

STATEMENT OF PASSING OVER INFORMATION

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

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

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



CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004

Consent No: 950608



The Building		
Street address of building:	22 PINWOOD GR, PARAPARAUMU Residential Dwelling	Building name:
Current, Lawfully established, use:		Location of building within site/block number:
Level/unit number:		Intended life of the building if 50 years or less:
Legal description of land where building is located:	LOT 69 DP 64552 CT 33D/170	Year first constructed:
The Owner		
Name of owner:	K R & J I Shilling	Street address /registered office:
Contact person:	Ken Shilling	Phone numbers:
Mailing address:	P.O. Box 1515 Paraparaumu Beach 5032	Landline:
Email address:		Mobile:
Website:		Daytime:
		After hours:
		Facsimile number:
First point of contact for communications with the Kāpiti Coast District Council:		
Building Work		
Building Consent No:	950608	Issued by: Kāpiti Coast District Council
Project Description:	CONSERVATORY	

Code Compliance

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

- (a) the building work complies with the building consent.

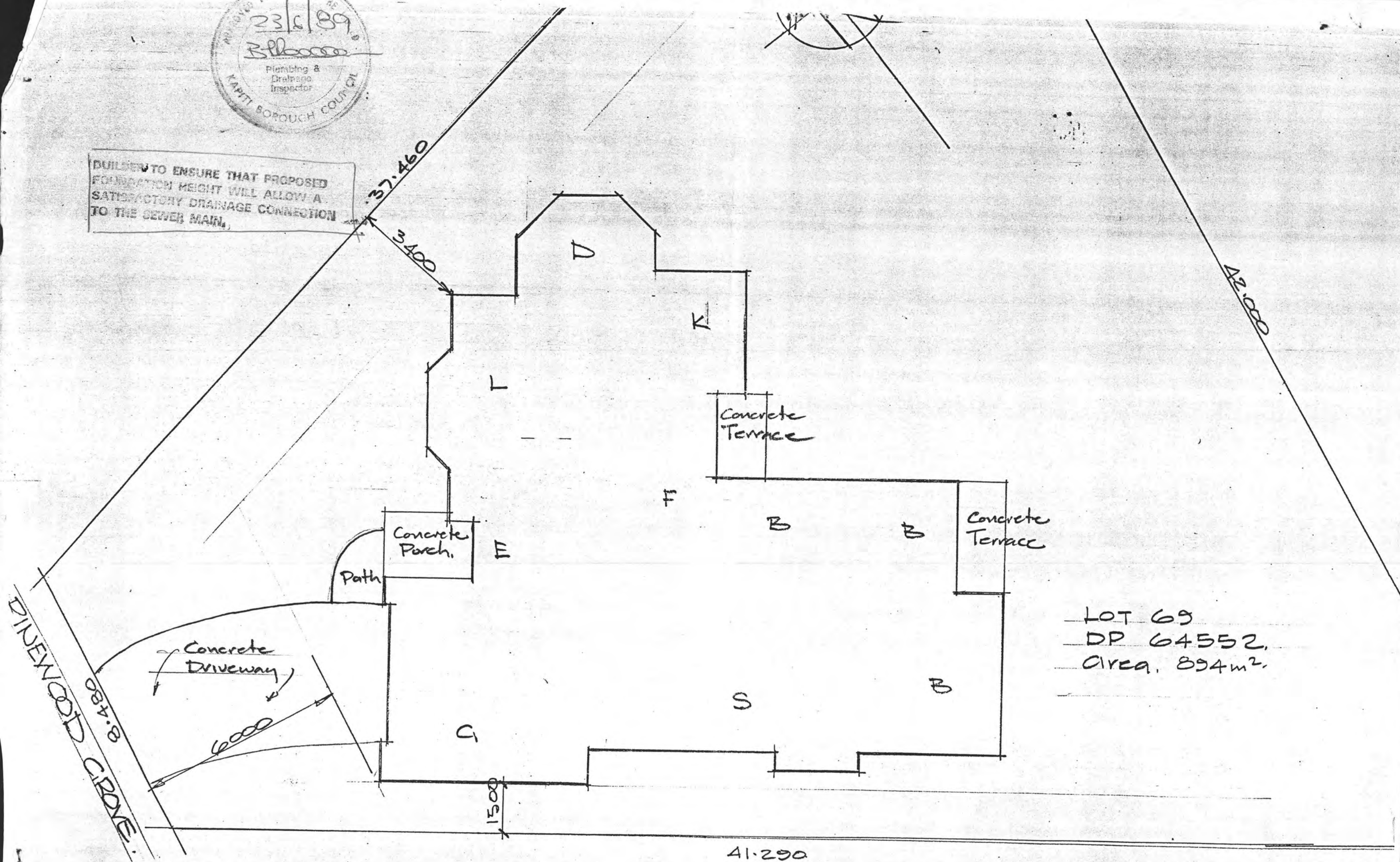
Russell Brook – Team Leader – Site Inspections

On behalf of **Kāpiti Coast District Council**

Date: 29 January 2015



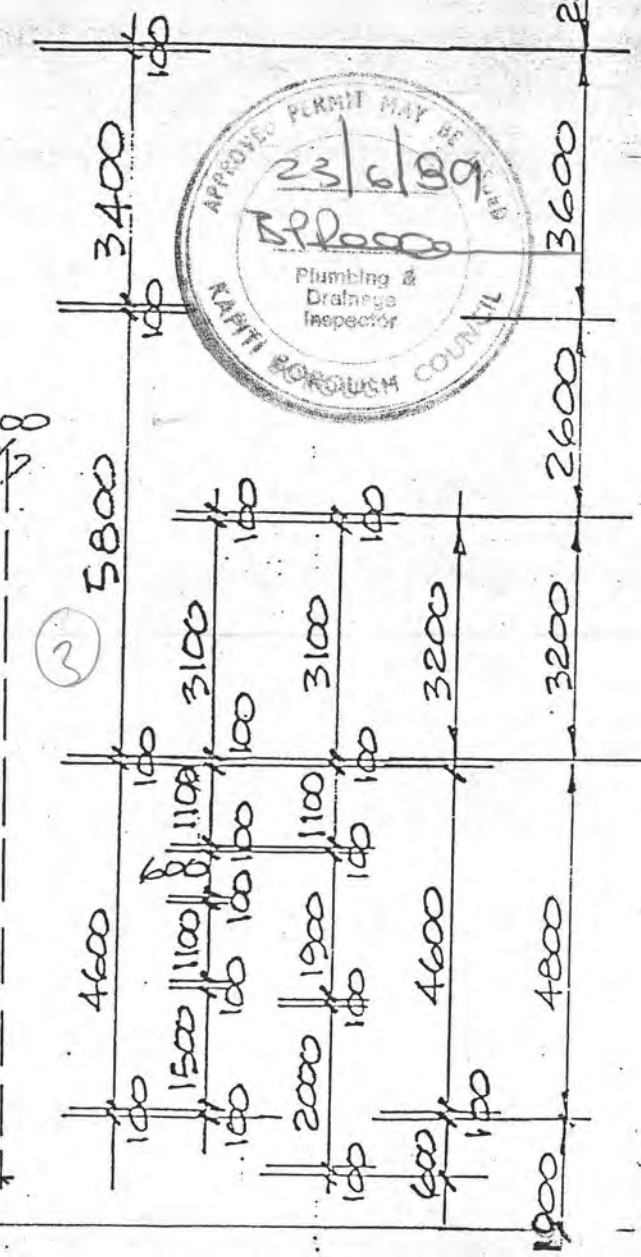
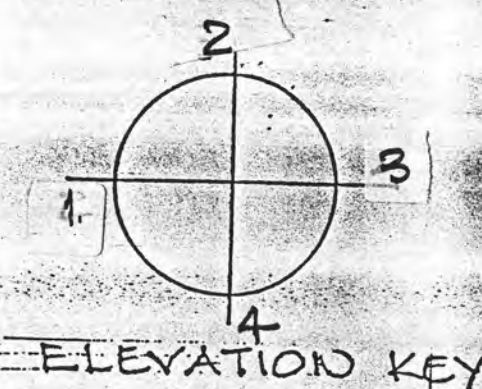
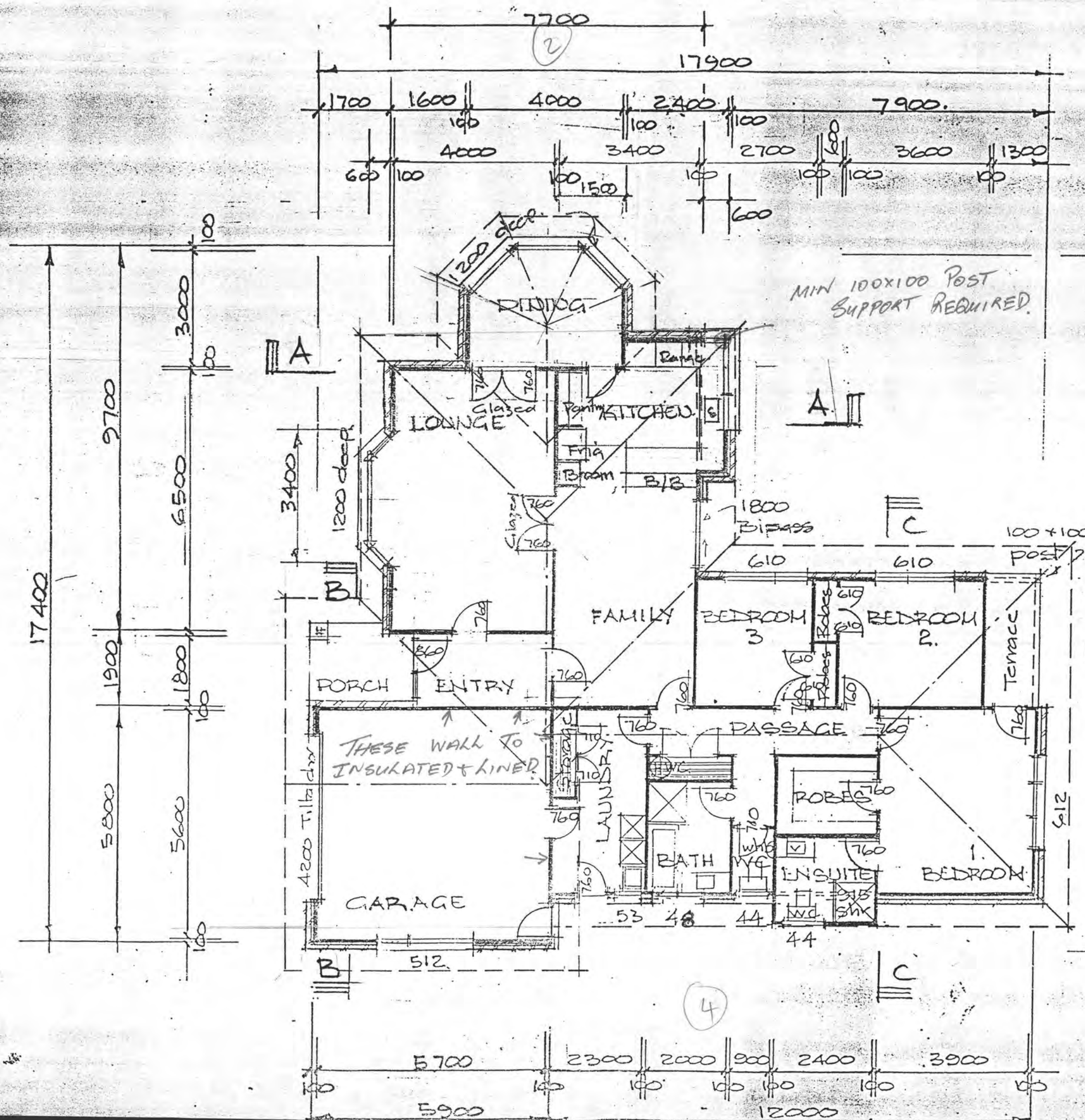
BUILDER TO ENSURE THAT PROPOSED
FOUNDATION HEIGHT WILL ALLOW A
SATISFACTORY DRAINAGE CONNECTION
TO THE SEWER MAIN.



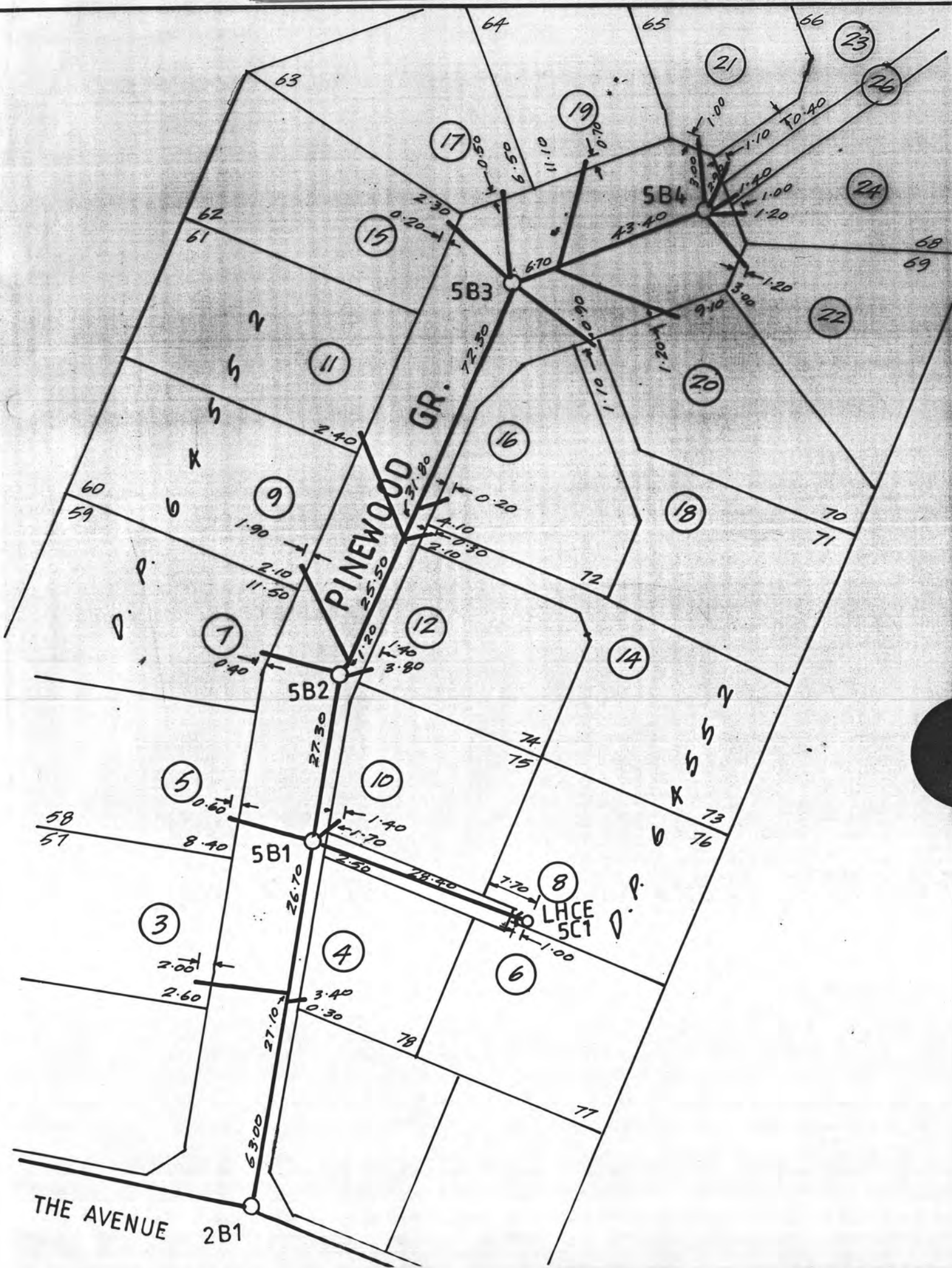
SITE PLAN 1:100

LOT 69

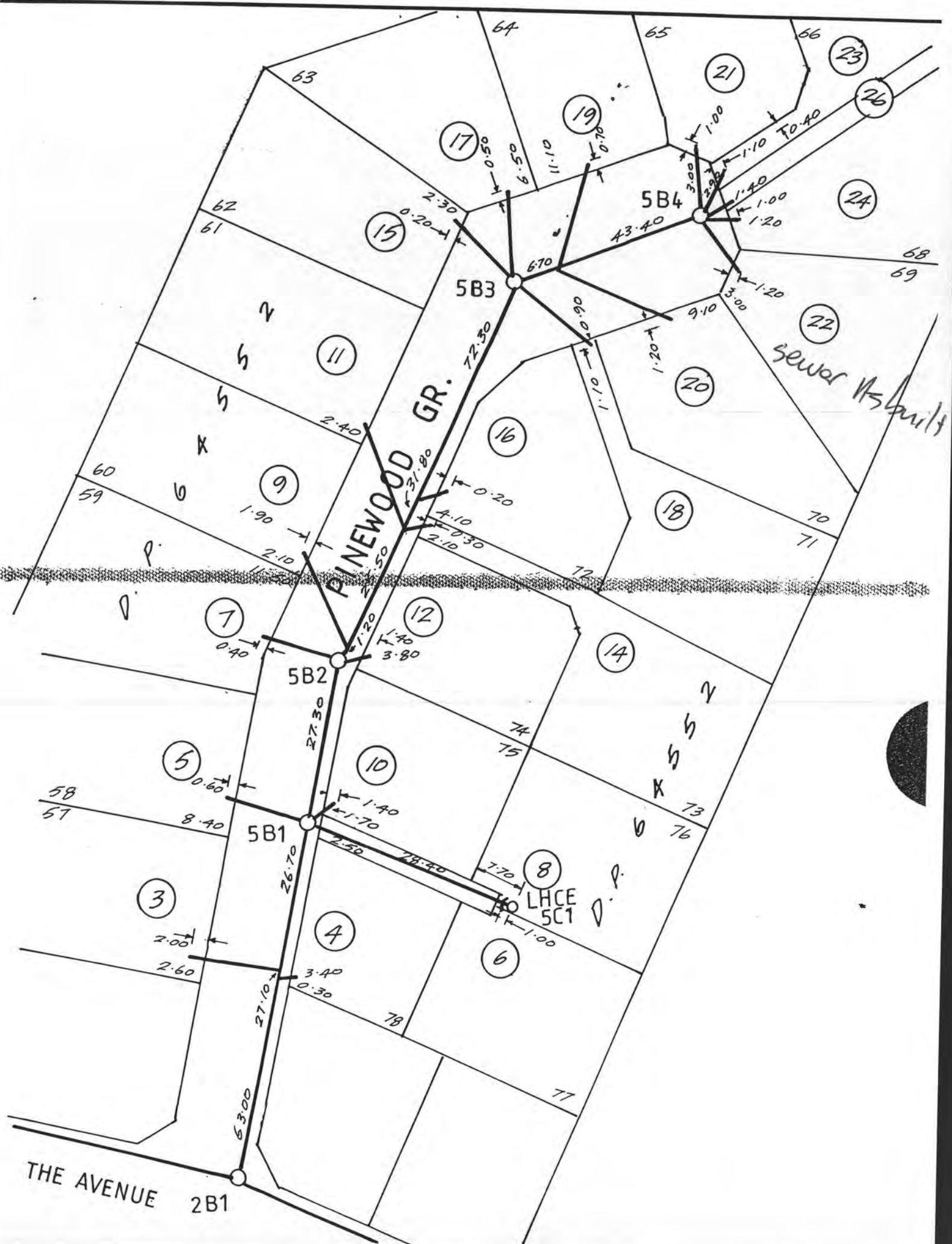
6.

