

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

The Owner

Bartlett James Henry & Bartlett Janet Claire	No.	070617
4 Myrtle Lane	Issue date	9/01/08
Paraparaumu	Application date	5/06/07

The Building

Street Address	4 Myrtle Lane, Paraparaumu
Valuation No.	1528218000B
Legal Description	FLAT 2 DP 33454 1/2 INT 850 M2 BEING LOT 6 DP 22047 CT 10A/1091
Intended Use	Residential
Intended Life	Indefinite, but not less than 50 years
Current Use	Residential
Proposal	New Garage
Estimated Value	\$13,000

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:

31/01/08

HUTT COUNTY COUNCIL

Valuation No. 1538/95/16Date Received: 5.5.71

Application for Building Permit

To: The Building Inspector,
P.O. Box 8012,
WELLINGTON.

I (the undersigned), ALAN RIEPER (Full Name)
of 4 MATATIA ROAD RAUWHITI BCH (Address)

ERECT
ADD
ALTER
REINSTATE

hereby make application for permission to 2 FLATS
with a floor area of 1200 sq. ft. as prescribed herein and set out in the plans and specifications attached hereto, in premises at:

No. 779 Roseville Road Street or Road Rauwhiti Township
Lot No. 6 D.P. 22047 Riding

The owner of the premises is ALAN RIEPER (Name)
4 Matatia Road (Address)

Previous owner { If Section
has been
recently
transferred }

Estimated value of: Building only \$ 14,200:-
Plumbing and Drainage \$ 1,800:-
Total \$ 16,050:-

Signature of Applicant [Signature] (As Builder or Owner) 5-5-71 (Date)

Builder's Name and Address: { If not
the
applicant }

FOR OFFICE USE ONLY

Receipt No. 730 Road Deposit No. 2396 A/c. No. 72849

Fees:

Building Permit	\$ <u>48:00</u>	Date	
Kerb Crossing	\$ <u>22.00</u>	Permit No.	<u>72849</u>
Road Deposit	\$ <u>10.00</u>	Date Issued	<u>18.6.71</u>
	\$ <u>48.00</u>		<u>88.50</u>

TOWN PLANNING DISTRICT

Conforms/Non-Conforming.

Operative
Undisclosed

Checked by District Engineer. (Date) (Initials)

Remarks: King regd - Amendment

HUTT COUNTY COUNCIL

Valuation No.

Date Received

Application for Plumbing and Drainage Permit

To : The County Health Inspector,
P.O. Box 8012,
WELLINGTON.

I, the undersigned Col. W. Pienaar (full name)
of 41 Madatana Road Baunat Boi (address)

hereby make application for permission to have the work prescribed herein set out in the plans attached hereto carried out in the premises situated at

No. Rosedda Road Street Baunati Township

Lot 6 D.P. 22047 Riding

The owner of the premises is Col. W. Pienaar (Name)

of 41 Madatana Road Baunat Boi (Address)

I hereby nominate these Registered Tradesmen to carry out the said work :

Blackwell (Registered Plumber)

of 41 Madatana Road Baunat Boi (Address)

as above (Registered Drainlayer)

of (Address)

Type of water supply Under ground Capacity of storage tanks 2000 gals.

Description of Work : Cross out any of the following which do not apply :

Install bath, basin, sink, tubs, shower, W.C., hot/cold water supply.

Drainage to grease trap/septic tank/sewer/field drain/soak pit.

Stormwater drainage to street/channel/soak pit.

Other Work

Value of Proposed Work (including Materials) :

Estimated cost of : (a) Plumbing \$ 1660 : 00

(b) Drainage \$ 190 : 00

TOTAL \$ 1850 : 00

Signature of Applicant Col. W. Pienaar Date 5-5-71

For Office Use Only

Fees :

Plumbing \$ 22 - : 00

Drainage \$ 4 : 00

Sewer connection \$:

Total \$ 26 - : 00

Acct. No.

Date 23730

Permit No. 18.6.71

Date Issued 930

Receipt No.

Remarks :

KAPITI BOROUGH COUNCIL

APPLICATION FOR WATER SUPPLY AND CONNECTION PERMIT

The Borough Engineer,
Private Bag,
PARAPARAUMU



I, VAN VLIET (full name)
PLEASE PRINT
1 KAPURANGA CIR. STOKES (Postal address)

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) 278 ROSETTA RD.
Lot 9 DP 22047.

Fees Payable (on application)

Inspection \$
Connection \$ N.C. section
Total \$ N.C. Connection

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, C. GEORGE (full name)
of 154 WAIKARENGA RD. OTAKI (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. N.B. Connection NOT permitted until permit obtained.

(Signature)

(Craftsman Licence No.)

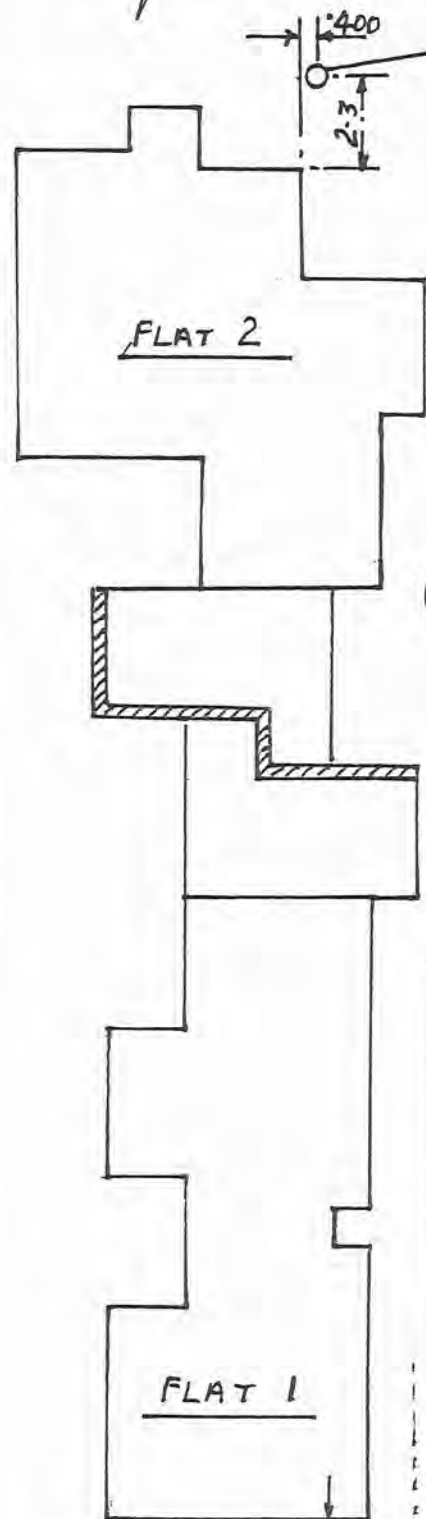
(Date)

- | | |
|---|---------------------------------------|
| 1. Existing Water Supply | To be retained/dismantled |
| 2. Pressure: high/low | "Header Tank"/Pressure Reducing Valve |
| 3. H/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 |
- State precisely how it is proposed to make the new connection:

OFFICE USE ONLY

Permit No.	Job Inspected <u>BPD</u>	Building Register Entry
Date Issued	Connection Recorded <u>5/6/87</u>	

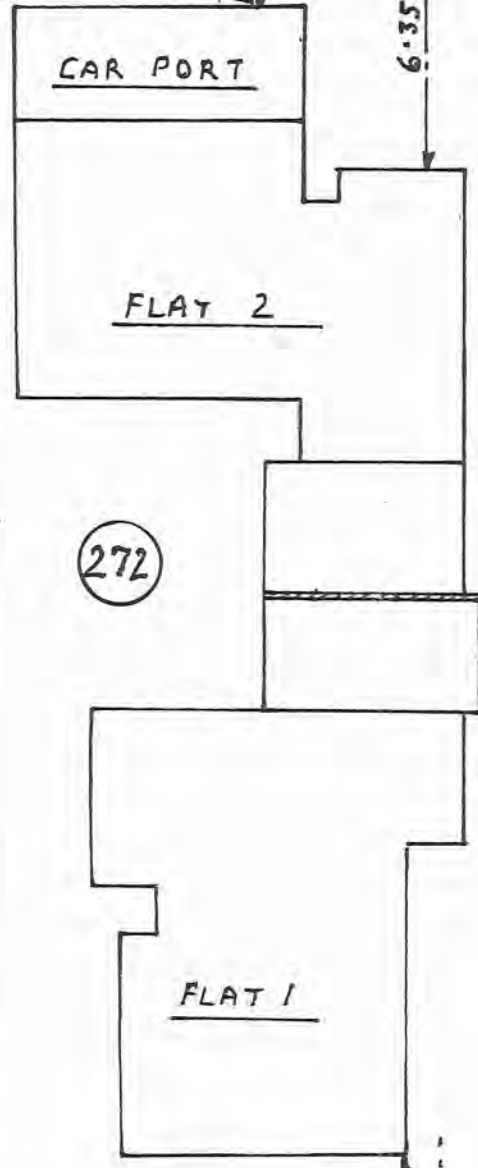
100 ϕ P.V.C. IN SAND
TESTED 2. 6. 82



274

DRIVEWAY TO REAR FLAT

BOUNDARY



272

CAR PORT

BOUNDARY

LATERAL

NOTE:- COMMON DRAIN
SHOWN THUS (A)

SEWER MAIN

LATERAL

LATERAL

100 ϕ P.V.C. IN SAND
TESTED 18. 6. 82
B.D.

COMMON DRAIN FLAT 2-272 & FLAT 2-274 ROSETTA RD.



Ngarara Building, Rimu Road,
Private Bag, Paraparaumu
Telephone 85-139

Correspondence to be
addressed to:
**THE BOROUGH
ENGINEER**

Inquiries to JIM DOHERTY

CONSTRUCTION OF PUBLIC DRAIN THROUGH PRIVATE
PROPERTY AT NO. 272 ROSETTA RD STREET/ROAD
RAUMATI

In lieu of serving formal notice of intention to construct a public drain through private property, pursuant to Sections 445 and 708 of the Local Government Act 1974, the property owner(s) below, having been approached has(have) signed the following:

I/we AMY JOYCE SIMPSON DYKES

Registered owner(s) of property ~~lot~~ FLAT 2 DP 33454

hereby certify that I(we) have inspected Plan No. 102 R 4

Sheet No. /

showing how the drain will affect my(our) property, and on the condition that after completion the property is left in at least the same condition as found, before commencement, I(we) have no objection to the proposal.

SIGNED

SIGNED

WITNESSED

WITNESSED

Dated this 14th day of July 1980

R. & D. MCKENZIE LTD.

Reg'd Drainlayers

**DRAINAGE & GENERAL
CONTRACTORS**

A. DYKES,
272 ROSETTA RD,
RAUMATI.

72 Rosetta Road
Raumati South

Phone 85-778
A/H 84-082

9.10.81

Dear Householder.

We would appreciate it if you could complete the form below.
Failure to reply within 10 days will be interpreted as confirmation.

I/we A. Joyce Dykes
of 272 Rosetta Rd. declare that my property at
Raumati Beach has been
reinstated to my satisfaction after laying the sewer main.

Signed A. Joyce Dykes

Yours faithfully,

R. & D. MCKENZIE LTD.

J. McKenzie

Thank you!

12/04/03

7.2.3.1

JOHNSTON LAWRENCE ELDER
BARRISTERS & SOLICITORS

Level Six, Wool House, Cnr. Brandon & Featherston Streets, Wellington 1, New Zealand.
PO Box 1213, DX 8012, FAX (+64) (+4) 473 4673 & 471 2490.
TELEPHONE (+64) (+4) 472 0940

Our ref: FRE 08232 001

23 April 1993

The District Engineer
Kapiti Coast District Council
Private Bag
PARAPARAUMU



Attn Mr Deacon

COMMON DRAIN : 272 & 274 ROSETTA ROAD

We act for Mr D L French who owns a property at Flat 2, 272 Rosetta Road, Raumati Beach.

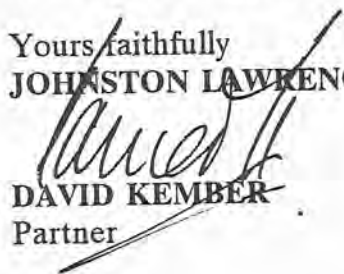
In 1988 Mr French and his next-door neighbours at Flat 2, 274 Rosetta Road were issued with a request under s.461(i) of the Local Government Act to register a common lateral drain which had been laid through the back of their property. We regret to say that registration of the common drain is for various reasons not complete, but in the meantime not only has your local authority changed its name but also it has become apparent that the documentation originally given to us was incomplete, in that registration will affect the titles not only of our client and his neighbour Mrs Lascelles but also those of the owners of the front flats on Rosetta Road, this being by reason of the fact that all four properties are on cross-lease titles with undivided half shares in the fee simple.

We have therefore prepared a fresh request under s.461 for signature by the District General Manager and return to us for lodging with the District Land Registrar.

In order to save time we have written to the owners of 1/272 and 1/274 Rosetta Road to obtain production of their titles and at the same time have provided them with a consent form which we will pass on to you when we get it back.

In light of the fact that through no fault of ourselves or our client we have been put to the expenditure of an additional amount of time and effort for which we will be unable to charge we suggest that the Council might like to consider a contribution to costs.

Yours faithfully
JOHNSTON LAWRENCE ELDER


DAVID KEMBER
Partner

LTJA5.2



BOROUGH OF KAPITI

Ngarara Building, Rimu Road,
Private Bag, Paraparaumu
Telephone 85-139

Our Ref.:
Your Ref.:

Correspondence to be
addressed to:
**THE BOROUGH
ENGINEER**

Inquiries to:

Mr Deacon

I193

MR & MRS D.L. FRENCH
FLAT 2
272 ROSETTA RD
RAUMATI BEACH

Dear Sir/Madam

RE: COMMON DRAIN - 272 + 274 ROSETTA RD

During reticulation of the Borough Sewerage Scheme, difficulties for some private household drain connections were envisaged, eg. low lying sections, reinforced concrete drives, particularly steep sections, etc.

To overcome many of these difficulties common private drains were installed, consisting of two or more property drains, combined together and sharing common ground until termination at the public sewer. All respective owners involved agreed to arrange registration of the facility on their property titles thus ensuring protection for all concerned.

A legally surveyed easement could be used in place of a common drain but the additional costs incurred to owners often outweigh the benefits.

As your property is involved with a common drain arrangement you are hereby requested to arrange registration of the enclosed details on the Title of your property through your solicitor.

If you were not the property owner at conception of the common drain arrangement, please find enclosed original owner's agreement form.

In conclusion, we apologise for any inconvenience caused by the delay of this notification.

Yours faithfully

for BOROUGH ENGINEER

Encl:

COPY

IN THE MATTER of Section 461 of the
Local Government Act
1974

- and -

IN THE MATTER of Land Transfer Act
1952 and of the lands
comprised in
Certificates of Title
Volume Folio
(Wellington Registry)
and
Volume Folio
(Wellington Registry)

TO: The District Land Registrar
WELLINGTON

I, Peter Manderson of Paraparaumu, Town Clerk and Chief
Executive Officer for THE KAPITI BOROUGH COUNCIL HEREBY CERTIFY
that a common private drain passes through or serves the
separately owned premises described in the First and Second
Schedules hereto such drain being the areas marked with the
letters "A" and " " on the plan endorsed hereon being constructed
with the consent of the owners of the said land described in the
First and Second Schedules hereto.

AND I HEREBY REQUEST that you record against the titles to the
said land described in the First and Second Schedules hereto that
the said lands are served by the said drain and that the rights
set forth in Section 461(1) of the Local Government Act 1974
shall apply to each of the said pieces of land.

DATED at Paraparaumu this 1st day of August 1988

..........

TOWN CLERK

COPY

2.

FIRST SCHEDULE

NAME OF OWNER: DERRICK LAWRENCE & MURIAL OLIVE FRENCH

DESCRIPTION OF LAND: ALL THAT parcel of land containing
FLAT 2 DP 42260 1/2 INT 809 square metres more or less
situate

ADDRESS: 272 ROSETTA RD RAUMATI BEACH

LOT: 6 DP 22047

SECOND SCHEDULE

NAME OF OWNER: MARY REBECCA LASCELLES

DESCRIPTION OF LAND: ALL THAT parcel of land containing
FLAT 2 DP 42260 1/2 INT 809 square metres more or less
situate

ADDRESS: 274 ROSETTA RD RAUMATI BEACH

LOT: 7 DP 22047

COPY

The Town Clerk
Kapiti Borough Council
Private Bag
PARAPARAUMU

We, the owners of the properties described as

274 ROSETTA RD

No. 1001 *Rebecca Lascelles* being Lot *Flat 2* DP *42260*

Leila Georgina Lock being Lot *Flat 2* DP *33454*

272 ROSETTA RD

..... being Lot DP

..... being Lot DP

Agree and consent to the sharing of a Common Private Drain in accordance with Section 461 of the Local Government Act 1974 and undertake to instruct a Solicitor to register a Certificate of Common Private Drain on the titles of our properties with the District Land Registrar, Wellington.

On completion of the drain we request that you issue a Certificate, pursuant to Section 461 of the Local Government Act 1974, giving details of the "Drain as Laid". (The position of the drain having been approved by all parties prior to and during construction)

Dated *2 June 1982*

Signed *ML Lascelles*

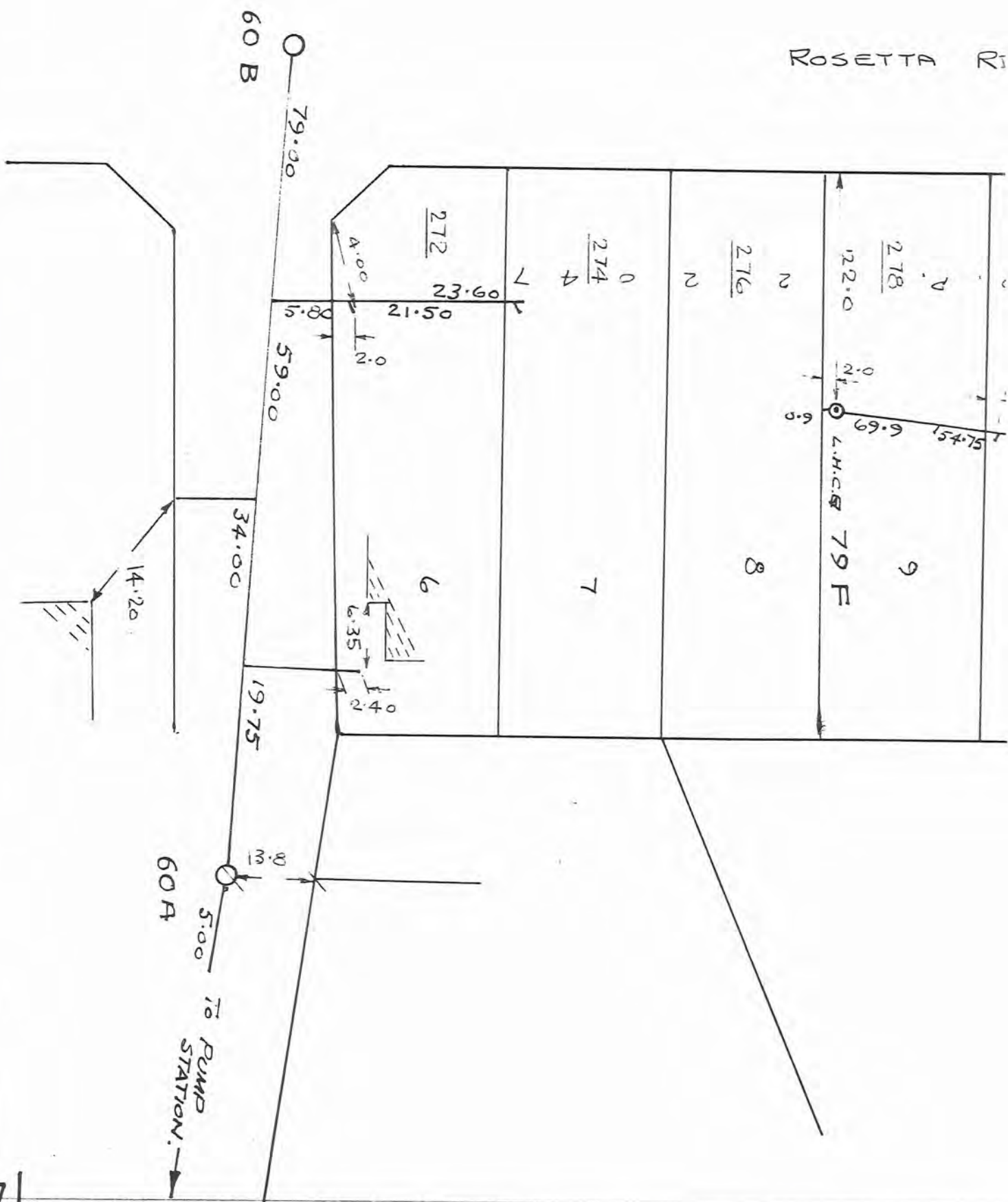
..... *LG Lock*

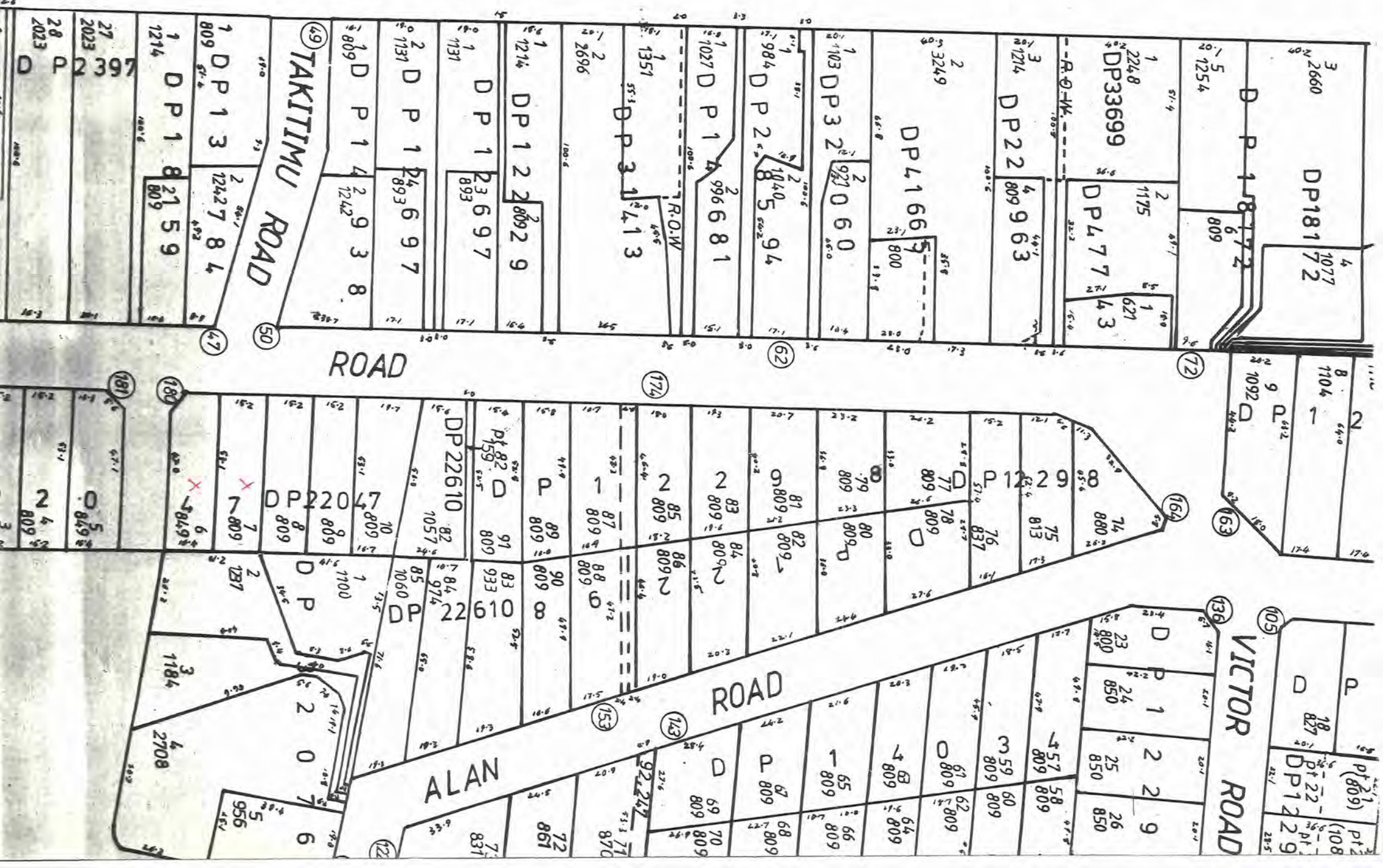
.....

