

# Sharalyn Fraser *Agency*

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# CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

## THE OWNER

Van Lent Cornelius Francis Maria & Van Lent Suzanne Karen C/- Kevin Strookappe 395 Taikorea Rd RD3 Palmerston North 4473	No. 100821 Issue date 31/10/11 Application date 26/10/10
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## THE BUILDING


Street Address	286 Peka Peka Road, Peka Peka, Waikanae
Valuation No.	1489006926
Legal Description	Lot 12 DP 385819 C/T 343710
Intended Use	Residential swimming pool
Intended Life	Indefinite, but not less than 50 years
Current Use	Residential dwelling
Proposal	Swimming Pool
Estimated Value	\$10,000

## Code Compliance

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

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

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

Signature: 

Date: 31/10/11

**SCOPE OF INSPECTION SHEET**

Date 21/4/2011 SR or BCA 100821 Inspection No. S

Time ..... Documents on site **YES** / NO

Owner Name Van Lent Project Description Pool

Site Address 286 Peke Peke Road

Building  Plumbing  
Circle appropriate Type & Inspection Other .....

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall  Final

Engineer Supervision Yes No n/a - Name .....

Notes Pool in place as per consent.  
Empty at time of inspection  
Ground heights correct  
Timber Deck to be installed  
Fencing to remaining area correct  
Door to garage locked unable  
to determine compliance

Diagram (if necessary)

Photo's Taken - Nos. .... saved / scanned? Y / N

Site instruction issued Door from dwelling to pool area  
Do not comply fence required  
Garage door required to be unlocked to check  
inspector to check C.C.C. Application at office  
Ref. Copy of Council Sent 23 August 2011

Result:  **Pass**  Part pass  **Fail**

Confirmation of inspection by person on site  
Person on site: Builder  Owner  Other  No One on site

Your next inspection will be .....  
(Guidance notes for inspection on the rear of this sheet)

Agreed, Kevin Stronkman Sign [Signature] Date 21/4/2011  
(Print Name)

Officer Name Tony King Sign [Signature] Date 21/4/2011

Additional Insp. Sheet No. ....

Information entered into data base  Initial ..... Date 1/1

## SCOPE OF INSPECTION

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

**Engineer – Civil/Structural/Fire/Geotechnical:** An engineer has been engaged to carry out inspections on behalf of the owner. Please ensure those inspections are carried out. A Certificate of Expert Opinion is required to be supplied to Council.

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

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

**Piles:** When all holes are excavated prior to installation.

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

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

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

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

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

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

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

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

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

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

Post application of wet area membrane.

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

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

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

**Retaining wall:** Pre application of waterproof membrane system.

Post application of waterproof membrane system.

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

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

**Free Standing Fireplace:** Final inspection required only.

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

### PRIVACY STATEMENT

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

**Council has a Privacy Officer. If you have any concerns regarding privacy issues please telephone (04) 296 4700**

**FINAL INSPECTION**

Date 21/4/2011 SR or BCA 100771 Inspection No. S

Time ..... Documents on site YES / NO

Owner Name UAW. LENT. Project Description Pool.

Site Address 286. PEKA PEKA ROAD.

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

**P = Pass F = Fail NA = Non-Applicable**

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

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

**Applicable to all inspections**

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

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

**FINAL - Interior**


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

**FINAL - Intertency/Commercial**

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

Road Crossing Complete	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Energy Certificates supplied	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Final Check Complete	<input checked="" type="radio"/> Y	<input type="radio"/> N
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Name: TONY KING Officer Sign:  Date: 21/4/2011

**SCOPE OF INSPECTION SHEET**

Date 7/4/11 SR or BCA 10082 Inspection No. 4

Time ..... Documents on site YES  NO

Owner Name Van Lent Project Description New Pool

Site Address 286 Peka Peka Rd

Building  Plumbing Circle appropriate Type & Inspection Other .....

Site  Found  Piles  PreSlab  Subfloor  Drainage  PreWrap  PreClad  Weathertight  PreLine  PostLine  Block  Brick  Ret.Wall  Final

Engineer Supervision Yes No n/a - Name .....

Notes Inspection to steel work of steps into pool. Diagram (if necessary)  
All steel work placed and tied as required  
Starters fixed into existing pool walls  
OK to pour

Photo's Taken - Nos. .... saved / scanned? Y / N

Site instruction issued .....

Result:  **Pass**  Part pass  Fail

Confirmation of inspection by person on site

Person on site: Builder  Owner  Other  No One on site

Your next inspection will be Final  
(Guidance notes for inspection on the rear of this sheet)

Agreed, Adam Alexander Sign [Signature] Date 1/1/11  
(Print Name)

Officer Name Russen Brook Sign [Signature] Date 7.14.11

Additional Insp. Sheet No. ....

Information entered into data base  Initial ..... Date 1/1/11

**SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE**

Date 7/4/11 SR or BCA 10082 Inspection No. 7

Time ..... Documents on site YES / NO

Owner Name Van Lent Project Description New Pool

Site Address 286 Peka Peka Rd

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

**P = Pass F = Fail NA = Non-Applicable**

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

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

**SITE**

Conforms with approved drawings	Y	N	NA	Checked driveway	Y	N	NA	Engineer supervision required	Y	N	NA
Scope of Resource consent granted?	Y	N	NA	Checked position off relevant boundaries and datum height	Y	N	NA		Y	N	NA
Expert Opinion (Producer statement) required	Y	N	NA	Name of Surveyor				Name of Engineer			
				Company				Company			

**FOUNDATIONS**

**PILES**

**SUBFLOOR**

Footing Depth	P	F	NA	Pile size	P	F	NA	Pile/Bearer/Joist Fixings	P	F	NA
Good bearing (NZS 3604)	P	F	NA	Pile layout is to plan	P	F	NA	Notching, Holes, etc	P	F	NA
Reinforcing	P	F	NA	Special piles - point load	P	F	NA	Solid Blocking	P	F	NA
Siting	P	F	NA	Timber Treatment	P	F	NA	Joists	P	F	NA
Sub-floor vents	P	F	NA	Hole depth	P	F	NA	Beams/Bearers	P	F	NA

**PRE SLAB**

Rebate for brick veneer	P	F	NA	Sand blinding	P	F	NA	Steel reinforcing	P	F	NA
Ground clearance	P	F	NA	Slab thickenings	P	F	NA	Bar chairs	P	F	NA
Concrete Cover	P	F	NA	Vapour barrier (DPC)	P	F	NA	DPC penetrations taped	P	F	NA
Driveway s/w control	P	F	NA	Bottom plate fixings	P	F	NA	Minimum Floor Level	P	F	NA
Secondary flow path	P	F	NA	TPR line	P	F	NA	Wastes and drains - size / fall	P	F	NA
Pipe material	P	F	NA	Plumbing layout	P	F	NA	Test - Water / Air	P	F	NA
Pipe protection	P	F	NA	Pipes supported	P	F	NA	Visual leak check	P	F	NA

**DRAINAGE**

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

Officer Name: Russell Brook Sign: [Signature] Date: 7.4.11

**SCOPE OF INSPECTION SHEET**

Date 16-3-2011 SR or BCA 100821 Inspection No. 3  
 Time 2:30 Documents on site YES / NO  
 Owner Name ..... Project Description New pool  
 Site Address 236 Peka Peka Rd

Building  Plumbing  
 Circle appropriate Type & Inspection Other .....

Site Found Piles  PreSlab  Subfloor  Drainage  PreWrap  PreClad  Weathertight  PreLine  PostLine  Block  Brick  Ret.Wall  Final

Engineer Supervision Yes No n/a - Name .....

Notes ..... Diagram (if necessary)  
 \* 663 mesh, x2 layers.  
 \* mesh on chairs  
 \* polythene laid

Photo's Taken - Nos. .... saved / scanned? Y / N

Site instruction issued .....

\* ensure mesh layers are seperated during concrete pour.  
 \* engineer to inspect prior to concrete pour.

Result:  Pass  Part pass  Fail

Confirmation of inspection by person on site  
 Person on site: Builder  Owner  Other  No One on site

Your next inspection will be block to steps.  
 (Guidance notes for inspection on the rear of this sheet)

Agreed, Andrew Sign Andrew Date 16/3/2011  
 Officer Name Andrew Sign Andrew Date 16/3/2011

Additional Insp. Sheet No. ....

Information entered into data base  Initial ..... Date 1/1

**SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE**

Date 16.3.2011 SR or BCA 100821 Inspection No. 5

Time 2:30 Documents on site YES / NO

Owner Name ..... Project Description New pool

Site Address 286 Peke Peke Rd

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

**P = Pass F = Fail NA = Non-Applicable**

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

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

**SITE**

Conforms with approved drawings	Y	N	NA	Checked driveway	Y	N	NA	Engineer supervision required	Y	N	NA
Scope of Resource consent granted?	Y	N	NA	Checked position off relevant boundaries and datum height	Y	N	NA		Y	N	NA
Expert Opinion (Producer statement) required	Y	N	NA	Name of Surveyor Company				Name of Engineer Company			

**FOUNDATIONS**

**PILES**

**SUBFLOOR**

Footing Depth	P	F	NA	Pile size	P	F	NA	Pile/Bearer/Joist Fixings	P	F	NA
Good bearing (NZS 3604)	P	F	NA	Pile layout is to plan	P	F	NA	Notching, Holes, etc	P	F	NA
Reinforcing	P	F	NA	Special piles - point load	P	F	NA	Solid Blocking	P	F	NA
Siting	P	F	NA	Timber Treatment	P	F	NA	Joists	P	F	NA
Sub-floor vents	P	F	NA	Hole depth	P	F	NA	Beams/Bearers	P	F	NA

**PRE SLAB**

Rebate for brick veneer	P	F	NA	Sand blinding	P	F	NA	Steel reinforcing	P	F	NA
Ground clearance	P	F	NA	Slab thickenings	P	F	NA	Bar chairs	P	F	NA
Concrete Cover	P	F	NA	Vapour barrier (DPC)	P	F	NA	DPC penetrations taped	P	F	NA
Driveway s/w control	P	F	NA	Bottom plate fixings	P	F	NA	Minimum Floor Level	P	F	NA
Secondary flow path	P	F	NA	TPR line	P	F	NA	Wastes and drains - size / fall	P	F	NA
Pipe material	P	F	NA	Plumbing layout	P	F	NA	Test - Water / Air	P	F	NA
Pipe protection	P	F	NA	Pipes supported	P	F	NA	Visual leak check	P	F	NA

**DRAINAGE**

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

Officer Name: Andrew Sign: A.R. Date: 16.3.2011

SCOPE OF INSPECTION SHEET

Date 16-2-2011 SR or BCA 100821 Inspection No. 2

Time 2:30 Documents on site YES/NO

Owner Name Project Description Swimming

Site Address 286 Peka Peka Rd Pool

Building Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name Alan Pullinger

Notes \* all steel tied \* starters 600 centres Horiz \* HD16 Horizontals and Max 400 centres \* x2 control joints both ends and sides, denzo tape placed. \* washouts placed \* cavity clean \* correct joints, mortar bedding. \* inspection at 1.00 in height.

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued \* engineer to inspect approve and provide PS4 \* wash out cavity \* engineer to inspect full height.

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder Owner Other blocklayer No One on site

Your next inspection will be full height or pre slab

Agreed, S. G... (Print Name) Sign Andrew Date 16/2/11

Officer sign Name Andrew Date 16/2/11

Additional Insp. Sheet No.

**BLOCK / BRICK / RETAINING WALL / OTHER**

Date 16-2-2011 SR or BCA 100821 Inspection No. 7

Time 2:30 Documents on site YES / NO

Owner Name ..... Project Description Swimming Pool

Site Address 236 Peka Peka Rd

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

**P = Pass F = Fail NA = Non-Applicable**

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

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

**BLOCK**

Washouts <u>started 600 contours</u>	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Control joints <u>2012</u>	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Engineer Design	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Reinforcing <u>HD16 horizontal and vertical</u>	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Mortar Bedding	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Engineer Report available	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Starters <u>max 600 contours</u>	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Eng. Company:	Eng. Name:						

**BRICK VENEER**

Waterproof slab edge <u>control joints both</u>	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Mortar Bedding <u>denzo</u>	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Rebate clear of debris	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Min/max cavity achieved <u>placed</u>	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Flashings to openings	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Veneer overhang	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Brick-tie fixings <u>washouts</u>	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Brick tie durability	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Brick tie spacing	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Washouts <u>cavity clear</u>	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Building wrap	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Head Lintels	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Weep holes <u>control joints, mortar</u>	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Under window vents	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Control Joints	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA

**RETAINING WALL**

Reinforcing <u>inspection at 1.100 in height</u>	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Backfill drainage material	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Timber treatment	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Waterproof membrane	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Discharge point	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Surcharge to design assumptions	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Membrane protection <u>managers to inspect</u>	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	subsoil drain	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Inclination angle	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Cleaning/Flush point <u>PS4</u>	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Engineer design	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Engineer Report Available	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Eng. Company:				Eng. Name:							

**OTHER**

<u>wash out cavity</u>	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	<u>inspect full</u>	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA		<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
<u>engineer inspect full</u>	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA		<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA		<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA		<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA		<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA		<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA		<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA		<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA		<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA		<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA		<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	<u>Full height at prestab</u>	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA		<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA

Officer Sign: [Signature] Name: Andrew Date: 16/2/2011

16  
16

**SCOPE OF INSPECTION SHEET**

Date 11/2/11 SR or BCA 100821 Inspection No. 1  
 Time 10:30 Documents on site YES/NO  
 Owner Name VAN LOAN HOUSE Project Description POCC  
 Site Address 286 PEKA PEKA RD

Building  Plumbing

Circle appropriate Type & Inspection Other .....

Site Found  Piles  PreSlab  Subfloor  Drainage  PreWrap  PreClad  Weathertight  PreLine  PostLine  Block  Brick  Ret.Wall  Final

Engineer Supervision  Yes  No n/a - Name ALA KILLICK

Notes..... Diagram (if necessary)

12mm STEEL AS PER ENG DESIGN  
VARIABLE BARRIER.  
BAR CHAIRS

Photo's Taken - Nos. .... saved / scanned? Y / N

Site instruction issued .....

PS4 TO GWT

Result:  Pass  Part pass  Fail

[Signature]  
 Confirmation of inspection by person on site  
 Person on site: Builder  Owner  Other  No One on site

Your next inspection will be.....  
 (Guidance notes for inspection on the rear of this sheet)

Agreed,..... (Print Name) Sign [Signature] Date 1/1  
 Officer Name ALA Sign [Signature] Date 11/2/11

Additional Insp. Sheet No. ....

Information entered into data base  Initial ..... Date 1/1

**SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE**

Date 11/2/11 SR or BCA 100821 Inspection No. 1  
 Time 10:30 Documents on site YES / NO 2  
 Owner Name VAN LOAN HOUSE Project Description POC  
 Site Address 286 PEKA PEKA RD

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

**P = Pass F = Fail NA = Non-Applicable**

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

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

**SITE**

Conforms with approved drawings	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Checked driveway	<input type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Engineer supervision required	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA
Scope of Resource consent granted?	<input type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Checked position off relevant boundaries and datum height	<input type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA		<input type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA
Expert Opinion (Producer statement) required	<input type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Name of Surveyor _____ Company _____				Name of Engineer _____ Company _____			

**FOUNDATIONS**

**PILES**

**SUBFLOOR**

Footing Depth	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Pile size	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Pile/Bearer/Joist Fixings	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Good bearing (NZS 3604)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Pile layout is to plan	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Notching, Holes, etc	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Reinforcing	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Special piles - point load	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Solid Blocking	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Siting	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Timber Treatment	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Joists	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Sub-floor vents	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Hole depth	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Beams/Bearers	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA

**PRE SLAB**

Rebate for brick veneer	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Sand blinding	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Steel reinforcing	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Ground clearance	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Slab thickenings	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Bar chairs	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Concrete Cover	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Vapour barrier (DPC)	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	DPC penetrations taped	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Driveway s/w control	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Bottom plate fixings	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Minimum Floor Level	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Secondary flow path	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	TPR line	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Wastes and drains - size / fall	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Pipe material	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Plumbing layout	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Test - Water / Air	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Pipe protection	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Pipes supported	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Visual leak check	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA

**DRAINAGE**

Pipe diameter	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Connections/Angles	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Holding water	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Bedding material	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Branch length	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Terminal vent	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Gully trap(s)	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Direction/Fall	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	LBP/Registration No:			

Officer Name: AND Sign: [Signature] Date: 11/2/11



Site Inspection Report - New BC Applications

BC Application number: 100821 Lot 12 DP 385819

Site Address: 286 Peka Peka Road, Peka Peka

Building Project: Swimming Pool

Check NCS status is currently "To Site Inspection"

Item to be checked	Decision	Record any relevant information	Action required
Contours match application?	Yes/No		
Datum point identified?	Yes/No		
Boundaries identified?	Yes/No		
Check ground conditions?	Yes/No	Swimming pool, PSI supplied	
Check f/path, kerb & channel, grass berm, note existence/damage.	Yes/No	Nil Rural	
Vehicle entrance crossing installed (describe condition)	Yes/No		
Photos taken? (Save & link to NCS)	Yes/No		
Dogs or other hazards on property?	Yes/No		
Is there a requirement for further foundation investigation e.g Engineers design	Yes/No		Referred to Approvals T/L  Yes / No
<i>Record all decisions in accordance with KCDC Policy 007. Circle Yes or No in each case.</i>			

**Note:** if there is a requirement for further information or some areas which do not appear to comply refer file to Team Leader Consent Approvals for action.

Inspecting Officer:

Name: Andrew Signature: [Signature] Date: 29/10/2010

Unless further foundation information required, change NCS status to "To Plumbing & Drainage" and place file in P&D shelf area for Approvals. If further information is required, then Status change to "To Senior Building Inspector" and hand to Team Leader Consent Approvals for action.

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Site Inspection	✓	Refer to Form 241 for completion of site Inspection & sign off this form when completed.	
Resource Consents (refer PIM Sheet)	✓		
Plumbing and Drainage	✓		5/11/2010
Building	✓	under supervision.	Palmon 18/11/10
Fire Design			
Compliance Schedule			
Environmental Health			
Other.....			
NOTES:			



Building Consent No.	10082/ Mr & Mrs Van Lant.
Building Project	Swimming Pool
Location (Site Address)	286 Peka Peka Road Peka Peka
Building Category	Circle appropriate category 0 1 2 3

Application workflow checklist		Name & Signature	Date
<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>RECEIVED</b>                      26 OCT 2010                      KAPITI COAST DISTRICT COUNCIL                 </div>		Note # A signature confirms that the application contains sufficient information to enable compliance with the building code to be assessed	
		# Note: Checked, date stamped and initialled by TO/BCO. Select and circle appropriate category above & identify allocation to appropriate technical groups and if required to go to "site inspection" AP-WI-001	
Payment taken and receipted (details entered inside this cover sheet) by CSO CS-WI-008		Janette King	26/10/10
Data entered and invoiced by CSO CS-WI-008		King	
Pages numbered by CSO CS-WI-008		King	26/10/10
BC Application and documentation scanned, checked & status update by CSO CS-WI-009			
BC Application signed over to BC CS-WI-009			
Application reviewed by Technical Officers who sign off at back of this form AP-WI-026 & AP-WI-009		Simon Copp	5/11/2010
Once Technical review complete, passed to CS for Plan Production and Invoicing AP-WI-009		Palmon	18/11/10
CSO checks data entry input, including required inspections CS-WI-012		Palmon	18/11/10
BC, plans and other appropriate paperwork produced by CSO CS-WI-012		Angie	18/11/10
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO CS-WI-012			
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. CS-WI-012			

**CONSENT DATA INPUT REQUIREMENTS**

REQUIRED INSPECTIONS	32	✓	Lapse and cancellation after 12mths of consent	23		Installation of solid fuel appliance (wood burner) comply and secured
✓ Foundation/Piles		✓				
Block	2	✓	Engineer design specific components	23A		Second hand wood burner certified
Pre-Slab (Plumbing)	3		Foundations to solid bearing of 200mm	25		Contractor to leave site clean and clear
✓ Pre-Slab (Building)	4		NZS3604 as acceptable solution in terms of NZ Building Code	30		To comply with Food Hygiene Regulations 1974
Sub-Floor						
Drainage	6		Not approved as Habitable Room	31		As in CCZ, all fixings need to be stainless steel
Pre-Wrap	9	✓	Note and comply with all endorsements on approved plans	33		Approval only given for relocation purposes
Pre-Clad	10		Names and Registration of plumber and drain-layer required	34		If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
Weather-tightness						
Pre-lining (Building)	11		Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	38		Window sashes on upper levels less than 760mm above floor to have stays fixed
Pre-lining (Plumbing)						
Wet areas - membrane	12		Hot & Cold water pipes tested to 1500kPa	39		Construction of playground to comply with NZS5828
Post Lining						
Brick Veneer	13		Roof stormwater to be connected to existing	40		Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
Retaining Wall						
✓ Final (Dwelling)	14		Copper water pipes not permitted	43		Textured systems should be applied by licensed, trained applicators – supply warranty
Final (Commercial & Multi-resd)						
	15		Owner/builder to ensure prop foundation height will allow satisfactory connection	44		Exterior cladding system to be completed and inspected prior to internal lining
	21		Minimum FFL to comply with NZS3604			

STANDARD CONSENT CONDITIONS	
37	
72	
80	

**NON-STANDARD ADDENDA**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**FOR OFFICE USE ONLY**

FEES		APPLICATION FEE
Building Fee	\$ 568	\$ 633
Sewer Connection	\$	RECEIPT NO
Water Connection	\$	DATE 358223 26/10/10
Vehicle Crossing	\$	INVOICE NO
Damage Deposit	\$	DATE 11606 26/10/10
Code Compliance Administration	\$	RECEIPT NO
Building Research Levy	\$	DATE
Development Levy	\$	FEES PAID BY:
DBH Levy	\$	The Training Recruit
Compliance Schedule	\$	BUILDING CONSENT
Digital Storage Fee	\$ 39	DATE ISSUED
Certificate of Title Charge	\$ 26	NUMBER
Photocopying	\$	100821
SUBTOTAL	\$	AUTHORISATION FOR REFUND OF DEPOSIT
Less Fee Paid	\$	Deposit held = \$
TOTAL	\$ 633	Cost to Repair Damage Caused During Construction = \$
GST INCLUDED	\$	Total Balance to be Refunded
		Authority Number:
		Authorised: DATE:

GST 51-860-608

Received with thanks by 9/01  
 KAPITI COAST DISTRICT COUNCIL

26-10-10 11:55 Receipt no.358223

DR BC100821  
 MR & MRS VAN LENT 633.00-  
 Mr & Mrs Van Lent::286 Peka Peka Road:P  
 CQ AS  
 The Training Recruit 633.00



## Kāpiti Coast District Council

Private Bag 60 601  
Paraparaumu 5254  
New Zealand

Tel (04) 296 4700  
or 0800 486 486

Fax (04) 296 4830 ■  
kapiti.council@kapiticoast.govt.nz ■  
www.kapiticoast.govt.nz ■

# Building consent 100821

## Section 51, Building Act 2004

### The building

Street address of building: 286 Peka Peka Road, Peka Peka, Waikanae

Legal description of land where building is located: Lot 12 DP 385819 C/T 343710

Valuation number: 1489006926

Building name:

Location of building within site/block number:

Level/unit number:

### The owner

Name of owner: Mr & Mrs Van Lent

Contact person:

Mailing address: 286 Peka Peka Road, Peka Peka

Street address/registered office:

Phone number: Landline: 04 293 3314

Mobile: 027 227 6647

Daytime:

After hours:

Facsimile number: 04 293 3318

Email address: svanlent@yahoo.com

Website:

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

Full Name: Stuart Jackson

Mailing Address:

Phones: 905 0550

### Building work

The following building work is authorised by this building consent:

Swimming Pool

Residential swimming pool

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.