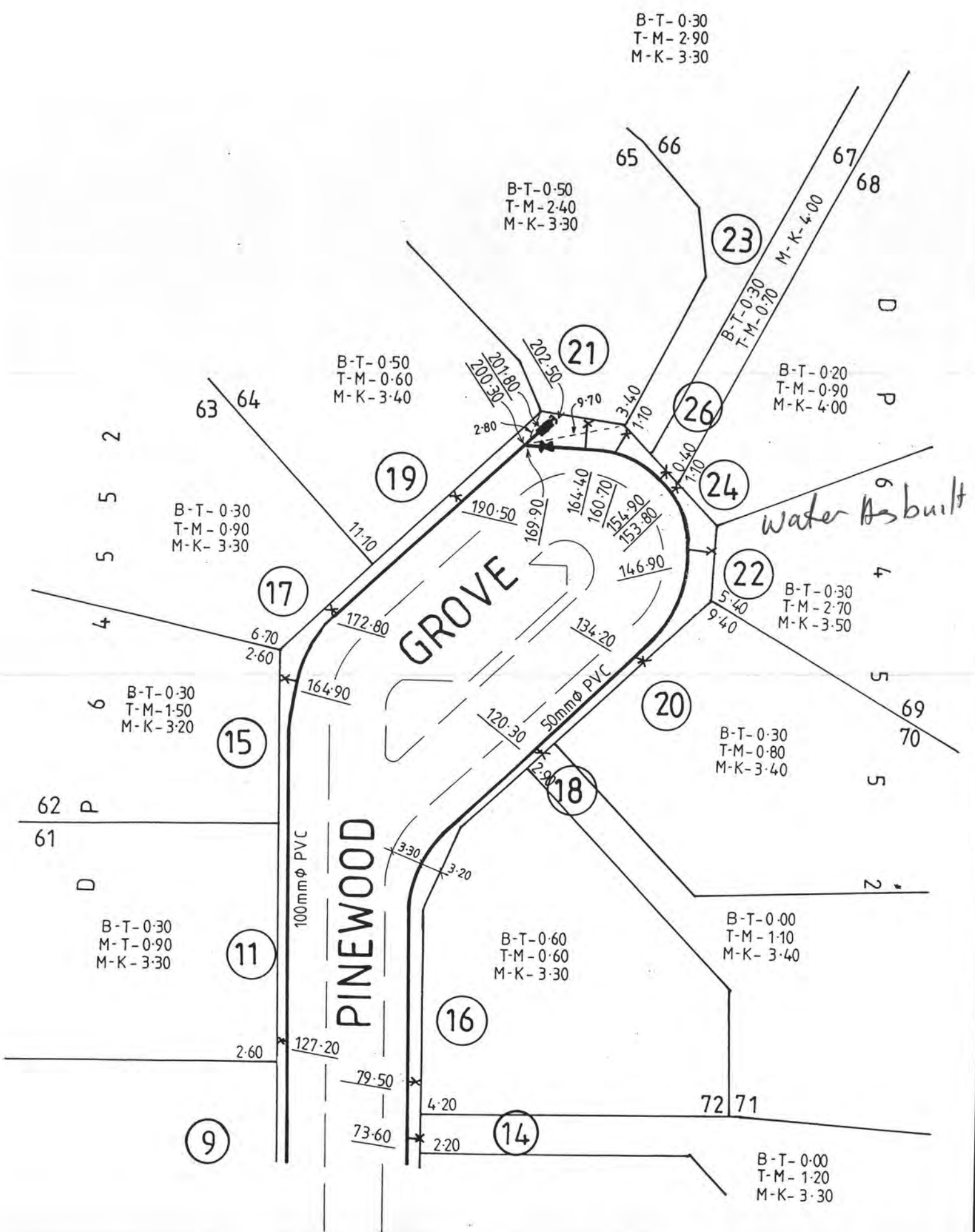


SEWER AS BUILT.

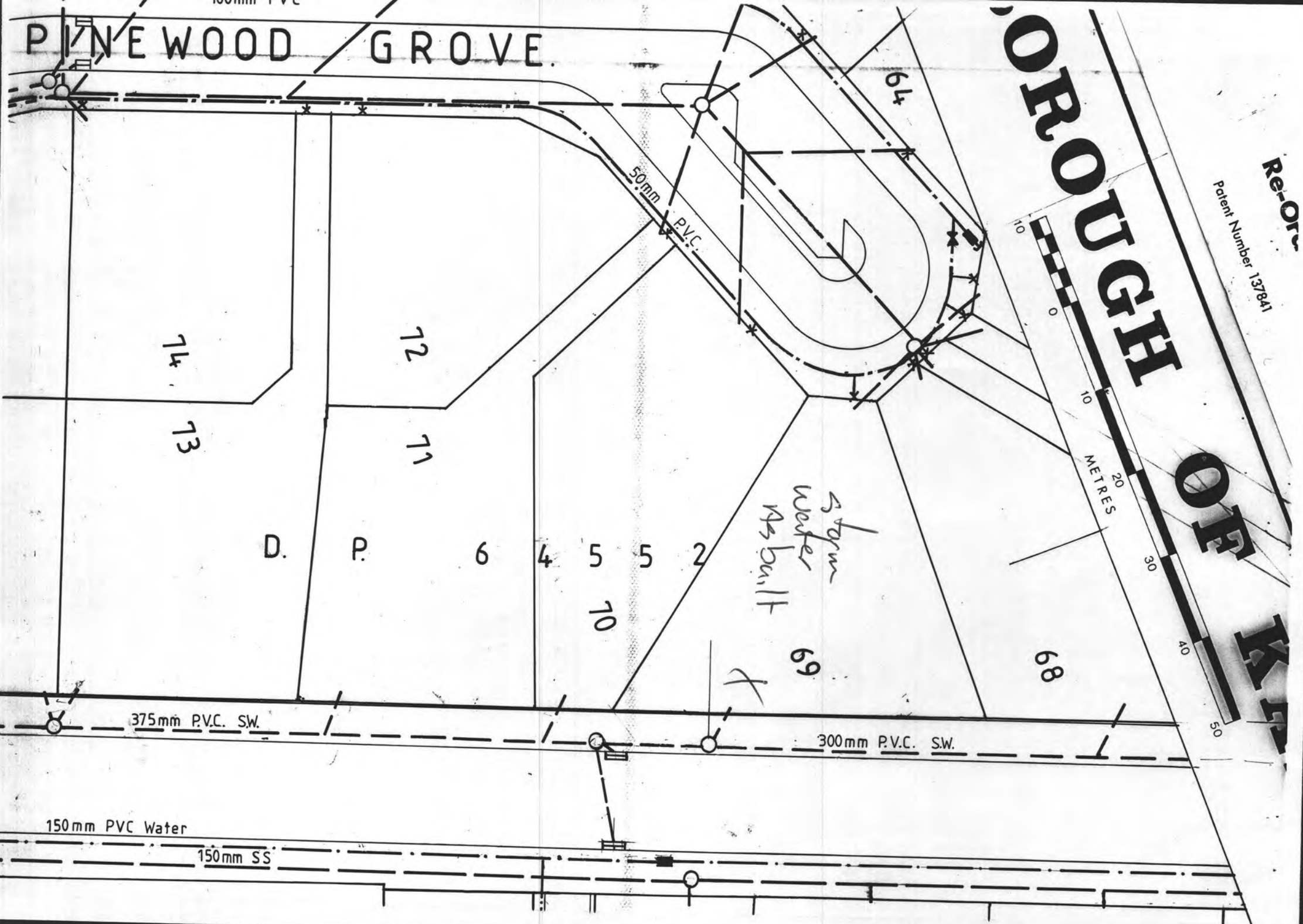


PINEWOOD GR. L.5





PINEWOOD GROVE.



Re-ord

Patent Number 137841

DRAFT OF

APPLICATION FOR WATER SUPPLY AND CONNECTION PERMIT

The Borough Engineer
Private and
PARAFARUMU



I, E. G. BURGOYNE (KAPITI CO) (full name)

PLEASE PRINT

17 RATANUI RD

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)

22 PINEWOOD GROVE

Lot

69

DP

64552

Fees Payable (on application)

Inspection

\$

Connection

\$

Total

\$

N.C. Subdivider
N.C. Retic

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 lateral.

Owners Signature

Date

THIS PART TO BE COMPLETED BY PLUMBER

I, La ZILLWOOD (full name)
of 33 MANA ST WELLINGTON (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. M.B. Connection NOT permitted until permit obtained.

(Signature)

(Craftsman Licence No.)

(Date)

1. Existing Water Supply

To be retained/dismantled

2. Pressure: high/low

"Header Tank"/Pressure Reducing Valve

3. B/W Cylinder Type

Exhaust Pipe/Pressure Relief Valve

4. Approximate Age of Water Piping

Copper/PVC/Alkathene

5. If premises have swimming pool what capacity

Filter plant Yes/No

6. State precisely how it is proposed to make the new connection:

NEW DWELLING.

OFFICE USE ONLY

Permit No.

5067

Job Inspected

18/9/89 JH

Building Register Entry

Date Issued

15/9/89

Connection Recored

September 89

KAPITI BOROUGH COUNCIL
APPLICATION FOR SEWER CONNECTION AND PERMIT

The Borough Engineer
Private Bag
PARAPARAUMU

DRAWING IN BUILDING FILE



I, E. G. BURGOYNE (KAPITI BOROUGH COUNCIL)
PLEASE PRINT
17 RATANUI RD. (Postal Address)

hereby apply for an ordinary connection to the Kapiti Borough Sewer from the premises owned by me at

(PROPERTY Address in full
if different from above)

22 PINEWOOD GROVE

Lot

69

DP

64552

Fees Payable (on application)

Inspection \$

Connection \$

Total \$

Subdivider
Retic.

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 lateral.

Owners Signature

Date

THIS PART TO BE COMPLETED BY DRAINLAYER

I, S. Ashford (full name)
13 Beechwood Grove (address)

being a licensed Drainlayer apply for permission to connect the premises mentioned above to the
Kapiti Borough Sewer.

N.B. Connection NOT permitted until permit obtained.

(Signature)

(License No.)

(Date)

OFFICE USE ONLY

Permit No. <u>5032</u>	Job Inspected <u>22/8/89 JH</u>	Building Register Entry
Date Issued <u>22/8/89</u>	Connection Recorded <u>August 89</u>	



KAPITI BOROUGH COUNCIL

Application for Permit

To: The Borough Engineer

PRIVATE BAG, PARAPARAUMU

I/WE E. G. Burgoyne Phone 71394

(Postal Address) 17 Kaitani Rd Parn
hereby make application for permission to have the work described herein,
and set out in the plans and specifications attached hereto, carried out in the
premises situated at —

No. 22 Street or Road PINEWOOD GROVE

Lot No. 69 D.P. 64552 District WAIONE (PARN)

The owner of the premises is (KAPITI CONSTRUCTION)

(Postal Address) —

Signature of Applicant E. G. Burgoyne Date 7/6/89

Building - Plumbing - Drainage

Description of proposed work: HOUSE.

with a floor area of 2100 ^{SQ FT} / 210 ^{m2} sq. metres

Estimated cost of BUILDING incl. materials \$ 120,000

Estimated labour content of PLUMBING only \$ 2000

Estimated labour content of DRAINAGE only \$ 1000

TOTAL estimated value of proposed work \$ 123,000

Builder's name and address ERROL GEOFFREY BURGOYNE 17 KAITANI RD PARN

Type of water supply — Capacity of storage tanks — cubic metres

Plumber's name and address PETER ZILLWOOD - 33 MANA ST WELLINGTON

Drainlayer's name and address SCOTT FORRY 180 BARKHURST CR.

IMPORTANT:— NO WORK TO BE COMMENCED BEFORE THE PERMIT IS ISSUED

128002

FOR OFFICE USE ONLY

Account No. 5177 Date 24-7-89 Receipt No. 42466 Date 27-7-89

Fees: 513 128002

Building Permit \$ 513 Permit No. 16128 Date Issued 27-7-89

Plumbing Permit \$ 2000 Permit No. 5067 Date Issued 15-9-89

Drainage Permit \$ 1000 Permit No. 5032 Date Issued 22-8-89

Sewer Connection \$ N.C. } Subdivider Retic.

Water Connection \$ N.C.

Kerb Crossing \$ 1250-000

PAID Damage Deposit \$ 148-75

Bldg Research Levy \$ 996

TOTAL \$ 996

GST Content \$ 110

Permit Endorsement: 10/1/89 - 746

Valuation No.			
1	5	0	
Date Rec'd		Day Book	Initial
16-6-89		Page 150	



Register Entry

16 JUNE 1989

Received KAPITI CONSTRUCTION 128002

from 22 PINEWOOD GR. B. P.

E. G. BURGOYNE 5177

Two hundred and fifty dollars

LVX INVOICE cents

With thanks J. D. Lee

KAPITI BOROUGH COUNCIL

RB 4

Cheque 426957

Cash

Total \$ 250



KAPITI COAST DISTRICT COUNCIL

SITE CHECK SHEET

NAME : Patterson

ADDRESS : 22 PINEWOOD CR.

LOT : DP :

PROJECT : PERMIT NO : 950608

WORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED, APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR. WORK APPROVED BY A CERTIFIER REQUIRES A BUILDING CERTIFICATE SUPPLIED BY THE CERTIFIER.

COMPONENT TO BE INSPECTED	CHECK	INSP REQUIRED (TICK)	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
FOUNDATIONS						
Siting			Foundations OK as per plan	Yes	No	11/8/95
Footings						
Steel						
BOND/BEAMS						
1st						
2nd						
3rd						
CONCRETE FLOOR						
Building			Slab OK to pour. 668 mesh on polythene	Yes	No	15/8/95 BGP
P&D						
Elect						
Gas						
EHO						
SUB FLOOR						
Connections						
Braces						
Blocking						
PRE LINE						
Wall Framing						
Bracing						
Fixings						
Lintels						
Roof Framing						
Trusses						
Bracing						
Fixing						
P&D						
Elect						
Gas						
EHO						

COMPONENT TO BE INSPECTED	C H E C K	INSPECT REQUIRED (TICK)	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
INSULATION						
Wall/Floors						
Ceiling/Skillion						
WALL LINING						
Building						
EHO						
EXT CLADDING						
Walls						
Roof						
JOINERY			No DWP stickers			
NZS4211						
NZS4223						
FIRE FIGHTING EQUIPMENT						
EGRESS COMPONENTS						
DISABLED PERSONS FACILITIES ETC						
Completion			OK except for No wind Rating stickers provided see sheet No 1428			WLB 26.9.95

FINAL INSPECTION

BUILDING COMPONENTS DEEMED COMPLETED

CERTIFIER	SIGNATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building			Power		
Plumbing			Gas		
Drainage			Services		
EHO			Resource Management		
Lifts			Air Conditioning		
Compliance Schedule					

WORK IS NOW DEEMED TO BE COMPLETED. A CODE COMPLIANCE CERTIFICATE WILL BE ISSUED WHERE REQUIRED BY THE BUILDING ACT. CODE COMPLIANCE CERTIFICATE NUMBER

Signature

Designation

Date

WHEN THE PROJECT IS COMPLETED THIS INSPECTION SHEET WILL BE ATTACHED TO THE RELEVANT PROPERTY FILE HELD AT THE COUNCIL OFFICE.

6 4 3 2 1

ADDRESS :

DP :

[illegible]

ADMIN = \$36 per hour
PLAN VETTING = \$60 per hour
INSPECTIONS = \$40

TECHNICAL CONSULTANTS = Cost + 10%
NETWORK UTILITY OPERATORS = Cost + 10%

Date: _____

Site Address: 22 Pinewood Grove

Classification		\$	Plan Vetting				Total \$	Consultants			Total \$	Inspections							Total \$	Admin \$	PIM \$	Total
			PI	D	Bld	EH						Site	PI	D	Bld	EH						
1	Fire Places, Signs	0-1500																	36	Nil		
2	Sheds, Carports	1501-4000																	36	Nil		
3	Garages, Conservatories, Swim Pool, Etc	4001-10000		1	3		60					1		1	3		100		36	50	346	
4	House Additions	4001-10000																	36	50		
5	House Additions	10001-50000																	36	50		
6	Dwellings	50001-100000																	36	100		
7	Dwellings	100001-150000																	36	100		
8	Dwellings	150001-200000																	54	100		
9	Dwellings	200001-250000																	54	140		
10	Dwellings	250001-300000																	72	140		
11	Dwellings	300000 +																	72	160		
12	Commercial/Industrial	0-10000																	36	50		
13	Commercial/Industrial	10001-50000																	36	60		
14	Commercial/Industrial	50001-100000																	36	100		
15	Commercial/Industrial	100001-150000																	36	100		
16	Commercial/Industrial	150001-200000																	54	100		
17	Commercial/Industrial	200001-250000																	54	140		
18	Commercial/Industrial	250001-300000																	54	140		
19	Commercial/Industrial	350001-350000																	54	140		
20	Commercial/Industrial	350001-400000																	72	160		
21	Commercial/Industrial	400001-450000																	72	180		
22	Commercial/Industrial	450001-500000																	72	200		
23	Commercial/Industrial	500000 +																	72	250		

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS		STANDARD CONDITIONS			
14	✓	2		17	
1	✓	3	✓	18	
7		4	✓	19	
16		5		20	
2	✓	6	✓	21	
3		7	✓	22	
4		8	✓	23	
8		9	✓	30	
5		10			
10		11			
12	✓	12			
6	✓	14			
9		15			
11		16			
13	✓	13	✓		
15					

NON STANDARD CONDITION

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

TYPE OF BUILDING	Dwelling		Retail		Additions	☒	Accessory	
	New		Industrial		Alterations		Other	



KAPITI COAST DISTRICT COUNCIL

Form 3

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

To : Kapiti Coast District Council

[Cross each applicable box and attach relevant documents in triplicate]

950608

26 JUN 1995

PART A : GENERAL
(Complete Part A in all cases)

Name: <u>Mr Des Patterson</u> Mailing address: <u>22 Pinewood</u> <u>Coro, Paraparaumu</u> Contact [Print name and position]: <u>Rob King</u> <u>Lyte Gold Coast</u> Phone: <u>298-3736</u> Fax: <u>298-3812</u> *Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force. FOR COUNCIL USE Received: <u>26/06/95</u> Application fee: <u>\$240.00</u> Receipt No.: <u>511551</u> <u>ANZ CHQ</u> <u>Bure Aluminium Products</u>	PROJECT New or relocated building ☐ Alteration ☒ Intended use(s) [In detail]: <u>Conservatory</u> Intended life: Indefinite but not less than 50 years ☒ Specified as _____ years Demolition ☐ Being stage _____ of an intended _____ stages. Estimated value (inclusive of GST) : \$ <u>3000.00</u> PROJECT LOCATION Street address [If any]: <u>22 Pinewood</u> <u>Coro, Paraparaumu</u> Legal description [as shown on certificate of title or rates notice, if any]: Lot _____ DP _____
---	--

This application is for :

- ☐ Building consent only, in accordance with project information memorandum number _____.
- ☒ Both building consent and a project information memorandum.

Floor (tick boxes)	Roof (tick boxes)	External Cladding (tick boxes)
Timber	Steel Sheeting ☒	Brick
Concrete ☒	Steel Tiles	Concrete
Wood Products	Concrete Tiles	Concrete Block
Other	Shingles	Cement Board
Framing (tick boxes)	Aluminium	Plaster
Timber	Other	Timber
Concrete	Internal linings (tick boxes)	Steel
Steel	Plaster Board	Aluminium
Aluminium ☒	Fibrous Plaster	Other
Other	Wood Products	Size of Building
	Other	Floor area m ² _____ No. of storeys _____
		No. of dwelling units

DEPARTMENT	REQUIREMENTS	COMMENTS	CHECKED/DATE STAMP
Town Planning	Yes No		
	Zoning Conforms	☒	
	Dispensation	☒	
	Planning Consent	☒	
	Special Floor Level	☒	
Plumbing			
Drainage			
Stormwater	To Channel To Drain Confined to Lot		
Building	Ventilation required to Bedroom & upgrade to Kitchen/Family Rm area. (Kitchen/Family requires 1.44m ² min. Remaining sash in kitchen will only provide approx 0.72m ² . ∴ Additional req'd. Bedroom needs roofline extension)		
Structural	Specific Design Foundation Structure Roof		
Subdivisional Engineer	Earthworks Bylaw Conditions		
Environmental Health			
Site	Land OK @ 5-600 approx.		