.....

COPY

ROSETTA R







Council owns most of the manholes, pipes, connections etc shown on this plan including where they cross private property. It is illegal to interfere with any of Council services.

Council services terminate at, or close to, the property boundary and include, tobies, water meters, manifolds or other fittings for water supply or an inspection chamber for a sewerage connection.

The information on this/these document(s) or plan(s) has been derived and compiled from various sources and is intended to assist in minimising any damage to plant or utilities.

Please be aware if any damage to KCDC plant (pipework and fittings etc) or utilities is caused you may be liable for any resultant loss or damage.

Information given is generally subject to reasonable tolerance and precise accuracy cannot be guaranteed, therefore, positioning of plant and utilities should be verified by you on site before any excavations commence.

Contact Council if in any doubt.

276

274

272

266

268A

ROSETTA ROAD

MYRTLE LANE

Dist 1.5 m

Dist 2.6 m

LEGEND



- Sewer Pump
- Sewer Manhole
- Stormwater Soak Hole
- Stormwater Pump
- Stormwater Manhole
- Stormwater Sump
- Stormwater Outlet
- Stormwater Inlet
- Water Hydrant
- Water Valve
- Water Toby
- Sewer Rising Main
- Sewer Pipe
- Stormwater Pipe
- Stormwater Rising Main
- Water Pipe

Map Drawn Date: 14/06/2007 By STA-BUILDCON-11

Scale: A4 1:380

Date of Aerial Photography:

Cadastral information derived from Land Information New Zealand. Crown Copyright reserved. Approved for internal reproduction by Kapiti Coast District Council.

NB: The property boundaries and address numbers shown are indicative only.



SERVICE NETWORK

SPECIFICATION FOR TWO FLATS FOR:- *A.W. RIEPEN*

- NOTICES: Give all notices to the County Council and other Authorities deposit plans, and pay all fees legally demanded.
- BY LAWS: Conform in all respects to all regulations and By Laws affecting the work.
- WATER, PLANT, LABOUR ETC.: Provide all water, temporary electric power, labour, plant, materials etc. as required to complete the work. Provide lock up sheds, and sanitary convenience for workmen.
- INSURANCE: Provide for insuring the premises in approved insurance office. Provide full insurance for workmen employed.
- PLACING ORDERS: Orders for any goods or materials in short supply shall be placed as soon as possible after signing contract to avoid undue delay.
- MAKE GOOD: Make good any damage to surrounding property, or to work already carried out.
- COMPLETION: On completion leave all weather proof, and in a clean and habitable condition, all floors sanded - if in wood - and all paint cleaned off windows, hardware, etc.
ALL CONTRACTORS will clean up and take away rubbish when finished.

EXCAVATION.

- CLEAR SITE: Clear site of Building of vegetable and organic matter.
- GENERAL EXCAVATION: Excavate as required for all fittings, foundations, drains, service pipes, Septic tank, etc. Wall foundations to be solid bearing. Interior piles to be solid bearing. Minimum 12" deep.
- MAINTAIN EXCAVATIONS: Secure and maintain excavations against falling, Provide all shoring etc. that may be required. Keep free of all liquids and solid matter.
- FILLING GENERALLY: The first 6" of fill round drains shall not be rammed. All other filling shall be well rammed in layers of not more than 12".
- HARD FILL: Hard fill shall consist of sand, gravel, and other approved hard fill, well watered and consolidated and left ready for pouring on.
- SURPLUS SOIL: Sufficient surplus soil and sand shall be deposited on site in immediate vicinity of flats for back filling around foundation. All surplus soil and sand to be removed from site.



DRAINLAYER.

MATERIALS: All materials shall be in accordance with By Laws and will be installed as specified.

DRAINLAYING: Commencing at lowest part of system lay and solidly bed all soil and stormwater to a grade not less than 1 in 40 and provide all traps, vents, and fittings as required for the complete installation of the system.

SEPTIC TANKS: Septic Tanks will be to the requirements of the Health and County Authorities and shall be cast on site. Form outlet, provide all vents and filters etc. as required and leave in working order. Before installing, check regarding position of Tank, but for the purpose of tendering, allow for placing in position as indicated on drawing.

E.W. PIPES & JOINTS: Earthenware pipes shall be first grade salt glaze socketted circular 4" diameter pipes for soil grain. Stormwater pipes shall be second grade. All pipes shall be free from defects and shall be jointed in 1/2 Cement Mortar.

FILLING: No drains shall be filled in until they have been inspected and approved.

GULLIES & TRAPS ETC.: Gullies, Traps, cleaning eyes, inspection bends, and junctions and other fittings shall be installed where indicated on plan as required by regulations.

ADDENDS TO DRAINAGE: Septic to be placed approximately 10' from the flat. All drainage from the W.C., Bath, Basin, Shower, and Kitchen Sink to go direct to the Septic Tank. Allow for approximately 60' of field tile soakage, 4" tiles laid in approximately 12" of reject metal.

CONCRETOR.

MATERIALS: Concrete shall be portland or other approved brand, sand shall be coarse sharp and clean. Coarse aggregate shall consist of gravel or broken stones, maximum size 3/4". Water shall be clean and free from impurities. Steel shall be in accordance with New Zealand standards for same, and shall be free from scale and rust.

CONCRETE shall be well mixed until of an even colour and consistence, with only sufficient water used to make the concrete readily workable. Concrete shall be 1-2-4- Mix.

BOXING shall be built of nonstaining timber, shall be of adequate strength, shall not bulge or become deformed when concrete is poured, and shall allow for easy removal without damaging the concrete.

CHASES: Form all opening chases etc.

HOLDING DOWN BOLTS: Build in 3/8" and half bolts at 4'6" centres.

FOUNDATIONS: Footing to basement to be 15" x 6" deep, set no less than 12" into ground.

CONCRETE FLOOR: To be 4" thick reinforced with steel mesh.

CARPENTER & JOINER.

MATERIALS: All timber shall be in accordance with the National grading rules, and shall contain only such imperfections as are permitted for that particular class. All framing timber shall be structurally sound, and all timber for dressed work shall be such as to enable a good surface to be obtained. Timber shall be well seasoned before using. Bolts, Screws, Nails etc. shall be standard type.

PRIMING: For priming of built in frames and other work see painter.

MAKING GOOD & COMPLETION: Attend on and make good after all trades. Fix all blocks, dwangs etc. as required. On completion leave all ready for painting or other finish as specified and leave all hardware in working order.

SCHEDULE: All framing timber to be Boric Pinus Radiata gauged to even thickness.

Concrete plates	4 x 2 approved treated timbers.
Framing plates	4 x 2 and 3 x 2.
Studs	4 x 2 and 3 x 2 at 18" centres.
Dwangs	4 x 2 and 3 x 2 at 27" centres.
Bracing	6 x 1
Trimmers	4 x 3 up to 4' opening adding 1".
Trimming Studs	4 x 3
Ceiling joists	4 x 2 at 18" centres.
Runners	6 x 2 and 4 x 2 R.B.A.
Rafters	4 x 2

Frame up and brace all walls, ceilings and partitions, and roof. Gauge all plates, studs, dwangs, and ceiling joists. Trim for all opening as shown and provide suitable trimmers.

D.P.C. Fix two ply Malthoid between timbers and concrete full width of timbers.

FACIA BOARD: To be 8" x 1" Ht. R. or Tanalised D.A.

EXTERIOR LININGS: Brick or Stone Veneer.

ROOFING: Roofing to be DECRAMASTIC to be fixed over.

CEILINGS: All ceilings to be 3/8 Fibrous Plaster wadded or Pinex Planks.

INTERIOR LININGS: Line walls of Kitchen, Bathroom, W.C. 3/16 H. Board all other walls with 3/8" Gibraltar Board fixed to makers specifications. All joints finished smooth and plastered.

JOINERY: Exterior Joinery: Window frames to be generally flat sill type, full stud height and load bearing. Jambs and mullions disposed at 3' C. TO C. unless otherwise indicated. All sashes shown on elevations shall be Witco hung otherwise fixed glazing beaded in frames shall be used.

MATERIALS GENERALLY: All timbers used in exterior Joinery Frames shall be D.A. Ht. RIMU or MATAI dry clean, straight, free from all imperfections and fine sanded. All joints shall be bonded with synthetic water proof glues (Aerolite) to manufacturers specification. Generous quantities of glue shall be employed, and surplus material squeezed from joints, and assembly must be carefully and thoroughly wiped from exposed faces. Members employed shall be out of the following cross section machined in accordance with submitted details.

SILLS	6 x 3
JAMBS	6 x 2
HEAD	6 x 2
MULLIONS	4 x 3
CORNER MULLIONS (if employed)	4 x 4
TRANSOMES	4 x 3

Window proportions shall be as indicated on plans and elevations and dispositions. All sashes shall be Witco hung as indicated.

Sashes shall be of standard detail and manufactured in clean, dry, straight Cedar Fine and Finish.

Fixed Glazing in Lounge light shall be $\frac{1}{4}$ " polished plate otherwise 30 oz drawn clear glass shall be employed in all sashes and fixed areas.

EXTERIOR FRONT DOOR: 6 x 6 X 2 x 8" Flush Mahogany Plyte.
Hang doors on $1\frac{1}{2}$ prs. $3\frac{1}{2}$ brass butts with loose pins and fix lock sets for back door as exterior front door.

ALL INTERIOR DOORS: Flush Mahogany Satin Finish.

TO LOUNGE & KITCHEN: 6 x 6 X 2' x 8" flush type. Hang on $1\frac{1}{2}$ prs $3\frac{1}{2}$ " x $3\frac{1}{2}$ " butts with loose pins and fix lock sets as selected.

TO BEDROOMS: 6 x 6 X 2 x 8 flush type as specified.

TO BATHROOM, W.C. & WASHHOUSE: 2 x 4 flush type as specified.

CUPBOARD DOORS: Where sliding to submitted detail, otherwise to be flush of an approved manufacture, not less than $\frac{7}{8}$ " thick. Generally hang cupboard doors on 1 pr $2\frac{1}{2}$ " cupboard butt hinges.

CUPBOARDS GENERALLY: Shall be constructed in 1" treated D.A. Pinus timber as indicated on plans. Around all cupboards extending to the floor form two spaces $3\text{--}3\frac{3}{8}$ " high and recessed 3" with 3" x 3" mitred angled blocks in all internal angles. Fix latch rails to all pairs of doors out of 2" x 1" cut in over shelving. Finish to internal angles against walls with $\frac{3}{8}$ quarter roundhead. Construct all drawers with $\frac{1}{2}$ " thick backs and sides, $\frac{3}{16}$ plywood bottoms and $\frac{7}{8}$ finished fronts, all to be properly housed and dovetailed together.

KITCHEN CUPBOARDS: Support sink bench on 3" x 2" dressed framing, construct cupboards and drawers as detailed and specified, height 3'.

INTERIOR DOORS: Flush Doors and Jambs. Builder to fit same and hang with 3 A.C. butts. Sliding doors to be fitted by Builder complete with pelmet.

SHELVING: Fix a full width shelf at 6 ft. high to each wardrobe with 6 x 1 cleat underneath, allow to fix 1" C.P. rod for coats etc.

CUPBOARDS: Allow for fixing kitchen cupboards as lay out per plan.

ARCHITRAVES: Fix architraves to all doors and windows and inside of all wardrobes.

SKIRTING: Fix a standard 3" skirting to all rooms cupboards and wardrobes.

BATH TRIM: Build in Bath on a suitable cradle and support on end and sides on 3 x 2 framing. Build in front with framing covered with $\frac{3}{16}$ " hardboard and fit in a toe space to front. On end and side of bath fix a 6 x 1 Dr Ht. Rimu Splash Board in Mastick.

SHOWER TRIM: Allow for 2'6" wide opening. Complete with one soap recess, $\frac{1}{4}$ " round beads to internal corners set in selastick. Finish top of wall and opening to shower with 1" capping and jambs complete with $\frac{1}{4}$ round architraves etc.

$\frac{1}{4}$ and $\frac{1}{2}$ ROUND: Fix on Kitchen, Bathroom, W.C. and shower all beading required.

HARDWARE: Allow to fix all hardware P.C. &

BOOKCASE: Make and fix Bookcase around fireplace in Lounge.

PELMETS: To be built in two bedrooms and Lounge.

GARAGES: Shall be lined and finished in a good and workmanlike manner.

PLUMBER.

MATERIALS: Shall be of kinds and qualities as specified and shall be in accordance with the specifications.

PIPES & FITTINGS: All pipes and fittings shall be in accordance with standard specifications for same. Cast iron pipes shall be heavy gauge and shall be coated with rust proofing compound. Copper pipes shall be heavy gauge. Lead pipes standard quality. All pipes shall be smooth full bore and free from defects.

WORKMANSHIP: All work shall be carried out by a licenced plumber in accordance with regulations as specified below.

FLASHINGS: Flash with 4 lb lead at all pipes passing through roof. Solder flashings round pipes and leave watertight and supply all window flashings and spoutings.

DOWNPIPES: 5" Galvanised spouting, 3" galvanised down pipes valley to Decramastic pattern line.

HOT WATER SUPPLY: Supply and instal one 30 gallon hot water cylinder. Supply and instal one 22 gallon supply tank, ballcock copper overflow tray and overflow pipes. Arrange for the Electrician to supply and instal element and thermostats. Lay 3/4" main with 3/4" branch to bath and 1/2" branch to basin, washing machine, tubs, shower and sink. All hot water pipes shall be copper. In each Flat.

WASTE PIPES, TRAPS, ETC.: Instal one half inch copper or other approved traps to sink, bath, basin, tubs, shower, etc. Fix all Antisyphon pipes needed and discharge wastes over gullies.

SANITARY PLUMBING: Supply and fit where shown one standard W.C. fitting and heavy Plastic seat and low down cistern in each Flat.

CONNECTIONS: 4" Branches to the E.W. drains.

FITTINGS: Provide and instal one standard bath, hand basin, S.S. Shower tray, S.S. Tub, also connections of water for a washing machine. In each Flat.

WATER SUPPLY: Connect to Town Water Supply if available, otherwise rain water tank or bore.

PAINTER.

WORMANSHIP: All painting shall be done by competent tradesmen. See that surface for paint or polish are suitable for such finish. No exterior shall be done in wet or damp weather and no painting shall be done in a musty atmosphere. All coats shall be properly dry before succeeding are applied and where necessary shall be rubbed down between coats. All laps and permanently covered surfaces shall be primed before erection.

PROTECTION OF WORK: Take adequate precaution during and after painting to protect paint from dust, dirt and other damage. On completion clean all paint off windows, hardware, floors etc.

EXTERIOR OF WORK: Prime all exterior iron work with lead and oil on rust free surface and finish in two coats ~~OIL BASED~~ paint.

INTERIOR WOODWORK: Interior woodwork and doors natural ~~Gloss~~ finish or Prime Stop and finish in two coats ~~OIL BASED~~ Enamel. Selected colours. ~~ALSO INTERIOR OF ALL CUPBOARDS~~

EXTERIOR OF WORK: Prime stop and finish with two coats ~~OIL BASED~~ paint all exterior usually painted, all colours as selected. Exterior asbestos and eaves - two coats of exterior Low Gloss Acrylic.

WALLPAPER: Except where otherwise specified, hang wallpaper to all walls and all to be free from bubbles, wrinkles, etc. P.C. \$2-00 per roll. ~~INSIDE OUNYARD ROBES TO BE PAPERED~~
ALL SHELVES TO BE PAINTED

CEILINGS: All ceilings to be given two coats flat paint.

ENAMEL: All woodwork and all walls of kitchen, bathroom, and W.C. shall be primed or sealed, stopped and painted ~~two~~ coats enamel undercoat followed by one coat enamel unless otherwise specified.

ELECTRICIAN.

GENERAL: All work shall conform in all respects to requirements of regulations. Work shall be tested on completion as required, and handed over complete and in working order. All wiring shall be concealed.

SWITCHBOARD: Provide switchboard with necessary switches, meters, fuses, etc. Mount where directed and connect up to power supply.

LIGHT POINTS: Provide all light points complete with flush switches, and white ropal shades.

HOT WATER: Hot water cylinder is specified under plumber, connect up with all necessary switches, fuses etc., and arrange to have element and thermostat tested and sealed.

T.V.: Provide and fit T.V. installation as required.

ELECTRIC STOVE: Allow for Electric Stove as specified.

POWER POINTS: Provide, instal and connect up power points complete with switches as per schedule of light and hot points shown on plan.

PLAN PER FLAT: 2 Outside lights - 15 lights - 3 two way circuits -
9 power points - 1 T.V. lead - 1 clock point -
1 point for built in fire - 1 point for store heater.
1 stove point - 1 water heater - sub switchboard -
sub mains.

P.C. SUMS: STOVE \$140-00 Heater..... \$
Built in Fire..... \$70-00

MAINTENANCE.

Any defects or other faults which may appear and are notified within thirty-one (31) days after the completion of the work and which arise from materials or workmanship or from not being in accordance with the drawings and these specifications shall be forthwith amended and made good at the Contractor's own cost. Such defects shall be defined as the failure of Surface finishes and the mal-performance or non-performance of any functional fitting contrivance or device. In the event of the Flats or either of them being sold before the expiration of the period of thirty-one (31) days then the benefit of this provision shall continue in favour of the Purchaser of such flat or flats for the unexpired period of thirty-one (31) days and the Contractor if called upon will enter into a written agreement with such Purchaser enabling the Purchaser to enforce the provisions of this Clause in his or her favour.

Received 20/5/60
Title Reference 1444/71
Referred to L. T. Surveyor

SCHEDULE OF AREAS.

RESIDENTIAL LOTS : 2-0-318
RECREATION RESERVE: 3203
TOTAL AREA: 2-0-3521

Lot	CT
1	930-7
2	720-75
3	745-73
4	923-4
5	81-245
6	84-250
7	913-7
8	95-41
9	922-50
10	41-123
11	

Approved under Land Subdivision
in Counties Act, 1946

See Scheme plan D 2327 (5.1.60)

Approved as to Survey

Chief Surveyor

Received 30.2.26/101
Reference plants 22521 22522 22523
12226 12227 12228 12229
Field Book 172 p. 13-14
Traverse Book 175 p. 15-16
Examined by Am. K. K. K. 25/5/62
Recorded Roumati S.E.G. 25/5/62
Correct 25/5/62

Comprised in C.T. 744/81 Pt.
Survey Block & District BLK. 1 PAEKAKARIKI S.D.
Land District WELLINGTON Local Body HUTT COUNTY COUNCIL

Scale 1 chain to an inch Surveyed by Truettbridge, Callender, Beach & Co. Date May 1960

Kimeth Frank Cook Illinois Registered Surveyor and holder of an annual practicing certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the provisions under the Surveyor Act, 1933. And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oath and Testimony Act, 1933.

Declared at Illinois Illinois this 10 day of October 19 44

Kimeth Frank Cook Registered Surveyor

PLAN OF SUBDN. OF PT. LOT 5 D.P. 4106
BEING PT. SECS. 3 & 4 WAINUI DIST.

Comprised in C.T. 744/81 Pt.

Survey Block & District BLK. 1 PAEKAKARIKI S.D.

Land District WELLINGTON

Local Body HUTT COUNTY COUNCIL

Scale: 1 chain to an inch

Surveyed by Trusbridge, Callender, Beach & Co. Date May 1960

Samuel Frank Cook of Illinois, Registered Surveyor and holder of annual practicing certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the provisions of the Act, under the Surveyor Act, 1918.

Declared at San Jose this 15th day of July 1911.

Deposited this 14 day
July 1962
John A. [Signature]
County Land Registrar

2-5-10
23/6/60

Buddle
Anderson

Approved

AP 1.1. The function
f: $\mathbb{R} \rightarrow \mathbb{R}$ is defined by
 $f(x) = x^2 - 2x + 1$

Applicant or Registered Owner

This name reserved for your number

22047

272 Losetta Rd

VALUATION NO.

