16 BC 602 ROOF/ WALL TOP PLATE – NO SOFFIT



**FIGURE 13. 17 BC 701 PARAPET/ CAPPING – EXPANSION JOINT**



**FIGURE 13. 18 BC 702 BALUSTRADE INTERSECTION WITH THE WALL**

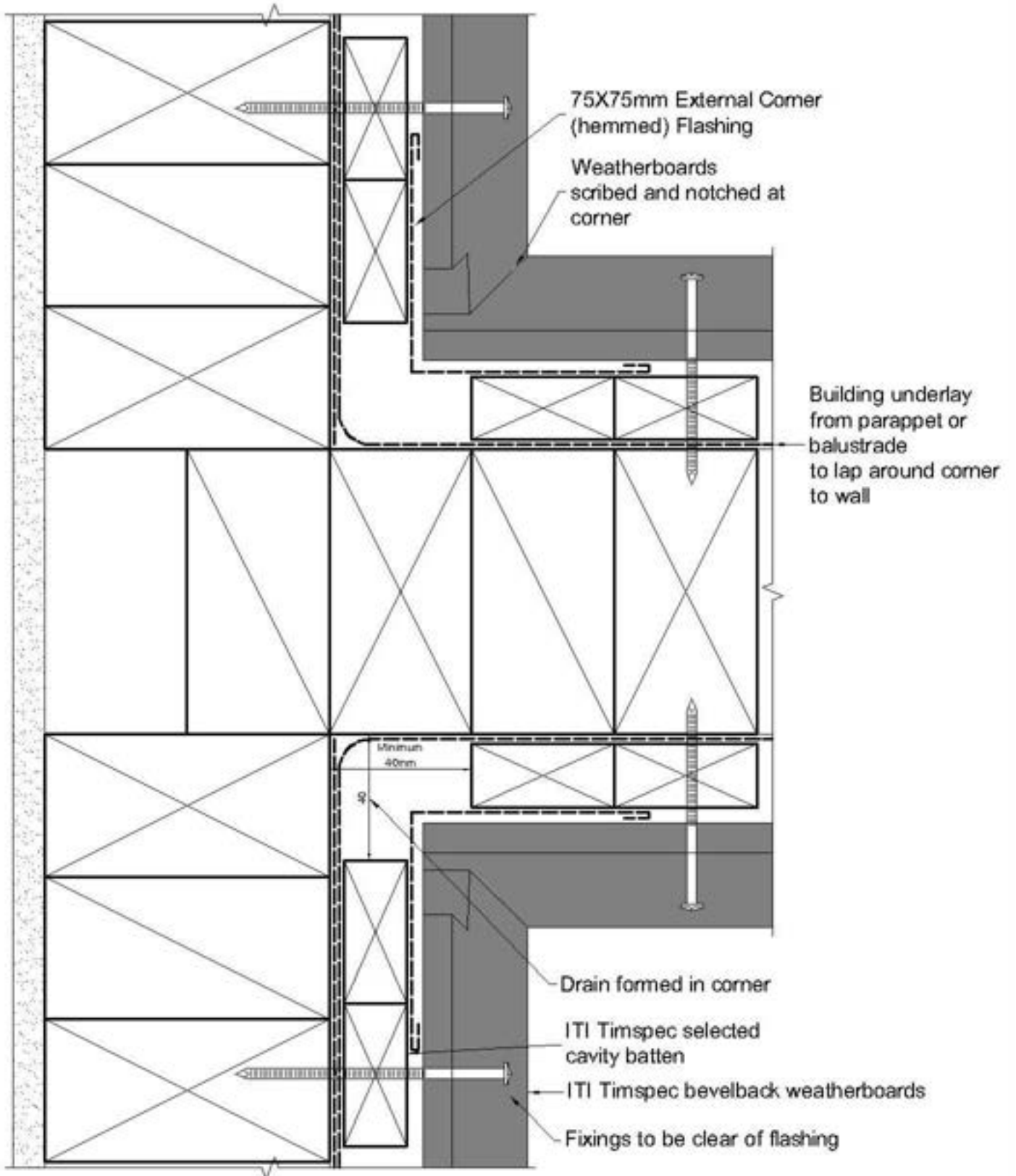


FIGURE 13. 19 BC 801 METER BOX HEAD

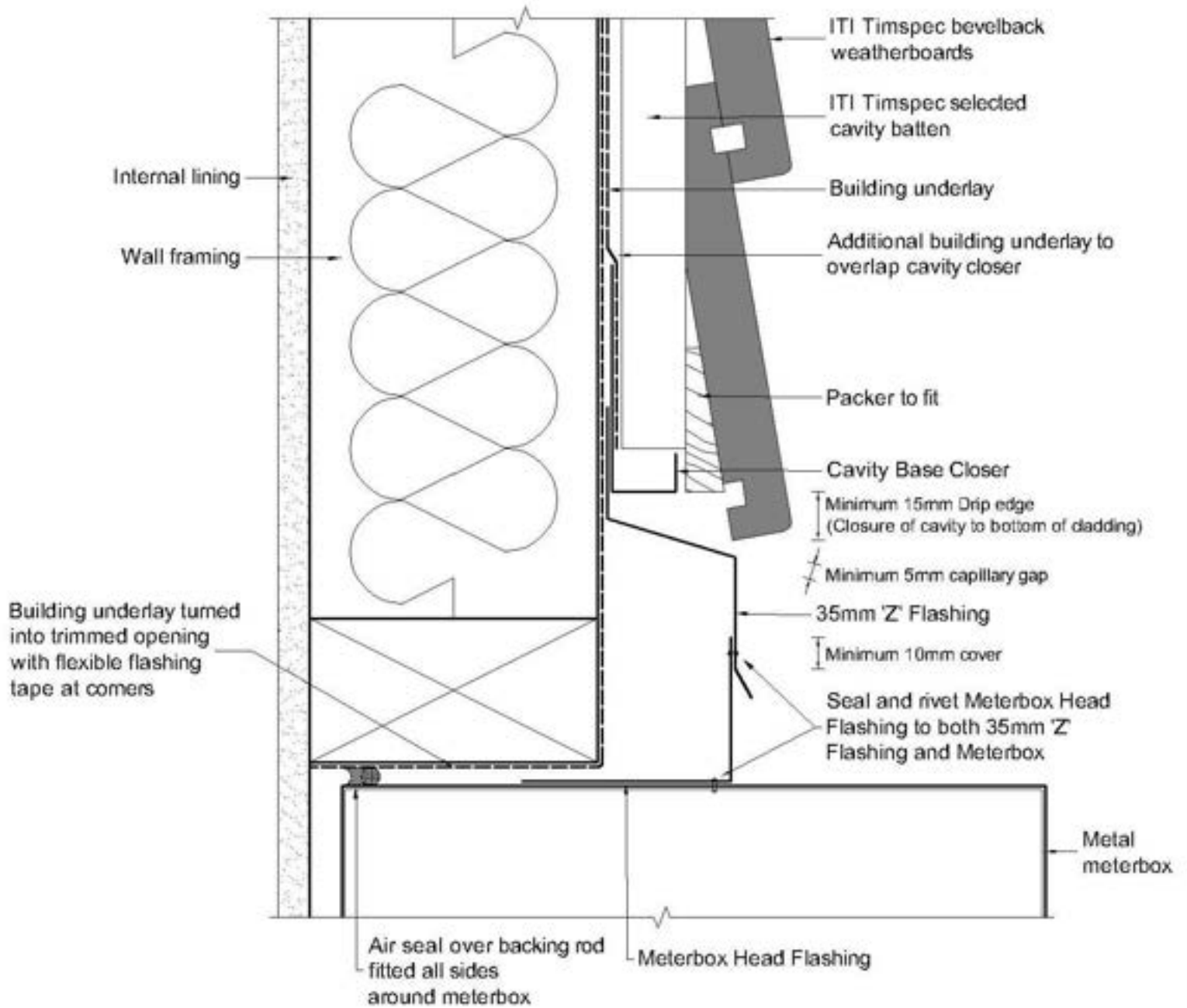
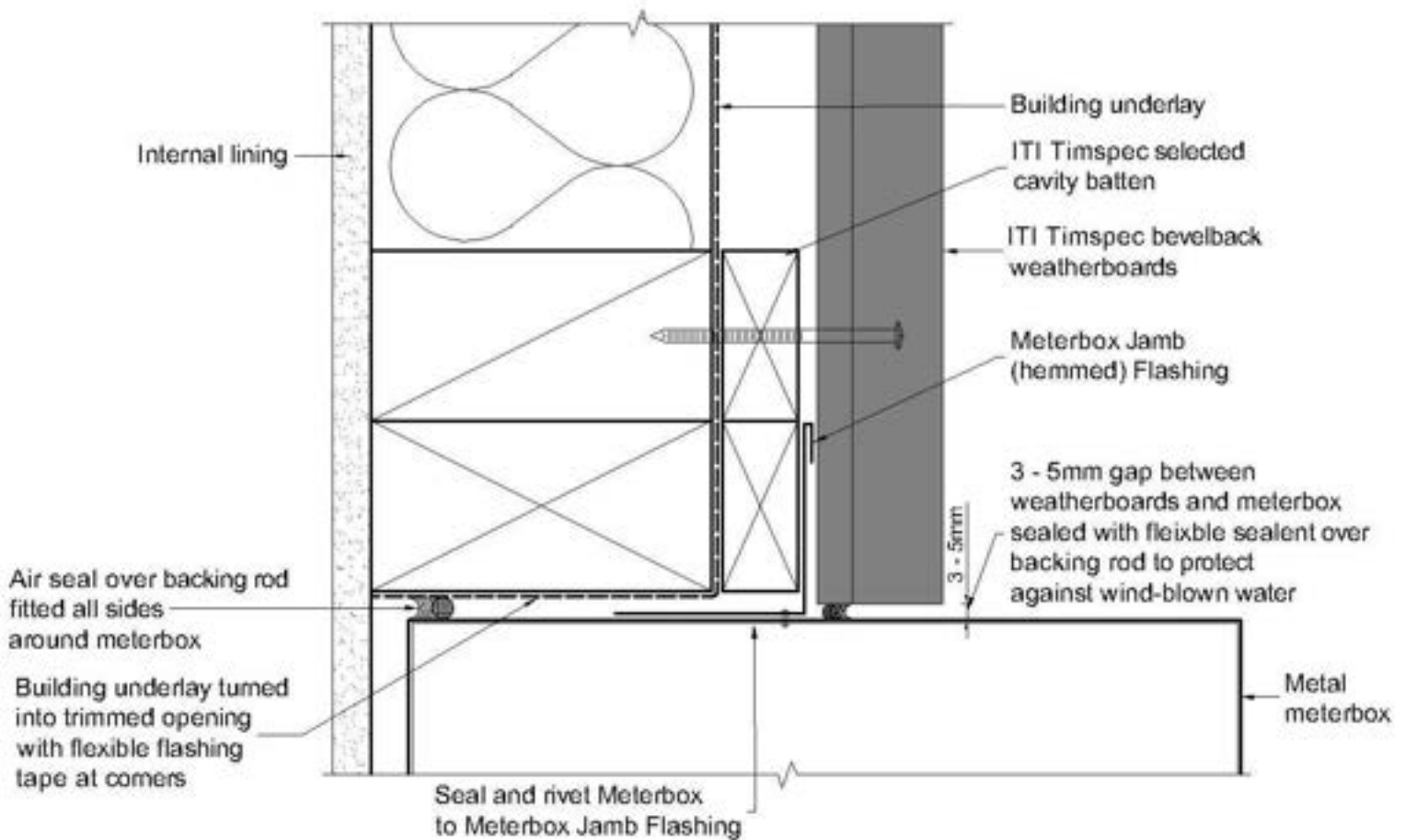
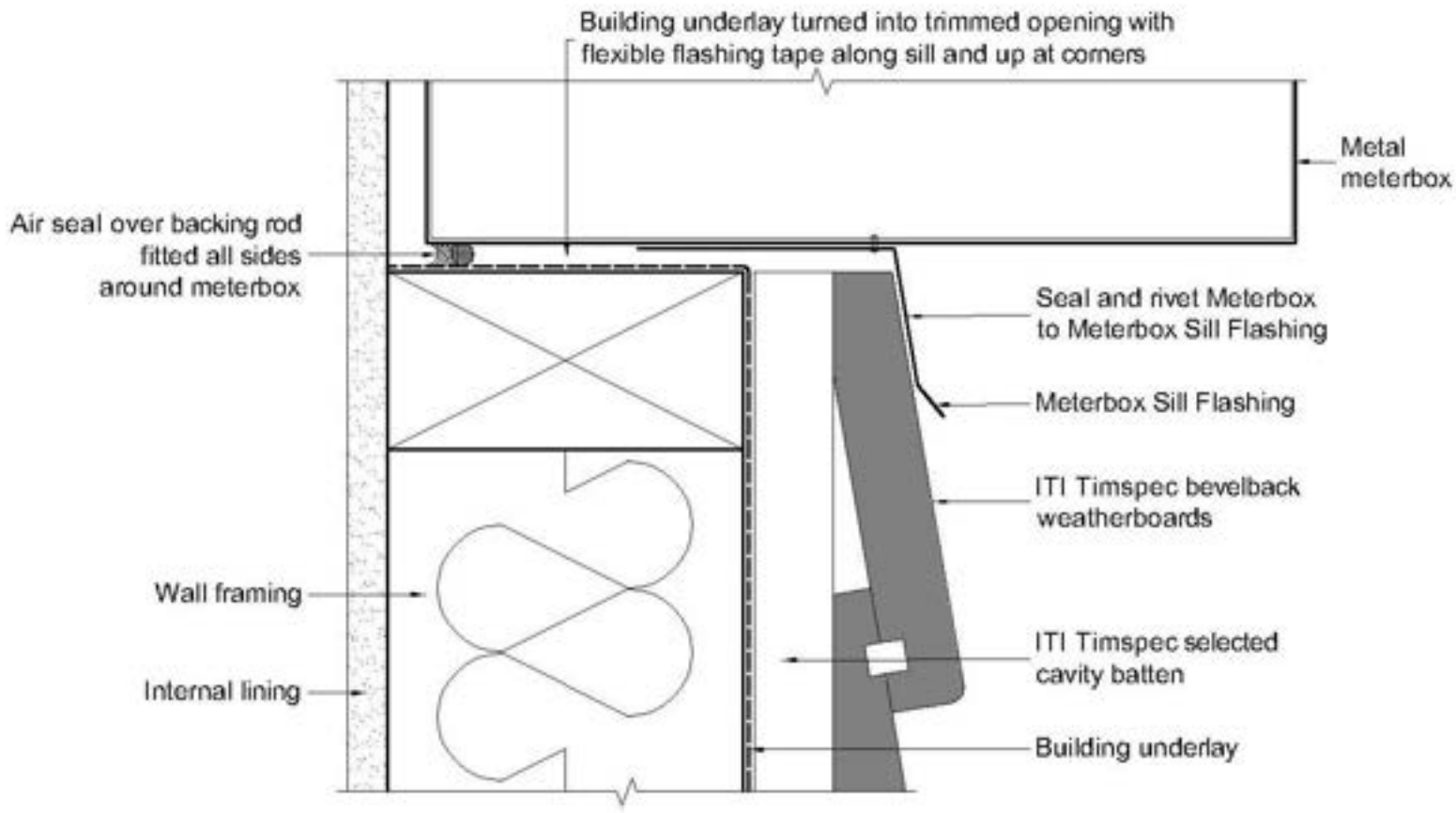


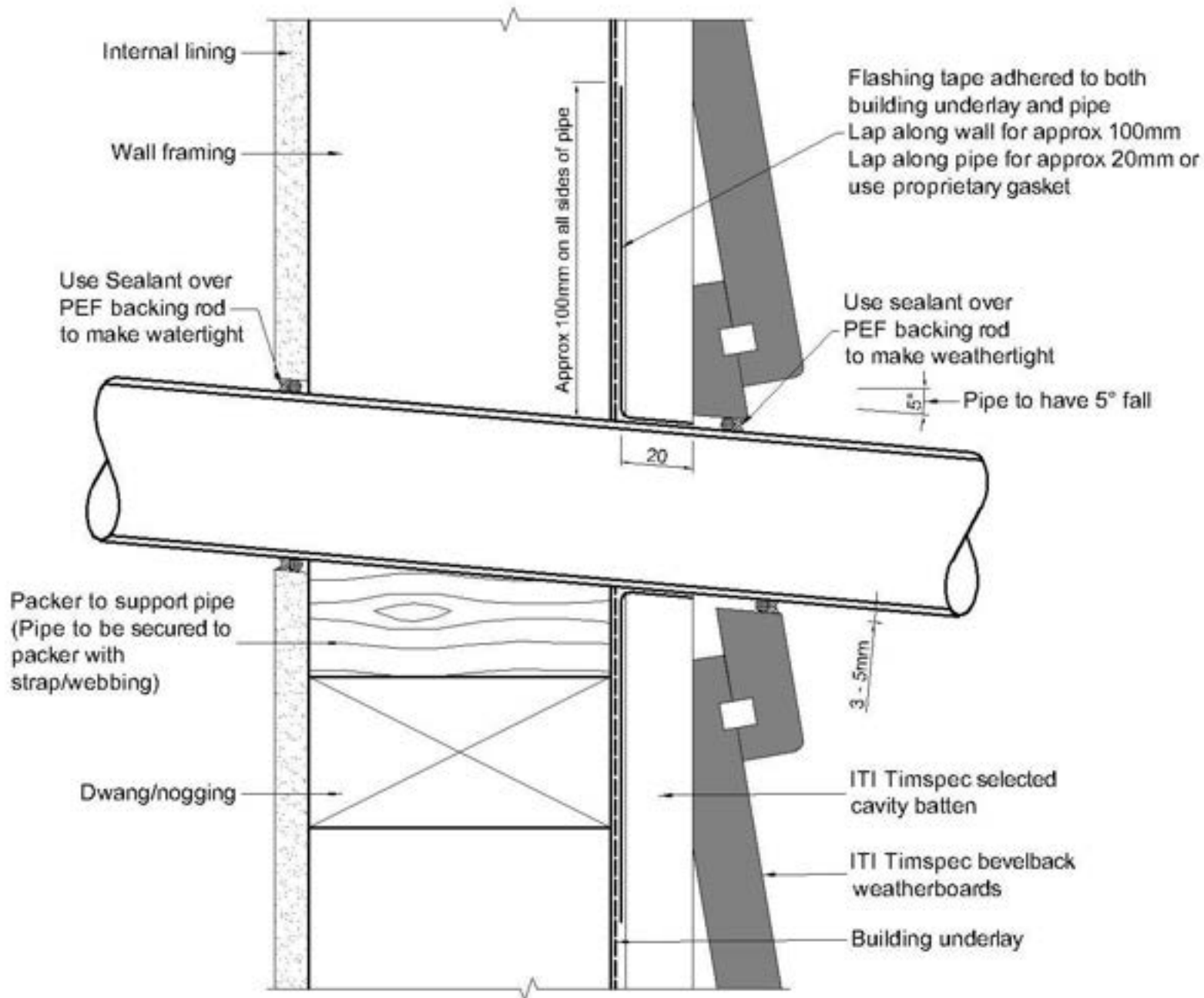
FIGURE 13. 20 BC 802 METER BOX JAMB



**FIGURE 13. 21 BC 803 METER BOX SILL**



**FIGURE 13. 22 BC 851 PIPE PENETRATION DETAIL**



# 14 CONTACT

## AUCKLAND

*For all North Island and/or Head Office enquiries*

64 Stoddard Road, Mt Roskill, Auckland 1041.

PO Box 27-496, Mt Roskill, Auckland 1440.

Ph: (09) 620 0260 Fax: (09) 620 0261

Mon-Fri: 7.30am-5.00pm. Sat & Sun closed

## CARTERTON

*For all lower North Island enquiries*

30 Kent St, Carterton 5713.

PO Box 139, Carterton 5473.

Ph: ((09) 620 0260

Mon-Thu 7.30am-4.30pm. Fri 7.30am-11am. Sat & Sun closed.

## CHRISTCHURCH

*For all South Island related enquiries*

14 Braeburn Drive, Hornby, Christchurch 8042,

PO Box 6387, Upper Riccarton, Christchurch 8442.

Ph: (03) 384 5287 Fax: (03) 384 5289

Mon-Fri 7.30am-5.00pm. Sat & Sun closed

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Email: [sales@ititimspec.co.nz](mailto:sales@ititimspec.co.nz) or [technical@ititimspec.co.nz](mailto:technical@ititimspec.co.nz)



## Memorandum from Licensed Building Practitioner: Certificate of Design Work - Form 2A - KCDC137423

### Submission Details

Submission Ref	KCDC137423
Status	Accepted
Building Complexity	R2
Is Complete	Yes
Date Submitted	Tue 30 May 2023, 9:38 AM
Building Consent Authority	Kapiti Coast District Council
Site Address	155 Guildford Drive, Paraparaumu Beach, Paraparaumu 5032
Parent Consent Number	230427
Submitter	Coastal Architecture Ltd (Bill Francis)

## Memorandum from Licensed Building Practitioner: Certificate of Design Work - Form 2A

## Memorandum from licensed building practitioner (certificate of design work) – Form 2A

[Section 30C](#) or [section 45](#), Building Act 2004

### How to complete the application form:

1. Each section within the form will turn green when the minimum required information has been completed, a red asterisk ( \* ) marks items that are mandatory.
2. All sections must be completed before you can submit the application, the submit button at the bottom of the form will not be available until all sections of the form have been completed and green.
3. The application can be saved and closed at any stage at the bottom of the form, this allows you to come back to the application at a later date without losing any of the information you have already completed.

### Where Is The Building

#### What is the street address \*

155 Guildford Drive, Paraparaumu Beach

#### Legal Description \*

LOT 9

#### Deposited Plan

DP 89035

#### Building Name

#### Location of building within site/block including near street access

## Who Owns The Building

Owner name \*

Gary and Dianne Traveller

Title

Owner email address \*

cdvbuilders@xtra.co.nz

Owner contact number \*

0274463238

Owner mobile number

Owner mailing address \*

307 Ngarara Road  
Waikanae 5391

## What Are Your Details

Name \*

Bill Francis

Email address \*

coastarchdesign@gmail.com

Contact number \*

0272499519

Mailing address \*

PO Box 287,  
Paraparaumu 5254,  
New Zealand

Registration Type \*

 Licensed Building Practitioner Registered Architect Chartered Professional Engineer

Licensed Building Practitioner registration number \*

111338

## What Work Have You Carried Out/Supervised

### Primary Structure \*

Yes  N/A

### External moisture management systems \*

Yes  N/A

### What parts of the external moisture management systems were you involved with \*

<input type="checkbox"/> DAMP PROOFING	<input type="checkbox"/> ROOF CLADDING or ROOF CLADDING SYSTEM	<input type="checkbox"/> VENTILATION SYSTEM
<input checked="" type="checkbox"/> WALL CLADDING or WALL CLADDING SYSTEM	<input checked="" type="checkbox"/> WATERPROOFING	<input type="checkbox"/> OTHER

### WALL CLADDING or WALL CLADDING SYSTEM

#### Carried out/ supervised:

Carried out  Supervised

#### Description of restricted building work

Timber bevelback weatherboard & timber vertical shiplap weatherboards, both on cavity systems

#### If appropriate reference to plans / specifications

Pg 4

### WATERPROOFING

#### Carried out/ supervised:

Carried out  Supervised

#### Description of restricted building work

Tiled walled showers

#### If appropriate reference to plans / specifications

Pg 8

### Fire safety systems \*

Yes  N/A

### Are waivers or modifications of the building code required \*

Yes  No

## Declaration

### Basis for Providing this Memorandum \*

Sole Designer - of all the RBW design outlined in this memorandum - I carried out all the RBW design work myself - no other person will be providing any additional memoranda for the project.

Lead Designer - who carried out some of the RBW design myself but also supervised other designers - this memorandum covers their RBW design work as well as mine, and no other person will be providing any additional memoranda for the project.

Lead Designer - for all but specific elements of RBW - this memorandum only covers the RBW design work that I carried out or supervised and the other designers will provide their own memorandum relating to their specific RBW design.

Specialist Designer - who carried out specific elements of RBW design work as outlined in this memorandum - other designers will be providing a memorandum covering the remaining RBW design work.

\* I, as a Licenced Building Practitioner state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work described on this form.

\* I understand that by submitting this form, I certify that the design work that is restricted building work recorded on this form:

(a) complies with the Building Code Clauses identified on this form

(b) complies with the building code subject to any waiver or modification of the building code recorded on this form.

### Privacy Information

The information you have provided on this form is required so that your application can be processed under the Building Act 2004. The Council, Territorial Authority (TA) or Building Consent Authority (BCA) collates statistics relating to building work and has a statutory obligation to provide information to third parties. The information is stored on a public register, which must be supplied to whoever requests the information. Under the Privacy Act 2020, you have the right to see, and correct personal information Councils, TAs and BCAs hold about you.

In providing this information, you agree to your details being used for customer surveys carried out by the BCA, TA or BCA.

### Your application fees

The Building consent Authority will charge fees for your consent application. These will include statutory levies to BRANZ and the Ministry of Business, Innovation & Employment.

A fee schedule can be found on the BCA's website, refer to the link in the details panel on the right. Your fees will be advised when the BCA accepts your submission.

Name of person making this declaration \*

Date \*

Bill Francis

30/05/2023

While the above statement must be made by an individual LBP, and the form submitted accordingly, the Department considers that it is acceptable for the form to also record the name of the design firm, as a legal entity, employing that LBP.

## Submitter Declaration

Submitter Name

Bill Francis

Date

30/05/2023

I understand that by ticking the following boxes, I am agreeing to the following statements:

\* As the agent I confirm that I am submitting this application on behalf of and with the authority of the owner and confirm that all the information within the application is, to the best of my knowledge, true and correct.



**BRANZ Appraised**  
Appraisal No. 472 [2017]

**ARDEX UNDERTILE  
INTERNAL LIQUID  
WATERPROOFING  
MEMBRANES**

**Appraisal No. 472 [2017]**

This Appraisal replaces BRANZ  
Appraisal No. 472 [2011]



**BRANZ Appraisals**

Technical Assessments of  
products for building and  
construction.



**ARDEX New Zealand  
Limited**

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Onehunga

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**BRANZ**

1222 Moonshine Rd,

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Private Bag 50 908

Porirua 5240,

New Zealand

Tel: 04 237 1170

[branz.co.nz](http://branz.co.nz)



**Product**

- 1.1 ARDEX Undertile Liquid Membranes are premixed and two-part liquid-applied waterproofing membranes for use under ceramic or stone tile finishes in internal wet areas.

**Scope**

- 2.1 ARDEX Undertile Liquid Membranes have been appraised for use as waterproofing membranes for the internal wet areas of buildings, within the following scope:
  - on floor substrates of concrete, flooring grade particleboard, plywood, compressed fibre cement 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 ceramic or stone tile finishes; and,
  - where floors are designed and constructed such that deflections do not exceed 1/360<sup>th</sup> of the span.
- 2.2 The use of ARDEX Undertile Liquid 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 the membrane and tile finish. The design and construction of the substrate and movement and control joints is specific to each building, and is therefore the responsibility of the building designer and building contractor and is outside the scope of this Appraisal.
- 2.4 The ceramic or stone tile finishes are outside the scope of this Appraisal.
- 2.5 The membranes must be installed by trained installers, approved by ARDEX New Zealand Limited.

**Building Regulations**

**New Zealand Building Code (NZBC)**

- 3.1 In the opinion of BRANZ, ARDEX Undertile Liquid 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 and B2.3.2. ARDEX Undertile Liquid Membranes meet these requirements. See Paragraph 9.1.

**Clause E3 INTERNAL MOISTURE:** Performance E3.3.6. Internal wet area floors and walls incorporating ARDEX Undertile Liquid Membranes meet this requirement. See Paragraphs 11.1-11.6.

**Clause F2 HAZARDOUS BUILDING MATERIALS:** Performance F2.3.1. ARDEX Undertile Liquid Membranes meet this requirement and will not present a health hazard to people.

## Technical Specification

- 4.1 Materials supplied by ARDEX New Zealand Limited are as follows:
- **ARDEX WPM 001** is a one part, polymer-based, ready-to-use, liquid-applied membrane containing micro-fibres. It is supplied as a light blue thixotropic paste 20 kg [approximately 15 litres] pails.
  - **ARDEX WPM 002** is a fast drying, two part, flexible, cementitious-based, liquid applied membrane containing micro-fibres. It is supplied as ARDEX WPM 002 Part A Liquid in 20 kg pails and ARDEX WPM 002 Part B Powder in 10 kg multi-wall bags. When dry, the membrane is light grey in colour.
  - **ARDEX WPM 155 Rapid** is a one part, water-based polyurethane-acrylic, ready-to-use, liquid applied, rapid setting membrane. It is supplied as blue/grey colour in 4 and 15 litre pails.
  - **ARDEX STB Tape** is an uncured butyl tape with a fleece layer that is used in the ARDEX WPM 155 Rapid under tile waterproofing system.
  - **ARDEX Multiprime** is a water-based primer used to seal substrates and enhance the adhesion of the membranes. It is supplied as a red coloured liquid in 1, 4 and 20 litre plastic containers.

## Handling and Storage

- 5.1 All materials must be stored inside, up off concrete floors, in dry conditions, out of direct sunlight and 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 Refer to the Appraisals listing on the BRANZ website for details of the current Technical Literature for the ARDEX Undertile Liquid Membranes. The Technical Literature must be read in conjunction with this Appraisal. 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 ARDEX Undertile Liquid 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 ARDEX WPM 002 and ARDEX WPM 155 Rapid are designed to be used where a quicker curing time is required, such as in cool or humid conditions.
- 7.3 The membrane must be protected from physical damage by the application of ceramic or stone tile finishes.
- 7.4 Movement and control joints may be required depending on the shape and size of the building or room, and the tile finish specified. Design guidelines can be found in the BRANZ Good Practice Guide - Tiling.
- 7.5 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%.

## Substrates

### Plywood

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

### Fibre Cement Compressed Sheet/ Fibre Cement Sheet Tile Underlay

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

### Particleboard

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

### Concrete and Concrete Masonry

- 8.5 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 or NZS 4229, and concrete masonry to NZS 4229 and NZS 4230.

### Wet Area Wall Linings

- 8.6 Plasterboard wall linings must be manufactured to comply with AS/NZS 2588 and be suitable for use in internal wet areas.
- 8.7 Fibre cement sheet must be suitable for use in wet areas and comply with AS/NZS 2908.2.
- 8.8 Installation of plasterboard or fibre cement wall linings must be carried out in accordance with the instructions of the manufacturer.