PART B : PROJECT DETAILS

(Complete Part B only if you have not applied separately for a project information memorandum)

- ☒ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- ☐ New provisions to be made for vehicular access, including parking.
- ☐ Provisions to be made in building over or adjacent to any road or public place.
- ☐ New provisions to be made for disposing of stormwater and wastewater.
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.
- ☐ New connections to public utilities.
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise.
- ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae.

PART C : BUILDING DETAILS

(Complete Part C in all cases)

This application is accompanied by [Cross each applicable box, attach relevant documents in duplicate] :

- ☒ The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:
 - ☐ Building certificates
 - ☐ Producer statements
 - ☐ References to accreditation certificates issued by the Building Industry Authority
 - ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any, for inspection during construction.

PART D : KEY PERSONNEL

(Complete Part D as far as possible in all cases. Give names, addresses, and telephone numbers. Give relevant registration numbers if known.)

Designer(s): Lyte Gold Coast

Building Certifier(s): _____

Builder(s): Lyte Gold Coast

Registered Drainlayer: _____ REG NO.: _____

Craftsman Plumber: _____ REG NO.: _____

Craftsman Gasfitter: _____ REG NO.: _____

Registered Electrician: _____ REG NO.: _____

Other: _____

Received with thanks by 50/01
KAPITI COAST DISTRICT COUNCIL

4-08-95 15:14 Receipt no. 517362

COPY *COPY* *COPY*

DR BC950608 506.00-
PATTERSON DES
MR DES PATTERSON::22 PINWOOD GROVE:PAR
CQ A
BURNE ALUMINIUM DOME 106.00
CQ B
R D & R R PATTERSON 400.00

- ☐ Automatic back-flow
- ☐ Lifts, escalators, or travelators
- ☐ Mechanical ventilation or air conditioning
- ☐ Any other mechanical, electrical or plumbing work required for compliance with the building code
- ☐ Building maintenance units
- ☐ Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975.
- ☒ Non of the above.

E2 : Other Systems

(Complete Part E2 as far as possible in all cases)

The building will contain the following reporting procedures]:

- ☐ Means of escape from fire.
- ☐ Safety barriers.
- ☐ Means of access and facilities for the Disabled Persons Community Welfare Act 1975.
- ☐ Handheld hoses for firefighting.
- ☐ Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975.

Signed for and on behalf of the Applicant:

Name: Lyte Gold Coast Position: Lyte Gold Coast Date: 22/6/95

FOR OFFICE USE ONLY

FEES		APPLICATION FEE	
Building	\$346	APPLICATION FEE	\$240.00
Sewer Connection	\$	RECEIPT NO	511551
Water Connection	\$	DATE	26.6.95
Vehicle Crossing	\$	INVOICE NO	4359
Damage Deposit	\$400	DATE	31/7/95
Structural Checking	\$	RECEIPT NO	517362
Building Research Levy	\$	DATE	4.8.95
Development Levy	\$	BUILDING CONSENT NO	950608
BIA Levy	\$	DATE ISSUED	4/8/95
Compliance Schedule	\$	AUTHORISATION FOR REFUND OF DEPOSITS	
SUBTOTAL	\$746	Deposit held =	400 \$400
Less Deposit Paid	\$240.00	Cost to Repair Damage Caused During Construction =	\$Nil
TOTAL	\$506	Total Balance to be Refunded =	\$400
GST INCLUDED	\$	Authority Number	2061
		Authorised	DATE 27.9.95



KAPITI COAST DISTRICT COUNCIL

Ref:

BUILDING CONSENT Section 35, Building Act 1991

Applicant

MR DES PATTERSON
22 PINWOOD GROVE
PARAPARAUMU

Consent Details

Consent/PIM No.: 950608
Date issued: 4/08/95
Date of applicn: 26/06/95
Valn No: 1527009500
Overseer: B Todd

Project Descrn:

ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
CONSERVATORY

Intended Life:

INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses:

RESIDENTIAL

Project Location:

22 PINWOOD GR., PARAPARAUMU

Legal Description:

LOT 69 DP 64552 CT 33D/170

Estimated Value:

\$ 3,000

CHARGES:

The Council's charges paid on uplifting this
Building Consent, in accordance with the attached
details, are:

Building Research Levy	\$	746.00
Building Industry Authority Levy	\$	0.00
TOTAL:	\$	0.00
	\$	746.00

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to previously advised conditions.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: DS Macdonald BUILDING CONTROL OFFICER

DATE: 4/8/95

Ngarara Building, Rimu
Road, Private Bag 601,
Paraparaumu.
Telephone (04) 298-5139
Fax (04) 297-2563



KAPITI COAST DISTRICT COUNCIL

Ref:

BUILDING CONSENT ADDENDA 950608

APPLICANT: MR DES PATTERSON : 22 PINWOOD GROVE : PARAPARAUMU
LOCATION: 22 PINWOOD GR, PARAPARAUMU
BUILDER: LYTE GOLD COAST

General requirements

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

INITIAL INSPECTION

FOUNDATION INSPECTION

PRE-SLAB INSPECTION, CONCRETE FLOOR

FINAL INSPECTION BUILDING

FINAL INSPECTION STORMWATER

- b) To arrange for any of the above required inspections by the District Inspector, please contact B Todd on (04) 298-0902 between the hours of 8.00 am and 4.30 pm.

Conditions of consent

- 1 All foundations are to be to solid bearing minimum of 300mm
- 2 Work to comply with NZS3604-1990.
- 3 Metal head flashings required over all exterior joinery.
- 4 Note and comply with endorsements on approved plans.
- 5 Roof stormwater to be connected to existing water disposal system.

I have read the foregoing requirements and conditions of consent, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

OWNER/BUILDER/AUTHORISED PERSON _____

DATE _____
Ngarara Building, Rimu
Road, Private Bag 601,
Paraparaumu,
Telephone (04) 298-5139
Fax (04) 297-2563



KAPITI COAST DISTRICT COUNCIL

PRIVATE BAG 601, PARAPARAUMU.
TELEPHONE (04) 296-5139 FAX (04) 297-2563

NOTICE TO RECTIFY BUILDING WORK

1428

Section 42, Building Act 1991

Issued by Kapiti Coast District Council

To Mr. Des Patterson 22 Pilewood Grove, Paraparaumu.
(Owner or person to whom building consent, if any, was issued)

And on site Builder

(Any person undertaking the building work concerned):

Building Consent No.: 950608

A final inspection has revealed the following

1. No DWP Stickers provided with Aluminium Joinery indicating Rating of windows. Provide to Council in writing DWP Rating of Conservatory, and Conservatory complies with Very High Wind Rating + NZS 4223: Part 3, 1993.
2. Provide Stickers to Aluminium Conservatory on site.

ADDITIONAL INSPECTION REQUIRED ☒ YES/NO

Signed for and on behalf of Council:

Name: VR Blair

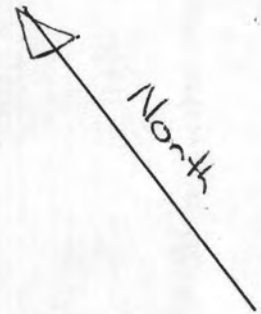
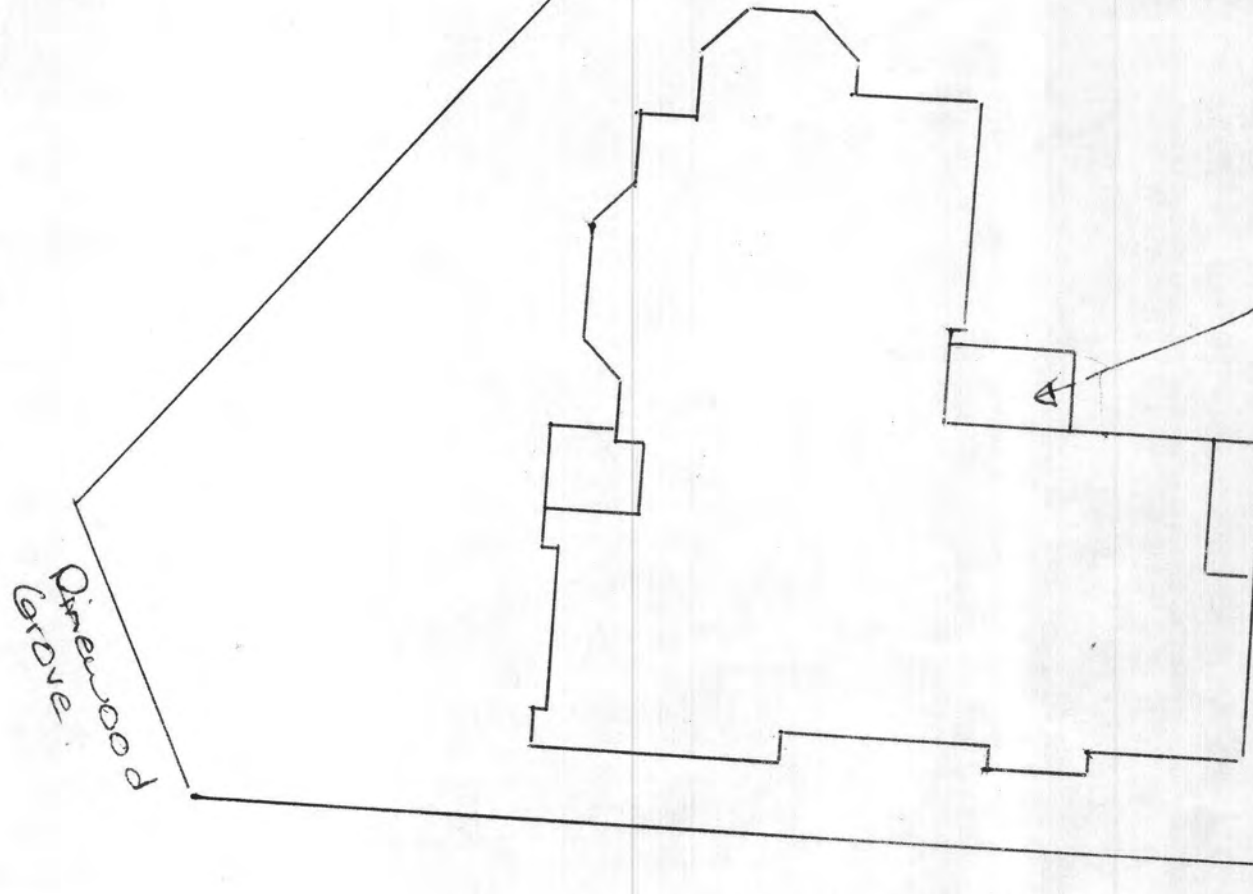
Position: _____

Date: 26/9/15

Proposed Conservatory for
Mr R. D. Patterson
22 Pinewood Grove
Paraparaumu.

(Site Plan
Scale 1:200)

COUNCIL COPY



Proposed
Conservatory





TO BE SIGNED BELOW AND RETURNED

The Aluminium Professionals

NOTES:		QUOTATION NO: CUSTOMER ORDER NO: DATE: 12-6-95 PHONE NO:					
ACCOUNT NAME: Mr Des Paterson ACCOUNT ADDRESS:		COLOUR		REVEAL TYPE			
LOCATION OF JOB:		EXTERIOR CLADDING		OTHER			
Location	Window Style viewed from outside	Rough Frame Trims size Height x Width	Glass	External Cladding	Reveal Type	Qty	
To supply & install conservatory to back door of house as per attached drawing (Owner to provide deck.) - i.e. extend existing deck as required <u>Price Includes</u> 1) Building consent (Application & fees) 2) Spouting & downpipe to connect to existing downpipe 3) Condensation frames 4) Decallock to sliding door 5) Security glazing 6) Full NZ AAA warranty on product & on installation							

28 June 1995

The Chief Building Inspector
Kapiti Coast District Council
Private Bag 601
PARAPARAUMU

Dear Sir

With reference to our recent discussion regarding our application for a building consent for No. 22 Pinewood Grove, I enclose a revised drawing for the proposed conservatory.

The new design provides 4 opening windows, near the affected bedroom window and the by-pass windows of the family room area. The total area of opening windows to the conservatory is increased to 2.8m² or 42% of the conservatory floor area.

I trust that these alterations will provide sufficient ventilation to comply with the intention of the Act.

Yours faithfully

ROB KING
SALES CONSULTANT

**VERSATILITY IN ALUMINIUM**

188 KAPITI ROAD, P.O. BOX 38, PARAPARAUMU. TELEPHONE (04) 298-3736 FAX (04) 298-3812



Age 40-50 (Amended) 64 951
1.1.2 -

QUOTATION

CUSTOMER ORDER

TO BE SIGNED BELOW AND RETURNED

The Aluminium Professionals

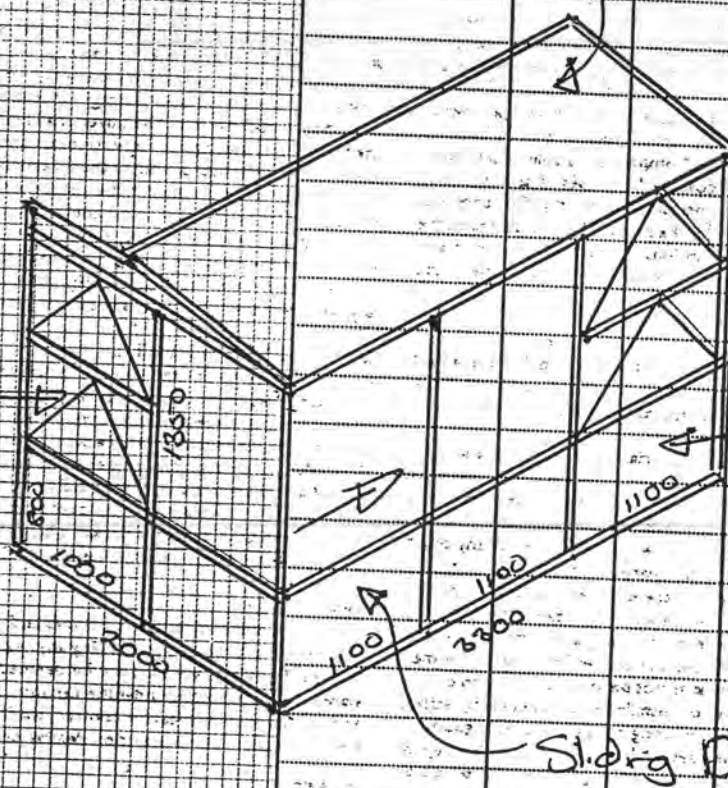
NOTES:

ACCOUNT NAME: Mr. Des Patterson
ACCOUNT ADDRESS: 22 Pinewood Grove
Paraparaumu

QUOTATION NO.:
CUSTOMER ORDER NO.:
DATE: 12-6-95
PHONE NO: 298 8148

LOCATION OF JOB: Same

COLOUR: Bronze anodized
REVEAL TYPE: EXTERIOR CLADDING
OTHER: Clear glass

Location	Window Style viewed from outside	Rough Frame Trimsize Height x Width	Glass	External Cladding	Reveal Type	Qty	\$ Obsc
	Proposed Conservatory (Isometric View) (Scale: 1:50)						
							

The Windows we have nominated in this Quotation are not necessarily identical either in size or styling to those shown on your plans. To save you money we have quoted Standard Windows where possible. We suggest that you carefully check that our window arrangements satisfy your requirements, and advise any changes prior to placing your order.

JOINERY VIEWED FROM OUTSIDE

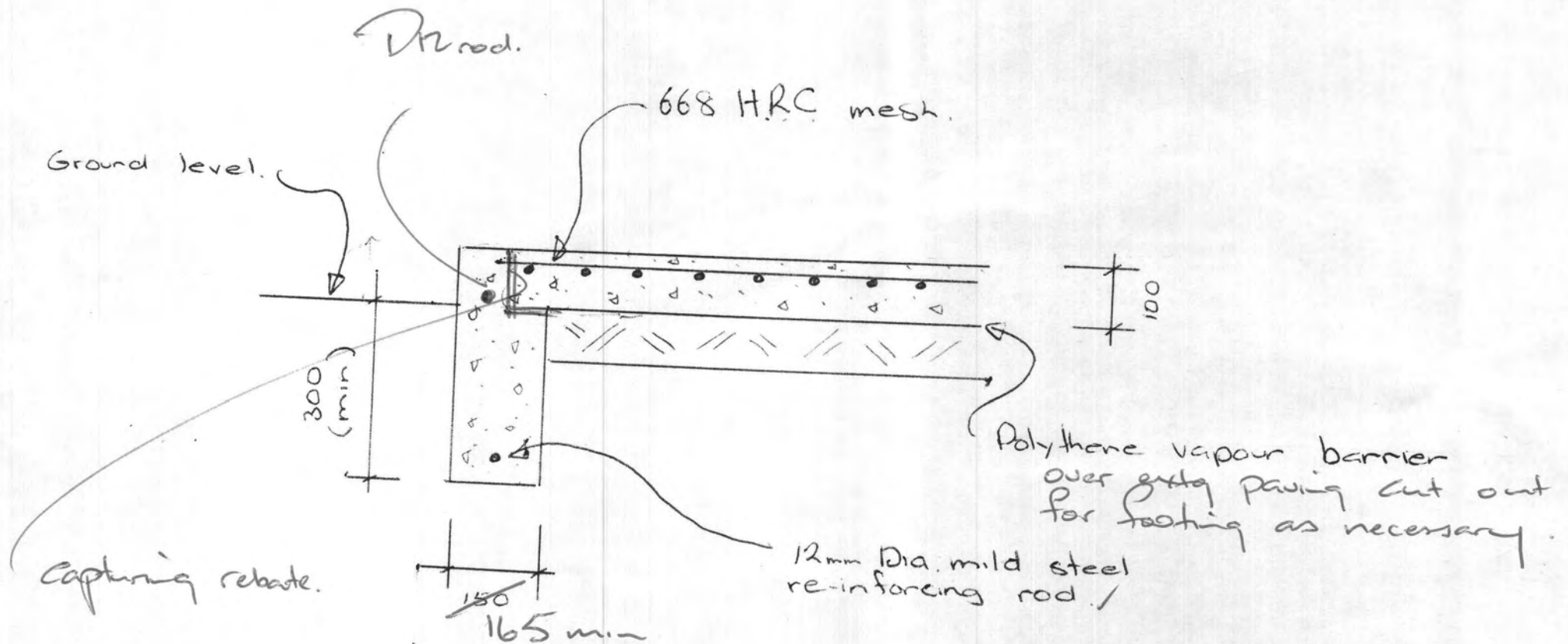
CONDITIONS OF QUOTATION:

- Above prices are ex-Factory and glazed. Excluding installation.
- For concrete block work reduce above trim sizes by 3mm. Use 25mm rebate blocks for jambs, head & sill with rebate facing outwards. Trim sizes are from block to block, the rebates being extra.
- Estimated delivery approx. after order has been placed.
- To be confirmed when placing order.
- Any alterations to above must be confirmed in writing by customers.
- Subsequent alterations made after the order has been placed will not necessarily be supplied at above rates.