/ /

NO. 2 FLATS

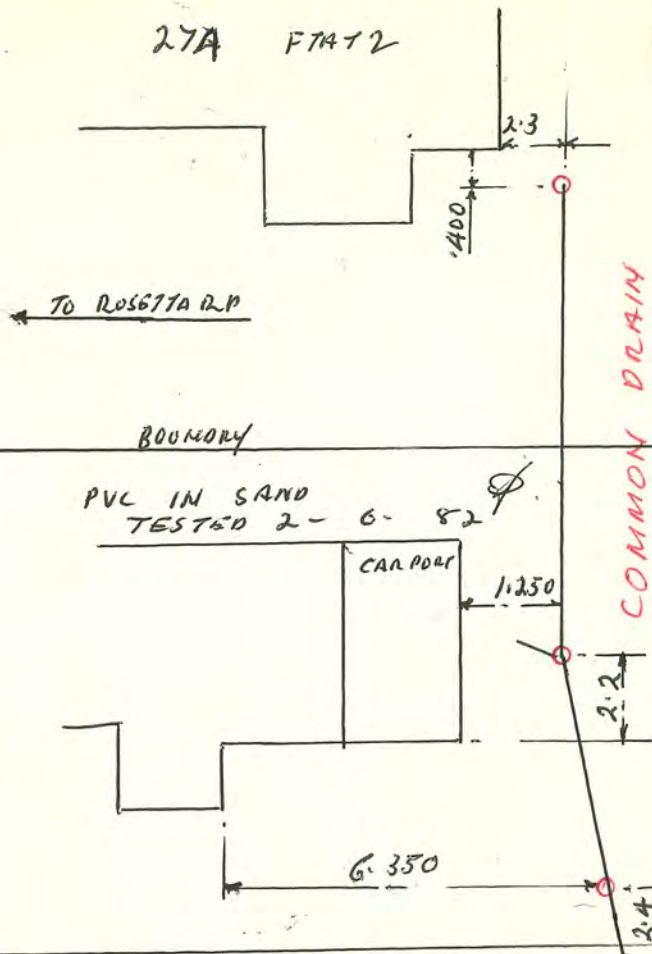
STREET/ROAD
LOCALITY

PERMIT NO'S.

DATE.

bt 42
DP ~~2204~~
33454 }

27A F7A12

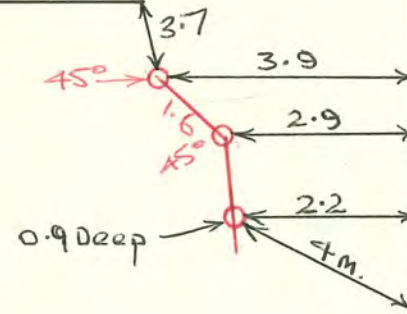


274 & 272 ROSETTA RD

K MCKENZIE

Rear Flat.

Front
Flat.



ROSETTA RD.

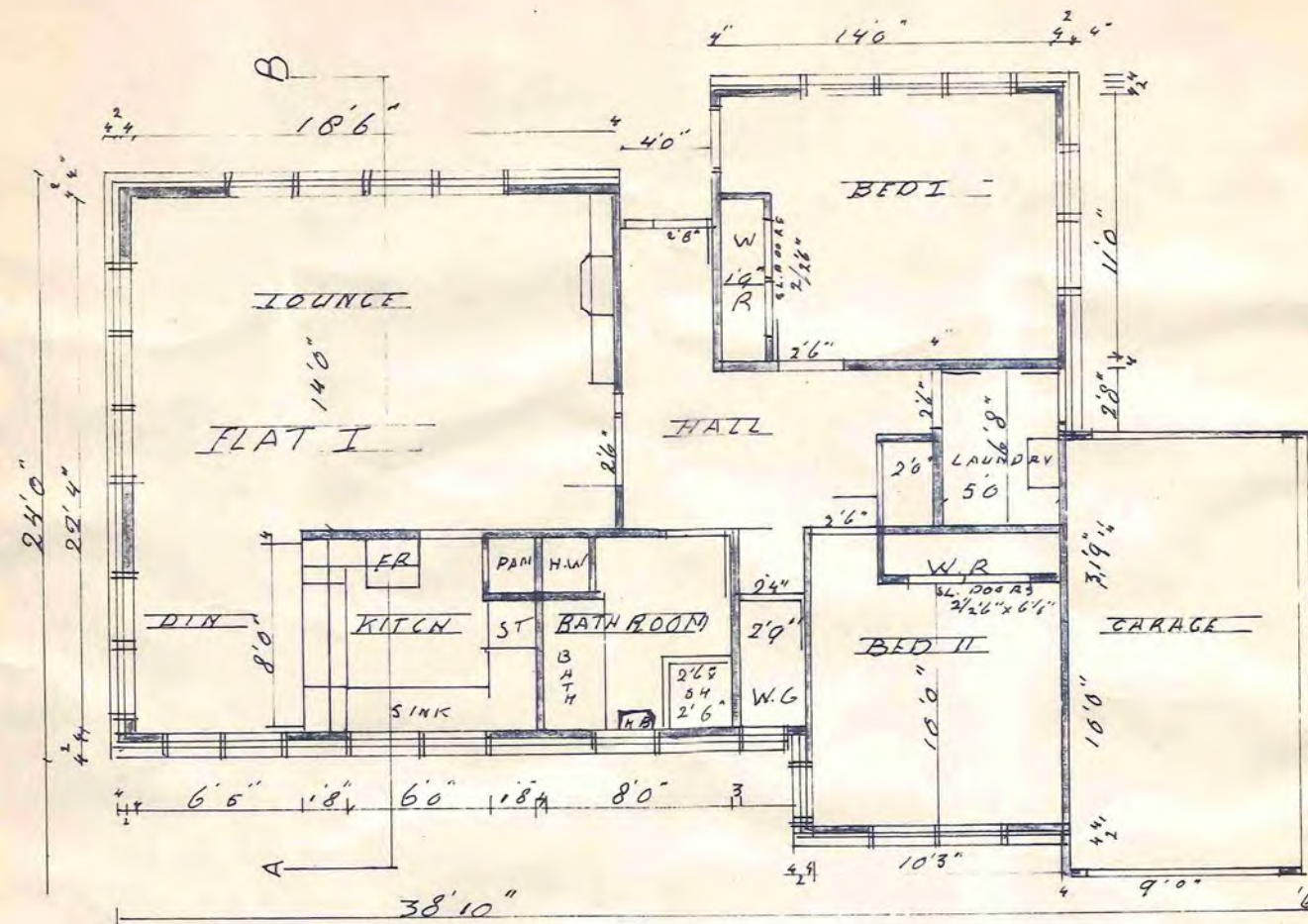
272 Rosetta Rd.

P.V.C. in sand.

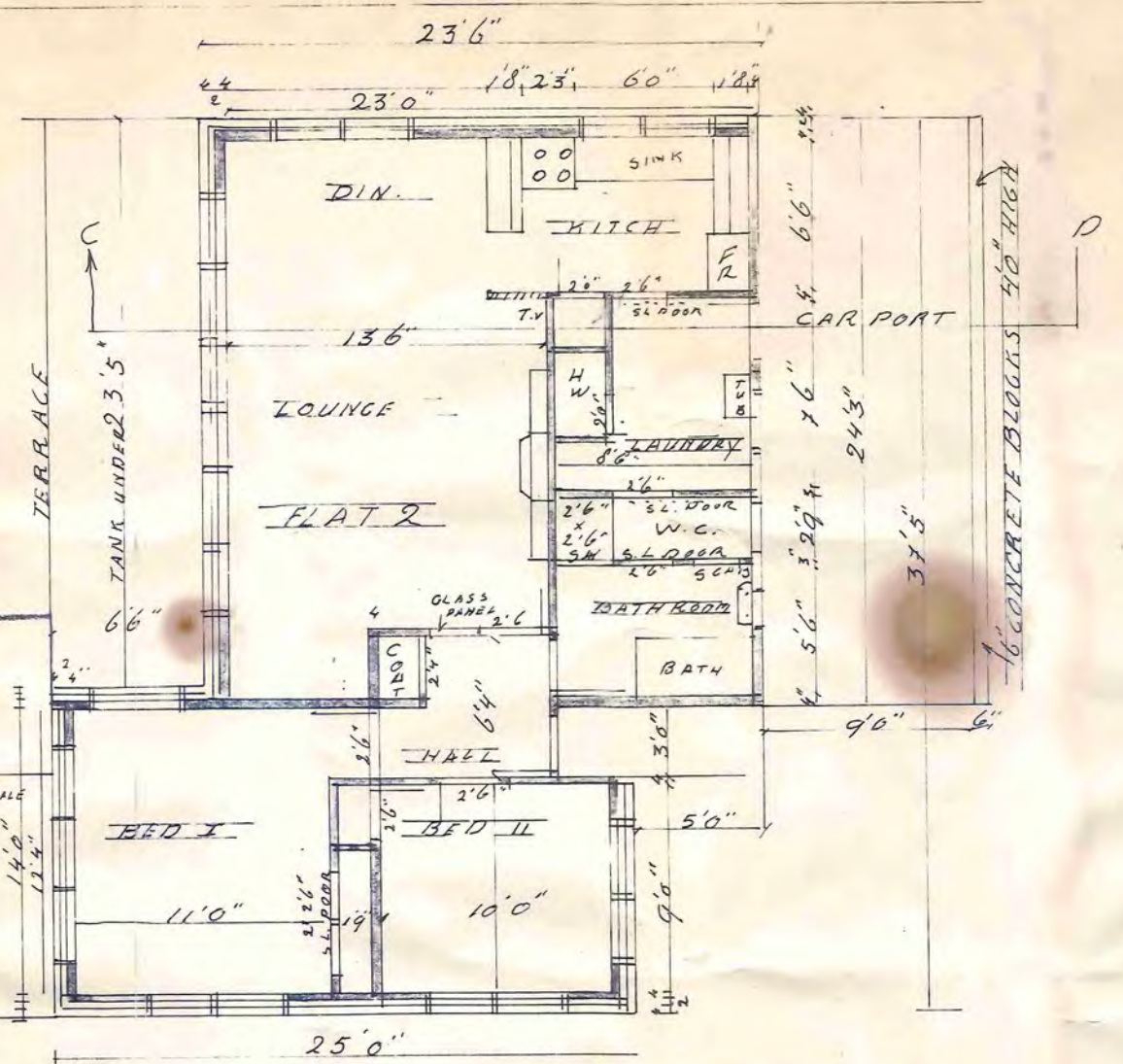
Water tested. 18/6/82.

Drainlayer K. McKenzie.

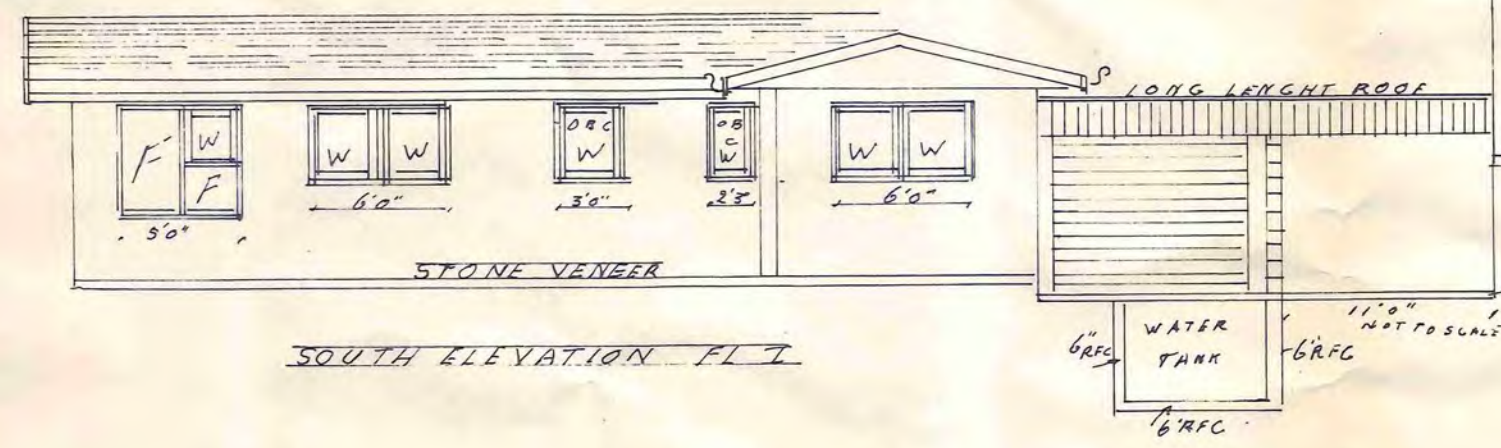
98'10"



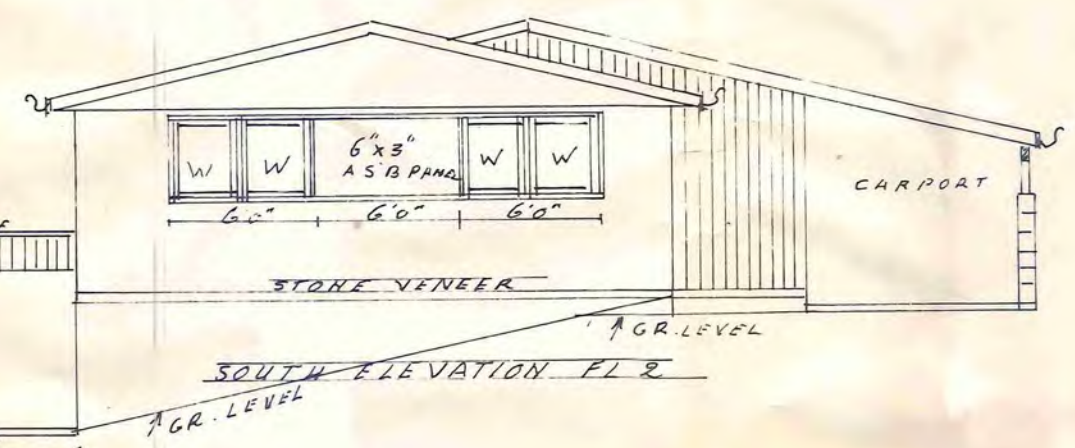
FLOOR PLAN FLAT 1



FLOOR PLAN FLAT 2



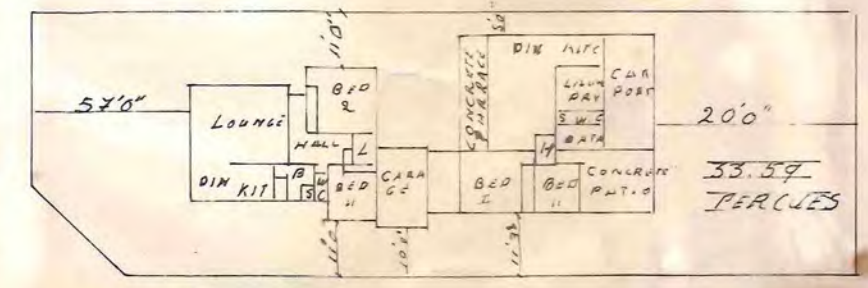
SOUTH ELEVATION FL 1



SOUTH ELEVATION FL 2

AMEND PLAN FOR D.Y.O. FLAT
A.W. RIEPEN

ROSETTA ROAD



NEW ROAD

SIDE PLAN LOT 6 D.P. 22042

KAPITI BOROUGH COUNCIL

APPLICATION FOR ORDINARY WATER SUPPLY AND WATER CONNECTION PERMIT

The Borough Engineer
P O Box 121, Paraparaumu



I, LEILA GEORGINA LOCK (Full name)
of FLAT 2, 272 ROSETTA ROAD, PALMATI BEACH (Postal address)
hereby apply for an "ORDINARY" water service to be laid from the
Kapiti Borough Water Supply to premises owned by me at:

<u>FLAT 2, 272 ROSETTA ROAD, PALMATI BEACH</u>			Address in full
Lot <u>FLAT 2</u>	D.P. <u>3345H</u>	Valuation Number <u>15300-095-16 B</u>	

I enclose herewith the sum of \$ 750 being \$ 100 connection fee; and/or
\$25 permit fee.

LE Lock (Owner's
signature) 7-8-79 (Date)

THIS PART TO BE COMPLETED BY PLUMBER

I, Gordon Allen Roatz (Full name)
of 266 Rosetta Rd. Raumati Beach (Address)

being a Registered 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 Bylaws.

G.A. Roatz (Signature) 2/8/79 (Date)

- Existing Water Supply To be retained/~~dismantled~~
- Pressure: LOW "Header Tank"/~~Pressure Reducing Valve~~
- H/W Cylinder Type Exhaust Pipe/~~Pressure Relief Valve~~
- Approximate Age of Water Piping 6-7 yrs Copper/~~PVC/Alkathene~~
- If premises have swimming pool what capacity Filter ~~plant~~ Yes/No
- Do the premises have a sink waste disposal unit?
- State precisely how it is proposed to make the new connection:

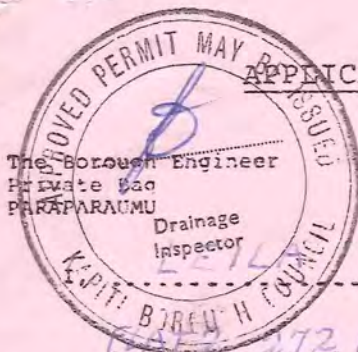
Disconnect pump supply from header tank and
replace with ballcock and stopcock. Provide a
High Pressure hose tap at entry point.

FOR OFFICE USE ONLY

Instructions to Plumber:

AS PER KAPITI BOROUGH
COUNCIL WATER SUPPLY
BYLAWS 1977

Applic. Rec'd	<u>10-8-79</u>	Receipt No.	<u>1150</u>	Job Insp.	<u>R.S.</u>	Bldg Regist.	<u>126/13</u>
Fees Paid	<u>\$75-00</u>	Permit No.	<u>2178</u>	Con. Recorded	<u>23/8/79</u>	Rates Advised	<u>17 SEP 1979</u>
Invoice NO.	<u>3456</u>	Date Issued	<u>20-8-79</u>				



KAPITI BOROUGH COUNCIL

APPLICATION FOR SEWER CONNECTION AND PERMIT

GEORGINA LOCK

(Full name)

PLEASE PRINT

272 ROSETTA ROAD, RAUMATI BEACH (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)

Lot FLAT.2...

DP 3.3454...

15282-180-00 B

Fees Payable (on application)

Inspection \$ 30

Connection \$ 60

Total \$ 90

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.

L.G. Lock
Owners Signature

2/6/82
Date

THIS PART TO BE COMPLETED BY DRAINLAYER

I, Kent John McKenzie (full name)

80 MATATUA Road Raumati (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.

K.J. McKenzie
(Signature)

10832
(License No.)

2/6/82
(Date)

OFFICE USE ONLY

Permit No. 1492	Job Inspected 3-6-82	Building Register Entry 6/82-25
Date Issued 3-6-82	Connection Recorded JUNE 82	JUN 3 1982 2318 A-0090001

SCOPE OF INSPECTION SHEET

Date 8/1/2008 SR or BCA 070617 Inspection No. 3
Time 2:pm Documents on site YES / NO
Owner Name BARTLETT Project Description New Garage
Site Address 4 MYRTLE LANE

☒ 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

Diagram (if necessary)

Notes

GARAGE completed ok

STORMWATER a DRAIN.

OK to issue CCC
AND Refund D/deposit.

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
(Guidance notes for inspection on the rear of this sheet)

Agreed, Sign Date 8/1/2008
(Print Name)

Officer Name R Fowler Sign Rfa Date 8/1/2008

Additional Insp. Sheet No.

Information entered into data base ☒

Initial Rfa

Date 8/1/2008

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 8/1/2008 SR or BCA 070617 Inspection No. 3
 Time 2:pm Documents on site YES / NO
 Owner Name BARTLETT Project Description New Garage
 Site Address 4 MYRTLE LANE

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

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
Laundrying	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 – Intertency/Commercial

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

All Inspections

Road Crossing Complete	P	F	NA	Energy Certificates supplied	☒ P	F	NA	Final Check Complete	☒ Y	☐ N	
------------------------	---	---	----	------------------------------	------------------------------------	---	----	----------------------	------------------------------------	-------------------------	--

Name: R. Oliver Officer Sign: R. Oliver Date: 8/1/2008

SCOPE OF INSPECTION SHEET

Date 11/9/2007 SR or BCA 070617 Inspection No. 2
 Time 9:15 AM Documents on site YES / NO
 Owner Name BARTLETT Project Description NEW GARAGE
 Site Address 4 MYRTLE LANE

☒ 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)

Single PVR mesh on chairs
 over D.Pur. 1 HD10 to
 FOUNDATIONS -
 O/K to PVR

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

Site instruction issued

25 MPA CONCRETE REQUIRED.

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, Done Sign [Signature] Date 11/9/2007
 (Print Name)

Officer Name R. Jorvel Sign [Signature] Date 11/9/2007

Additional Insp. Sheet No.

Information entered into data base ☒ Initial [Signature]

Date 11/9/2007

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

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

Date 11/9/2007 SR or BCA 070617 Inspection No. 2

Time 9:15 Am. Documents on site YES / NO

Owner Name BARTLETT Project Description New Garage

Site Address 4 MYRTLE LANE

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

Footings Depth	<u>P</u>	F	NA	Pile size	P	F	NA	Pile/Bearer/Joist Fixings	P	F	NA
Good bearing (NZS 3604)	<u>P</u>	F	NA	Pile layout is to plan	P	F	NA	Notching, Holes, etc	P	F	NA
Reinforcing	<u>P</u>	F	NA	Special piles - point load	P	F	NA	Solid Blocking	P	F	NA
Siting	<u>P</u>	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	<u>NA</u>	Sand blinding	<u>P</u>	F	NA	Steel reinforcing	<u>P</u>	F	NA
Ground clearance	<u>P</u>	F	NA	Slab thickenings	P	F	NA	Bar chairs	<u>P</u>	F	NA
Concrete Cover	<u>P</u>	F	NA	Vapour barrier (DPC)	<u>P</u>	F	NA	DPC penetrations taped	P	F	NA
Driveway s/w control	P	F	<u>NA</u>	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: R JOURNAL Sign: R JOURNAL Date: 11/9/2007

SCOPE OF INSPECTION SHEET

Date 24/8/07 SR or BCA 070617 Inspection No. 1
 Time 2:00 Documents on site YES / NO
 Owner Name MRS MRS BARTLET Project Description NEW GROUND
 Site Address 4 MYRTLE LANE

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

Diagram (if necessary)

Notes

NEW SOAK PIT & BOUNDARY INSPECTION POINT
ALL OK.