## Durability

### Serviceable Life

- 9.1 ARDEX Undertile Liquid 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 ceramic or stone tile finishes with a design serviceable life of 15-25 years.

### Maintenance

- 10.1 No maintenance of the membrane will be required provided significant substrate movement does not occur and the tile finish remains intact. Regular checks must be made of the tiled areas to ensure they are sound and will not allow moisture to penetrate. Any cracks or damage must be repaired immediately by repairing the tiles, grout and sealant.
- 10.2 In the event of damage to the membrane, the tiling 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 tile finishes must be kept clean.



### Internal Moisture

- 11.1 ARDEX Undertile Liquid Membranes are impervious to water, and when appropriately designed and installed will prevent water from penetrating behind linings or entering concealed spaces.
- 11.2 Surfaces must be finished with ceramic or stone tiles. A means of compliance with NZBC Clause 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).
- 11.3 Falls in showers and shower areas must be a minimum of 1 in 50. In unenclosed showers, falls must extend a minimum of 1500 mm out from the shower rose. Floor wastes and drainage flanges must be provided and the floor must fall to the outlet.
- 11.4 ARDEX Undertile Liquid Membranes are suitable for use to contain accidental overflow to meet NZBC Clause E3.3.2. A means of compliance for overflow is given in NZBC Acceptable Solution E3/AS1, Section 2.
- 11.5 The waterproofing membranes must completely cover shower bases, and for unenclosed showers it must extend a minimum of 1500 mm out from the shower rose. Further design guidance on waterproofing wet areas, including waterproofing walls and junctions can be obtained from AS 3740, BRANZ Good Practice Guide - Tiling, and the flooring and wall lining manufacturers.
- 11.6 Where water resistant wall finishes such as prefinished sheet materials are used, they must overlap the membrane a minimum of 30 mm.

## Installation Information

### Installation Skill Level Requirement

- 12.1 Installation of the membranes must be completed by trained installers, approved by ARDEX New Zealand Limited.
- 12.2 Installation of substrates must be completed by, or under the supervision of, licensed Building Practitioners with the relevant Licence Class, in accordance with instructions given within the ARDEX New Zealand Limited Technical Literature and this Appraisal.

### Preparation of Substrates

- 13.1 Substrates must be dry, clean and stable before installation commences. Surfaces must be even 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 concrete substrates must be 75% or less before membrane application. The concrete 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 reinforcements installed as set out in the Technical Literature.
- 13.4 Substrates must be primed with ARDEX Primer 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 10°C or above 35°C.
- 14.2 ARDEX WPM 002 liquid and dry components must be mixed and left to stand for 5 minutes before re-mixing, then applying. ARDEX WPM 001 and ARDEX WPM 155 Rapid must be thoroughly stirred before application.
- 14.3 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 thickness of 1.0 - 1.5 mm. Subsequent coats must be applied at an opposite direction to the previous coat.
- 14.4 Application can be made by roller (medium/long nap), brush (long bristle), or a flat steel trowel.
- 14.5 Reinforcement fabric is bedded into the wet layer between coats to provide movement protection at wall/wall and wall/floor junctions, and at any other areas such as joints in the flooring substrate, floor cracks or around penetrations in the membrane. ARDEX STB Tape must be used with ARDEX WPM 155 to take advantage of the rapid/fast drying features.
- 14.6 Clean up may be undertaken with water.

### Tiling

- 15.1 The membrane must be fully cured before tiling. The cured membrane must be protected at all times to prevent mechanical damage, so may require temporary covers until the finishing is completed.
- 15.2 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 ARDEX New Zealand Limited.

### 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 supplier's instructions, particularly installation to the correct thickness and use of reinforcement.
  - Membrane curing and integrity prior to the installation of tiles including protection from mechanical damage during curing and prior to tile installation.

### Health and Safety

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

## Basis of Appraisal

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

### Tests

- 18.1 The following testing of ARDEX WPM 001 and ARDEX WPM 002 has been undertaken by ARDEX Australia Pty Ltd research and development laboratory: water vapour transmission; water absorption; tensile strength and elongation before and after UV exposure, immersion in bleach, immersion in industrial detergent and immersion in water. Test methods and results were reviewed by BRANZ and found to be satisfactory.
- 18.2 The following testing of ARDEX WPM 001 was undertaken by the Commonwealth Scientific Industrial Research Organisation [CSIRO] Australia:
- In accordance with ANSI A118.10 for ICBO Evaluation Service - dimensional stability; waterproofness; shear strength to ceramic tile and cement mortar; and fungal and micro-organism resistance.
  - In accordance with AS 1145 - behaviour under cyclic strain.
- 18.3 Testing of ARDEX WPM 001 and ARDEX WPM 002 has been undertaken by BRANZ for low temperature flexibility and peel adhesion after heat/humidity aging.
- 18.4 The following testing of ARDEX WPM 155 Rapid was undertaken by various organisations:
- Durability testing to AS/NZS 4858 Appendix A including effect of heat aging, bleach, detergent and water on tensile strength and elongation.
  - Cyclic movement resistance requirements of AS/NZS 4858:2004 Appendix B.
  - Water Vapour Transmission using both wet and dry cup methods from ASTM E96.
  - Water transmission behaviour following the procedures of AS/NZS 4858 Appendix C.
- 18.5 The above test methods and results have been reviewed by BRANZ and found to be satisfactory.

### Other Investigations

- 19.1 An assessment was made of the durability of the ARDEX Undertile Liquid Membranes by BRANZ technical experts.
- 19.2 Site inspections have been 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 membrane has been examined by BRANZ, and 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 membrane's manufacturer has been assessed and found to be satisfactory.
- 20.3 The quality of supply of the membrane system materials to the market is the responsibility of ARDEX New Zealand 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 substrate.
- 20.5 Quality on site is the responsibility of the trained installers, approved by ARDEX New Zealand Ltd.
- 20.6 Building owners are responsible for the maintenance of the ceramic or stone tiles in accordance with the instructions of ARDEX New Zealand Ltd.



### Sources of Information

- AS 3740 – 2010 Waterproofing of wet areas within residential buildings.
- AS 3958.1: 2007 Ceramic Tiles - Guide to the installation of ceramic tiles.
- AS/NZS 1170: 2002 Structural design actions
- AS/NZS 2908.2: 2000 Cellulose-cement products - flat sheet.
- AS/NZS 4858 - 2004 Wet area membranes.
- AS/NZS 2269: 2012 Plywood - Structural.
- Good Practice Guide - Tiling, BRANZ, 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 Code of practice for the design of masonry structures.
- Ministry of Business, Innovation and Employment Record of amendments - Acceptable Solutions, Verification Methods and handbooks.
- The Building Regulations 1992.



In the opinion of BRANZ, **ARDEX Undertile Internal Liquid 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 **ARDEX New Zealand Limited**, 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. **ARDEX New Zealand Limited:**
  - 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 workmanship;
  - 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 **ARDEX New Zealand Limited**.
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 **ARDEX New Zealand Limited** or any third party.

For BRANZ



**Chelydra Percy**

Chief Executive

Date of Issue:

17 January 2018

**NIAGARA SHIPLAP**  
**PRODUCT TECHNICAL STATEMENT**

Version 1.0. July 2022



**DESIGNATED BUILDING PRODUCT:** Class 1.

**DECLARATION**

Niagara has provided this declaration to satisfy the provisions of Schedule 1(d) of the Building (Building Product Information Requirements) Regulations 2022. See [Regulations](#).

**COMPANY DETAILS**

<b>Name</b>	Niagara Sawmilling Ltd
<b>Role</b>	Manufacturer
<b>NZBN</b>	9429040268682
<b>Address</b>	74 Kennington Rd, Kennington, Invercargill 9871
<b>Website</b>	<a href="http://www.niagara.nz">www.niagara.nz</a>
<b>Email</b>	<a href="mailto:nisales@niagara.nz">nisales@niagara.nz</a> <a href="mailto:sisales@niagara.nz">sisales@niagara.nz</a>

**Description of Building Product**

**Envira Shiplap Weatherboards**

Envira Shiplap Weatherboards are supplied for use as an external cladding system. The weatherboards may be installed vertically over a drained and ventilated cavity. They are available in narrow and wide widths and are V-grooved or square-grooved.

The profiles are manufactured from NZ-grown radiata pine, finger-jointed to AS 5068-2008, and treated to H3.1. They are supplied to site, pre-primed with two coats of a premium alkyd primer.

The weatherboard profiles are supplied in the following sizes:

V-groove

- 142 mm x 18 mm
- 180 mm x 18 mm.

Square-groove

- 90 mm x 18 mm
- 140 mm x 18 mm
- 180 mm x 18 mm.

**BUILDING CODE OBLIGATIONS**

Code Clauses	Compliance pathway	Evidence
B1 (structure) B1.3.1 B1.3.2 B1.3.3 (a, e, f, h, j, m, q) B1.3.4	Acceptable solution.	<ul style="list-style-type: none"> <li>• Profiles are finger-jointed to AS 5068-2008, certified by Bureau Veritas.</li> <li>• Weatherboard profiles are equivalent to BU411 and NZS 3617.</li> </ul>
B2 (durability) B2.3.1(b) B2.3.2 (b)	Acceptable solution	<ul style="list-style-type: none"> <li>• Treated to H3.1. Treatment protocol in accordance with Treat Right Programme.</li> <li>• Treatment standard NZS 3640:2003.</li> <li>• Normal maintenance.</li> <li>• Coated with a colour having a Light Reflective Value &gt;45%.</li> </ul>
E2 (external moisture) E2.3.2 E2.3.7	Alternative solution.	<ul style="list-style-type: none"> <li>• Installed in accordance with Niagara requirements.</li> <li>• Niagara comparison to E2/AS1 [Niagara, 2022].</li> </ul>
F2 (Hazardous building materials) F2.3.1	Alternative solution.	<ul style="list-style-type: none"> <li>• Timber treated in accordance with Treat Right Programme.</li> </ul>

## SCOPE OF USE AND LIMITATIONS

Scope	Limitation
<b>Building site</b>	
In wind zones up to extra high as defined in NZS 3604:2011 or a permissible design wind pressure of 2.1 kPa.	
In all exposure zones as defined in NZS 3604:2011.	<ul style="list-style-type: none"> <li>All fixings are to comply with E2/AS1 (table 20 and 24) and table 4, NZS 3604.</li> <li>Where microclimatic conditions apply (NZS 3604:2011 section 4.2.4), refer to Niagara.</li> </ul>
In all seismic zones.	
In all climate zones.	
Any proximity to a relevant boundary.	<ul style="list-style-type: none"> <li>Where located within 1 m of a relevant or notional boundary, design must be in accordance with C/AS1 or C/AS2 or subject to specific fire engineering.</li> </ul>
<b>Building work</b>	
In conjunction with timber or lightweight steel framing.	<ul style="list-style-type: none"> <li>Where the system is to be installed over lightweight steel framing, a thermal break is required.</li> </ul>
In conjunction with a primary structure that complies with the NZ Building Code or an existing building where the primary structure is equivalent stiffness to the framing provisions of NZS 3604:2011.	
Any building height.	<ul style="list-style-type: none"> <li>Where the system is to be installed at building heights greater than 10 m and where there are sleeping units or other property in the upper storey, then the use of the system is subject to specific fire engineering design.</li> </ul>
As an external cladding.	<ul style="list-style-type: none"> <li>Installed vertically over a drained and ventilated cavity.</li> <li>On buildings with a risk score <math>\leq 20</math> when evaluated against the E2/AS1 risk matrix.</li> <li>In conjunction with a flexible or rigid underlay applicable for the specific site.</li> <li>In conjunction with aluminium joinery manufactured to AS/NZS 4211, or with traditional timber joinery as per BU481, or where a current CodeMark applies.</li> </ul>

## CONDITIONS OF USE

The system must be designed and specified, installed, and maintained with all of Niagara's requirements.

## ADDITIONAL INFORMATION

For all design, installation, maintenance-related information, and information supporting Niagara's claims, refer to [www.niagara.nz/envira-shiplap-weatherboards](http://www.niagara.nz/envira-shiplap-weatherboards).

## RESPONSIBLE PERSON

In accordance with Regulation 8, as the responsible person, I confirm that the information supplied in this declaration is based on information supplied to the company as well as the company's own processes and is, therefore, to the best of my knowledge, correct.

## Signed for and on behalf of Niagara Sawmilling Ltd

Tony Stackhouse

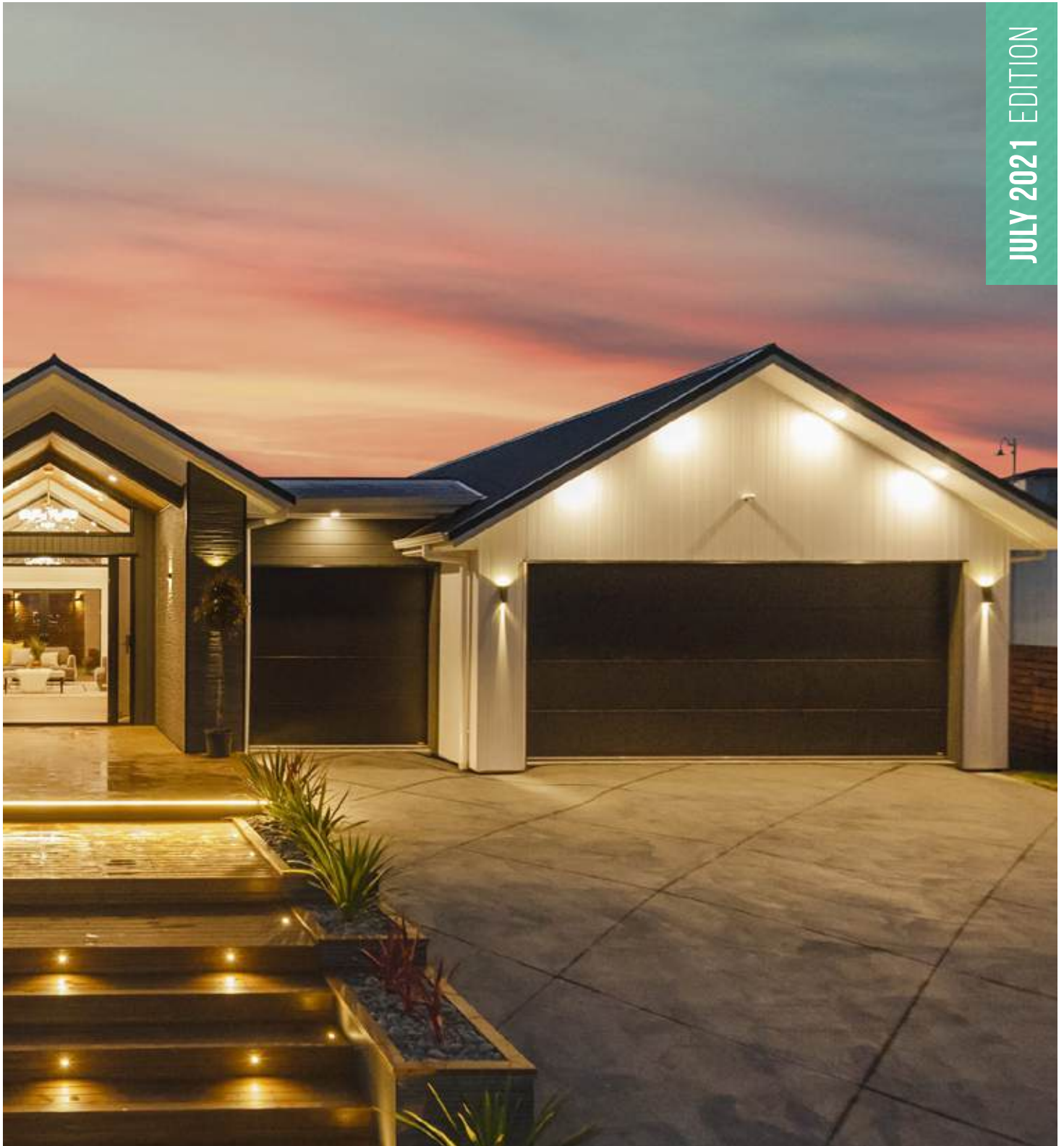
Tony Stackhouse  
**NATIONAL SALES MANAGER**

22 July 2022

230427  
Received by  
Kapiti Coast District Council  
06/06/23

**ENVIRA**<sup>®</sup>  
BY NIAGARA

JULY 2021 EDITION



*Shiplap*

**TECHNICAL MANUAL  
& INSTALLATION GUIDE**





*Shiplap* **TECHNICAL MANUAL  
& INSTALLATION GUIDE**

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**ENVIRA**<sup>®</sup>  
BY NIAGARA



**ENVIRA SHIPLAP WEATHERBOARDS AND COMPONENTS ARE  
ENTIRELY PRODUCED IN NEW ZEALAND BY NIAGARA.**

## PRODUCT DETAILS

- Envira Weatherboard System is suitable as an Acceptable Solution E2/AS1 under the NZ Building Code.
- Kiln dried to between 10-14% moisture content.
- Treated to H3.1 using a new generation organic preservation system.
- Coated with factory applied new generation primer.



**NIAGARA**  
STRENGTH IN TIMBER

**Niagara produces and distributes other quality building products.  
View the full collection online: [www.niagara.nz](http://www.niagara.nz)**

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Every effort has been made to ensure the information given in this booklet complies with existing building standards and recognised codes of practice at the current date of publication. No responsibility is accepted for any errors and omissions in this booklet or for any work or specifications based on this information.

## GRADE GUIDE

Envira Weatherboard System is produced from kiln dried radiata pine in finger jointed or dressing grade.

**Finger Jointed:** In nominal lengths 6.1m made up of clear radiata glued and joined. Treated to H3.1 and factory primed.

**Dressing Grade:** A high grade board with sound tight knots and other natural characteristics. Treated to H3.1 and factory primed. In random lengths.

**Solid Clears:** Available on request. Generally clear on all four sides apart from minor imperfections. Treated to H3.1 and factory primed. In random lengths.

**Any questions?**

Freephone 0800 36 78 46  
[www.niagara.nz](http://www.niagara.nz)



The mark of  
responsible forestry

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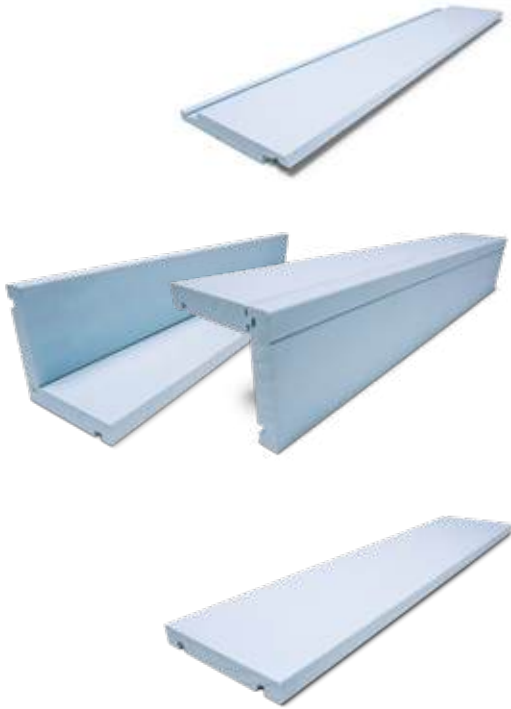
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### SHIPLAP WEATHERBOARDS

Envira Shiplap V Groove	142x18mm	Finger Jointed	6.1m
Envira Shiplap V Groove	187x18mm	Finger Jointed	6.1m
Envira Shiplap Square Groove	140x18mm	Finger Jointed	5.4m
Envira Shiplap Square Groove	180x18mm	Finger Jointed	5.4m
Envira Shiplap Square Groove	90x18mm	Finger Jointed	5.4m

### BOX CORNERS PREFABRICATED

Envira External	100x100mm	Finger Jointed	5.4m
Envira Internal	100x100mm	Finger Jointed	5.4m

### FACING BOARDS

Envira Facing	66x18mm	Finger Jointed	5.4m
	90x18mm	Finger Jointed	5.4m
	115x18mm	Finger Jointed	5.4m
	138x18mm	Finger Jointed	5.4m
	185x18mm	Finger Jointed	5.4m

*Also available in 30mm*

### SCRIBER

EnviraScribe	40x10mm	Finger Jointed	5.4m
	40x18mm	Finger Jointed	5.4m

### SHIPLAP ACCESSORIES

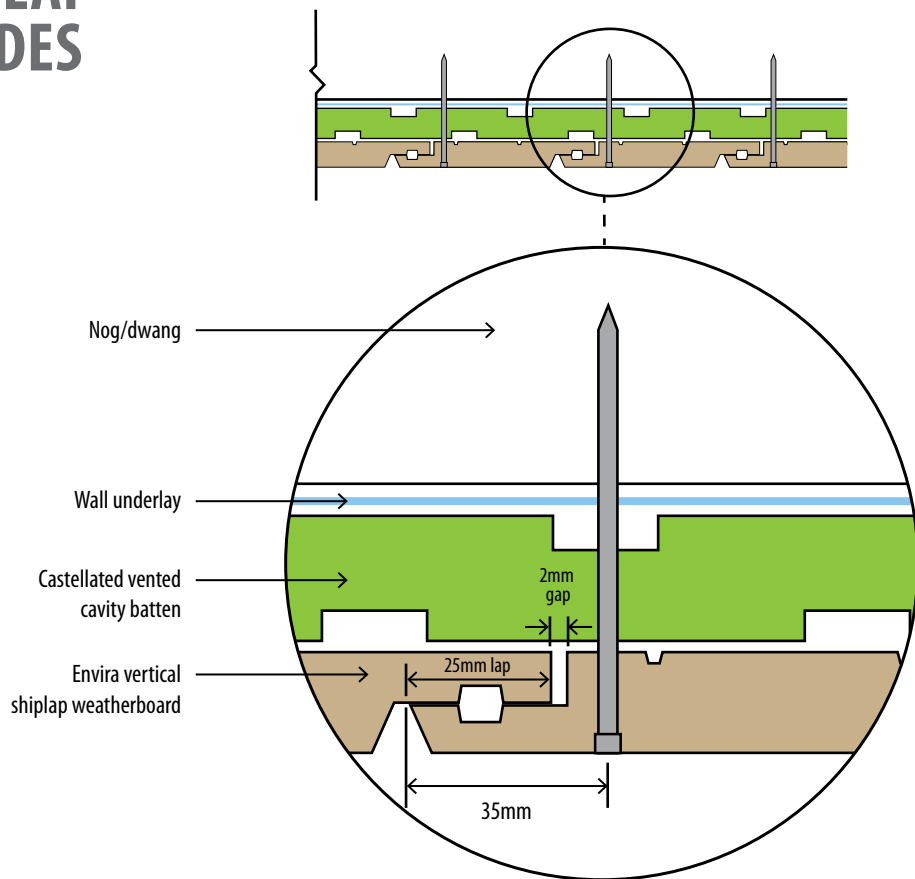
Envira Sill	90x42mm	Finger Jointed	5.4m
	65x42mm	Finger Jointed	5.4m
Envira Eaves Mould	40x27mm	Finger Jointed	5.4m
	18x18mm	Finger Jointed	5.4m
Envira Head Trim	82x38mm	Finger Jointed	5.4m
Envira Door Sill Trim	90x19mm	Finger Jointed	5.4m

### BATTEN

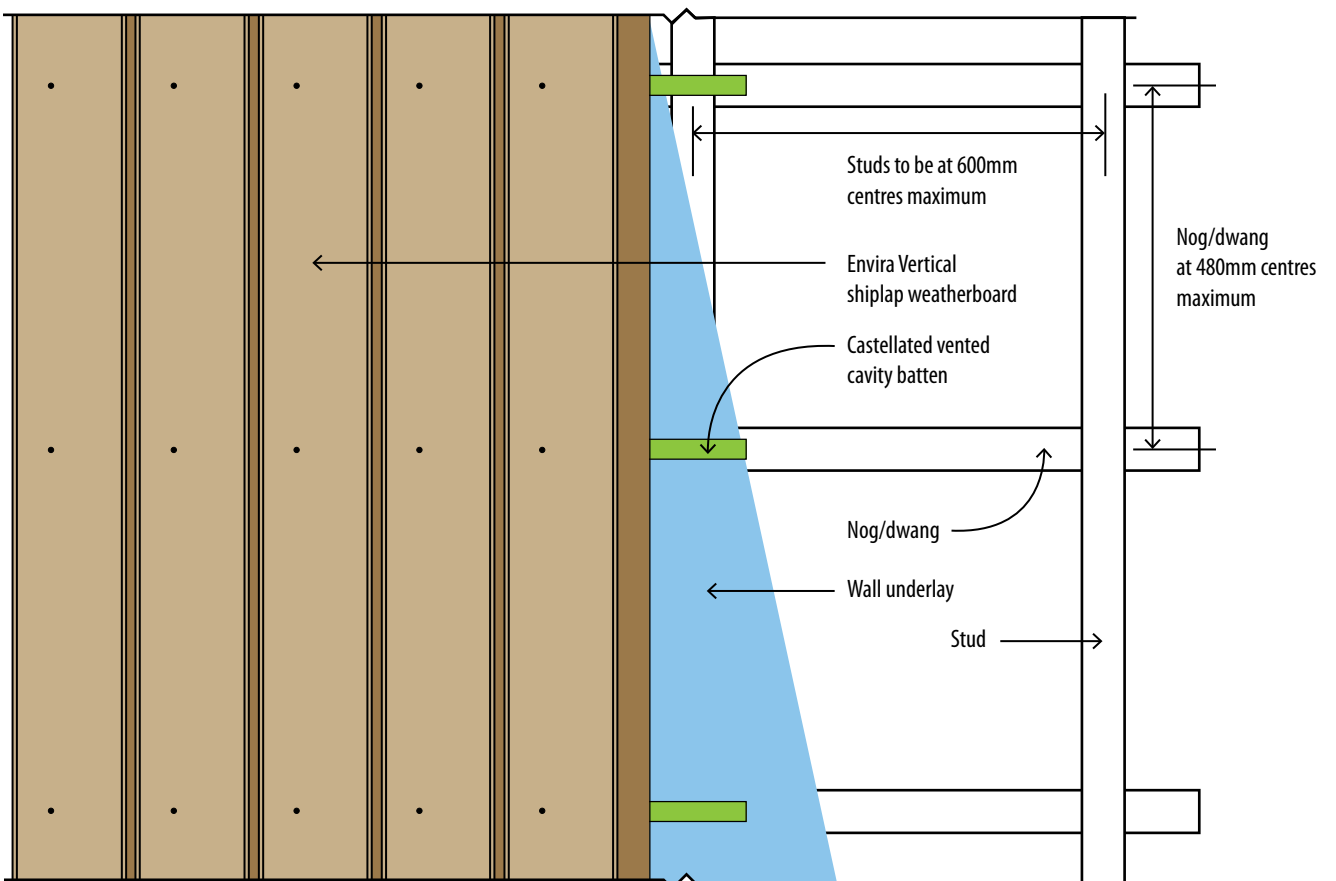
Castellated Vented Cavity Batten	45x20mm	Solid Clear	Random Length
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# ENVIRA SHIPLAP SET-OUT GUIDES

The required overlap is 25mm



## PREPARATION - 480mm centre maximum nog spacing



## GENERAL

### 1.1 Scope and general comment

These instructions are specific and can be used for buildings that fall within the scope of NZS 3604:2012 Timber Framed Buildings and E2/AS1. Buildings that have a weathertightness risk score of more than 6 as assessed in E2/AS1 section 3 will require a drained and ventilated cavity.

Niagara's Envira Weatherboard System must be fixed to framing that is dry (<20% mc), straight and stable. Flashings as shown in the installation CAD drawings must be used.

All building sites are different and while these instructions are detailed, only those details that apply to your specific building site should be used.

*When used in combination, timber framed windows and timber cladding are not covered by E2/AS1 and application for an alternative solution to New Zealand Building Code Clause E2 must be made to the Building Consent Authority.*

### 1.2 Storage

Correct storage of Envira Weatherboard System components prior to installation is critical. Store as follow:

- In a dry well ventilated area
- On a flat surface supported every meter along the length of the product
- Clear of the ground by at least 150mm
- Protected from the elements including direct sunlight and rain
- If rising damp is likely, place a moisture barrier under the stack
- Use inside storage where available.

### 1.3 Handling

Unload Envira Weatherboard System products carefully from truck by hand or use a mechanical lifting device. Never drag boards across the ground. To avoid bending, always carry individual boards on their edge. During handling (cutting, installation etc.) care should be taken to avoid damaging the surface of the board.

### 1.4 Keep dry

Envira Weatherboard System products are made from kiln dried timber. Timber is hygroscopic and it will absorb moisture in a damp environment and release it in a dry environment. Primers will not stop moisture uptake. If timber absorbs moisture prior to installation, some dimensional swelling may occur, this will disappear when the timber returns to its original moisture content.

If product shows signs of dimensional swelling, allow time for it to dry and return to the manufactured dimensions before installation.

### 1.5 Wall underlay

Use only underlays that meet the requirements of E2/AS1 Table 23. Underlays are a secondary protective barrier against weathering and must be installed in accordance with E2/AS1 section 9.1.7.

## Envira shiplap weatherboard measurement table

Size	Profile	Grade	Cover	Lap	Length	Lm/m <sup>2</sup>
142 x 18	Shiplap V Groove	Finger Jointed	117mm	25mm	6.1m	8.54
180 x 18	Shiplap V Groove	Finger Jointed	155mm	25mm	6.1m	6.45
140 x 18	Shiplap Square Groove	Finger Jointed	115mm	25mm	5.4m	8.69
180 x 18	Shiplap Square Groove	Finger Jointed	155mm	25mm	5.4m	6.45
90 x 18	Shiplap Square Groove	Finger Jointed	65mm	25mm	5.4m	15.38

### 1.6 Flashings

Refer to NZS 3604 section 4 and E2/AS1 Table 20 for durability requirements and E2/AS1 section 9 for flashing design and fabrication details. As recommended in E2/AS1, window and door suppliers are responsible for head flashings. A layer of kraft paper is required between the flashing and timber framing where the timber has been treated with a copper-based treatment. Check the flashing manufacturer's recommendations in all cases.

### 1.7 Sealants

All sealants must be suitable for exterior use and while they will assist with providing weathertightness at laps and joints they must not be relied on to provide total protection.

### 1.8 Air seals

Air seals are a barrier that prevent air flowing through the cladding or circulating within the cavity, from entering the building. Air seals are required where a hole or penetration through the external cladding occurs - windows, doors, pipes, meter boxes etc. See E2/AS1 for complete building air seal requirements.