**Compliance schedule**

A compliance schedule is not required for the building.

**Attachments**

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

Angela Smith  
Signature

CSO  
Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 18/11/10

18 November 2010

Mr & Mrs Van Lent  
286 Peka Peka Road  
Peka Peka

Dear Sir/Madam

### **Approval of Building Consent: 100821**

Description: Swimming Pool  
Location: 286 Peka Peka Road, Peka Peka, Waikanae  
Legal Description: Lot 12 DP 385819 C/T 343710

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

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

As the owner you are also responsible for the following:

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

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

## Addenda to Application

### Application

Mr & Mrs Van Lent 286 Peka Peka Road Peka Peka	No.	100821
--	-----	--------

### Project

Description	Other Construction eg signs, pergolas Being Stage 1 of an intended 1 Stages Swimming Pool
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential swimming pool
Estimated Value	\$10,000
Location	286 Peka Peka Road, Peka Peka, Waikanae
Legal Description	Lot 12 DP 385819 C/T 343710
Valuation No.	1489006926

Designer: Designscape 298 Rosetta Rd, Raumati

Contractor: Allan Pullenger -Structural Eng 298 Rosetta Rd, Raumati : 902  
8528, 0274 420 486

### General Requirements

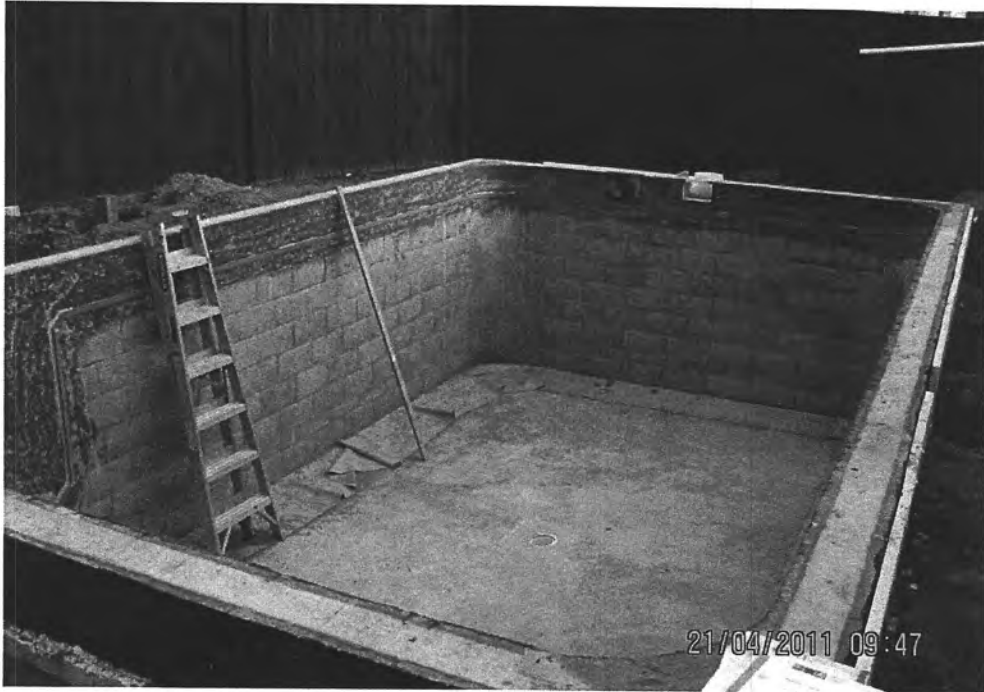
- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
  1. Foundations
  2. Pre-slab
  3. Final Inspection
- b) To arrange for any of the above required inspections by Building Control Team, please contact the Call Centre on (04) 296 4700 between the hours of 8am and 5pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. Note and comply with endorsements on approved plans.

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

**OWNER/BUILDER/  
AUTHORISED PERSON**

**Date:** \_\_\_\_\_





## GUIDANCE ON USE OF PRODUCER STATEMENTS

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

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

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

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

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

### Definition of Suitably Qualified Design Professional

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

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

### Design Build Contracts

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

### Consulting Services during Construction Phase

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

### Requirement to provide Producer Statement

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

### Attached Particulars

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



P.I.M. No 1  
Building Regulation Cl

BC

100821

### PRODUCER STATEMENT – PS4 – CONSTRUCTION RE

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

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

**TO:** Mr & Mrs Van Lent

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

**IN RESPECT OF:** Retaining Wall  
*(Description of Building Work)*

**AT:** 286 PekaPeka Road et  
Peka Peka  
*(Address)*

**LOT 12** **DP 385819** **SO**  
**Designscape** *sharehold. ltd* **been engaged by** **owner**  
*(Design Firm)* *(Owner/Developer/Contractor)*

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

in respect of clause(s) B1, B2 (limited) of the Building Regulations 2004 for the building work described by the drawings and specifications prepared by **Designscape** *sharehold. ltd*

titled Structural Details and numbered 2692

Authorised variation(s) No. nil (copies attached) have been issued during the course of the works. I have sighted Building Consent No. 100821 and the attached conditions of building consent.

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

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

*(Signature suitably qualified Design Professional)*

Witness & Subscribed to  
Sawyer & Co. Policy 002

04 OCT 2011

Date 4/10/2011

.....NZCE Rea.....  
*(Professional Qualifications)*

IPENZ Reg No 57930

...298 Rosetta Road Raumati.....  
*(Address)*

Member CertETn



# Electrical Certificate of Compliance

BC100824

No. 3461669

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

No. of attachments *NIL*

To be completed whether or not an inspection is required **RECEIVED** OCT 2011

### CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer *FRANK VAN LENT* Phone: *042933314*

Address of installation *286 PEKA PEKA RD, PEKA PEKA.*

Postal address of customer (if not as above)

### DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

- (a) complies with either Part 2 of AS/NZS 3000:2007  or Part 1 of AS/NZS3000:2007 and Regulation 59  and
- (b) the supply system of the installation or part of the installation to which this certificate applies is  
 230V/400 V MEN  or attached other system

### WORK DETAILS

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> No. of lighting outlets | <input checked="" type="checkbox"/> No. of ranges                              | Please tick (✓) as appropriate where work includes:   |
| <input checked="" type="checkbox"/> No. of socket outlets   | <input checked="" type="checkbox"/> No. of water heaters                       |   |
| Was any installation work carried out by the homeowner?     | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Mains <input checked="" type="checkbox"/> Main earthing system<br><input checked="" type="checkbox"/> MEN Switchboard closest to point of supply <input checked="" type="checkbox"/> Electric lines |

Description of work carried out (If necessary attach any pages with work done) *Ran sub main from the main sub bd in the garage to the pool shed sub bd. Pool shed sub bd supplies 1x socket outlet to supply pool pump & 1x pool shed light.*

### CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- has been installed in accordance with the design detailed in the Declaration of Conformity above
- has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed
- has an earthing system that is correctly rated
- contains fittings which are safe to connect to a power supply
- is safe to connect to a power supply

Validly authenticated in accordance with KCDC Policy 002

27 OCT 2011

Signature: *[Handwritten Signature]*

### ELECTRICAL WORKER DETAILS

Name <i>CHRIS VAN LENT</i>	Registration No. <i>E249752</i>
Company <i>N/A</i>	Contact Ph No. <i>0272887252</i>
Signature <i>[Handwritten Signature]</i>	Date <i>10-10-11</i>

### INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

- Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems)
- Attached other
- Work carried out in accordance with Part 4 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name	Registration No.
Signature	Date
	Contact Ph No.

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66 1000) for the purposes of the Electricity (Safety) Regulations 2010.



## Kāpiti Coast District Council

Private Bag 60 601  
Paraparaumu 5254  
New Zealand

Tel (04) 296 4700  
or 0800 486 486

Fax (04) 296 4830 ■  
kapiti.council@kapiticoast.govt.nz ■  
www.kapiticoast.govt.nz ■

23 August 2011

File: SW1579

Cornelius & Suzanne Van Lent  
PO Box 24226  
Manners Street  
**WELLINGTON**

COPY

Dear Cornelius & Suzanne

### **POOL FENCING AT 286 PEKA PEKA ROAD, PEKA PEKA, WAIKANAE**

I write to confirm that following the site inspection of 286 Peka Peka Road, Peka Peka, Waikanae on 22 August 2011, it was determined that the pool fencing complies with the requirements of the Fencing of Swimming Pools Act 1987 (**the Act**).

Council is obliged, under the Act, to carry out regular inspections of pool fencing and further inspections will be made in the future to ensure on-going compliance with the Act.

Each of the pools in our district will be inspected at least once in a three-year cycle. No cost will be associated with these inspections provided your pool continues to comply with the requirements of the Act. Please notify me in writing if the pool is removed from your property.

Thank you for contributing to a safer environment for children in your area.

Yours sincerely

Peter Ropata  
**COMPLIANCE OFFICER**

Kapiti Coast District Council  
Private Bag 601  
Paraparaumu 5254

Tel. (04) 296 4700  
Fax (04) 296 4830

E: [kapiti.council@kapiticoast.govt.nz](mailto:kapiti.council@kapiticoast.govt.nz)  
W: [www.kapiticoast.govt.nz](http://www.kapiticoast.govt.nz)



**CONSENT NOTICE  
PURSUANT TO SECTION 221 OF  
THE RESOURCE MANAGEMENT ACT 1991**

**IN THE MATTER OF A PLAN LODGED FOR  
DEPOSIT UNDER NUMBER 385819  
AND RESOURCE CONSENT NO. RM 060208**

(BEING THE SUBDIVISION OF LOT 16 DP 25867),  
AT 280 PEKA PEKA ROAD, PEKA PEKA  
FOR SEA CREST TRUST

COPY FOR  
BC 100821

**The Regional Regulatory Titles Officer 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 that the following conditions are to be complied with on a continuing basis:

1. **With respect to Lots 15 to 18:** There shall be no direct access to the Reserve land to the west (Lot 101 DP385819) and the owners of Lots 15 to 18 shall:
  - i. Not form, use or maintain pathway in a manner that would affect the stability of the existing dune formation.
  - ii. Prevent erosion of the sand dunes and all other fragile areas.
2. **With respect to Lots 1 to 18:** Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the Soil Test Report prepared by Cuttriss Consultants Limited, dated April 2007 and submitted to Council in relation to application No. RM060208. A copy of the report is available in Council's Office at any time the office is open to the public.
3. **With respect to Lots 1 to 18:** Any on site wastewater disposal system shall take into account the findings and recommendations within the Engineer's Report relating to Site Assessment for Effluent Disposal prepared by Cuttriss Consultants Limited, dated May 2007 and submitted to Council in relation to application No. RM060208. A copy of the report is available in Council's Office at any time the office is open to the public.

Issued in respect of application No. RM 060208 on this 13<sup>th</sup> day of August, 2007.

David Wayne Gair  
AUTHORISED OFFICER

Danielle Lisa Hart  
AUTHORISED OFFICER

## Michelle Salmon

---

**From:** Stuart [stuart@designscape.net.nz]  
**Sent:** Thursday, 18 November 2010 3:17 p.m.  
**To:** Michelle Salmon  
**Cc:** suzanne@ttrc.co.nz  
**Subject:** Van Lent House 286 Peka Peka Road

Hi Michelle

Just confirming the conversation between Simon and myself that until the exemption for the locking system on the doors to the pool area at the above address has been confirmed them a 1.2 metre pool fence to the design of the fence between the huse and the southern fence will be constructed accross the existing doors 1.20 metres from the wall of the house and returning to the wall off the house at either end. There will be no gate access through this fence.

Cheers

Stuart Jackson

For Designscape and on behalf of the client.

---

Designscape  
298 Rosetta Road, Raumati  
Phone Allan 04-902-8528 Or Stuart 04-905-0550

FILE NOTE

Consents & Compliance Division

COPY

FILE NUMBER: SW1579

OFFICER: Peter Popeta

DATE: 21/04/2011 @ 09.35hrs

SUBJECT: fencing of Swimming Pool - 286 Peka Peka Road.

Pool empty @ time of inspection. This is an

"EXEMPT POOL"

under Section 5(b) of the Fencing of Swimming Pools Act  
(the Act)

The following items will need to be remedied before  
the pool can be filled, plus it will require an inspection  
by a Council Officer

Items to be remedied:

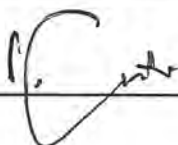
- (i) fence: a fence that meets the requirements of the Act  
to be erected between the Bi-fold doors  
and the pool.
- (ii) Door (Garage) the internal garage door must:
  - open away from the pool
  - self closer to be attached to this door
  - door handle/latch to be 1.5 metres above floor
- (iii) fence: vertical rails on neighbours side must extend  
1.2 metres past pool fence (as advised to Kevin)
- (iv) fence: gap next to pool gate (by dwelling)  
must be filled in.

Items (i) to (iv) fall under Fencing of Swimming Pools Act  
1987

THERE ARE ITEMS UNDER BUILDING CONSENT SEPERATE TO THIS

NOTE THAT REQUIRE ACTION.

Signature: \_\_\_\_\_



**FILE NOTE**  
**Consents & Compliance Division**

FILE NUMBER: BC-100821

OFFICER: Tony King

DATE: 21/4/2011

SUBJECT: E.C.C. Application

Checked at office P.S & Electrical.  
CERT Required

Approved: JS

Signature: 

designscape

1

RECEIVED

26 OCT 2010 10:00

KAPITI COAST  
DISTRICT COUNCIL

# CALCULATIONS

**FOR THE SWIMMING POOL**

**AT 286 PEKAPEKA ROAD**

**FOR MR & MRS VAN LENT**

october 2010

**job number 2692**

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

Van lent pool





## GENERAL

These calculations are specific to the above contract, and shall not be used elsewhere. Footing sizes are shown on the plan, or on the attached calculation sheet.

All work will be carried out by, or under the control of, competent tradesman experienced in the type of work.

All material shall be of the best quality and condition.

Deck is being done by owner, to comply with NZS 3604.

## INSPECTIONS

The engineer will inspect :

- 1) Base steel to foundation
- 2) Slab steel
- 3) Stem Steel

Inspections will be requested by the *builder* giving 24 to 48 hours notice. Inspections are required for the issuing of the PS4 showing compliance.

**NOTE** builder acts on behalf of the owner in requesting inspections.

## CM CONCRETE MASONRY

### CM 1 GENERAL

Follow the Approved Documents of the **NZ Building Code**, with regard to the criteria and/or methods that must be used in this section to establish compliance with the Code.

- B1/AS1 Structure - general - 3.0 Masonry
- B1/AS4 Structure - foundations - 1.0 for small buildings
- E2/AS1 External moisture - 2.0 Walls
  
- **DOCUMENTS** referred to in this section are:
  - AS/NZS 4455 Concrete masonry units
  - NZS 4210 Masonry construction materials and workmanship.
  - NZS 4229 Conc mas buildings not requiring specific design
  - AS/NZS 4671 Steel reinforcing materials
  
- Documents listed above and cited in the clauses which follow are deemed to form part of this specification. However, this specification takes precedence in the event of it being a higher standard than the cited documents.
- **BLOCKLAYER QUALIFICATIONS:** All work in this section to be carried out by competent experienced tradesmen and under the supervision of a registered mason.
- **INSPECTION:** Allow for inspection of the work at critical stages such as set out, reinforcing, and prior to and during grouting, to recognised good trade practice as set out in NZS 4210.





- **QUALITY RECORDS:** Keep accurate records relating to strength and quality of materials used in the construction, and make available to the Engineer or Territorial Authority inspector when requested.

## CM 2 MATERIALS

- **GROUT:** To conform to NZS 4210. Design strength of 20 Mpa at 28 days.
- **BLOCKS:** To conform with AS/NZS 4455.
- **REINFORCEMENT:** To conform with AS/NZS 4671 and details as per plan.
- **MORTAR:** Conform to the requirements of NZS 4210 to provide a compressive strength of not less than 12.5 Mpa for structural walls and work below ground, or 8.5 Mpa for all other masonry.

## CM 3 WORKMANSHIP

- **GENERALLY:** Comply with NZS 4210 and NZS 4229.
- **STORE BLOCKS:** Clear of the ground, under cover and well ventilated until placed in the work.
- **CHECK BASE:** Check that the base concrete on which block work is to be built is true to line and level. If more than 20 mm thickness of mortar bed will be needed to correct inaccuracies obtain direction from the Engineer. Ensure that all laitance, loose aggregate, or anything that would prevent bond is removed prior to block laying.
- **STARTER POSITIONS:** Before commencing block laying check location of starter reinforcement by measure or by a dry trial lay up of the first course. Do not attempt to correct misplacement by cranking bars. Where misplacement exceeds the location tolerance obtain direction from the Engineer.
- **TOLERANCES:** Construct within the tolerances set out in NZS 4210 Clauses 2.6.5 and 2.7.1.4. Lay blocks with jointing of consistent thickness throughout.
- **MOISTURE CONTENT:** Ensure that blocks are air-dry prior to laying.
- **PROTECTION:** Protect fair faced block walls to keep them clear of all mortar droppings, grout splashes, or stains of any kind as the work proceeds.
- **LAYING:** Use good trade practice to ensure consistent fully filled and tooled joints. Where walls are reinforced prevent mortar droppings from entering cells to be grouted, or clean out by adequate means prior to grouting. Unless Low Lift grouting is used, provide clean out holes at base of wall. Ensure reinforcement is accurately placed and tied. Lay in regular running bond with all necessary special units and sill blocks. Cut blocks if necessary true and square without chipping. Fully grout all cells.
- **CONTROL JOINTS:** Locate at major changes of wall height or thickness, at openings, and at not more than 8 metre centres, or as shown on the drawings. Where reinforcement passes through a control joint, provide for breaking bond using methods detailed on Fig. 2.10.1 of NZS 4210, unless specifically detailed otherwise on the drawings.
- **BRACING:** Provide adequate temporary lateral bracing where necessary to ensure stability until final supporting construction is in place.

## CM GROUTING

- **INSPECTION:** Inspect walls prior to grouting. Ensure that cells are clean and reinforcement is correctly placed. Where high lift grouting is used, seal the clean out holes and brace to prevent blow outs.
- **GROUTING PROCEDURE:** Grout fill the whole of the block walls using procedures set out in NZS 4210.
- **CONSTRUCTION JOINTS:** Form and treat construction joints between grout pours and between block walls and hardened concrete work so that bonding occurs. Comply with NZS 4210 Section 2.16 to ensure this happens.





## CM ANCILLARY WORK

**BUILD IN COMPONENTS:** Mortar in place as the work proceeds, components such as sills, copings, lintels, steps, fixings such as plugs, bolts, ties, metal flashings, dowels, fastenings and fixings required by this and other work sections. Co-operate with others to meet this requirement.

## CM COMPLETION

**CLEANING:** Clean off mortar splashes and grout spills if and as they occur making good any damage at the same time. At completion, clean down all block work and remove waste material from adjoining surfaces and floors.

## CM CONTROL JOINTS

Install vertical control joints :

- At 6000 mm centres.
  - At 600 mm of return angles for T & U shaped floor plans
  - At 600 mm of L shape corner OR restrict next control joint to 3200mm.
  - At changes of wall height exceeding 600 mm
  - At changes of wall thickness
- 
- ❖ Reinforcement shall be continuous through control joints for bond beams and lintels, all other horizontal reinforcement shall be stopped at joint (see detail).
  - ❖ Block cavity to each side of joint will be vertically reinforced and filled.
  - ❖ Control joints will be weatherproof.

All work to comply with NZS 4229 section 13



RECEIVED  
10005 27 OCT 2010  
A UNIT OF THE  
COUNCIL

**Fencing of Swimming Pools Act 1987 No 178 (as at 01 April 2008),  
Public Act**

**Means of compliance for fences under this Act**

Sections 13B, 13C

**Clause 1 Height**

(1) The fence shall extend—

- (a) At least 1.2 metres above the ground on the outside of the fence; and
- (b) At least 1.2 metres above any permanent projection from or object permanently placed on the ground outside and within 1.2 metres of the fence.

(2) Notwithstanding subclause (1) of this clause, where the fence is constructed of perforated material, netting, or mesh and any opening in the material, netting, or mesh has a dimension (other than the circumference or perimeter) greater than 10 mm, the fence shall extend at least 1.8 metres above the ground or the projection or object.

**Clause 2 Ground clearance**

Any clearance between the bottom of the fence and ground level shall not exceed 100 mm.

**Clause 3 Materials**

All materials and components shall be of a durable nature and shall be erected so as to inhibit any child under the age of 6 years from climbing over or crawling under the fence from the outside.

**Clause 4**

Except where the fence is horizontally close-boarded or is made of perforated material, netting, or mesh, the spacing between adjacent vertical pales, panels, or other posts shall not exceed 100 mm at any point.

**Clause 5**

All fencing supports, rails, rods, and wires, that are not vertical, and all bracing that is not vertical, shall be inaccessible for use for climbing from the outside.

#### **Clause 5A**

Notwithstanding clause 5 of this Schedule, a fence may have horizontal supports, rails, rods, or wires, that are accessible for use for climbing from the outside, and horizontal bracing that is accessible for such use, if—

- (a) The distance between any 2 of them at any point is at least 900 mm; and
- (b) There is no other support, rail, rod, wire, or bracing (other than a vertical rail) between the same 2 at any point.

#### **Clause 6**

Where any perforated material, netting, or mesh is used, no opening in that material, netting, or mesh shall have any dimension (other than the circumference or perimeter) greater than 50 mm.

#### **Clause 7**

All perforated material, netting, or mesh material shall be firmly attached at both top and bottom to a rail, pipe, or similar firm structure, or otherwise be of such a nature that the fence cannot readily be crossed by children under the age of 6 years.

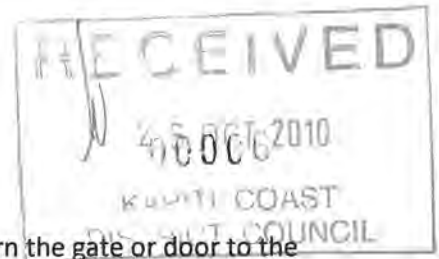
#### **Clause 8 Gates and doors**

Every gate or door shall be so constructed as to comply with the relevant requirements of clauses 1 to 7 of this Schedule, and shall be so mounted that—

- (a) It cannot open inwards towards the immediate pool area;
- (b) It is clear of any obstruction that could hold the gate or door open and no other means of holding the gate or door open is provided;
- (c) When lifted up or pulled down the gate or door does not release the latching device, come off its hinges, or provide a ground clearance greater than 100 mm.

#### **Clause 9 Operation of gates and doors**

- (1) Every gate or door shall be fitted with a latching device.
- (2) Where the latching device is accessible from the outside of the fence only by reaching over the fence, gate, or door or through a hole in the fence, gate, or door, the latching device and the lowest point of any hole giving access to it shall be at least 1.2 metres above the ground on the outside of the fence.
- (3) Where the latching device is otherwise accessible from the outside of the fence, gate, or door, the latching device shall be at least 1.5 metres above the ground on the outside of the fence.



**Clause 10**

Every gate or door shall be fitted with a device that will automatically return the gate or door to the closed position and operate the latching device when the gate or door is stationary and 150 mm from the closed and secured position.