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

Site instruction issued

OK TO BACK FILL
DRAINAGE PRODUCER STATEMENT & AB BUILT
TO FOLLOW

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, Sign Date 1/1/07
 (Print Name)

Officer Name Alan Sign Date 24/8/07

Additional Insp. Sheet No.

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

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

Date: 24/8/07 SR or BCA: 070617 Inspection No.

Time: 2:05 Documents on site YES / NO

Owner Name: MR. MRS BARTLEY Project Description: NEW GARAGE

Site Address: 14 MORTON LANE

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

Footings 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	<u>P</u>	F	NA	Connections/Angles	<u>P</u>	F	NA	Holding water	P	F	<u>NA</u>
Bedding material	<u>P</u>	F	NA	Branch length	<u>P</u>	F	NA	Terminal vent	P	F	<u>NA</u>
Gully trap(s)	P	F	<u>NA</u>	Direction/Fall	<u>P</u>	F	NA	LBP/Registration No:	<u>09061</u>		

Officer Name: Ann Sign: [Signature] Date: 24/8/07

SCOPE OF INSPECTION SHEET

Date 11/9/2007 SR or BCA 070617 Inspection No. 2

Time 9:15 AM Documents on site YES / NO

Owner Name BARTLETT Project Description New GARAGE

Site Address 4 MYRTLE LANE

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)

Single Pour, mesh on chairs
over D.Pipe, 1 HD10 to
FOUNDATIONS
OK to Pour

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

Site instruction issued

25 MPA CONCRETE REQUIRED.

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, [Signature] Sign [Signature] Date 11/9/2007

Officer Name R. JOURNAL Sign [Signature] Date 11/9/2007

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date / /

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

Addenda to Application

Application

Versatile Buildings PO Box 54060 Mana	No.	070617
---	-----	--------

Project

Description	Domestic only - garages Being Stage 1 of an intended 1 Stages New Garage
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$13,000
Location	4 Myrtle Lane, Paraparaumu
Legal Description	FLAT 2 DP 33454 1/2 INT 850 M2 BEING LOT 6 DP 22047 CT 10A/1091
Valuation No.	1528218000B

Builder: Versatile Buildings PO Box 54060, Mana 5247

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. Final Inspection
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

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. Not approved as a habitable room.
5. Note and comply with endorsements on approved plans.
6. Names and registration numbers of plumber and drainlayer are required before work commences.
7. If cladding is to have pre-finished colour coating, that coating shall be appropriate for the designated coastal conditions of that site.

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: _____

Inspection Advice

Note: Engineer - Civil/Structural/Fire/Geotechnical: When projects contains elements specific design by an engineer, then the owner/builder is required to ensure that all engineering containing specifically designed work to be inspected and to provide KCDC with written evidence of the inspections including a construction statement (PS4) or Certificate of Expert Opinion for those inspections are carried out. Presence of an engineer does not negate the need for Council Officers to conduct the inspections listed also.

1. **Foundation/Piles:** When all formwork has been completed, footings have been excavated and reinforcement is in place. Piles - When all holes are excavated prior to installation. 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.
2. **Block:** When all masonry block work including block foundations for slab floors is completed, reinforcing in place and washout openings in place, prior to concrete fill.
3. **Pre-Slab Plumbing (concrete slab):** When all plumbing and drainage pipes have been installed prior to backfilling.
4. **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.
5. **Sub-Floor (timber suspended):** 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.
6. **Drainage:** When all drainage works is completed and is under test, before backfilling occurs. As laid drainage plan is required at time of inspection.
7. **Pre-Wrap:** When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.
8. **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. Pre-stucco - when all reinforcing and flashings are being installed.
9. **Weathertightness:** When exterior cladding has been installed, flashings in place, air-seals fitted to openings, but before any coating system has been applied.
10. **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.
11. **Pre-Line (plumbing):** When all internal plumbing is complete and plumbing pipe work is under test pressure.
12. **Wet area membranes, decks, roof, 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. Applicator's warranty is required. (2 inspections required)
13. **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.
14. **Brick Veneer:** When veneer is at half-height and all flashings are in place.
15. **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. (2 inspections required)
16. **Final:** Final inspections are carried out at completion of project and may include entire project, plumbing, drainage, stormwater. The Code Compliance Certificate is issued if the building work complies with the approved building consent.
17. **Final (Commercial & Multi-unit Residential):** As in 16, but all fire protection, fire systems, alarms and emergency lighting, and accessibility features if applicable, must be completed, operational and certified as necessary.

Building Consent Number: BC070617
Applicant Name: Versatile Buildings
Project: New Garage
Legal: FLAT 2 DP 33454 1/2 INT 850 M2 BEING
Location: 4 Myrtle Lane, Paraparaumu

Please note the list below, which identifies the inspections required for this project.

To ensure that a Code Compliance Certificate can be obtained at completion of your building project, these inspections must be carried out.

It is your responsibility to advise Council, giving a minimum of 24 hours notice, when your project has reached the stage identified on the adjacent page to enable the inspection to be scheduled. This can be arranged by contacting Council on 04-2964-700 between the hours of 7.30am and 5.30pm Monday-Friday inclusive.

Inspection	Required	Inspecting Officer	Date Inspected
Foundation/Piles	Yes	<i>[Signature]</i>	11/6/07
Block	No		
Pre-Slab Plumbing	No		
Pre-Slab Building	No		
Sub Floor	No		
Drainage	No	<i>[Signature]</i>	24/8/07
PreWrap	No		
PreClad	No		
Weathertightness	No		
Pre-Lining Building	No		
Pre-Lining Plumbing	No		
Wet Area Membrane Pre-Application	No		
Wet Area Membrane Post-Application	No		
Post-Lining	No		
Brick Veneer	No		
Retaining Wall	No		
Final	Yes	<i>[Signature]</i>	8/1/2008
Final (commercial & multi-unit res.)	No		

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents (refer PIM Sheet)			
Plumbing and Drainage			14/6/2007
Building			Shirley M. Jones 18/6/07
Fire Design			
Compliance Schedule			
Environmental Health			
Site- Foopath & Entrance Conditions		Ground	
No xing directly to property off private row Photos taken		50-100mm Penetration Ground appears firm	
NOTES: Abred 11/6/07			



Building Consent No.	BC 070617
Building Project	New Garage
Location	4 MYRTLE AVE, RAUWHITI BEACH Rear of 272 Resett Road
Building Category	Circle appropriate category 1 2 3

Checklist		
	Name & Signature	Date
Checked, date stamped and initialled by TO/BCO. Select and circle appropriate category above & identify allocation to appropriate technical groups.		
Pages numbered by TO/BCO		
Payment taken and receipted (details entered inside this cover sheet) by CSO	Helel	5/6
Data entered and invoiced by CSO	Helel	5/6
BC Application and documentation scanned, checked & status update by CSO		
BC Application signed over to BC	Andrew Hance	8/6
Application reviewed by identified Technical Officers who sign off at back of this form	Andrew Hance & Stuart Ngere	18/6/07
Once Technical review complete, passed to CS for Plan Production and Invoicing	Simon Copp	14/6/2007
CSO checks data entry input, including required inspections		
BC, plans and other appropriate paperwork produced by CSO		
BC, plans and other appropriate paperwork produced by CSO		
BC, Endorsed plans and appropriate paperwork sent to applicant or agent with receipt by CSO		
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet,		

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS					
✓ Foundation/Piles	32	✓	Lapse and cancellation after 12mths of consent	23	Installation of solid fuel appliance (wood burner) comply and secured
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
Sub-Floor	4		NZS3604 as acceptable solution in terms of NZ Building Code	30	To comply with Food Hygiene Regulations 1974
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
Weathertightness	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 (Building)	12		Hot & Cold water pipes tested to 1500kPa	39	Construction of playground to comply with NZS5828
Pre-lining (Plumbing)	13		Roof stormwater to be connected to existing	40	Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
Wet areas - membrane	14		Copper water pipes not permitted	43	Textured systems should be applied by licensed, trained applicators – supply warranty
Post Lining	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
Brick Veneer	21		Minimum FFL to comply with NZS3604		
Retaining Wall					
✓ Final (Dwelling)					
Final (Commercial & Multi-resd)					

STANDARD CONSENT CONDITIONS		
37		
72		
80		

NON-STANDARD ADDENDA

FOR OFFICE USE ONLY

FEES		APPLICATION FEE \$.....
Building Fee	\$ 694.00	\$1169.00
Sewer Connection	\$.....	RECEIPT NO 217819 DATE 1/6
Water Connection	\$.....	INVOICE NO 44131 DATE 6/6
Vehicle Crossing	\$.....	RECEIPT NO DATE.....
Damage Deposit	\$ 440.00	FEES PAID BY: Versatile Buildings
Code Compliance Administration	\$.....	BUILDING CONSENT NUMBER 070617
Building Research Levy	\$.....	AUTHORISATION FOR REFUND OF DEPOSIT
Development Levy	\$.....	Deposit held = \$.....
DBH Levy	\$.....	Cost to Repair Damage Caused During Construction = \$.....
Compliance Schedule	\$.....	Total Balance to be Refunded
Digital Storage Fee	\$ 35.00	Authority Number: _____
Certificate of Title Charge	\$.....	Authorised: _____ DATE: _____
Photocopying	\$.....	
SUBTOTAL	\$ 1169.00	
Less Fee Paid	\$ 1169.00	
TOTAL	\$ 0.00	
GST INCLUDED	\$ 81.00	

Received with thanks by 50/01
 KAPITI COAST DISTRICT COUNCIL
 5-06-07 9:10 *COPY COPY*217819
 DR BC070617
 VERSATILE BUILDINGS 1,169.00-
 Versatile Buildings Wellington:::
 CQ EFT
 Versatile Buildings 1,169.00

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

To be completed whether or not an inspection is required.

No. 2479735

No. of attachments

BC070617

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer

J BARTLET

Phone:

9021019

Address of installation

4 MYRTLE LANE RAUMATI

Postal address of customer (if not as above)

WORK DETAILS

☒ No. of lighting outlets☐ No. of ranges☒ No. of socket outlets☐ No. of water heaters

Was any installation work carried out by the homeowner?

☐ Yes ☒ No

Please tick (✓) as appropriate where work includes:

☐ Mains☐ Main earthing system☐ Switchboard☐ Electric lines

Description

INSTALL POWER
IN GARAGE

It is recommended that test results be recorded here:

Visual Examination

☒

Earth Continuity

☒

Bonding

☒

Polarity

☒

Insulation Resistance

INF

Mohm

Other

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name

JE KILLINGTON

Registration no.

E 15342

Company

Signature

J Killington

Date

16-11-07

Contact Ph No.

0274 503059

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name

Registration no.

Company

Signature

Date

Contact Ph No.

INSPECTION DETAILS

 Electrical work requiring inspection by a registered electrical inspector☐ New mains☐ Switchboard☐ Earthing system☐ Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name

Registration no.

Signature

Date

Daytime Contact



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

RECEIVED

- 1 JUN 2007



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier WN10A/1091
Land Registration District Wellington
Date Issued 14 June 1972

Prior References

WNB4/250

Estate Fee Simple
Area 850 square metres more or less
Legal Description Lot 6 Deposited Plan 22047

Proprietors

James Henry Bartlett and Janet Claire Bartlett

Interests

451038 Notice imposing Building Line Restriction

914464 Lease of Flat 1 and Garage 1 DP 33454 Term 999 years computed from 25.2.1972 Leasehold CT WN10A/247 - 19.4.1972 at 10.18 am

914465 Lease of Flat 2, Garage 2 and Carport 2 DP 33454 Term 999 years computed from 25.2.1972 Leasehold CT WN10A/248 issued - 19.4.1972 at 10.19 am

B296703.1 Subject to conditions pursuant to Section 461(1) Local Government Act 1974 and certifying that a private drain passes through and/or serves the within land - 23.6.1993 at 2.43 pm

6863933.1 Mortgage to Bank of New Zealand - 15.5.2006 at 9:00 am

22047

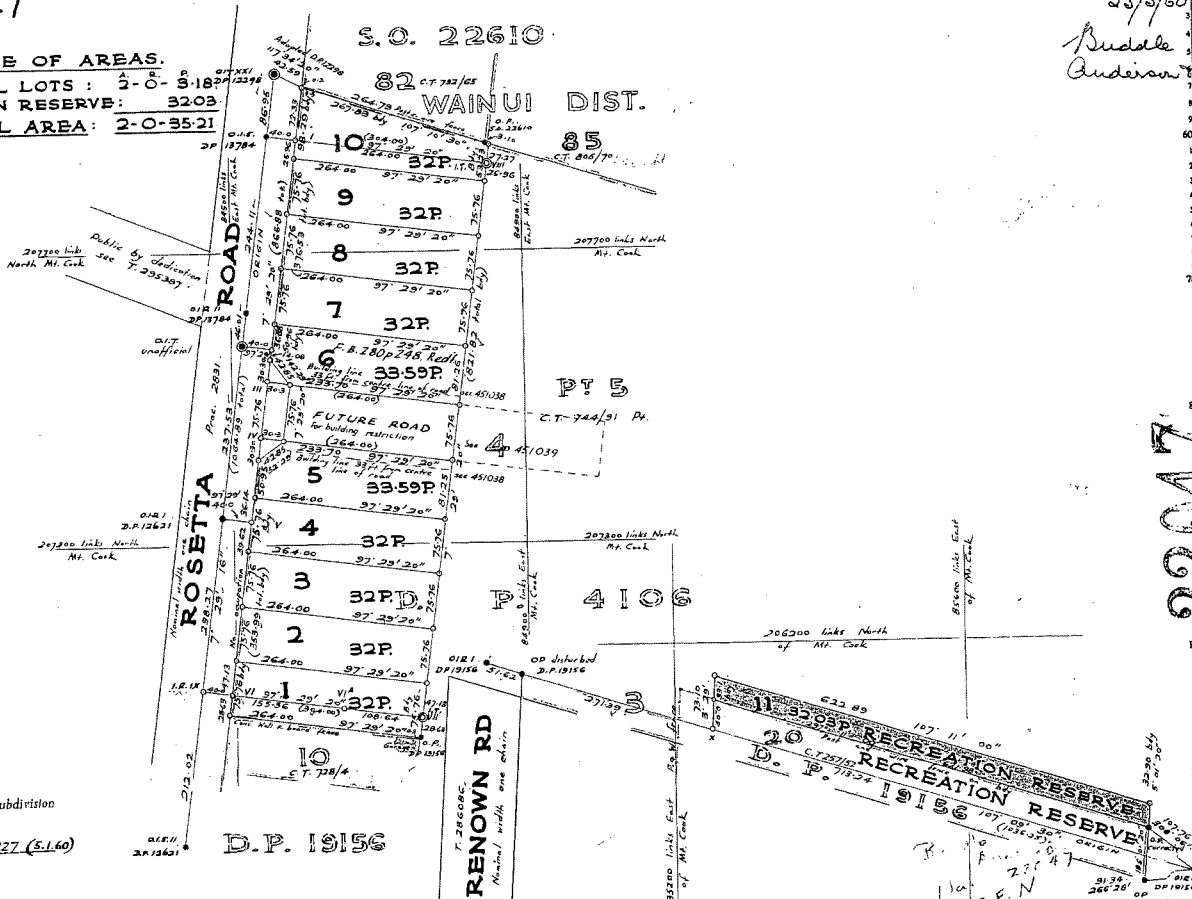
Deposited this 15-10 day of July 1960
23/5/60
Buddle
Anderson

Land Transfer Office
Received 23/5/60
Title Reference 22047/91
110 Referred to L. T. Surveyor

22047

SCHEDULE OF AREAS.
RESIDENTIAL LOTS: 2-0-3182
RECREATION RESERVE: 3203
TOTAL AREA: 2-0-3521

Lot	C.T.
1	320-7
2	920-73
3	465-93
4	235-4
5	81-245
6	6A-260
7	913-7
8	918-461
9	922-50
10	81-223
11	



Approved under Land Subdivision in Counties Act, 1946
See Scheme plan D 2327 (S.1.60)

PLAN OF SUBDN. OF PT. LOT 5 D.P. 4106
BEING PT. SECS. 3 & 4 WAINUI DIST.

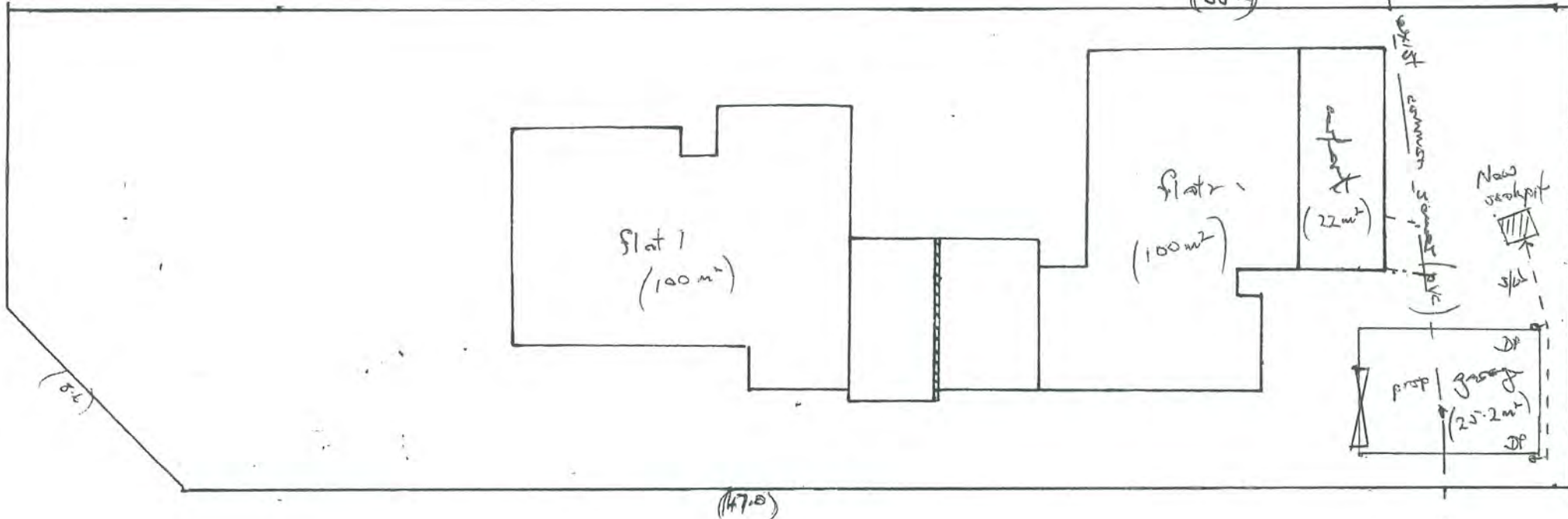
Approved as to Survey
Chief Surveyor
Received 23/5/60
Reference plans D. 2327, D.P. 4106, D. 2328, D.P. 19156, D.P. 19155
Field book 195
Traverse book 195
Examined by A. K. Spence 23/5/60
Recorded, Registered, S.E.G. 23/5/60
Corrected, Registered, S.E.G. 23/5/60
L. T. Surveyor

Comprised in C.T. 744/91 Pt.
Survey Block & District BLK. 1 PAKAKARIKI S.D.
Land District WELLINGTON Local Body HUTT COUNTY COUNCIL
Scale 1 chain to an inch
Surveyed by Trueman, Callender, Beach & Co. Date May 1960
Registered Surveyor and holder of a practising certificate, do solemnly and sincerely declare that this plan has been made from surveys created by me; that both plan and survey are correct, and have been made in accordance with the provisions under the Surveyors Act, 1938.
And I make this solemn declaration, conscientiously believing the same to be true and in virtue of the Oaths and Declarations Act, 1908.
Declared at Wellington this 15th day of July 1960
before me
Justice of the Peace (or Solicitor, Magistrate, Bailiff)

Approved
R. J. McFarlane
R. J. McFarlane
Applicant or Registered Owner

22047

ROSEYIA ROAD



SITE DETAILS

LOT: 6 DP 22047 FLAT 1 (DP 33454)
 DP:
 CT: 850 m²

VERSATILE
 BUILDINGS

HEAD OFFICE:
 112 WATERLOO ROAD

PH: (03) 349-2555
 FAX: (03) 349-1286

PROJECT TITLE

MRS & MRS BARTLEY

Proposed Building for:

4 MYRTLE LAKE ROYALTY BEACH.

DRAWING TITLE

SITE PLAN

SCALE:
 1: 200
 DRAWN:
 C. SMITH

DATE: 24/5/07
 FILE:
 OF:

SEER:
 OF:

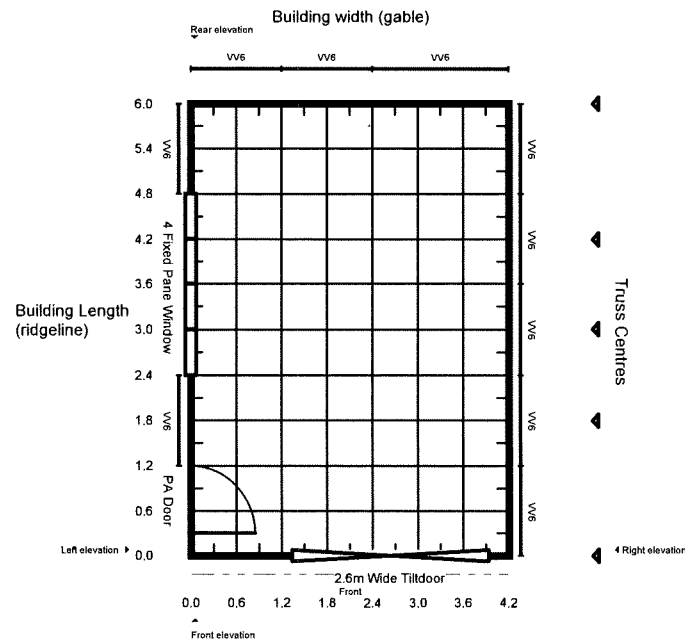
Note: Construction to comply with NZS 3604 (1999)
 and the New Zealand Building Code 1992
 REFER TO PRODUCER STATEMENT VP2000

KAPITI
 DISTRICT

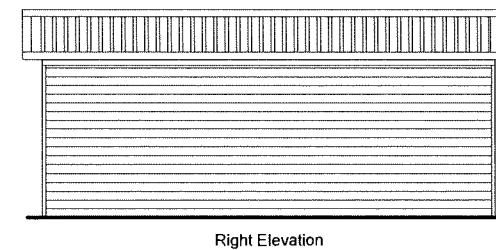
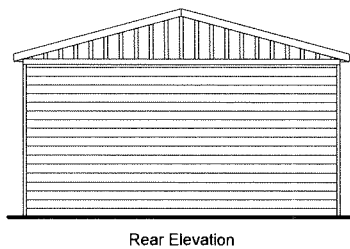
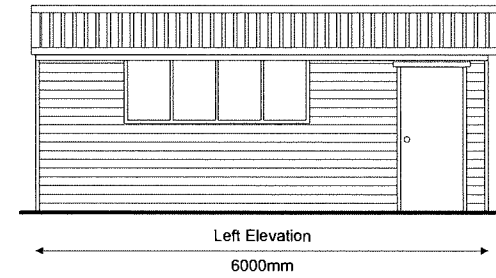
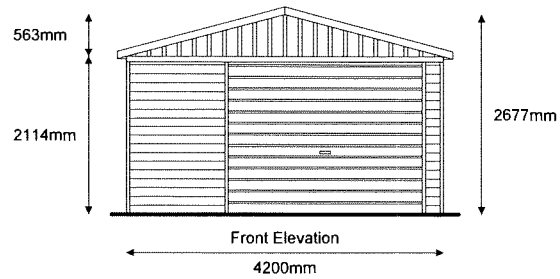
- 1 JUN 2007

RECEIVED

Versatile Buildings 600 Series Floor Plan
 Customer: Jim Bartlett Janet Bartlett
 Site Address: 4 Myrtle Lane, Raumati Beach,
 Reference: ccsmith-1126
 Contact: CRAIG SMITH, Wellington, 2339528



Versatile Buildings 600 Series Elevations
Customer: Jim Bartlett Janet Bartlett
Site Address: 4 Myrtle Lane, Raumati Beach,
Reference: ccsmith-1126
Contact: CRAIG SMITH, Wellington, 2339528



Versatile Buildings 600 Series Specifications
Customer: Jim Bartlett Janet Bartlett
Site Address: 4 Myrtle Lane, Raumati Beach,
Reference: ccsmith-1126
Contact: CRAIG SMITH, Wellington, 2339528

Model:	Versatile 600 Series
Size & Stud Height:	6.0m long x 4.2m wide, with 2.1m stud height
Floor Type:	Concrete floor
Roof Details:	15 degree pitch. Thickness: 0.35mm
Trusses:	90mm x 35mm kiln dried, stress graded timber as per floor plan
Wall Framing:	H1.2 treated 90mm x 35mm kiln dried, stress graded timber
Wind Zone:	Very high wind zone
Cladding Type:	Versaclad 'weatherboard' profile
Gable Cladding:	Board & Batten profile
Gable Soffit:	Front Only
Downpipes Location:	Rear of building

Notes:

GENERAL: Construction to comply with Mitek Producer Statement, VB 2000 and in all other respects NZS 3604:1999 and the NZ Building Code.