A backing rod of a suitable diameter must be installed in the gap between the window/door reveal, meter box or pipe and the opening frame prior to applying the sealant. Take care not to over fill the space with sealant.

Backing rods and sealants must be used in accordance with the manufacturer's instructions. See E2/AS1 for details.

### 1.9 Building preparation

NZS 3604 sets out the requirements that timber framing must meet including sizing, spacings, straightness (Table 2.1) and moisture content. All framing must meet these requirements before installation of Envira Weatherboard System can begin.

Ensure all openings are framed out with the correct clearance between the trimmed opening and the window/door/meter box frame.

### 1.10 Wall cladding cavities

If the weathertightness risk score is higher than 6 a drained and ventilated cavity will be required between the underlay and Envira shiplap weatherboards.

If a cavity is required, structurally fix Envira treated vented cavity battens to the framing in accordance with BRANZ Bulletin 475. Cavity construction, including flashing and vermin proofing, must be in accordance with the requirements as set out in E2/AS1 and NZS 4229.

## INSTALLATION

### 2.1 Envira shiplap weatherboard fixing method

**2.1.1** Position Envira shiplap weatherboard ensuring there is a minimum 50mm overlap below the bottom plate or bearer.

**2.1.2** Each Envira shiplap weatherboard will be fixed with one nail per board on every nog/dwang at 480mm maximum centres 35mm from the side of the lap.

**2.1.3** Studs to be at 600mm centres maximum and nogs / dwangs to be at 480mm centres maximum.

**2.1.4** Single point nailing will allow the board to expand and contract as equilibrium moisture content occurs.

**2.1.5** Fixings are to be located 35mm from the side of the lap penetrating 35mm into the framing or structural vented batten.

- Fixings driven through the wall underlay to be in accordance with table 24 E2/AS1.
- Fixings shall be hand driven. Nail gun only to be used in conjunction with non-marking attachment to avoid damage to the board surface.
- Pre-drilling is recommended near end of the boards to avoid splitting
- Nail placement to be 35mm from the side of the lap.
- Weatherboard lap to be 25mm with a minimum 2mm expansion gap between boards.
- All nail holes and cut ends should be immediately sealed using Envira Quick Dry End Seal, or suitable exterior primer.

#### 2.1.6 Screw Fixing Option

Envira Shiplap Weatherboards are also able to be fixed by using specifically designed timber weatherboard screws.

These must be either 7G or 8G, length and fixing point is to match the same required when using nail fixings. Screws can be galvanised or stainless steel if preferred.

#### Options are:

Simpson Strong-Tie Weatherboard Screw 7Gx65mm on direct fix and 7Gx75mm on cavity fix

ECKO T-REX17 Weatherboard Jolt Screw 8Gx65mm on direct fix and 8Gx75mm on cavity fix.

All sealing, filling and priming is exactly the same procedure as under 3.3 Nailing guidelines.

#### Fix Batten

Castellated vented cavity batten to be fixed to the frame horizontally at 400mm centres maximum using 60x2.80 Jolt Head (JH) hot-dipped galvanised or stainless steel annular grooved nail in accordance with BRANZ Bulletin 475. Cavity construction including flashing and vermin proofing, must be in accordance with the requirements as set out in E2/AS1 and NZS 4229.

#### Cavity Closure

Cavity base closure (vermin proofing). All diameter holes or slots to comply with NZBC acceptable solution E2/AS1 paragraph 9.1.8.3

#### 2.2 Joins

Avoid joining Envira weatherboards whenever possible but if joining is unavoidable, only use 45 degree scarf joints directly over studs or Envira structural battens.

Face the overlapping board away from the prevailing weather direction using one fixing through the overlapping board (pre-drill the hole). Re-prime the cut ends with two coats of a premium quality timber primer, allowing to dry between coats.

**Hand nailing is recommended** as nail guns can cause damage to the surface of the board. If a nail gun is used a non-marking attachment should be used to avoid damage to the board surface. Prime then fill with an exterior grade wood filler immediately after nailing.

#### 2.3 External box corner

Using 50 x 2.5mm JH hot-dipped galvanised or annular grooved stainless steel nails, fix the Envira two piece prefabricated external box corner over the Envira shiplap weatherboards. Use two nails at each fixing point. There must be a minimum 50mm cover on both faces of the corner.

Fixings must be located at batten centre line 480 centres. For nails near the ends of the corner boards pre-drill the nail holes.

Fit a EnviraScribe over the weatherboards against the corner boards. Pre-drill holes and using 60 x 2.8mm (40 x 18 scriber) or 50 x 2.5mm (40 x 10 scriber) JH hot-dipped galvanised or annular grooved stainless steel nails, fix the scriber firmly against the box corner. Nail at 450mm centres.

Re-prime the cut ends with two coats of a premium quality timber primer, allowing to dry between coats.

Nails must be hand driven and punched below the surface to allow for filling. Prime then fill with an exterior grade wood filler immediately after nailing.

#### 2.4 Internal box corner

Internal corners, direct or cavity, must have a flashing behind the cladding that provides a minimum 50mm cover to both faces of the corner. Refer to E2/AS1 for full details. Using 50 x 2.5mm JH hot-dipped galvanised or annular grooved stainless steel nails, fix the Envira two piece prefabricated internal box corner over the Envira shiplap weatherboards. Use two nails at each fixing point. The Envira internal box corner provides 100mm cover on both faces of the corner.

Fixings must be located at batten centre lines 480 centres. Use two nails at each fixing point. For nails near the ends of the corner boards pre-drill the nail holes.

Fit a precut EnviraScribe over the weatherboards. Pre-drill holes and using 60 x 2.8mm (40 x 18) or 50 x 2.5mm (40 x 10) JH hot-dipped galvanised or annular grooved stainless steel nails, fix the scriber firmly against the box corner. Nail at 450mm centres.

Re-prime the cut ends with two coats of a premium quality timber primer, allowing to dry between coats.

Nails must be hand driven and punched below the surface to allow for filling. Prime then fill with an exterior grade wood filler immediately after nailing.

#### 2.5 Aluminium window and door jambs

Window and door openings are a high weathertightness risk area and require particular attention to ensure weathertightness is achieved. All window and door openings must be constructed and trimmed in accordance with E2/AS1. All flashings, air seals, underlay and flexible flashing tapes must be in place.

For flashing details refer to NZS 3604 section 4 and E2/AS1 table 20 for durability requirements and E2/AS1 for flashing design and fabrication details.

*As recommended in E2/AS1, window and door suppliers are responsible for head flashings.*

The following instructions apply to aluminium windows and doors as set out in E2/AS1 9.1.10 - 9.1.10.8.

All windows must comply with NZS 4211 including consideration of the building location.

The aluminium facing flange must overlap the cladding (Envira weatherboard) by at least 10mm for jambs and at least 8mm for sills.

Fit firmly against the flange either an EnviraScribe or an Envira facing board and EnviraScribe combination. Pre-drill holes in the scribe and fix using 60 x 2.8mm JH hot-dipped galvanised or annular grooved stainless steel nails. Nail at 450mm centres.

Use two nails at each fixing point. For nails near the ends of the corner boards pre-drill the nail holes.

Direct fixed and cavity fixed cladding applications must have a sill tray flashing a minimum of the full width of the opening.

Re-prime the cut ends with two coats of a premium quality timber primer, allowing to dry between coats.

Nails must be hand driven and punched below the surface to allow for filling. Prime then fill with an exterior grade wood filler immediately after nailing.

Fit air seals around all window and door openings as specified.

## 2.6 Aluminium window and door sills

The Envira Weatherboard System requires a full width sill tray for direct fixed windows and doors, which meets the requirements of E2/AS1. If an Envira sill (plant on) is to be used, ensure the positioning of the sill does not compromise the sill flashing detail or function. The sill tray must extend at least 8mm behind the line of the aluminium frame.

In a cavity fix application, all doors and windows with a trim opening wider than 600mm require an appropriate sill support bar conforming to EM6, paragraph 9.1.10.5

## 2.7 Aluminium window and door heads

Direct and cavity fixed aluminium windows and doors require a flashing that meets the requirements of E2/AS1. The flashing must be fitted behind the cladding with a 5mm gap between the bottom edge of the cladding and the horizontal surface of the flashing. If an Envira Head Trim is to be used there must be a 5mm gap between the bottom edge of the head trim and the horizontal surface of the flashing.

## 2.8 Timber window and door openings

When used in combination, timber framed windows and timber cladding are not covered by E2/AS1 and application for an Alternative Solution to New Zealand Building Code Clause E2 must be made to the Building Consent Authority. Timber window and door installations must include facings boards and scribes when used in combination with the Envira Weatherboard System.

### 3.1 Nail selection

Selection of proper nails is important. Use Jolt Head (JH) hot-dipped galvanised or stainless steel annular grooved, for fixing either directly into framing or structural batten.

Do not use plain or electroplated nails. Hot dipped galvanising must meet the requirements of AS/NZS 4680:2006.

### 3.2 Shiplap nailing schedule

Timber size (mm)	Envira component	Recommended minimum nail size	Nail position	Section
142 x 18 / 180 x 18	Shiplap direct fixed weatherboard	65 x 3.15	Single on every nog 35mm from the side of the lap	2.1
90 x 18 / 142 x 18 / 180 x 18	Shiplap cavity fixed weatherboard	75 x 3.15	Single on every nog 35mm from the side of the lap	2.1
100 x 100	External and internal box corners	50 x 2.50		2.3, 2.4
All sizes	Facing boards	50 x 2.50		2.5
40 x 10	EnviraScribe	30 x 2.00		2.3, 2.4, 2.5
40 x 18	EnviraScribe	50 x 2.00		2.3, 2.4, 2.5
90 x 42 / 65 x 42	Sills	75 x 3.15		2.6
40 x 27 / 18 x 18	Eaves mould	60 x 2.80		2.1
82 x 38	Head trim	60 x 2.80		2.7
50 x 19	Door sill trim	50 x 2.50		
45 x 20	Castellated vented batten	60 x 2.80		1.10

Please check for updates on Niagara's website - [www.niagara.nz](http://www.niagara.nz)

Download 2D drawing files in PDF, DWG or DXF format online.

Bevel Back, Rusticated and Shiplap technical manuals are available at timber merchants or can be downloaded at [www.niagara.nz/brochures](http://www.niagara.nz/brochures)

### 3.3 Nailing guidelines

Proper application and nailing practices are essential for maximising the product performance and appearance.

**All nailing should be over studs with at least 35mm penetration into the frame.**

Nailing should be such that it does not restrict normal seasonal movement, so do not nail through overlapping pieces.

**Hand nailing is recommended** as nail guns can cause damage to the surface of the board. If a nail gun is used a non-marking attachment should be used to avoid damage to the board surface.

Nails are to be countersunk (punched) by 2mm and must primed immediately then filled to avoid moisture uptake around the nail head\*.

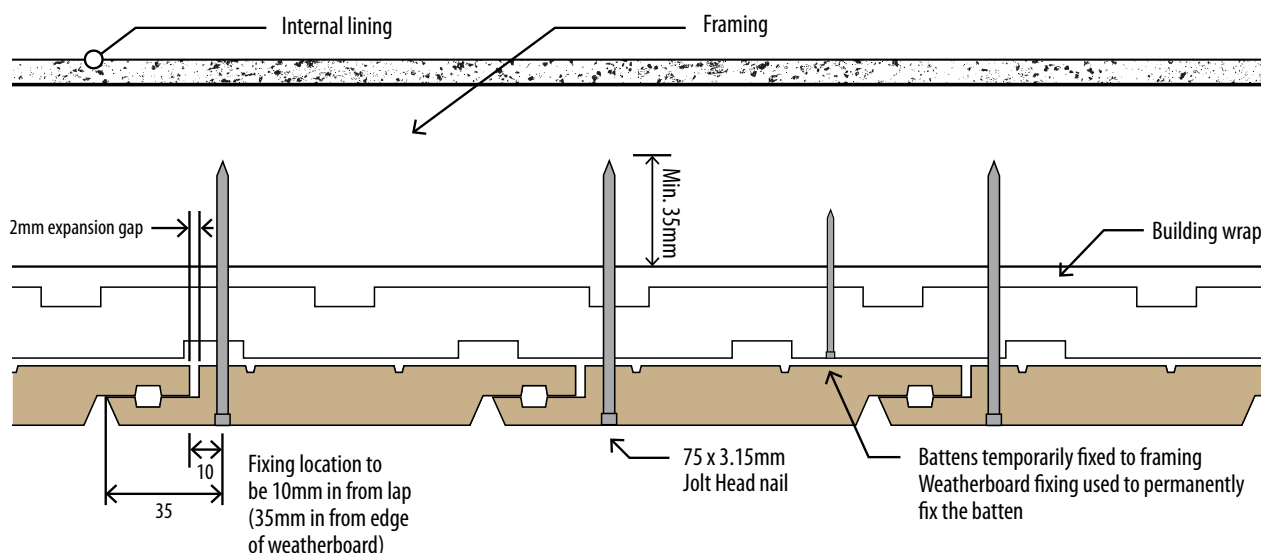
**Pre-drilling near the ends is recommended** as a precaution to avoid the possibility of end splitting. We recommend the use of scarf joints.

Butt joints can be used without an expansion gap, but these must be flashed. Joints should be staggered up the wall. Scarf joints should face away from the prevailing winds.

**\*Prime all nail holes with a suitable premium exterior wood primer then fill with an exterior grade wood filler.**

Sealants must not be relied upon for primary weather protection, they are used to assist with weathering at joint and laps only. All filled areas must be spot primed prior to top coating.

### Nailing Detail



## PAINTING AND MAINTENANCE

### 4.1 Moisture content

The primer will not protect against moisture uptake, which can result in dimensional swelling. If swelling or distortion of the timber is evident, the product must be given time to dry out and return to its equilibrium moisture content and manufactured dimensions before any top coats are applied.

### 4.2 Preparation

- Remove all loose material and dirt.
- Primers will not withstand extended periods exposed to the elements and may require a light sand.
- Sand and spot prime all bare patches or where the factory primer has been damaged.
- Sand smooth and spot prime all filled areas.
- Fill all nail holes with an exterior grade wood filler and seal all notches, end cuts and nail holes with a suitable primer/undercoat or end sealing product such as Envira Fast Dry End Seal.

It is the painter's responsibility to ensure all surfaces are correctly prepared prior to painting including ensuring that the primer is well-adhered to the timber substrate and that all surfaces are in a suitable condition before top coating.

**It is recommended that at a minimum the top lap of the boards are coated with top coat approximately 50mm down from the top edge.** This will eliminate a primer line showing if the boards move with the seasonal change that can occur. Ideally the boards would receive a full top coat before installation.

### 4.3 Top coat selection

**Use only a premium quality house paint that has a Light Reflective Value (LRV) of 45 or higher and a gloss level of 10 per cent or more.**

*Note: The higher the gloss level, the higher the durability.*

Timber is a natural product and resin is a natural constituent of all timber. Timber painted in dark colours (LRV less than 45) may produce resin bleed.

### 4.4 Painting

All preparation and painting must be carried out in a good tradesman-like manner and to the current requirements of AS/NZS 2311 Guide to Painting of buildings and the paint manufacturer's data sheet.

**Two top coats of quality house paint should be applied within six weeks of the product being installed. If painting does not occur within six weeks of installation, sanding and repriming will be required.**

Paint must be applied with the necessary equipment and experience under the appropriate environmental conditions to ensure that the potential of the paint system is maximised.

Total film build, including primer should exceed 100 Dry Micron.

Do not top coat Envira timber products that have moisture-related dimensional swelling. This will help avoid shrinkage lines that may occur in the top coat as the timber returns to its equilibrium moisture content and manufactured dimensions.

### 4.5 Maintenance

All new buildings will 'settle' and during this process the integrity of the paint system, no matter what type of substrate it has been applied to, may be compromised resulting in minor touch up work being required. If re-priming is necessary, use only a premium quality primer and the original top coat paint for touch up work.

Like washing your car, cleaning your house will help it maintain its good looks for much longer. Airborne contaminants, including salt deposits, which settle on your paint film, can attack the surface and cause premature breakdown. Annual washing of your home will help maintain the fresh appearance of your paintwork.

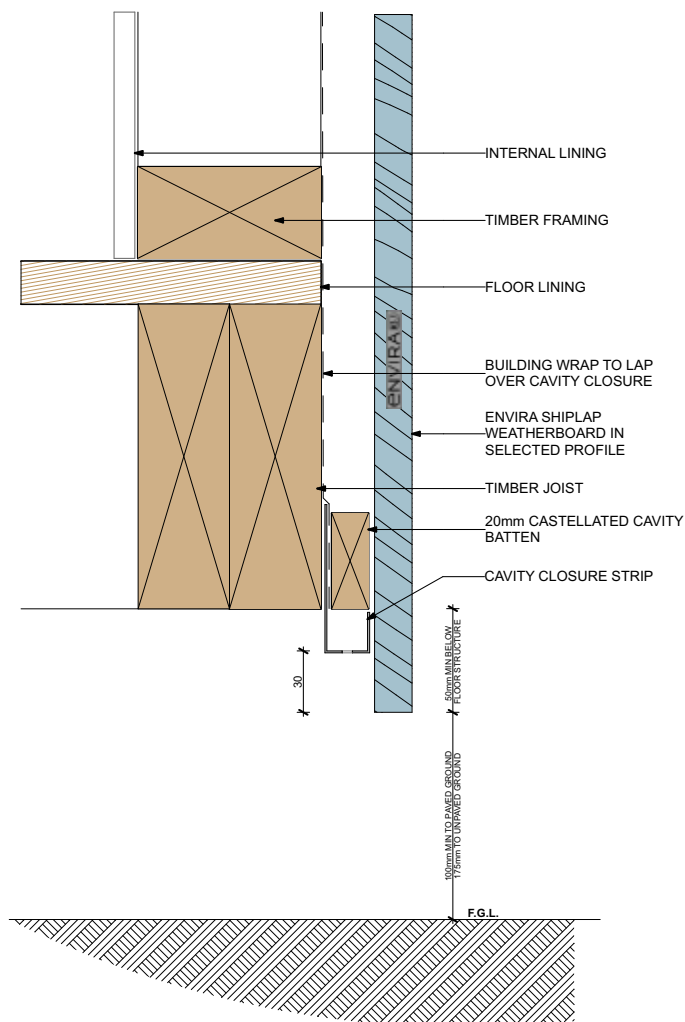
The presence of moss, mould and lichen will hold moisture on the surface longer, promoting further growth of these organisms and increasing the risk of damage to the coating and substrate. As with any painted surface, regular inspection and immediate repairs to areas of flaking or cracked paint are essential and will stop the entry of moisture into the substrate.

Particular attention should be paid to areas of high weathertightness risk such as around windows and doors, checking that flashings and sealants are in good condition and performing as required. Repair immediately if the building weathertightness has been compromised.

# SHIPLAP CAVITY FIX

## Shiplap Cavity Fix **Foundation Timber**

6001 2D :



Please check for updates on Niagara's website - [www.niagara.nz](http://www.niagara.nz)

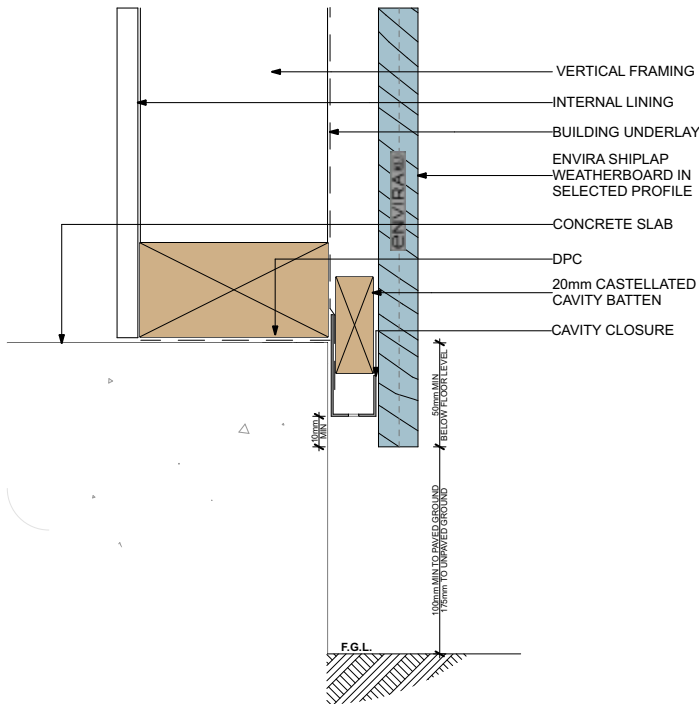
Download 2D drawing files in PDF, DWG or DXF format online.

Bevel Back, Rusticated and Shiplap technical manuals are available at timber merchants or can be downloaded at [www.niagara.nz/brochures](http://www.niagara.nz/brochures)

DATE: 27/07/2021 check for updates and download 2D files in PDF, DWG or DXF format at [www.niagara.nz](http://www.niagara.nz)

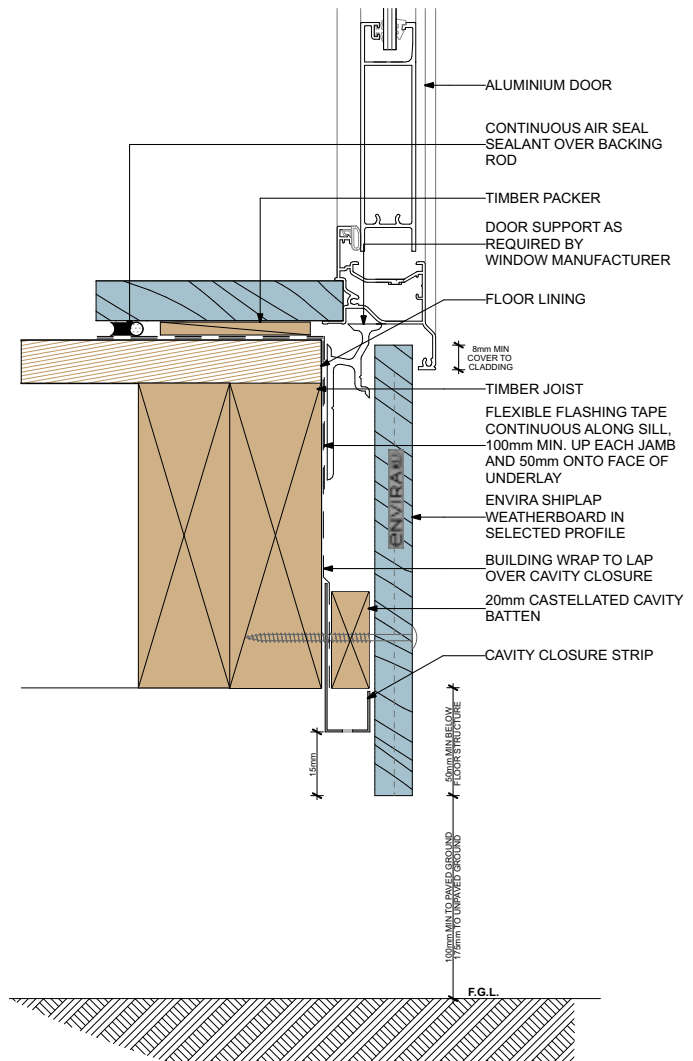
### Shiplap Cavity Fix Foundation Concrete

6002 2D :



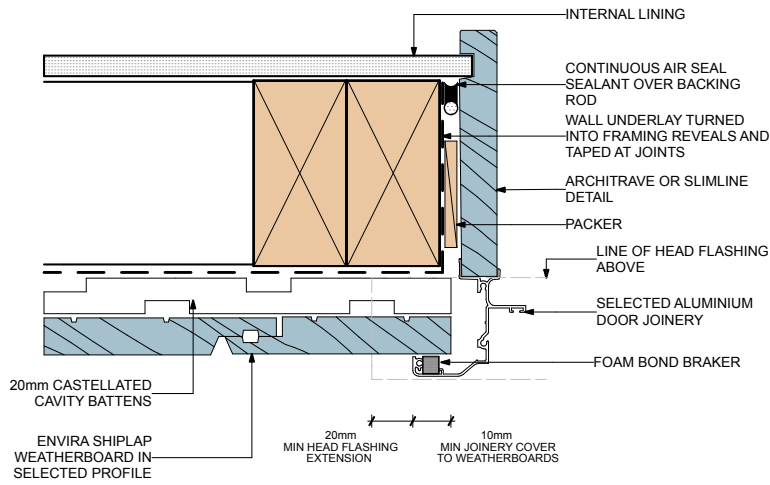
### Shiplap Cavity Fix Door Sill

6003 2D :



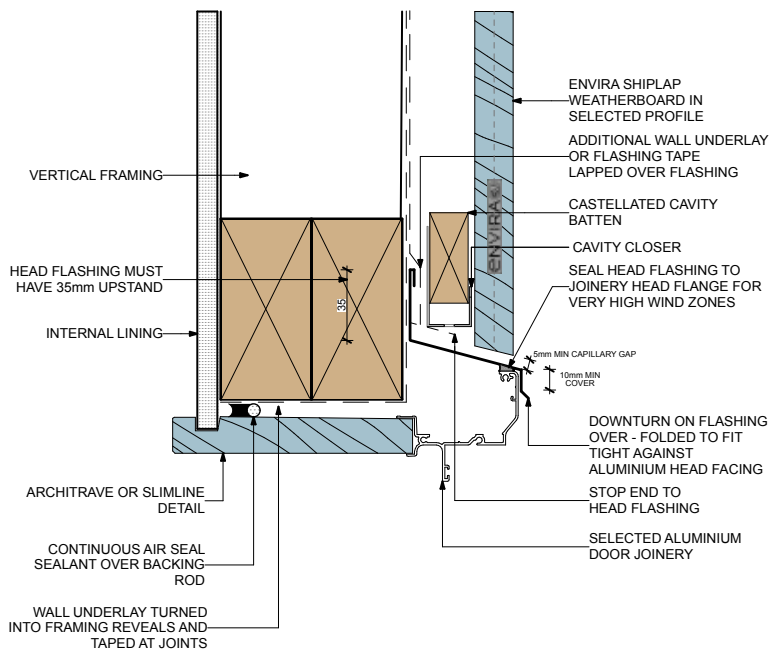
## Shiplap Cavity Fix Door Jamb

6004 2D :



## Shiplap Cavity Fix Door Head

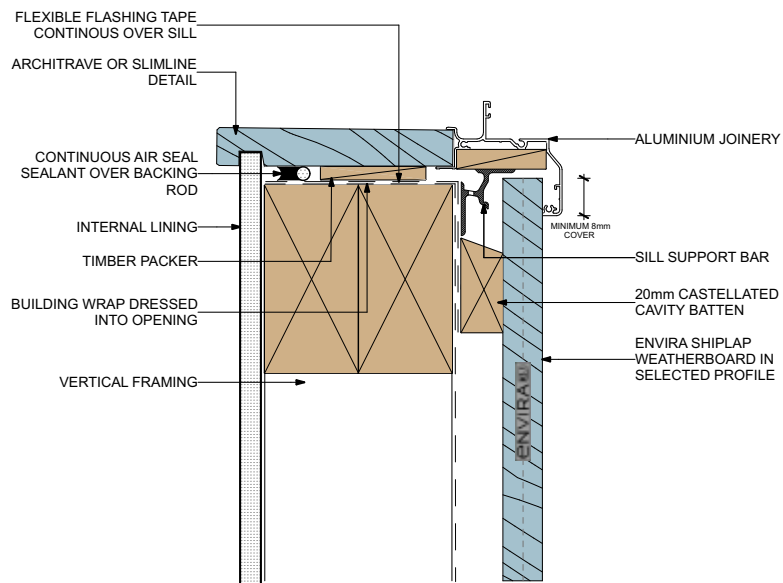
6005 2D :



DATE: 27/07/2021 check for updates and download 2D files in PDF, DWG or DXF format at [www.niagara.nz](http://www.niagara.nz)

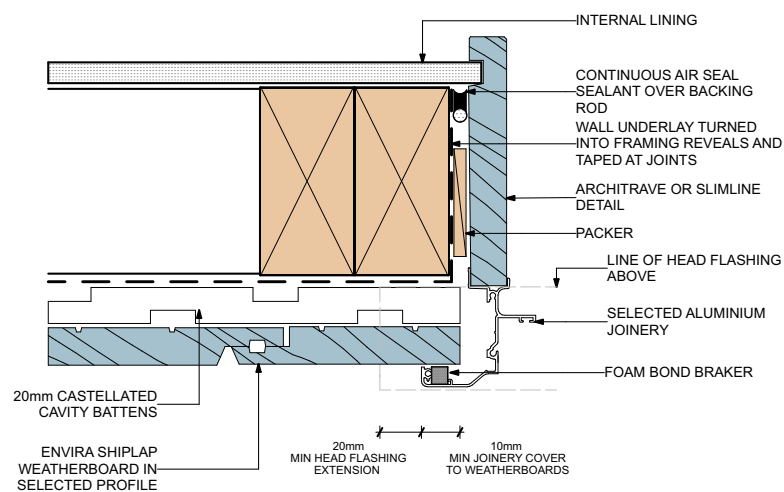
## Shiplap Cavity Fix Window Sill (Sill Support Bar)

6006 A 2D :



## Shiplap Cavity Fix Window Jamb

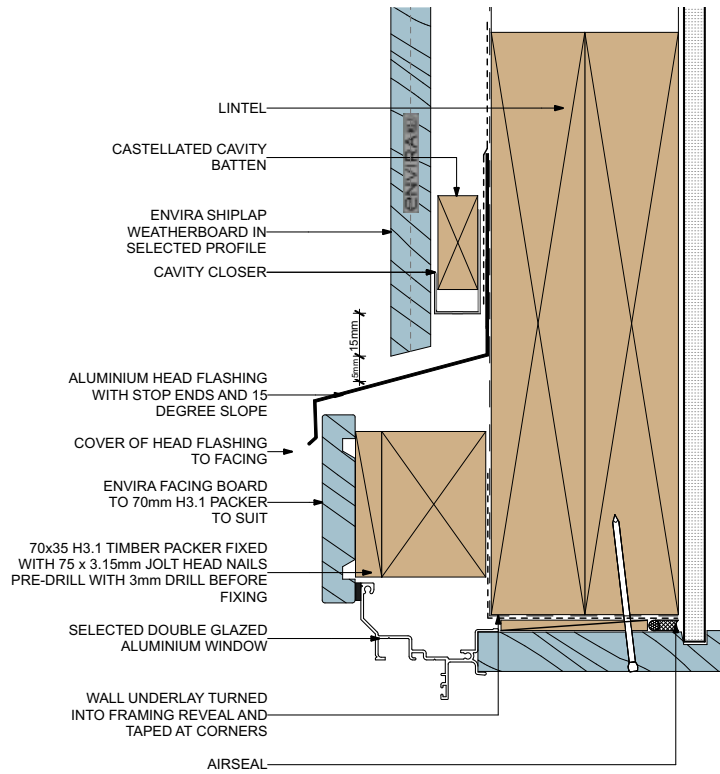
6007 2D :