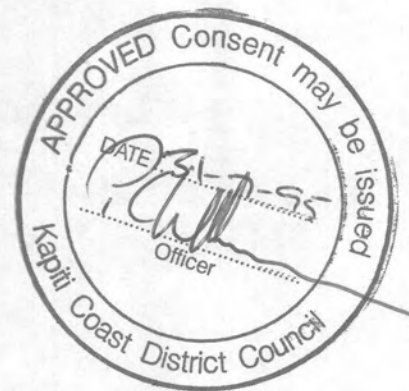
TERMS AND CONDITIONS OF SALE ON REVERSE

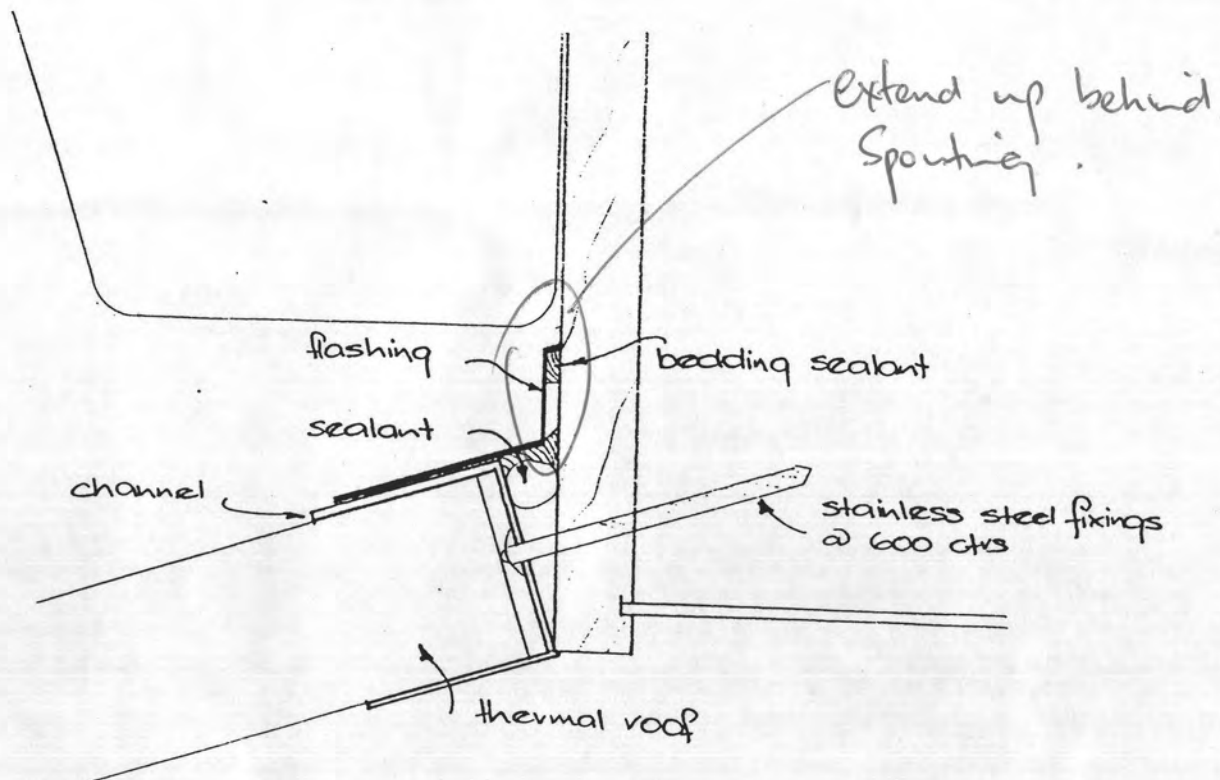
GST	
Contract Price Accepted	\$
Signature of Buyer	Date of Acceptance
Required Delivery Date	

Detail showing foundation & concrete floor to extended deck area.
(Scale 1:10)

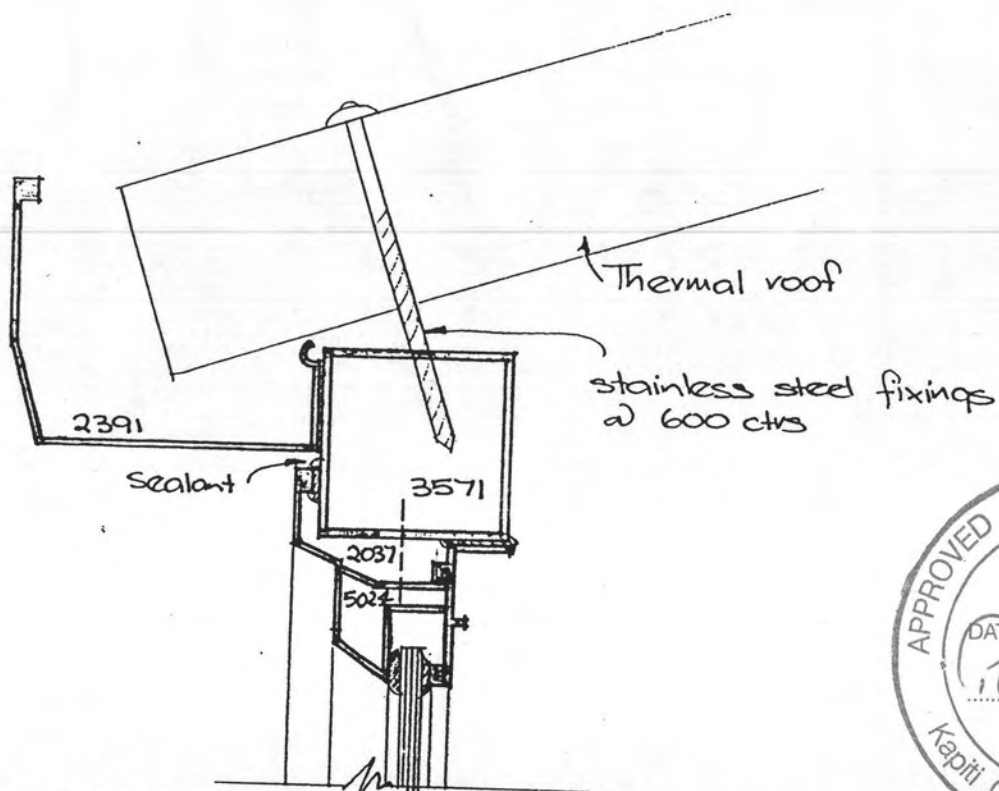


Drill & Grout R10 ties to extg at slab abutting @ 600cs max





THERMAL ROOF TO EAVES FIXING

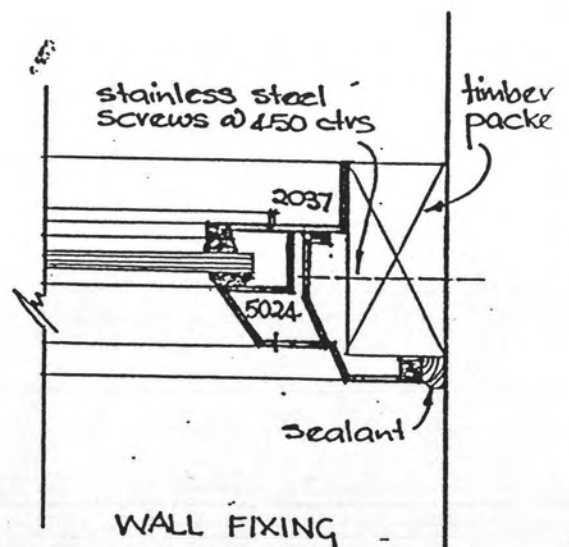
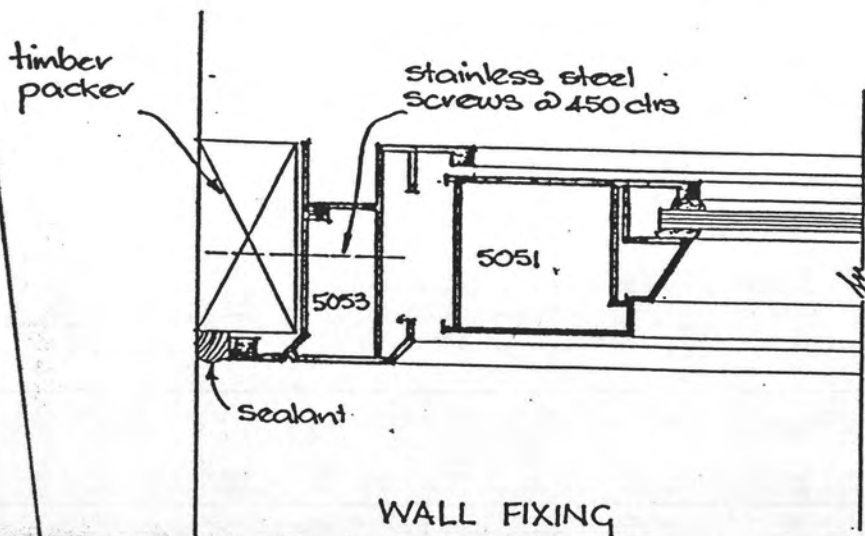
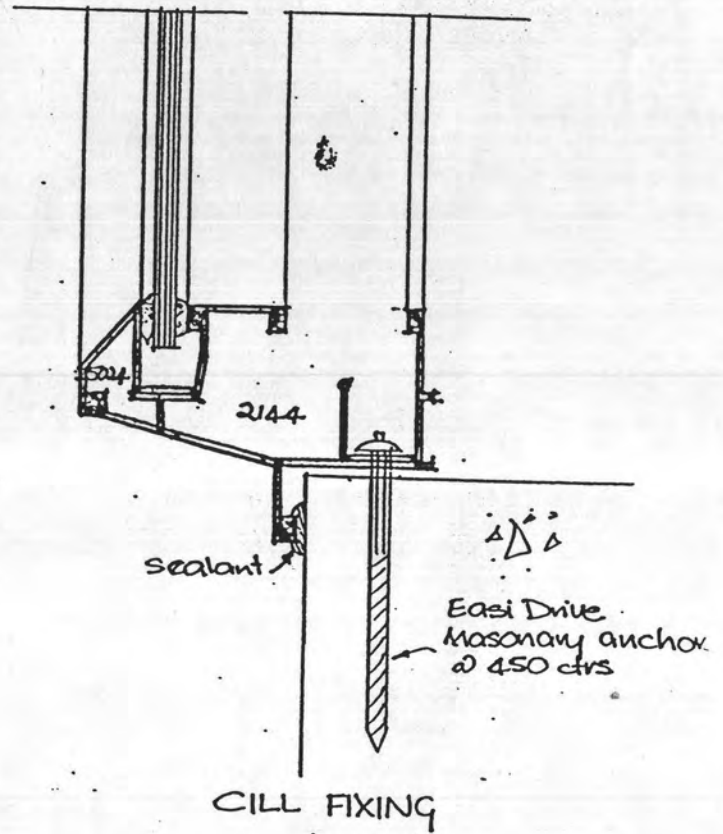


THERMAL ROOF TO FRONT WALL FIXING



CONSERVATORY DETAILS

Scale 1:2





LYTE GOLD COAST

(Burne Aluminium Domestic Limited trading as Lyte Gold Coast)

4 July 1995

Mr Bruce Klein
Building Industry Authority
P O Box 11846
WELLINGTON

Dear Bruce

Recently I telephoned you regarding a situation where we have applied for a building consent for a conservatory which covers a bedroom window and a family room window. (See enclosed drawing).

During our conversation you mentioned the fact that an opening to the outside equal to 5% of the floor area would be regarded as one way of satisfying the minimum requirement for ventilation for each of the above rooms and that other options could be considered, provided that the intention of the Act is met. (i.e. that they ensure that an adequate number of air changes per hour can occur). You also mentioned that this requirement could be met by mechanical means (i.e. extractor fans).

My revised proposal to the K.C.D.C. was to provide extra enlarged opening windows adjacent to the windows in the bedroom and family room (see plan view). The K.C.D.C. has turned this proposal down, stating that borrowed ventilation conflicts with the Building Regulation requirement for ventilation to the exterior. (See K.C.D.C. letter of 3/7/95). They have also referred me to a B.R.A.N.Z. report on conservatories (also enclosed).

From the K.C.D.C. comments I take it that "borrowed" ventilation would not be satisfactory under any circumstance. Is this correct in your opinion?



VERSATILITY IN ALUMINIUM



188 KAPITI ROAD, P.O. BOX 38, PARAPARAUMU. TELEPHONE (04) 296-3736 FAX (04) 298-3812

My customer does not wish to provide extractor fans (if this can be avoided). While an extra opening window can be provided to the kitchen (where one already exists), it is not possible to provide another window to the bedroom, opening directly to the outside.

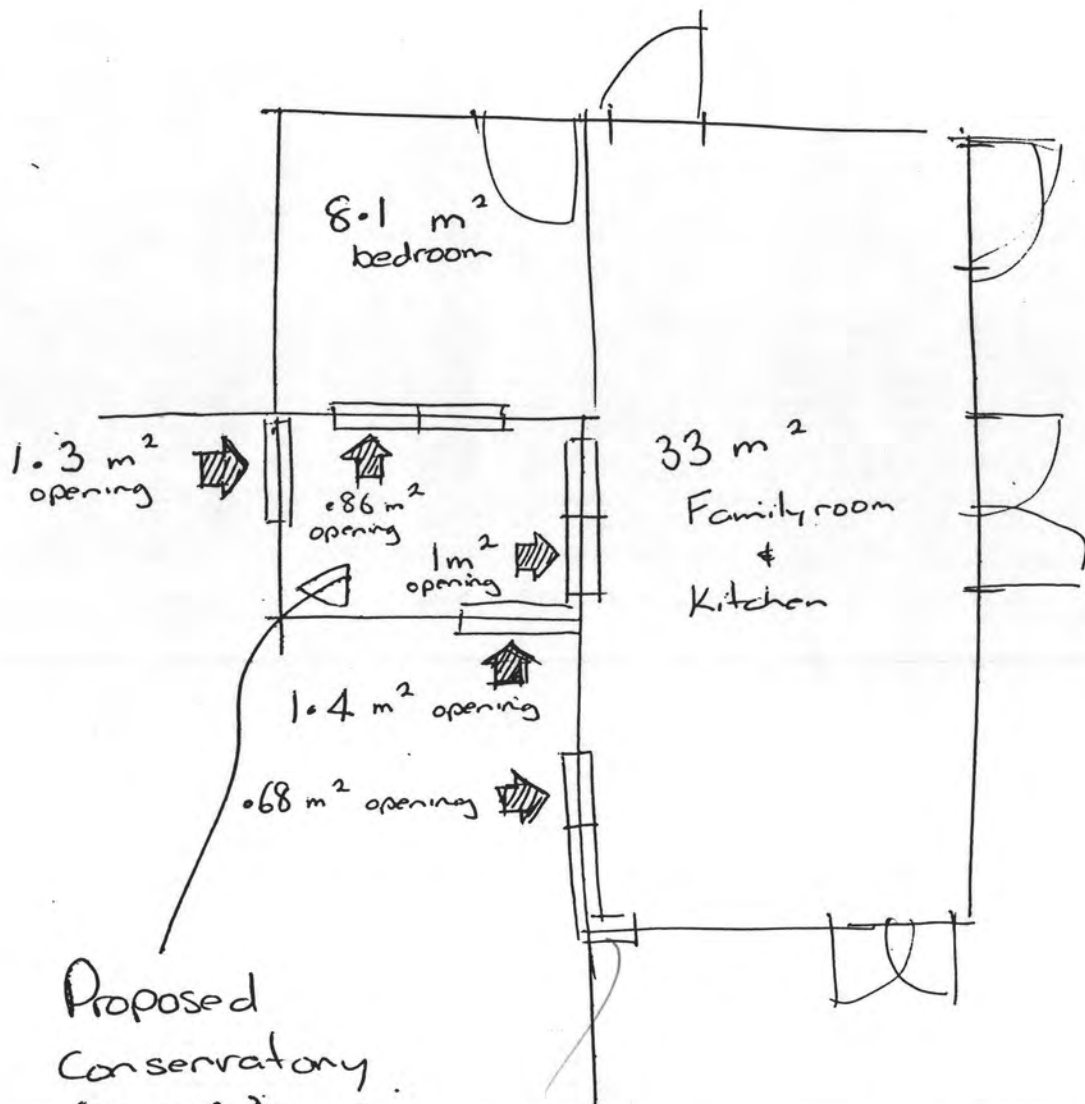
I would very much appreciate your opinion as to the best solution in this case.

Yours faithfully

ROB KING
SALES CONSULTANT

Plan View

Pertterson



Proposed
Conservatory
(6.6 m²)

extra sock - as per letter
4/7/95.



W. King



LYTE GOLD COAST

(Burne Aluminium Domestic Limited trading as Lyte Gold Coast)



29 September 1995

Peter Wilkinson
Building Control Officer
Kapiti Coast District Council
P O Box 601
PARAPARAUMU

Dear Peter

This letter is to confirm that the conservatory for Mr Patterson at 22 Pinewood Grove was built to a wind-loading of 1,550 p.a.

Yours faithfully

ROB KING
SALES CONSULTANT



VERSATILITY IN ALUMINIUM



188 KAPITI ROAD, P.O. BOX 38, PARAPARAUMU. TELEPHONE (04) 298-3736 FAX (04) 298-3812

FAXED

Ref:

FACSIMILE

TO: Lyte Gold Coast - Attention Rob. King
FROM: P. Wilkinson.

FAX NO: 04 298 3812 DATE: 3-7-95 NO. PAGES: (7) Seven.

Re: Conservatory - 22 Pinewood Grove.

Rob/ Thank you for your letter of 28-6-95.

We have discussed your proposal again but feel that the additional sashes within the conservatory can only provide borrowed ventilation which conflicts with the Building Regulation requirements for ventilation to the exterior.

Concessions are able to be made when considering lighting needs only.

See attached Branz Report on Conservatories, in particular page 3. which describes the requirements quite clearly.

The application will remain on hold until we hear from you re an acceptable alternative.

You may of course apply to the Building Industry Authority for a Determination.

Regards Peter Wilkinson
Building Control Officer.

IF ANY PAGES RECEIVED ILLEGIBLE PLEASE ADVISE

Private Bag 601, Paraparaumu Telephone (04) 298 5139 Fax (04) 297 2563

Ngarara Building, Rimu Road, Private Bag 601, Paraparaumu. Phone (04) 298 5139, Fax (04) 297 2563.

BULLETIN

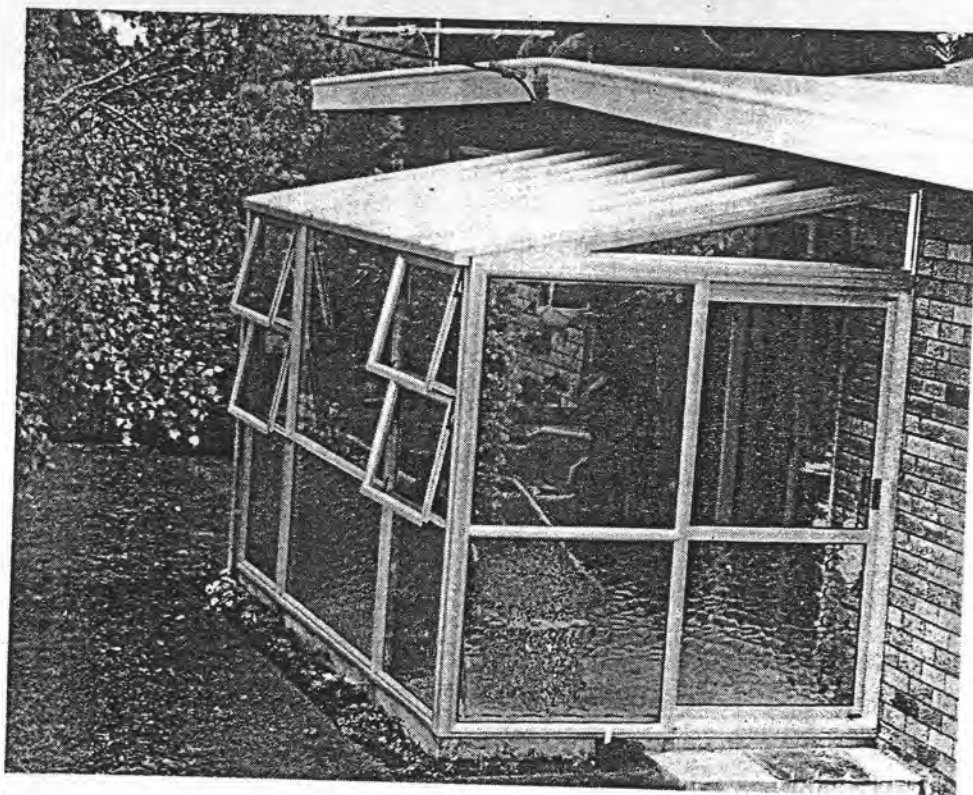
BRANZ

THE RESOURCE CENTRE FOR BUILDING EXCELLENCE

FEBRUARY 1991

NUMBER 276

CONSERVATORIES



- ☐ Conservatories require a building permit.
- ☐ Existing New Zealand standards do not cater specifically for conservatories.
- ☐ The most common problems are:
 - Leaks around glazing, particularly the roof.
 - Leaks around the joints between the conservatory and an adjacent existing building.
 - Excessively high interior temperatures.
- ☐ Ventilation, adjustable shading, and condensation control are important design factors.
- ☐ The choice of glazing must meet appropriate safety requirements.