FOUNDATIONS: Concrete floor shall be 17.5Mpa, 100mm thick. Footing as detailed

WALL FRAMING: All timber shall be machine stress graded, gauged and treated to minimum TPA Specification H1.2 for habitable buildings or C.F, MGP 10 framing for garages. Studs shall be 90 x 35mm at 600mm crs and housed into 90 x 35mm plates. Lay Supercoarse DPC under all plates. Refer Producer Statement VB 2000, Sheet 4 for timber grade options and specification. Fix proprietary nail plates and hardware in accordance with Producer Statement VB 2000, Sheets 4 and 5.

ROOF FRAMING: Purlins shall be 90 x 45mm on edge at 1000mm crs fixed to Gangnail 15 degree roof trusses. Fix purlins and ridge braces as detailed in Producer Statement VB 2000, Sheet 13. See Gangnail truss details and specification on Sheets 14 and 15.

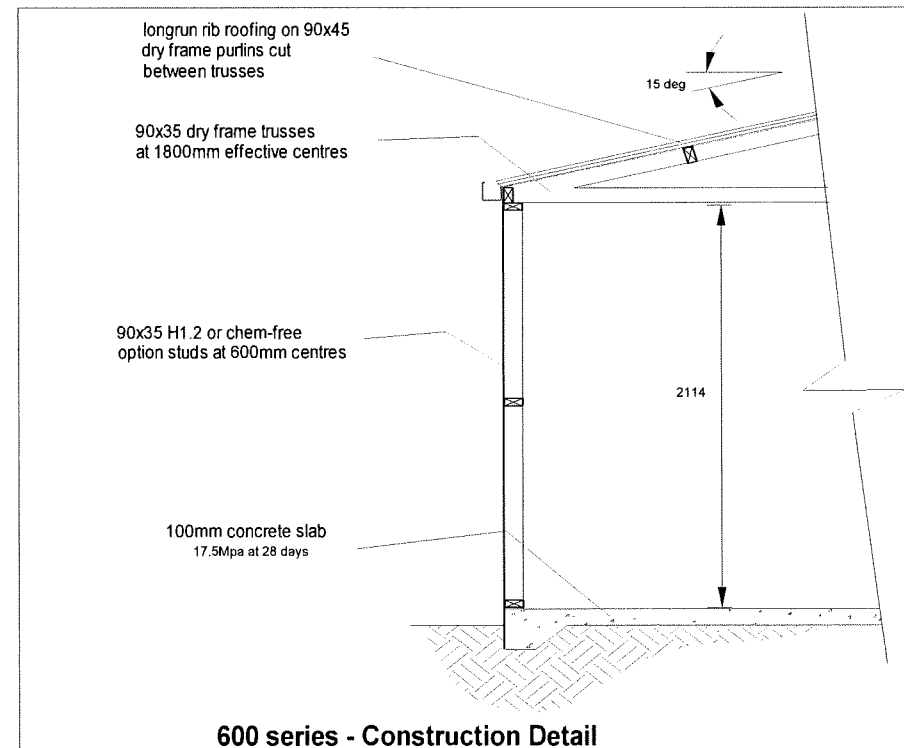
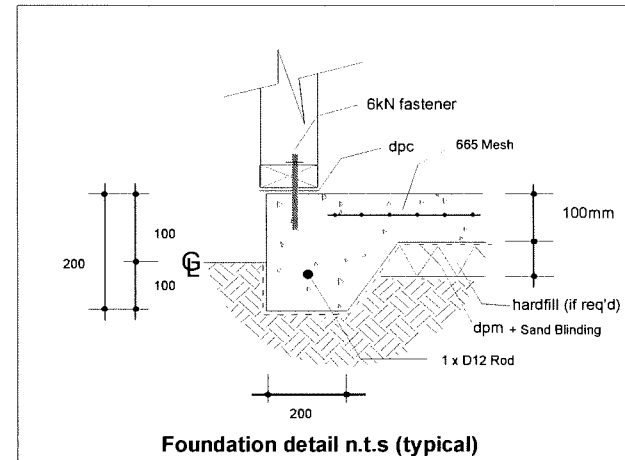
SIDE ENTRY OPENING LINTELS: LVL beam sizes and spans are specified in VB 2000, sheet 4. Fixing details are shown on Sheet 9 of VB 2000.

ROOFING: Shall be Versatile 6 rib longrun metal roofing fixed with 75mm spiral shank weatherseal roof nails, over bituminous type building paper supported by ultra-violet fast lashing.

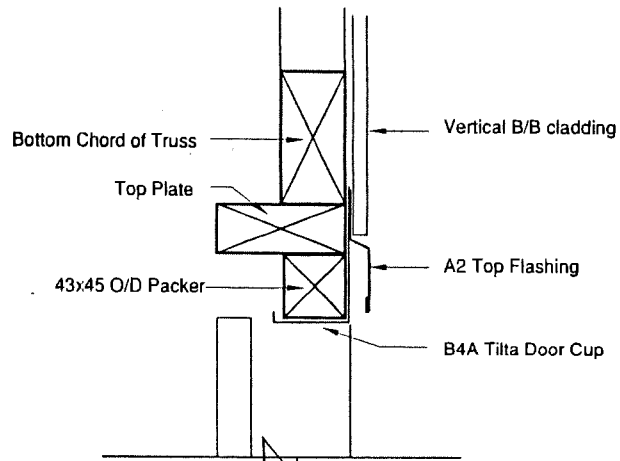
WALL CLADDING: Fix with galvanised clouts as specified in VB 2000 sheet 6.

ROOF BRACING: For all buildings fix Lumberlok roof plane strap bracing in accordance with VB 2000 Producer Statement, Sheet 7.
For 2.7 & 3.0m stud buildings refer VB 2000, Sheet 8.

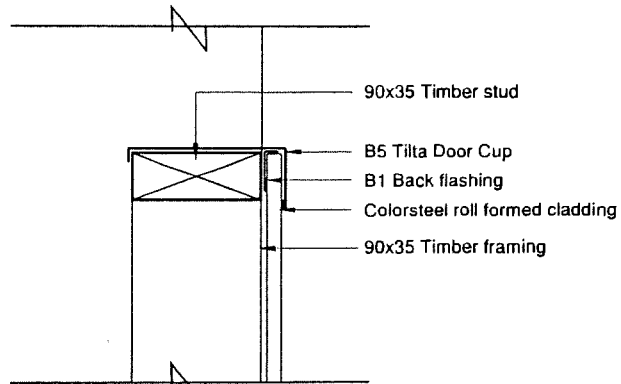
WALL BRACING: Fix bracing in accordance with VB 2000, Sheet 6. Bracing panel locations and fixing refer to "Wall Bracing: 600 Series, Feb 04 Ver1.4."
For 2.7 & 3.0m stud buildings refer VB 2000, Sheet 8.



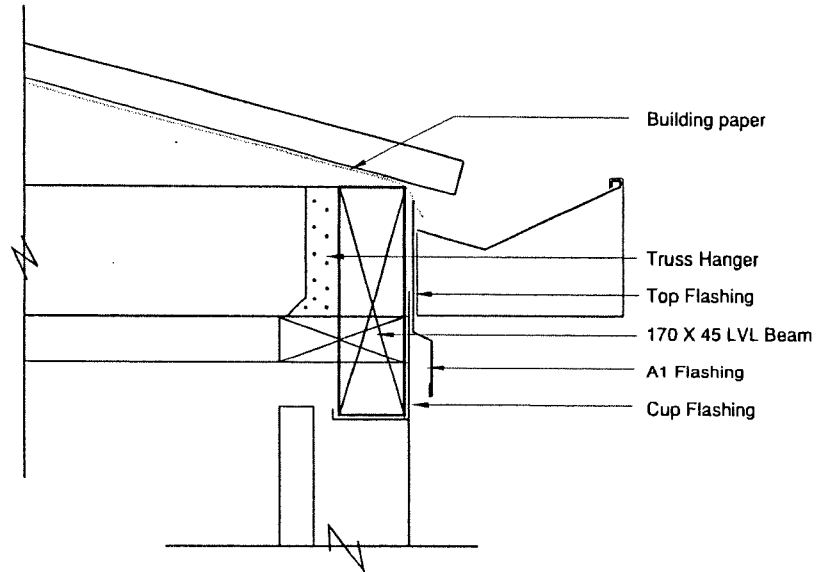
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED



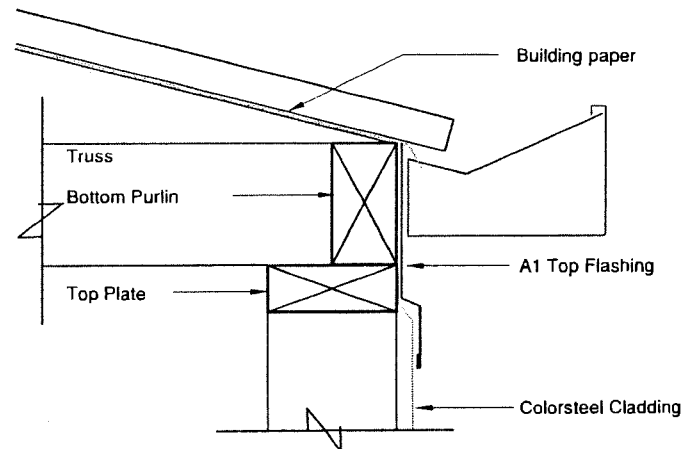
Tilta Door Head Detail - (Class 5 Building)
Front Entry



Tilta Door Jamb Detail - (Class 5 Building)

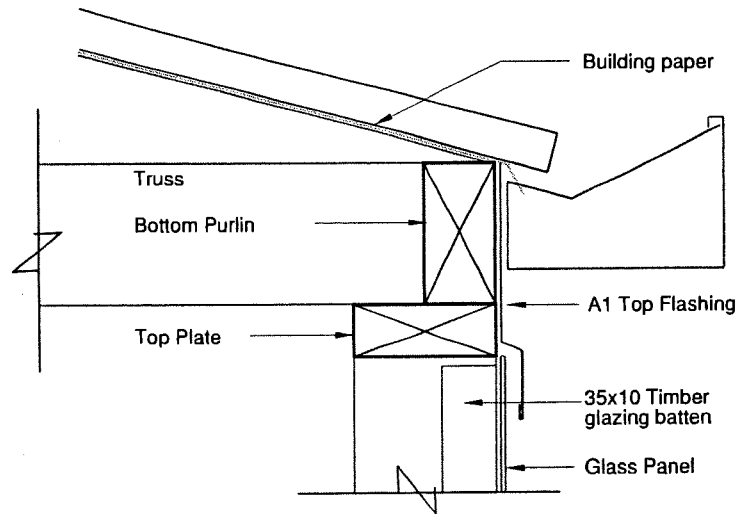


Tilta Door Head Detail - (Class 5 Building)
Side Entry - LVL Beam

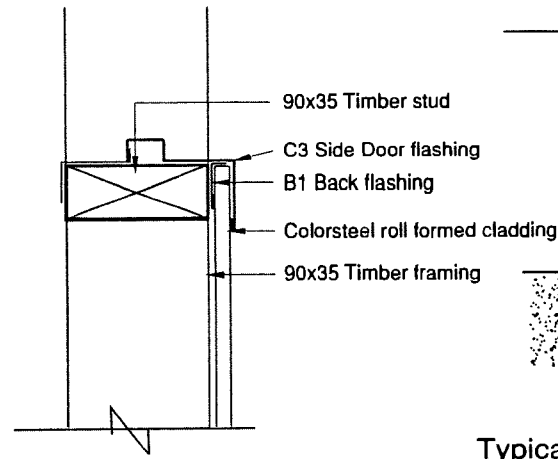


Typical Top Flashing Detail - (Class 5 Building)

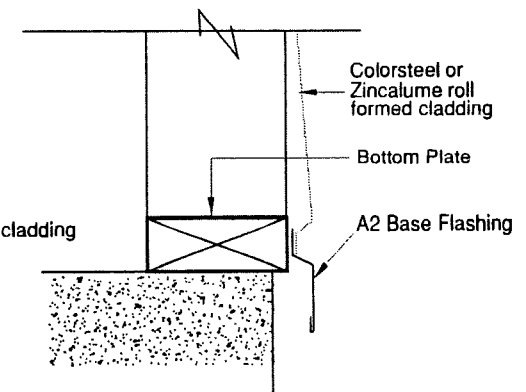
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED



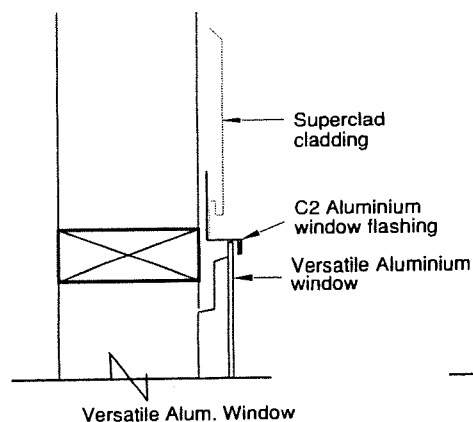
Window Head 2.114 Stud - (Class 5 Building)



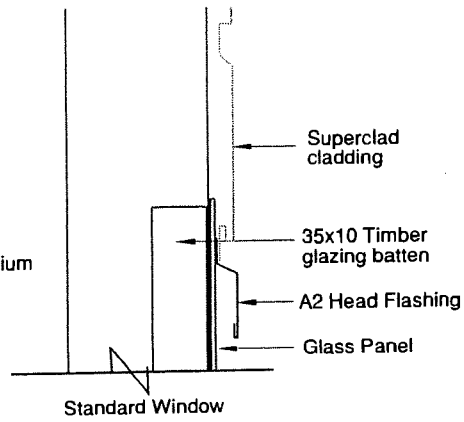
Side Door Jamb Detail



Typical Base Flashing
(Class 5 Building)

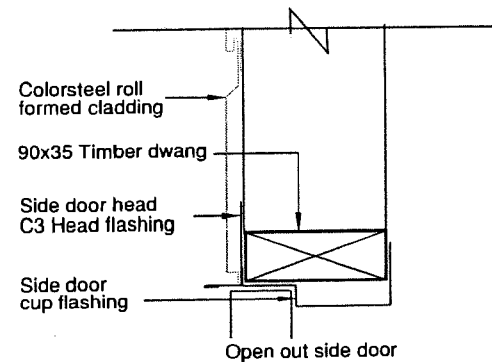


Versatile Alum. Window



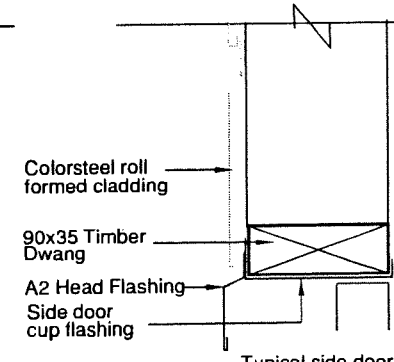
Standard Window

Typical Window Head - (Class 5 Building)



Open out side door

Side Door Head Detail - (Class 5 Building)



Typical side door

Notes: Construction to comply with NZS 4101:2001 and the New Zealand Building Code 1992

PROJECT TITLE

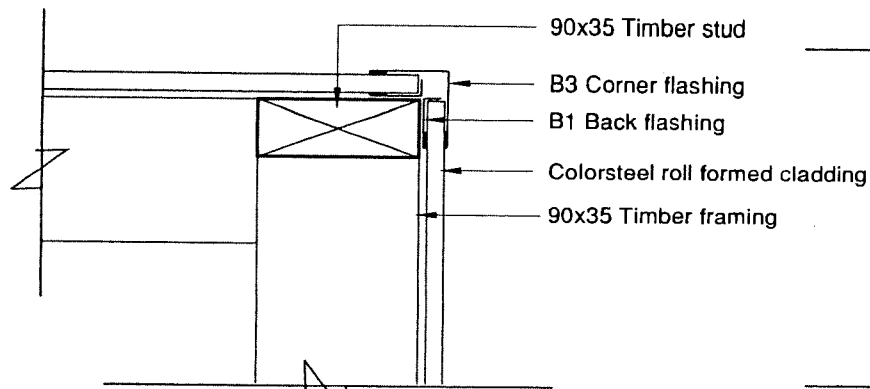
Standard Flashing Details

DRAWING TITLE

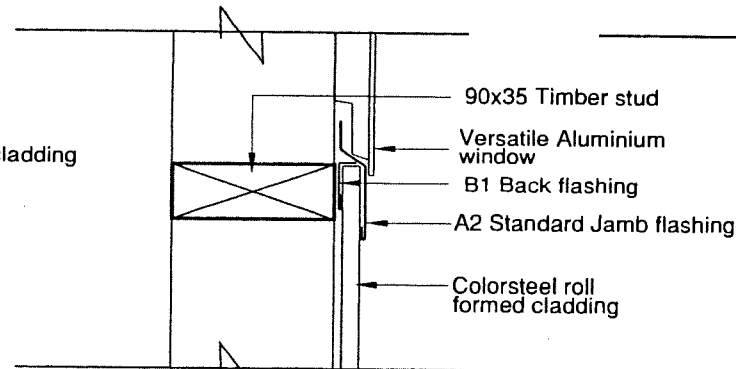
Window & Door Details

DATE: Oct'02
DRAWN: VB Ltd
Flash-05

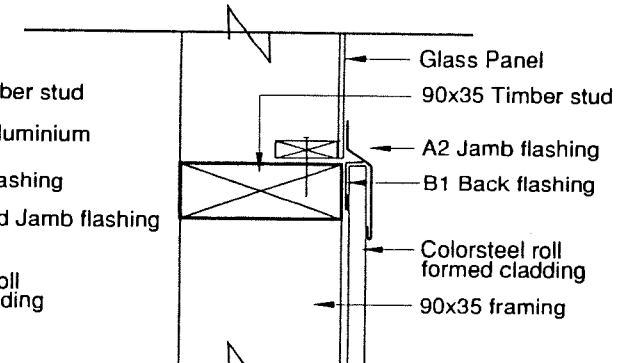
REV: 1
OF 1



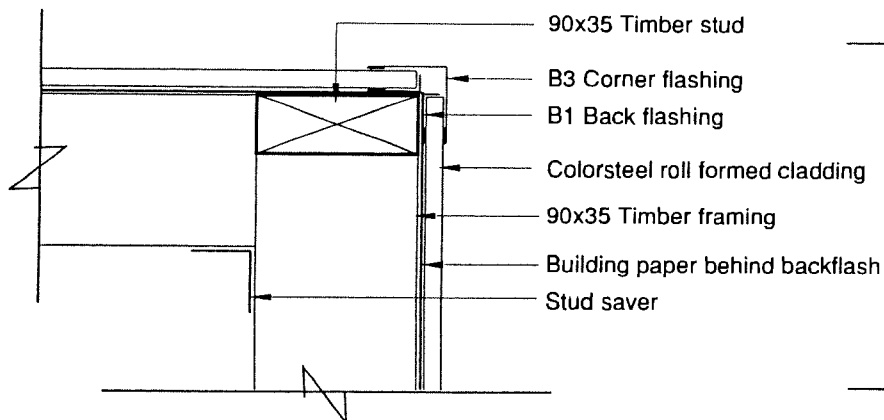
Corner Flashing Detail - (Class 5 Building)