DATE: 27/07/2021 check for updates and download 2D files in PDF, DWG or DXF format at [www.niagara.nz](http://www.niagara.nz)

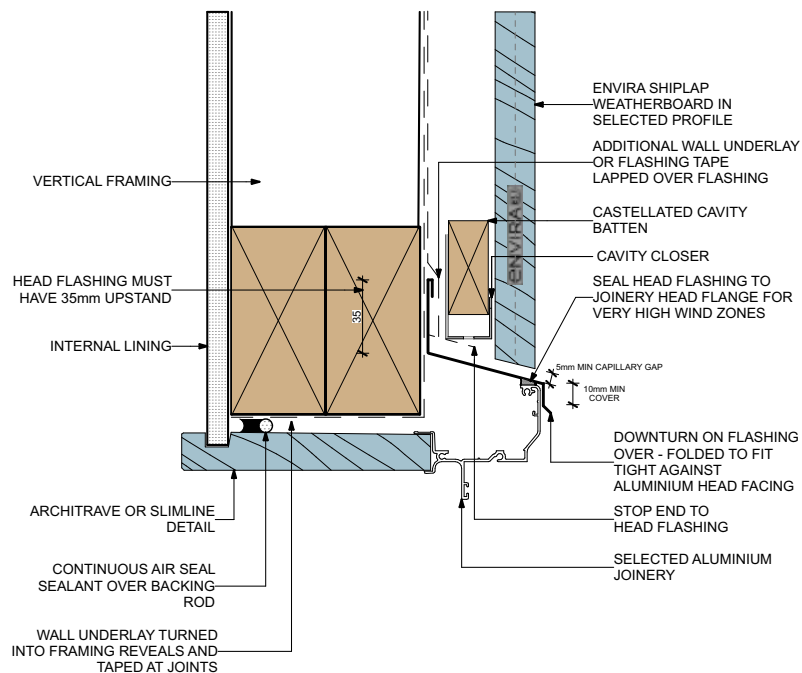
### Shiplap Cavity Fix Window Head - Option A

6008 A 2D :



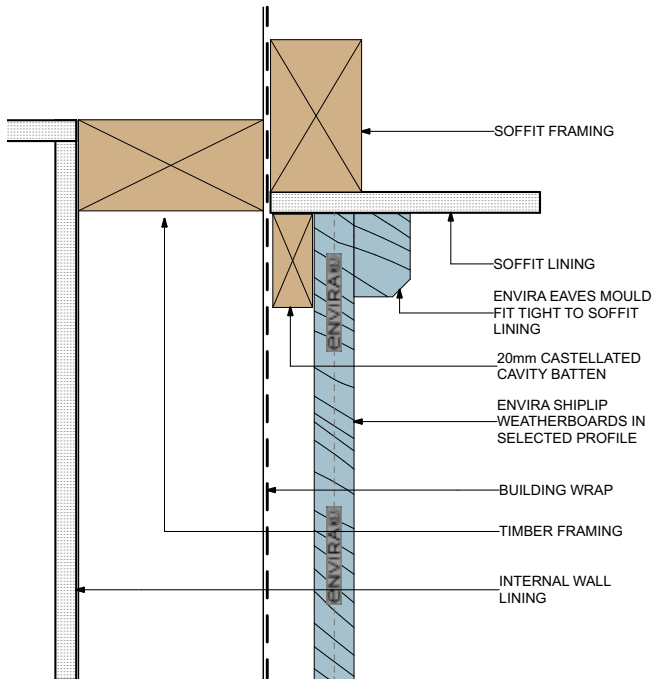
### Shiplap Cavity Fix Window Head

6008 2D :



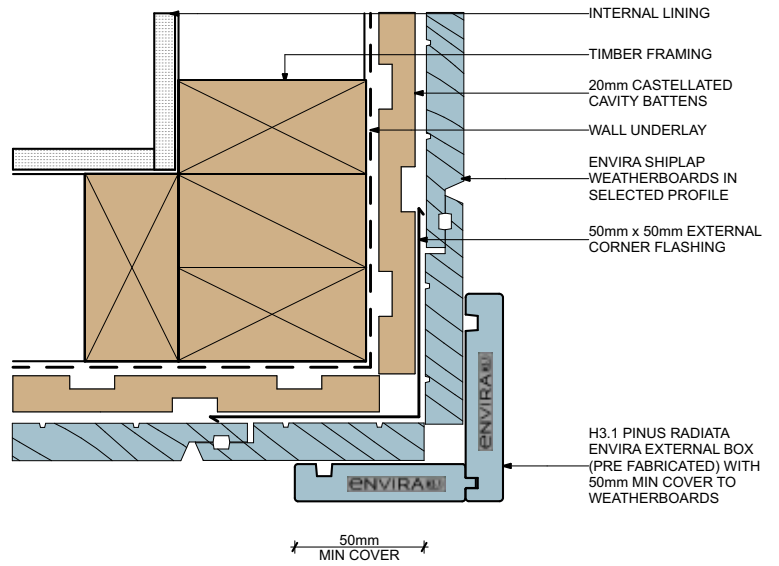
**Shiplap Cavity Fix Soffit**

6009 2D:



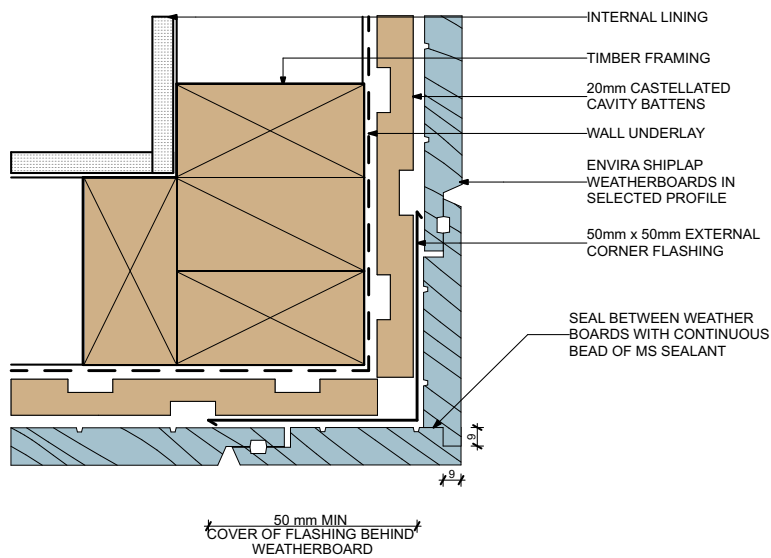
**Shiplap Cavity Fix External Corner**

6010 2D:



**Shiplap Cavity Fix External Corner Lapped**

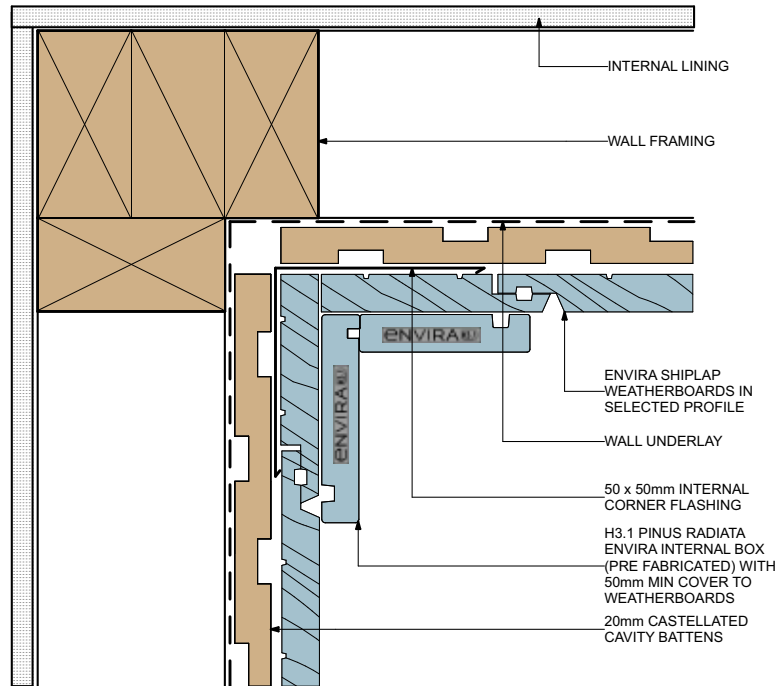
6010 A 2D:



DATE: 27/07/2021 check for updates and download 2D files in PDF, DWG or DXF format at [www.niagara.nz](http://www.niagara.nz)

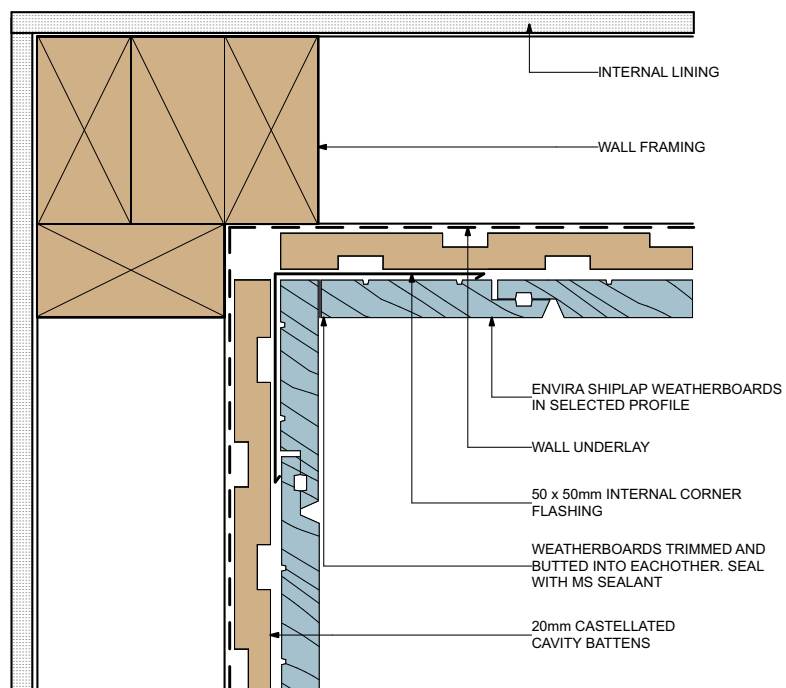
### Shiplap Cavity Fix Internal Corner

6011 2D :



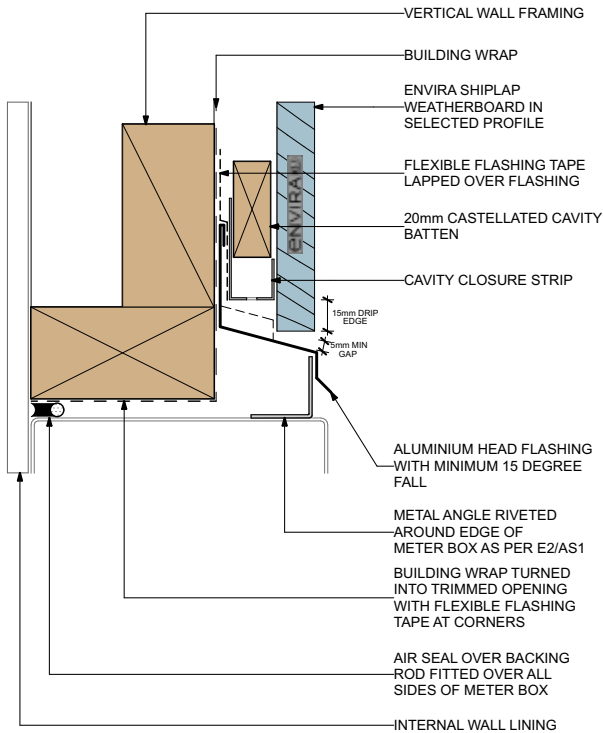
### Shiplap Cavity Fix Internal Corner - Butt Corner

6011 A 2D :



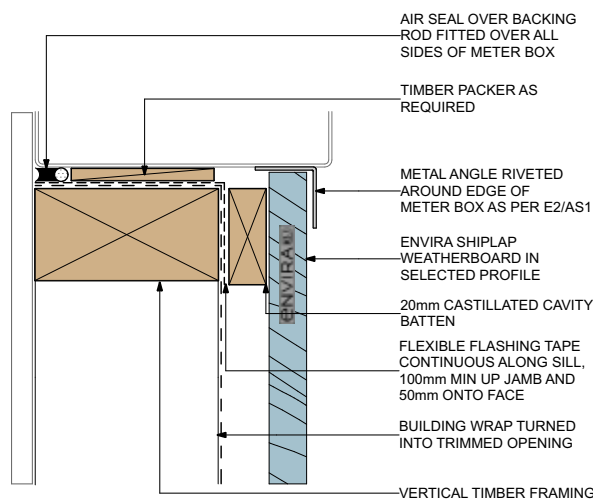
### Shiplap Cavity Fix Meter Box Head

6012 2D :



### Shiplap Cavity Fix Meter Box Sill

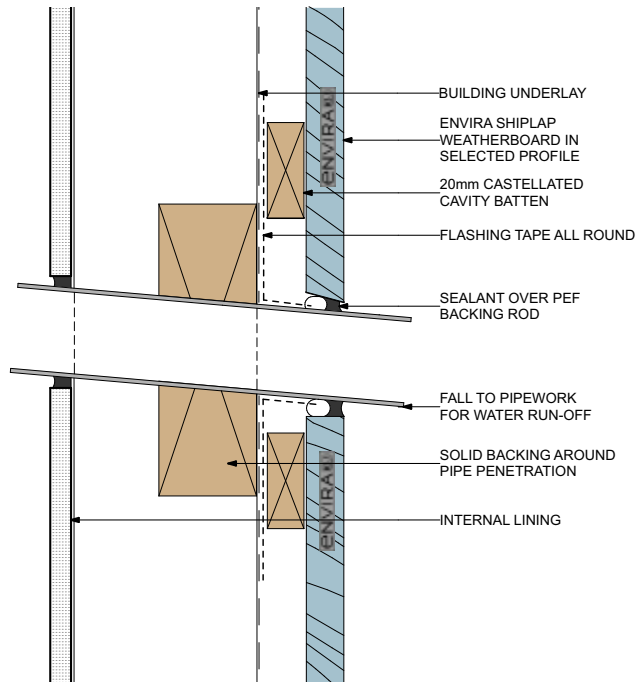
6014 2D :



DATE: 27/07/2021 check for updates and download 2D files in PDF, DWG or DXF format at [www.niagara.nz](http://www.niagara.nz)

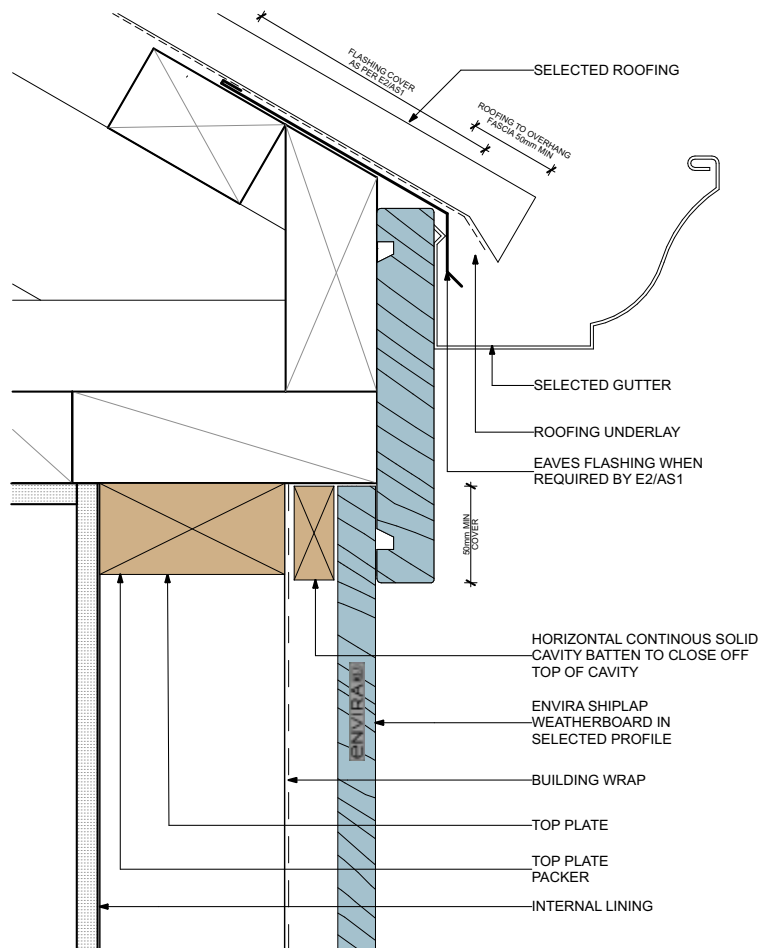
### Shiplap Cavity Fix Pipe Penetration

6015 2D:



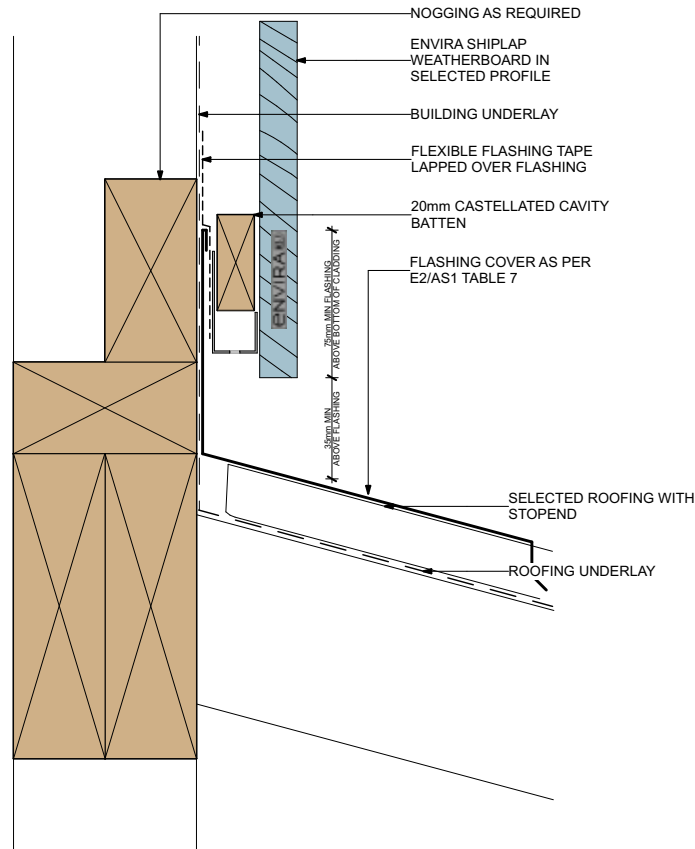
### Shiplap Cavity Fix Fascia Eaves - No Soffit

6016 2D:



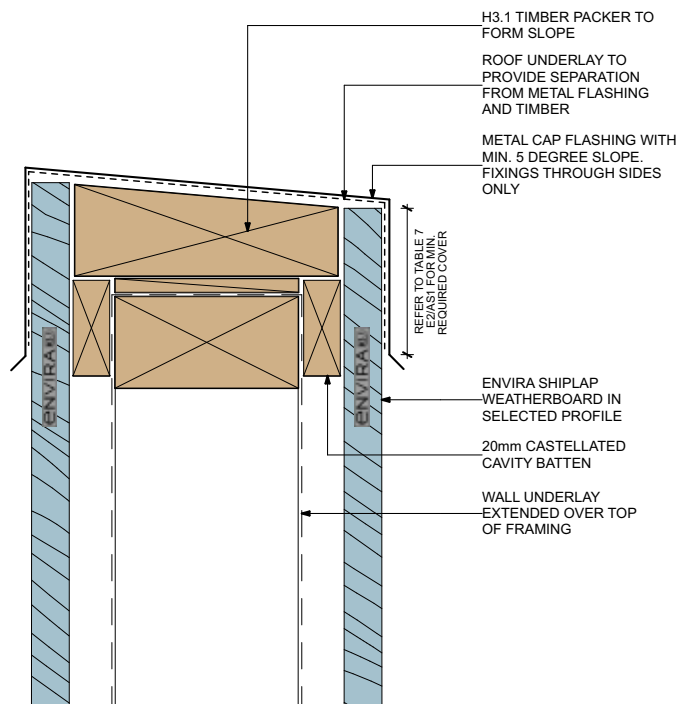
### Shiplap Cavity Fix Apron

6017 2D:



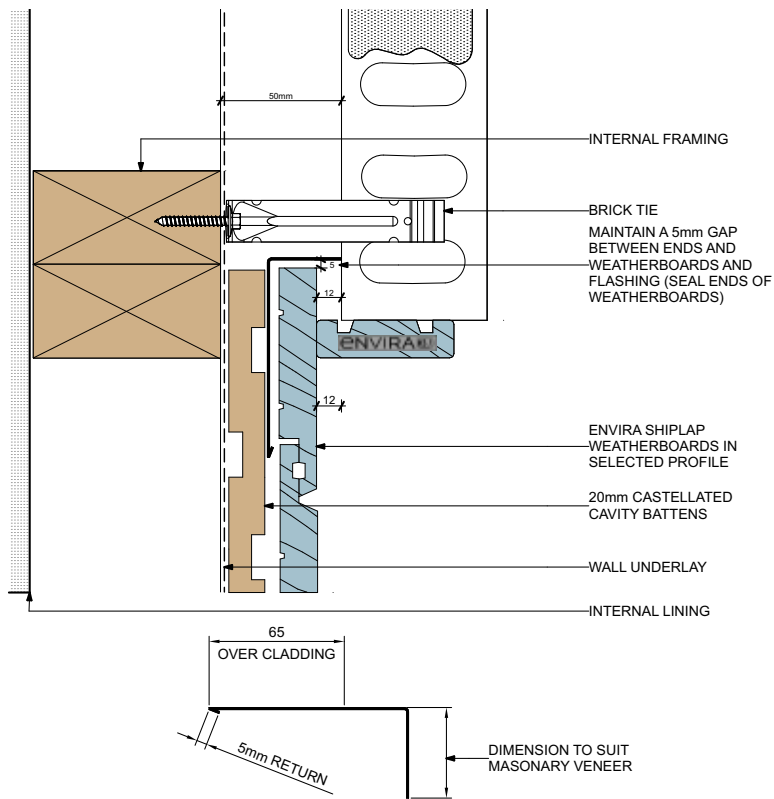
### Shiplap Cavity Fix Parapet Cap

6018 2D:



# Shiplap Cavity Fix Masonry Veneer - Abutting

6019 2D :

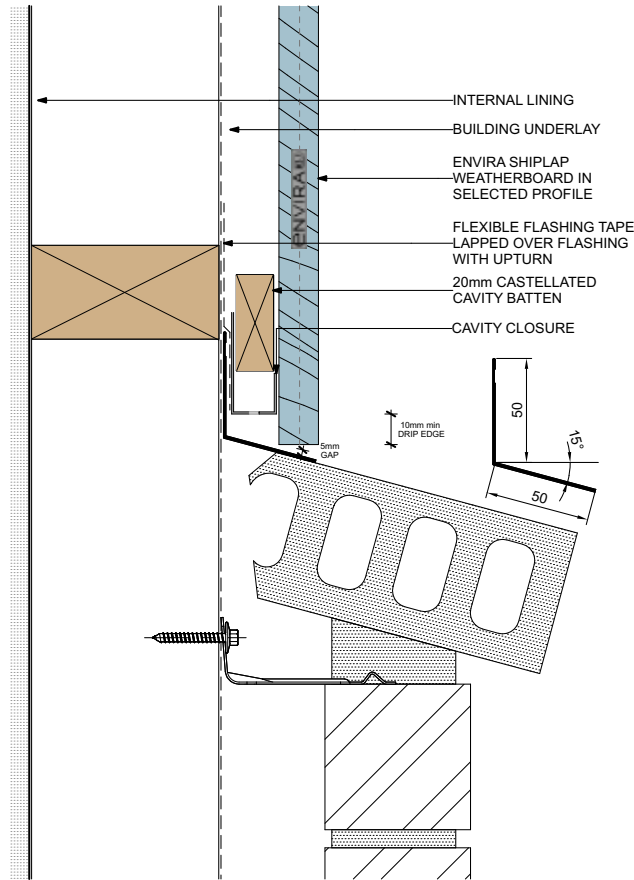


## FLASHING DIMENSIONS

DATE: 27/07/2021 check for updates and download 2D files in PDF, DWG or DXF format at [www.niagara.nz](http://www.niagara.nz)

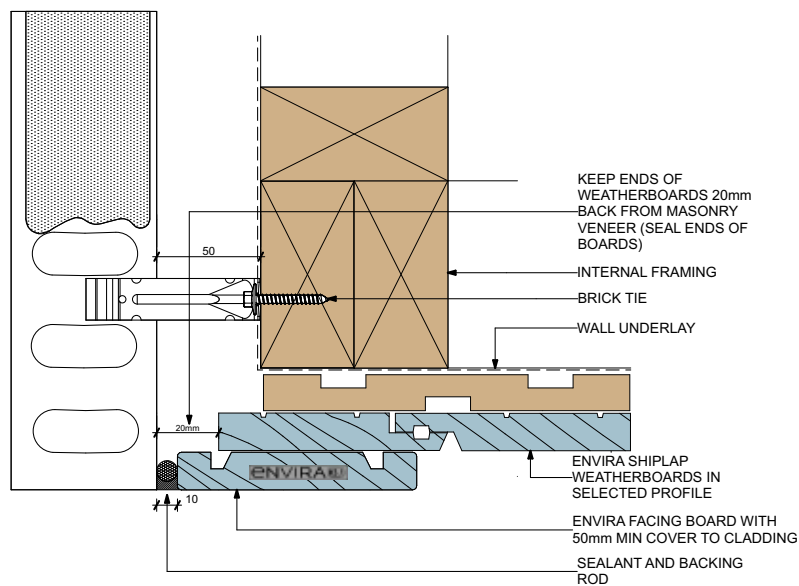
Shiplap Cavity Fix **Cavity Fix Masonry Veneer - Below**

6020 2D :



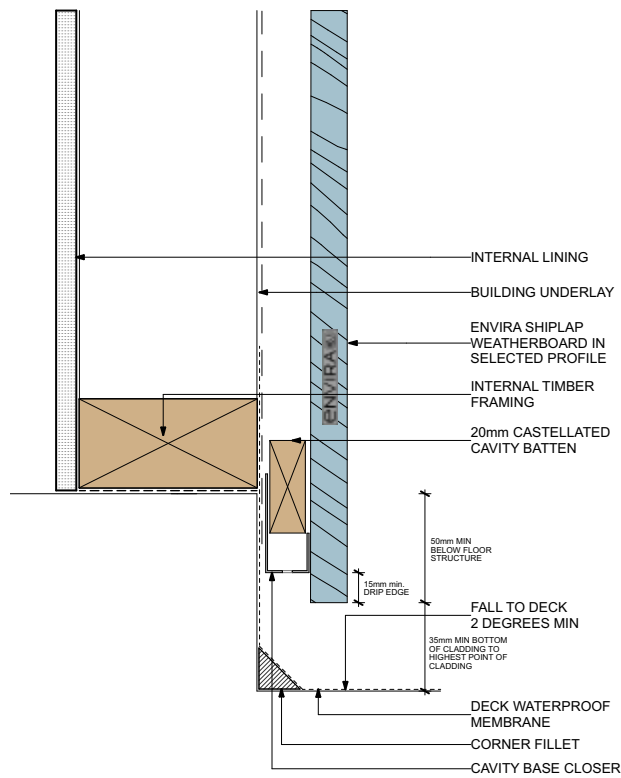
Shiplap Cavity Fix **Cavity Fix Masonry Veneer - External Corner**

6021 2D :



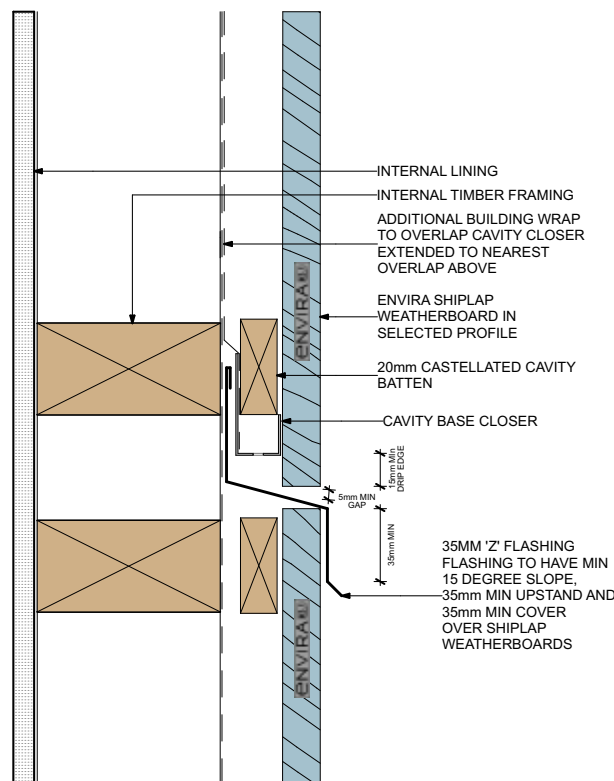
### Shiplap Cavity Fix Waterproof Deck - Above

6031 2D :



### Shiplap Cavity Fix Inter-Storey Junction

6033 2D :



# ENVIRA WEATHERBOARD SYSTEM WARRANTY

## 1. Product Warranty

- 1.1 Niagara Sawmilling Company Limited (Niagara) warrants for a period of 25 years from the date of purchase that its Envira Weatherboard System (Products) will be free from production defects and will be resistant to cracking, rotting and damage from borer attacks, to the extent set out in Niagara's product literature current at the time of installation, subject always to the conditions and limits on liability below (Warranty).
- 1.2 The Envira Weatherboard System Technical Manuals set out the approved and recommended methods for cladding installation. To request a copy of the Envira Weatherboard System Technical Manuals, please phone toll free: 0800 36 76 46 (Monday to Friday 8am – 5pm), or email: sales@niagara.nz, or download online at www.niagara.nz

## 2. Conditions of Warranty

- 2.1 The Warranty is strictly subject to the following conditions:
  - 2.1.1 The Products must be installed by a competent and qualified builder, strictly in accordance with:
    - (a) the Envira Weatherboard System Technical Manuals current at the time of installation, utilising Envira Weatherboard System components or products specified in the Envira Weatherboard System Technical Manuals; and
    - (b) all relevant laws and regulations.