The opportunity to enjoy "outdoor" living without the disadvantages of wind and rain is attractive to many homeowners, and the past decade has seen a rapidly growing demand for glazed enclosures designed into new homes, or added to existing ones. Glazing may comprise any one or a combination of many available glass and plastic products.

For the purpose of this bulletin, a conservatory is defined as "a glazed enclosed space attached to a house". It may be used as a showplace for plants, but its use as an extension to the house distinguishes the conservatory from the horticultural greenhouse used exclusively for growing plants.

Conservatories take many forms ranging in size from extended bay windows to large rooms, sometimes enclosing spa or swimming pools. The diversity in shape, size, and use has resulted in problems for many owners and builders when important design considerations are overlooked.

authorities will apply relevant parts of several standards.

The most frequently used standards for domestic construction are:

NZS 4203:1984. General Structural Design Loadings for Buildings - sets out the loadings to be resisted.

NZS 4211:1985. Performance of Windows - contains performance requirements for air and water leakage, deflection of structural members under wind loading, and opening and closing vents.

NZS 4223:1985. Glazing in Buildings - describes the glazing requirements to meet design loadings.

NZS 3604:1990. Light Timber Frame Buildings Not Requiring Specific Design - gives structural design information for foundations, and floors. It is not directly relevant to conservatories and may result in higher design standards than are necessary.

NZS 1900 Ch.4: 1985. Model Building By-Law, Residential Buildings - gives natural light, ventilation and thermal insulation requirements.

These standards do not take account of glass claddings or the sheet bracing effect of glass, and BRANZ tests indicate that allowable structural deflections may be sensibly increased for conservatories. It is also impractical to apply standard thermal insulation requirements, although double glazing can be used to reduce heat loss.

The most relevant document is NZS 1900 Ch. 10: 1964. Non-Structural External Wallings. It however only sets out performance criteria to be observed by designers.

Most local authorities will thus require an engineer's calculations to confirm structural adequacy. Some proprietary designs may have available calculations which have been already accepted.

RECOMMENDED GUIDELINES

The following are general guidelines for designers and builders of conservatories.

Building Permit

In terms of NZS 1900 Ch.1 1985. a

To minimise the likelihood of problems, it is recommended that:

- The designer be a conservatory specialist using methods well proven in service.
- Installation be done by a tradesman builder with a good performance record.
- The window joinery be manufactured by a reputable firm, acceptable to the builder
- As much as possible of the structure be pre-assembled under factory conditions off-site.

BUILDING BY-LAWS AND STANDARDS

Existing by-laws and standards were not written specifically for conservatories and have only partial application. In the past, some structures have been treated as garden sheds or horticultural structures, but trade literature and observed usage indicate that most conservatories are intended as extensions to domestic living space.

It is a function of the territorial local authority to determine local requirements, and these should be checked before starting design or construction. Most local

conservatory is a building, and by NZS 1900 Ch.4 it is likely to be a habitable room. A building permit is required.

Design Loadings

The design must cater for loadings due to wind, snow (if applicable), and maintenance work, e.g., a painter on the roof.

Because of the light construction, wind is likely to provide the most severe loading, and seismic loadings can generally be ignored.

Information on the structural performance of conservatories is available in BRANZ Study Report SR30, and one New Zealand Local Authority uses BRANZ Technical Paper P21 as an evaluation procedure for bracing adequacy in conservatory designs.

Location

The siting must comply with the local authority town planning regulations, which set site coverage, building height and yard requirements.

Choice of site will often be dictated by space and outlook, but consideration should be given to daily sun position. Owners often complain of excessive heat-gain in summer, or unwanted shading from trees or buildings in winter. A deciduous tree may offer welcome shade in summer and extra sunlight in winter.

Existing Building Requirements

Windows

Where a conservatory attached to an existing building encloses windows of another room, the "required windows" (as per NZS 1900 Ch.4)* for light and ventilation, must be provided in an alternative location on an exterior wall of that room. Where the conservatory is an extension of an existing room with no dividing wall, only the requirement for sufficient opening windows need be met.

In some circumstances provided ventilation is adequate, a local authority may relax requirements for alternative windows, as light loss is likely to be small.

*Required windows: total window area to be at least 10% of the room floor area, with opening windows for ventilation being at least 5% of the room floor area.

Subfloor Ventilation

Where the conservatory is erected adjacent to a building with a suspended timber floor, provision must be made to maintain adequate (as per NZS 3602 or NZS 3604) subfloor ventilation to the existing building.

Bracing

Where the whole or part of a wall in an existing building is removed, it is necessary to ensure adequate bracing of the existing structure.

Structural Fixing

The conservatory frame must be fixed to the foundations and existing building framework with connections capable of taking the required design loadings.

Floors

Concrete floors on the ground must have a vapour barrier. To damp-proof existing concrete slabs, a vapour barrier should be laid on the slab, and covered with a new concrete topping of no less than 50 mm, and preferably at least 75 mm thickness.

To avoid problems of dampness and of vinyl flooring material lifting, floor coverings should not be laid until the concrete is dry. This could be 2 to 6 months after pouring. BRANZ Bulletin 223 describes a simple hygrometer test for estimating the dryness of concrete floors.

Timber floors should have ample ground clearance and adequate subfloor ventilation, to prevent ground moisture causing deterioration.

(NZS 3602 specifies a minimum of 250 mm ground clearance, and a minimum ventilation provision of 3500 mm² for every 1.0 m² of floor area, spaced evenly around the perimeter.)

Ventilation

To reduce heat and humidity, ample ventilation should be provided in conservatories. This may best be achieved by installing a vent low in the windward wall, and another high in the opposite wall. Alternatively inlet vents can be placed low on both end walls, and an adjustable outlet vent located in the roof. (This is standard practice for horticultural glasshouses). Opening windows at the normal mid-wall height may suffice in place of purpose-made vents, and total ventilation openings must be no less than required by NZS 1900

Territorial Authority relaxation applies only to light requirements.

Ch.4 (i.e., area of openings to be at least 5% of floor area).

Shading and Temperature Control

In strong sunlight, ventilation alone may not be sufficient to keep the temperature at a comfortable level. Ideally the best solution is an adjustable external blind or cover to prevent solar radiation reaching the roof glass. If this is not practical, interior blinds are an alternative. They should be light in colour to reflect the heat. Another option is to eliminate roof glazing, or use partial glazing only (e.g., a skylight).

Furnishings which don't fade or deteriorate in strong sunlight should be chosen for conservatory use.

Stormwater Disposal

Generally the control of stormwater should be done to the standard required for any residential building, by using spouting and downpipes to a stormwater sewer. Uncontrolled stormwater can cause leaks, and unnecessary staining of glass. In small conservatories (bay window type) spouting may be omitted, but the roof glazing should extend approximately 30 mm beyond the vertical window face, to reduce the amount of water running down the glazed wall.

Condensation

Because glazing retains very little heat, and conservatory insulation is impractical, condensation readily occurs when external temperatures are colder than the interior. The situation is made worse if the conservatory is occupied, or if moist warm air from the adjoining room (particularly if it contains a spa pool) is free to enter.

To reduce condensation, the conservatory should be kept ventilated, and doors or windows between the conservatory and other rooms should be closed in cold weather. To deal with condensation that does occur, condensation trays or channels may be provided at the foot of glazed walls. The resultant water can be run to the outside, but if left, will generally evaporate when temperatures rise.

Condensation water must not be allowed to run onto the floor, particularly if timber

NOTE: Sealants are not a substitute for flashings and proper fixings. They are however, a valuable supplement in weatherproofing joints, provided the correct sealant is used, and the manufacturer's recommendations are followed exactly.

Further information is available in BRANZ Bulletins 242, Glazing Plastics - (2) Design and Fixing; and 239, Sealed Joints in External Claddings - (2) Sealants.

or carpeted, as rot and mould may occur.

Leaks

By far the most common complaint of conservatory owners is the presence of leaks resulting from inadequate weatherproofing. Leaks occur mainly in two locations:

- Between the conservatory and the structure to which it is attached.
- Around the glazing, particularly on the roof.

Leaks at the building junction can be eliminated simply by adopting sound building practice, particularly with the use of adequate flashings.

If the house is clad in weatherboards, it is necessary at the junction of conservatory roof and house wall, to ensure that the flashing is placed behind the wall building paper and not just the weatherboards. Wind-driven rain which can enter between upper board laps, will then run down the building paper onto the conservatory roof rather than into the living space.

Care should also be applied to preventing wind-driven water being forced in between frame and base. Where practical, the conservatory floor should be raised 25 to 50 mm above the exterior deck level. The embedment of a metal flashing in a saw-cut in the concrete around the wall perimeter is an effective alternative solution. At the very least, sealant should be applied for the full length of the joint between the concrete base and bottom plate of the conservatory frame.

Leaks around glazing may result from thermal expansion and contraction

Note: Double glazing reduces the amount of condensation forming on window glass, but does not eliminate it completely. (Further information on double glazing is available in BRANZ Bulletin 224).

(greater for plastics than glass) with temperature changes, poorly designed fixings, or inadequate sealing of frame joints. The problem is increased in lightly constructed frames which move under wind loads. Such faults can be avoided with careful design detailing and installation.

GLAZING

The conservatory owner's main glazing decisions will generally relate to appearance, and the desire for tinting or solar control qualities.

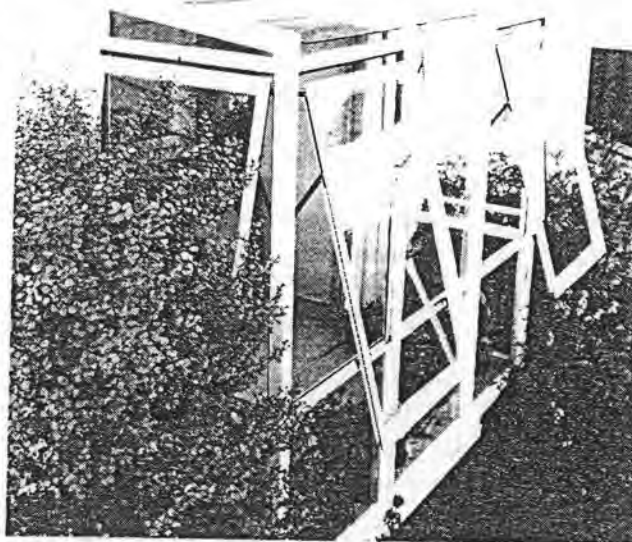
Many types and thicknesses of glass and glazing plastics are available. The individual choice will depend on the circumstances, and requirements of each conservatory. However, in all cases safety and the effects of exposure to high winds should be priority considerations.

There is no simple formula for selecting the correct type and thickness of glazing for all building situations. The choice is dependent on factors such as wind loading, pane size, frame type and location in the structure. The risk of accidental impact from people and solid objects, and of vandalism must also be assessed.

While NZS 4223 makes safety glazing a requirement for the roof, the requirements for wall glazing are less simple to state because of the variety of sizes and conditions.

Each conservatory should thus be specifically designed with the provisions of NZS 4223 regarded as the absolute minimum safety requirement. However in general terms, it is recommended that glazing design provide for

- All annealed (normal) glass to be 4 mm or more in thickness.
- Overhead glazing to be plastic, or either laminated or toughened safety glass. (Laminated is preferred for its higher penetration resistance.)
- Safety glass or plastic to be used in doors and the panels either side.
- Safety glass or plastic for at least the first metre above floor level, where the room is subject to a lot of human traffic, or exposed to external threat, such as projectiles from motormowers.



- A "vision rail" on vertical panels, at between 700 mm and 1000 mm above floor level. (This may be part of the frame or a painted or adhesive strip, warning people of the glass presence.)

NOTE: Wired glass should not be used. Although it does control glass fall-out when damaged, it has only half the strength of ordinary annealed glass of the same thickness, and is more prone to thermal fracture.

Plastics

Plastics suitable for glazing are - acrylic, polycarbonate (PC), polyvinyl chloride (PVC), and glass fibre reinforced polyester (GRP). GRP is translucent, the others can be provided in either transparent or translucent sheets.

Some acrylics and PC sheets are produced in multiple skin cellular construction, making them much stiffer than solid sheets of similar weight.

Advantages of Plastics

- Weigh less than glass.
- More impact resistant than glass.
- Can be bent to curved profiles.
- On breakage, do not produce the dangerous shards characteristic of annealed (non-safety) glass.
- Some are cheaper than suitable glass alternatives.

- Easier to colour than glass.
- Transmit less heat than glass.

Disadvantages of Plastics

- More prone to scratching than glass
- Less durable to weathering than glass.

If the appearance is important, may need replacement within 5 to 20 years (depending on type of plastic and weathering exposure) due to discoloration.

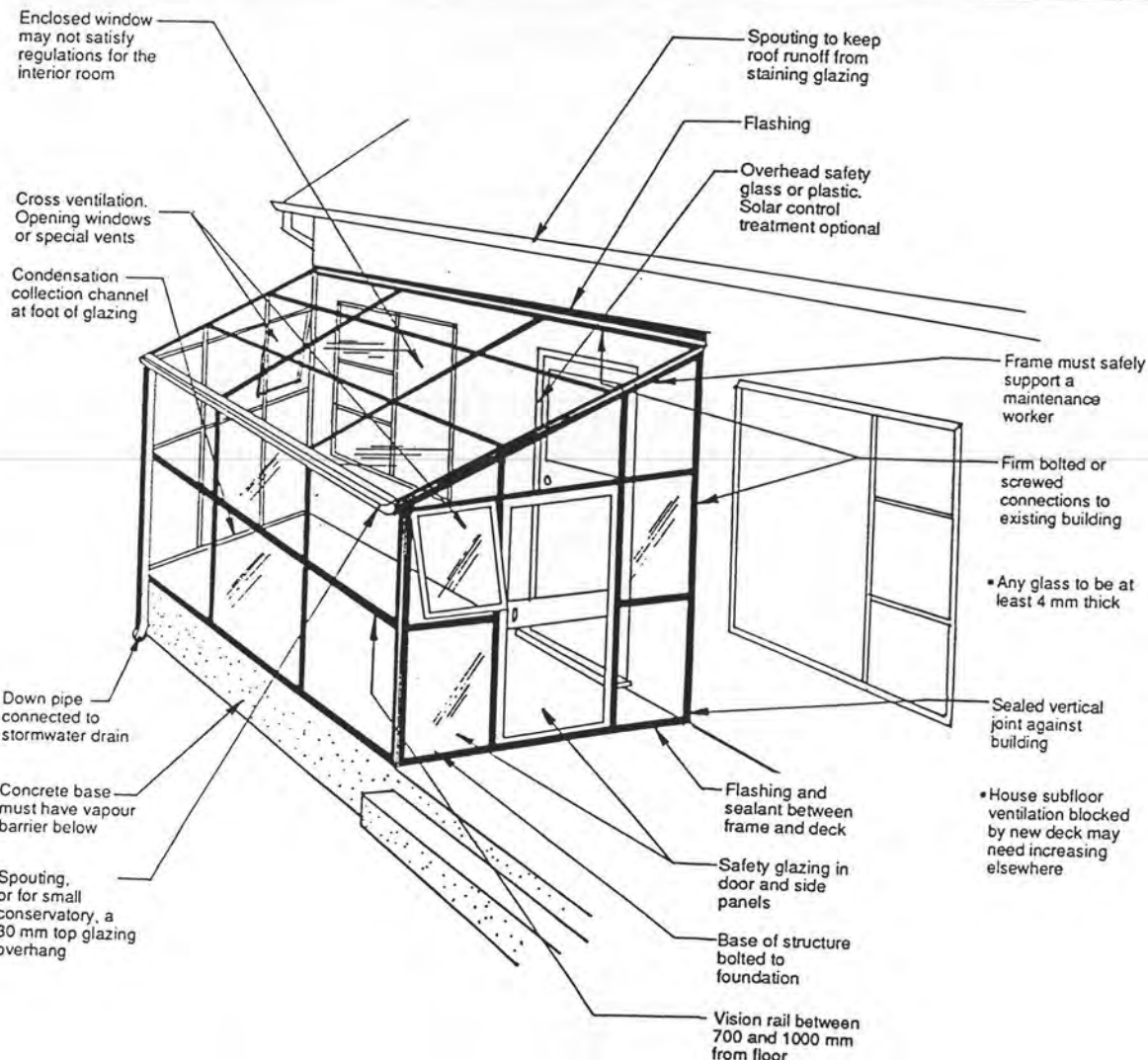
- PC sheets may be severely damaged by alkalis and bird droppings.
- PVC sheets may be darkened by localised heat absorption, e.g., over supporting battens.
- Hollow core sheets if not well sealed along the edges may trap moisture and develop green algal growth in the cells.

- Being flexible, plastic sheets may bend and be blown in, or sucked out by strong winds if the glazing supports are too widely spaced, or edge cover is insufficient.
- Expand and contract more than glass: fixing details must allow for this.
- Are subject to solvent stress-cracking if glazing wedges and sealants are incompatible with the plastic. (e.g., avoid using PVC glazing wedges with PC).

Further information is available in BRANZ Bulletin 241, *Glazing Plastics - (1). Types and Durability*.

Glass

Glass is a strong durable material which if cleaned regularly, maintains its appearance indefinitely. It is still the most



CONSERVATORIES - DESIGN RECOMMENDATIONS

popular glazing for conservatories. The use of tinted and reflective solar control glass, and of safety glass in appropriate places allows considerable flexibility in satisfying specific requirements.

Further information on solar control glass is available in BRANZ Bulletin 264, Solar Control Glass - Types and Properties; and Bulletin 265, Solar Control Glass - Design and Installation Practice.

Apart from accidental damage, the main threat to conservatory glass is stress cracking. Correct glazing practice provides clearance between glass and frame along all edges, allowing for movement. A tight fit in the frame will cause stress on the glass when the structure moves as a result of thermal expansion or wind loadings.

The chances of all types of stress induced cracking in glass are increased significantly if the glass edges are not clean cut and contain chips or flaws, or if the edges come in contact with raised objects such as rivets or screw heads.

Glass Staining

Both glass and aluminium frames can be permanently damaged by staining and etching from dirt carried by wind, or rainwater runoff from other parts of the building. Salt deposits from coastal atmospheres can be particularly damaging to frames. Glazing and aluminium frames should be washed monthly with ample clean water.

Further information is available in BRANZ Bulletin 236, Corrosion and Staining of Glass.

MAINTENANCE CONSIDERATIONS

Designs must cater for the expected maintenance requirements of both the conservatory and any building to which it is attached. There is likely to be a need to replace glass or seals, paint the frames, and the wall of the main building, or just clean the glass. Ease of access and sufficient frame strength to carry maintenance loads are essential.

STANDARDS

Standards Association of New Zealand. Wellington.

NZS 1900. Model building bylaw.
Chapter 1 : 1985 Preliminary.
Chapter 2 : 1985 Residential buildings.
Chapter 10 : 1964 Non-structural external wallings.

NZS 3602 : 1975. Specifying timber and wood-based products for use in building.

NZS 3604 : 1990. Light timber frame buildings not requiring specific design.

NZS 4203 : 1984. General structural design and design loadings for buildings.

NZS 4211: 1985. Performance of windows.

NZS 4223 : 1985. Glazing in buildings.

FURTHER READING

Roberts R.G. 1985. Conservatories. New Zealand Building Inspector. Vol 16 No 1. p17.

Building Research Association of New Zealand, Judgeford.

Cooney R.C. and Collins M.J. 1979. A wall bracing test and evaluation procedure. BRANZ Technical Paper P21.

Wade C.H. 1990. Structural performance of conservatories. BRANZ Study Report SR 30.

BRANZ Bulletins

223 : 1980. PVC flooring (2) Preparation and laying.

224 : 1980. Double glazing.

236 : 1984. Corrosion and staining of glass windows.

239 : 1984. Sealed joints in external claddings (2) Sealants.

241 : 1985. Glazing plastics (1) Types and durability.