**Clause 11 Doors in walls of buildings**

Where any building forms part of a fence and the pool is not contained within the building, any door that gives access to the immediate pool area need not comply with the requirements for gates or doors set out in clauses 8 to 10 of this Schedule to the extent (if any) that the territorial authority is satisfied that such compliance is impossible, unreasonable, or in breach of any other Act, regulation, or bylaw, and the door is fitted with a locking device that, when properly operated, prevents the door from being readily opened by children under the age of 6 years.

## HANDI TANK

Devan's Handi Tank Inc. a low centre of gravity which makes it ideally suited as a liquid transport carrier with a capacity of 750 litres. The Handi Tank is a one piece rotationally moulded tank and is made of the highest quality polyethylene. It will not rot or rust and is UV stabilised for New Zealand's harsh environmental conditions.

Its ultra smooth finish and large 500mm lid opening enables easy cleaning both inside and outside of the Handi Tank. Handi Tanks can be manufactured to suit specific applications by modifying the grade and wall thickness of the material. There are specifically designed mounting cavities on each side of the tank for you to install outlets of your choice, depending on your application.

Handi Tanks are available in a large range of colours either opaque or translucent enabling liquid levels to be sighted from the outside and also allows easy product identification.



## ADDITIONAL PRODUCTS

The Devan product range can be viewed at [www.devan.co.nz](http://www.devan.co.nz)



**DRUMS**  
200 litre and 100 litre



**BINS**  
Big Bin and Classic Bins



**SEPTIC TANKS**



**WASTE WATER TREATMENT SYSTEMS**

## DEVAN TANKS F.A.Q.

- Q Do black tanks heat the water more than coloured tanks?**  
A There is no noticeable difference in water temperature between black and coloured tanks.
- Q Will the water be tainted in plastic?**  
A No. Polyethylene has been approved by the Health Authorities to ensure it meets the New Zealand standard for products for use in contact with drinking water. Polyethylene is an inert product and therefore does not emit any contaminants into the water. Polyethylene also meets all requirements for food contact use.
- Q Will my tank have Algae Growth?**  
A No. Due to the special formulation of polyethylene, it ensures resistance to algae growth by inhibiting the transmission of light.
- Q Does the harsh New Zealand environment affect the tank?**  
A No. Polyethylene is manufactured using the latest UV compounds giving an exceptionally high UV rating of 20 to give long term resistance to harsh environmental elements. All tank colours meet the high standards of colour light fastness.
- Q Can these water tanks be buried?**  
A The water tanks are not designed to be buried as the tank walls expand and contract with the weight of the water movement. Damage could occur if any sharp object in the soil comes in contact with the tank wall.
- Q What if I want to cancel my order?**  
A Cancellation of any order placed with Devan must be in written notice and at least 7 working days prior to the agreed delivery date. Where any notice of cancellation is not received or within 7 working days of the agreed delivery date, Devan may impose a cancellation fee of up to \$200.00.

## PLUMBING AND INSTALLATION

Installation of the D30,000, D25,000, D515,000 and DNT5,000.

A level sand foundation is required, 100mm deep, 1 metre greater than the tank diameter and most importantly free from any sharp objects or projections. Should the foundation settle slightly, your Devan Water Tank is flexible enough to enable conformity without risk of damage to your tank. When locating the tank into a sloping site, extra care should be taken to prevent any erosion of the foundation. Although site preparation is minimal, we advise it to be done properly. Remember a full tank of water weighs approximately 1 tonne per 1000 litres of water. Time and care well spent now will greatly benefit the lifespan of your tank and your on-going satisfaction in our product. A comprehensive installation brochure is supplied with every Devan Water Tank purchased which gives additional detailed information on plumbing and installation of your water tank.

### Venting

Please ensure you have adequate air venting and overflow for your operating conditions. Air and water must be able to exit the tank at the combined maximum rate that it enters.

### Base Plumbing

Devan tanks have specifically designated areas on the wall of the tank for outlet plumbing, with two ready to use, 50mm BSP (Zinc) stainless steel fittings moulded-in for extra strength. These are located 100mm from the internal base of the tank. Please see the tank specifications page in this brochure for further information on other tanks. The outlet positions are raised to prevent sediment pick-up and to retain sufficient water weight (approx. 1 tonne), an added benefit in making the tank more stable in high wind areas. It is essential to use flexible piping to ensure all plumbing connections are stress free. It is not recommended to install pipe fittings anywhere other than our standard outlet positions as this will create a stressed point in the tank structure. If an outlet is required at a specific level, follow our guidelines on installing a restricted height outlet kit.

Water pumps must be self-supporting and connected to the tank via flexible hose to isolate any vibration or movement by the pumping unit itself. Mounting the pump further away from the tank, using longer plumbing will also minimise stress points on the tank fittings.

Please use appropriate fittings and make sure that all joints are well sealed and watertight with no light penetration.

### Tank Access

The manhole provides an opening large enough to allow internal access for cleaning or inspection. The tank lid has an external thread that greatly reduces the risk of foreign objects entering the tank while opening.

### Top Plumbing

There are specially designed mounting areas on the dome of the tank, for inlet and overflow plumbing. We recommend the use of UPSEALS® with all top plumbing and care should be taken when drilling the corresponding hole size. Proper hole saws must be used.

FOR COMPLETE INSTALLATION DETAILS REFER TO DEVAN'S INSTALLATION INSTRUCTION & PLUMBING GUIDELINES AT: <http://www.devan.co.nz/Water-Tanks/>

### WARRANTY

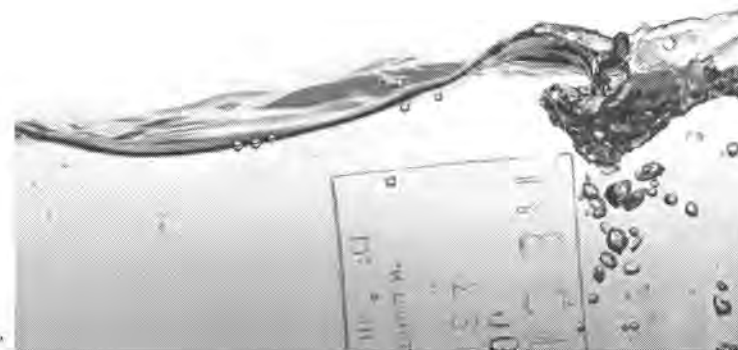
A 20 year manufacturers warranty is provided on the 15,000L, 25,000L and 30,000L water tank range, and a 10 year manufacturers warranty for the 4,500L and 1000L water tanks. Please see our installation instructions and Plumbing Guidelines brochure for further details about your warranty.



DEVAN PLASTICS LIMITED

125 Birch Avenue, Judea, Tauranga, P.O. Box 2602 Tauranga, New Zealand  
Ph. 0800 5000 26 Fax. 07 577 0437 Email: [sales@devan.co.nz](mailto:sales@devan.co.nz)  
[www.devan.co.nz](http://www.devan.co.nz)

**DEVAN TANKS**  
THE ULTIMATE IN WATER STORAGE



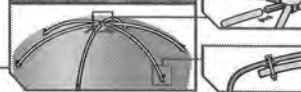
# THE ULTIMATE IN WATER STORAGE

Devan Water Tanks are competitively priced, extensively developed and tested, and come with a 10 or 20 year warranty. The generous material weight, exciting modern range of colours and minimal installation requirements must make these tanks your first choice.

## DOMES SPACEFRAME

The Devan D30,000, D25,000 and D15,000 tank domes incorporate a tubular framework called the "Spaceframe". This Spaceframe does not support the dome structurally. It is an added long term safety feature giving our domes an extra 250kg loading strength. This module, built on frame is assembled from inside the tank after the moulding process is completed and is designed to expand and contract with the tank during temperature changes. The dome Spaceframe is protected by the IP and by NZ Patent NO. 286639.

## TUBULAR SPACEFRAME



## THE MATERIAL

Our tanks are manufactured from specifically designed polyethylene supplied by CO Polymers, world leaders in polymer powders. This material has been developed and tested in the market place over many years for the manufacture of upright water storage containers. It will not degrade, and is UV stabilised for New Zealand conditions. It is also resistant to algae growth as a result of its formulation and NDI from any addition of fungicides.

## TANK CONSTRUCTION

Computer controlled rotational one-piece moulding is utilised to achieve a STRESS-FREE STATE in our tanks. Devan Water Tanks are designed for strength, practicality and durability.

## RESEARCH & DEVELOPMENT

We undergo a continual development programme, which is part of our commitment to ensure that our water tanks remain at the leading edge of technology. Careful attention to detail is given to all our tanks not only in various stages of production but also in transportation and delivery.

## FINITE ELEMENT ANALYSIS

The structural design of the Devan D25,000 Tank was independently analysed by the Plastics Development Centre in Ireland utilising the "Finite Element Analysis" method. This is a sophisticated computerised technique for engineers and designers to analyse the stress and heat transfer characteristics of structural components. The result of the analysis concluded that the Devan D25,000 Tank would not fail during a normal 20 year service life and that during this period would be capable of withstanding ambient air temperatures up to 40°C. They also state that similar tanks in other countries are now approaching 30 years of service and are showing no signs of failure. All Devan Water Tanks are built with this same proven technology.

## TANK SPECIFICATIONS

**D30,000**

**CAPACITY:** 30,000 Litres  
7500 gallons

**WEIGHT:** 475kg

**OUTLET:** 2 x 50mm (2 inch)

**WIDTH:** 3.7 metres

**HEIGHT:** 3.1 metres

**AVAILABILITY:** NATION WIDE

**D25,000**

**CAPACITY:** 25,000 Litres  
5500 gallons

**WEIGHT:** 375kg

**OUTLET:** 2 x 50mm (2 inch)

**WIDTH:** 3.1 metres

**HEIGHT:** 3.0 metres

**AVAILABILITY:** NATION WIDE

**D15,000**

**CAPACITY:** 15,000 Litres  
3300 gallons

**WEIGHT:** 275kg

**OUTLET:** 2 x 50mm (2 inch)

**WIDTH:** 2.95 metres

**HEIGHT:** 2.6 metres

**AVAILABILITY:** NORTH ISLAND ONLY

**DN15,000**

**CAPACITY:** 15,000 Litres  
3300 gallons

**WEIGHT:** 250kg

**OUTLET:** 2 x 50mm (2 inch)

**WIDTH:** 2.5 metres

**HEIGHT:** 2 metres

**AVAILABILITY:** NORTH ISLAND ONLY

**D4,550**

**CAPACITY:** 4,550 Litres  
1000 gallons

**WEIGHT:** 112.5kg

**OUTLET:** 1 x 50mm (2 inch)

**WIDTH:** 1.9 metres

**HEIGHT:** 2.0 metres

**AVAILABILITY:** NATION WIDE

**SLIMLINE - 51000**

**CAPACITY:** 1,000 Litres  
216 gallons

**WEIGHT:** 35kg

**OUTLET:** 2 x 50mm (2 inch)

**WIDTH:** 87.5 cm

**HEIGHT:** 2.02 metres

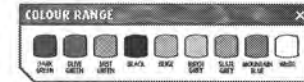
**AVAILABILITY:** NATION WIDE

(Available in four colours only)

## COLOURS

Devan Plastics use tank colours that are formulated to satisfy the requirements for the Australian and New Zealand Standard for drinking water.

The colours have been formulated to resist the growth of algae by inhibiting the transmission of light. For ultraviolet light stability, our tank colours contain an excellent UV additive package of UV 20, which is designed to handle the highest UV conditions in Australia and New Zealand. A typical UV package for North America or Europe would be rated as UV 4 in comparison.



\*Colours not in line to the standard colour range shown as no printing allowed. Visit our website for interactive colour displays on all our water tanks! Other colours are printed on application and are not readily available.

## DELIVERY

The purchase price is fully inclusive with delivery to your gate. Transportation to the actual site and installation is the responsibility of the purchaser. Where there is easy and suitable road access, our drivers may agree to off load closer to the installation site, however this will be at the drivers discretion, and the purchasers risk.

The S1000 and D4,550, due to their smaller size, can be or may involve transportation through standard freight channels which may incur additional freight charges. This will vary from place to place and are available on request.



## SUSTAINABILITY

In 2008 Devan embarked on a journey of sustainability when we teamed up with Ruatangi City Council and Waste Management Team to implement a waste reduction initiative.

After an initial waste audit Devan explored various options throughout the entire company and implemented several waste reduction programmes such as:

- Changing to fully recyclable resin plastic bags.
  - A recycling system for office paper, cardboard, plastic bottles, cans and glass, toner cartridges, copper wire and shrink wrap.
  - All of the polyethylene off cuts from our products are recycled using an external company for non food grade products.
- The new focus of sustainability has developed programmes that have resulted in a 465% increase in recycling tonnage.

Devan Group has developed a Product Stewardship scheme called the tank Take Away Programme, where the focus is on responsibility and accountability for plastic manufactured products. Product Stewardship is the idea of taking care of a product through its life cycle, from the time it is produced until it is disposed of. Devan has taken ownership of the way people are disposing of their tanks. When our customers purchase a large Devan tank we will collect unwanted or badly damaged plastic water tanks, break them down and send the product away to be recycled. (Note: We do not use any recycled plastic in the production of the Devan tanks product range.)



**BUILT TANK TOUGH**

# designscape

298 Rosetta Road sunny Raumati  
phone 04 902 8528 or 027 442 0486  
allan pullinger reza alpenz certETn

shark bait ltd



## CONCRETE BLOCK RETAINING WALL

CLIENT : Van Lent Pool  
NUMBER : 2692  
DATE : 28/09/2010

Walls are not designed for permanent garden watering systems saturating backfill.  
Unless stated else where, soil testing has not been done, and soil assumed at 100 kpa

### WALL PARAMETERS

Retaining Height mm H = 1800  
Wall Height mm H1 = 2000  
Key Depth mm k = 0  
wall thickness mm t = 190  
footing length mm l = 800  
footing depth mm d = 250  
footing behind stem mm b = 150  
wall density kn/m<sup>3</sup> DW = 18  
Floor length mm fl = 6000  
Base Friction is tan (phi) n = 0.47  
Loading on top wall kn/m Sl = 0

### SOIL PARAMETERS

soil type sand  
soil (wall) phi = 35.00 degrees  
wall slope alpha ha = 90.00 degrees  
back slope beta ta = 0.00 degrees  
wall frictn del ta = 23.33 degrees  
active coefft Ka = 0.24 0.244  
soil density Ds mu = 17.00 kn/m<sup>3</sup>  
surcharge S = 0.00 kn/m<sup>2</sup>  
footing soil type sand  
soil (ftg.) p hi = 25.00 degrees  
passive coefft (coulomb) kp = 5.23 5.228

### REINFORCING PARAMETERS

	Upper 2/3 Wall	Base
cover to reinforcing mm	90	75.00
diameter of reinforcing mm	12	12.00
spacing of reinforcing mm	600	600.00
Concrete F'c MPa	12	
strength redn factor Phi	0.85	
steel strength Fy MPa	500	
maximum steel centres is 3 times wall thickness	570	mm
ensure stem has minimum lap distance for bottom tr	720	mm

### STEEL PLACEMENT

location	grade	diameter	spacing	notation
steel reduction	HD	12	600	HD12-600
upper vertical	HD	12	600	HD12-600
horiz in wall	HD	16	420	HD16-420
horiz in footing	HD	12	450	HD12-450
Base steel area vertical	HD	12	600	HD12-600
horiz in base	HD	12	300	HD12-300
height reduction		720		720mm
side cover		90		90mm
bot cover		75		75mm cover

### WALL STRENGTH

wall soil force	$F_s = K_a \cdot D_s \cdot H^2 \cdot 0.5 \cdot \sin(\alpha - \delta)$	=	6.18	Kn
wall surcharge fce	$F_{ss} = K_a \cdot S \cdot H \cdot \sin(\alpha - \delta)$	=	0.00	Kn
factored wall fce	$F_u = (F_s + F_{ss}) \cdot 1.6$	=	9.89	Kn
wall soil mmt	$M_s = F_s \cdot H \cdot 0.33$	=	3.67	Kn/m
wall scharge mmt	$M_{ss} = F_{ss} \cdot H \cdot 0.5$	=	0.00	Kn/m
design moment	$M_u = (M_s + M_{ss}) \cdot 1.6$	=	5.87	Kn/m
reinforcing area	$A_s = D_r^2 \cdot \pi / 4 \cdot s$	=	188.50	mm <sup>2</sup>
effective depth	$d_e = t - c - D_r/2$	=	94.00	mm
dependable moment	$M_{dep} = \Phi \cdot A_s \cdot F_y \cdot (d_e - A_s \cdot F_y / (2 \cdot 0.85 \cdot F'c \cdot 1000))$	=	7.16	Kn/m

### OVERTURNING

wall weight	$W_w = (H_1 + h) \cdot t \cdot D_w$	=	6.84	Kn
footing weight	$W_f = l \cdot d \cdot D_w$	=	3.60	Kn
heel soil wt	$W_h = H \cdot b \cdot D_s$	=	4.59	Kn
wall friction	$F_w = (K_a \cdot D_s \cdot (H + d + k)^2 \cdot 0.5 + K_a \cdot S \cdot (H + d + k)) \cdot \tan(\delta) \cdot \cos(\alpha - \delta)$	=	1.80	Kn
Key weight	$K_w = k \cdot t \cdot D_w$	=	0.00	
total vertical load	$F_t = W_w + W_f + W_h + F_w + K_w$	=	16.83	Kn
toe bottom OT moment	$M_{ot} = K_a \cdot D_s \cdot (H + d) \cdot 3 \cdot 0.17 \cdot \sin(\alpha - \delta) + K_a \cdot S \cdot (H + d) \cdot 0.5 \cdot \sin(\alpha - \delta)$	=	5.49	Kn/m
toe bottom REST moment	$M_r = W_w \cdot (l - (b + t/2)) + W_f \cdot l/2 + W_h \cdot (l - b/2) - F_w \cdot l + K_w \cdot (l - (b + t/2))$	=	10.00	Kn/m
FOS overturning	$F_{SO} = M_r / M_{ot}$	=	1.82	
eccentricity	$e = l/2 - (M_r - M_{ot}) / F_t$	=	131.83	mm
bearing pressure	$f_b = F_t / l + 6 \cdot F_t \cdot e / l^2$	=	41.83	kPa



**SLIDING**

Sliding force	$Fsl = (Ka \cdot Ds \cdot (H + d + k)^2 \cdot 0.5 + Ka \cdot S \cdot (H + d + k)) \cdot \sin(\alpha - \delta)$	=	8.02	Kn
footing friction	$Ff = Ft \cdot \tan(\phi)$	=	7.85	Kn
key soil force	$Fk = Kp \cdot Ds \cdot (k + d)^2 \cdot 0.5$	=	2.78	Kn
sliding REST	$Fr = Ff + Fk + Sl + SR + UW$	=	16.02	Kn

FOS sliding  $FSS = Fr / Fsl = 2.00$

Slab sliding resistance slab  $SR = fl \cdot DW \cdot 0.1 \cdot n = 5.08$

Plus upper section of wall not retaining soil  
 $Hd$  is non retaining section of wall = 0.20  
 $UW = Hd \cdot t \cdot DW \cdot n = 0.32$

**Steel Reduction**

Take top 2/3 of wall	H1	$2/3 \cdot H$ or H - steel lap		1080.00
Find Ld		$70 \cdot b \cdot d$		14.36
effective depth	e			94.00
Flexure Distance		$H1 - (Ld - e)$		971.00
Bottom rod length		& lap length		1029.00
wall soil force		$Fs = Ka \cdot Ds \cdot H^2 \cdot 0.5 \cdot \sin(\alpha - \delta)$	=	7.80 Kn
wall surcharge fce		$Fss = Ka \cdot S \cdot H \cdot \sin(\alpha - \delta)$	=	0.00 Kn
factored wall fce		$Fu = (Fs + Fss) \cdot 1.6$	=	2.88 Kn
wall soil mmt		$Ms = Fs \cdot H \cdot 0.33$	=	0.58 Kn/m
wall scharge mmt		$Mss = Fss \cdot H \cdot 0.5$	=	0.00 Kn/m
design moment		$MU = (Ms + Mss) \cdot 1.6$	=	0.92 Kn/m
reinforcing area		$As = Mu^2 \cdot \pi / 4 \cdot s$		188.50 mm <sup>2</sup>
effective depth		$de = t - c - Dr/2$		94.00
dependable moment		$Mdep = \Phi \cdot As \cdot Fy \cdot (de - As \cdot Fy / (2 \cdot 0.85 \cdot F'c \cdot 1000))$		7.16 Kn/m

**BASE**

Pressures See Fb 41.83 kpa

**BASE STEEL AREA**

Vertical Steel From bottom of wall 188.50 mm<sup>2</sup>

horizontal 15% csa 375.00 mm<sup>2</sup>

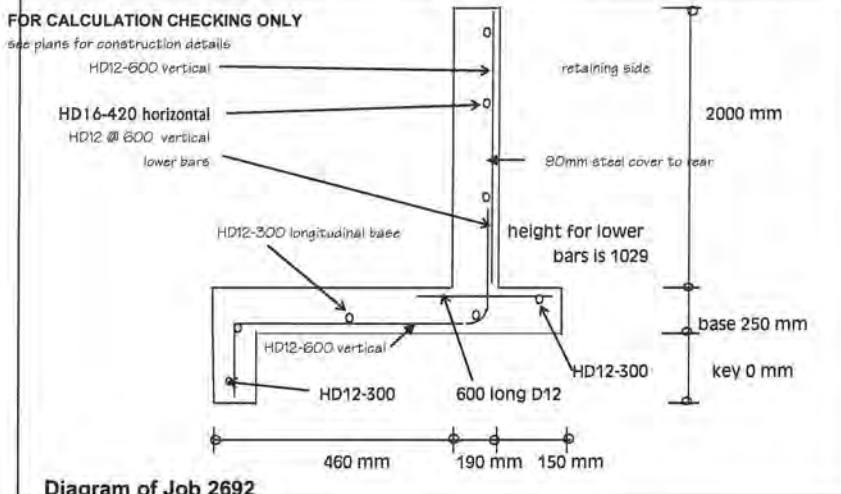
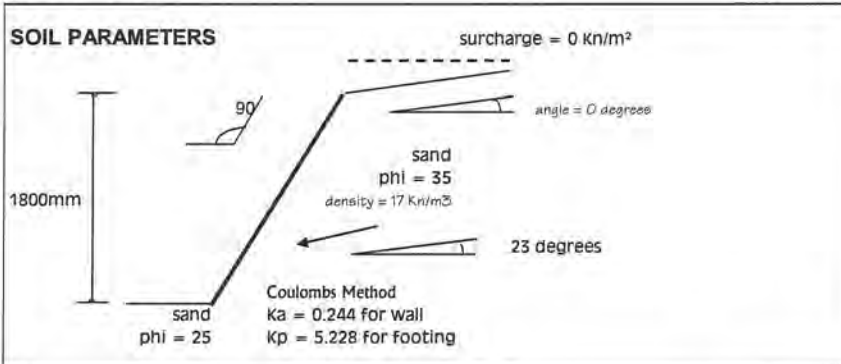


Diagram of Job 2692

label hose tap feeding the pool non potable

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

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APPROVED BY  
 BUILDING  
 michelles  
 OFFICER  
 18/11/2010

Planning  
 Approved by  
 Jill Burke  
 10/11/2010

APPROVED  
 BY  
 PLUMBING  
 AND  
 DRAINAGE  
 Simon C  
 5/11/2010



**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.

**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.

NOTE: area is coastal corrosion area, and components must meet 50yr durability requirements of NZ building code.