Where the Envira Weatherboard System Technical Manuals do not provide suitable detail for installation of the Products then installation must be in accordance with best trade practice determined in consultation with the relevant local or regional council or such other appropriate organisation or authority and the designer of the building works.
  - 2.1.2 The Products must be maintained strictly in accordance with the Envira Weatherboard System Technical Manuals. Further, all other products including coating and jointing systems applied to, or used in conjunction with, the Products must be applied, installed and maintained strictly in accordance with the relevant manufacturer's instructions and best trade practice.
  - 2.1.3 The building works in which the Products have been incorporated must be designed and constructed in strict compliance with all relevant provisions of the current New Zealand Building Code, regulations and standards, and the building consent relating to the building works.
  - 2.1.4 If any remedial work undertaken in relation to the Warranty involves re-coating of the Products, the customer acknowledges and agrees that there may be slight colour differences between the original and replacement Products due to the effects of weathering and variations in materials over time.

## 3. Limits on Liability

- 3.1 Niagara will not be liable to the customer for any breach of Warranty unless the customer gives Niagara written notice of any claim for breach of Warranty within 30 days of the defect becoming reasonably apparent.
- 3.2 In any event, the customer's sole remedy under the Warranty is (at Niagara's discretion) that Niagara will either supply replacement Products, rectify the affected Products where such Products are capable of rectification, or pay for the reasonable cost of the replacement or rectification of the affected Products.
- 3.3 Aside from the remedy described in clause 3.2, Niagara will not be liable for any other losses or damages (whether direct or indirect) including property damage, personal injury, consequential loss, economic loss or loss of profits, whether arising under statute, contract, tort including negligence, or howsoever arising. Without limiting the foregoing, Niagara will not be liable for any claims, damages or defects arising from, or in any way attributable to:
  - 3.3.1 poor workmanship;
  - 3.3.2 poor design or detailing;
  - 3.3.3 incorrect design of the structure;
  - 3.3.4 settlement or structural movement and/or movement of materials to which the Products are attached;
  - 3.3.5 acts of God including, but not limited to, earthquakes, cyclones, floods or other severe weather conditions or unusual climatic conditions;
  - 3.3.6 efflorescence or performance of paint/coatings applied to the Products;
  - 3.3.7 normal wear and tear; or
  - 3.3.8 growth of mould, mildew, fungi, bacteria, or any organism on the surface of any Products (whether on the exposed or unexposed surfaces).
- 3.4 All warranties, conditions, liabilities and obligations other than those specified in this Warranty are excluded to the fullest extent permitted by law. The Warranty does not exclude or modify any legal rights a customer may have under the Consumer Guarantees Act 1993. Unless otherwise specified in writing at the time of sale, Niagara assumes no liability for the Products being fit for any particular purpose under the Building Act 2004, other legislation or at common law.

# ENVIRA<sup>®</sup>

BY NIAGARA



[www.niagara.nz](http://www.niagara.nz)

#### SOUTH ISLAND SALES & DISTRIBUTION

☎ 0800 36 78 46  
✉ [sisales@niagara.nz](mailto:sisales@niagara.nz)

📍 145 Alford Forest Road  
Ashburton 7700, New Zealand

#### NORTH ISLAND SALES & DISTRIBUTION

☎ 0800 36 78 46  
✉ [nisales@niagara.nz](mailto:nisales@niagara.nz)

📍 24 - 26 Oliver Street,  
Cambridge 3434, New Zealand



**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Historical Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

**Identifier** **WN56C/395**

**Land Registration District** **Wellington**

**Date Issued** 19 May 2000

**Prior References**

WN55C/971

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**Estate** Fee Simple  
**Area** 774 square metres more or less  
**Legal Description** Lot 9 Deposited Plan 89035

**Original Registered Owners**

Graham William Luke and Annette Luke

---

**Interests**

Fencing Covenant in Transfer B054796.1 - 22.12.1989

B784491.6 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council - 19.5.2000 at 3.34 pm

Fencing Covenant in Transfer B784491.13 - 19.5.2000 at 3.34 pm

Land Covenant in Transfer B784491.13 - 19.5.2000 at 3.34 pm

Fencing Covenant with The Kapiti Coast District Council in Transfer B784491.13 - 19.5.2000 at 3.34 pm

10476086.1 Transmission to Graham William Luke as survivor(s) - 4.7.2016 at 12:47 pm

12564470.1 Transmission to Kathryn Jane Luke and Bryce John Williams as Executors - 4.10.2022 at 12:25 pm

12731713.1 Transfer to Gary Traveller and Dianne Debra Traveller - 26.5.2023 at 9:43 am

Reference:  
Prior CT: 55C/971  
Document No.: B784491.7



LT69

REGISTER

56C/395

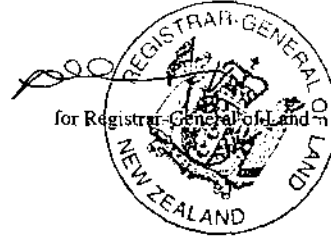
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 19th day of May Two Thousand under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of WELLINGTON

WITNESSETH that PRITCHARD GROUP LIMITED

is seised of an estate in fee simple (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 774 square metres, more or less being LOT 9

DEPOSITED PLAN 89035



Fencing covenant in Transfer B054796.1 - 22.12.1989

B784491.6 Consent Notice under Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council.

B784491.13 Transfer to Pritchard Group Limited

Land covenant in Transfer B784491.13

Fencing covenant in Transfer B784491.13

B784491.13 Transfer to Pritchard Group Limited

Fencing covenant with The Kapiti Coast District Council in Transfer B784491.13

All 19.5.2000 at 3.34.

*[Signature]*

For RGL

B801156.1 Transfer to Aaron John Craig

B801156.2 Mortgage to ANZ Banking Group (New Zealand) Limited  
All 08.09.2000

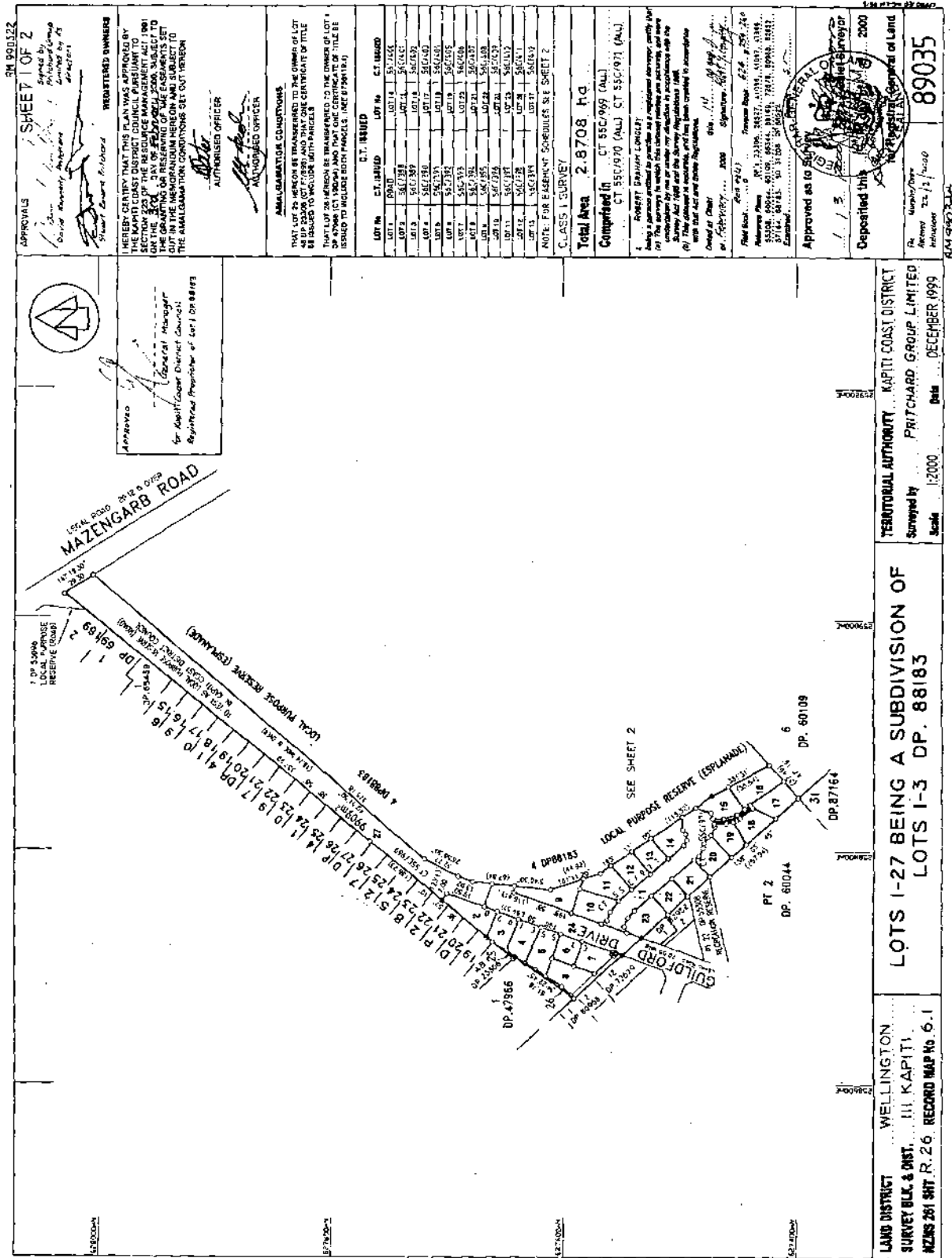
DISCHARGED  
30/11/2000  
*[Signature]*  
for RGL

*[Signature]*  
for RGL

B813182.2 Transfer to Graham William Luke and Annette Luke  
30.11.2000 at 3.57

*[Signature]*  
for RGL

56C/395



APPROVALS

*David Murray*  
David Murray  
Surrey  
Surrey

*Shawn Coates*  
Shawn Coates  
Surrey  
Surrey

**SHEET 1 OF 2**

REGISTERED BUNGERS

HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE KAPITI COAST DISTRICT COUNCIL PURSUANT TO THE ACT OF 1977 AND THAT ONE CERTIFICATE OF TITLE IS ISSUED TO EACH OF THE PARCELS SHOWN ON THE PLAN AND THAT THE PARCELS ARE SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS SET OUT IN THE MEMORANDUM HEREON AND SUBJECT TO THE AMALGAMATION CONDITIONS SET OUT HEREON.

*Robert Daviam Longley*  
Robert Daviam Longley  
REGISTERED SURVEYOR

AMALGAMATION CONDITIONS

THAT LOT 26 HEREON BE TRANSFERRED TO THE OWNER OF LOT 25 AS DP 23208 (CT 55C/97) AND THAT ONE CERTIFICATE OF TITLE BE ISSUED TO INCLUDE BOTH PARCELS.

THAT LOT 28 HEREON BE TRANSFERRED TO THE OWNER OF LOT 14 AS DP 23208 (CT 55C/97) AND THAT ONE CERTIFICATE OF TITLE BE ISSUED TO INCLUDE BOTH PARCELS. (SEE SCHEDULE 1)

NOTE FOR EASEMENT SCHEDULES SEE SHEET 2

CLASS 1 SURVEY

Total Area 2.8708 ha

Completed in CT 55C/99 (ALL)  
CT 55C/97 (ALL) CT 55C/97 (ALL)

1. ROBERT DAVIAM LONGLEY  
Being a person entitled to practice as a registered surveyor, certify that the above plan is a true and correct copy of the original plan as submitted to me under my direction in accordance with the Survey Act 1977 and the Survey Regulations 1981.

(a) This document is correct, and has been compiled in accordance with the Act and the Regulations.

Dated at Christchurch this 11th day of February 2000

Signature: *Robert Daviam Longley*  
or: *Robert Daviam Longley*

Plan Book 624 of 256  
Volume 2000  
Pages 60064, 60103, 60104, 60105, 60106, 60107, 60108, 60109, 60110, 60111, 60112, 60113, 60114, 60115, 60116, 60117, 60118, 60119, 60120, 60121, 60122, 60123, 60124, 60125, 60126, 60127, 60128, 60129, 60130, 60131, 60132, 60133, 60134, 60135, 60136, 60137, 60138, 60139, 60140, 60141, 60142, 60143, 60144, 60145, 60146, 60147, 60148, 60149, 60150, 60151, 60152, 60153, 60154, 60155, 60156, 60157, 60158, 60159, 60160, 60161, 60162, 60163, 60164, 60165, 60166, 60167, 60168, 60169, 60170, 60171, 60172, 60173, 60174, 60175, 60176, 60177, 60178, 60179, 60180, 60181, 60182, 60183, 60184, 60185, 60186, 60187, 60188, 60189, 60190, 60191, 60192, 60193, 60194, 60195, 60196, 60197, 60198, 60199, 60200

Approved as to Survey: *Robert Daviam Longley*  
Registered Surveyor

Deposited this 11th day of February 2000

2000

Registered Controller of Land

89035

RP 23208 (CT 55C/97)

APPROVED

*General Manager*  
General Manager  
Kapiti Coast District Council

Approved for Kapiti Coast District Council

TERITORIAL AUTHORITY: KAPITI COAST DISTRICT

Surveyed by: PRITCHARD GROUP LIMITED

Scale: 1:2000 Date: DECEMBER 1999

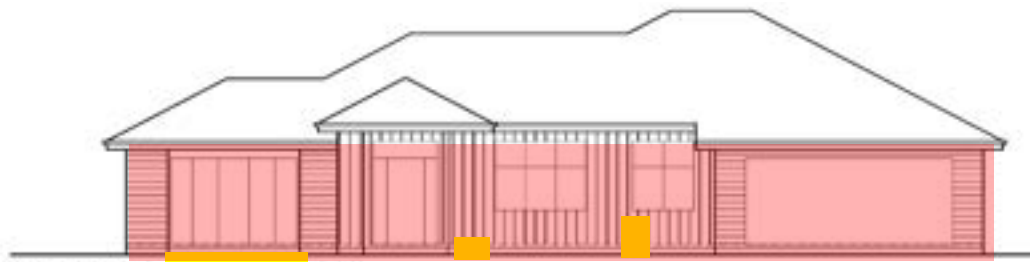
LOTS 1-27 BEING A SUBDIVISION OF LOTS 1-3 DP. 88183

LAND DISTRICT: WELLINGTON

SURVEY BLK. & DIST.: III, KAPITI

AKZNS 281 SH. R. 26 RECORD MAP No. 6-1





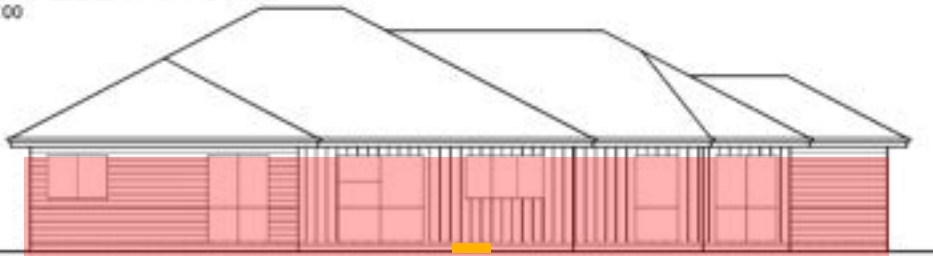
**WEST ELEVATION 1**

SCALE 1:100



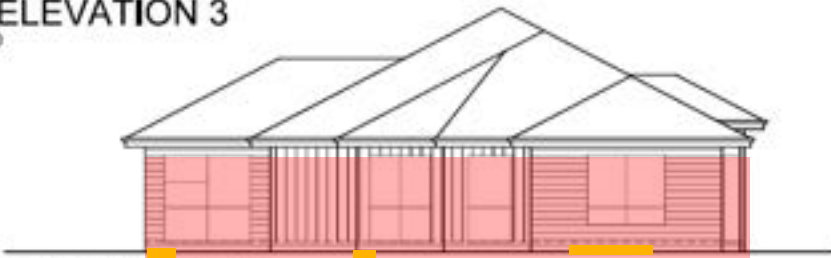
**SOUTH ELEVATION 2**

SCALE 1:100



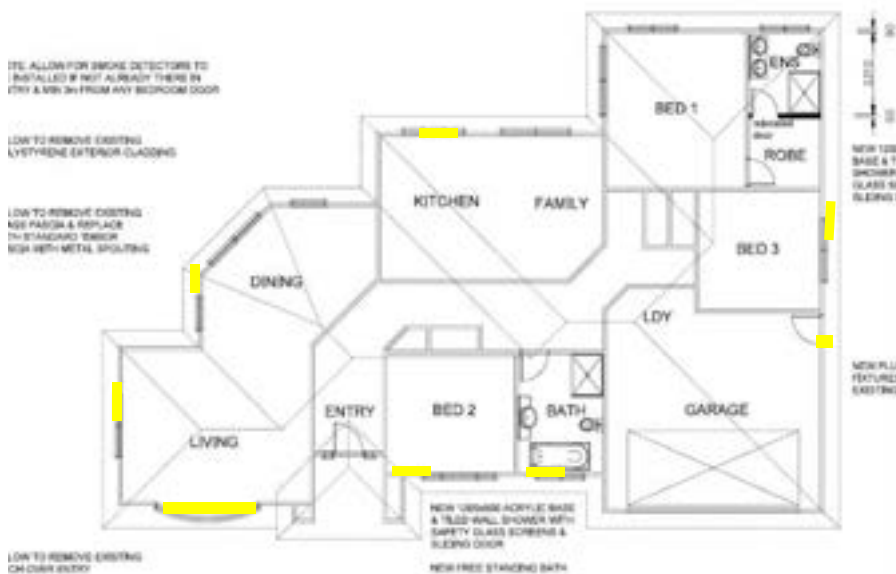
**EAST ELEVATION 3**

SCALE 1:100



**NORTH ELEVATION 4**

SCALE 1:100



BC230427  
 Received by  
 Kapiti Coast District Council  
 19/03/2024  
 via Email

4300 / BC 230427 / 155 Guildford / Council requested framing remediation plan / replaced framing approx. locations (yellow) and (additional to NZ building act requirements) boron application (red) excludes any other framing alterations – Refer council photographic and site records – Ref Remediation Statement issued 18/08/2023 as a statement of compliance



BC230427  
Received by  
Kamik Coast District Council  
19/03/2024  
via Email



BC23042  
Received by  
Kagali Council District Council  
19/03/2023  
via Email

Copy  
BARRIER

BC230427  
Received by  
Kapiti Coast District Council  
11/03/24  
via Email

↑  
UP FRONT 305862



ply  
Sealing Tape  
Frame  
One piece fit











FRONT 305862  
UP

1







BC230427  
Received by  
Kapiti Coast District Council  
11/03/24  
via Email



**THE BUILDING**

Street address: 155 Guildford Drive  
 Suburb: Paopapa  
 Town/City: Kapiti Coast Postcode:

**THE PROJECT**

Building consent number: 230427

**THE OWNER(S)**

Name(s): Mrs Mrs Travelley  
 Mailing address: 155 Guildford Drive  
 Suburb: Paopapa PO Box/Private Bag: BC230427  
 Town/City: Kapiti Coast Postcode:  
 Phone number: C/o 0274463238 Email address: Kapiti Coast District Council

**RECORD OF WORK THAT IS RESTRICTED BUILDING WORK**

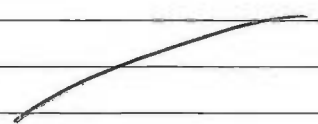
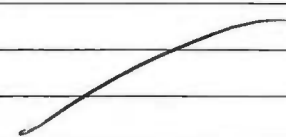
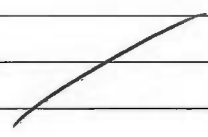
BC230427  
 Received by  
 Kapiti Coast District Council  
 via Front Counter

**PRIMARY STRUCTURE**

Work that is restricted building work Tick <input checked="" type="checkbox"/>	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"/>		<input 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

**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 checked="" type="radio"/>	Timber cavity Batten	<input type="radio"/> Carried out <input type="radio"/> Supervised
Wall cladding or wall cladding system <input checked="" type="radio"/>	Building Paper cavity Batten Windows Tape New Horizontal or Vertical weatherboards	<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised
Waterproofing <input type="radio"/>	Two Wet slown By Grant Elmer	<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Other <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

BC230427  
Received by  
Kapiti Coast District Council  
14/02/2024  
via Front Counter

**ISSUED BY**

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

Name: CD Van der Meer Builders LTD LBP number: 106221

Class(es) licensed in: S1

Plumbers, Gasfitters and Drainlayers registration number (if applicable): 12724

Mailing address (if different from below): 155 Guelph Road Paopuwhenua

Street address/Registered office:

Suburb: Town/City:

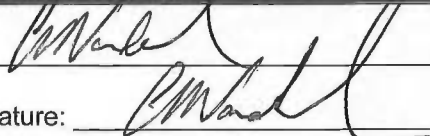
PO Box/Private Bag: Postcode:


Phone number: 027 4463238 Mobile:

After hours: Fax:

Email address: Carl@cdobuilders.co.nz Website:

**DECLARATION**

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

Signature:  Date: 13.2.24

# STATEMENT PIPED SERVICES AND PLUMBING STACKS



## Construction Review

Send or deliver this form to: Kapiti Coast District Council,  
175 Rimu Road, Paraparaumu 5032  
Private Bag 60601, Paraparaumu 5254  
For enquiries, phone 04 296 4700 (Toll Free: 0800 486 486)

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TO BE COMPLETED BY THE INSTALLER	
Issued by:	Kapiti Plumbing
Registration number:	12724
In respect of Piped Services installed in accordance with G12/AS1 as shown on the approved plans or as per the attached amended plan and Sanitary Plumbing Stacks installed in accordance with G13/AS1 or AS/NZS 3500.2.2	
Installed at:	155 Guildford Drive
Building Consent No:	230 427
As a certified plumber, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code. Both hot and cold systems have been pressure tested for a period of 15 minutes at a pressure of 1500 kPa.	
Name: Mark Scate	Signature: <i>[Signature]</i>
Address: 9 Macraeth Ave	Date: 13.2.24
Phone: 9027580	Fax: -
Mobile: 021 515546	Email: kapiti.Plumbing@outlook.com

Kāpiti Coast District Council Office Use Only	
Statement author authenticated and current registration verified. Verification and Registration checked through public register on <a href="http://www.pgdb.co.nz">www.pgdb.co.nz</a> .	
Date:	<input type="text"/>
Name:	<input type="text"/>
Signature:	<input type="text"/>

# GASFITTING CERTIFICATE OF COMPLIANCE – GAS SAFETY CERTIFICATE

Client Name:

Reference / Job #:  ICP (if known):

Address of work:

Suburb:  Town / City:

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

Gas supply pressure  kPa 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:  Copy of certified design attached (or provide reference)

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The work relies on manufacturer's instructions:  Yes  No  
 Copy of manufacturer's instructions attached (or provide reference)

The work has been done in accordance with means of compliance (specify):  
 Yes – AS/NZS 5601.1 sections 3 to 6  Yes – AS/NZS 5601.2 sections 3 to 9  No

Were any other standards required for compliance?  
 Yes (specify)   No

Parts of the gas installation that are safe to connect to a gas supply?  
 All  Parts (specify)

Date or dates on which the work was done:

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

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:

Registration number:  Certificate Issue Date:

Certifier Signature:

Outline any additional information attached:

I confirm that the work described in this Gas Safety Certificate, and the installation or part installation is connected to a gas supply and is safe to use.

Name of person who connected the work:

Registration number:  Date of completion:

Signature:

# Central Adjusters

(Registered Building Surveyors)

PO Box 17, 108

Karori

Wellington

0274 445486

E-Mail: Central-Adjusters@xtra.co.nz

---

18/08/2023

CDV Builders Ltd

Sally@cdvbuilders.co.nz

Dear Sally

Ref: 155 Guildford Drive - Re-Cladding work / KCDC Consent 230427

## Timber Remediation Statement

Further to instructions received I confirm that during the process of consented repairs between 17/07/23 - 10/08/2023 3 site inspections were carried out to inspect the condition of the external framing of the dwelling within the consented work area.

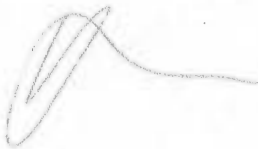
This was to ensure that the timber remediation process followed accepted sound remedial practice to any framing compromised by water entry giving the best opportunity to satisfy durability and structural standards as required by NZ Building Code Clause B2 (Durability) B1 (Structure) to the extent required by the NZ Building Act.

My involvement is separate to the normal regulatory inspection process and does not involve structure design or fixings, which continues to remain part of the Council inspection process.

An extensive and comprehensive timber replacement or timber remediation program was undertaken by contractors Construct Ltd, who under instruction replaced any decayed or suspected decayed timber with an appropriate mix of new treated framing.

Timber that was not replaced was coated in two coats of Protim Framesaver.

Yours faithfully



Haydon Miller MNZIBS ANZIIF ACLA

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## PRODUCER STATEMENT – MANUFACTURING (PS 3)

Building consent no:

Issued by: (manufacturer business name): Fairview Kapiti

To: (City/District council):

In respect of building consent application number:

Granted to (building consent applicant):  
In relation to (description of building work):

At: (address): 155 Guilford Drive, Paraparaumu

Lot: DP: SO:

Fairview Kapiti have been engaged by Carl van der Meer Building Ltd  
(building consent applicant):

Cross out non-relevant manufacturing sections below)

To manufacture only:

To manufacture	15 units of Fairview aluminium joinery units (Aeonox White)
----------------	---

I am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by the New Zealand Building Code.

B1 Structure  
B2 Durability  
F2 Hazardous Building Materials  
F4 Safety from Falling  
E2/AS1 Clause 9.1.10 Windows and Doors

and the following New Zealand Standards

NZS 4211: 2008 Specification for Performance of Windows  
NZS 4223 (Part 3) Glazing  
NZS 3604: 1979 Specification for Aluminium Windows.

I understand that if this producer statement is accepted, it will be relied upon by (City/District council) for the purpose of establishing compliance with the building code.

Signed by Mark Edlin:

Date: 04/09/2023

Manufacturer's address: 24 Birmingham Street, PARAPARAUMU 5032  
Manufacturer's phone: 04-902 6668

email: [info@fairviewkapiti.co.nz](mailto:info@fairviewkapiti.co.nz)

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# Combined Certificate of Compliance and Electrical Safety Certificate

Unique ID: 34893

Note: If you are using this form to provide only an Electrical Safety Certificate, then only complete sections 1, 3 and 5

## 1. Customer Information

Customer Name: Gary + Diane Traveller

Customer Phone / Email: 021-469906 -

Location of Installation: 155 Guilford Drive, Paraparaumu.

## 2. Certifier Information

Certifier Name: William Liley

Registration / Practising Licence Number: E265991

Organisation: O'Leary Electrical LTD Telephone Number: 021630031

Email: olearyelectricaltd@gmail.com

Name and Registration Number of person(s) involved in work and supervised by certifier:

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## 3. Details of work to which certificate applies

The work is:  an entire installation  a specific part of an installation

The work is:  High Risk  General  Low Risk (Certificate of Compliance not required)

Indicate the number of each item installed or altered:

Number of lighting outlets: 12  
Number of socket outlets: 14  
Number of ranges: 1 x oven  
Number of water heaters: 0

General Description of Work

Renovations  
Car charger  
Under floor heating.

Tick (✓) if work includes:

- Mains
- MEN switchboard closest to point of supply
- Main Earthing System
- Electric Lines

Period within / Date on which the work was done: \_\_\_\_\_

The work is safe to be connected to:  230/400V MEN System  Other (specify) \_\_\_\_\_

## 4. Certificate of Compliance

I am satisfied that the work to which this Certificate of Compliance applies has been done lawfully and safely and the information in this certificate is correct. The work:

- complies with Part 1 of AS/NZ 3000  complies with Part 2 of AS/NZ 3000
- complies with the following standard(s): \_\_\_\_\_
- has been installed in accordance with a certified design (attach or reference\*)
- has an earthing system that is correctly rated
- contains fittings which are safe to connect to a power supply
- relies on supplier's Declaration of Conformity (attach or reference\*)
- relies on manufacturer's instructions (attach or reference\*)
- has been satisfactorily tested in accordance with Electricity (Safety) Regulations 2010
- is safe to connect

Test Results:

	Electrical Worker	Inspector
Polarity (independent earth):		
Insulation resistance:		
Earth continuity:		
Bonding:		
Other (specify):		

Electronic reference: www.advanceelectrical.co.nz

Certifier's Signature: [Signature]

Date: 5/10/23

\* If it is impractical to attach a copy of any relevant certified design, manufacturer's instruction or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, through electronic means.

## 5. Electrical Safety Certificate

Date on which the connection was done: \_\_\_\_\_

I am satisfied that the work to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use

Name: William Liley

Registration / Practising License Number: E265991

Signature of Connector: [Signature]

Date: 5/10/23

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O'LEARY ELECTRICAL LTD  
PO BOX 2167 RAUMATI

Electronic References

C.O.C - 34893

ADDRESS - 155 Guildford Drive, Paraparaumu

- ✓ GENERAL CABLE <http://www.generalcable.co.nz/>
  - ✓ SCHNEIDER DATA <http://www.schneider-electric.com/>
  - ✓ UTILUX <http://www.utilux.co.au/WebSiteUtilux/Default.asp>
  - ✓ MERLIN GERIN <http://www.schneider-electric.com/>
  - MARLEY <http://www.marley.co.nz/>
  - HPM <http://www.hpm.co.nz>
  - TEUBEL <http://www.teubels.co.nz/>
  - GENERAL ELECTRIC <http://www.ge.com/nz/>
  - DYNAMIX <http://www.dynamix.co.nz/>
  - ✓ MANROSE <http://www.simx.co.nz/>
  - ✓ SIMX <http://www.simx.co.nz/>
  - ✓ PDL <http://www.pdl.co.nz>
  - PHILIPS <http://www.phillips.co.nz/>
  - VYNCO <http://www.vynco.co.nz/>
  - LORETTO <http://www.globelink.co.nz/>
  - ✓ SWITCH LIGHTING <http://www.switch-lighting.co.nz/>
  - ✓ Ambius [ambiuslighting . co.nz](http://ambiuslighting.co.nz)
-



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# Standard Product Warranty: General

**Warranty Number:** WLGSF-0109046      **Date of Installation:** 31-Aug-2023  
**Building Owner:** Traveller  
**Building/Project Address:** 155 Guildford, Paraparaumu, Paraparaumu 5032  
**Company:** Grant Elvines  
**Address:** 29a Golf Road, Paraparaumu Beach, Paraparaumu 5032  
**Phone:** 021 077 3383  
**Product Type and Use:** ARDEX Superflex WPM 001, Bathroom & Ensuites  
**Area Laid:** 10.00 SquareMetres

**Warranty Period:** (15) fifteen years from the date of installation of the Membrane.

## ARDEX Warranty

Subject to the conditions below, ARDEX NEW ZEALAND LIMITED ("ARDEX") warrants to the Building Owner that the ARDEX Product stated as the Product Type (the "Product") will be free from all defects that will prevent it from performing in accordance with the performance properties described in the ARDEX datasheet relating to the Product for the Warranty Period.