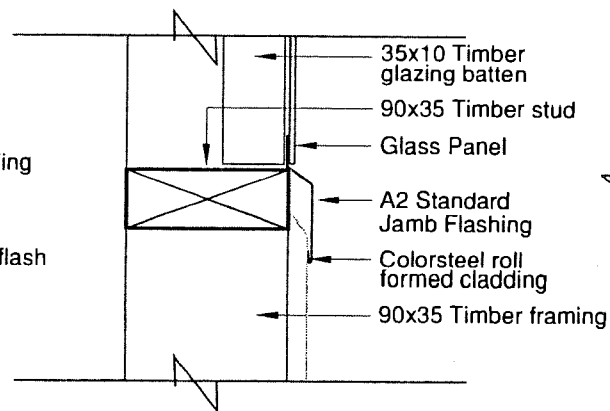
Versatile Alum. Window Jamb Detail
(Class 5 Building)



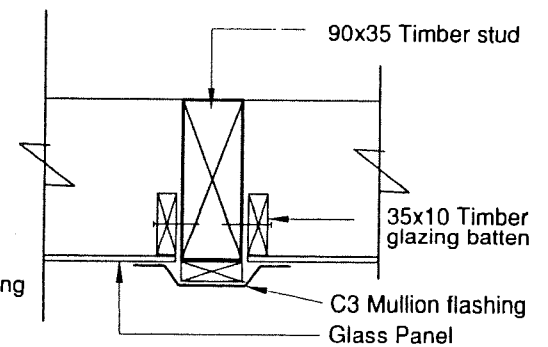
Standard Window Jamb Detail
(Class 5 Building)



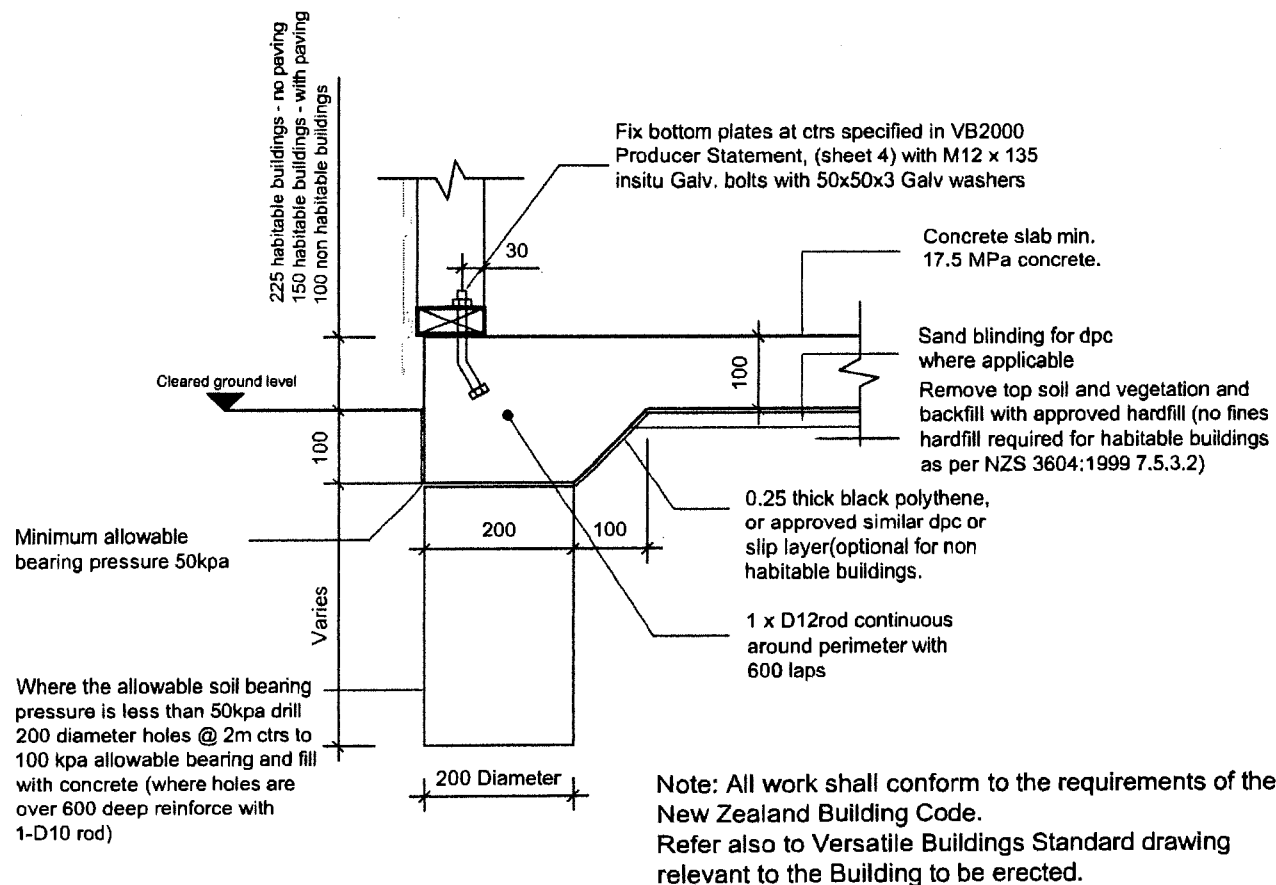
Corner Flashing Detail - (Class 4 Building)



Standard Window Sill Detail
(Class 5 Building)



Standard Mullion Detail
(Class 5 Building)



Allowable Ground Bearing Pressure Guide

The soil below the underside of the foundation may be assumed to have an allowance bearing pressure of not less than 100 kPa when no organic topsoil, soft peat, soft clay that contains stones, or fill material that has not been placed in accordance with NZS 4431 is found or if adjacent similar type buildings supported on footings similar to those to be constructed show no signs of settlement or cracking

Concrete Slab Reinforcement

Concrete slabs may be unreinforced provided the maximum size of a slab between construction and/or shrinkage joints does not exceed 3 x 3.9m.

Polypropylene fibre reinforced concrete slabs shall have a minimum dosage rate of 0.7kg/m³, and maximum slab size shall be 4 x 6m.

Slabs reinforced with 665 mesh set 30 below the surface of the concrete and placed at 75 from edges of slabs with 200 side laps may be poured in slabs up to 6 x 12m without construction or shrinkage joints.

FREDERICK R SMITH
Consulting Structural Engineer
Ph 03 348 1521 Fx 03 348 1571
PO Box 11-350 Christchurch

I certify that buildings erected in accordance with this
drawing will comply with the New Zealand Building
Code

F.R.Smith
BE(civil) CPENG MIPENZ MACENZ MIEAust.

VERSATILE

PROJECT TITLE

Foundation Details

DRAWING TITLE

Foundation & Footing Detail

Note: Construction to comply with NZS 3604 (1999)
and the New Zealand Building Code 1992

SCALE: 1:10 DATE: Nov 04
REVISION: Ver 1.0 FILE: found - VB

SHEET: 1
OF: 1

VB2000

CONTENTS

SECTION 1	SPECIFICATION DETAILS
SECTION 2	FOUNDATION DETAILS
SECTION 3	WALL FRAMING DETAILS
SECTION 4	ROOF FRAMING DETAILS
SECTION 5	HARDWARE FIXING DETAILS
SECTION 6	WALL & ROOF BRACING DETAILS

CLIENT

Jim Bartlett Janet Bartlett

4 Myrtle Lane
Raumati Beach



MiTek New Zealand Ltd.
HOME OF GANG-NAIL® BUILDING SYSTEMS



VERSATILE®
BUILDING SYSTEMS

VB2000

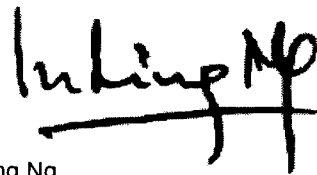
PRODUCERS STATEMENT DESIGN

The building design VB2000 has been compiled using sound and widely accepted engineering principles and in accordance with NZS4203:1992 and NZS 3603:1993 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of clause B1: Structure of the Building Regulations 1992.

As independent design professionals covered by a current policy of Professional Indemnity Insurance to a minimum value of \$2,000,000. I BELIEVE ON REASONABLE GROUNDS that subject to:

1. The verification of all design assumptions detailed in the drawings and: -
2. All proprietary products meeting the performance specification requirements.

The proposed building is to be constructed in accordance with the drawings, specifications and other attached documents, which comply with all relevant provisions of the Building Code



In Ling Ng
B.E. (Hons) MIPENZ (Structural)
CPEng, IntPE
Member ID 146585
for MiTek New Zealand Ltd.
20 Kotzikas Place
Christchurch
New Zealand

1st November 2006

VB2000

MANUFACTURERS STATEMENT DURABILITY

To satisfy the requirements of Clause B2: 'Durability' of the New Zealand Building Code, the metal cladding material needs to meet a 50-year durability life. To achieve that, the following provisions must apply:

Range of Product and Use.

Specification:	AS1397:2001
Coating type:	Zinc/Aluminium & painted
Steel thickness range:	0.35mm - 0.95mm BMT
Steel grade range:	G300 - G550
Application:	Standard Versatile Walls on Class IV Building category as per NZS4203:1992
Fasteners:	Heavy Zinc or Zinc-tin coated clouts to comply with AS3566.2-2002 Classes 3 & 4. Aluminium rivets for all steel components. IFI114:1986

Requirements, Limitations and Exclusions.

- Applicable to buildings in Sea-Spray zone and exposure zones 1,2,3 & 4 in accordance with Clause 4, Durability, NZS 3604:1999 which is an acceptable solution under clause B2 of the NZBC
- Fixing and installation of the cladding must be done exactly in accordance with Versatile Buildings Specifications.
- Normal and regular maintenance must be carried out on the exterior surface of the cladding and the following guide must be followed to ensure the durability requirements are met.

Regular Maintenance.

Exposure zones 1,2,3 & 4. (All areas other than sea spray zones - see below)

- Rain washing only required on exposed sections, sheltered or protected areas such as under spouting, top cladding boards and tops of doors require washing every 3 months.

Sea spray zones (Within 500m from the sea or 100m from sheltered harbours or inlets) and areas of Geothermal activity.

- Rain washing only required on exposed areas. Sheltered and protected areas such as under spouting, top cladding boards and tops of doors require washing down every month and when corrosive salts are present.

Extended Maintenance, Painting or Repainting.

• Extended Durability

Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material, painting of the entire surface is required to extend the life of the cladding product. Paint manufacturer's recommendations are to be followed for surface preparation and paint type to be used.

• Evident Corrosion

Areas that show signs of white or red rust/ corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products and present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the Paint Manufacturer's recommendations is then required. Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may start due to moisture and dirt entrapment.

If evident corrosion is not treated quickly rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

References.

1. NZS 3604:1999, clause 4, Durability.
2. Versatile Buildings Assembly Instructions.
3. New Zealand Building Code 1992



Jeffrey Geayley
for Versatile Buildings Ltd
112 Waterloo Road, Christchurch
New Zealand
Dated: 1st November 2006



MiTek New Zealand Ltd.

HOME OF GANG-NAIL® BUILDING SYSTEMS



VERSATILE®
BUILDINGS

VB2000

EXPLANATION

The following designs cover the structural aspects (excluding floor details) of the construction of Versatile Buildings Ltd standard range of garages for both the 600 and 1000 Series. The sequence of design information is broken down into the following categories:

- Wall Framing.
- Truss Design.
- All Structural Fixings.
- Building Stability Design for both roof and walls.

All other aspects of the Structure are constructed in accordance with the standard Versatile Buildings Ltd details for garages.

Copyright: These drawings must not be used without express prior permission from MiTek NZ Ltd. and Versatile Buildings Ltd.

BRANZ Note: Copies of Bracing Test Report for wall cladding, Test number STR346, available for inspection from Versatile Buildings Ltd., 112 Waterloo Road, Christchurch.

Building Classification: Buildings designed for Class 5 Category as defined in NZS4203:1992 Table 2.3.1

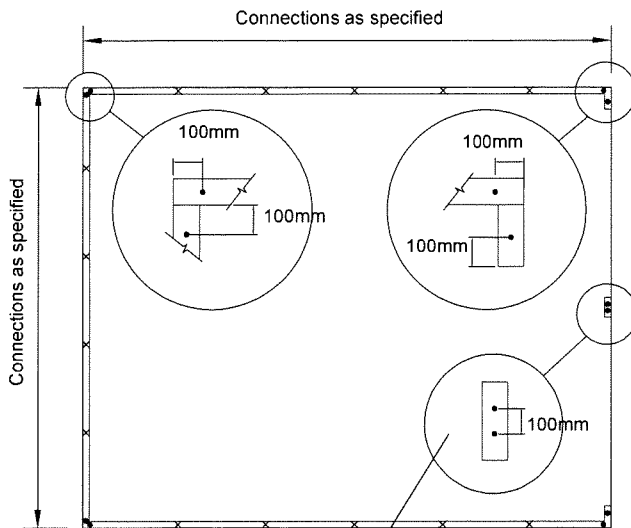
Patent: 'FlexiBrace' subject to Patent No: 504428 MiTek N.Z. Ltd.

Steel 'Stud Saver' subject to registered Patent No's 330803 & 314494

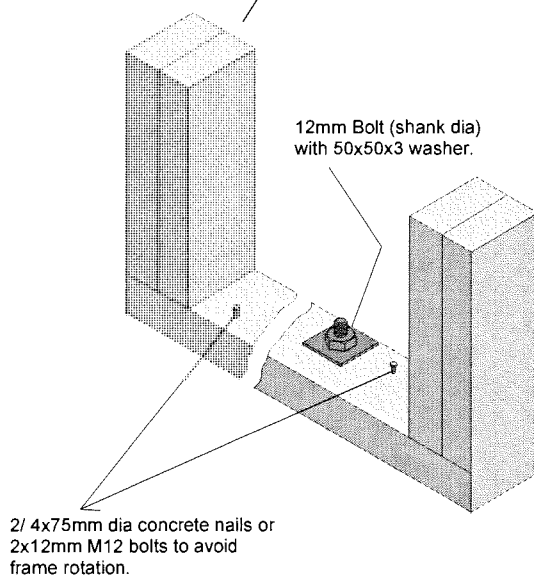
VB2000

FOUNDATION DETAILS

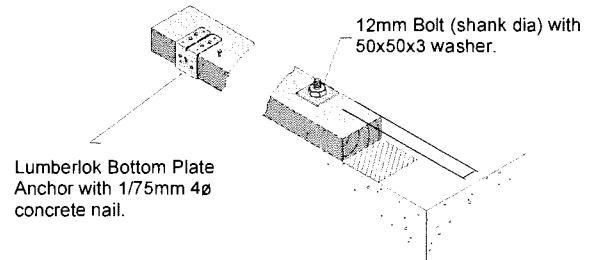
2.1m WALL HEIGHT BOTTOM PLATE FIXING LOCATIONS



NOTE: Connections must be applied to all corners and door openings shown and then spaced, as per layout above, between these points



BOTTOM PLATE CONNECTION TYPE



NOTE: For fastener spacing @ 900 ctrs, truss spans building width can be increased by 25%

Wind Load	Max Building	Fixing Spacing
Very high	8400	1200
	10600	900
	12000	600

VB2000

DESIGN INFORMATION

Design Scope

The VB2000 design series covers the structural requirements for the Purlin fixing, Truss fixing, Truss design, Truss bracing, Wall & Roof Bracing, Lintels, Verandah / decks & Garaports. All other structural requirements are as per NZS3604: 1999

Building Erection

Proper bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixings must be installed before applying any loads.

Design References

NZS3603:2005
NZS3604:1999
NZS4203:1992
NZS3602:2003
TP1.85

Truss Joints

GANG-NAIL plates are to be pressed into both sides at each joint by a licensed GANG-NAIL fabricator

Load Details

These drawings have been prepared using the above design loads.

It is the responsibility of the user to ensure that the design data and loads are still correct at the time of construction.

Design Loads

Dead loads for Light Roof
0.15kPa (includes weight of trusses, purlins, associated framing and zincalume roof).

Live loads
1.0kN concentrated load, 0.25kPa uniform load on roof section & 2.0kPa uniform load for decks.

Wind loads
Buildings designed for UP TO VERY HIGH wind conditions as per the attached selection charts and as defined by NZS3604:1999.

Seismic loads
Seismic Zones A, B or C.

Snow loads
Buildings designed for up to 1.00kPa Snow load as shown on the attached selection chart.

Refer to MiTek New Zealand Limited for any design modifications required for increase in snow loads or wind loads above those stated on the drawings.
Buildings designed for class IV category as NZS4203:1992 Table 2.3.1

VB2000

WALL FRAME DETAIL

Wall Frame Sizes

Wind Load	Wall Height (mm)	Stud Ctrs (mm)	Size & Grade
Very high	2100	600	90X35 MGP10

Timber Grade & Design

- Top plates, bottom plates & studs are to be constructed in 90 x 35 minimum grade to be MGP10 or MSG10 or better in all situations as described in the table shown above.
- All other timber not specified can be non standard grade.
- All purlins and stiffening added to the lintels to be minimum 90x45 MSG8 grade.

Timber Treatment

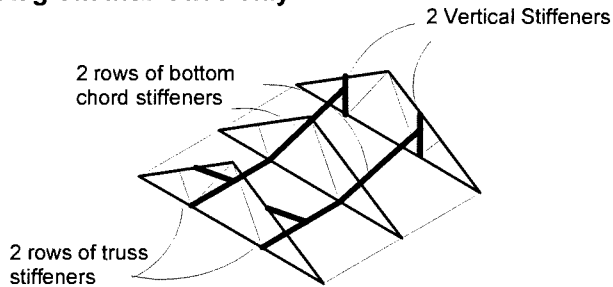
- Treated Timber is to be used in the construction of the buildings as defined by the frame and truss requirements in NZS3602:2003. All treated timber is to meet the required standards.
- Minimum H1.2 timber treatment is to be used in all frames & including areas of the building where it is to be enclosed with GIB board lining, i.e. sleepouts etc.
- Treatment of Verandah & Deck construction refer to Verandah and Deck details in this document (if included)
- Trusses including Gable Ends can be untreated.

VB2000

SPAN, LOAD AND TRUSS DETAILS

Truss Stiffener Position

Diagram indicative only



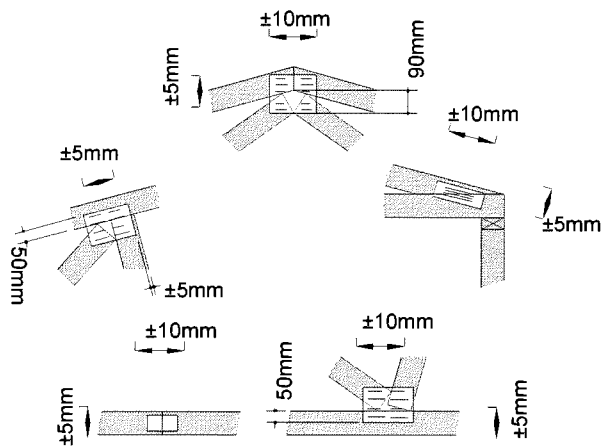
Load Chart

Live Load =	0.25 kPa (Distr) 1.0 kN (Conc)
Dead Load =	0.15 kPa (Top Chord) 0.20 kPa (Bottom Chord) on 900 & 1200 crs with ceiling
Wind Load Cpi =	0.50 max
Cpe =	0.80 max
Purlin Spacing =	1000 max

Span Chart

Truss Centers	Wind Load	Snow Load (kPa)
1800	Very high	0.5

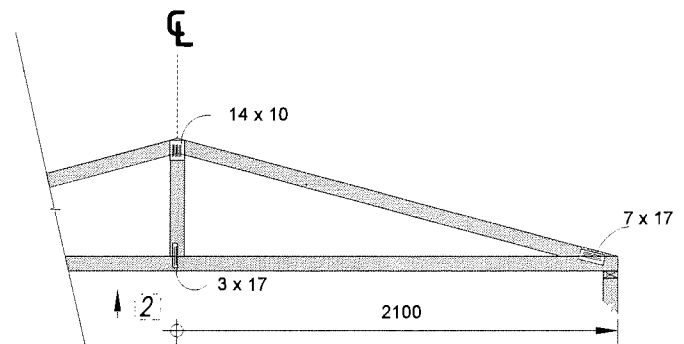
Construction Tolerances



NOTE:

Plates are to be fully pressed home on both sides of joints.
The plate axis must be located in the specified or indicated direction.
Typical positioning tolerances for plates

4,200 Span



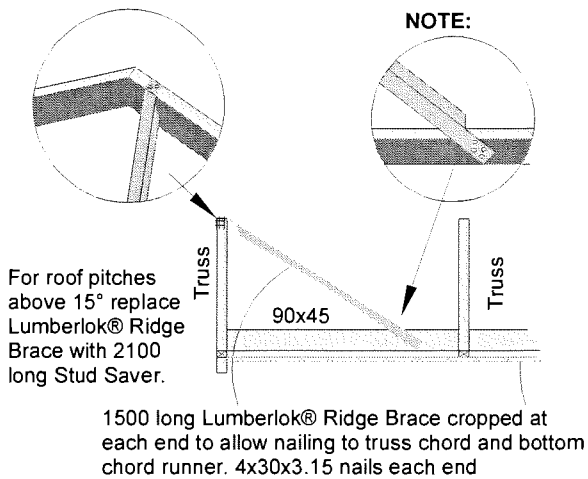
NOTE:

1. Truss Top Chord pitch range is 15°, 20°, 25°, 30°
2. ● Indicates location of Bottom chord brace (truss stiffener)
3. ↑ 6 Indicates the truss camber (typical)
4. All truss plates are Gang-Nail® GN10 type
5. All top & bottom chords are to be MGP10 90x35 Radiata pine
6. All webs are to be a min. MSG8 - 70x35 Radiata pine