242 : 1985. Glazing plastics (2) Design and fixing.

264 : 1989. Solar control glass - types and properties.

265 : 1989. Solar control glass - design and installation practice.



KAPITI COAST DISTRICT COUNCIL

Ref:

PROJECT INFORMATION MEMORANDUM Section 31, Building Act 1991

Applicant

MR DES PATTERSON
22 PINWOOD GROVE
PARAPARAUMU

PIM Details

Consent/PIM No.: 950608
Date issued: 31/07/95
Date of applicn: 26/06/95
Valn No: 1527009500
Overseer: B Todd

Project Descrn: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
CONSERVATORY

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: RESIDENTIAL

Project Location: 22 PINWOOD GR, PARAPARAUMU

Legal Description: LOT 69 DP 64552 CT 33D/170

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent attached.

This project information memorandum includes:

- Information identifying relevant 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: Carolee

BUILDING CONTROL OFFICER

DATE: 31.7.95

Ngarara Building, Rimu
Road, Private Bag 601,
Paraparaumu.
Telephone (04) 298-5139
Fax (04) 297-2563



KAPITI COAST DISTRICT COUNCIL

TELEPHONE (04) 298-5139 FAX (04) 297-2563

File

PROJECT INFORMATION MEMORANDUM Planning Requirements

APPLICANT: D. Patterson

MAILING ADDRESS: 22 Pinewood Gr. Parn

SITE ADDRESS: ~ ~ ~

LOT NO: 69. DP: 64552

PROJECT: New Building ☐ Alteration ☒
Removal/Demolition ☐ Relocated Building ☐
(approx. age _____ years)

INTENDED USE: Conservatory

ZONING: Residential A (Kapiti Sector)

USE PERMITTED: Permitted

RESOURCE CONSENT GRANTED: NA

DESIGNATIONS ON PROPERTY: No knowledge of any

EASEMENTS: No knowledge of any

SITE SUBJECT TO INUNDATION: Not known to be

COASTAL BUILDING LINE RESTRICTION: NA

RELOCATABLE ZONE: NA

MINIMUM FLOOR LEVEL: NA

YARD & HEIGHT REQUIREMENTS: Complies

TREE PRESERVATION: NA

OTHER COMMENTS: _____

TIME TAKEN TO SUPPLY ABOVE: _____

SPECIAL FEATURES OF THE ABOVE LAND

Information is attached identifying the following special features of the land concerned that are known to Council.

- | | |
|------------------------------------|--------------------------|
| Potential Erosion | ☐ |
| Potential Avulsion | ☐ |
| Potential Subsidence | ☐ |
| Potential Slippage | ☐ |
| Potential Alluvion | ☐ |
| Potential Inundation | ☐ |
| Presence of Hazardous Contaminants | ☐ |

Other feature(s) or characteristic(s) likely to be relevant to the design or construction of the proposed buildings and not apparent from the District Scheme or District Plan:

(Plumbing & Drainage)

SEWER ~~AVAILABLE~~/CONNECTED _____

WATER ~~AVAILABLE~~/CONNECTED _____

SITE PLAN OF EXISTING SERVICES (IF ANY) plan supplied

LOCATION OF SEWER LATERAL plan supplied

LOCATION AND SIZE OF WATER TAP plan supplied 20m

LOCATION OF EASEMENTS (IF ANY) none known

LOCATION OF PUBLIC DRAINS (IF ANY) none known

STORMWATER DISPOSAL TO

CHANNEL ☐

DRAIN ☒

ON SITE ☐

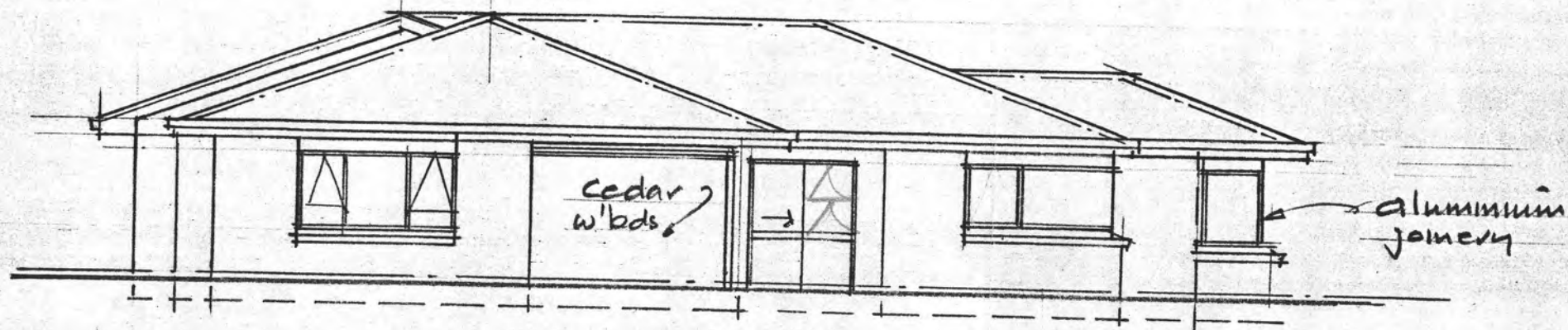
ADDITIONAL COMMENTS

IMPORTANT
24 HRS NOTICE MUST BE GIVEN
THE INSPECTOR FOR ALL STAGES
OF WORK TICKED BELOW.

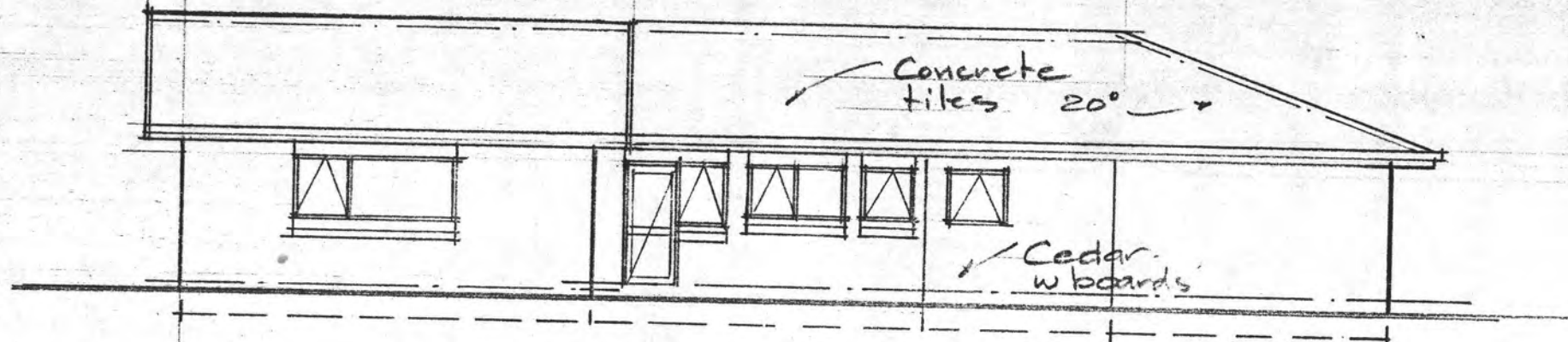
COMMENCEMENT OF WORK	☒
BEFORE POURING ANY CONCRETE	☒
BEFORE FIXING ANY FLOOR	☒
BEFORE FIXING ANY WALL OR CEILING LININGS	☒
BEFORE BACKFILLING ANY DRAIN TRENCH	☒
BEFORE COVERING ANY LAMING WORKS	☒
BEFORE FITTING ANY FLUE/ DRAIN COVER PLATE	☒
COMPLETION OF WORKS	☒
ALL INSPECTIONS ARE CARRIED OUT ON WEEKDAYS	

PROPOSED RESIDENCE at LOT 69 PINewood GROVE - WAIONE.

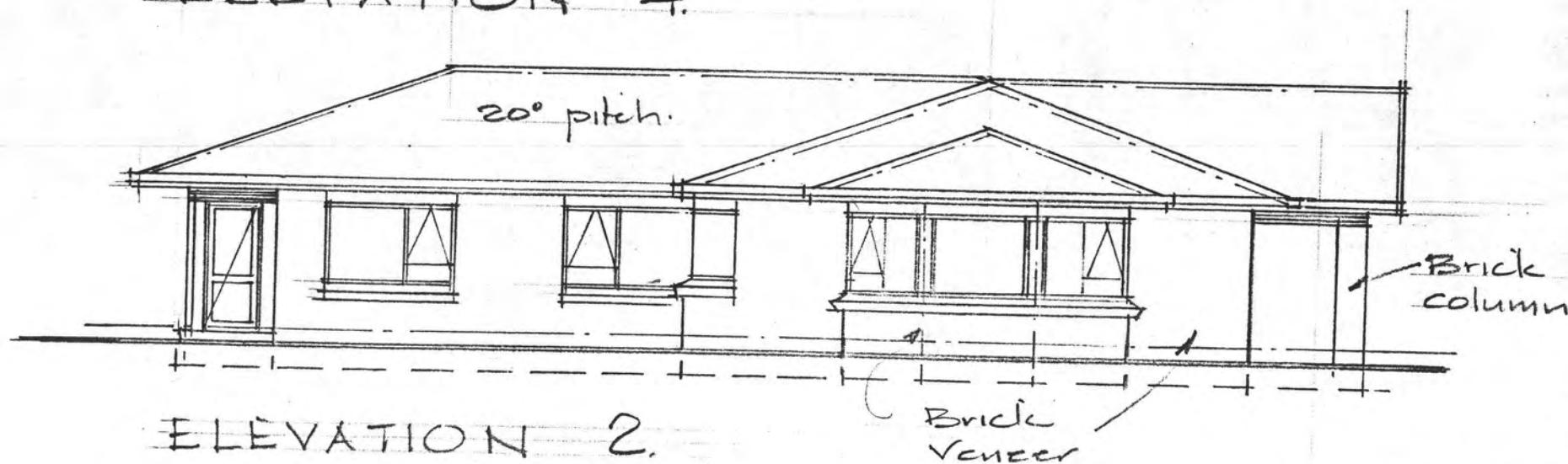




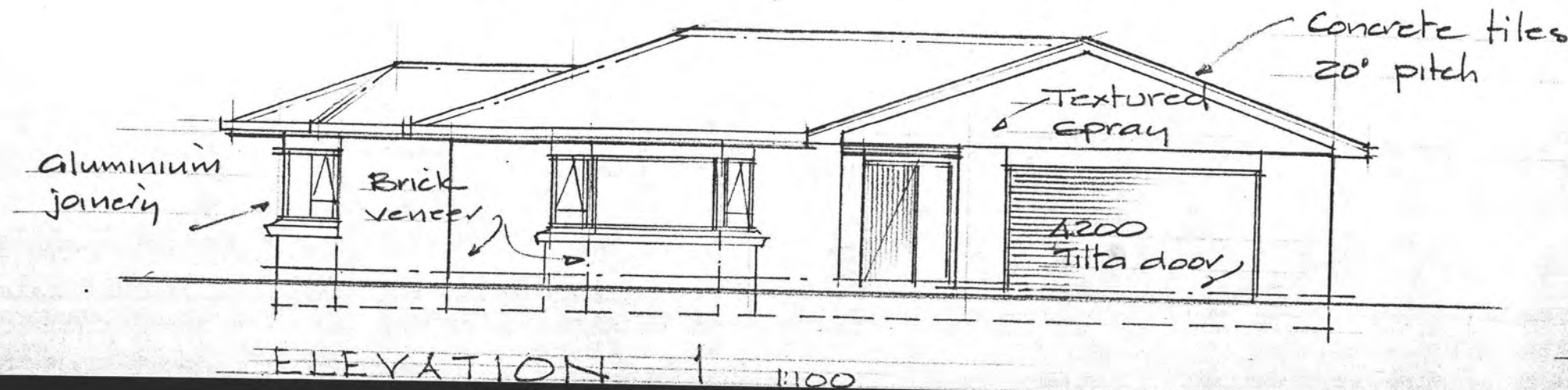
ELEVATION 3 1:100



ELEVATION 4



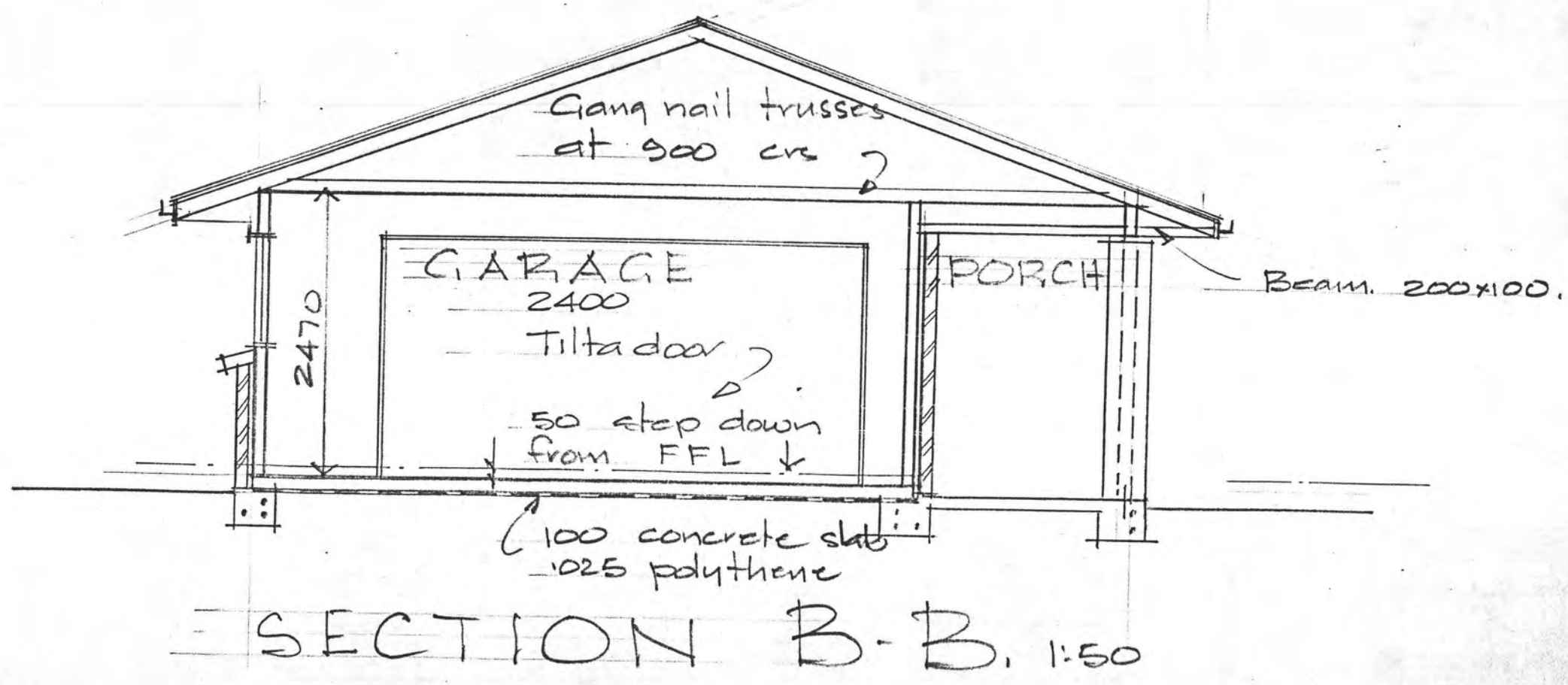
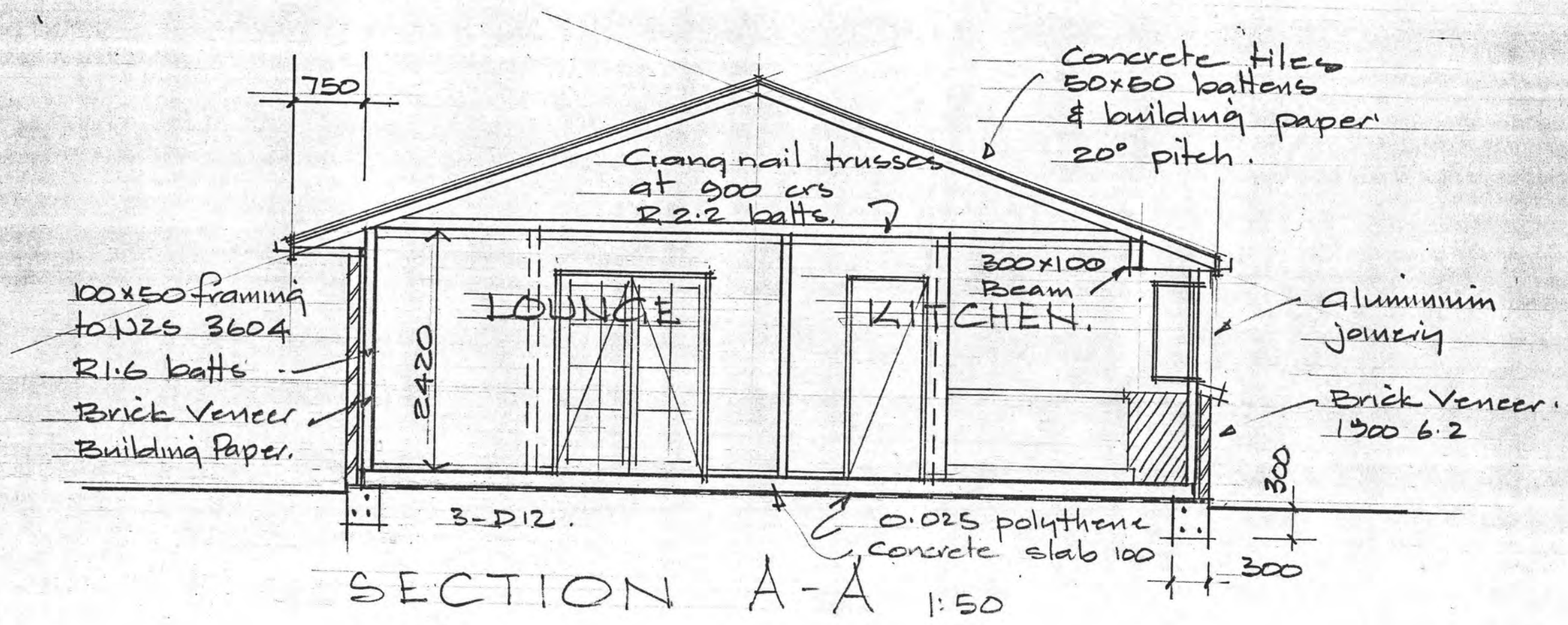
ELEVATION 2