**ENGINEERS DESIGN:**  
 this project contains elements specifically designed by an engineer. the owner/builder is required to ensure the engineer inspects the work and provides the local body with written evidence of the inspection.

**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.

**SITE PLAN**  
 SCALE 1:250

the contractor shall check and verify dimensions before construction

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 info@designscape.net.nz

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 286 PEKA PEKA RD

Allan Pullenger AIPENZ CertETn  
 298 Rosetta Road - Raumati  
 phone & fax 04 902-8528  
 Mob 027 442-0486

scale 1:250  
 date Oct 2010  
 drawn Stuart Jackson  
 designed Allan Pullenger

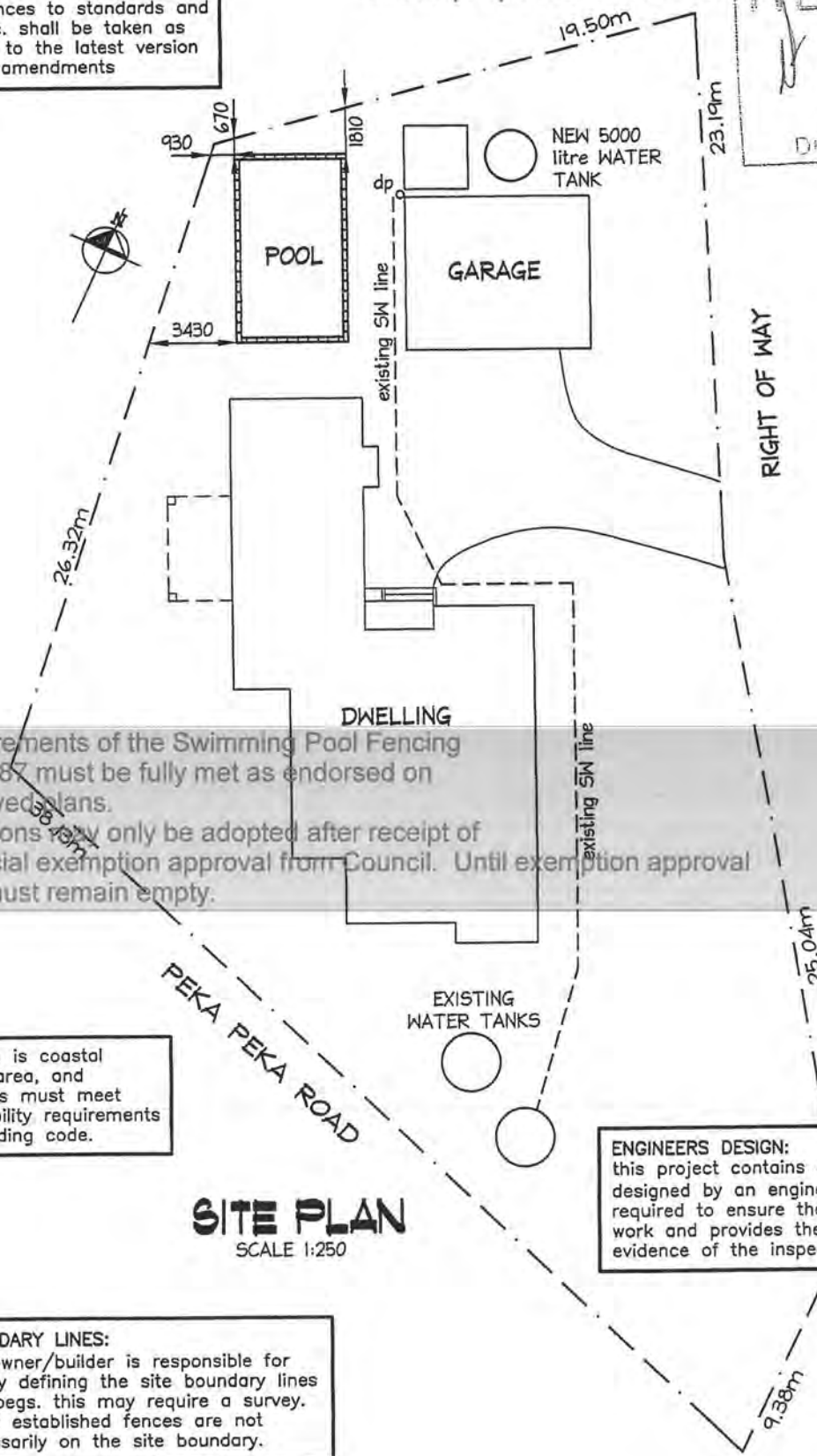
plan number  
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 Sht 01 of 5

no record of any services in the vicinity of  
of the proposed work. Take care

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



Requirements of the Swimming Pool Fencing Act 1987 must be fully met as endorsed on approved plans. Variations may only be adopted after receipt of a special exemption approval from Council. Until exemption approval pool must remain empty.

NOTE: area is coastal corrosion area, and components must meet 50yr durability requirements of NZ building code.

ENGINEERS DESIGN: this project contains elements specifically designed by an engineer. the owner/builder is required to ensure the engineer inspects the work and provides the local body with written evidence of the inspection.

**SITE PLAN**  
SCALE 1:250

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NOTE: established fences are not necessarily on the site boundary.

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date Oct 2010  
drawn Stuart Jackson  
designed Allan Pullenger

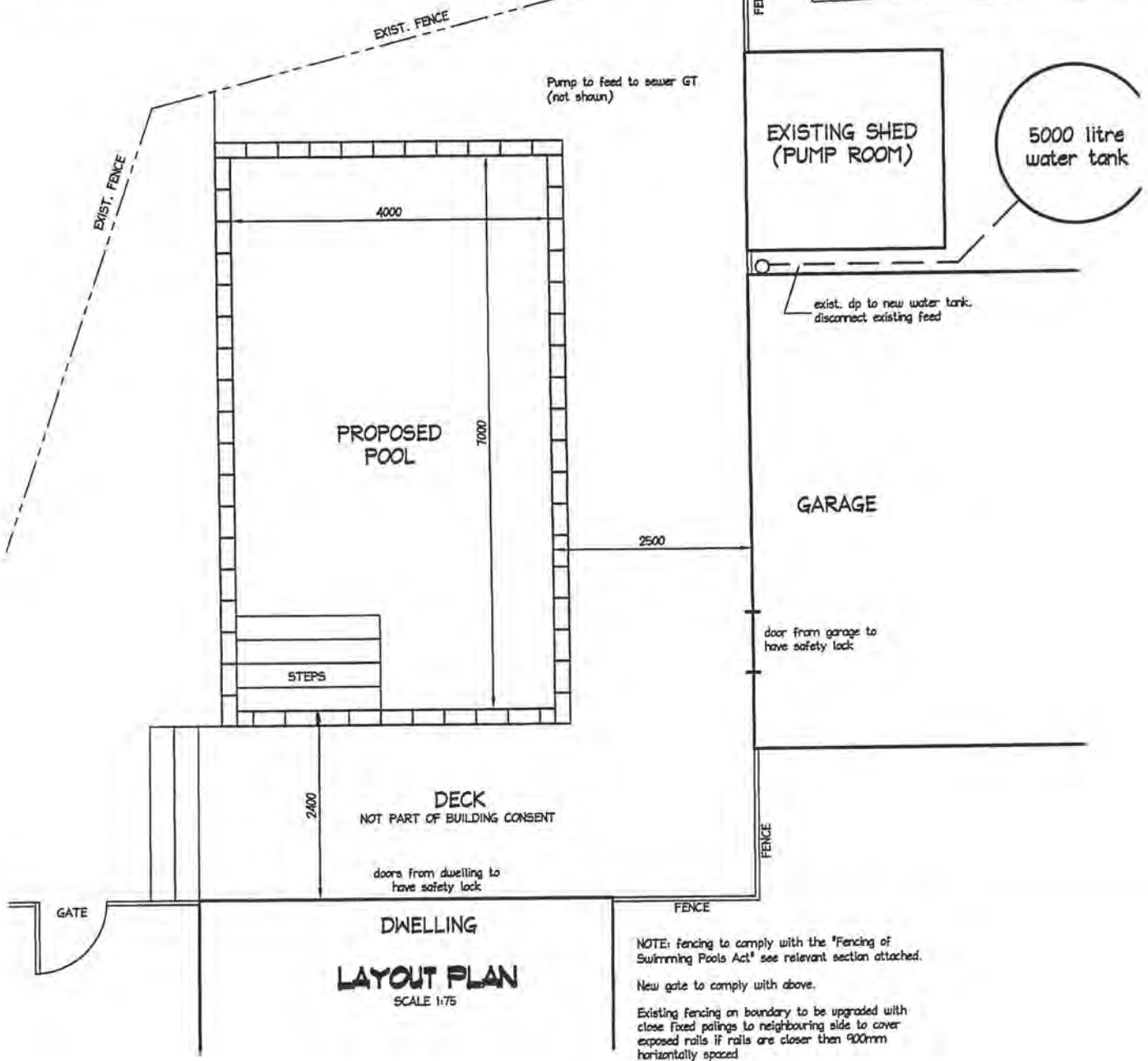
plan number 2692-01  
Sht 01 of 5

pool back wash to run to a soakpit.

**ENGINEERS DESIGN:**  
 this project contains elements specifically designed by an engineer. the owner/builder is required to ensure the engineer inspects the work and provides the local body with written evidence of the inspection.

CHECKED BY  
 PLUMBING AND  
 DRAINAGE  
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NOTE: Fencing to comply with the "Fencing of Swimming Pools Act" see relevant section attached.  
 New gate to comply with above.  
 Existing fencing on boundary to be upgraded with close fixed palings to neighbouring side to cover exposed rails if rails are closer than 900mm horizontally spaced

the contractor shall check and verify dimensions before construction

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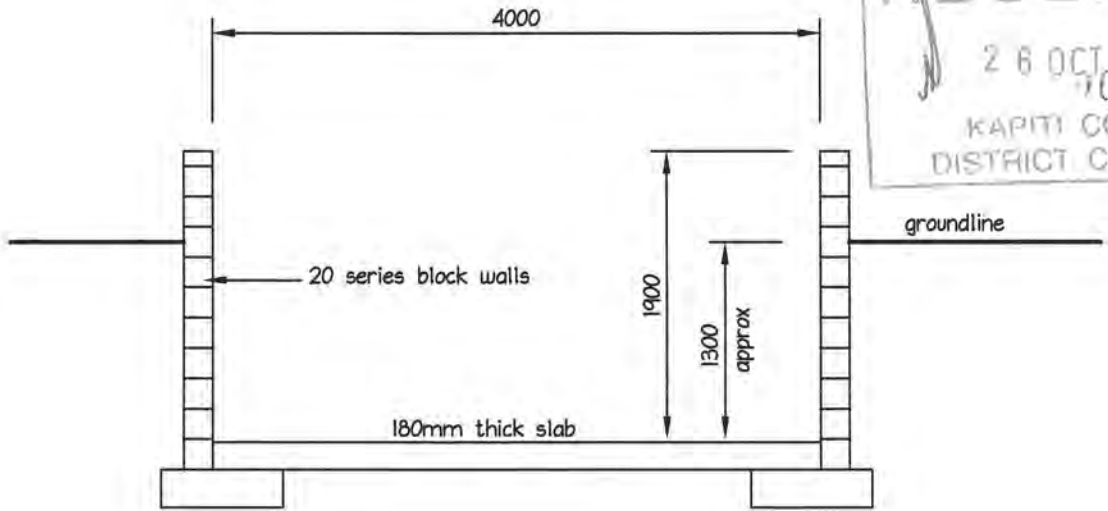
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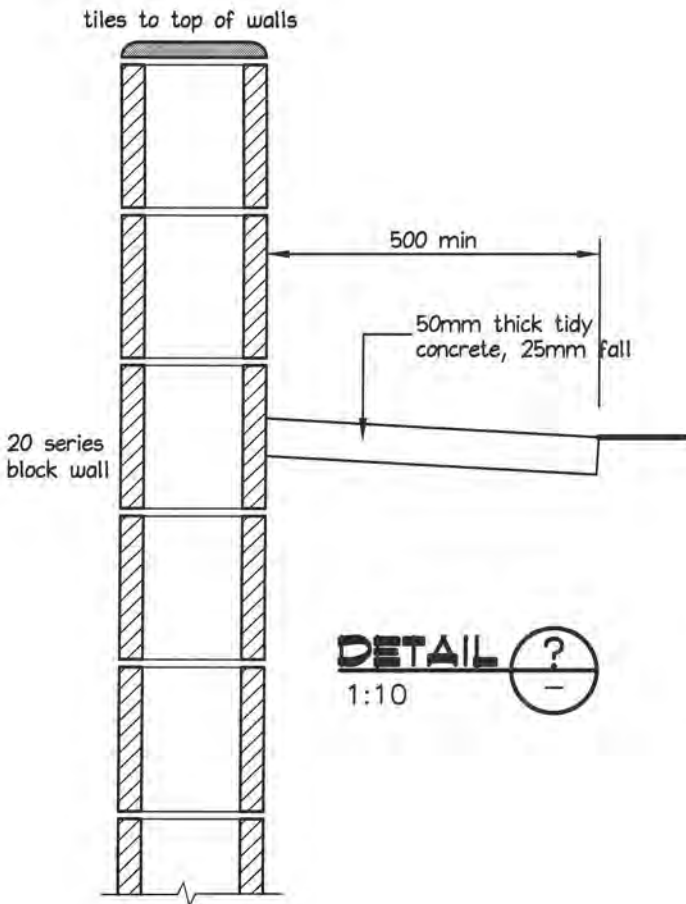
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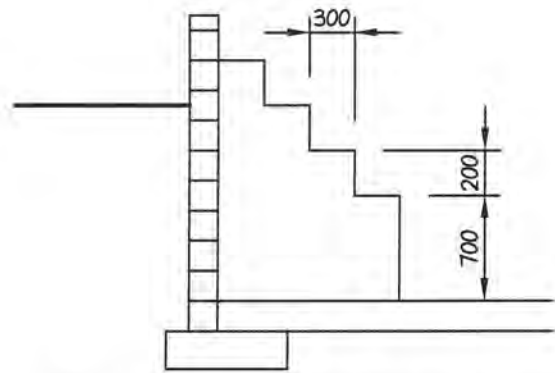


**TYPICAL SECTION**

SCALE 1:50



**DETAIL** ( ? )  
 1:10



**SECTION THRU STEPS**

SCALE 1:50

the contractor shall check and verify dimensions before construction

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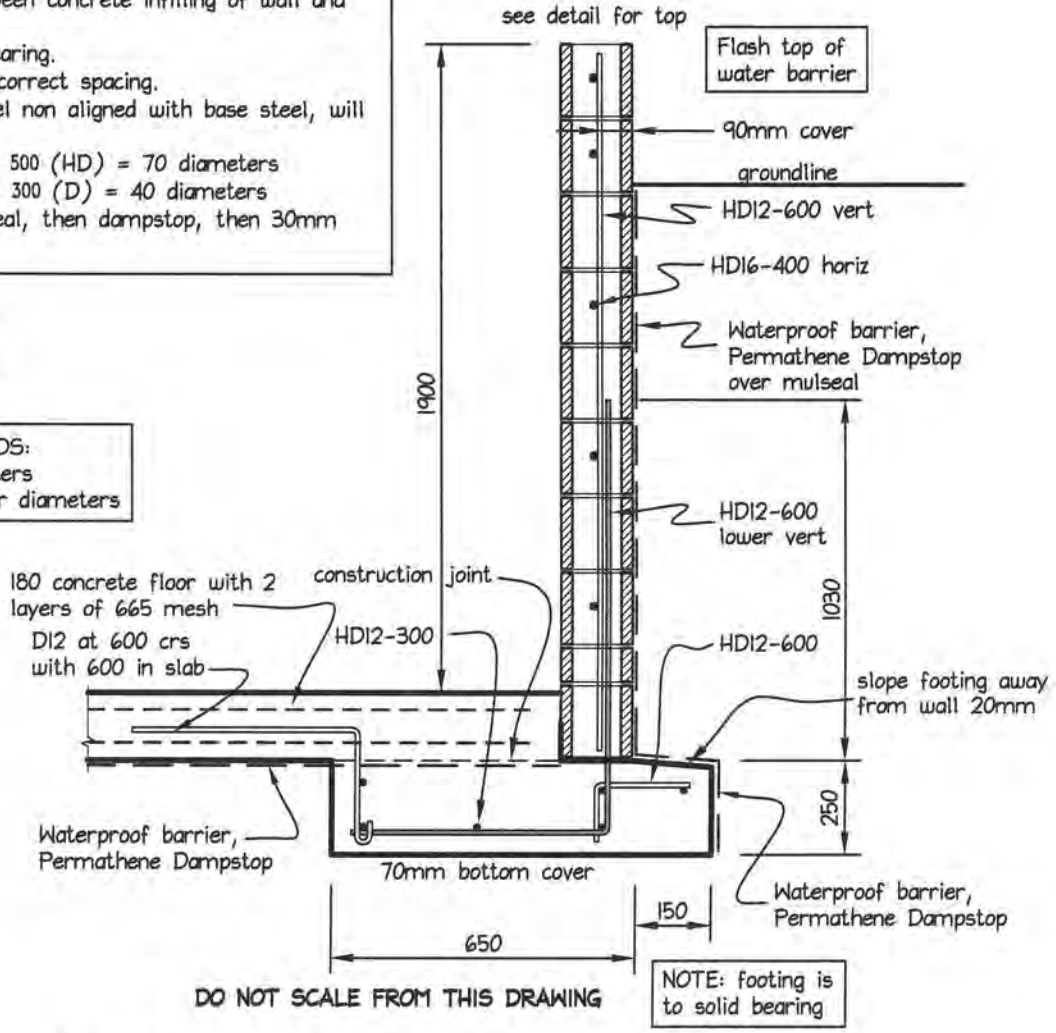
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**SPECIFICATION:**

- 1) Concrete is 25 Mpa special grade
- 2) Reinforcing free of scale and rust
- 3) Subsoil pipe to be 100mm to approved outlet.
- 4) Drainage metal and fill behind wall, compacted to 300 kpa.
- 5) Allow 7 days between concrete infilling of wall and backfilling.
- 6) Footing to solid bearing.
- 7) Fix reinforcing to correct spacing.
- 8) Upper vertical steel non aligned with base steel, will be full wall height.
- 9) Steel laps...Grade 500 (HD) = 70 diameters  
 Grade 300 (D) = 40 diameters
- 10) Three coats mulseal, then dampstop, then 30mm polystyrene

All blocks solid filled with concrete

**REINFORCEMENT BENDS:**  
 stirrups, 4 bar diameters  
 longitudinal bars, 5 bar diameters



**20 SERIES BLOCK WALL**  
 SCALE 1:20

the contractor shall check and verify dimensions before construction

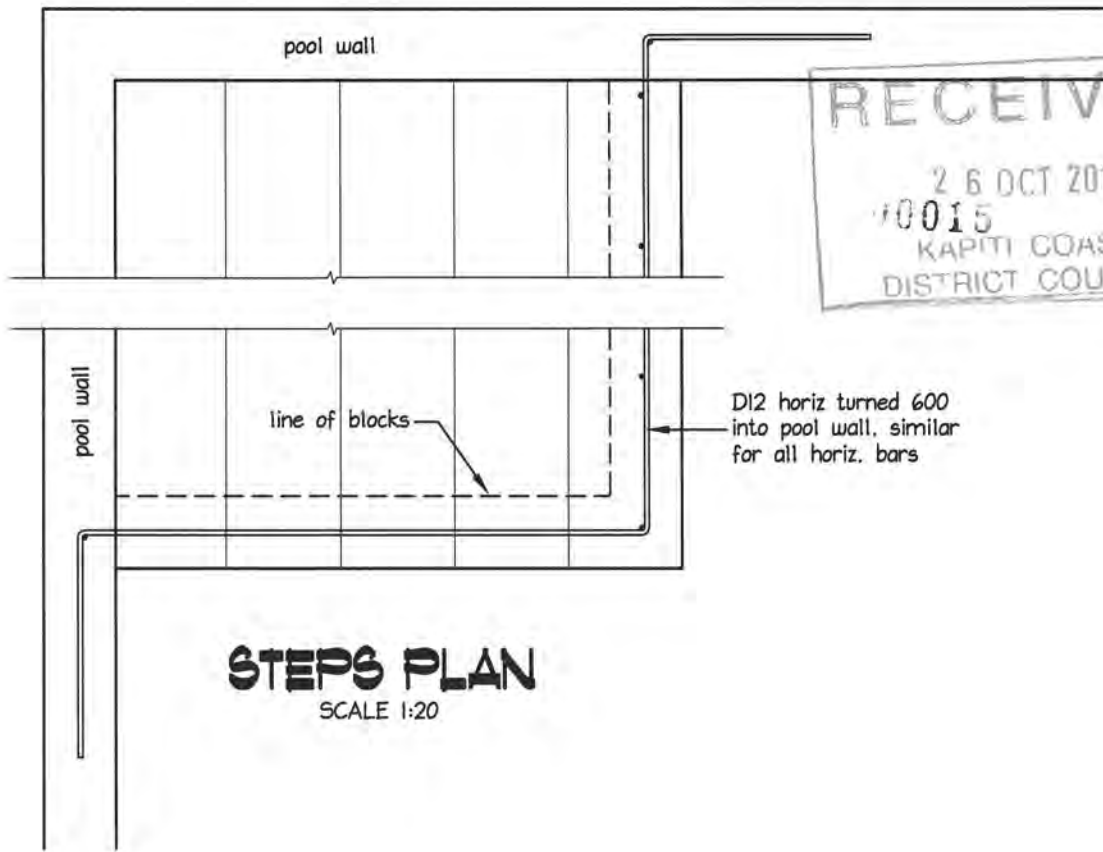
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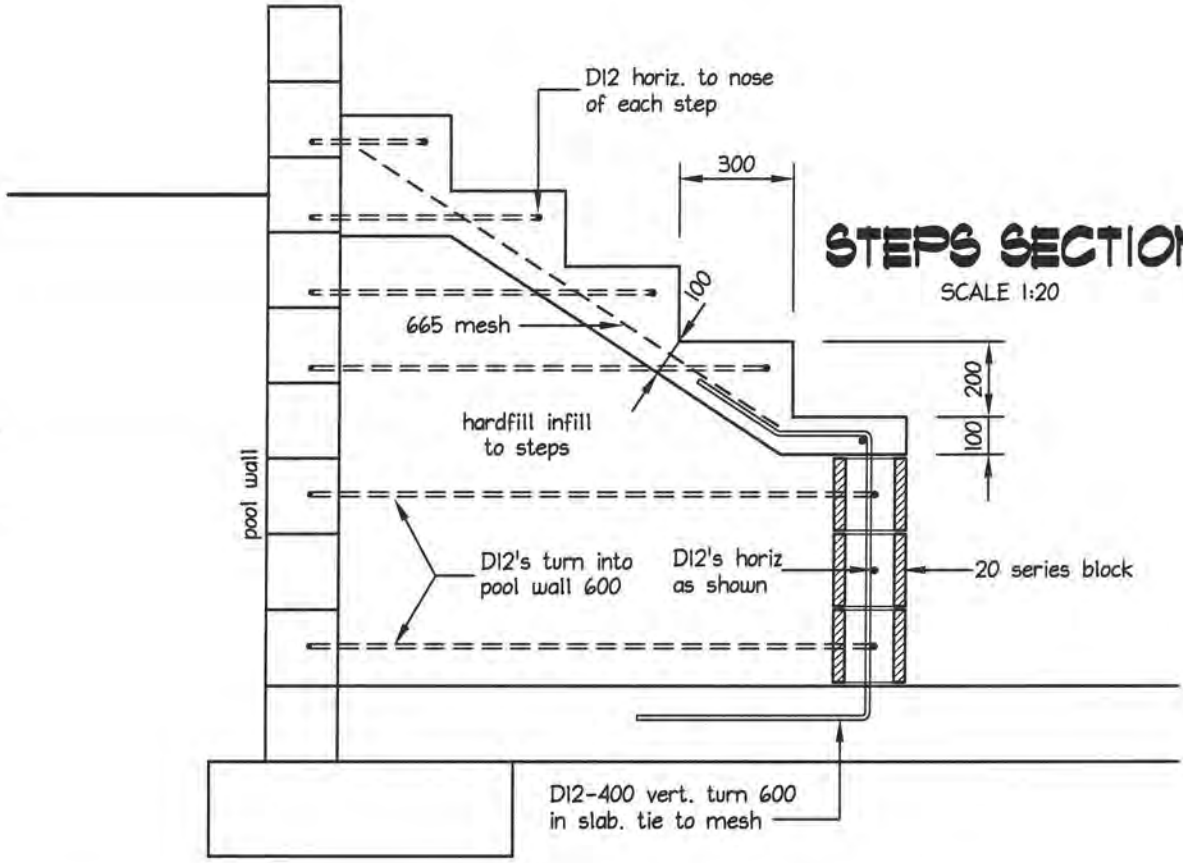
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**STEPS PLAN**  
 SCALE 1:20