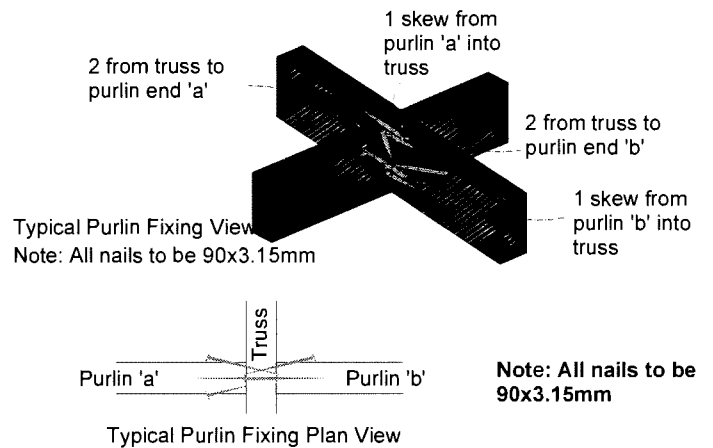
VB2000

TRUSS DETAILS

Ridge Brace



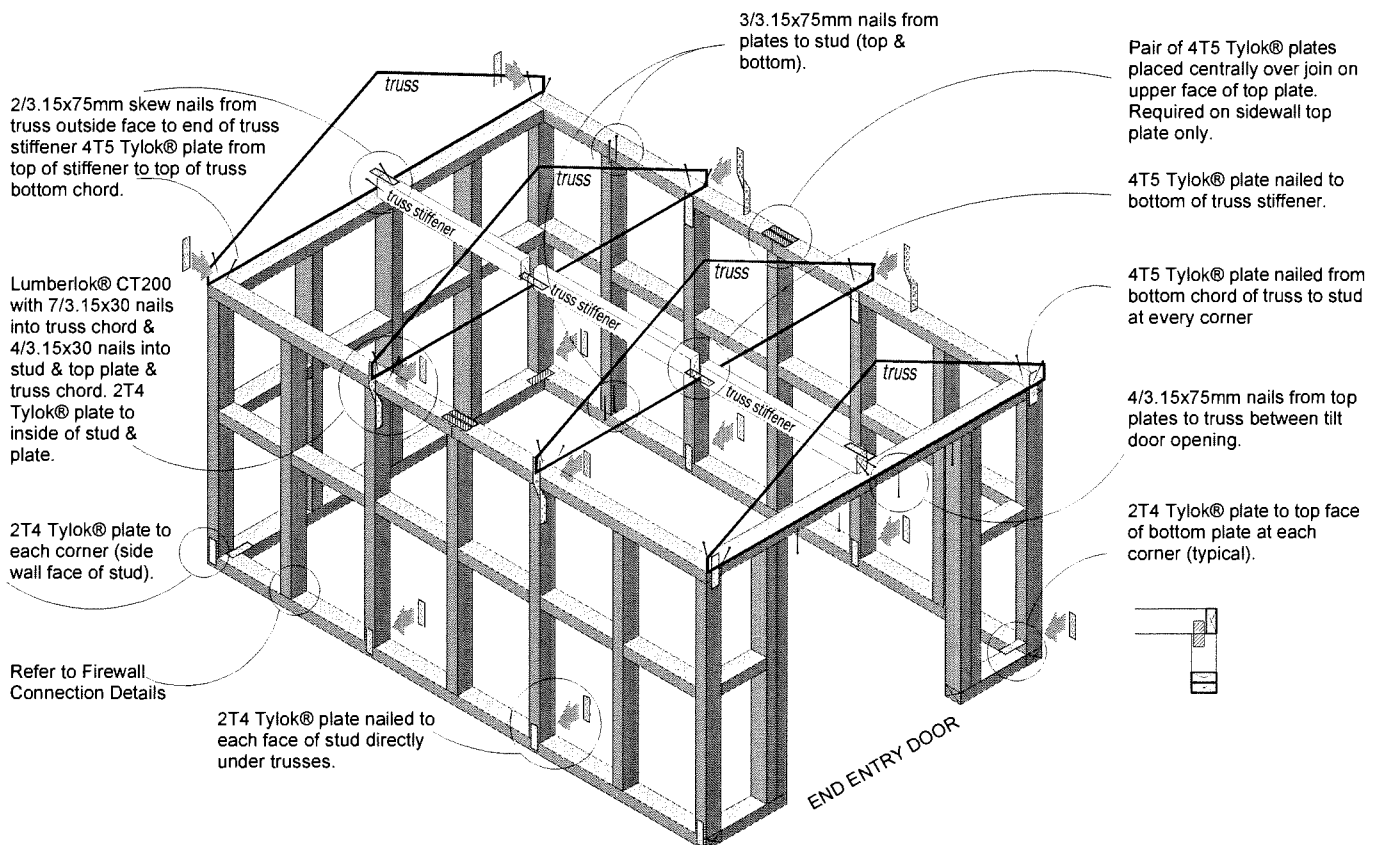
Purlin Fixing Detail



VB2000

HARDWARE FIXING DETAILS

Hardware Fixing Locations



NOTE: Hardware fixings apply to both 600 & 1000 series buildings.

VB2000

EXPLANATION

The Building Stability Design of the standard range of garages is broken down into two separate areas, and are as follows: -

Roof Bracing

Using a diaphragm approach, the roof is braced using a series of Strip Brace and / or Multibrace patterns in the plane of the truss top chords to transfer the wall and roof wind demand to the top plates. The loads at the top plate level are then transferred to the foundation through the wall bracing system.

The layouts of Strip Brace and Multibrace patterns are determined by the size and shape of the building plus the relevant wind zones appropriate for that design. These layouts are determined on the VB2000 Series drawings on the following pages.

Wall Bracing

Using a Bracing Units approach the tables shown on the following pages give the loading demand of the respective buildings dimensions and wind loads. The use of wall cladding and / or Secondary Bracing systems provides the method of achieving the required bracing demand. These cladding and secondary bracing units are detailed on the following pages also.

Within allowable side wall and end wall length ratio there is an ability to brace buildings on all three sides only when large door openings make installation of braces impossible. The bracing demand in these situations is laid out in the tables on the following pages.

The VB2000 Series covers stand alone buildings up to but no greater than a width and or length of 12m. In cases where partition walls are available, buildings can be over the 12m overall dimension provided the rules on the following page are followed and installed as per the diagram shown on the following page.

All Angle Brace, Strip Brace, Multibrace & Flexi-Brace options can be located anywhere along the braced wall provided they fit the required dimensions.



MiTek New Zealand Ltd.

HOME OF GANG-NAIL® BUILDING SYSTEMS



VERSATILE®
BUILDINGS

VB2000

BRACING DEMAND RULES

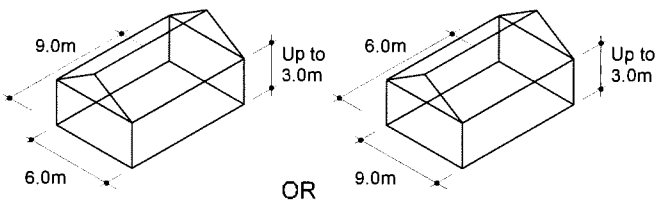
1. BUILDING DIMENSIONS

The maximum building dimensions must not exceed 12m in width and or length.

2. SIDE/END WALL RATIOS DEFINITION

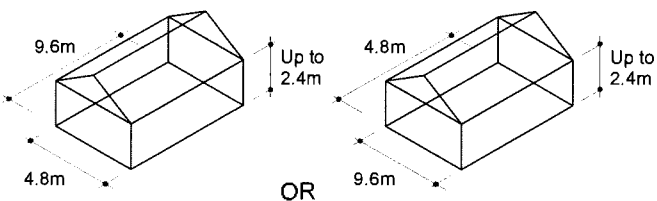
a. 1 to 1.5 Ratio applies only when 3 walls of bracing are available (See rule 4a) on L,M,H & V/High Wind Loads up to 3.0m high.

e.g.



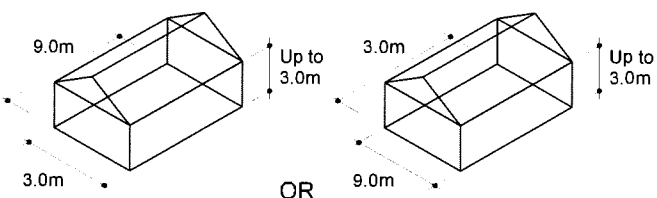
b. 1 to 2 Ratio applies only when 3 walls of bracing is available (See rule 3a) on L, M,H & V/High Wind Loads up to 2.4m high.

e.g.



c. 1 to 3 Ratio applies only when 4 walls of bracing is available (See rule 3b) on L, M,H & V/High Wind Loads up to 3.0m high.

e.g.



3. WALL BRACING DEMAND OPTIONS

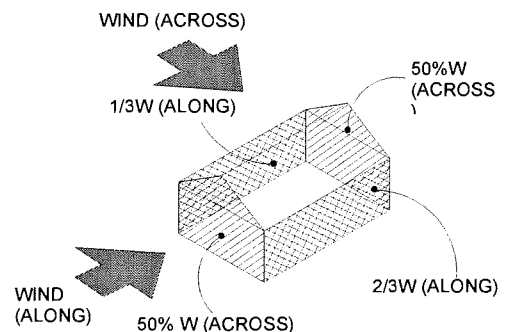
4a. Where 3 walls only are available, establish the demand for ALONG & ACROSS for the specific tables on the following pages. Apply the full bracing unit required to the respective walls and brace accordingly.

4b. Where four walls can be used for bracing, establish the demand on the following pages) by using the tables called "Both end walls available" and "Both side walls available".

NOTE

The shortest two walls must have bracing equally distributed between them.

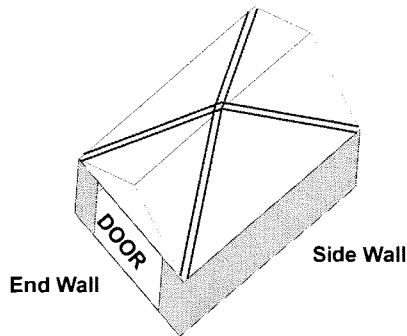
If that is achieved the Total Bracing Units in the longer walls maybe distributed on a 2/3 to 1/3 split, e.g. A total of 150 Bu's can be distributed in one of the longer walls and the remaining BU's distributed to the other longer wall. (See below)



VB2000

ROOF BRACING

BRACING 4.2m Width, 6.0m Length, Very high Wind Zone



ROOF BRACING NOTES

Indicates a single row of Lumberlok Strip Brace tensioned up and laid over the top of the purlins, fix each end with 3 x 30 x 3.15 nails (typical) Fix at crossings with 2/30x3.15 nails.

VB2000

WALL BRACING

BRACING ELEMENT

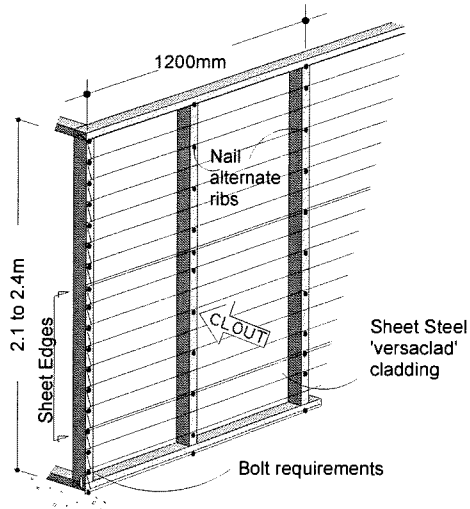
VV6

Bracing units per/1200mm:

60

Bracing units per/1800mm:

90



LEGEND

refer to: *Product Statement, VB2000,*
for bracing element & fixing details.

VV6  VERTICAL BRACING ELEMENT
12 m x 12 m area with 12 m high
bracing element

Client : Mr & Mrs Bartlett

Order No: 4 Myrtle Lane Raumati Beach

Size : 6000 x 4200mm

Windzone: Very High

Roof Pitch: 15 Deg

STEP 1: BRACING DEMAND FOR WIND DIRECTION.
ALONG = (RIDGE LINE)

WALL WIDTH	LOW	MED	HIGH	V.HIGH
3000	35	46	66	85
3600	42	55	79	102
4200	49	64	93	119
4800	56	73	106	136
5400	63	83	119	153
6000	70	92	132	170
6600	77	101	146	187
7200	84	110	159	204
7800	91	119	172	221
8400	98	129	185	238
9000	105	138	198	255

WRITE IN BOX: A
WALL B.U.'S REQ'D
119

WRITE FIGURE HERE
& WRITE FIGURE HERE
WALL B.U.'S REQ'D
119

WRITE IN BOX: B
119

CIRCLE SELECTED

STEP 4: BRACING DEMAND FOR WIND DIRECTION.
ACROSS = (GABLE END)

WALL WIDTH	LOW	MED	HIGH	V.HIGH
3000	49	65	95	149
3600	58	78	113	143
4200	68	91	132	166
4800	78	104	151	190
5400	87	117	170	214
6000	97	130	189	238
6600	107	143	208	261
7200	117	156	227	285
7800	126	168	246	309
8400	136	181	265	333
9000	146	194	284	356
9600	156	207	302	380
10200	165	220	321	404
10800	175	233	340	428
11400	185	246	359	451
12000	194	259	378	475

WRITE FIGURE HERE
WALL B.U.'S REQ'D
238

WRITE IN BOX: C
238

WRITE IN BOX: D
0

WALL B.U.'S REQ'D
0

CIRCLE SELECTED

600 SERIES BRACING V2.0

BRACE RATINGS

- External Walls: Flexi-Brace is the only secondary brace that can be used on its own without the combination of the cladding. In this case reduce the Flexi-Brace ratings to 80%. eg. aVF5 would be rated @ 64 BU's

- Internal Walls:

A. Where internal walls are lined one side with plasterboard and combined with Flexi-Brace use the following values:

VF5 + plasterboard (1200mm) = 139BU's

VF7 + plasterboard (600mm) = 50BU's

B. Where internal walls are lined with sheet material other than plasterboard, ie customwood or plywood use the secondary brace ratings as quoted only to achieve the total BU's required.

STEP 2a: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VV6-12	60	2	120
VV6-18	90	0	0

CLADDING ACHIEVED
120

STEP 2b: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY
VA6	70	0
VT6	100	0
VF7	30	0
VT6 Pr	200	0
VF5	80	0
VF8	60	0
VM6	150	0
VF6	105	0
VP1	135	0
VP2	170	0

HARDWARE ACHIEVED
0

BOX: A
TOTAL BU'S REQ'D
119
From step 2 a or 2b
HARDWARE REQ'D
0
TOTAL BU'S ACHIEVED
120

STEP 2c: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VV6-12	60	5	300
VV6-18	90	0	0

CLADDING ACHIEVED
300

STEP 2d: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY
VA6	70	0
VT6	100	0
VF7	30	0
VT6 Pr	200	0
VF5	80	0
VF8	60	0
VM6	150	0
VF6	105	0
VP1	135	0
VP2	170	0

HARDWARE ACHIEVED
0

BOX: B
TOTAL BU'S REQ'D
119
From step 2 c or 2d
HARDWARE REQ'D
0
TOTAL BU'S ACHIEVED
300

STEP 5a: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VV6-12	60	2	120
VV6-18	90	1	90

CLADDING ACHIEVED
210

STEP 5b: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY
VA6	70	0
VT6	100	0
VF7	30	0
VT6 Pr	200	0
VF5	80	0
VF8	60	0
VM6	150	0
VF6	105	0
VP1	135	0
VP2	170	0

HARDWARE ACHIEVED
0

BOX: C
TOTAL BU'S REQ'D
238
From step 5 a or 5b
HARDWARE REQ'D
28
TOTAL BU'S ACHIEVED
210

STEP 5c: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VV6-12	60	1	60
VV6-18	90	0	0

CLADDING ACHIEVED
60

STEP 5d: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY
VA6	70	0
VT6	100	0
VF7	30	0
VT6 Pr	200	0
VF5	80	0
VF8	60	0
VM6	150	0
VF6	105	0
VP1	135	0
VP2	170	0

HARDWARE ACHIEVED
0

BOX: D
TOTAL BU'S REQ'D
0
From step 5 c or 5d
HARDWARE REQ'D
0
TOTAL BU'S ACHIEVED
60

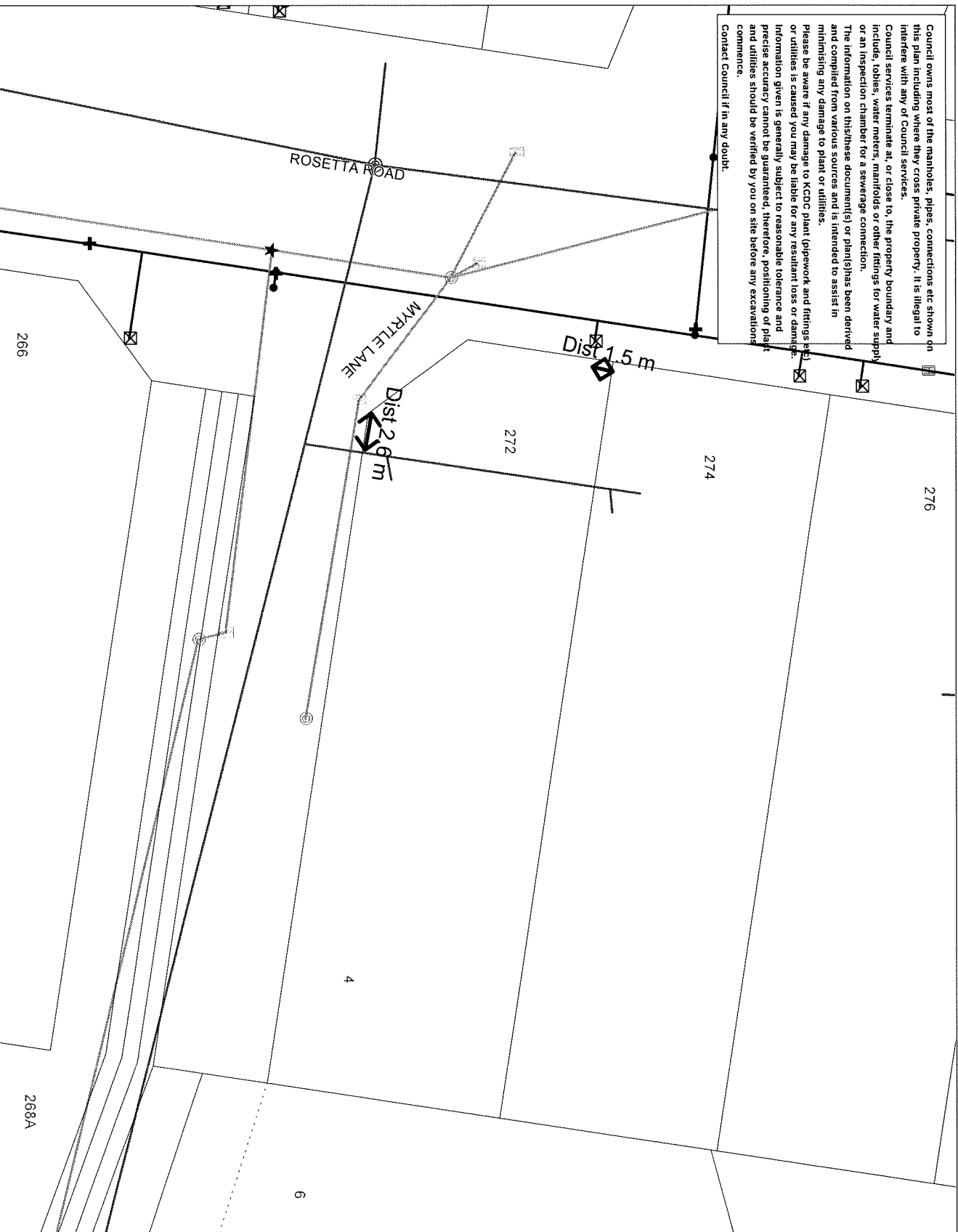
Council owns most of the manholes, pipes, connections etc shown on this plan including where they cross private property. It is illegal to interfere with any of Council services.

Council services terminate at, or close to, the property boundary and include, loobies, water meters, manifolds or other fittings for water supply or an inspection chamber for a sewerage connection.

The information on this/these document(s) or plan(s) has been derived and compiled from various sources and is intended to assist in minimising any damage to plant or utilities.

Please be aware if any damage to KDC plant (pipework and fittings etc) or utilities is caused you may be liable for any resultant loss or damage. Information given is generally subject to reasonable tolerance and precise accuracy cannot be guaranteed, therefore, positioning of plant and utilities should be verified by you on site before any excavations commence.

Contact Council if in any doubt.



SERVICE NETWORK

LEGEND

- Sewer Pump
- Sewer Manhole
- Stormwater Soak Hole
- Stormwater Pump
- Stormwater Manhole
- Stormwater Sump
- ◆ Stormwater Outlet
- ▲ Stormwater Inlet
- Water Hydrant
- ⊕ Water Valve
- ⊠ Water Toby
- Sewer Rising Main
- Sewer Pipe
- Stormwater Pipe
- Stormwater Rising Main
- Water Pipe

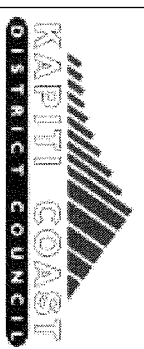
Map Drawn Date: 14/06/2007 By STA-BUILDCON-11

Scale: A4 1:380

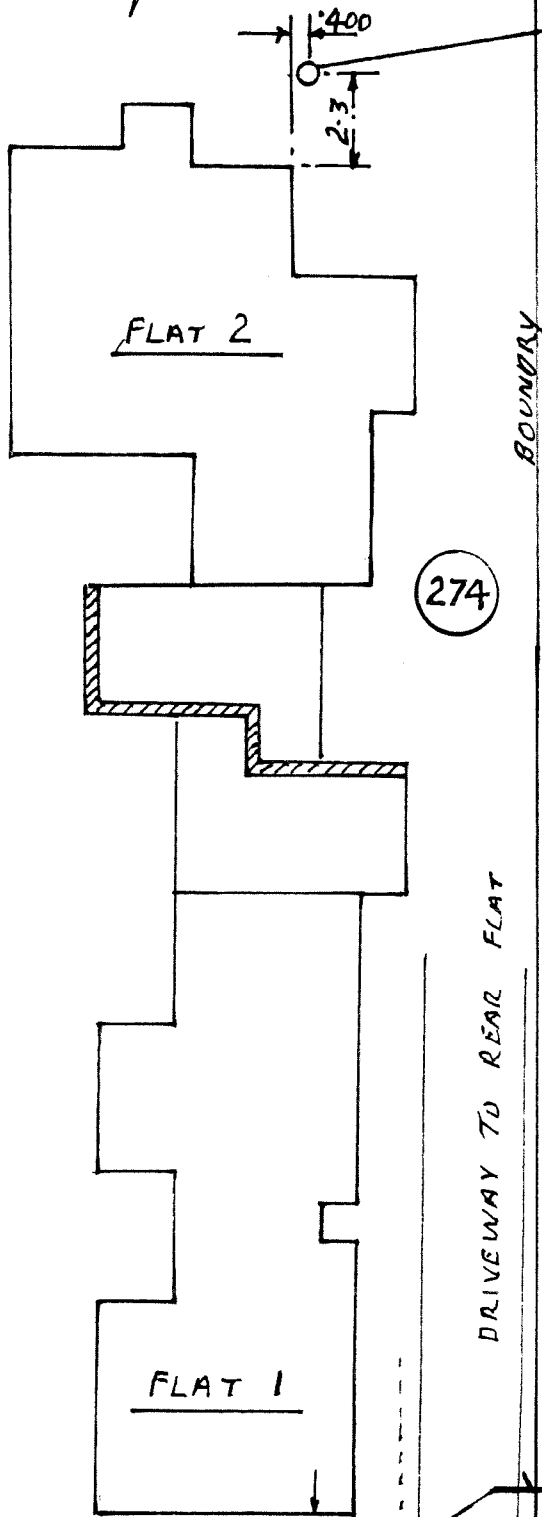
Date of Aerial Photography:

Cadastral information derived from Land Information New Zealand. Crown Copyright reserved. Approved for internal reproduction by Kapiti Coast District Council.