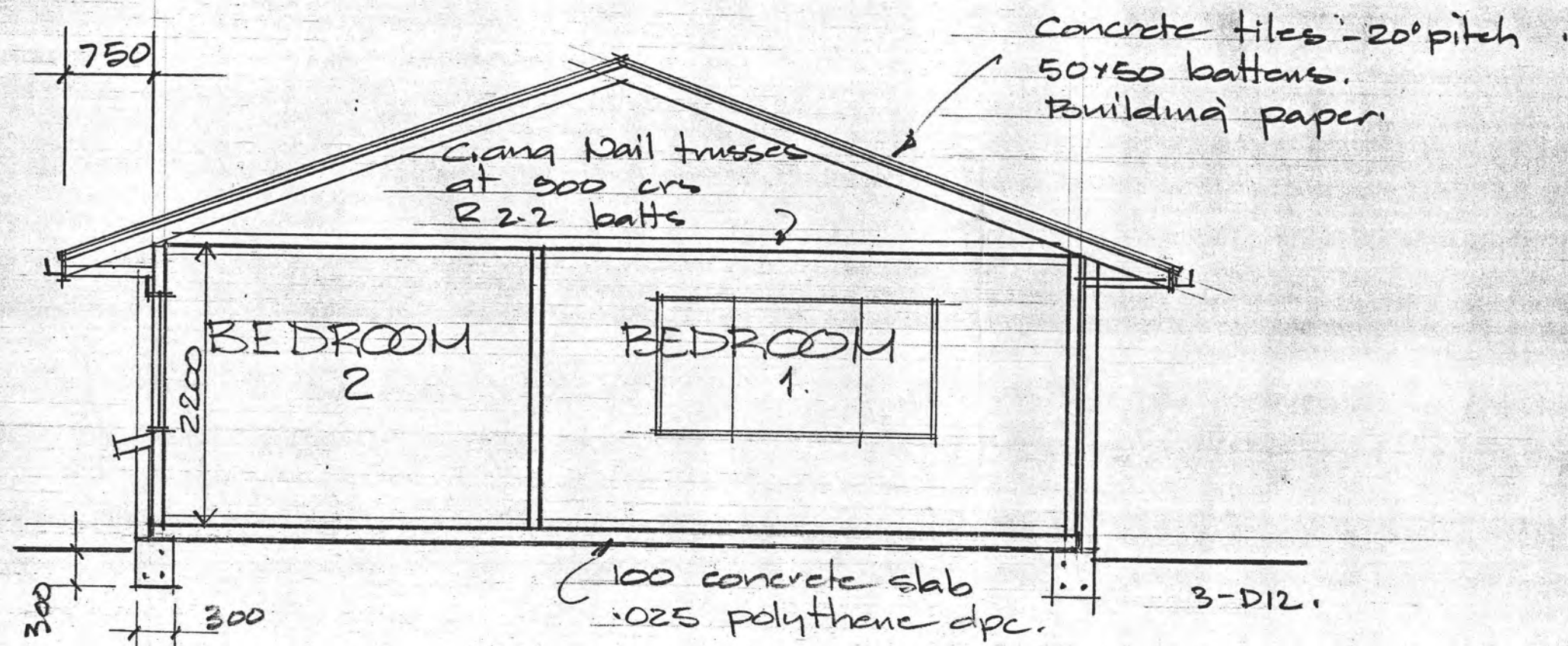
ELEVATION 1 1:100



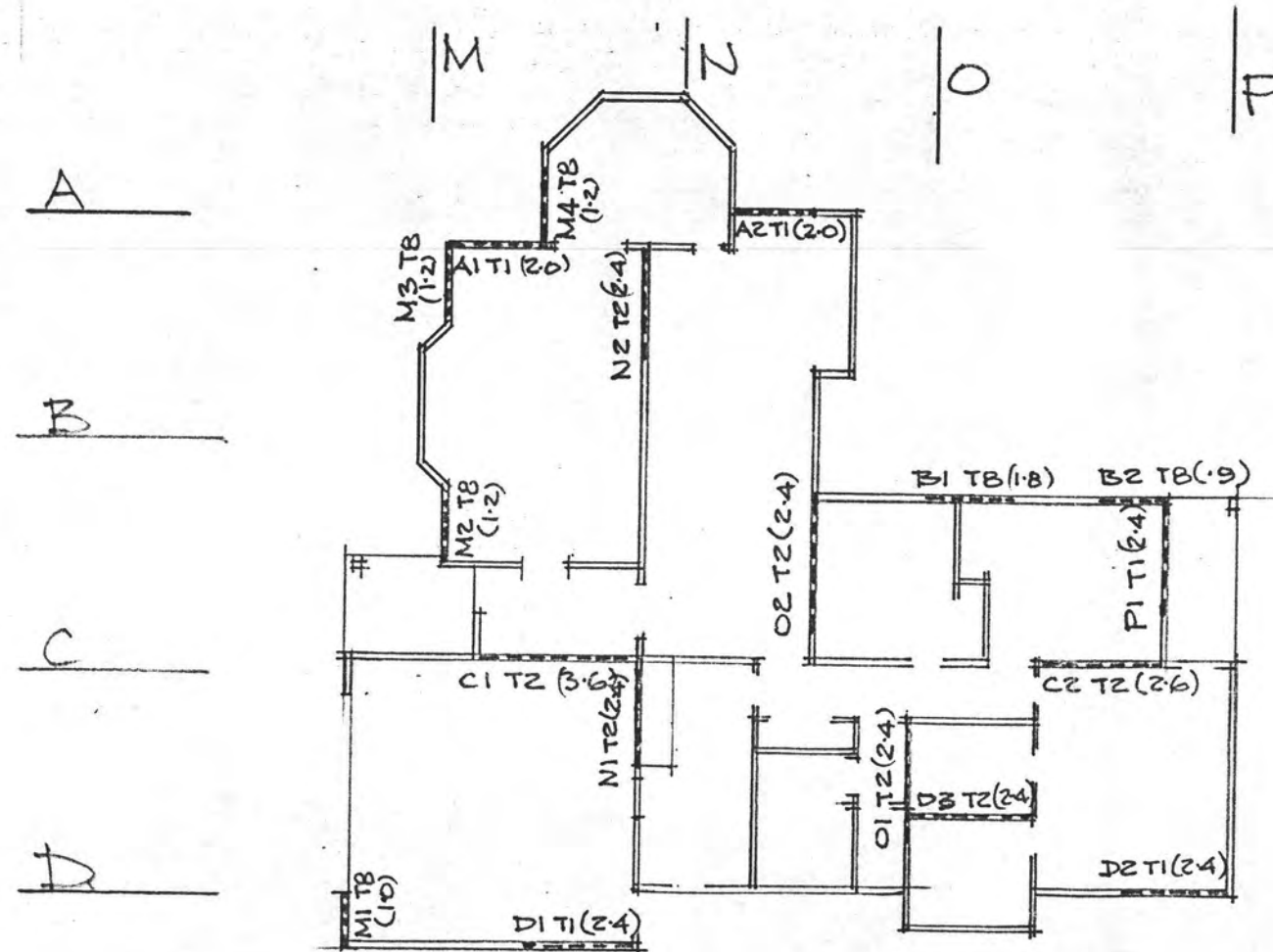
LOT 69.1.



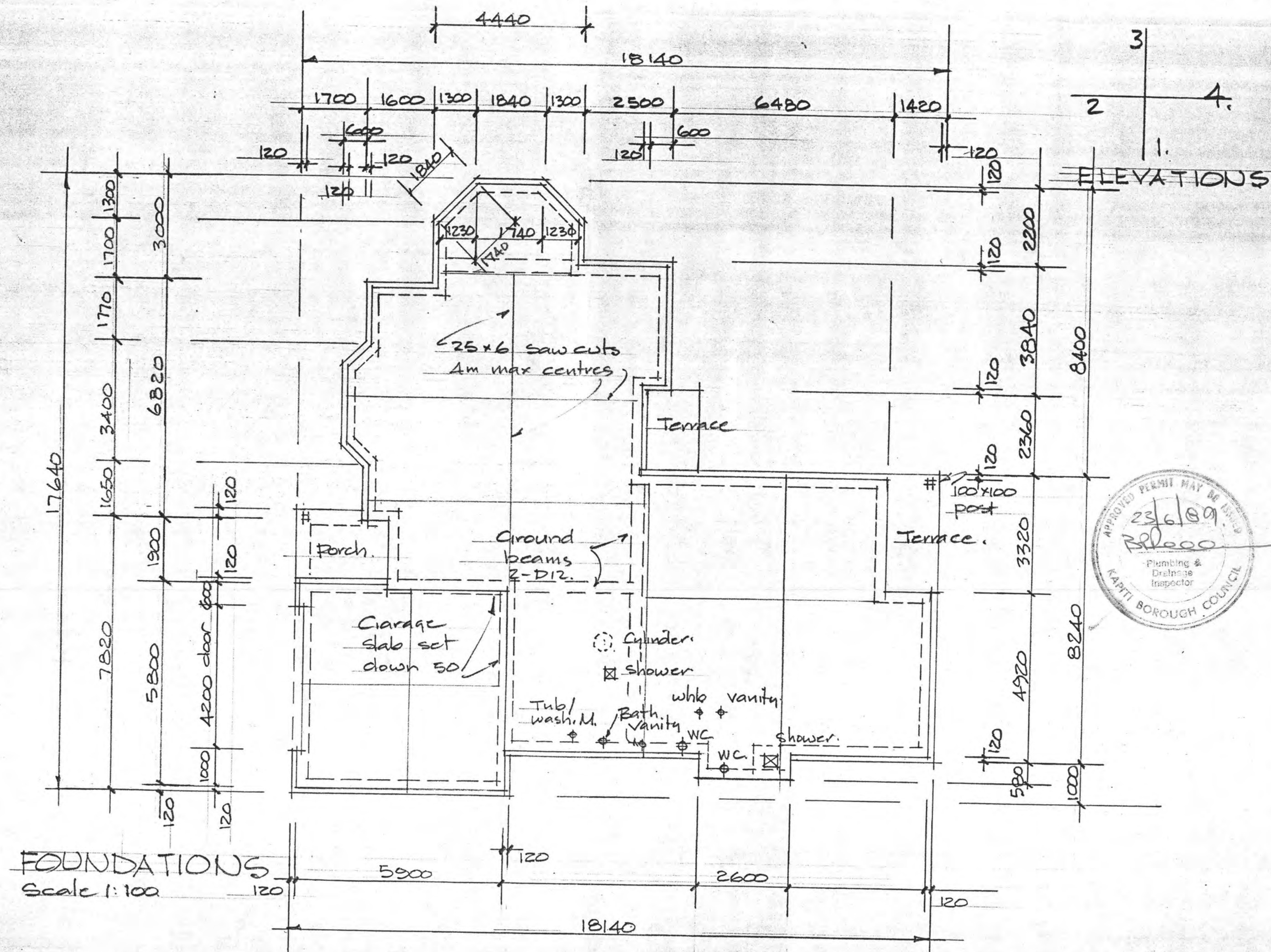
LOT 69. 3.



SECTION C-C 1:50.



LOT 69. 4.





KAPITI BOROUGH COUNCIL

Ngarara Building, Rimu Road
Private Bag, Paraparaumu
Telephone (058) 85-139
Fax (058) 72-563

Correspondence to be
addressed to:
THE TOWN CLERK

Inquiries to:

Ref.:

June 20, 1989

E Burgoyne
17 Ratanui Road
PARAPARAUMU

Dear Sir/Madam

BUILDING AND/OR PLUMBING APPLICATION

OWNER: Kapiti Construction

TYPE: New Dwelling

JOB ADDRESS: 22 Pinewood Grove

LODGED: 16-6-89

Before the plan and specification for the above is processed it will be necessary for you to supply the following information:-

(1) Supply (2) two specification pertaining to the proposed new dwelling.

(2) As per the Geotechnical Report supplied by Brickell Moss Consultin Enginners and Surveyors. Please supply engineer designed foundation for the foundation.

(3) The fixing of lintor over kitchen window will be required to be engineer designed.

An early reply will be to your advantage.

Yours faithfully

BUILDING INSPECTOR



Challenge

Realty

MAKING

Cnr McLean Street & Kapiti Road
PARAPARAUMU BEACH
P.O. Box 2002, Raumati Beach
Telephone (058) 88-194
Fax (058) 72-760
DX 9804

To whom it may concern,
It is
fine with Darryl and Patricia
Taylor, for Alistair Peach to
have a copy of our home's
Permit Application form. We are
at 22 Pinewood Grove Pk.

yours faithfully

P. Taylor

"Expect the Best"

Tom Please issue
plumbing permit only
to P. Zillwood
33 Mana St
Wngt

JOH.

No. _____

Inspector: M _____

File No. _____

Receipt No. 42466Date Permit Issued 27/7/87

OWNER

Name E. G. SINGHMailing Address 1 Komanu Rd
Panama 21000

BUILDER

Name _____Mailing Address 1 Komanu Rd
Panama 21000

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 27Street Name Panama Gr.Town/District Panama

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. _____

Lot 19 D.P. 14552

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Demolition

FLOOR AREA

Whole
Sq. Metres210

DWELLING UNITS

Number
Erected1

NATURE OF PERMIT (TICK BOX)



NEW BUILDING

- exclude domestic garages and domestic outbuildings



FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliancesNEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitionsDOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGSESTIMATED
VALUES
\$

Building	<u>147,000</u>	-
Plumbing	<u>2,000</u>	-
Drainage	<u>1,000</u>	-
G.S.T.		
TOTAL	<u>150,000</u>	

FEES APPLICABLE

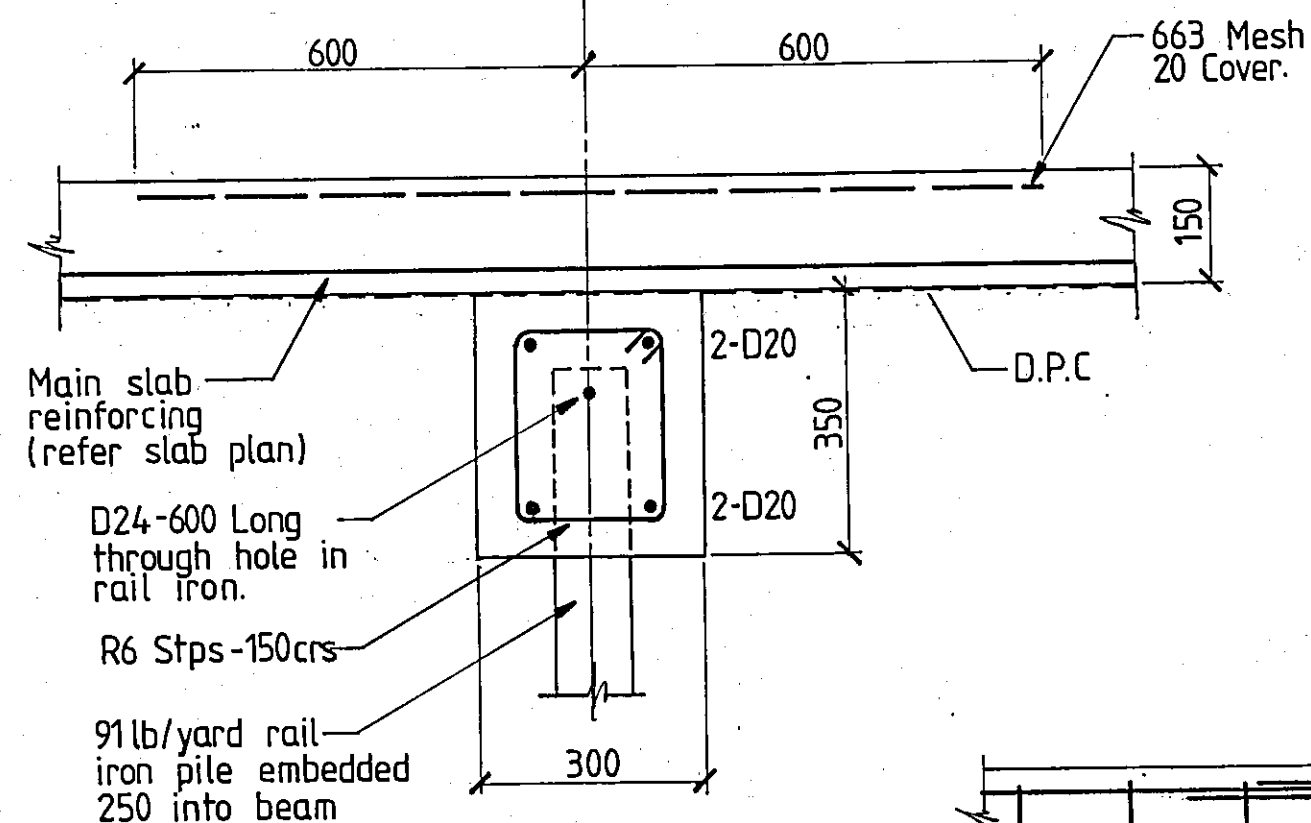
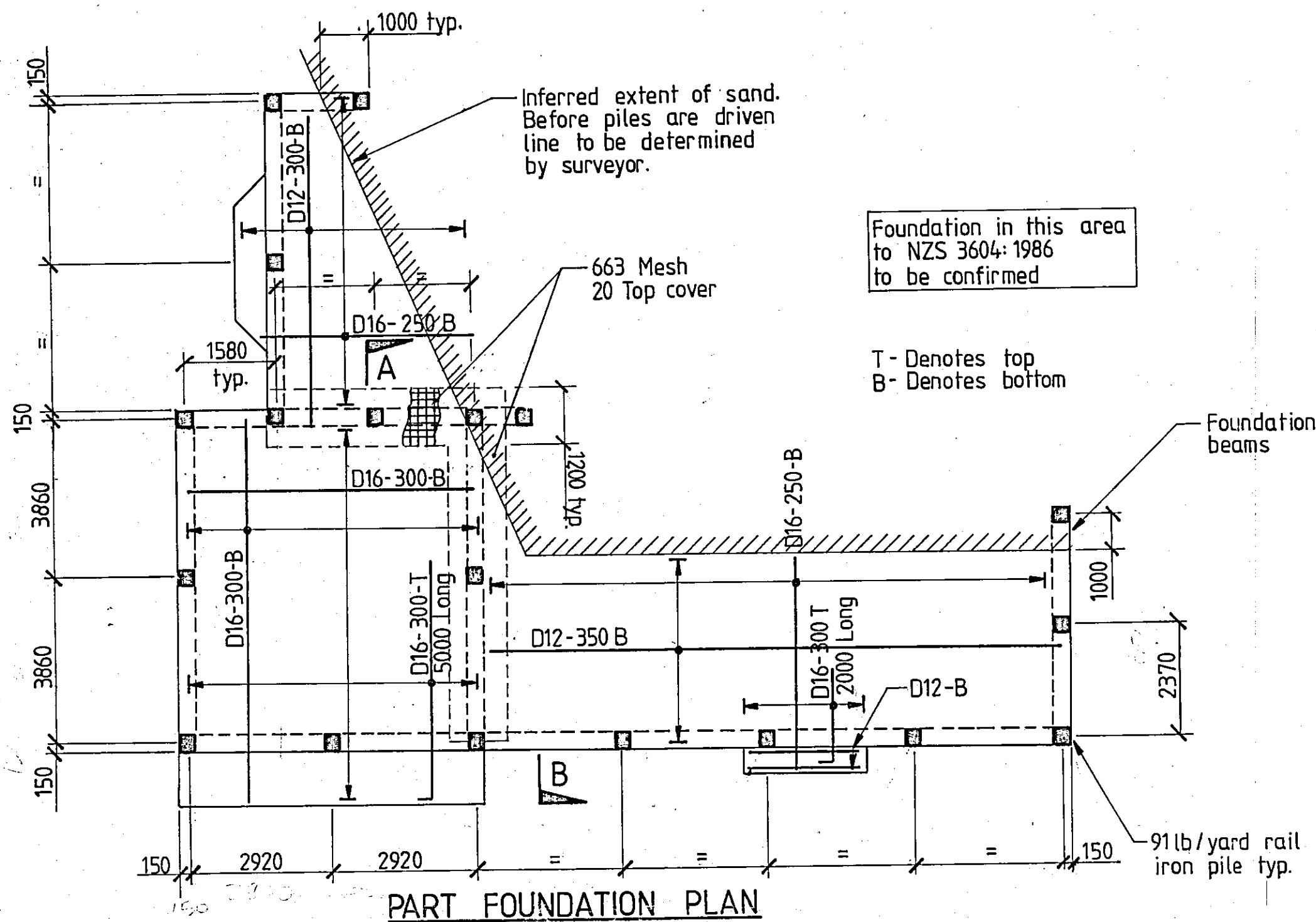
Building Permit	\$ <u>513</u>	-	Water Connection	\$ _____
Street Damage Deposit ..	\$ _____			\$ _____
Building Research Levy ..	\$ <u>165.75</u>			\$ _____
Plumbing	\$ <u>307</u>	-		\$ _____
Drainage	\$ <u>103</u>	-		\$ _____
Sewer Connection	\$ _____			\$ _____
Vehicle Crossing Levy ..	\$ _____			\$ _____
M.S. Plumbing	\$ _____			\$ _____
			G.S.T.	\$ <u>110.357</u>
			TOTAL:	\$ <u>176.75</u>

Receipt No. 42466Date of Payment 27/7/87Authorised Officer T.P. F.