**STEPS SECTION**  
 SCALE 1:20

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 date Oct 2010  
 drawn Stuart Jackson  
 designed Allan Pullenger

plan number  
 2692-01  
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KCDC CODE COMPLIANCE REVIEW CHECK SHEET

**Criteria:** All building work except for minor works or major projects. Refer *BL-WI-024*

Address: <i>286 Peke Peke Road Peke Peke</i>	Date: <i>26 OCT 2010</i>
	BC No: <i>100824</i>



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

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

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

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

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

**Supporting documentation required in building consent addenda** (Accept in accordance with KCDC Policy 002) *Form completed during BC Approval process*

Tick (✓) indicates yes, N/A indicates considered - but not applicable	Req'd	Supplied	Accept
copy of electrical certificate	✓		
copy of gas certificate	N/A		
an "as-built" drainage plan	N/A		
plumbing (Form 125) for pressure test and installation piped services	N/A		
drainage (Form 126) for stormwater installation	N/A		
drainage (Form 127) for private sewer installation	N/A		
a Construction Review (PS4) statement for Structural engineering	✓	✓	✓
a Construction Review (PS4) statement for Fire engineering	N/A		
a Construction Review (PS4) statement for Geo-technical engineering	N/A		
Roof cladding warranty	N/A		
Solar water heating technical specifications	N/A		
wall cladding/texture coating installation applicator warranty	N/A		
a copy of the lift certificate	N/A		
a certificate from the fire alarm installer	N/A		
a certificate from the sprinkler installer	N/A		
a copy of wet-area membrane installers warranty	N/A		
A copy of deck membrane manufacturer's installers warranty/guarantee	N/A		
FPIS (verifier) Fire Systems Certification	N/A		

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

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

*License Fee. Pool. Fencing.*

**Compliance Schedule**

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

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

**Building consent requirements.**

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

Outline: *[Diagonal line through the text area]*

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

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

Building officer: *[Signature]*  
 Signature: .....  
 Date: *27.10.2011*  
 Name: *Tony King*

Co-reviewer: *[Signature]*  
 Signature: .....  
 Date: *31.10.11*  
 Name: *Kussen Brook*

KCDC Building Consent Authority  
 Building Consent Documentation Filed



BC No.	100821
Street Address.	New Swimming Pool 286 Peka Peka Road Peka Peka. Mrs Mrs Van Lent

*Tick indicates document(s) included in this Building Consent*

	Building Consent Application,	✓
	Application checksheet,	✓
	Costing schedule,	✓
	Plans and specifications,	✓
	Invoice and receipt,	✓
	Processing records/checksheets,	✓
	Inspection page printouts	✓
1-3	13 to 18	✓
	Building consent and memorandum,	✓
	Inspection reports,	✓
	Application for CCC,	✓
	Code of Compliance Certificate.	✓
	Producer statements and supporting documentation,	✓
	Peer review documents,	
	Fire design documents,	N/A
	Requests for further information and other correspondence,	N/A
	Amendments,	
	Supplementary information,	
	Energy work certificates,	✓
	Notices to Fix.	N/A

This form comprises part of the Building Consent documentation and indicates the contents of the Building Consent File. Refer KCDC Policy 029.

BC 100821

**VEHICLE CROSSING**  
**INSPECTION FORM**

**Date:**

**To:** Building Inspectors

**Owner:**

**Address:**

Can you please inspect the above Vehicle Crossing, footpath and berm and return the completed form to me signed.

Thank you

<b>Inspected by:</b>	
<b>Date Inspected:</b>	
<b>Approved:</b>	<b>YES</b> <b>NO</b>

**Comments:**



PROCESSING CHECKLIST

No = Plans, specifications & documentation not complying with the Building Code &/or Bld. Act (The reason specified alongside each prompt) \*  
 Yes = Plans, specifications & documentation complying with the Building Code &/or Bld. Act (The reason specified alongside each prompt)  
 N/A = Not Applicable to this application. (The deletion of whole sections as N/A is permitted)  
 For alternatives comment below each section.  
 Note - The further information requests are identified by hand written numbers and corresponding on FIR letters / e-mails sent

Category... 1

Site Plan ( NZS 3604 Sec 3.4, 4,5 Code cl B1, B2, E1, E2 F1 & F2 Sect. 72, 75 BA04) ED = Engineer Design

N/A	NO	YES	Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wind zone High V/ High Specific..... GIS.....
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flooding / ponding hazards ..... GIS.....
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Slippage/ fault line hazards ..... GIS.....
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion, river & coastal hazards ..... GIS.....
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subsidence/ soft soil hazards ..... Site inspection notes ED
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Corrosion zone Sea spray or Zone 1 ..... GIS.....
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soil contamination ..... GIS.....
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Distances to boundaries / siting..... District plan... planning approved
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor levels/ contours..... E2/AS1 & NZS 3604 E1.....
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Two or More Allotments..... Sec 75 - 83 Bld Act.....
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noise / sound insulation ( airport & highway).....

Specific Design ( Verified Online PS2 B1 B2 VM1 )

N/A	NO	YES	Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PSI Design Certificate ..... B1 B2 VM1.....
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PS2 Peer Review..... B1 B2 VM1.....
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Calculations ..... VM1.....
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CPeng ..... Verified Online.....

Alan pullinger - covering B1+B2 Retaining wall - accepted under KCDC policy 002

Concrete / Foundation Plan ( NZS 3604 NZS 4210 & 4229 E2/AS1 )

N/A	NO	YES	Comments
Layout			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Layout dimensions..... NZS 3604.....
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Control joints..... NZS 3604.....
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Slab thickening..... NZS 3604, cl 7.5.....
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Alternative..... specify reason.....
Section			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Depth & width..... NZS 3604.....
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reinforcement..... NZS 3604; B2.....
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plate fixings..... NZS 3604; B2 cl 7.5.....
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DPM ..... NZS 3604; B2.....
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer design and Calcs..... B1; B2.....
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Concrete strength..... B1; B2 cl 4.8.2..... 25 MPa
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alternative..... specify reason.....

ED  
↓  
↓  
↓

**Timber / Subfloor Plan** (NZS3604 NZS 3602 & 3640, B1,B2)

Comments

Layout

N/A NO YES

- Layout dimensions.....
- Bearers details.....B1 ; B2.....
- Joist details.....B1:B2.....
- Alternative.....specify reason.....

Section

- Foundation type/size..... NZS 3604;B2.....
- Piles post sizes & treatment ..... NZS 3604;3602;3640;B2.....
- Pile c/c....., NZS 3604.....
- Fixing..... NZS 3604;B2.....
- Coatings(durability)..... NZS3604 ;B2.....
- Ventilation & Access to sub floor spaces ..... NZS 3604.....
- Alternative.....specify reason .....

*If the addition is an upper storey show details on upgrading existing foundations, joints, piles, etc (may require Engineer design)*

**Floor plans / layout** (B1, B2, C1-4, D1, E3, F7, G1, G2, G12 G3, G9, G11, G13)

Comments

General

N/A NO YES

- Room dimensions.....
- Sectional lines.....
- Location of partitions.....
- All designated spaces.....
- Lintels..... NZS 3604;B2.....
- Beams..... NZS 3604, B2 by engineer.....
- Point loads by engineer or pre-nailer....B1 B2.....
- Smoke detectors.....F7.....
- Wet areas / WCs ..... D1, Table 2; B2.....
- Kitchen.....G3, G9,G11.....
- Alternative.....specify reason .....

*Changes to existing work requires both an existing floor plan & a proposed floor plans  
Facility provided for washing utensils / food G3, Section 1.1 & Figure 1:  
Preparation Area and Access to Facility Paragraphs 1.1.2 and 1.5*

**Wall / Framing** B1, B2, E3

Comment

General

- Identify engineering / Structural items/ portals. ....B1 B2..... *20 Series Block wall*
- By pre-nailer or to NZS 3604..... B1 B2.....
- Fixing types ..... NZS 3604.....B1 B2.....
- Stud c/c as per wind zone..., NZS 3604.....B1 B2.....
- Building wrap..... NZS 3604 .....
- Stud heights of rooms..... NZS 3604.....B1 B2.....
- Alternative.....specify reason .....

**Roof..... NZS 3604,3602 &3640 B1B2E2 E2/AS1**

Trussed / by prenailler or Framed roof NZS 3604

Comments

N/A NO YES

- Fixing layout & details.....B1 B2.....
- Correct layout.....B1.....
- Max span (12m or Engineer).....B1.....
- Purlin or batten c/c.....B1 B2.....
- Rafters / Beams.....B1 B2.....
- Alternative.....specify reason .....

Roof cladding - Metal ; Profiled Metal; Masonry, Membranes Code E2, E2/AS1 B2

- Pitch / profile.....E2.....
- Underlay.....E2.....
- Flashings.....E3;E2.....B1 B2.....
- Parapets.....B1 E2 B2.....
- Membrane Roofs and substrate Code E2/AS1 B2.....
- Gutters, Barges & Fascias detail Refer E2, section 8.3, cl 8.3.9.....
- Alternative.....specify reason .....

Installation of profiled metal roof cladding shall be by trained installers, approved by the tile manufacturer or NZ agent. In some cases experienced builders undertake installation, refer E2, section 8.4, cl 8.4.2 'General'.

**Claddings CodeB1 & B2 E2/AS1, Branz good practice Guides & Weather tightness Vol 12&3**

Comments

- Risk matrix Cavity or direct.....E2 .....
- Brick Veneer.....E2 "The brick book" Branz Masonry Guide ; B2 .....
- Timber Weatherboard ....E2 Branz Timber Guide Vol 1&2; B2 .....
- Stucco .....B1 NZS 3604 Branz good practice guide; B2 .....
- Profiled Metal.....E2 Metal Roofing Practice; B2 .....
- Plywood .....E2 ; B2 .....
- Fiber Cement W/b.....E2; B2 .....
- Board & Batten..... Branz good practice guide; B2 .....
- Fiber Cement Sheet.....E2; B2 .....
- Weathertightness details.....E2' ; B2 .....
- Alternative.....specify reason .....

**Bracing NZS 3604 B1, B2, E3**

Comments

N/A NO YES

- Subfloor bracing.....B1 & NZS 3604.....
- Wall bracing..... B1 & NZS 3604 .....
- Roof bracing..... B1 & NZS 3604 .....
- Bracing calculations..... B1 & NZS 3604.....
- Provide bracing plan layout..... B1 & NZS 3604.....
- Double top plate (if > 5m)..... B1 & NZS 3604 .....
- Indicate dragon tie (if > 6.m)..... B1. & NZS 3604.....
- Diaphragm cellings (if > 7.5m)..... B1 & NZS 3604.....
- Check for distribution ..... B1 & NZS 3604.....
- Alternative.....specify reason .....

**Light & Ventilation** *B1 G4, Clause 1.2 ; G4, clause 1.3 G7,G9 F2*

General

Comments

N/A NO YES

- Vent 5%.....G4 .....
- Light 10%.....G7 .....
- Electrical.....G9.....
- Mechanical ventilation.....G4.....
- Exterior space for awareness.....G7.....

Glazing

- Safety glass.....F2 .....
- Wind zone..... B1. NZS 3604.....
- Alternative.....specify reason .....

**Insulation** *BRANZ Home Insulation Guide, NZS 4218, AS/NZS 2918*

Comments

- Floor .....H1.....
- Wall..... H1.....
- Roof..... H1.....
- Windows / glazing..... H1.....
- Alternative.....specify reason.....

**Stairs / Landings / Handrails** *D1,sec 4*

Comments

- Stair tread & risers.....D1 .....
- Landing size.....D1.....
- Handrail.....D1.....
- Riser opening ( min) where children.....D1.....
- Residential Accessibility.....D1 .....
- Alternative.....specify reason.....

Stair type

*Minor Private: Max rise 220mm/Min tread 220mm,  
Secondary Private: Max rise 200mm/Min tread 250mm,  
Main Private: Max rise 190mm/Min tread 280mm. (Main private includes exterior stairs)*

**Decks / Balconies / Barriers** *D1, F4 & NZS 3604, Section 6 & 7,*

Comments

- Barrier & deck fixing durability.....D1 B1 B2.....
- Top rails, balusters, bottom rails, palings.....D1 B1 .....
- If Engineer then calculations required.....B1 B2.....
- Max 3m height or Engineer.....B1 B2.....
- Deck Joist sizes, grade, treatment, span & spacing.....D1 B1 B2.....
- Piles & bearers the correct grade, treatment, size, spacing & span.....D1 B1 B2.....
- Slip resistance .....D1.....
- Appropriate waterproofing membrane..... B1 B2.....
- Stringer size & connections .....D1 B1 B2.....
- Thresholds.....D1 E2.....
- Alternative.....specify reason .....

**Fire (Residential) NZBC F7;Cdoc**

Comments

N/A NO YES

- Travel distances max 24m.....C3.15.....
- Smoke detectors.....F7.....
- Wood burners .....F7.....
- Garage fire wall details .....C7 (C7.10 C7.8) .....
- Alternative.....specify reason .....

**Swimming Pool & Fencing Fencing of Swimming Pools Act 1987'**

Comments

- Refer to Compliance for sign off.....
- Specific Engineering Design .....
- Proprietary system/design.....
- Section/construction .....
- Pool backwash discharging the sewer..... *to soak pit*
- Fence height .....
- Gate(s) / door(s) open outward.....

*Pool fence - to Compliance - approved by Simon Anos  
Exemption for bifolds to be applied for - pool not to be filled until then*

**Ambiguity / Contradictions**

*Stamp plans to reflect this*

Comments

- Manufacturers Specs .....
- Engineer compared with Designer/Architect .....
- Any Other contradictions .....

*FA Safety from falling (while pool empty) Stamp  
Plans a barrier around Pool to be erected.*

**Alternative Solutions**

*Record assessment, decision and reasons for decisions below. Has the designer substantiated why they believe the proposal complies with the building code? Is there a determination on a similar proposal? Has corroborative evidence been provided (peer review, appraisal or determination)? Include reference to comparison with acceptable solutions, other documents / standards / best practice guides / publications, expert opinion, determinations, in-service history, product certification, professional judgment, building code objectives. Refer BRANZ Bulletin # 456 (Dec 2004). List any conditions / communications / actions:*

*(IPNZ) Alan Pullinger - accepted through  
In service history + policy 002*

**This sheet relevant to plumbing & drainage only**

**General**

*Comments*

N/A NO YES

- Kitchen area.....G3/AS1
- Laundry.....
- Bathrooms.....
- Location of sanitary fixtures.....
- Plumbing layout.....

Plumber's Reg no.....*N/A*.....

Drainlayers Reg no.....*T.B.A*.....

**Effluent Disposal Systems**

*Comments*

- Engineering Site Investigation
- Design Specification & Producer Statement

*(The design criteria should include; Capacity based on bedroom numbers, Loading calculation, site evaluation, soil profile, site characteristics.)*

*existing system*

**Water Supplies**

*Comments*

- G 12 .....
- Town supply.....
- Private scheme.....*Roof catchment*
- Type & location.....
- Alternative.....specify reason.....

*Pool fed by new 5,000lt water storage tank fed by steel roof  
label Tap Non Potable.*

**Sanitary Drainage**

*Comments*

- G13.....
- Layout .....
- Council availability or .....
- Septic tank design & calcs.....
- Alternative.....specify reason

*Pool backwash to run to soakpit*

**Stormwater Drainage**

*Comments*

- E1 .....
- Layout .....
- Council availability .....
- Alternative.....specify reason

**Sanitary Plumbing**

*Comments*

- G13 .....
- Layout .....
- Alternative.....specify reason .....

Accessibility D1 ; NZS 4121

Comments

N/A NO YES

- Car parks .....
- Projections .....
- Kerb Ramps.....
- Footpaths/Ramps / Landings .....
- Entrances.....
- Public Facilities.....
- Lifts.....
- Stairs.....
- Stair / handrails.....
- Doorways/Doors/Corridors/ Lobbies.....
- Controls.....
- Places of assembly/entertainment/Recreation.....
- Warning Systems.....
- Toilet Facilities / Laundering .....
- Food preparation / accommodation.....
- Signs.....

Fire report C1,C2, C3, C4

Comments

- Purpose group FHC .....
- Fire cell separation /use of building .....
- f- rating .....
- s- rating .....
- Occupancy numbers .....
- Means of escape .....
- Travel distances .....
- External walls/unprotected areas .....
- Fire resistance to supporting elements/floors/ walls. ....
- Risks to/below escape routes .....
- Fire safety precautions .....
- SFI's / SDI's .....
- Alternatives .....
- Referral to DRU .....
- Alternative.....specify reason

Solid waste G15

Comments

- Waste bin area .....
- Environmental health referral .....
- Alternative.....specify reason

Hazardous Agents, Materials & substances F1 - F3

Comments

- Waste bin .....
- Environmental health referral .....

Work Sheet

Swimming Pool fence

- ① Details of Boundary fences being used ✓
- ② Pool fence details ✓
- ③ Safety lock details ✓

~~Bifold doors - exemption  
to be applied for~~

~~Pool not to be filled until then~~

~~Safety from falling - fence~~

~~fence erected around pool or well~~

General stamp prompts

Wind Zone  
Corrosion  
Cladding  
Electrical  
Bracing Highlighted  
Boundary setting out  
Engineers design

Set Status  
Complete checklist  
Addenda  
Section 72 / ponding  
Set inspections

### Dialogue Record

List further information requested, info received, records / reference of communication etc. via Phone / Email / letter / counter / fax

Date / time	State the content of discussion !!!	Initials
11:10am 11/11/10	Spoke to Stuart Jackson requesting pool fence details - Boundary fence details + safety lock details	SP
12:30pm 18/11/10	Spoke to Stuart Jackson after receiving requested information. Bifold doors with latches @ top do not meet requirements (self closing doors) exemption needs to be applied for. Committee not meeting till next year told building consent will be granted, but pool cannot be filled under exemption granted. Plans will be	CWS
	Stamped to that effect. Also if pool empty F4 safety from falling - temporary fence barrier to be erected. Stuart sending me an email to that effect.	SP
2:30pm 18/11/10	Stuart Jackson phoned to say that no pool exemption would be required now as they will bring the fence 1.2 mtrs away from house. He is sending me confirmation via email	SP
3:30pm 18/11/10	Email reviewed & scanned in, would appear owners are still applying for exemption + above fencing arrangement will be temporary until then	SP


<b>Change Of Use – Sec 114:</b> (record decisions and basis for decisions – confirm whether sec 115 applies)		.....
Date	N/A	
<b>Alteration to Existing Building – Sec 112:</b> (record decisions and basis for decisions – confirm whether sec 118 applies and if so, has it been complied with?). List conditions / communications / actions:		.....
Date	N/A	
<b>Hazards – Sec 71-74 :</b> (record decisions and basis for decisions – see under "site plan above already done")		.....
Date:	N/A	
<b>Compliance Schedule – Sec 100 - 107:</b> (record if new / amended compliance schedule required, and attach copy of replica compliance schedule. Ensure that note is recorded on building consent that new / amended compliance schedule will be issued).		
Date	N/A	

<p>Note :- Refer to the associate code clause along side each prompt above for compliance or reason of decision</p> <p><b>Plan checked yet Unsatisfactory</b> (request for further information- see attached copy)</p> <p><b>Signature, name &amp; date</b></p> <p>Bldg. <u>Michelle Salmon 11/11/10</u></p> <p>Plumbing.....</p> <p>Fire.....</p>	<p>I am satisfied on reasonable grounds that the provisions of the Building Code are met and the <b>Building consent may be granted (refer Bldg Act Sec 49(1))</b></p> <p>All previous Further Information Requests now satisfactory.</p> <p><b>Signature, name &amp; date</b></p> <p>Bldg. <u>Michelle Salmon 18/11/10</u> ( for all pages except those listed below )</p> <p>Plumbing <u>Simon Copp 5/11/2010</u> (For pages 6 of 11 unless otherwise listed )</p> <p>Fire..... ( As listed on page 7 of 11)</p>
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**Addenda to Form 436**

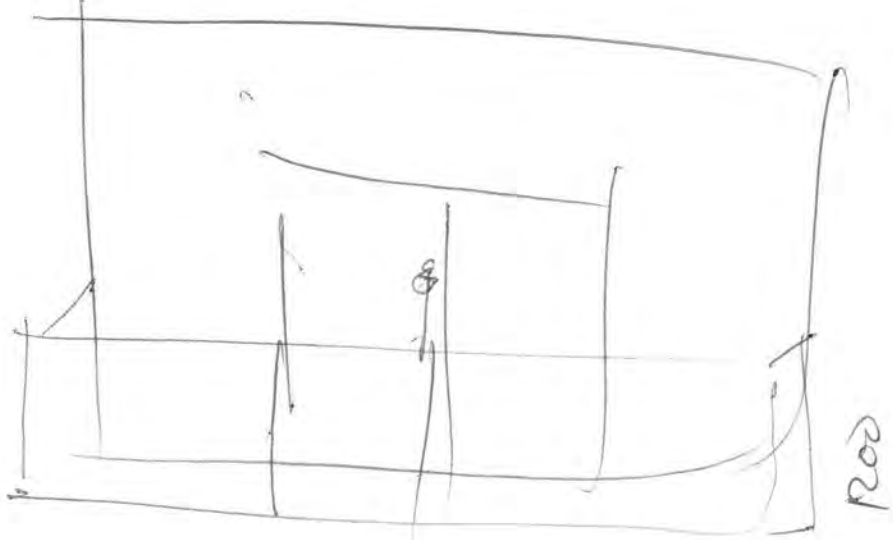
**Allocation of work to approvals officer outside current competency**

<b>Building Category</b>	<i>Circle appropriate category</i> 0 <b>1</b> 2 3

<b>1) Authorized by Team leader or delegate</b>	<b>Level of supervision reqd</b>	<b>Reason for decision</b>
Name, Signature & date <i>SAHE 1/11/10</i>	Coaching Mentoring Peer review on completion	In training Vetting one level above competency Other
<b>2) Approval Officer undertaking training</b>	<b>Record of Learning</b>	<b>Decision</b>
Name, Signature & date <i>M. Salmon 15/11/10</i> Current competency level Category 0, 1 or 2	Good learning Swimming Pools Fencing Act 1987 + F4 safety sign	I am satisfied on reasonable grounds that the provisions of the Building Code are met and the building consent may be granted (refer Bld Act 49(1))
<b>3) Coach/Mentor/Peer reviewer</b>	<b>Training needs identified</b>	<b>Comments</b>
Name, Signature & date <i>Grant Nepia 18-11-10</i> Current competency level Category 1, 2 or 3	Safety from falling Empty pool marking for exemption all else ok Ka Pa!	I am satisfied on reasonable grounds that the provisions of the Building Code are met and the building consent may be granted (refer Bld Act 49(1))

**Allocation notes**

- Categories of building are determined on receipt of application
- All applications are re assessed for the category and allocated to each appropriate Officer at the earliest opportunity and then placed in processing shelves accordingly
- Approvals staff are aware of their own competency level and check the allocation of work.
- Approvals staff may select, for training purpose, a consent 1 (one) category higher than their current competency for the purpose of increasing their skill level provided they gain approval from the Team Leader Building Consent Approvals. Once approval is given the Team Leader Building Consent Approvals will arrange for the appropriate supervision and final peer review.