**This Warranty is subject to the following conditions.**

### Extent of Liability

1. Failure to comply with the requirements and recommendations in the ARDEX Specification, ARDEX's General Care and Maintenance Guide and/or all applicable laws will render this Warranty null and void. ARDEX advise that products may have limitations as detailed in the product datasheets.
2. This Warranty will not apply where any other product or material has been added to or used in conjunction with the Product by a person (other than by ARDEX), unless first approved by ARDEX in writing (permission can be given or withheld at ARDEX's discretion and is not required when using ARDEX Tile adhesives in conjunction with ARDEX Undertile Products).
3. ARDEX's obligations under this Warranty shall be limited to, at ARDEX's cost, the timely repair or replacement by ARDEX (at its option) of any defective part of the Product where written notice of the defect is given to ARDEX within the periods set out in paragraph 6.
4. To the maximum extent permitted by law paragraph 3 sets out ARDEX's sole and total liability under this Warranty and accordingly ARDEX shall not be liable for any other direct costs, damages or losses or for any loss of profits or loss of revenue or for any other economic loss or for any special, indirect, incidental, consequential damage, loss or injury of any kind, including but not limited to, damage to the structure or its contents arising under any theory of law.
5. Without limiting the generality of the preceding clauses, this Warranty shall not cover and ARDEX shall have no liability for the following acts, conditions, or circumstances or any damage or defects which may arise there from:
  - a. Wars, strikes, lock-outs, delays, acts of God, fire, earthquake, flood, hail, lightning, hurricane, tornado, windstorm, governmental or environmental interference or any other cause (whether similar or dissimilar) beyond the reasonable control of ARDEX; or
  - b. The act, omission, default or representation of any party other than ARDEX or any of its servants or agents; or
  - c. Exposure of the Product to a chemical or solution, fire or radiation, or contamination by radioactivity from any nuclear fuel or waste; or
  - d. Settlement, distortion, failure of the walls or foundations of the building, ponding or cracking of the roof or the deck; or
  - e. Infiltration or condensation of moisture in, through, or around the walls, copings, building structure, or underlying or surrounding materials; or
  - f. Any design defect or structural failure of any framework or material in or on which the Product has been installed or applied which was not supplied by ARDEX; or
  - g. Materials other than the Product, including, but not limited to, metal work expansion or control joints, fasteners, drains, vents, vapour retarders, walkways, pitch pockets, flashing materials and rooftop units and equipment; or
  - h. Expansion or contraction of any flashing or metal work, any adjacent or abutting building, structure or improved or unimproved property, or any component thereof, including but not limited to, structural failure or damage, leakage, or drainage; or
  - i. Any new installations, repairs, or other maintenance or construction on, to or through the Product; or
  - j. Damage caused directly or indirectly by falling objects or traffic of any nature on the system; or
  - k. Improper installation of the Product or defects or failure of any material used in any substrate over which the Product is applied or installed; or



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- l. The failure of material or structures to conform with all applicable laws and/or the specifications of ARDEX or other requirements; or
- m. Negligence, misuse, improper treatment or improper site preparations; or
- n. Storage or handling of the Product by a person other than ARDEX otherwise than in accordance with ARDEX's published use and handling procedures and installation specifications.

**Claim**

- 6. This Warranty shall be invalid unless ARDEX receives the Building Owner's written claim within the Warranty Period and within fourteen (14) days after the date of reasonable discovery of any alleged defect. Any claim under this Warranty must be accompanied by reasonable evidence that the Building Owner has complied with the requirements in paragraph 1 above, including evidence that the Product has been subject to annual checks and maintenance as required by ARDEX's General Care and Maintenance Guide.
- 7. This Warranty remains current for the Warranty Period and is transferable should ownership of the property on which the Product is applied or installed change.

**Access to Material and Site**

- 8. In the event that it is necessary for ARDEX to repair or replace any defects in the Product, the Building Owner shall provide ARDEX with clear and unrestricted access to the Product. Nothing in this Warranty shall require ARDEX to remove and/or replace plant, equipment or any other object or substance in order to gain access to the Product. The Building Owner shall co-operate in all respects with ARDEX to accomplish the said repair or replacement.
- 9. The cost of any site visit requested under a Warranty claim which does not reveal any problem which ARDEX has liability for under this Warranty shall be paid for, at ARDEX's sole discretion, by the party requesting the inspection at the rate of \$150 per hour or part thereof plus all out of pocket expenses incurred such as travel costs.

**Consumer Guarantees Act**

- 10. Where the Product is being acquired by you in trade you agree that it is fair and reasonable in all the circumstances that the Consumer Guarantees Act 1993 (CGA) not apply. Accordingly, to the maximum extent permitted by law, the CGA shall not apply.

**No Other Warranty**

- 12. To the maximum extent permitted by law and except as expressly set out in this Warranty, any other warranty agreed by ARDEX in writing or any warranties or guarantees contained in the CGA that cannot be excluded by law, all express or implied representations, warranties, guarantees, or conditions are expressly excluded (whether such obligations arise under statute, at common law or otherwise).
- 13. This Warranty is valid and enforceable on the condition that ARDEX has been paid in full for the Product supplied.

**Applicable Law**

- 14. This Warranty is governed by the laws of New Zealand.

Signed on behalf of ARDEX by:

Date: 31-Aug-2023

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# Workmanship Warranty

**Warranty Reference:** Showers                      **Date of Installation:** 31-Aug-2023  
**Building Owner:** Traveller  
**Building/Project Address:** 155 Guildford, Paraparaumu, Paraparaumu 5032  
**Company:** Grant Elvines  
**Address:** 29a Golf Road, Paraparaumu Beach, Paraparaumu 5032  
**Phone:** 021 077 3383  
**Product Type and Use:** ARDEX Superflex WPM 001, Bathroom & Ensuites  
**Area Laid:** 10.00 SquareMetres

**Warranty Period:** 5 years from the date of installation of the Product.  
**Installer:** Grant Elvines

## Warranty

Subject to the conditions below, the Installer warrants that the Product stated as the Product Type (the "Product") will be free from all defects arising from workmanship that will prevent it from performing in accordance with the performance properties described in the datasheet relating to the Product for the Warranty Period.

**This Warranty is subject to the following conditions.**

### Extent of Liability

1. The Installer's obligations under this Warranty shall be limited to, at the Installer's cost:
  - a. the timely reprovision by the Installer of any defective workmanship which means the Product does not meet the performance properties referred to in the Warranty above;
  - b. the removal, repair and/or replacement (at its option) of any materials where the defect in workmanship results in the same being required; and
  - c. the timely repair or replacement (at its option) of any damage to the immediate surface or covering material to, on or below which the Product was applied or installed, such repair to include the cost of any goods or materials directly associated with such repair or replacement (but excluding any labour costs and/or other costs associated with the dismantling and reassembly of any structure on or in which the Product has been installed or applied),  
where written notice of the defects is given to the Installer within the periods set out in paragraph 4.
2. To the maximum extent permitted by law paragraph 1 sets out the Installer's sole and total liability under this Warranty and accordingly the Installer shall not be liable for any other direct costs, damages or losses or for any loss of profits or loss of revenue or for any other economic loss or for any special, indirect, incidental, consequential damage, loss or injury of any kind, including but not limited to, damage to the structure or its contents arising under any theory of law.
3. Without limiting the generality of the preceding clauses, this Warranty shall not cover and the Installer shall have no liability for the following acts, conditions, or circumstances or any damage or defects which may arise there from:
  - a. Wars, strikes, lock-outs, delays, acts of God, fire, earthquake, flood, hail, lightning, hurricane, tornado, windstorm, governmental or environmental interference or any other cause (whether similar or dissimilar) beyond the reasonable control of the Installer; or
  - b. The act, omission, default or representation of any party other than the Installer, the Installer or any of its servants or agents; or
  - c. Exposure of the Product to a chemical or solution, fire or radiation, or contamination by radioactivity from any nuclear fuel or waste; or
  - d. Settlement, distortion, failure of the walls or foundations of the building; or
  - e. Infiltration or condensation of moisture in, through, or around the walls, copings, building structure, or underlying or surrounding materials; or
  - f. Any design defect or structural failure of any framework or material in or on which the Product has been installed or applied which was not supplied by the Installer; or
  - g. Materials other than the Product, including, but not limited to, metal work expansion or control joints, fasteners, drains, vents, vapour retarders, walkways, pitch pockets, flashing materials and rooftop units and equipment; or
  - h. Expansion or contraction of any flashing or metal work, any adjacent or abutting building, structure or improved or unimproved property, or any component thereof, including but not limited to, structural failure or damage, leakage, or drainage; or
  - i. Any new installations, repairs, or other maintenance or construction on, to or through the Product ; or

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- j. Damage caused directly or indirectly by falling objects or traffic of any nature on the system; or
- k. Improper installation or defects or failure of any material used in any substrate over which the Product is applied or installed (to the extent not installed or provided by the Installer); or
- l. The failure of material or structures to conform with all applicable laws and/or the specifications of the manufacturer or other requirements; or
- m. Negligence, misuse, improper treatment or improper site preparations; or
- n. Storage or handling of the Product by a person other than the Installer otherwise than in accordance with the manufacturer's published use and handling procedures and installation specifications.

**Claim**

- 4. This Warranty shall be invalid unless the Installer receives the owners written claim within the Warranty Period and within fourteen (14) days after the date of reasonable discovery of any alleged defect. Any claim under this Warranty must be accompanied by reasonable evidence that the Building Owner has complied with the requirements and recommendations in the Technical literature, Specification, General Care and Maintenance Guide and/or all applicable laws, including evidence that the Product has been subject to annual checks and maintenance as required by General Care and Maintenance.
- 5. This Warranty remains current for the Warranty Period and is transferable should ownership of the property on which the Product is applied or installed change.

**Access to Material and Site**

- 6. In the event that it is necessary for the Installer to repair or replace any defects in the Product arising from workmanship, the Building Owner must provide the Installer with clear and unrestricted access to the Product. Nothing in this Warranty shall require the Installer to remove and/or replace plant, equipment or any other object or substance in order to gain access to the Product.
- 7. The cost of any site visit requested under a Warranty claim which does not reveal any problem which the Installer has liability for under this Warranty shall be paid for, at the Installer's sole discretion, by the party requesting the inspection at the rate of \$150 per hour or part thereof plus all out of pocket expenses incurred such as travel costs.

**No Other Warranty**

- 8. To the maximum extent permitted by law and except as expressly set out in this Warranty, any other warranty or agreement agreed by the Installer in writing, all express or implied representations, warranties, guarantees, or conditions are expressly excluded (whether such obligations arise under statute, at common law or otherwise).
- 9. This Warranty is valid and enforceable on the condition that the Installer has been paid in full for the workmanship.

**Applicable Law**

- 10. This Warranty is governed by the laws of New Zealand.

Signed by:



Date: 31-Aug-2023

## FILE NOTE

### **Request for Further Information Notification**

Building Consent No: 230427

Site Address: 155 Guildford Drive, Paraparaumu

Valuation Ref: 1526098100

Description: Remove existing cladding & replace with weatherboards for resale value.

### **Building Consent Request for Information**

The following RFIs were sent to the portal on 26 June 2023:

#### BUILDING

1. Please can you clarify why the LBP registry is showing a different name for BP111338.
2. Please provide wall underlay manufacturer's specifications.
3. Please provide door opening details to show compliance with E2.
4. Please provide wall penetration details to show compliance with E2.
5. Please provide meterbox penetration details to show compliance with E2.
6. Please provide preformed shower manufacturer's specifications as noted in the plan.
7. Please provide wet area lining manufacturer's specifications.
8. Please provide liquid flash manufacturer's specifications as noted in the plan.

Reynaldo Pagaduan (Contractor)

Date: 26 June 2023

## FILE NOTE

### **Request for Further Information Notification**

Building Consent No: 230427

Site Address: 155 Guildford Drive, Paraparaumu

Valuation Ref: 1526098100

Description: Remove existing cladding & replace with weatherboards for resale value.

### **Building Consent Request for Information**

The following RFIs were sent to the portal on 27 June 2023:

#### BUILDING

1. Please provide wet area lining manufacturer's specifications.

Follow-up:

Thanks for your response but no manufacturer's specifications provided. Are you proposing an aqualine or villaboard?

Reynaldo Pagaduan (Contractor)

Date: 27 June 2023

## FILE NOTE

### **Request for Further Information Notification**

Building Consent No: 230427

Site Address: 155 Guildford Drive, Paraparaumu

Valuation Ref: 1526098100

Description: Remove existing cladding & replace with weatherboards for resale value.

### **Building Consent Request for Information**

The following RFIs were sent to the portal on 28 June 2023:

#### BUILDING

1. Please provide wet area lining manufacturer's specifications.

Follow-up:

Thanks for your response but no manufacturer's specifications provided. Are you proposing an aqualine or villaboard?

Reynaldo Pagaduan (Contractor)

Date: 28 June 2023







# GoGet Processing Summary Report

Consent No: 230427

Site Address: 155 Guildford Drive, Paraparaumu

Description: Remove existing cladding & replace with weatherboards for resale value.

Checklist/Elements	Status	Notes	Processed By
<u>Pre-Application Record</u>	N/A		Scott Kyle
<u>Vetting</u>	Pass		Briony Steel, Scott Kyle
Application documentation	Pass		SKYL
Application type	Pass	The application is for a building consent.	SKYL
Application form signed	Pass	The application form is signed by an agent nominated by the owner.	SKYL
Proof of ownership	Pass	CT to be supplied by Kapiti Coast District Council.	SKYL
Drawings and plans	Pass	Detailed plans are provided that clearly show existing building and the proposed modification or new build.	SKYL
Site specific specifications	Pass	Specifications provided that are relevant to the proposed works.	SKYL
Compliance documentation	Pass	Relevant documentation is shown for: - E2: risk matrix; - E2: cladding specifications and maintenance requirements where relevant;	SKYL
Specific engineered design	N/A		SKYL
Heritage Building	N/A		SKYL
Owner Builder	N/A		SKYL
Any outstanding CCC's	N/A		SKYL
Building act	Pass		SKYL
S71 Natural Hazard	N/A	No hazard on site in GIS	SKYL
S71-72 assessment	N/A		SKYL
S71-72 Recommendation	N/A		SKYL
S 84 - Restricted building work	Pass	A certificate of design work has been provided by each of the designers contributing to the restricted building work.	SKYL
S 112 or 133AT - Alterations to existing buildings	N/A		SKYL
S 115 - Change of use	N/A		SKYL
S 118 - Access and facilities for persons with disabilities	N/A		SKYL
Decision- s71-74	N/A		SKYL
Waivers and Modifications	N/A		SKYL
Multi Use	N/A		SKYL
Payment	Pass		BSL
Payment requested	Pass		BSL
Payment received	Pass		BSL
<u>CCC and Category</u>	Pass		Simon Copp
Outstanding CCCs	Pass		SC
Outstanding CCCs affecting the proposed building work	Pass	Are there any outstanding CCC's for previous consents that may affect the new work	SC
Consent Category	Pass		SC
Consent categorised correctly	Pass	Check consent is categorised correctly, if not advise Team Leader so it can be changed and re-allocated if necessary	SC
<u>Planning</u>	N/A	There is no Planning input needed. No change to the building envelope or roof line.	Simon Copp
<u>Specified Systems Compliance</u>	N/A		Reynaldo Pagaduan (Contractor)

Checklist/Elements	Status	Notes	Processed By
<u>Environmental Health</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>Quick Consent</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>B1 - Structure</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>B2 - Durability</u>	Pass		Reynaldo Pagaduan (Contractor)
B2 prompts	Pass		P
Material compatibility	Pass	Adjoining materials are compatible.	P
Concrete and concrete masonry	N/A		P
Timber treatment	Pass	The wood-based building components required to achieve 50 year durability comply with table 1 NZS 3602 as modified by B2/AS1. The wood-based building components required to achieve 15 year durability comply with table 2 NZS 3602 as modified by B2/AS1.	P
Steel fixings and fastenings	N/A		P
Engineered elements	N/A		P
Plumbing materials	N/A		P
Limited life consent	N/A		P
Maintenance Requirements	N/A		P
Coastal Corrosion	N/A		P
Other compliance paths	N/A		P
Alternative solution	N/A		P
<u>C1-C2 - Protection From Fire</u>	Pass		Reynaldo Pagaduan (Contractor)
C/AS1 - Residential and outbuildings	Pass		P
Fire cells, systems, and resistance ratings	Pass	Type 1 smoke alarms are shown on the plans in accordance with the requirements of F7/AS1.	P
Means of escape	Pass	An escape route leading to a place of safety is provided, with the length of the route not exceeding the length allowed given the type of fire safety system provided.	P
Control of internal fire and smoke spread	N/A		P
Control of external fire spread	N/A		P
Firefighting	N/A		P
Prevention of fire occurring	N/A		P
C/AS* - Large multi-residential, commercial, and vehicle storage	N/A		P
Other compliance paths	N/A		P
Alternative solution	N/A		P
<u>D1 - Access Routes</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>D2 - Mechanical Installations For Access</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>E1 - Surface Water</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>E2 - External moisture</u>	Pass	Remove existing cladding & rReynaldo Pagaduan (Contractor) weatherboards for resale value	
Acceptable solution	Pass		P
Scope	Pass	The building work is within the scope of E2/AS1.	P
Risk matrix	Pass		P
Score	Pass	A risk matrix score of <insert score>	P
Wall cladding	Pass	Suitable wall cladding proposed	P
Roof cladding	N/A		P
Wall cladding	Pass		P
General	Pass	Please provide wall underlay manufacturer's specifications. Please provide door opening details to show	P

Checklist/Elements	Status	Notes	Processed By
		<p>compliance with E2.  Please provide wall penetration details to show compliance with E2.  Please provide meterbox penetration details to show compliance with E2.  --- RFI Details ---  Please provide wall underlay manufacturer's specifications.  --- Customer Response ---  Attached  --- Council Response - Accepted - P - 27 Jun 2023 12:33pm ---  Tekton building wrap complies  Branz appraised product 584  --- RFI Details ---  Please provide door opening details to show compliance with E2.  --- Customer Response ---  Details in product specification already provided  --- Council Response - Accepted - P - 27 Jun 2023 12:33pm ---  Details as per manufacturer's specifications confirmed  --- RFI Details ---  Please provide wall penetration details to show compliance with E2.  --- Customer Response ---  Details in product specification already provided  --- Council Response - Accepted - P - 27 Jun 2023 12:34pm ---  Details as per manufacturer's specifications confirmed  --- RFI Details ---  Please provide meterbox penetration details to show compliance with E2.  --- Customer Response ---  Meter box is internal, no penetration through cladding  --- Council Response - Accepted - P - 27 Jun 2023 12:34pm ---  Confirmation accepted</p>	

Consent RFI

Request: Please provide wall underlay manufacturer's specifications. P

Response: Attached P

Consent RFI

Request: Please provide door opening details to show compliance with E2. P

Response: Details in product specification already provided P

Consent RFI

Request: Please provide wall penetration details to show compliance with E2. P

Response: Details in product specification already provided P

Consent RFI

Request: Please provide meterbox penetration details to show compliance with E2. P

Response: Meter box is internal, no penetration through cladding P

Threshold junctions N/A P

Cladding junctions Pass Where different claddings abut, adequate details are shown of the junction, with necessary building elements shown as required by the relevant technical information. P

Checklist/Elements	Status	Notes	Processed By
Masonry veneer	N/A		P
Stucco	N/A		P
Timber weatherboards	Pass	<p>Certclad ITITimspec bevelback cavity system BEVELBACK WEATHERBOARD CLADDING ON CAVITY SYSTEM Niagara Shiplap/envira VERTICAL TIMBER RUSTICATED WEATHERBOARD EXTERIOR CLADDING OVER CAVITY SYSTEM</p> <p>Flashing assemblies correctly detailed with cover dimensions specified in accordance with E2/AS1. Manufacturers cladding specs provided. Cladding on cavity. Dwangs present @ 480mm crs max where vertical timber weatherboards are present as per E2/AS1 9.4.5.2. FFL as per E2/AS1 fig 65 &amp; table 18. Pipe penetrations through the timber weatherboard cladding show adequate flashing tape. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements. Doorsill details are shown, with adequate consideration of the relevant building elements. External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone. Soffit junctions are shown, with the correct flashing where the soffit is exposed i.e. figure 8A E2/AS1. Timber WB As per E2/AS1 sec 9.4/5. 20mm UPVC vent strip detail on foundations. WB hangs 50mm below top of slab.</p>	P
Fibre cement weatherboards	N/A		P
Profile metal wall cladding	N/A		P
Fibre cement sheet	N/A		P
Plywood sheet	N/A		P
EIFS	N/A		P
Wall tanking	N/A		P
Parapets	N/A		P
Decks	N/A		P
Manufacturer's details	N/A		P
Re-cladding	Pass		P
Roofs	N/A		P
Walls	Pass	The building work involves re-cladding the walls. a strip off inspection will be required in the consent letter to allow for an assessment of the suitability of the existing wall structure.	P
Timber joinery	N/A		P
Skylights	N/A		P
Other compliance paths	N/A		P
Alternative solution	N/A		P
<u>E3 - Internal Moisture</u>	Pass		Reynaldo Pagaduan (Contractor)
E3 prompts	Pass		P
Moisture control	Pass	There is an adequate combination of thermal resistance, ventilation, and space temperature control.	P
Overflow	N/A		P
Impervious surfaces	Pass	Please provide wet area lining manufacturer's	P

Checklist/Elements	Status	Notes	Processed By
		<p>specifications.  --- RFI Details ---  Please provide wet area lining manufacturer's specifications.  --- Customer Response ---  Liquid flash is the old name for the Ardex product being used, branz appraisal already supplied &amp; technical data supplied in following RFI  --- Council Response - Not Accepted - P - 27 Jun 2023 12:38pm ---  Follow-up:  Thanks for your response but no manufacturer's specifications provided. Are you proposing an aqualine or villaboard?  --- RFI Details ---  Please provide wet area lining manufacturer's specifications.  Follow-up:  Thanks for your response but no manufacturer's specifications provided. Are you proposing an aqualine or villaboard?  --- Customer Response ---  Gib Aqualine as noted on plans. Thank you  --- Council Response - Not Accepted - P - 28 Jun 2023 12:03pm ---  Follow-up:  Thanks for confirming that a GIB aqualine is proposed.  Please can you upload the manufacturer's documents in Simpli Portal.  --- RFI Details ---  Please provide wet area lining manufacturer's specifications.  Follow-up:  Thanks for your response but no manufacturer's specifications provided. Are you proposing an aqualine or villaboard?  --- Customer Response ---  aqualine  --- Council Response - Accepted - P - 3 Jul 2023 3:31pm ---  Confirmation accepted  I have downloaded aqualine specs in the approved docs</p>	

Consent RFI

Request: Please provide wet area lining manufacturer's specifications.	P
Response: Liquid flash is the old name for the Ardex product being used, branz appraisal already supplied & technical data supplied in following RFI	P

Consent RFI

Request: Please provide wet area lining manufacturer's specifications. Follow-up: Thanks for your response but no manufacturer's specifications provided. Are you proposing an aqualine or villaboard?	P
Response: Gib Aqualine as noted on plans. Thank you	P

Consent RFI

Request: Please provide wet area lining manufacturer's specifications. Follow-up: Thanks for your response but no manufacturer's specifications provided. Are you proposing an aqualine or villaboard?	P
Response: aqualine	P

Checklist/Elements	Status	Notes	Processed By
Proprietary shower tray/walls	Pass	A proprietary shower tray and/or walls is proposed with sufficient details to show impervious and easily cleaned surfaces.	P
Tiled shower	Pass	<p>preformed shower base as per manufacturer's specs</p> <p>Please provide preformed shower manufacturer's specifications as noted in the plan.</p> <p>--- RFI Details ---</p> <p>Please provide preformed shower manufacturer's specifications as noted in the plan.</p> <p>--- Customer Response ---</p> <p>Attached</p> <p>--- Council Response - Accepted - P - 27 Jun 2023 12:35pm ---</p> <p>Shower tray with walls</p> <p>ENGLEFIELD EVORA FRAMELESS CORNER-SLIDING SHOWER - 1200 x 900mm</p>	P
<u>Consent RFI</u>			
Request: Please provide preformed shower manufacturer's specifications as noted in the plan.			P
Response: Attached			P
Level access shower	Pass	<p>Please provide liquid flash manufacturer's specifications as noted in the plan.</p> <p>--- RFI Details ---</p> <p>Please provide liquid flash manufacturer's specifications as noted in the plan.</p> <p>--- Customer Response ---</p> <p>Attached</p> <p>--- Council Response - Accepted - P - 27 Jun 2023 12:36pm ---</p> <p>Clarification in the other RFI item. Liquidflash is formerly ardex.</p> <p>Ardex complies.</p>	P
<u>Consent RFI</u>			
Request: Please provide liquid flash manufacturer's specifications as noted in the plan.			P
Response: Attached			P
Wet area membrane	Pass	The wet area membrane proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined. Ardex BRanz appraised 472	P
Other compliance paths	N/A		P
Alternative solution	N/A		P
<u>F1 - Hazardous Agents On Site</u>	N/A	Reynaldo Pagaduan (Contractor)	
<u>F2 - Hazardous Building Materials</u>	N/A	Reynaldo Pagaduan (Contractor)	
<u>F3 - Hazardous Substances And Processes</u>	N/A	Reynaldo Pagaduan (Contractor)	
<u>F4 - Safety From Falling</u>	N/A	Reynaldo Pagaduan (Contractor)	
<u>F5 - Construction and Demolition Hazards</u>	N/A	Reynaldo Pagaduan (Contractor)	
<u>F6 - Visibility In Escape Routes</u>	N/A	Reynaldo Pagaduan (Contractor)	
<u>F7 - Warning Systems</u>	Pass	Reynaldo Pagaduan (Contractor)	
F7 prompts	Pass		P
System type (excluding simple residential situations)	N/A		P
Domestic alarms	Pass	<p>Domestic alarms are proposed, and are able to be tested and have a hush facility.</p> <p>Alarms are located:</p> <p>on each level of the household unit;</p> <p>within 3.0m of each sleeping space;</p>	P

Checklist/Elements	Status	Notes	Processed By
		and are audible to sleeping occupants. - section 3.0 F7/AS1	
Other compliance paths	N/A		P
Alternative solution	N/A		P
<u>F8 - Signs</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>F9 Means of Restricting Access to Residential Pools</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>G1 - Personal hygiene</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>G2 - Laundering</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>G3 - Food Preparation And Prevention Of Contamination</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>G4 - Ventilation</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>G5 - Interior Environment</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>G6 - Airborne And Impact Sound</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>G7 - Natural Light</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>G8 - Artificial Light</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>G9 - Electricity</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>G10 - Piped Services</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>G11 - Gas As An Energy Source</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>G12 - Water Supplies</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>G13 - Foul Water</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>G14 - Industrial Liquid Waste</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>G15 - Solid Waste</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>H1 - Energy Efficiency</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>S67 - Waivers And Modifications</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>S75 - Build over 2 allotments</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>S112 and S133 AT - Alterations To Existing Buildings</u>	Pass		Reynaldo Pagaduan (Contractor)
Scope	Pass		P
S112 (1)	Pass	The scope of the building work involves alterations to an existing building, and under S112 (1) an assessment has been carried out as to what degree it is reasonable to require upgrades to the building in respect to means of escape from fire and access and facilities for persons with disabilities.	P
S112 (2)	N/A		P
S 133 AT (from 13 May 2018)	N/A		P
Escape from fire	N/A		P
Access and facilities for persons with disabilities	N/A		P
<u>S113 - Buildings with specified intended lives</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>S115 and S133 AN- Change Of Use</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>S116A - Subdivision Code Compliance Requirements</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>S363 - Certificate For Public Use (Construction)</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>Warnings &amp; Bans</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>Restricted Building Work</u>	Pass		Reynaldo Pagaduan (Contractor)
Primary structure	N/A		P

Checklist/Elements	Status	Notes	Processed By
External moisture	Pass		P
Damp proofing	N/A		P
Roof cladding	N/A		P
Ventilation system	N/A		P
Wall cladding	Pass	SORGD all RBW covered	P
Waterproofing	Pass	SORGD all RBW covered	P
Other	Pass	Please can you clarify why the LBP registry is showing a different name for BP111338. --- RFI Details --- Please can you clarify why the LBP registry is showing a different name for BP111338. --- Customer Response --- William (everyone has called me Bill since I was a baby) Francis Note: Bill is short for William --- Council Response - Accepted - P - 27 Jun 2023 12:32pm --- Clarification accepted	P
<u>Consent RFI</u>			
Request:		Please can you clarify why the LBP registry is showing a different name for BP111338.	P
Response:		William (everyone has called me Bill since I was a baby) Francis Note: Bill is short for William	P
Fire safety	N/A		P
<u>Reviews</u>	Pass		Reynaldo Pagaduan (Contractor)
Consent Approval	Pass		P
Can this building consent be approved?	Yes		P
Supervision review	N/A		P
Quick Consent	N/A		P
Alternative solution	N/A		P
S67 - Waivers or modifications	N/A		P
S71 - Natural hazard assessment	N/A		P
S112 - Alterations to existing buildings	Pass		P
Signing officer	Pass		P
S115 - Change of use	N/A		P
<u>Contractor Review</u>	Pass		Simon Copp
TA Decisions	Pass		SC
Sections 36-37, 67, 71-73, 75, 112(2), 113(1), 115(b) and 133AT(3)	Pass	I have reviewed Rey Pagaduan recommendations under sections 36-37, 67, 71-73, 75, 112(2), 115(b) and 133AT(3) and confirm these findings	SC
BCA Decisions	N/A		SC
S113(1)	N/A	This section applies if a proposed building, or an existing building proposed to be altered, is intended to have a life less than 50 years cladding 15 years plus	SC
<u>Amendment to Building Consent</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>Exempt work</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>Certificate of Acceptance</u>	N/A		Reynaldo Pagaduan (Contractor)
<u>S363 -Certificate for Public Use (Occupancy)</u>	N/A		Reynaldo Pagaduan (Contractor)

I am satisfied on reasonable grounds that the provisions of the Building Code will be met if the building work in relation to the attached application is properly completed in accordance with the attached plans and specifications.