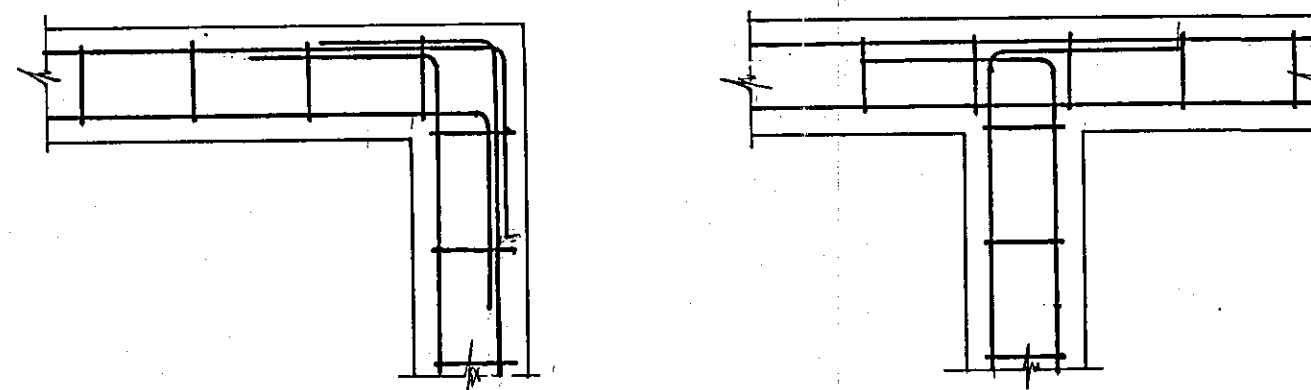
Special Conditions: _____

Date Inspected

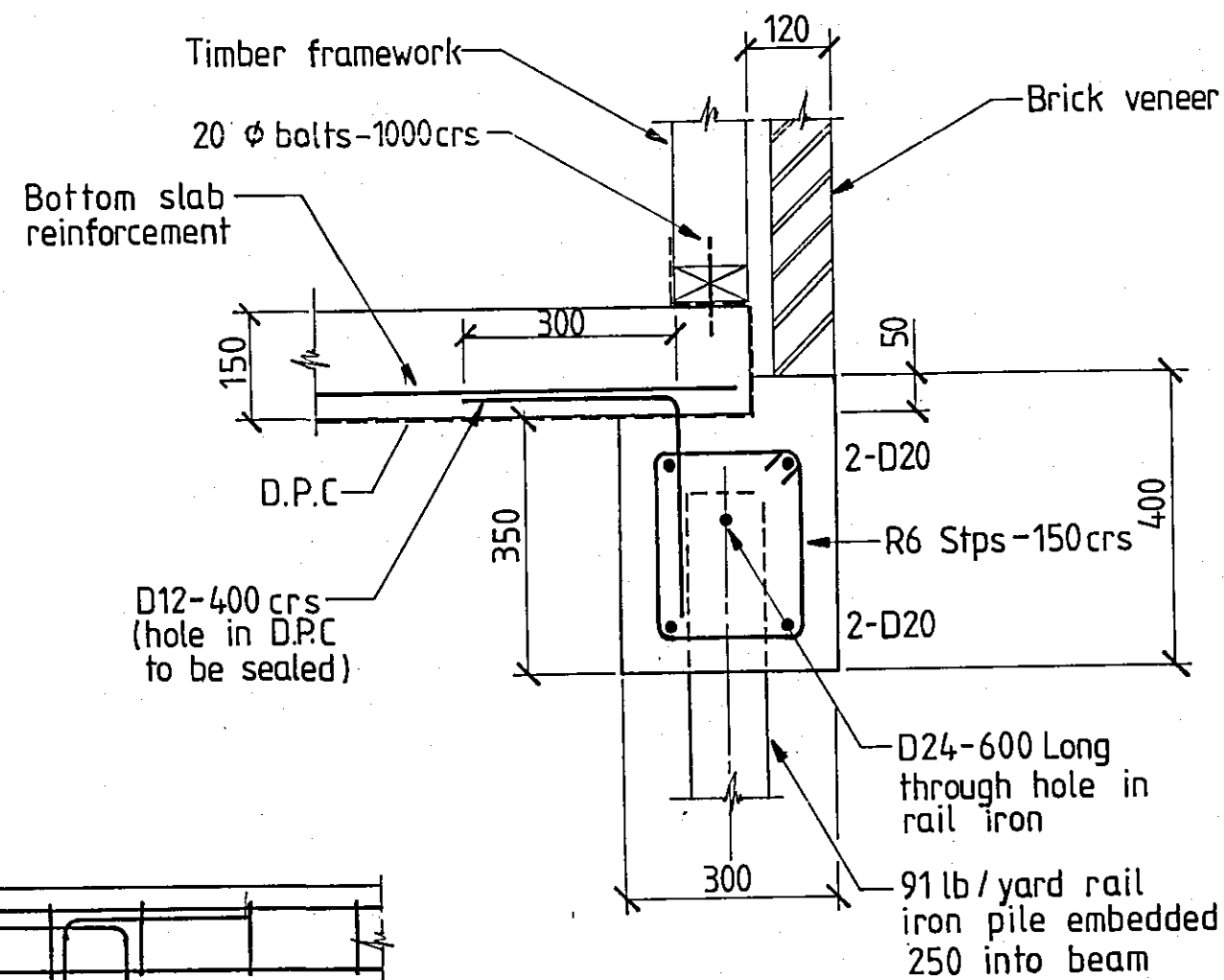
REMARKS (e.g. stage reached with work)



SECTION A
TYPICAL INTERNAL BEAMS



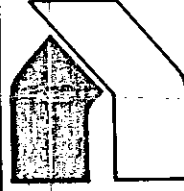
TYPICAL FOUNDATION INTERSECTION DETAILS



SECTION B
TYPICAL PERIMETER BEAMS

1. The quality of materials and workman- ship used in the execution of this contract shall comply with NZS 3109.
2. Reinforcing steel shall be mild steel bars to NZS 3402P, 1973. All bars to be deformed except stirrups, unless otherwise indicated. Note: "D" indicates a deformed bar: "R" indicates a plain round bar.
3. Reinforcing steel designated "H" shall be high strength steel to NZS 3402 P, 1973. All bars are to be certificated to Grade 380.
4. All concrete shall be vibrated, and shall have a minimum compressive strength of 25 MPa at 28 days.
5. Concrete cover for steel to be as follows:
Area of contact with ground: 75 mm
Elsewhere: Beam Reinforcement 50 mm
Slab reinforcement 35 mm
unless otherwise indicated. If no boxing is used, cover is to be increased by 25 mm, by increasing concrete section accordingly.
6. Laps for bars to be 500 mm or 40 diameters, the greater of the two. Laps for HRC mesh to be over two parallel bars.
7. Concrete shall be plant batched and delivered to the site to the requirements of NZS 2086. the slump of concrete shall not be greater than 120 mm. Concrete shall be delivered and placed within 30 minutes of batching. The use of site mixed concrete is not permitted.
8. The Contractor shall not pour concrete for foundations prior to inspection and approval of the excavations and steel placement by the Engineer. 24 hours notice shall be given to the Engineer for inspection requirements.
9. 91 lb/yard rail iron piles shall be driven by an IPH 600 Impact Hammer or its equivalent to a maximum set of 300 mm per 20 seconds unless varied with the approval of the engineer.

Issue	Amendment	By	Date



Rankine & Hill Limited
Engineers, Surveyors and Planners

☐ Auckland	☐ Paraparaumu
☐ Rotorua	☐ Wellington
☐ Palmerston North	☐ Christchurch
☐ Levin	☐ Christchurch

Also in Australia and South East Asia

MR. E. BURGOYNE
22 PINWOOD GROVE

FOUNDATION DETAIL

Date	JULY 1989	Scale	1:100, 1:20, 1:10	A 2
Surveyed		Drawing No	53064 - S1	
Designed				
Drawn	MSA			
Checked				
Approved				

RISK EVALUATION OF OLD BUILDING CONSENTS FOR CCC

BC NUMBER: BC950608

DATE: 28/01/15

Address: 22 PINWOOD GR, PARAPARAUMU

• Age of consent: Granted 4/08/95
• Have all inspections been carried out and passed by Building Control Officer/certifier: Yes
• Is property of low, medium, or high risk: Low
• Complexity level of design: Simple, Standard, Complex: simple Conservatory.
• Have items of non-compliance been resolved and NTF uplifted if any: NA

Application for Code Compliance Certificate (Form 278) completed?

What Paper work is required?

Copy of electrical certificate	
Copy of gas certificate	
An "as-built" drainage plan	
Plumbing (Form 125) for pressure test and installation piped services	
Drainage (Form 126) for storm water installation	
Drainage (Form 127) for private sewer installation	
A Construction Review (PS4) statement for Structural engineering	
A Construction Review (PS4) statement for Fire engineering	
A Construction Review (PS4) statement for Geo-technical engineering	
Roof cladding warranty	
Solar water heating technical specifications	
Wall cladding/texture coating installation applicator warranty	
A copy of the lift certificate	
A certificate from the fire alarm installer	
A certificate from the sprinkler certifier	
A copy of wet-area membrane installer's warranty	
A copy of deck membrane manufacturer's installer's warranty/guarantee	
FPIS (verifier) Fire Systems Certification	
Specified Systems – Make - Model – Location	
A copy of windows	
A copy of water tank warranty	
A copy of septic tank warranty	

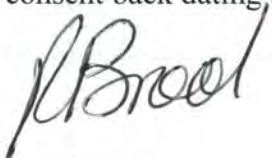
NA

Comments:

On review of the documentation and inspection notes it can be considered on reasonable grounds that all aspects of the building work were suitably covered and passed as required at that time.

The work involved is of a minor nature with minimal risk.

As the property has been well maintained, and there is no evidence of failure in respect to the requirements of B2, E1, E2, & E3 I can see no reason why the CCC cannot be issued provided an amendment is made to the consent back dating the durability clause of the building code.



Russell Brook
Team Leader Site Inspections

CODE COMPLIANCE CERTIFICATE REVIEW CHECKSHEET

Criteria: All building work except for minor works or major projects.
Refer QAS: B14, B15, B16



Address of Project: 22 Pinewood CROWE PARAPARAUMU	
Date: 28-1-15	BC No: 950608

	N/A	Yes	No
Application for Code Compliance Certificate (Form 278) completed?	N/A	✓	✓
Confirm all required inspections and been completed and passed	N/A	✓	✓
If Inspections have been missed, what supporting info and method of verification has been provided to compensate for missed inspections?			
	N/A	Yes	No
Work in accordance with approved consent and approved amendments	N/A	✓	✓
If no, has NTF been issued?			
Have items of non-compliance been resolved and NTF uplifted?			

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. Form completed during BC Approval process			
<i>Tick indicates yes, N/A indicates considered – but not applicable</i>	Req'd	Supplied	Accept
Copy of electrical certificate	N/A		
Copy of gas certificate			
An "as-built" drainage plan			
Plumbing (Form 125) for pressure test and installation piped services			
Drainage (Form 126) for stormwater installation			
Drainage (Form 127) for private sewer installation			
A Construction Review (PS4) statement for Structural engineering			
A Construction Review (PS4) statement for Fire engineering			
A Construction Review (PS4) statement for Geo-technical engineering			
Roof cladding warranty			
Solar water heating technical specifications			
Wall cladding/texture coating installation applicator warranty			
A copy of the lift certificate			
A certificate from the fire alarm installer			
A certificate from the sprinkler certifier			
A copy of wet-area membrane installers warranty			
A copy of deck membrane manufacturer's installers warranty/guarantee			
FPIS (verifier) Fire Systems Certification			
Specified Systems – Make - Model - Location			
A copy of windows			
A copy of water tank warranty			
A copy of septic tank warranty			
Record of work			

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

Compliance Schedule	Yes	No
Is a new or amended compliance schedule required?		
If "Y" Has it been issued? (Refer note below)		☒
If the new/ revised compliance schedule has not been issued, what action has been taken to ensure it will be issued? Outline:		

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

Building Consent Requirements	Yes	No
Are there any item specified in the building consent or PIM that have not been completed. Outline:		☒
Are there any development impact fees to be paid outstanding? (if Yes, CCC cannot be issued)	Yes	☒
Are there any other outstanding fees? (if Yes, CCC cannot be issued)	Yes	☒

Decision
Issue Code Compliance Certificate? ☒ or Refuse Code Compliance Certificate? ☐
Give reasons for decision:

Building officer:	Co-reviewer:
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Date: 28-1-15	Date: 28/1/15
Name: WATSON C	Name: Russell Brook
Copies	Yes No
File: Compliance Schedule, Compliance Schedule Statement, and CCC placed on file.	
Applicant: Copies of Compliance Schedule, Compliance Schedule Statement sent out with the CCC	
Inspection Pack: Add copies of Compliance Schedule, Compliance Schedule Statement and CCC	

28 January 2015

The Chief Executive
Ministry of Business,
Innovation & Employment
Level 6, 86 Customhouse Quay
PO Box 10-729, Wellington

Dear Sir/Madam

**Notification of Building Consent granted subject to a waiver or modification of
the building code**

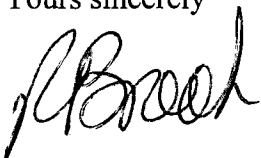
Building Consent: 950608
Description: CONSERVATORY
Location: 22 PINWOOD GR, PARAPARAUMU
Legal Description: LOT 69 DP 64552 CT 33D/170

We recently issued an amendment to building consent relating to the above building project.

As the consent was granted subject to a modification of the building code, we are notifying you in accordance with section 68 of the Building Act 2004.

The modification granted was with respect to the external cladding complying with clause B2.3.1 from 03/11/1995 instead of from the time of issue of the code of compliance certificate.

Yours sincerely



Russell Brook
Team Leader – Site Inspections

28 January 2015

K R & J I Shilling
P.O. Box 1515
Paraparaumu Beach 5032

Building Consent: 950608

Dear Sir/Madam

**Building Consent granted subject to a waiver or modification of the
building code**

Description: CONSERVATORY
Location: 22 PINWOOD GR, PARAPARAUMU
Legal Description: LOT 69 DP 64552 CT 33D/170

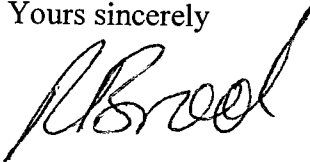
We recently issued you with an amendment to building consent relating to the above building project. The consent was granted subject to a modification of the building code.

The modification granted was with respect to the external cladding complying with clause B2.3.1 from 03/11/1995 instead of from the time of issue of the code of compliance certificate.

This modification applies only to building work carried out under the above building consent.

Please keep this letter with your building consent documentation.

Yours sincerely



Russell Brook
Team Leader – Site Inspections

FOR COUNCIL USE:

Department	✓ For Referral	Comments	Approving Officer / Date
Planning			
Plumbing and Drainage			
Building	✓		<i>Len Smith</i> 27.1.2015
Fire Design			
Compliance Sched			
Structural			
Hazardous Substances			
Environmental Hea			
Other.....			
NOTES:			



AMENDED BUILDING CONSENT APPLICATION COVERSHEET (Green Folder)

22 Pinewood Grove, Poroporo, M1

Building Consent No.	950608A
Building Project	Durability Modification

CONSENT DATA INPUT REQUIREMENTS

✓ Required Inspections	✓ Required Inspections	✓ Required Inspections	✓ Required Inspections
Foundation/Piles	Drainage	Pre-lining (Plumbing)	Final (Dwelling)
Block	Pre-Wrap	Wet areas - membrane	Retaining Wall
Pre-Slab (Plumbing)	Pre-Clad	Post Lining	
Pre-Slab (Building)	Weathertightness	Brick Veneer	
Sub-Floor	Pre-lining (Building)	Retaining Wall	

Office use ✓	Office use ✓
32 Lapse and cancellation after 12mths of consent	23A Second hand wood burner certified
2 Engineer design specific components	25 Contractor to leave site clean and clear
3 Foundations to solid bearing of 200mm	30 To comply with Food Hygiene Regulations 1974
4 NZS3604 as acceptable solution in terms of NZ Building Code	31 As in CCZ, all fixings need to be stainless steel
6 Not approved as Habitable Room	33 Approval only given for relocation purposes
9 Note and comply with all endorsements on approved plans	34 If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
10 Names and Registration of plumber and drain-layer required	38 Window sashes on upper levels less than 760mm above floor to have stays fixed
11 Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	39 Construction of playground to comply with NZS5828
12 Hot & Cold water pipes tested to 1500kPa	40 Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
13 Roof stormwater to be connected to existing	43 Textured systems should be applied by licensed, trained applicators – supply warranty
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	
23 Installation of solid fuel appliance (wood burner) comply and secured	

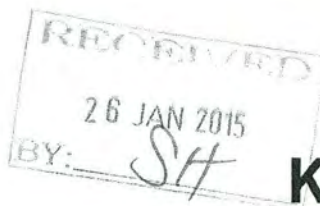
Act Ref	✓	Standard Consent Conditions	Comment
37		Resource Consent has not yet been obtained	
72 73		Land subject to natural hazard	
75-80		Construction on two or more allotments	

Non-Standard Addenda

Yes/No		Compliance Schedule
Yes/No		Office - please see additional consent data comments on next page

APPROVED
BY
BUILDING
Leon
Smith
27/01/2015

000001



DURABILITY MODIFICATION

Address of Property:

22 Pinewood Grove, Paraparaumu

Building Consent Number:

BC 950608

Request:

Due to the time delay in my application for a Code of Compliance Certificate, I would like to amend the above Building Consent in relation to a modification of durability clause B2.3.1 of the Building Code.

The commencement date for durability is to be backdated to:

Date 3.11.1995

Signature:

Name: (please print)

K. R. SHILLING

Signed:

Date 23.1.2015

CCC application

The back dating of the commencement of the date for
durability to 3. November 1995 is agreeable to both
parties. After going through the inspection Records online

Sean Smith

27.1.2015

Kāpiti Coast
DISTRICT COUNCIL
Me Huri Whakamuri, Ka Tiro Whakamua

[illegible]

Kāpiti Coast
DISTRICT COUNCIL
Me Huri Whakamuri, Ka Titiro Whakamua

Building Consent Number: 950608A

Street Address: 22 Pinewood Grove, Porangahau.

[illegible]

This form comprises part of the Building Consent documentation and indicates the contents of the Building Consent File.

SCOPE OF INSPECTION SHEET

Date 20-1-15 BCA 950608 Inspection No. Final
 Time 9-00 Documents on site YES ☒ NO ☐
 Owner Name _____ Project Description Conservatory
 Site Address 22 Pinewood Grove Restricted Building Work YES ☒ NO ☐

☒ 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 Conservatory all complete
1 showing no signs of wear.
all glass in good condition
Stormwater to existing
Smoke detector fitted
 Diagram (if necessary) _____

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

Site instruction issued _____

*Durability Modification to be applied
for - Completed

Confirmation of person on site Result: ☒ Pass ☒ Fail
 Name _____ LBP No. _____

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

Agreed K. HILLING Sign KEN HILLING
 Officer Name Craig Watson Sign CW

Information entered into data base ☐ Initial _____ Date 1/1/15

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 60601, Paraparaumu, 5254.
2. The information is available for public inspection as part of the Building Record of the property concerned. It can be viewed at 175 Rimu Road, Paraparaumu, 5032.
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 SINGLE RESIDENTIAL

Date 10-1-13 BCA 950608 Inspection No. 1001

Time 4:00 Documents on site YES / NO

Owner Name Project Description *College Party*

Site Address..... 22 Parnell Ave. Restricted Building Work YES / NO

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	☒ Y	☐ N	☐ NA	Conforms with approved drawings	☒ Y	☐ N	☐ NA	Confirm Additional information/amended plan	☐ Y	☐ N	☒ NA
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FINAL – Exterior

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

FINAL – Interior

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

FINAL – Intertenancy/Commercial

Fire/Life systems sighted	P	F	NA	Guarantees/Warranties/ Certificates/ Expert Opinion	P	F	NA	Intertency STC	P	F	NA
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All Inspections

Road Crossing Complete	<u>P</u>	F	NA	Energy Certificates supplied	P	F	<u>NA</u>	Final Check Complete	Y	N
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Officer Name: Paul Watson Sign: (Signature) Date: 2011/12