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



**Search Copy**

  
R. W. Muir  
Registrar-General  
of Land

**Identifier** 343710  
**Land Registration District** Wellington  
**Date Issued** 27 November 2007

**Prior References**

WNC4/374

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**Estate** Fee Simple  
**Area** 1050 square metres more or less  
**Legal Description** Lot 12 Deposited Plan 385819

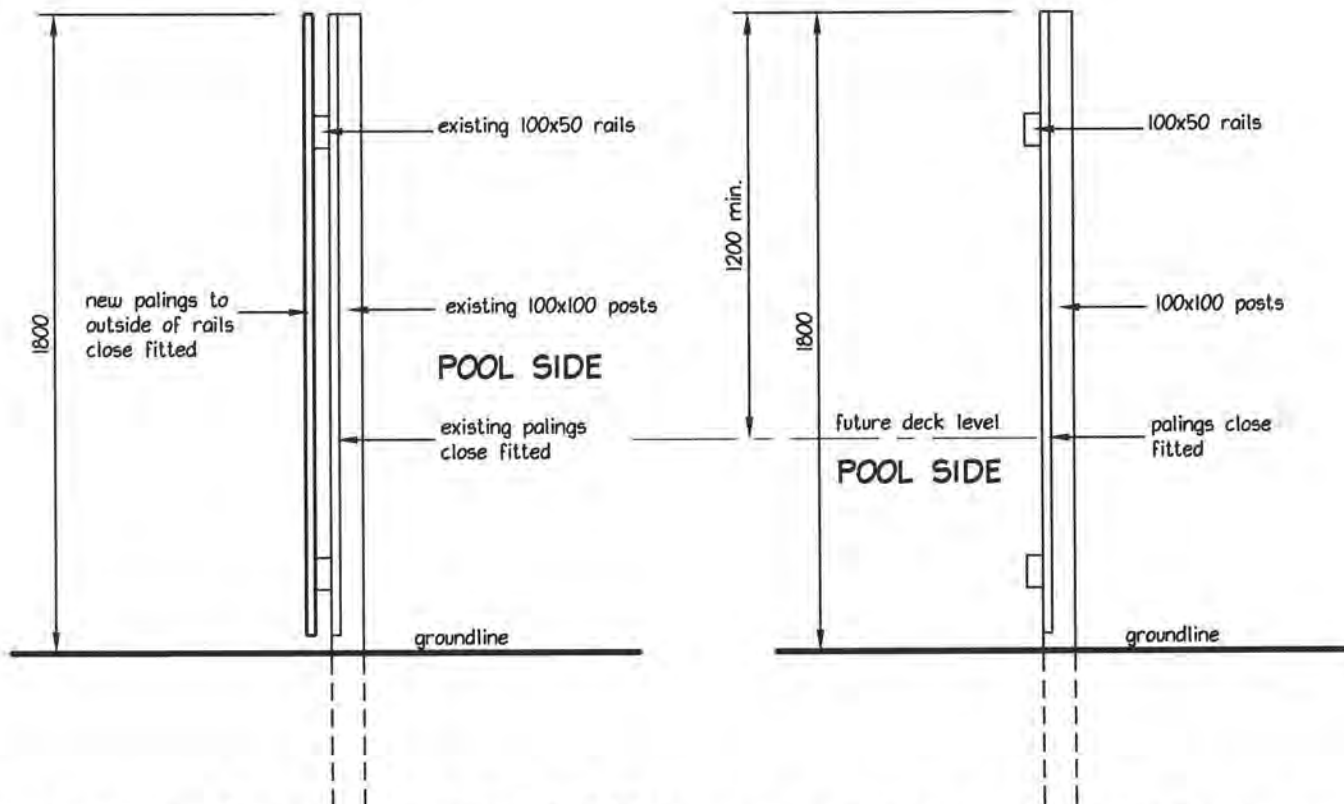
**Proprietors**

Cornelius Francis Maria Van Lent as to a 1/2 share  
Suzanne Karen Van Lent as to a 1/2 share

---

**Interests**

Subject to drainage rights created by Transfer 79201  
Subject to drainage rights created by Transfer 101234  
7631519.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.11.2007 at 9:00 am  
Appurtenant hereto is a right of way, right to drain stormwater, right to convey water, electricity and telecommunications created by Easement Instrument 7631519.4 - 27.11.2007 at 9:00 am  
The easements created by Easement Instrument 7631519.4 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Easement Instrument 7631519.7 - 27.11.2007 at 9:00 am  
Fencing Covenant in Transfer 7638669.1 - 13.12.2007 at 2:08 pm  
7638669.2 Mortgage to ANZ National Bank Limited - 13.12.2007 at 2:08 pm



**TYPICAL SECTION THRU BDY FENCE - POOL AREA**

SCALE 1:20

**TYPICAL SECTION THRU GARAGE TO HOUSE FENCE POOL AREA**

SCALE 1:20

**DOORS AND OTHER FENCING**

doors from lounge are Rylock Aluminium bi-fold type with secure top locking. as it is incompactable to have this type of door as self closing Clause 11 of the "fencing of swimming pools act" applies. (see copy attached)

the fence section on the south side of the dwelling to the boundary will be "Valu" fencing with a "Valu" gate installed being self closing and locking. (see attached documents)

AMENDMENT 17/11/10

the contractor shall check and verify dimensions before construction

**designscape**

shark bait ltd

Civil, Structural and Building design  
<http://www.designscape.net.nz> email  
[info@designscape.net.nz](mailto:info@designscape.net.nz)

**VAN LENT HOUSE**  
**286 PEKA PEKA RD**

Allan Pullenger AIPENZ CertETn  
 298 Rosetta Road - Raumati  
 phone & fax 04 902-8528  
 Mob 027 442-0486

scale 1:20  
 date Oct 2010  
 drawn Stuart Jackson  
 designed Allan Pullenger

plan number  
 2692-01  
 Sht **A1** of 5

## how much will it cost?

## warranty & care

	qty	price	total
<b>panels</b>			
plain			
deco			
duo			
<b>gates</b>			
plain			
deco			
duo			
<b>hardware</b>			
pedestrian gate kit			
pool gate kit			
extra 4x bkts			
<b>posts</b>			
top fixed			
inground			
<b>TOTAL</b>			



### warranty

The VALU range is covered with a 1 year warranty subject to regular cleaning and polishing.

The warranty excludes damage caused by u.v. rays and any corrosive elements around fence area



### care

Regular cleaning is recommended.

Use warm soapy water applied with a soft cloth or sponge then rinse well.



### agent



pool • pet • play  
**aluminium  
 powder coated**



style

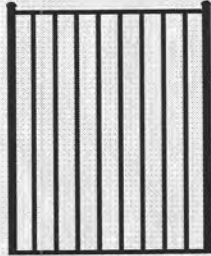
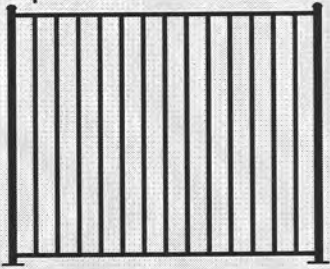
posts & hardware

assembly instructions

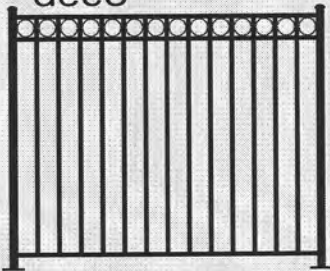
panels

gates

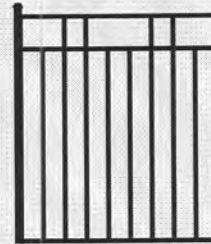
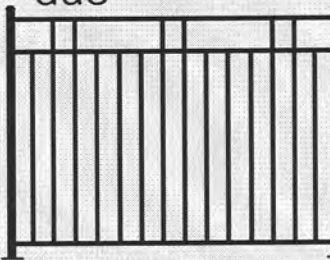
plain



deco



duo



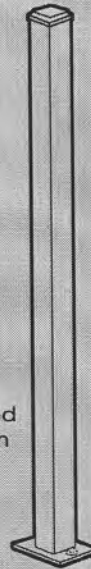
size	panels	gates
height	1.2m	1.150m
width	2.4m	.9m
rails	38x25mm	
vertical	16mm round @ 75mm gap	
stiles		50x50mm

all styles are made to comply with swimming pool regulations

posts  
50x50mm

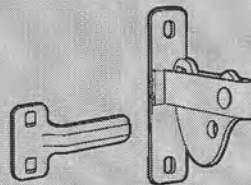


inground  
1.70m

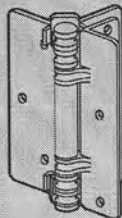


top fixed  
1.250m

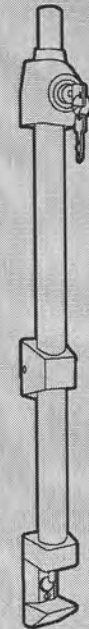
pedestrian gate kit  
D-latch



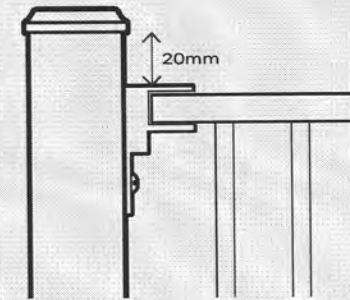
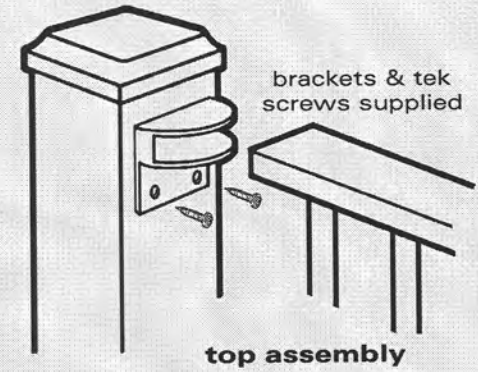
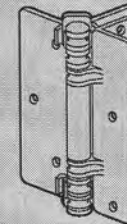
2x plain hinges



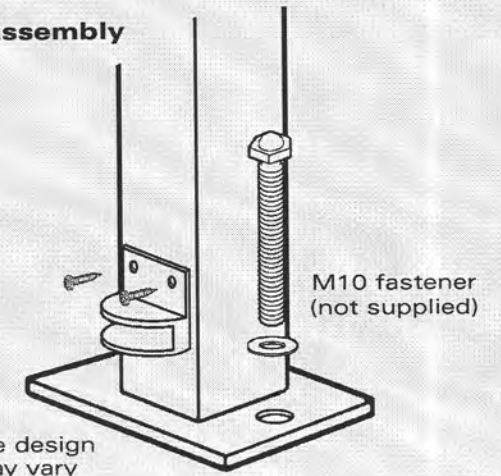
pool gate kit  
top pull latch



1x plain hinge  
1x adjustable  
spring hinge



base assembly



fabricated in aluminium and powder coated in black only

# Planning Processing Check Sheet



Building Consent Number: BC 100821

Property Information				
Property Address	286 Peke Peke Road Peke Peke			
Legal Description	LOT 12 DP 385819			
Planning Zone	RESIDENTIAL			
Building Project	Swimming Pool			
	Yes	No	Action reqd	Actioned
Certificate of Title	✓			
Easements		✓	DRAINAGE	
Section 221	✓		Include copy ATTACHED	
District Plan Items to Check				
	Yes	No	Action Reqd	Actioned
Designations		✓		
Heritage Register		✓		
Flood Hazards		✓		
Min Floor Level		✓		
Other Hazards		✓		
EQ Faults		✓		
Services	✓		WATER	
Eco-site/Native Veg		✓		
	Complies?		Action Reqd	Actioned
Yards (+water bodies)	NA		Neighbours Approval??	
HIRB	NA			
Max Height	✓			
Site Coverage	✓			

BC Number: BC 100821

Permeable Surface	✓			
Earthworks	✓			
Fences/Retaining Wall	✓			
Parking	NA			
Water Tank / Siting	✓			
Airport Noise 45dbI	NA			
Other Provisions				
	Yes	No	Action reqd	Actioned
Does the building straddle a Title/cross-lease boundary?		✓		
Existing Resource Consent?		✓		
Resource Consent Required?		✓	Apply Section 37 and advise Plan Vetting Team.	
DIF Required?		✓	Calculate Fees:	
Section 72 or 77 Required?		✓	Advise Plan Vetting Team and send letters out.	
Section 221 Consent Notice	✓		Advise Plan Vetting Team	

**Additional Comments**

\* ALL WORK TO BE IN ACCORDANCE WITH SEC 221 CONSENT NOTICE \*

**Decision: (delete item that does not apply)**

- Application complies with District Plan requirements
- Application does not comply with District Plan – BC to be issued subject to s37

Officer's Name & Signature: J Burke

Date: 10-11-10

KAPITI COAST DISTRICT COUNCIL

APPLICATION FOR A CONNECTION TO COUNCIL WATER SUPPLY.

*Vanhent*

(Full name)

PLEASE PRINT

hereby apply for an "ORDINARY" service to be laid from the Kapiti Borough Water Supply to the premises owned by me at:

(PROPERTY Address in full, if different from above)

*286 Reka Reka Rd*

Lot

*12*

DP

*38581d*

Fees Payable (on application)

Inspection \$  
Connection \$  
Total \$ N/C

Note: All dwelling units to pay full inspection fees.

The connection fee to be divided equally between dwelling units situated on the same lot sharing a common lat

Owners Signature

Date

THIS PART TO BE COMPLETED BY PLUMBER

I, *A. Davies* (full name)

of (address)

being a Licensed Craftsman Plumber apply for permission to connect the above premises to the Kapiti Borough Water Supply. I agree to comply in every respect with the Kapiti Borough Water Supply By-Laws. Connection NOT permitted until permit obtained.

(Signature)

(Craftsman Licence No.)

(Date)

- Existing Water Supply ..... To be retained/dismantled
- Pressure: high/low ..... "Header Tank"/Pressure Reducing Valve
- E/W Cylinder Type *new duty* ..... Exhaust Pipe/Pressure Relief Valve
- Approximate Age of Water Piping ..... Copper/PVC/Alkathene
- If premises have swimming pool what capacity ..... Filter plant Yes/No
- State precisely how it is proposed to make the new connection:

OFFICE USE ONLY

building consent no

*080056*

Plumbers producer statement to be provided.

Date Issued

Connection Recorded



Site Inspection Report - New BC Applications

BC Application number: ..... Lot 12 DP 385819.

Site Address: 286 PEKA PEKA RD.

Building Project: NEW DWELLING

Check NCS status is currently "To Site Inspection"

Item to be checked	Decision	Record any relevant information	Action required
Contours match application?	<input checked="" type="radio"/> Yes / No		
Datum point identified?	<input checked="" type="radio"/> Yes / No		
Boundaries identified?	<input checked="" type="radio"/> Yes / No		
Check ground conditions OK?	Yes / No	<u>ENGINEER DESIGN</u>	
Check f/path, kerb & channel, grass berm, note existence/damage.	Yes <input checked="" type="radio"/> / No		
Vehicle entrance crossing installed (describe condition)	Yes <input checked="" type="radio"/> / No	<u>curse</u>	
Photos taken? (Save & link to NCS)	Yes <input checked="" type="radio"/> / No		
Dogs on property?	Yes / No		
Is there a requirement for further foundation investigation e.g Engineers design	Yes <input checked="" type="radio"/> / No		Referred to Approvals T/L  Yes / No
<i>Record all decisions in accordance with KCDC Policy 007. Circle Yes or No in each case.</i>			

**Note:** if there is a requirement for further information or some areas which do not appear to comply refer file to Team Leader Consent Approvals for action.

Inspecting Officer: Name ALAN TOWNLEY Signature [Signature]

Date Inspected: 25/1/08

Unless further foundation information required, change NCS status to "To Plumbing & Drainage" and place file in P&D shelf area for Approvals. If further information is required, then Status change to "To Senior Building Inspector" and hand to Team Leader Consent Approvals for action.

**CONSENT DATA INPUT REQUIREMENTS**

REQUIRED INSPECTIONS	32	✓	Lapse and cancellation after 12mths of consent	23	✓	Installation of solid fuel appliance (wood burner) comply and secured
Foundation/Piles						
Block	2	✓	Engineer design specific components	23A		Second hand wood burner certified
Pre-Slab (Plumbing)	3	✓	Foundations to solid bearing of 200mm	25	✓	Contractor to leave site clean and clear
Pre-Slab (Building)	4	✓	NZS3604 as acceptable solution in terms of NZ Building Code	30	✓	To comply with Food Hygiene Regulations 1974
Sub-Floor						
Drainage	6	✓	Not approved as Habitable Room	31	✓	As in CCZ, all fixings need to be stainless steel
Pre-Wrap	9	✓	Note and comply with all endorsements on approved plans	33		Approval only given for relocation purposes
Pre-Clad	10	✓	Names and Registration of plumber and drain-layer required	34		If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
Weather-tightness						
Pre-lining (Building)	11	✓	Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	38		Window sashes on upper levels less than 760mm above floor to have stays fixed
Pre-lining (Plumbing)						
Wet areas - membrane	12	✓	Hot & Cold water pipes tested to 1500kPa	39		Construction of playground to comply with NZS5828
Post Lining						
Brick Veneer	13	✓	Roof stormwater to be connected to existing	40		Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
Retaining Wall						
Final (Dwelling)	14	✓	Copper water pipes not permitted	43		Textured systems should be applied by licensed, trained applicators - supply warranty
Final (Commercial & Multi-resd)						
	15	✓	Owner/builder to ensure prop foundation height will allow satisfactory connection	44	✓	Exterior cladding system to be completed and inspected prior to internal lining
	21	✓	Minimum FFL to comply with NZS3604			

**FOR OFFICE USE ONLY**

FEES		APPLICATION FEE	\$.....
Building Fee	\$ 1732-	\$2480 -	24/1
Sewer Connection	\$.....	RECEIPT NO	DATE.....
Water Connection	\$.....		
Vehicle Crossing	\$.....	INVOICE NO	DATE.....
Damage Deposit	\$ 4	56081	24/1
Code Compliance Administration	\$.....	RECEIPT NO	DATE.....
Building Research Levy	\$ 240	244076	24/1
Development Levy	\$.....	FEES PAID BY:	
DBH Levy	\$ 12-80	Hayward Homes	
Compliance Schedule	\$.....		
Digital Storage Fee	\$ 36-	BUILDING CONSENT NUMBER	DATE ISSUED
Certificate of Title Charge	\$.....	3080056	24/1
Photocopying	\$.....	AUTHORISATION FOR REFUND OF DEPOSIT	
SUBTOTAL	\$ 2480	Deposit held =	\$.....
Less Fee Paid	\$ 2480	Cost to Repair Damage Caused During Construction =	\$.....
TOTAL	\$ 0	Total Balance to be Refunded	
GST INCLUDED	\$ 248.97	Authority Number:	
		Authorised:	DATE:

STANDARD CONSENT CONDITIONS	
37	
72	
80	

**NON-STANDARD ADDENDA**

*This project is fully designed by an engineer. The owner/builder must inspect the work and provide written evidence of the inspection.*

**ENGINEERS DESIGN**

This project contains elements specifically designed by an Engineer. The Owner/Builder is required to ensure the Engineer inspects the work and provides KCDC with written evidence of the inspection.

*fully designed by an engineer. must inspect the work and provide written evidence of the inspection.*

GST 51-860-608

Received with thanks by 19/01  
KAPITI COAST DISTRICT COUNCIL

24-01-08 9:05 Receipt no.244076

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

DR BC080056 2,480.00-  
Hayward Homes Ltd::P O Box 1416:Parapar

10/11

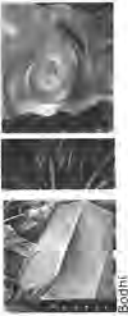
Hayward Homes Ltd 2,480.00

FOR COUNCIL USE:			APPROVING OFFICER/ DATE
DEPARTMENT	TICK FOR REFERRAL	COMMENTS	
Resource Consents (refer PIM Sheet)	/	Refer PIM	
Plumbing and Drainage	/		8/19/08 JLK/08
Building	/		
Fire Design			
Compliance Schedule			
Environmental Health			
Site- Footpath & Entrance Conditions		Ground ENGINEER DESIGN	A TINKLEY 25/1/08
NOTES:			
RERRR NO FOOTPATH			

**RECEIVED**  
 KAPITI COAST DISTRICT COUNCIL  
 23 JAN 2008

<b>Building Consent No.</b>	BC080056
<b>Building Project</b>	New Dwelling
<b>Location (Site Address)</b>	Lot 12 Seacrest Downs - Peke Peke.
<b>Building Category</b>	Circle appropriate category 0 (1) 2 3

Application workflow checklist		
	Name & Signature	Date
# Note: Checked, date stamped and initialled by TO/BCO. Select and circle appropriate category above & identify allocation to appropriate technical groups and if required to go to "site inspection" AP-WI-001		
Payment taken and receipted (details entered inside this cover sheet) by CSO CS-WI-008	Michelle Salmon	23/01/08
Data entered and invoiced by CSO CS-WI-008	Mei Mei	24/1/08
Pages numbered by CSO CS-WI-008	Paula	24/1/08
BC Application and documentation scanned, checked & status update by CSO CS-WI-009	Paula	24/1/08
BC Application signed over to BC CS-WI-009		
Application reviewed by Technical Officers who sign off at back of this form AP-WI-026 & AP-WI-009	Simon Capp	11/2/08
Once Technical review complete, passed to CS for Plan Production and Invoicing AP-WI-009		11/3/08
CSO checks data entry input, including required inspections CS-WI-012		
BC, plans and other appropriate paperwork produced by CSO CS-WI-012		
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO CS-WI-012	Helen	11/3/08
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. CS-WI-012		



# Building consent      080056

## Section 51, Building Act 2004

### The building

Street address of building: 286 Peka Peka Road, Peka Peka

Legal description of land where building is located: Lot 12 DP 385819 C/T 343710

Valuation number: 1489006926

Building name:

Location of building within site/block number:

Level/unit number:

### The owner

Name of owner: Mr & Mrs Van Lent

Contact person:

Mailing address: 70A Marine Parade, Paraparaumu

Street address/registered office:

Phone number: Landline:

Mobile:

Daytime:

After hours:

Facsimile number:

Email address:

Website:

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

Full Name: Hayward Homes Ltd

Mailing Address: P O Box 1416, Paraparaumu

Phones:: 0274970238: 2981417

Fax: 2971488

### Building work

The following building work is authorised by this building consent:

New Dwelling

Residential 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.