Signed: \_\_\_\_\_ Date: 4 July 2023 12:16 pm  
Simon Copp

Consent No: 230427

Building Category: R2

Site Address: 155 Guildford Drive, Paraparaumu

Owner/Agent: Coastal Architecture Ltd

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## Inspections

The following inspections are required:

- 1 Preline Building
- 1 Postline / Wet area Pre Application
- 1 Pre Wrap
- 1 Pre Clad
- 1 Cavity System
- 1 Preline Plumbing
- 1 Final Inspection
- 7 Total Inspections

## Documentation

The following documentation is required:

- 1 Application for CCC
- 1 Plumbing (Form 125) for pressure test and installation piped services
- 1 Surveyors report if rot is found
- 1 Record of Work

## GoGet Inspection Audit Report

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Consent No: **230427**

Applicant: **Coastal Architecture Ltd**

Site Address: **155 Guildford Drive, Paraparaumu**

Work Type: **Remove existing cladding & replace with weatherboards for resale value.**

---

Inspection Type: **Wet Area Post-application**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **9 August 2023 9:43 a.m.**

Duration: **30 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Penetrations sleeved	Pass
Base/Tray	Pass
<b>Tray</b>	
Wet area membrane	Pass
<b>Super flex ardex two plus coats Good coverage to shower walls</b>	
LBP number	N/A
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other	Pass
<b>All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.</b>	



Taken at 9:33 AM on Wednesday 9/08/2023



Taken at 9:33 AM on Wednesday 9/08/2023



Taken at 9:38 AM on Wednesday 9/08/2023



Taken at 9:38 AM on Wednesday 9/08/2023

**GoGet Inspection Audit Report**

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Consent No: **230427**

Applicant: **Coastal Architecture Ltd**

Site Address: **155 Guildford Drive, Paraparaumu**

Work Type: **Remove existing cladding & replace with weatherboards for resale value.**

---

Inspection Type: **Pre Wrap**

Inspection Outcome: **Fail**

Inspected By: **Jeremy Lincoln**

Inspection Date: **24 August 2023 1:39 p.m.**

Duration: **45 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Fail
<b>Timber remediation carried out by Hayden from Ventral adjusters</b>	
Building wrap type	Pass
<b>Ecoply ply used as alternative to flexible wrap. cut off at soffit. With consideration that retro fitted external gutters &amp; timber fascia has been fitted The risk of egress of the building envelope between the top plate &amp; soffit level is low. Any gutter overflow will manifest externally of the building</b>	
<b>Discussed with Carl to ensure the cladding and soffit molding is well sealed &amp; secured along the soffit/cladding junction</b>	

## SITE NOTICE

Consent No: **230427**  
 Applicant: **Gary and Dianne Traveller**  
 Site Address: **155 Guildford Drive, Paraparaumu**  
 Work Type: **Remove existing cladding & replace with weatherboards for resale value.**  
 Building Category: **R2**

Inspection Type: **Pre Wrap**  
 Inspection Outcome: **Fail**  
 Inspected By: **Jeremy Lincoln**  
 Inspection Date: **24 August 2023**

### Failed Items

General

Additional information/plan

Framing moisture meets cladding requirements

**Timber remediation carried out by Hayden from Ventral adjusters**

**Need the reports (Quality Assurance) documentation from timber remediation specialist.**

**Report required for confirmation**

### Passed Items

General

Building wrap type

**Timber remediation carried out by Hayden from Ventral adjusters**

**Ecoply ply used as alternative to flexible wrap. cut off at soffit. With consideration that retro fitted external gutters & timber fascia has been fitted The risk of egress of the building envelope between the top plate & soffit level is low. Any gutter overflow will manifest externally of the building**

**Discussed with Carl to ensure the cladding and soffit molding is well sealed & secured along the soffit/cladding junction**

Inspection Type: **Pre Clad**  
 Inspection Outcome: **Fail**  
 Inspected By: **Jeremy Lincoln**  
 Inspection Date: **24 August 2023**

### Failed Items

General

Head flashings

**Batten to be fixed behind stop ends, provide photos to next inspector**

### Passed Items

General

Inspection notes

**Completed Remediation report confirmed by Carl. Document to follow**

Drawings

Building wrap type  
Flexible sealing tape  
Internal/external corner flashings  
Capillary clearances  
Flashing penetrations  
Ground/Deck Cladding Clearance  
Batten timber treatment  
Cavity closers  
Battens in place  
LBP number  
non compliance discussed onsite  
Next Inspection required

**Ecoply RAB**

**Dynaflash**

**Marshalls fitted to all penetrations**

**Fluted H3.1**

**Fitted**

**Carl van deer meer**

**With Carl & others on site**

**Final**

## SITE NOTICE

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Consent No: **230427**  
Applicant: **Gary and Dianne Traveller**  
Site Address: **155 Guildford Drive, Paraparaumu**  
Work Type: **Remove existing cladding & replace with weatherboards for resale value.**  
Building Category: **R2**

---

Inspection Type: **Wet Area Post-application**  
Inspection Outcome: **Pass**  
Inspected By: **Gareth McCullagh**  
Inspection Date: **9 August 2023**

### Passed Items

#### General

Sighted previous inspection notes  
Conforms with approved drawings  
Penetrations sleeved  
Base/Tray  
Wet area membrane

#### Tray

**Super flex ardex two plus coats Good coverage to shower walls**

#### Other

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

## SITE NOTICE

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Consent No: **230427**  
Applicant: **Gary and Dianne Traveller**  
Site Address: **155 Guildford Drive, Paraparaumu**  
Work Type: **Remove existing cladding & replace with weatherboards for resale value.**  
Building Category: **R2**

---

Inspection Type: **Pre Wrap**  
Inspection Outcome: **Fail**  
Inspected By: **Jeremy Lincoln**  
Inspection Date: **19 February 2024**

### Failed Items

General

Additional information/plan

Framing moisture meets cladding requirements

**Timber remediation carried out by Hayden from Central adjusters**

**Need the reports (Quality Assurance) documentation from timber remediation specialist.**

**Report required for confirmation**

## GoGet Inspection Audit Report

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Consent No: **230427**

Applicant: **Coastal Architecture Ltd**

Site Address: **155 Guildford Drive, Paraparaumu**

Work Type: **Remove existing cladding & replace with weatherboards for resale value.**

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Inspection Type: **Preline Building**

Inspection Outcome: **Fail**

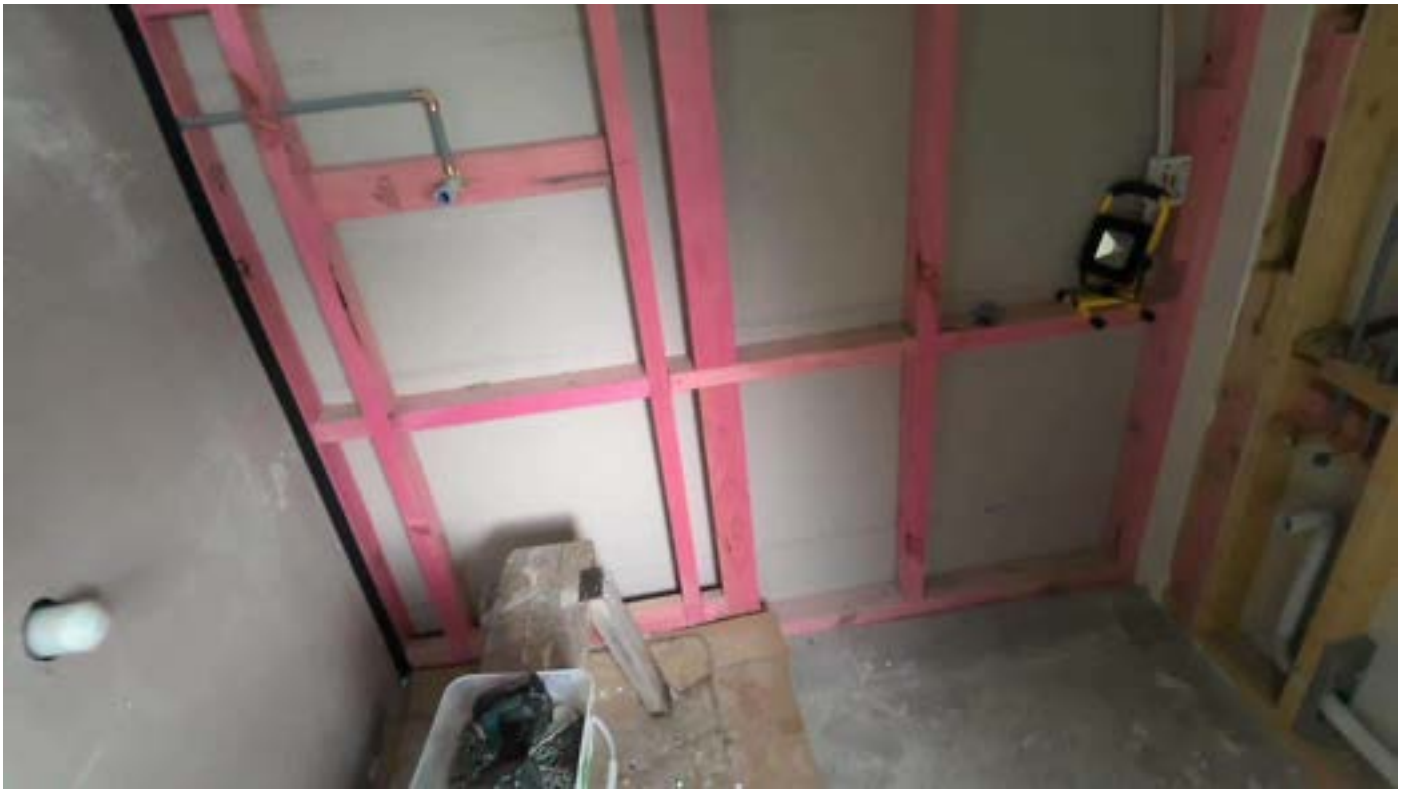
Inspected By: **Luke Natrass**

Inspection Date: **13 July 2023 3:15 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Fail
Sighted previous inspection notes	Pass
<b>First inspection</b>	
Conforms with approved drawings	Pass
<b>As per consented plans</b>	
Confirm additional information/amended plan	N/A
Fire Separations	N/A
<b>Not part of this consent</b>	
Max moisture content	Pass
<b>18%</b>	
Ventilation to rooms	Pass
<b>Window sizes and openings as per consented documentation</b>	
Timber treatment	Pass
<b>H 1.2 pine framing</b>	
Lintel/beam size and fixing	Pass
<b>Not part of this consent</b>	
Insulation	Pass
<b>Existing insulation in place</b>	
Top plate connection	N/A
<b>Not part of this consent</b>	
Ceiling batten spacing	N/A
<b>Original to bathrooms</b>	
Stud spacing	Pass
<b>as required</b>	
Bracing connections	Pass
<b>Un touched</b>	
Air seals	Fail
<b>Not yet done as new windows to be installed</b>	
Bottom plate fixings	Pass
<b>Concrete pins</b>	
Building closed in	Pass
<b>Building closed in adequately to allow lining</b>	
<b>Eco ply rab board in place</b>	
Grade of timber framing	Pass
<b>New timber framing sg8</b>	
Framing cut outs	N/A
<b>Un touched</b>	
wet area substrate	Pass
<b>Metal angles in place to internal corners of wet area showers</b>	
insert or inbuilt fireplace	N/A
<b>Not part of this consent</b>	

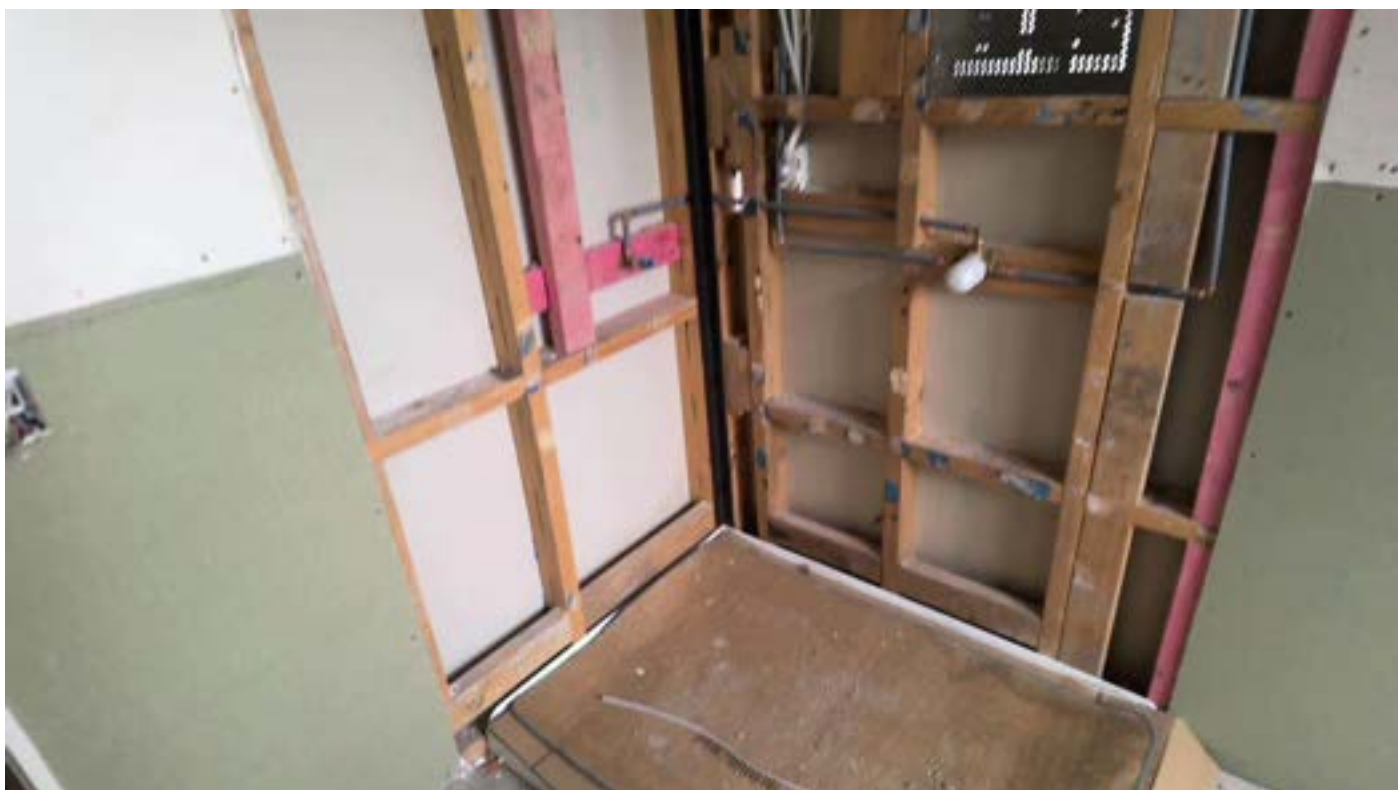
LBP number <b>Carl van der meer</b>	Pass
Agent/owner written approval	N/A
non compliance discussed onsite <b>Spoke with builder on site re failed items</b>	Pass
Next Inspection required <b>Postline</b>	Pass
Other <b>Require conformation and documentation from weather tightness expert , in regard to rotten timber that has been removed , as per stated on the consented plans</b>	Fail



Taken at 9:45 AM on Thursday 13/07/2023



Taken at 9:45 AM on Thursday 13/07/2023



Taken at 9:48 AM on Thursday 13/07/2023



Taken at 9:48 AM on Thursday 13/07/2023

## SITE NOTICE

Consent No: **230427**  
 Applicant: **Gary and Dianne Traveller**  
 Site Address: **155 Guildford Drive, Paraparaumu**  
 Work Type: **Remove existing cladding & replace with weatherboards for resale value.**  
 Building Category: **R2**

Inspection Type: **Preline Building**  
 Inspection Outcome: **Fail**  
 Inspected By: **Luke Natrass**  
 Inspection Date: **13 July 2023**

### Failed Items

#### General

Air seals	<b>Not yet done as new windows to be installed</b>
Other	<b>Require conformation and documentation from weather tightness expert , in regard to rotten timber that has been removed , as per stated on the consented plans</b>

### Passed Items

#### General

Sighted previous inspection notes	<b>First inspection</b>
Conforms with approved drawings	<b>As per consented plans</b>
Max moisture content	<b>18%</b>
Ventilation to rooms	<b>Window sizes and openings as per consented documentation</b>
Timber treatment	<b>H 1.2 pine framing</b>
Lintel/beam size and fixing	<b>Not part of this consent</b>
Insulation	<b>Existing insulation in place</b>
Stud spacing	<b>as required</b>
Bracing connections	<b>Un touched</b>
Bottom plate fixings	<b>Concrete pins</b>
Building closed in	<b>Building closed in adequately to allow lining Eco ply rab board in place</b>
Grade of timber framing	<b>New timber framing sg8</b>
wet area substrate	<b>Metal angles in place to internal corners of wet area showers</b>
LBP number	<b>Carl van der meer</b>
non compliance discussed onsite	<b>Spoke with builder on site re failed items</b>
Next Inspection required	<b>Postline</b>

## GoGet Inspection Audit Report

---

Consent No: **230427**

Applicant: **Coastal Architecture Ltd**

Site Address: **155 Guildford Drive, Paraparaumu**

Work Type: **Remove existing cladding & replace with weatherboards for resale value.**

---

Inspection Type: **Preline Building**

Inspection Outcome: **Pass**

Inspected By: **Jeremy Lincoln**

Inspection Date: **12 March 2024 2:58 p.m.**

Duration: **15 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass
Air seals	Pass
<b>Photographic evidence provided</b>	
Other	N/A
<b>Require conformation and documentation from weather tightness expert , in regard to rotten timber that has been removed , as per stated on the consented plans</b>	
<b>Moved to final inspection</b>	

## GoGet Inspection Audit Report

---

Consent No: **230427**

Applicant: **Coastal Architecture Ltd**

Site Address: **155 Guildford Drive, Paraparaumu**

Work Type: **Remove existing cladding & replace with weatherboards for resale value.**

---

Inspection Type: **Pre Clad**

Inspection Outcome: **Pass**

Inspected By: **Jeremy Lincoln**

Inspection Date: **12 March 2024 2:59 p.m.**

Duration: **15 minutes**

### Inspection Element

### Status

General

Pass

Head flashings

Pass

**Batten to be fixed behind stop ends, provide photos to next inspector**

**Sample photos provided**

**GoGet Inspection Audit Report**

---

Consent No: **230427**

Applicant: **Coastal Architecture Ltd**

Site Address: **155 Guildford Drive, Paraparaumu**

Work Type: **Remove existing cladding & replace with weatherboards for resale value.**

---

Inspection Type: **Final Inspection**

Inspection Outcome: **Fail**

Inspected By: **Jeremy Lincoln**

Inspection Date: **12 March 2024 3:00 p.m.**

Duration: **15 minutes**

**Inspection Element**

**Status**

Exterior

Fail

All previous inspections/notes passed

Fail

**Outstanding Remediation report**

## SITE NOTICE

---

Consent No: **230427**  
Applicant: **Gary and Dianne Traveller**  
Site Address: **155 Guildford Drive, Paraparaumu**  
Work Type: **Remove existing cladding & replace with weatherboards for resale value.**  
Building Category: **R2**

---

Inspection Type: **Preline Building**  
Inspection Outcome: **Pass**  
Inspected By: **Jeremy Lincoln**  
Inspection Date: **12 March 2024**

### Passed Items

General

Air seals

**Photographic evidence provided**

---

Inspection Type: **Pre Wrap**  
Inspection Outcome: **Pass**  
Inspected By: **Jeremy Lincoln**  
Inspection Date: **12 March 2024**

### Passed Items

General

**Timber remediation carried out by Hayden from Central adjusters**

---

Inspection Type: **Pre Clad**  
Inspection Outcome: **Pass**  
Inspected By: **Jeremy Lincoln**  
Inspection Date: **12 March 2024**

### Passed Items

General

Head flashings

**Batten to be fixed behind stop ends, provide photos to next inspector**

**Sample photos provided**

---

Inspection Type: **Final Inspection**  
Inspection Outcome: **Fail**  
Inspected By: **Jeremy Lincoln**  
Inspection Date: **12 March 2024**

### Failed Items

Exterior

All previous inspections/notes passed

**Outstanding Remediation report**

---



## Statement of Compliance with the NZ Building Code

Consent No: 230427

ISSUED BY: **Kapiti Coast District Council**

### PROJECT

Site Address: 155 Guildford Drive, Paraparaumu  
Legal Description: LOT 9 DP 89035  
Work Description: Remove existing cladding & replace with weatherboards for resale value.  
Building Category: R2

### OWNER

Name(s): Gary and Dianne Traveller  
Address: 307 Ngarara Road, Waikanae

- 
- [ P ] Application for CCC received and accepted
  - [ P ] Consent description accurate and reflects amendments (if relevant).
  - [ P ] Confirm owner named on Building Consent application is current owner
  - [NA] Confirm new owner details and evidence of ownership are correctly documented
  - [ P ] Confirm all required inspections completed and documented in GoGet
  - [NA] If inspection(s) have been missed, have they been compensated for?
  - [NA] If supervision was required for any inspection - did it occur?
  - [ P ] Work in accordance with approved consent and approved amendments
  - [NA] Have any notices to fix been uplifted?
  - [ P ] Supporting documentation required in building consent addenda received
  - [NA] Quality assurance documentation
  - [ P ] Restricted building work
  - [NA] Owner Builder declaration supplied
  - [ P ] Additional information required and received
  - [NA] Earthquake prone building
  - [NA] Swimming Pool details updated
  - [NA] Warnings and Bans
  - [NA] Supervision review
  - [ P ] Code Compliance Certificate Sign Off
  - [ P ] All Amendments have been approved & issued
  - [ P ] Where applicable, the compliance schedule and compliance schedule statement has been updated or new statement issued
  - [ P ] Approve to issue Code Compliance Certificate if all fees paid
  - [ P ] Approve to issue Certificate of Acceptance if all fees paid
  - [ P ] Approve to issue Certificate of Public Use if all fees paid

#### LICENSED BUILDING PRACTITIONERS:

Carpentry 1                      BP106221                      If there has been replacement framing the ROW needs to reflect this

---

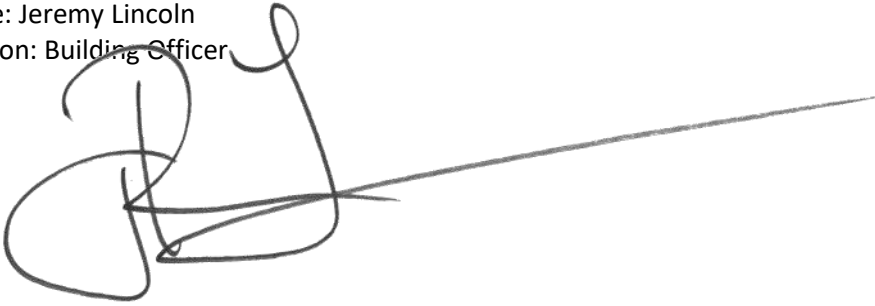
On review of the documentation and inspection notes it can be considered on reasonable grounds that all work has been completed in compliance with the building consent.

Signed:

Date: 19 March 2024

Name: Jeremy Lincoln

Position: Building Officer

A handwritten signature in black ink, appearing to be 'JL', with a long horizontal line extending to the right from the bottom of the signature.

## GoGet Inspection Audit Report

---

Consent No: **230427**

Applicant: **Coastal Architecture Ltd**

Site Address: **155 Guildford Drive, Paraparaumu**

Work Type: **Remove existing cladding & replace with weatherboards for resale value.**

---

Inspection Type: **Final Inspection**

Inspection Outcome: **Fail**

Inspected By: **Ken Tran**

Inspection Date: **12 December 2023 8:43 a.m.**

Duration: **60 minutes**

Inspection Element	Status
Exterior	Fail
All previous inspections/notes passed	Fail
<b>Previous inspection failed notes not addressed at time of inspection as information required not available. Builder to provide further information as requested.</b>	
Drawings	Pass
Additional information/plan	N/A
Sub-floor ventilation	N/A
Roof fixings	N/A
Spouting and down-pipes	N/A
Deck structure	N/A
Flashings - roof	N/A
Penetrations - flashings	N/A
Barriers	N/A
Gully dishes	N/A
Stormwater and site drainage	N/A
Handrails	N/A
Wastes to gully	N/A
Fixings - durability	Pass
<b>Cladding system completed.</b>	
Steps/stairs	N/A
Terminal vents/AAVs	N/A
Cladding painted/sealed	Pass
Flashings - windows/doors	Pass
<b>Headflashing installed.</b>	
Cladding ground clearance	Pass
<b>Existing ground clearance unaltered.</b>	
non compliance discussed onsite	Pass
<b>Previous inspection failed notes to be addressed.</b>	
Final check complete	Pass
Other	N/A
Interior	Pass
All previous inspections/notes passed	N/A
Drawings	Pass
Additional information/plan	N/A
Service areas-floors/walls	Pass
<b>Bathroom and ensuite tiled and sealed.</b>	
Stair design	N/A
Handrails	N/A

---

Balustrades	N/A
Lightings	N/A
Laundering	N/A
Cooking facilities	N/A
Smoke detectors	Pass
<b>Smoke detectors installed within 3m of each bedroom.</b>	
Food storage/preparation	N/A
Ventilation	Pass
<b>Bathroom mechanical extract installed.</b>	
Insulation and clearance	N/A
HWC flues	N/A
HWC restraint	N/A
Tempering valve	N/A
Glazing - human impact	Pass
<b>Safety glass provided.</b>	
Hot water temp	N/A
Solid fuel heater	N/A
Water supply tank	N/A
Trap seals and AAVS	N/A
Cistern flushing	Pass
WC pan connection	Pass
Septic tank	N/A
Window labels	Pass
non compliance discussed onsite	N/A
Final check complete	Pass
Other	N/A
Intertenancy/commercial	N/A
Other	N/A



**main bathroom**

Taken at 8:39 AM on Tuesday 12/12/2023



**ensuite**

Taken at 8:41 AM on Tuesday 12/12/2023



**sd**

Taken at 8:41 AM on Tuesday 12/12/2023



**vertical shiplap**

Taken at 8:46 AM on Tuesday 12/12/2023



**front entry**

Taken at 8:47 AM on Tuesday 12/12/2023



**side elevation**

Taken at 8:48 AM on Tuesday 12/12/2023



**headflashing**

Taken at 8:49 AM on Tuesday 12/12/2023



**master bedroom**

Taken at 8:49 AM on Tuesday 12/12/2023



**penetrations flashed**

Taken at 8:51 AM on Tuesday 12/12/2023

## SITE NOTICE

---

Consent No: **230427**  
Applicant: **Gary and Dianne Traveller**  
Site Address: **155 Guildford Drive, Paraparaumu**  
Work Type: **Remove existing cladding & replace with weatherboards for resale value.**  
Building Category: **R2**

---

Inspection Type: **Final Inspection**  
Inspection Outcome: **Fail**  
Inspected By: **Ken Tran**  
Inspection Date: **12 December 2023**

### Failed Items

#### Exterior

All previous inspections/notes passed

**Previous inspection failed notes not addressed at time of inspection as information required not available. Builder to provide further information as requested.**

### Passed Items

#### Exterior

Drawings  
Fixings - durability  
Cladding painted/sealed  
Flashings - windows/doors  
Cladding ground clearance  
non compliance discussed onsite  
Final check complete

**Cladding system completed.**

**Headflashing installed.**

**Existing ground clearance unaltered.**

**Previous inspection failed notes to be addressed.**

#### Interior

Drawings  
Service areas-floors/walls  
Smoke detectors  
Ventilation  
Glazing - human impact  
Cistern flushing  
WC pan connection  
Window labels  
Final check complete

**Bathroom and ensuite tiled and sealed.**

**Smoke detectors installed within 3m of each bedroom.**

**Bathroom mechanical extract installed.**

**Safety glass provided.**

## GoGet Inspection Audit Report

---

Consent No: **230427**

Applicant: **Coastal Architecture Ltd**

Site Address: **155 Guildford Drive, Paraparaumu**

Work Type: **Remove existing cladding & replace with weatherboards for resale value.**

---

Inspection Type: **Final Inspection**

Inspection Outcome: **Pass**

Inspected By: **Jeremy Lincoln**

Inspection Date: **19 March 2024 12:06 p.m.**

Duration: **15 minutes**

### Inspection Element

### Status

Exterior

Pass

All previous inspections/notes passed

Pass

## SITE NOTICE

---

Consent No: **230427**  
Applicant: **Gary and Dianne Traveller**  
Site Address: **155 Guildford Drive, Paraparaumu**  
Work Type: **Remove existing cladding & replace with weatherboards for resale value.**  
Building Category: **R2**

---

Inspection Type: **Final Inspection**  
Inspection Outcome: **Pass**  
Inspected By: **Jeremy Lincoln**  
Inspection Date: **19 March 2024**

### Passed Items

Exterior

All previous inspections/notes passed

## GoGet Inspection Audit Report

---

Consent No: **230427**

Applicant: **Coastal Architecture Ltd**

Site Address: **155 Guildford Drive, Paraparaumu**

Work Type: **Remove existing cladding & replace with weatherboards for resale value.**