**Compliance schedule**

A compliance schedule is not required for the building.

**Attachments**

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

---

Signature

---

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 11/03/08

11 March 2008

Mr & Mrs Van Lent  
70A Marine Parade  
Paraparaumu

Dear Sir/Madam

### **Approval of Building Consent: 080056**

Description: New Dwelling  
Location: 286 Peka Peka Road, Peka Peka  
Legal Description: Lot 12 DP 385819 C/T 343710

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

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

As the owner you are also responsible for the following:

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

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

## Addenda to Application

### Application

Hayward Homes Ltd P O Box 1416 Paraparaumu	No.	080056
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### Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages New Dwelling
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential Dwelling
Estimated Value	\$240,000
Location	286 Peka Peka Road, Peka Peka
Legal Description	Lot 12 DP 385819 C/T 343710
Valuation No.	1489006926

Builder: Hayward Homes P O Box 416, Paraparaumu :  
2981417/0274970238

Designer: Hayward Architecture 102 Rata Rd : 2981417/0274970238

Drainlayer: David ? R D 1 Levin : 0273122211

Plumber: Davie Plumbing : 0274541533

Contractor: Designiq?- Str Eng 298 Rosetta Rd

### General Requirements

a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:

1. Foundations
2. Pre-slab
3. Pre-slab
4. Drainage
5. Pre Wrap
6. Pre Clad
7. Weathertightness
8. Weathertightness
9. Wet Area - pre Application
10. Wet Area - post application
11. Postline
12. Retaining Wall
13. Final Inspection

b) To arrange for any of the above required inspections by Building Control Team, please contact the Call Centre on (04) 296 4700 between the hours of 7.30am and 5.30pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. All foundations are to be to solid bearing minimum of 300mm
4. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
5. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
6. Seismic restraint to be provided to appliance and flue as per manufacturer`s recommendations (and NZBC C/AS1 Sections 9.1.2 and 9.2.2)
7. Contractor to leave site clear of all demolition materials and in a tidy state.
8. As this site is located in the Severe Coastal Corrosion Zone, all exposed fixings and cladding fixings need to be stainless steel.
9. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.
10. This project contains elements specifically designed by an engineer. The owner/builder is required to ensure the Engineer inspects the work and provides KCDC with written evidence of the inspection.

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

**OWNER/BUILDER/  
AUTHORISED PERSON**

**Date:**



## greig hayward architecture

102 Ratanui Road, Paraparaumu, Kapiti Coast  
Tel 04 298 1487, Fax 04 298 1488, Mobile: 027 233 9840  
Email: greighayward@xtra.co.nz

### FACSIMILE

To : KCDC

From : Greig Hayward

---

Att: Leon Smith

Date : 4/3/08

---

Fax No : 04 296 4830

Pagers :  
(including Cover Page)

---

Re : BC 080056

---

Message:

Hi Leon

Clarification of issues requested

1. All roofing material Colorsteel Max Trimline.
2. 300mm wide internal gutters ✓
3. Beam in roof space between entry and kitchen to be h3.1
4. Rafters to canopy to be at 600mm c/c ✓
5. Distribution of bracing elements to councils approval.

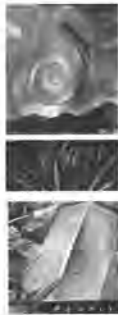
Regards

Greig Hayward

**Kapiti Coast District Council**  
Private Bag 601  
Paraparaumu 5254

Tel. (04) 296 4700  
Fax (04) 296 4830

E: [kapiti.council@kapiticoast.govt.nz](mailto:kapiti.council@kapiticoast.govt.nz)  
W: [www.kapiticoast.govt.nz](http://www.kapiticoast.govt.nz)



29 February 2008

Hayward Homes Ltd  
P O Box 1416  
Paraparaumu

**Building Consent: 080056**

Dear Sir/Madam

### **Request for further information**

**Description:** New Dwelling  
**Location:** 286 Peka Peka Road, Peka Peka  
**Legal Description:** Lot 12 DP 385819 C/T 343710

Unfortunately, we are unable to process your *Building Consent* application that information clarification is required.

We should be pleased if you would arrange a meeting in order to discuss the outstanding Issues.

We have suspended your application and will not proceed any further until we have had the opportunity to resolve the necessary items.

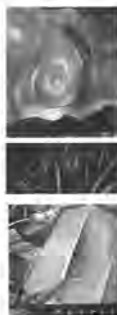
Yours sincerely

Leon Smith

Kapiti Coast District Council  
Private Bag 601  
Paraparaumu 5254

Tel. (04) 296 4700  
Fax (04) 296 4830

E: kapiti.council@kapiticoast.govt.nz  
W: www.kapiticoast.govt.nz



9 February 2008

Hayward Homes Ltd  
P O Box 1416  
Paraparaumu

Building Consent: 080056

Dear Sir

### Request for further information

**Description:** New Dwelling  
**Location:** 286 Peka Peka Road, Peka Peka  
**Legal Description:** Lot 12 DP 385819 C/T 343710

Unfortunately, we are unable to process your *Building Consent* until we receive the information detailed below.

Information Needed:

- 1/ Please provide a copy of the sewage treatment designers site plan showing the effluent field location. *Site plan provided 19/2/08*
- 2/ Check with the duty Town Planner regarding location of large water storage tank shown close to the road boundary.

We have suspended your application and will not proceed any further until the above information is received. Please send it to us by *9<sup>th</sup> March 2008*. If we do not receive it by this date, we may not be able to issue your *Building Consent*.

Please contact me if you would like to discuss this matter.

Yours sincerely

Simon Copp

Building Control Officer

COPY

## CHECKSHEET (Effective from 31 March 2005)

### Single Residential Dwelling and Accessory Building

Use for single stand-alone dwellings, dwelling additions and/or alterations, repiles, garages, decks, gazebos, sheds, retaining walls, etc

For use with applications for building consent

Address \_\_\_\_\_

This checklist shows you the information that has to be supplied with your building consent application. Please attach **2 copies** of the following information (unless otherwise specified) with your completed Building Consent Application form.

Please tick each relevant box in the Customer Use column as you attach the information. If the box is not relevant to your application, write **NA** across the box. Please check each section carefully and complete those sections that are relevant to your project.

A guidance document is available to help complete the section in the application form on 'means of compliance' for each building code clause

Once you have attached all the required information, please check for completeness as an incomplete application or lack of any supporting information will mean that your application cannot be accepted for processing.

Customer  
use

### 1. GENERAL

#### COMPLETE FOR ALL APPLICATIONS

- |                          |   |                          |
|--------------------------|---|--------------------------|
| <input type="checkbox"/> | <b>a Building Consent Application Form (1 copy)</b><br>Completed and signed by the owner or by an agent on behalf of the owner.   | <input type="checkbox"/> |
| <input type="checkbox"/> | <b>b Proof of ownership (1 copy)</b><br>One recent copy of <u>current</u> certificate/s of title (i.e. not older than 3 months) or one copy of purchase agreement (if recently purchased) or one copy of relevant portions of current lease | <input type="checkbox"/> |
| <input type="checkbox"/> | <b>c Locality plan (1:500) showing:</b><br>Physical location of the subject building in relation to streets or landmarks, north point, name of building and lot and DP number   | <input type="checkbox"/> |
| <input type="checkbox"/> | <b>d Inspections and monitoring</b><br>Details of proposed inspection regime including monitoring by council officers and other professionals eg architects, engineers, surveyors and certification to be supplied on completion.           | <input type="checkbox"/> |
| <input type="checkbox"/> | <b>e Application fee</b>  | <input type="checkbox"/> |

Applications will not be accepted without payment of the appropriate fees. Fees payable are set out in the published fee schedule of the council that has jurisdiction over the project site.

For office use  
only

## 2. DEMOLITION / REMOVAL

**COMPLETE FOR ALL PROJECTS INVOLVING DEMOLITION OF SIGNIFICANT PARTS OF BUILDINGS OR THE DEMOLITION OR REMOVAL OF WHOLE BUILDINGS.**

**Note: Where the project is *only* for the complete removal or demolition of a building you are not required to complete any further sections**

- a **Means of barricading the site**  
Provide details of temporary barriers, gates which swing inwards or other means of restricting public access to the area
- b **Proposed tipping location for demolition materials (address/landfill)**
- c **Hazardous building materials**  
Provide safety plan detailing the safe handling and disposal of hazardous materials
- d **Site management plan covering**  
management to control silt run off, noise and dust
- e **Proposed destination for relocated building:**
- f **Access to and from the site including (use of kerb and crossings)**
- g **Specify termination of existing services**
  - Water
  - Sewer
  - Stormwater
- h **Details about the building such as:**  
Number of storeys, type of materials the building is constructed of (note: Photographs of the building would be useful)

**Note: You will need to contact the relevant service authorities specified below to advise them of the extent of your work:**

Electricity, gas, drainage, water, transport, telecommunications, cable television or any other services that may be affected.

**Note: Transportation of relocated building -**

You will be required to contact and provide details to Council's Transportation and Traffic Department

## 3. FOUNDATIONS / FLOOR

**COMPLETE FOR ALL NEW BUILDINGS, FOR EXISTING BUILDINGS WHERE THE FOOTPRINT OF THE BUILDING WILL CHANGE OR WHERE AN ADDITIONAL STOREY IS BEING ADDED**

- a **Site Plan (1:100) showing**  
Dimensions of all boundaries, north point, finished floor levels, ground contours (extended to boundaries) and/or levels, site area, street name and number, lot and DP number, outline of building and distances to boundaries. Include on the site plan the designated wind zone of the site ( e.g. specific design, very high, high, medium or low)
- b **Foundation plan (1:100/1:50) showing:**
  - dimensions of all new foundations
  - sub-floor, including bracing
  - footing details
  - if a concrete slab, show basic details including reinforcing and contractions joints
  - piles and footings
  
  - if the addition is an upper storey show details on upgrading existing foundations, joints, piles, etc
  - indicate ventilation to sub floor spaces
- c **Subfloor bracing**  
Provide subfloor bracing plan and calculations for all piled structures. Where the structure is specifically engineered, this should be included with the structural calculations  
Subfloor bracing plan and calculations are required where an additional storey is to be added.
- d **Foundation details**  
Details including reinforcing and connections

## 4. CONSTRUCTION

### COMPLETE FOR ALL NEW STRUCTURES OR ALTERATIONS TO EXISTING STRUCTURES

- a Existing floor plan (1:100/1:50) showing (for additions and alterations only)
- all levels
  - all designated spaces
  - all removals
  - sanitary fixtures
  - smoke detectors
- a Proposed floor plans (1:100/1:50) showing:
- room dimensions
  - location of partitions
  - all designated spaces
  - all floors (new or altered)
  - location of sanitary fixtures
  - stairs, barriers, handrails, floor joists and beams
  - floor joist layout for each level with timber floors
  - smoke detectors
- b Wall bracing plan (1:100/1:50) showing:
- Bracing details and calculations for wall bracing (also required for existing lower storeys where an additional storey is being added)
- Sub-floor bracing for decks projecting more than 2m from the house
- Location, type and number of bracing elements to indicate compliance with NZS 3604:1900 (include calculations)
- If the bracing was specifically designed by a structural engineer, provide calculations (required for specific design wind zones and lateral distribution of upper floor loads where lower storey bracing is provided in walls beyond the upper storey footprint)
- c Sections and details (1:50/1:20/1:10) showing:
- stairs, handrails, decks and decking
  - insulation systems and materials to floors, walls and roof
  - barriers providing safety from falling. Specific engineering design required where detail does not comply with NZBC B1/AS2
  - framing sizes, beams, lintels, trusses including fixing and other structural items. Lintels carrying point loads, such as from girder trusses, require specific engineering design
  - roof cladding, eaves, fascias, gutters, flashings to openings
  - fire rated systems on all walls - closer than 1 metre to boundary
  - stud heights of rooms and total height from lowest ground floor level to top of ridge
  - truss layout supported by design certificate and design of fixing details and load path to ground
  - retaining wall details e.g. type, height of retained ground, relationship to boundary, waterproof membrane and proposed drainage.
  - truss design details
- d Fire report:
- For domestic dwellings of 4 storeys or more, or buildings providing more than one household unit.

## 5. STRUCTURAL

### COMPLETE FOR ALL PROJECTS INCORPORATING SPECIFIC STRUCTURAL

- a Structural calculations
- If any design work required the services of a structural engineer, attach 2 copies of the calculations with this application along with structural drawings
- The calculations must be prefaced with information explaining the design philosophy and justification of assumptions and methodologies used in analysis
- b Producer statements:
- If this application for consent relies on any producer statements certifying compliance with the New Zealand Building Code, a copy must be attached with this application. (Note all structural producer statements are required to have accompanying calculations)

## 6. EXTERNAL

### COMPLETE FOR NEW BUILDINGS OR EXISTING BUILDINGS WITH ALTERATIONS TO THE EXTERNAL SHELL

- a Elevations (1:100/1:50) showing:  
Accurate lines from boundary to boundary on each elevation, relevant District Plan daylight control lines, the maximum height on each elevation, location of door and window openings, fixed and opening sashes, sill heights, floor levels in relation to ground levels, exterior cladding nominated to all elevations, down pipes and spouting, ventilators to sub-floor area (suspended floors only)
- b Risk assessment  
(Risk matrix in E2/AS1 may be used)  
Consider exposure, design and detailing to support appropriate selection of cladding
- c Cladding details (1:50/1:20/1:10)  
Provide details around all penetrations, joinery and other junctions at a level appropriate to the level of risk e.g. roof/wall, balcony/ wall, junction of different types of cladding, backflashing details for cavity systems
- d Product certification  
Supply copies of product certificates relied on as compliance documents
- e Alternative solutions  
  
If the proposal uses products or systems that are not covered in the Acceptable Solutions of clause E2 of the building code provide supporting current information including independent test results (full signed reports), case studies, expert opinion (including evidence of experience/qualification, basis for forming opinion, and statement of independence) etc to demonstrate compliance

## 7. SERVICES

### COMPLETE FOR ALL PROJECTS WITH NEW INSTALLATION OR ALTERATION OF PLUMBING OR DRAINAGE SERVICES

- a Plumbing and Drainage plan (1:100) showing:  
*Note: If you have supplied drainage details for surface water disposal on the site plan, no drainage plan is required*
- fixtures and fittings, hotwater system(s)
  - if the building is more than one storey with sanitary fittings on upper floors, provide an isometric layout showing wastes, pipes and falls
  - drainage layout with inspection bends and junctions indicated for both sewer and stormwater
  - any other drainage on site including council mains and retaining wall field drains
  - ventilation of sanitary rooms
  - calculations for sizing of downpipes

## 8. CHANGE OF USE

### COMPLETE FOR ALL EXISTING BUILDINGS WHERE THE PROPOSAL INVOLVES FORMING A HOUSEHOLD UNIT WHERE ONE DID NOT EXIST BEFORE

*Example: the conversion of a garage or shed into a residential unit*

- a Assessment of the building for compliance with the building code  
Section 115(a) of the Building Act 2004 requires that the work comply fully with all clauses of the building code.
- b Reasonably practicable  
The above assessment must relate to all building code clauses. If the proposal is for the project to meet anything less than full compliance with any clauses, your application must clearly state your reasoning, with supporting documentation, and show how you will meet the highest level of compliance that can be considered reasonably practicable.

## 9. SPECIFICATIONS

### COMPLETE FOR ALL APPLICATIONS

*Note: The specification must be specific to the project and cover all aspects of the proposed work.*

#### a Specification: General

- elements of structure (size, spacing, timber treatment)
- finish of fixings to meet durability requirements
- plumbing and drainage materials and design that installation is to comply with
- wet area surfaces
- ventilation systems
- flooring slip resistance for access routes
- glazing
- type of smoke detectors (including existing smoke detectors where they will remain)

#### b External claddings

For each of the following claddings provide details of the product name, manufacturer, maintenance requirements and warranties offered

- Building wraps
- Wall claddings
- Roof claddings
- Membranes (roofs and decks)
- Tanking
- Joinery

### NOTES

The issue of a building consent does not relieve the owner of any duty or responsibility under any other act

Please check with your local territorial authority regarding the requirement for other approvals required and fees payable. These may include:

- Consents under the Resource Management Act
- Approvals under bylaws including earthworks, vehicle crossings and road openings

# DWELLING PROCESSING CHECKLIST

BC.080056

No = Plans, specifications & documentation not complying with the Building Code (specified alongside each prompt)

Yes = Plans, specifications & documentation complying with the Building Code. (specified alongside each prompt)

N/A = Not Applicable to this application.

Category.....

## Site Plan (NZS 3604 Sec 3.4, 4.5 Code clB1, F1&F2)

Comments

N/A NO YES

- Wind zone High V/ High Specific..... NZS 3604
- Flooding / ponding ..... GIS District plan
- Hazards..... F1 F2 & Sec 71-74 Bld Act
- Corrosion zone ..... B2 & NZS 3604
- Soil conditions ..... B1 NZS 3604
- Distances to boundaries/siting..... District plan
- Floor levels/ contours ..... E2/AS1 & NZS 3604 E1
- Two or More Allotments ..... Sec 75 - 83 Bld Act
- Specific Design (list all items) *- Foot Foundation & Canopy Bracing*

Note :- all critical engineering to be accompanied by a design and calculations

## Concrete / Foundation Plan (NZS 3604 NZS 4210 & 4229 E2/AS1)

Comments

Layout

- Layout dimensions..... NZS 3604.
- Control joints..... NZS 3604
- Slab thickening..... NZS 3604
- Plumbing layout..... NZS 3500

Section

- Depth & width..... NZS 3604
- Reinforcement..... NZS 3604;B2
- Plate fixings..... NZS 3604;B2
- DPM ..... NZS 3604;B2
- Engineer design and Calcs..... B1;B2
- Concrete strength..... B1;B2

## Timber / Subfloor Plan (NZS3604 NZS 3602 & 3640, B1)

Comments

Layout

- Layout dimensions
- Bearers details..... B1;B2
- Joist details..... B1;B2

Section

- Foundation type/size..... NZS 3604;B2
- Piles post sizes & treatment ..... NZS 3604;3602;3640;B2
- Pile c/c..... NZS 3604
- Fixing..... NZS 3604;B2
- Ventilation & Access to sub floor spaces ..... NZS 3604

If the addition is an upper storey show details on upgrading existing foundations, joints, piles, etc (may require Engineer design)

**Floor plans / layout**

Comments

General

N/A NO YES

- Room dimensions
- Sectional lines
- Location of partitions
- All designated spaces
- Location of sanitary fixtures
- Lintels..... NZS 3604:B2
- Beams..... NZS 3604, by engineer
- Point loads by engineer or prenaifer....B1 B2
- Smoke detectors.....F7

*Changes to existing work requires both an existing floor plan & a proposed floor plans*

Kitchen

- Sink .....G3/AS1
- Hot & cold supply.....G12
- Food preparation surface.....G3/AS1
- Waste water....G13.
- Cooking area.....G3
- Space for refrigerator.....G3
- Energy source.....G11& G9
- Impervious surfaces.....G3

*Facility provided for washing utensils / food G3, Section 1.1 & Figure 1: Preparation Area and Access to Facility Paragraphs 1.1.2 and 1.5*

Wet areas / WCs NZS 3602: 2003 sec. 10.3.1 ;D1, Table 2.

- Non-slip flooring.....D1 table2
- Waterproofing membrane.....B2 & E2
- Safety glazing.....F2
- Accidental overflow provision if multi-unit dwelling

Laundry G2/AS1, cl 1.01&.2; E3/AS1 cl 3.1.

- Laundry tub or space .....G2/AS1
- Water and electric power .....G9
- Splash protection .....E3/AS1


**Wall / Framing**

Comments

General

- Identify engineering / Structural items. ....B1 B2
- By prenaifer or to NZS 3604
- Fixing types ..... NZS 3604
- Stud c/d as per wind zone.... NZS 3604
- Building wrap..... NZS 3604 E2/AS1
- Stud heights of rooms..... NZS 3604
- Wall claddings (see below)


**Roof..... NZS 3604,3602 &3640 B1B2E2**

Comments

**Trussed / by pre-hailer**

- Fixing layout & details.....B1 B2
- Correct layout.....B1
- Max span (12m or Engineer).....B1
- Purlin or batten c/c.....B1 B2

**Framed roof NZS 3604**

- Purlins.....B1 B2
- Grade.....B1 B2
- Rafters.....B1 B2
- Ridge beams.....B1 B2
- Ceiling joists.....B1 B2
- Ceiling battens.....B1 B2
- Collar ties.....B1 B2
- Strong backs.....B1 B2
- Valley boards.....B1 B2
- Under purlins.....B1 B2
- Strutting beam.....B1 B2

**Masonry, Metal or Profiled Metal**

- Pitch / profile.....B1
- Underlay.....E2
- Flashings.....E3;E2
- Parapets.....B1 E2 B2
- Type or thickness (e.g. 0.4 pressed metal).....B2
- Gutters, Barges & Fascias detail Refer E2, section 8.3, cl 8.3.9

Installation of profiled metal roof cladding shall be by trained installers, approved by the tile manufacturer or NZ agent. In some cases experienced builders undertake installation, refer E2, section 8.4, cl 8.4.2 'General'.

**Membrane Roofs Code E2/AS1 B2**

- Flashings.....E3
- Limitations.....E2 B2
- Approved installer.....B2 -
- Substrate thickness.....B2 -
- Substrate treatment.....B2
- Fall.....E1 E2
- Overflow.....E1
- Wall roof junctions .....E2

- Refer also E2, Section 8.5, cl 8.5.4, 'Burl & EPDM' Note:- a roof plan layout is required for all of the above


**Claddings Code E2/AS1, Branz good practice Guides & Weather tightness Vol 12&3**

Comments

- Cavity.....E2
- Direct fix.....E2
- Brick Veneer.....E2 "The brick book" Branz Masonry Guide
- Timber Weatherboard ....E2 Branz Timber Guide Vol 1&2
- Stucco .....B1 NZS 3604 Branz good practice guide
- Profiled Metal.....E2 Metal Roofing Practice
- Plywood .....E2
- Fiber Cement W/b.....E2
- Weatherboard.....E2 Branz Timber Guide
- Fiber Cement Sheet.....E2
- Board & Batten..... Branz good practice guide

LINCOLN WEATHER BOARD


**Bracing NZS 3604**

Comments

- Subfloor bracing.....B1& NZS 3604
- Wall bracing..... B1 & NZS 3604
- Roof bracing..... B1& NZS 3604
- Bracing calculations..... B1 & NZS 3604
- Provide bracing plan layout..... B1 & NZS 3604
- Double top plate (if > 5m)..... B1 & NZS 3604
- Indicate dragon tie (if > 6.m)..... B1.& NZS 3604
- Diaphragm ceilings (if > 7.5m)..... B1 & NZS 3604
- Check for distribution ..... B1 & NZS 3604

**Light & Ventilation G4, Clause 1.2 ; G4, clause 1.3 G7 F2**

Comments

General

- Vent 5%.....G4
- Light 10%.....G7
- Electrical.....G9
- Mechanical ventilation.....G4
- Exterior space for awareness.....G7

Glazing

- Safety glass.....F2 NZS 4223,NZS 4211
- Wind zone..... B1.& NZS 3604

**Insulation BRANZ Home Insulation Guide, NZS 4218, AS/NZS 2918**

Comments

- Floor .....H1
- Wall.....H1
- Roof.....H1
- Windows/glazing.....H1

**Stairs / Landings / Handrails D1, sec 4**

Comments

- Stair tread & risers.....D1
- Landing size.....D1
- Handrail.....D1
- Riser opening ( min) where children.....D1
- Accessibility.....D1

Stair type

Minor Private: Max rise 220mm/Min tread 220mm.

Secondary Private: Max rise 200mm/Min tread 250mm.

Main Private: Max rise 190mm/Min tread 280mm. (Main private includes exterior stairs)

**Decks / Balconies / Barriers D1, F4 & NZS 3604, Section6 & 7,**

Comments

- Barrier & deck fixing durability.....D1 B1 B2
- Top rails, balusters, bottom rails, palings.....D1 B1
- If Engineer then calculations required.....B1 B2
- Max 3m height or Engineer.....B1 B2
- Deck joist sizes, grade, treatment, span & spacing.....D1 B1 B2
- Piles & bearers the correct grade, treatment, size, spacing & span.....D1 B1 B2
- Slip resistance .....D1
- Appropriate waterproofing membrane..... B1 B2
- Stringer size & connections .....D1 B1 B2
- Thresholds.....D1 E2

**Wood burners /Outbreak of Fire (Solid Fuel / Gas)** G12/ AS1 NZS 5261 C/AS1 part 9 – 9.5

Comments

- Manufacturer specifications including hearth dimensions
- Flue details
- Wetback
- Seismic restraint
- Gas appliances NZS 5261
- Ventilation
- Open fires c/as1 part 9 – 9.5

**Fire** NZBC F7;Cdoc

Comments

- Travel distances max 24m.....C3.15
- Smoke detectors.....F7
- Garage fire wall details .....C7 (C7.10 C7.8)

**Swimming Pool & Fencing** Fencing of Swimming Pools Act 1987

Comments

- Refer to Compliance for sign off
- Specific Engineering Design
- Proprietary system/design
- Section/construction
- Pool backwash discharging the sewer
- Fence height
- Gate(s) / door(s) open outward

**Effluent Disposal Systems**

Comments

- Engineering Site Investigation
- Design Specification & Producer Statement

(The design criteria should include; Capacity based on bedroom numbers, Loading calculation, site evaluation, soil profile, site characteristics.)

Site plan required. provided 19/2/08

**Water Supplies**

Comments

- Town supply,
- Private scheme
- Type & location
- Size 20mm

Restricted supply location unknown

**Sanitary Drainage***Comments*

- Layout
- Council availability or
- Septic tank design & calcs
- Registration/qualification

**Stormwater Drainage***Comments*

- Layout
- Council availability
- Registration/qualification

**Sanitary Plumbing***Comments*

- Layout
- Council availability
- Registration/qualification

Sign below if all the plans, specifications & documentation comply with the Building Code.

*Refer to the associate code clause along side each prompt above for compliance*

**Signature & Date**

Plumbing + Drainage O.K. *[Signature]* 11/2/08

*[Signature]* 11/3/08.

Date / Time	Dialogue Record List Further Information Requested – Record / Reference Communication: <u>Phone / Email / letter / counter / fax</u>	Summary of dialogue. (Reference to documents sent/received)
Date	<del>3/3/08</del> TRIP TO Ptne Grey Hayward	
Time	3:50pm.	
Date	= Meeting at the counter with Architect to go	
Time	over outstanding items requiring clarification	
Date		
Time		
Date		
Time		
Date		
Time		
Date		
Time		
Date		
Time		

**Alternative Solutions:** Record assessment, decision and reasons for decisions below. Has the designer substantiated why they believe the proposal complies with the building code? Is there a determination on a similar proposal? Has corroborative evidence been provided (peer review, appraisal or determination)? Include reference to comparison with acceptable solutions, other documents / standards / best practice guides / publications, expert opinion, determinations, in-service history, product certification, professional judgment, building code objectives. Refer BRANZ Bulletin # 456 (Dec 2004). List any conditions / communications / actions:

Date: 5/3/08 Meeting with Grey Hayward Architect Part information provided - awaiting Fire Pluse specifications & Make/Type of Building Wrap.

**Waiver – Sec. 67 - 69:** (Record assessment, decision and reason for decisions below - confirm that notification has been sent to CE of DBH). List conditions / communications / actions:

Date:

**Compliance Schedule – Sec 100 - 107:** (record if new / amended compliance schedule required, and attach copy of replica compliance schedule. Ensure that note is recorded on building consent that new / amended compliance schedule will be issued).

Date:

**Alteration to Existing Building – Sec 112:** (record decisions and basis for decisions – confirm whether sec 118 applies and if so, has it been complied with?). List conditions / communications / actions:

Date:

# ① Oavity Required at Risk Matrix over 12

Your notes

Prompts

Corrosion zone  
 Very high wind  
 No ponding - No Hazards  
 Engineered designed foundation (Retaining walls & Compn)  
 Site coverage  
 Carlin Scale  
 Foundations  
 Bamboo  
 NZS 3604 Amendments  
 NZS 3604  
 Cables & rebar  
 Maintenance  
 Noise strip  
 soft soil strip  
 FFL  
 Deck strip retained Deck layer  
 ③ Bottom plates -  
 Top plates  
 Gable ends.  
 ④ Close steel trussline MAX (if corrugated) on same page 5  
 Racking  
 Racking bracing  
 RAKE Flashing  
 Porlin fixing  
 Back racking solid flashings  
 ⑦ Bracing distribution -  
 ⑧ GABLES  
 ⑨ House  
 ⑩ Ceiling diaphragm lounge  
 ⑪ Steps to entrance if (2.0m wide) of more than .600 in height handrail  
 ⑫ Frames  
 ⑬ Pci studs  
 ⑭ Linels  
 Retaining wall details  
 By owner

Flashings  
 Part only  
 (Retaining walls & Compn)  
 Bangs  
 - Equine design  
 - 100mm studguts  
 - Slope ceilings  
 - Ventilation  
 - Slip resistance  
 - Concrete strength  
 - Reinforcing tenders  
 - Non Glazing  
 - Control joints  
 - Membrane roof  
 - Manufacture specify Appraisal  
 - GARAGE Now habitable  
 - Fire Place  
 - Spee  
 - Insulation  
 - Timber treatment  
 - Risk Matrix  
 - Cross flow ventilators  
 - Kick at flashings  
 - Jaker Gutter min size (300mm min)  
 - over flow (fall - min 1.40) roof  
 - Beam in Roof space H1.2  
 in low pitch, less than  
 10° requires to be (H3.1)  
 - Ceiling diaphragm double top plate  
 - Bracing in the place  
 - height handrail  
 - 1:100 Gutter  
 - cladding spaces  
 - far - leader  
 - Asphalt Panel  
 - Rte Building wrap? - Make  
 - Patterns centres 190 x 45  
 type  
 400 p 4 & 600 p 6

**BUILDERS Category 1**  
 Ground conditions  
 Structure NZS 3604 or engineer  
 Balustrades B1/AS2 or engineer  
 Cut stability, retaining walls  
 Work close to boundaries  
 Durability, timber treatments  
 Fire report; 4 storey, 1m to boundary  
 Smoke detectors  
 Access; stairs, handrails, slip resist  
 Siteworks around buildings  
 Cladding selection appropriate  
 Flashings  
 Waterproof retaining walls  
 Floor heights and crawl space  
 Wet area, waterproofing, surfaces  
 Safety from falling  
 Pool fencing  
 Glazing for impact  
 Natural light and awareness  
 Natural ventilation  
 Thermal insulation

**BUILDERS Categories 2 & 3**  
 Fire report, purpose groups, escape height, path lengths, egress width  
 F ratings, surface finishes  
 Fire systems required, AS or alternative  
 Accessible route from carpark/street  
 Lifts  
 Accessible facilities,  
 Hazardous substances/processing  
 Site safety, hoardings, gantries  
 Assistive hearing systems  
 Signage  
 Sound control  
 Energy efficiency (lighting)  
 Specified systems/compliance schedule

**PLUMBERS Category 1**  
 Flood zone, secondary flow path  
 Stormwater disposal  
 Subsoil drainage (retaining walls)  
 Durability, material compatibility  
 Flashing cover (roof and pipes)  
 Internal gutter sizing  
 Downpipe sizing, spreaders  
 Foulwater disposal, overflow relief  
 On site disposal systems  
 Potable water supply  
 HWC venting, restraint, thermal  
 Water temperature at sanitary fixtures  
 Gas appliance venting, thermal

**PLUMBERS Category 2 & 3**  
 Stack drainage, venting  
 Toilet numbers include accessible  
 Mechanical ventilation/fume cupb'ds  
 Penetrations through fire rated and acoustic rated walls/ceilings  
 Trade waste, grease trap  
 Back flow prevention  
 Heating (old people & early childhood centres)

Tried to ring 350pm Greig Hayward 29 81487

**BUILDING CONSENT NOTES**

ADDRESS: Peka Peka Road, Peka Peka.

LEGAL DESCRIPTION: \_\_\_\_\_

Zone: Residential

- NOTES
- \* CT Supplied
  - \* DP
  - \* Easements - R.O.W
  - \* S221 - Attached
  - \* S36 - Nil
  - \* Resource Consents -
  - \* District Plan Features - Nil
  - \* Designations - Nil
  - \* Flood Hazards - Nil
  - \* Hazards - Nil
  - \* Services - Nil
  - \* Eco Sites / Imi Springs / GNS Fault / CNB - Nil
  - \* Yards -
  - \* HIRB - } Nil Issues
  - \* Site Coverage - }

Neighbours Written Approval:

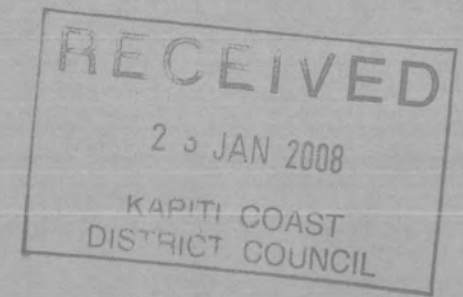
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- 

Consulted Parties:

- 
- 
- 

Approved/Approved with Conditions

Name: Smithell Date: 21/02/08



Project Information Memorandum No. 080056P

Building Project: Lot 12

Seacrest Downs  
Peka Peka.  
286 Peka Peka Rd  
Peka Peka

FOR OFFICE USE ONLY

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

# PROJECT INFORMATION MEMORANDUM

Section 34, Building Act 2004

**Building Consent Number:** BC080056P  
**Applicant Name:** Hayward Homes Ltd  
**Applicant Address:** P O Box 1416  
 Paraparaumu  
**Application Date:** 2008-01-23  
**Pim Decision Issued:** 2008-02-19  
  
**Project:** New Dwelling  
**Intended Use:** 99  
**Estimated Value:** 240000  
**Legal:** Lot 12 DP 385819 C/T 343710  
**Location:** 286 Peka Peka Road, Peka Peka  
**Valuation No:** 1489006926

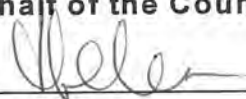
This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent.

This project information memorandum includes:

- Information identifying special features of the land concerned
- Details of relevant utility systems
- Details of authorisations which have been granted

**Signed for and on behalf of the Council:**

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



**Date:** 11/3/08

## General

<b>Use permitted:</b>	Permitted activity
<b>Resource Consent granted:</b>	None listed
<b>Designations on property:</b>	None listed
<b>Easements:</b>	Right of way
<b>Site subject to inundation:</b>	Not known to be
<b>Coastal building line restriction:</b>	N/A
<b>Relocatable zone:</b>	N/A
<b>Minimum floor level: (50 year event)</b>	N/A
<b>Floor level: (100 year event)</b>	N/A
<b>Yard and height requirements:</b>	Comply
<b>Tree/building preservation:</b>	None listed

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## Planning

<b>Potential erosion:</b>	None Known
<b>Potential avulsion:</b>	None Known
<b>Potential subsidence:</b>	None Known
<b>Potential slippage:</b>	None Known
<b>Potential alluvion:</b>	None Known
<b>Potential inundation:</b>	None Known
<b>Presence of hazardous contaminants:</b>	None Known

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## Plumbing & Drainage

<b>Sewer available / connected:</b>	Not available
<b>Water available / connected:</b>	Available?

**Site plan of existing services:  
(if any)** Not supplied

**Location of sewer lateral:** none

**Location and size of water toby:** no record of any

**Location of easements:  
(if any)** see planners comments

**Location of public drains:  
(if any)** unknown

**Stormwater disposal to:** Soak pits

**Services Plan:**

**Kapiti Coast District Council**  
Private Bag 601  
Paraparaumu 5254

Tel. (04) 296 4700  
Fax (04) 296 4830

E: [kapiti.council@kapiticoast.govt.nz](mailto:kapiti.council@kapiticoast.govt.nz)  
W: [www.kapiticoast.govt.nz](http://www.kapiticoast.govt.nz)



BC080056P

19 February 2008

Hayward Homes Ltd  
P O Box 1416  
Paraparaumu

**Re: New Dwelling for Mr & Mrs Van Lent at 286 Peka Peka Road, Peka Peka**

I am pleased to advise that the Project Information Memorandum (PIM) component of your Building Consent application, BC080056P, has been completed.

Your proposed building project meets all the requirements of Council's District Plan which means that once you have received your Building Consent you may proceed with construction.

Council's Customer Service group is currently holding the PIM documents so that they can be forwarded to you once your Building Consent is completed however if you require them to be sent earlier please contact our Customer Service staff on 04 2964700.

Yours Sincerely

Sam Mitchell  
**Resource Consents Projects Officer**



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

Identifier **343710**  
Land Registration District **Wellington**  
Date Issued **27 November 2007**

RECEIVED  
23 JAN 2008  
KAPITI COAST  
DISTRICT COUNCIL

**Other References**  
WNCA/374

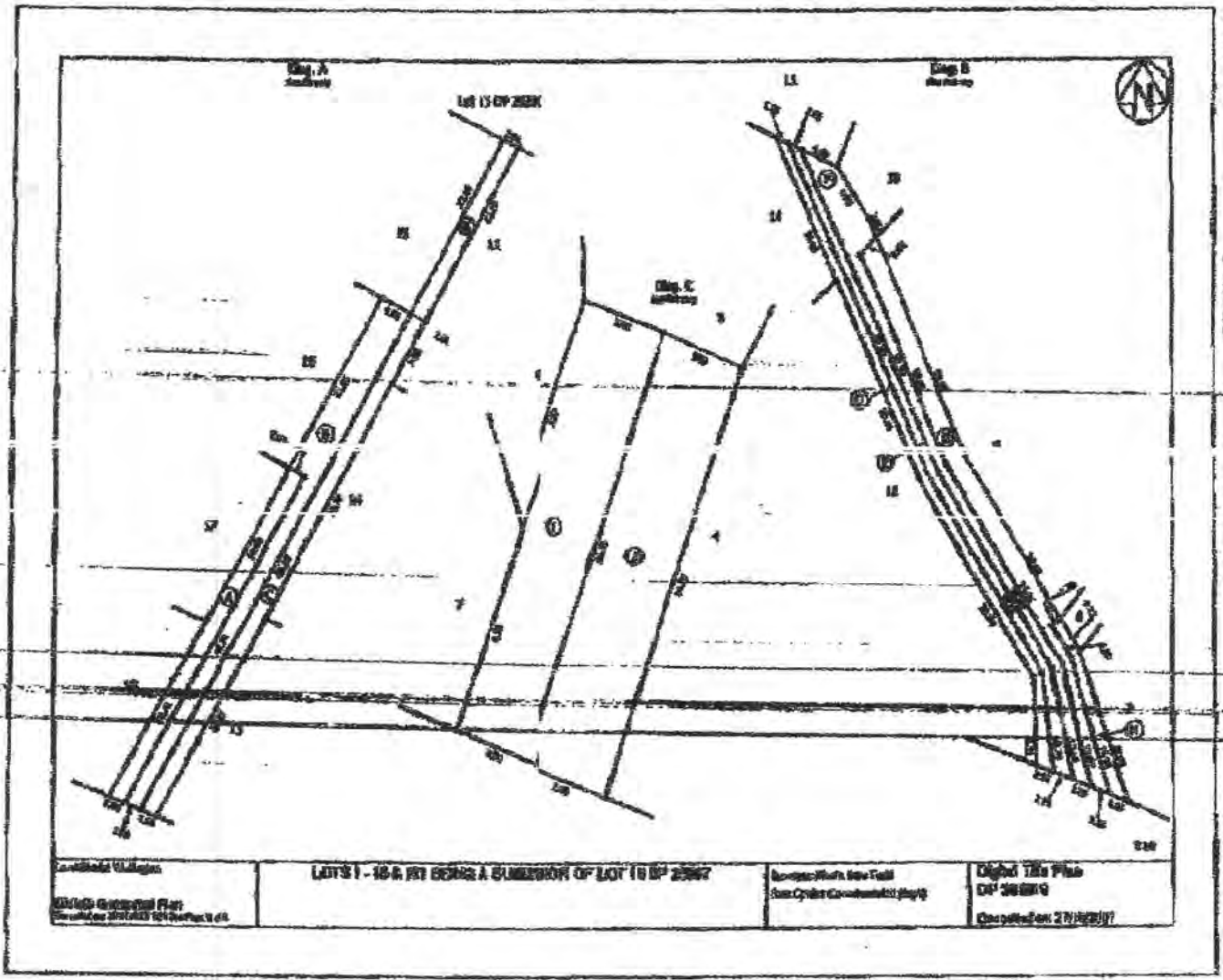
**Estate** Fee Simple  
**Area** 1090 square metres more or less  
**Legal Description** Lot 12 Deposited Plan 315819  
**Proprietors**  
Seacrest Downs Limited

**Interests**

Subject to drainage rights created by Transfer 79201  
Subject to drainage rights created by Transfer 101251  
7027199.2 Mortgage to Dominion Finance Group Ltd dated - 13.9.2006 at 9:00 am  
7631519.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.11.2007 at 9:00 am  
Appurtenant hereto is a right of way, right to drain stormwater, right to convey water, electricity and telecommunications created by Easement Instrument 7631519.4 - 27.11.2007 at 9:00 am  
The easements created by Easement Instrument 7631519.4 are subject to Section 240 (a) Resource Management Act 1991  
Land Covenant in Easement Instrument 7631519.7 - 27.11.2007 at 9:00 am

Transaction ID **19954762**  
Client Reference **mgallagher-002**

Search Copy Created 28/01/07 12:42 pm, Page 1 of 3  
Register Copy



343710

LET'S 1 - 18 & 19 BEING A SUBDIVISION OF LOT 19 OF 2007  
 Digital Title Plan  
 OF 308819  
 Commission 27/10/07

Drawn by 19554/02  
 Check Reference: 5693933

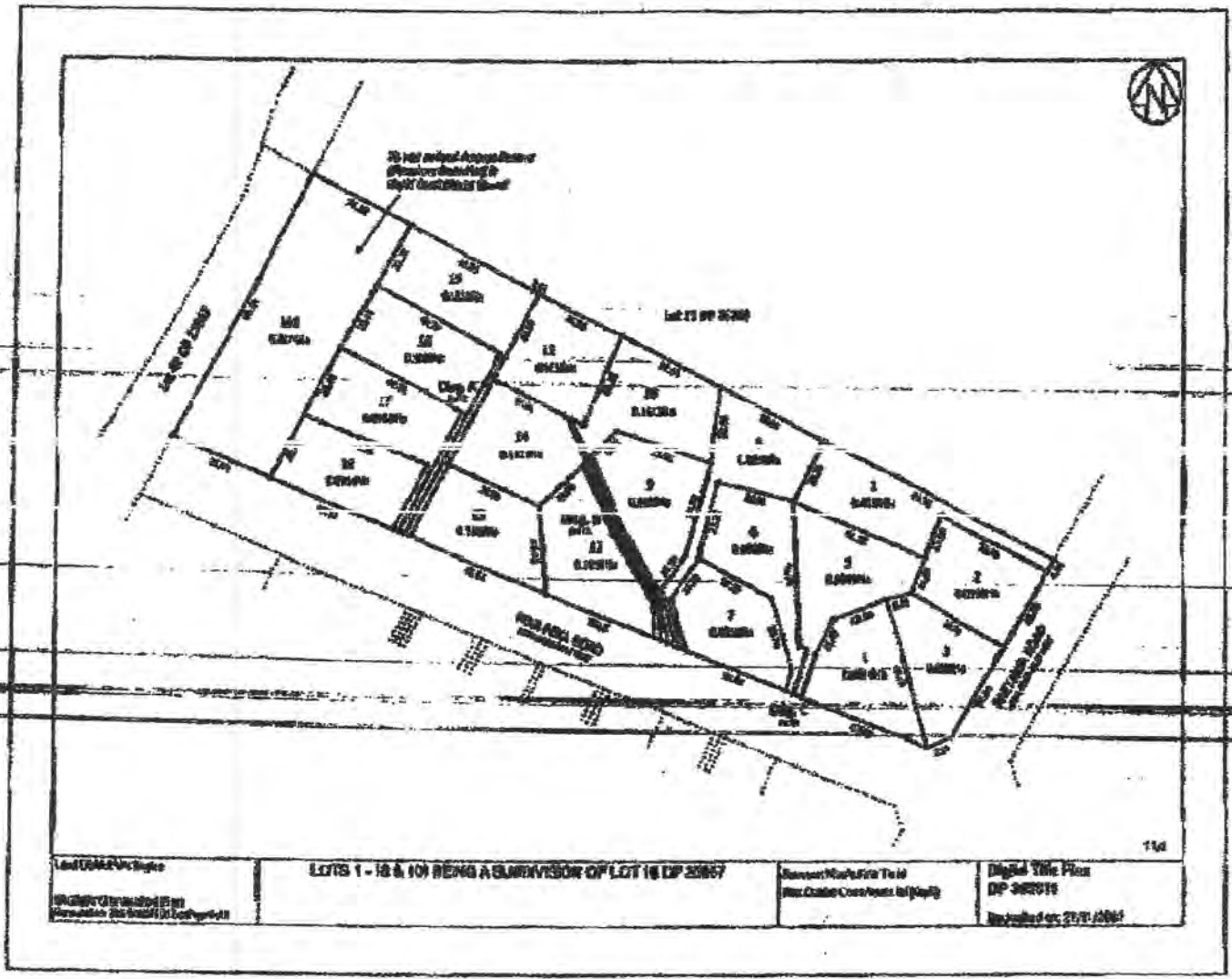
Approved by Council 20/11/07 12:13 pm Page 4 of 5  
 Register Only

0064 4 5693933

NOV. 30 2007 09:57 RECEIVED FROM: +64 4 293308

#6901-004

343710



Land Information Department Wellington 2007/01/10 12:13 pm, Page 3 of 3 Resource City	LOTS 1 - 18 & 101 BEING A SUBDIVISION OF LOT 18 DP 25867	Survey No. 1000 Date of Issue: 10/10/05	Digital Title Plan DP 382918 Issued on: 27/01/2005
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Transaction ID: 119551142  
 Client Reference: 119551142

Survey City Date: 2007/01/10 12:13 pm, Page 3 of 3  
 Resource City

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NOV. 10 2007 08:57 RECEIVED PHONE

+64 4 5693933

RC901-003