---

Inspection Type: **Pre Wrap**

Inspection Outcome: **Fail**

Inspected By: **Anthony Wilson**

Inspection Date: **24 July 2023 1:31 p.m.**

Duration: **30 minutes**

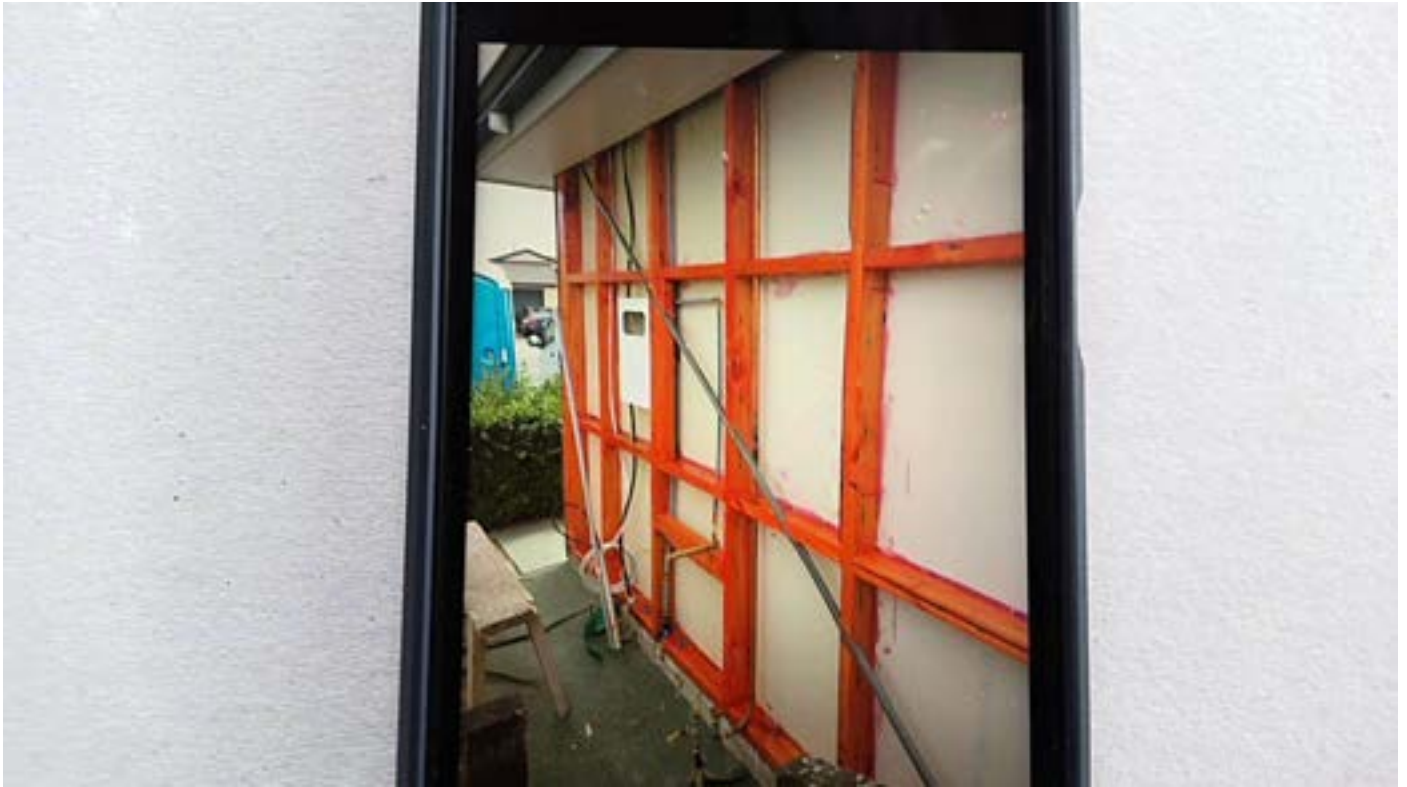
Inspection Element	Status
General	Fail
<b>Timber remediation carried out by Hayden from Ventral adjusters</b>	
Inspection notes	Pass
Drawings	Pass
Additional information/plan	Fail
<b>Need the reports (Quality Assurance) documentation from timber remediation specialist.</b>	
Fire Separations	N/A
Cladding type identified	Pass
<b>Vertical shiplap plus timber bevelback</b>	
Framing moisture meets cladding requirements	Fail
<b>Report required for confirmation</b>	
Stud spacing appropriate for cladding	Pass
<b>Dwangs added at 400mm apart for vertical cladding.</b>	
Exterior sheet bracing and angle brace fixing	N/A
Bottom plate connections	Pass
<b>Existing, plus small sections of bottom plate bolted.</b>	
Building wrap type	Pass
Roof Cross Bracing	N/A
Purlin fixing	N/A
Decking substrate	N/A
Top Plate Connection	N/A
Lintel Connections	N/A
Truss connections	N/A
Column posts	N/A
LBP number	Pass
<b>Carl Van der Meer</b>	
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other	N/A



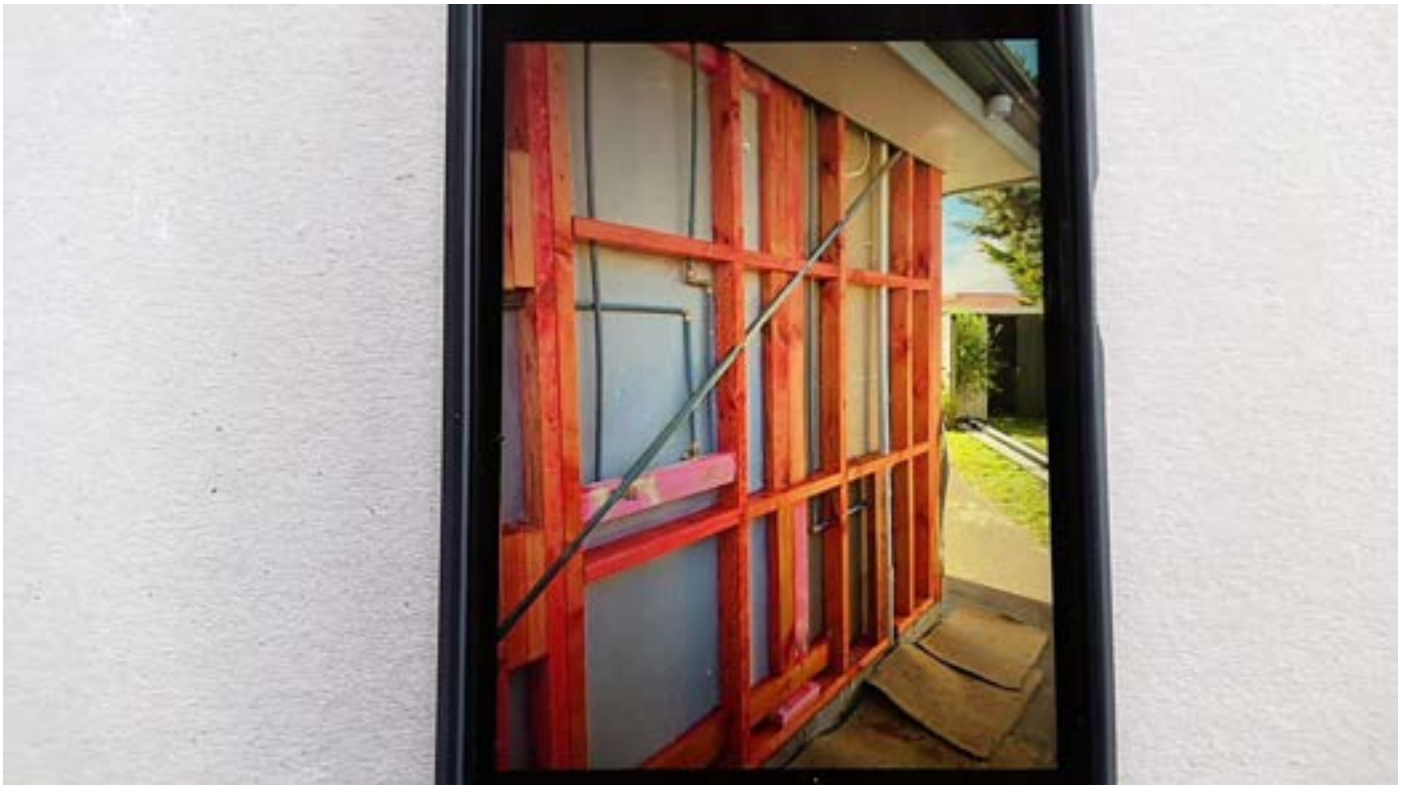
Taken at 1:16 PM on Monday 24/07/2023



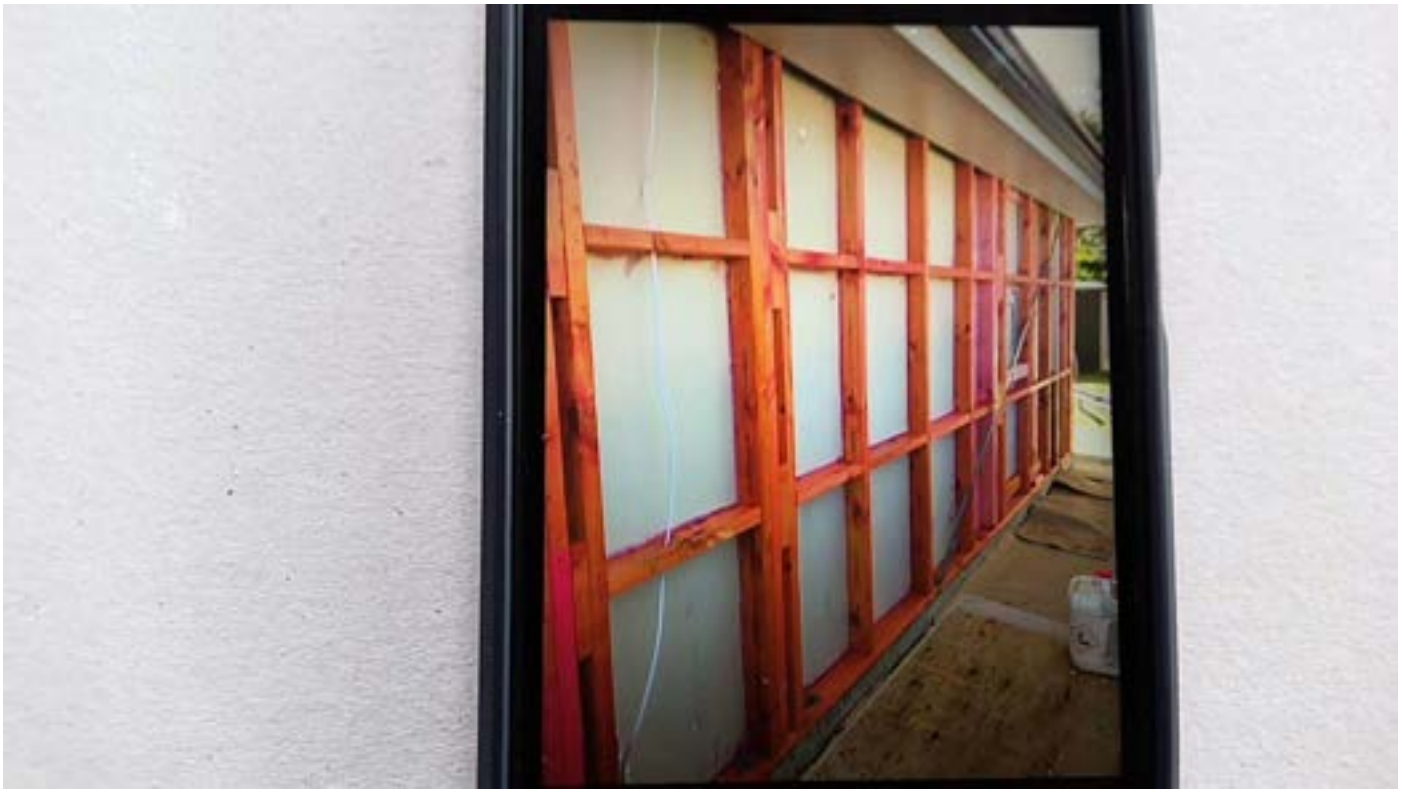
Taken at 1:16 PM on Monday 24/07/2023



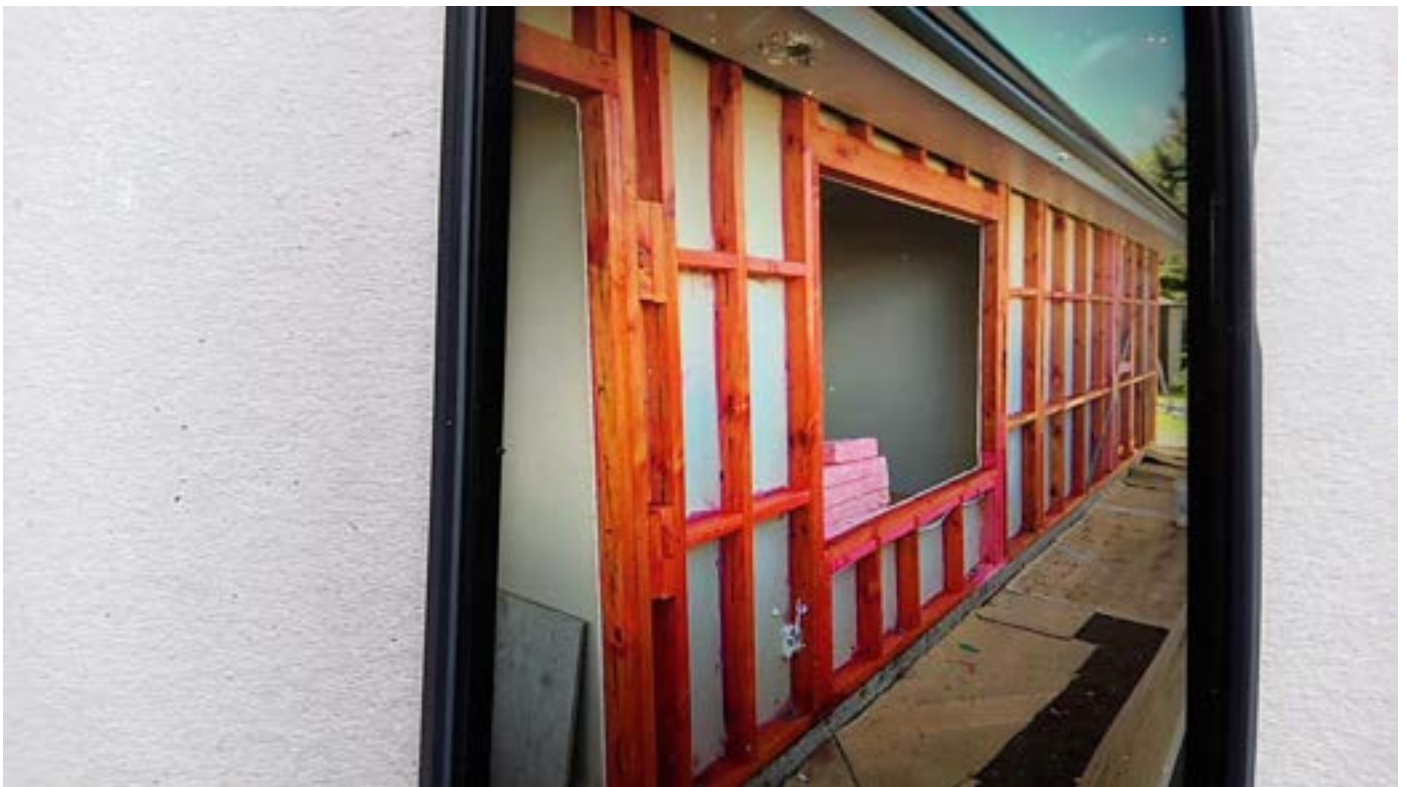
Taken at 1:16 PM on Monday 24/07/2023



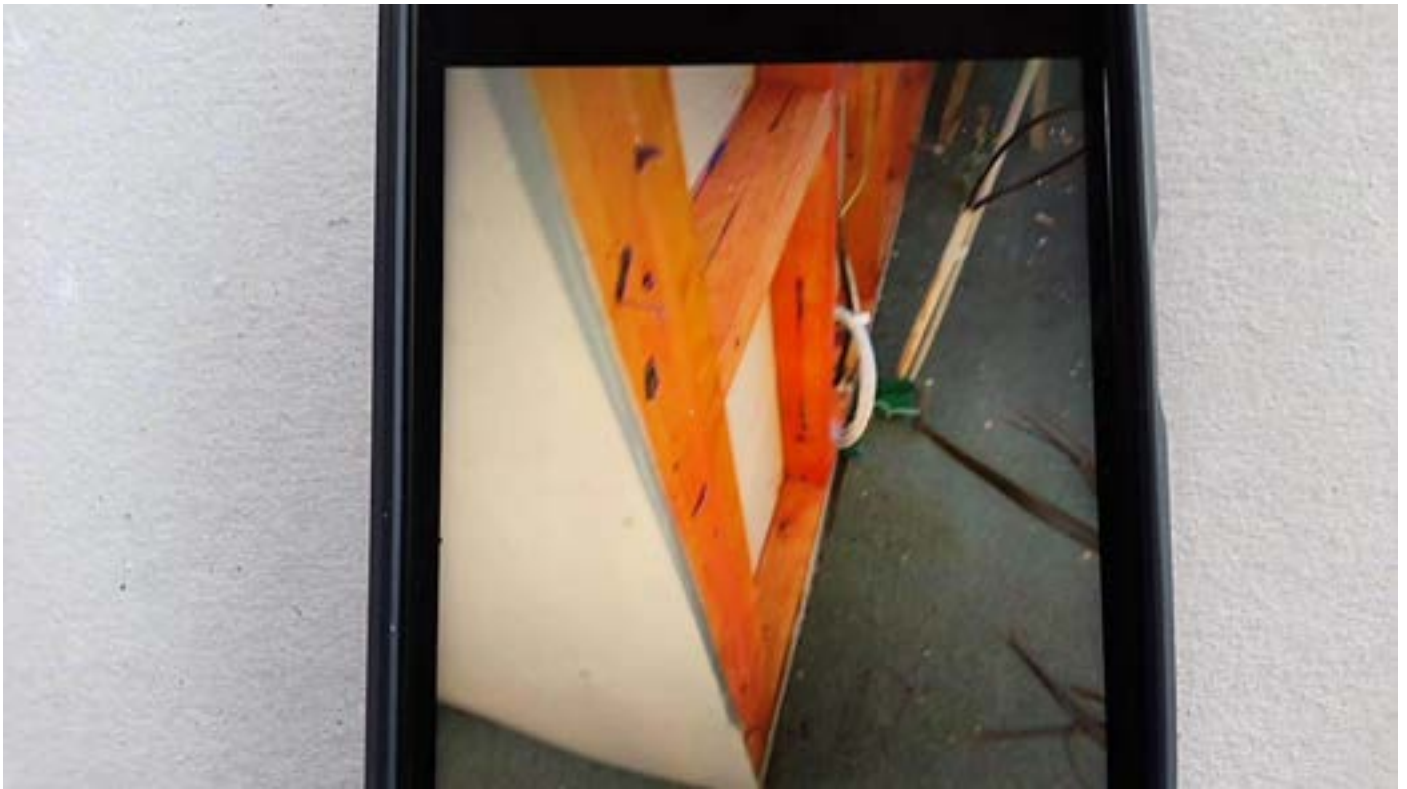
Taken at 1:16 PM on Monday 24/07/2023



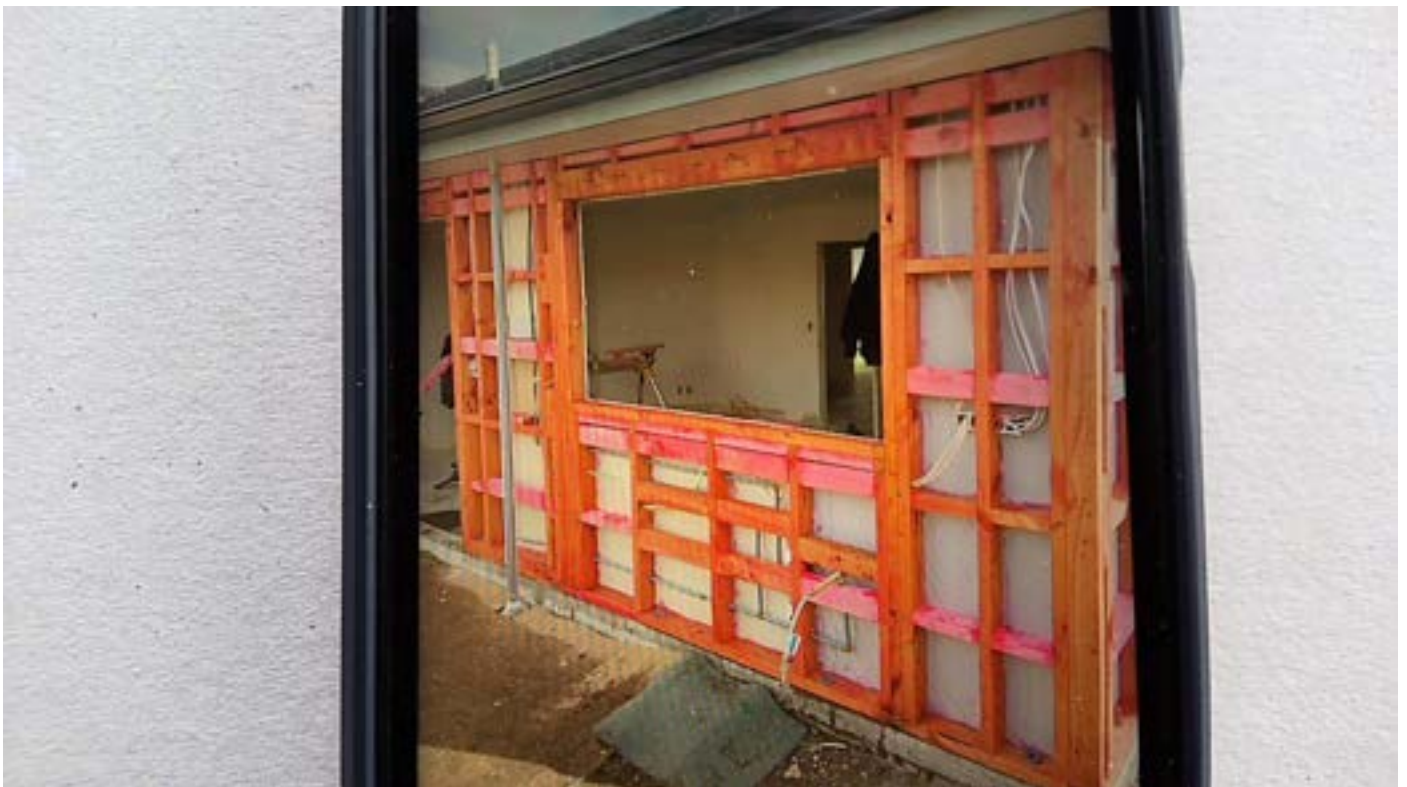
Taken at 1:16 PM on Monday 24/07/2023



Taken at 1:16 PM on Monday 24/07/2023



Taken at 1:17 PM on Monday 24/07/2023



Taken at 1:18 PM on Monday 24/07/2023



Taken at 1:18 PM on Monday 24/07/2023

## GoGet Inspection Audit Report

---

Consent No: **230427**

Applicant: **Coastal Architecture Ltd**

Site Address: **155 Guildford Drive, Paraparaumu**

Work Type: **Remove existing cladding & replace with weatherboards for resale value.**

---

Inspection Type: **Pre Wrap**

Inspection Outcome: **Fail**

Inspected By: **Jeremy Lincoln**

Inspection Date: **19 February 2024 12:19 p.m.**

Duration: **0 minutes**

### Inspection Element

### Status

General

Fail

**Timber remediation carried out by Hayden from Central adjusters**

## SITE NOTICE

---

Consent No: **230427**  
Applicant: **Gary and Dianne Traveller**  
Site Address: **155 Guildford Drive, Paraparaumu**  
Work Type: **Remove existing cladding & replace with weatherboards for resale value.**  
Building Category: **R2**

---

Inspection Type: **Pre Wrap**  
Inspection Outcome: **Fail**  
Inspected By: **Anthony Wilson**  
Inspection Date: **24 July 2023**

### Failed Items

General

Additional information/plan

Framing moisture meets cladding requirements

**Timber remediation carried out by Hayden from Ventral adjusters**

**Need the reports (Quality Assurance) documentation from timber remediation specialist.**

**Report required for confirmation**

### Passed Items

General

Inspection notes

Drawings

Cladding type identified

Stud spacing appropriate for cladding

Bottom plate connections

Building wrap type

LBP number

**Timber remediation carried out by Hayden from Ventral adjusters**

**Vertical shiplap plus timber bevelback**

**Dwangs added at 400mm apart for vertical cladding.**

**Existing, plus small sections of bottom plate bolted.**

**Carl Van der Meer**

## SITE NOTICE

---

Consent No: **230427**  
Applicant: **Gary and Dianne Traveller**  
Site Address: **155 Guildford Drive, Paraparaumu**  
Work Type: **Remove existing cladding & replace with weatherboards for resale value.**  
Building Category: **R2**

---

Inspection Type: **Pre Wrap**  
Inspection Outcome: **Fail**  
Inspected By: **Jeremy Lincoln**  
Inspection Date: **19 February 2024**

### Failed Items

General

Additional information/plan

Framing moisture meets cladding requirements

**Timber remediation carried out by Hayden from Central adjusters**

**Need the reports (Quality Assurance) documentation from timber remediation specialist.**

**Report required for confirmation**

## GoGet Inspection Audit Report

---

Consent No: **230427**

Applicant: **Coastal Architecture Ltd**

Site Address: **155 Guildford Drive, Paraparaumu**

Work Type: **Remove existing cladding & replace with weatherboards for resale value.**

---

Inspection Type: **Preline Building**

Inspection Outcome: **Pass**

Inspected By: **Jeremy Lincoln**

Inspection Date: **12 March 2024 2:58 p.m.**

Duration: **15 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass
Air seals	Pass
<b>Photographic evidence provided</b>	
Other	N/A
<b>Require conformation and documentation from weather tightness expert , in regard to rotten timber that has been removed , as per stated on the consented plans</b>	
<b>Moved to final inspection</b>	

## GoGet Inspection Audit Report

---

Consent No: **230427**

Applicant: **Coastal Architecture Ltd**

Site Address: **155 Guildford Drive, Paraparaumu**

Work Type: **Remove existing cladding & replace with weatherboards for resale value.**

---

Inspection Type: **Pre Clad**

Inspection Outcome: **Pass**

Inspected By: **Jeremy Lincoln**

Inspection Date: **12 March 2024 2:59 p.m.**

Duration: **15 minutes**

### Inspection Element

### Status

General

Pass

Head flashings

Pass

**Batten to be fixed behind stop ends, provide photos to next inspector**

**Sample photos provided**

## GoGet Inspection Audit Report

---

Consent No: **230427**

Applicant: **Coastal Architecture Ltd**

Site Address: **155 Guildford Drive, Paraparaumu**

Work Type: **Remove existing cladding & replace with weatherboards for resale value.**

---

Inspection Type: **Final Inspection**

Inspection Outcome: **Fail**

Inspected By: **Jeremy Lincoln**

Inspection Date: **12 March 2024 3:00 p.m.**

Duration: **15 minutes**

### Inspection Element

### Status

Exterior

Fail

All previous inspections/notes passed

Fail

**Outstanding Remediation report**

## SITE NOTICE

---

Consent No: **230427**  
Applicant: **Gary and Dianne Traveller**  
Site Address: **155 Guildford Drive, Paraparaumu**  
Work Type: **Remove existing cladding & replace with weatherboards for resale value.**  
Building Category: **R2**

---

Inspection Type: **Preline Building**  
Inspection Outcome: **Pass**  
Inspected By: **Jeremy Lincoln**  
Inspection Date: **12 March 2024**

### Passed Items

General

Air seals

**Photographic evidence provided**

---

Inspection Type: **Pre Wrap**  
Inspection Outcome: **Pass**  
Inspected By: **Jeremy Lincoln**  
Inspection Date: **12 March 2024**

### Passed Items

General

**Timber remediation carried out by Hayden from Central adjusters**

---

Inspection Type: **Pre Clad**  
Inspection Outcome: **Pass**  
Inspected By: **Jeremy Lincoln**  
Inspection Date: **12 March 2024**

### Passed Items

General

Head flashings

**Batten to be fixed behind stop ends, provide photos to next inspector**

**Sample photos provided**

---

Inspection Type: **Final Inspection**  
Inspection Outcome: **Fail**  
Inspected By: **Jeremy Lincoln**  
Inspection Date: **12 March 2024**

### Failed Items

Exterior

All previous inspections/notes passed

**Outstanding Remediation report**

---

## GoGet Inspection Audit Report

---

Consent No: **230427**

Applicant: **Coastal Architecture Ltd**

Site Address: **155 Guildford Drive, Paraparaumu**

Work Type: **Remove existing cladding & replace with weatherboards for resale value.**

---

Inspection Type: **Pre Clad**

Inspection Outcome: **Fail**

Inspected By: **Jeremy Lincoln**

Inspection Date: **24 August 2023 8:36 a.m.**

Duration: **45 minutes**

Inspection Element	Status
General	Fail
Inspection notes	Pass
<b>Completed Remediation report confirmed by Carl. Document to follow</b>	
Drawings	Pass
Additional information/plan	N/A
Fire Separations	N/A
Building wrap type	Pass
<b>Ecoply RAB</b>	
Flexible sealing tape	Pass
Deck membrane fixed in accordance with specification	N/A
Head flashings	Fail
<b>Batten to be fixed behind stop ends, provide photos to next inspector</b>	
Sill flashings	N/A
Back flashings	N/A
Saddle flashings	N/A
Internal/external corner flashings	Pass
<b>Dynaflash</b>	
Jamb flashings	N/A
Capillary clearances	Pass
Flashing penetrations	Pass
<b>Marshalls fitted to all penetrations</b>	
Ground/Deck Cladding Clearance	Pass
Additional strapping to wrap	N/A
Batten timber treatment	Pass
<b>Fluted H3.1</b>	
Cavity closers	Pass
<b>Fitted</b>	
Battens in place	Pass
Battens structural fixing	N/A
Cavity spacers	N/A
Cavity spacers size and slope	N/A
LBP number	Pass
<b>Carl van deer meer</b>	
Agent/owner written approval	N/A
non compliance discussed onsite	Pass
<b>With Carl &amp; others on site</b>	
Next Inspection required	Pass
<b>Final</b>	

Other

N/A



Taken at 8:25 AM on Thursday 24/08/2023



Taken at 8:25 AM on Thursday 24/08/2023



Taken at 8:25 AM on Thursday 24/08/2023



Taken at 8:25 AM on Thursday 24/08/2023



Taken at 8:26 AM on Thursday 24/08/2023



Taken at 8:26 AM on Thursday 24/08/2023



Taken at 8:26 AM on Thursday 24/08/2023



**Typical marshall seal to penetration**  
Taken at 8:27 AM on Thursday 24/08/2023



Taken at 8:27 AM on Thursday 24/08/2023



Taken at 8:28 AM on Thursday 24/08/2023



**Typical WANZ bar set up**  
Taken at 8:32 AM on Thursday 24/08/2023