NB: The property boundaries and address numbers shown are indicative only.



100 ϕ P.V.C. IN SAND
TESTED 2. 6. 82



274

272

CAR PORT

FLAT 2

FLAT 1

100 ϕ P.V.C. IN SAND
TESTED 9. 6. 81

100 ϕ P.V.C. IN SAND
TESTED 18. 6. 82
B.D.

'A'

LATERAL

NOTE: COMMON DRAIN
SHOWN THUS 'A'

6.35

2.4

2.2

1.25

3.7

3.9

2.9

2.2

LATERAL

BOUNDARY

SEWER MAIN

COMMON DRAIN FLAT 2-272 & FLAT 2-274 ROSETTA RD.

Producer Statement

Private Sewer Drains

Construction Review

Issued by..... Registration Number.....

To Kapiti Coast District Council

In respect to the following

Private Sewer Drains installed in accordance with G13 AS2 or AS/NZS 3500 .2.2 as shown on the approved plans or as per the attached amended plan

Installed at.....

Building Consent No. 070617.....

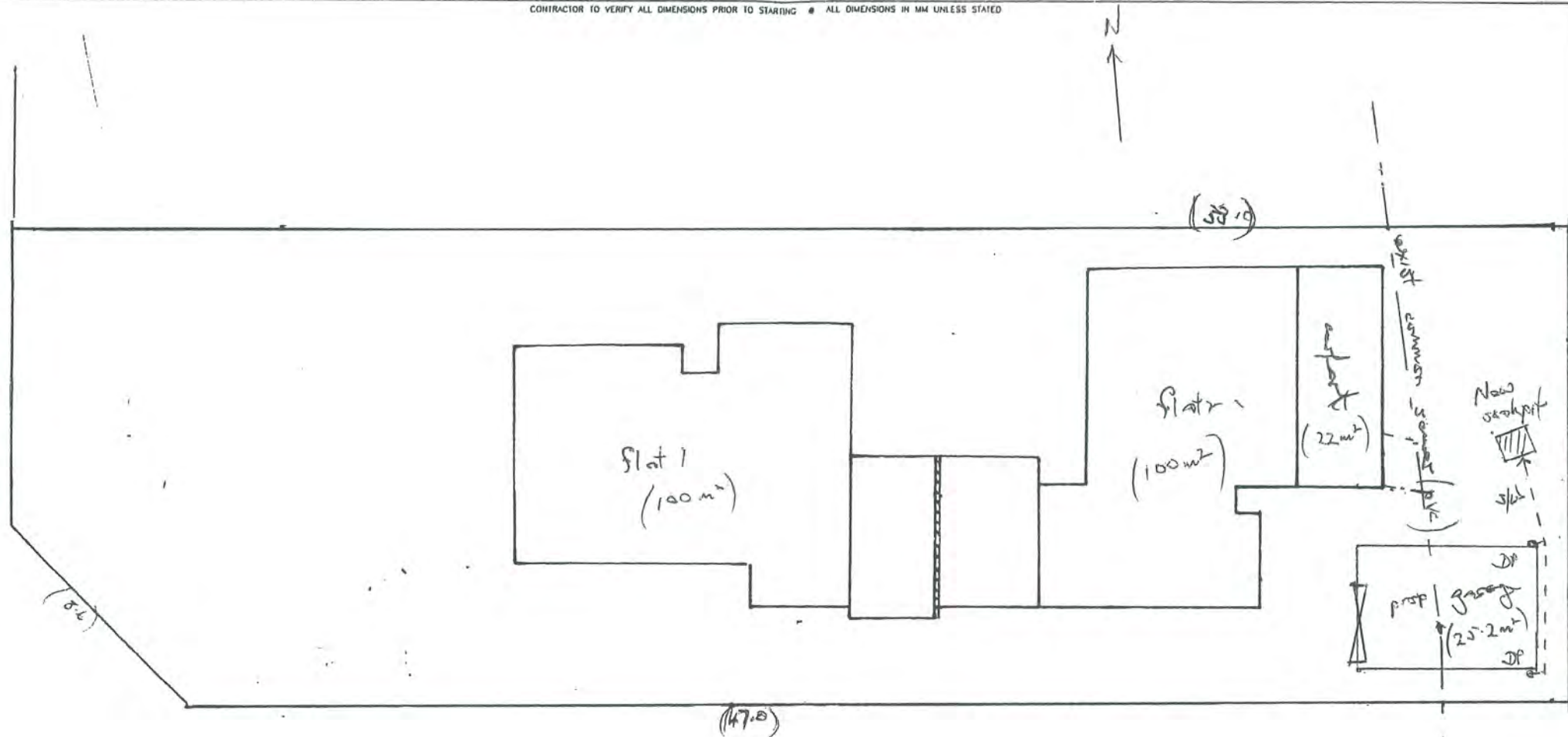
As a registered drainlayer, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.

Signed.....Date.....

Note: Fully dimensioned as built drain plan to be supplied.(scale 1:100)

Drains may be laid and backfilled without inspection provided that the drain is left under test with a min of 1.0 m head and the inspection at the lateral left exposed.

ROSEYIA ROAD



MYRTLE LAKE
S/W TO NEW SEAHPIIT, 65mm DPS TO 90mm UPVC S/W (IN STAIR)

SITE DETAILS

LOT: 6 DP 22047 FLAT 1 (DP 33454)
DP:
CT: 850 m²

VERSATILE
BUILDINGS

HEAD OFFICE:
112 WATERLOO ROAD

PH: (03) 349-2555
FAX: (03) 349-1206

PROJECT TITLE

Proposed Building for:

Mrs MRS BARTLEY

4 MYRTLE LAKE ROYALTY BEACH

DRAWING TITLE

SITE PLAN

SCALE:

1: 200
DRAWN: C SMITH

DATE: 24/5/07

FILE:
OF: 1

Notes: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992. REFER TO PRODUCER STATEMENT V02000

SHEET:

1

KAPITI DISTRICT

- 1 JUN 2007

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents (refer PIM Sheet)			
Plumbing and Drainage			<i>14/6/2007</i>
Building			<i>Shane N Ng A. Hawer 18/6/07</i>
Fire Design			
Compliance Schedule			
Environmental Health			
Site- Foopath & Entrance Conditions		Ground	
No ring directly to property off private row Photo's taken		50-100mm penetration Ground appears firm	
NOTES: <i>Approved 11/6/07</i>			



Building Consent No.	<i>BC 070617</i>
Building Project	<i>New Garage</i>
Location	<i>4 MYRTLE AVE, RAUMATI BEACH Rear of 272 Rosetta Road</i>
Building Category	Circle appropriate category <i>1</i> 2 3

Checklist		
	Name & Signature	Date
Checked, date stamped and initialled by TO/BCO. Select and circle appropriate category above & identify allocation to appropriate technical groups.		
Pages numbered by TO/BCO		
Payment taken and receipted (details entered inside this cover sheet) by CSO	<i>Helen</i>	<i>5/6</i>
Data entered and invoiced by CSO	<i>Helen</i>	<i>5/6</i>
BC Application and documentation scanned, checked & status update by CSO		
BC Application signed over to BC	<i>Andrew Hawer</i>	<i>8/6</i>
Application reviewed by identified Technical Officers who sign off at back of this form	<i>Andrew Hawer & Shane Ng</i>	<i>18/6/07</i>
Once Technical review complete, passed to CS for Plan Production and Invoicing	<i>Simon Copp</i>	<i>14/6/2007</i>
CSO checks data entry input, including required inspections		
BC, plans and other appropriate paperwork produced by CSO		
BC, plans and other appropriate paperwork produced by CSO		
BC, Endorsed plans and appropriate paperwork sent to applicant or agent with receipt by CSO		
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet,		

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS					
✓ Foundation/Piles	32	✓	Lapse and cancellation after 12mths of consent	23	Installation of solid fuel appliance (wood burner) comply and secured
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
Sub-Floor	4		NZS3604 as acceptable solution in terms of NZ Building Code	30	To comply with Food Hygiene Regulations 1974
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
Weathertightness	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 (Building)	12		Hot & Cold water pipes tested to 1500kPa	39	Construction of playground to comply with NZS5828
Pre-lining (Plumbing)	13		Roof stormwater to be connected to existing	40	Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
Wet areas - membrane	14		Copper water pipes not permitted	43	Textured systems should be applied by licensed, trained applicators – supply warranty
Post Lining	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
Brick Veneer	21		Minimum FFL to comply with NZS3604		
Retaining Wall					
✓ Final (Dwelling)					
Final (Commercial & Multi-resd)					

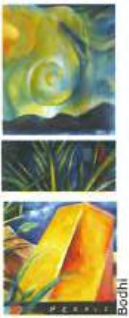
STANDARD CONSENT CONDITIONS		
37		
72		
80		

NON-STANDARD ADDENDA

FOR OFFICE USE ONLY

FEES		APPLICATION FEE
Building Fee	\$ 694.00	\$ 1169.00
Sewer Connection	\$	RECEIPT NO 217819 DATE 1/6
Water Connection	\$	INVOICE NO 44131 DATE 6/6
Vehicle Crossing	\$	RECEIPT NO DATE
Damage Deposit	\$ 440.00	FEES PAID BY: Versatile Buildings
Code Compliance Administration	\$	BUILDING CONSENT NUMBER 070617 DATE ISSUED
Building Research Levy	\$	AUTHORISATION FOR REFUND OF DEPOSIT
Development Levy	\$	Deposit held = \$
DBH Levy	\$	Cost to Repair Damage Caused During Construction = \$
Compliance Schedule	\$	Total Balance to be Refunded
Digital Storage Fee	\$ 35.00	Authority Number:
Certificate of Title Charge	\$	Authorised: DATE:
Photocopying	\$	
SUBTOTAL	\$ 1169.00	
Less Fee Paid	\$ 1169.00	
TOTAL	\$ 0.00	
GST INCLUDED	\$ 87.00	

Received with thanks by 50/01
 KAPITI COAST DISTRICT COUNCIL
 5-06-07 9:10 *COPY COPY*217819
 DR BC070617
 VERSATILE BUILDINGS 1,169.00-
 Versatile Buildings Wellington:::
 CQ EFT
 Versatile Buildings 1,169.00



Building consent 070617

Section 51, Building Act 2004

The building

Street address of building: 4 Myrtle Lane, Paraparaumu

Legal description of land where building is located: FLAT 2 DP 33454 1/2 INT 850 M2 BEING LOT 6 DP 22047 CT 10A/1091

Valuation number: 1528218000B

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: Mr & Mrs Bartlett

Contact person:

Mailing address: 4 Myrtle Lane, Raumati Beach

Street address/registered office:

Phone number: Landline: 9021019

Mobile:

Daytime:

After hours:

Facsimile number:

Email address:

Website:

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

Full Name: Versatile Buildings

Mailing Address: PO Box 54060, Mana

Phones:

Building work

The following building work is authorised by this building consent:

New Garage

Residential

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: 18/06/07

24 July 2007

Mr & Mrs Bartlett
4 Myrtle Lane
Raumati Beach

Dear Sir/Madam

Approval of Building Consent: 070617

Description: New Garage
Location: 4 Myrtle Lane, Paraparaumu
Legal Description: FLAT 2 DP 33454 1/2 INT 850 M2 BEING LOT 6 DP 22047 CT 10A/1091

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

Versatile Buildings PO Box 54060 Mana	No.	070617
---	-----	--------

Project

Description	Domestic only - garages Being Stage 1 of an intended 1 Stages New Garage
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$13,000
Location	4 Myrtle Lane, Paraparaumu
Legal Description	FLAT 2 DP 33454 1/2 INT 850 M2 BEING LOT 6 DP 22047 CT 10A/1091
Valuation No.	1528218000B

Builder: Versatile Buildings PO Box 54060, Mana 5247

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. Final Inspection
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

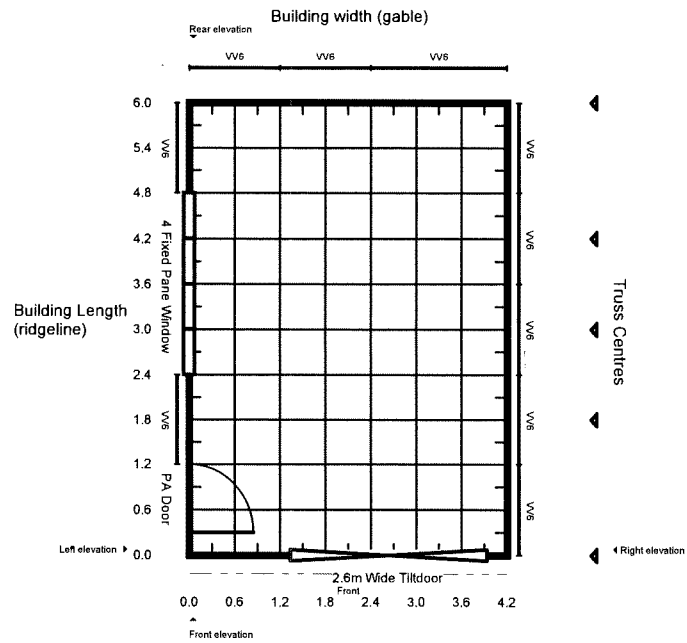
1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific 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. Not approved as a habitable room.
5. Note and comply with endorsements on approved plans.
6. Names and registration numbers of plumber and drainlayer are required before work commences.
7. If cladding is to have pre-finished colour coating, that coating shall be appropriate for the designated coastal conditions of that site.

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

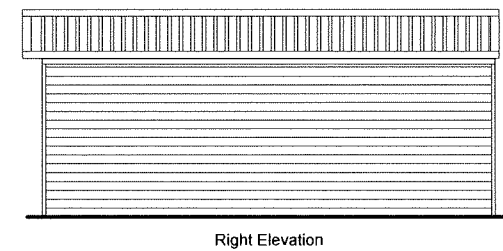
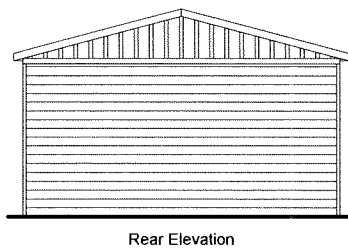
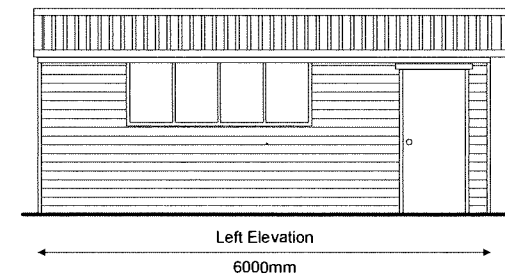
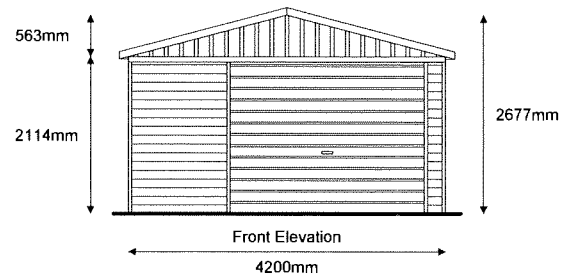
**OWNER/BUILDER/
AUTHORISED PERSON**

Date:

Versatile Buildings 600 Series Floor Plan
 Customer: Jim Bartlett Janet Bartlett
 Site Address: 4 Myrtle Lane, Raumati Beach,
 Reference: ccsmith-1126
 Contact: CRAIG SMITH, Wellington, 2339528



Versatile Buildings 600 Series Elevations
Customer: Jim Bartlett Janet Bartlett
Site Address: 4 Myrtle Lane, Raumati Beach,
Reference: ccsmith-1126
Contact: CRAIG SMITH, Wellington, 2339528



Versatile Buildings 600 Series Specifications
Customer: Jim Bartlett Janet Bartlett
Site Address: 4 Myrtle Lane, Raumati Beach,
Reference: ccsmith-1126
Contact: CRAIG SMITH, Wellington, 2339528

Model:	Versatile 600 Series
Size & Stud Height:	6.0m long x 4.2m wide, with 2.1m stud height
Floor Type:	Concrete floor
Roof Details:	15 degree pitch. Thickness: 0.35mm
Trusses:	90mm x 35mm kiln dried, stress graded timber as per floor plan
Wall Framing:	H1.2 treated 90mm x 35mm kiln dried, stress graded timber
Wind Zone:	Very high wind zone
Cladding Type:	Versaclad 'weatherboard' profile
Gable Cladding:	Board & Batten profile
Gable Soffit:	Front Only
Downpipes Location:	Rear of building

Notes:

GENERAL: Construction to comply with Mitek Producer Statement, VB 2000 and in all other respects NZS 3604:1999 and the NZ Building Code.

FOUNDATIONS: Concrete floor shall be 17.5Mpa, 100mm thick. Footing as detailed

WALL FRAMING: All timber shall be machine stress graded, gauged and treated to minimum TPA Specification H1.2 for habitable buildings or C.F, MGP 10 framing for garages. Studs shall be 90 x 35mm at 600mm crs and housed into 90 x 35mm plates. Lay Supercoarse DPC under all plates. Refer Producer Statement VB 2000, Sheet 4 for timber grade options and specification. Fix proprietary nail plates and hardware in accordance with Producer Statement VB 2000, Sheets 4 and 5.

ROOF FRAMING: Purlins shall be 90 x 45mm on edge at 1000mm crs fixed to Gangnail 15 degree roof trusses. Fix purlins and ridge braces as detailed in Producer Statement VB 2000, Sheet 13. See Gangnail truss details and specification on Sheets 14 and 15.

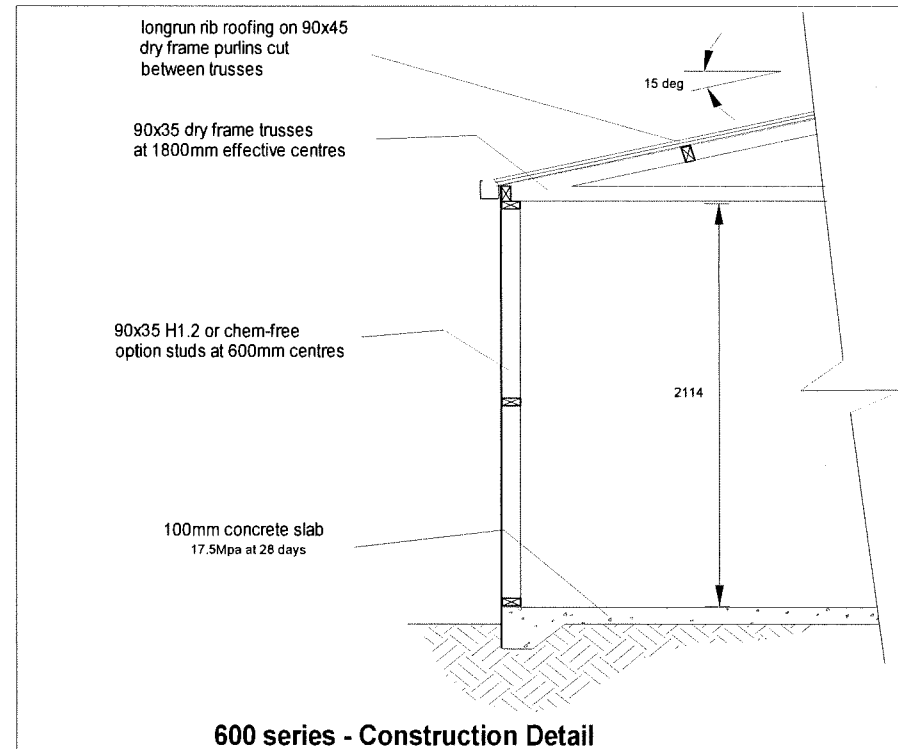
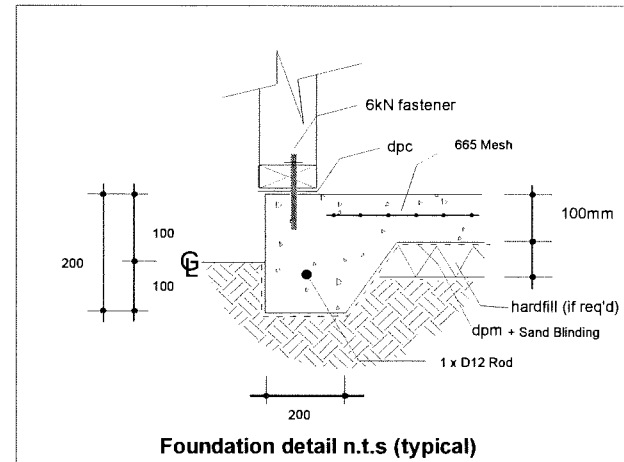
SIDE ENTRY OPENING LINTELS: LVL beam sizes and spans are specified in VB 2000, sheet 4. Fixing details are shown on Sheet 9 of VB 2000.

ROOFING: Shall be Versatile 6 rib longrun metal roofing fixed with 75mm spiral shank weatherseal roof nails, over bituminous type building paper supported by ultra-violet fast lashing.

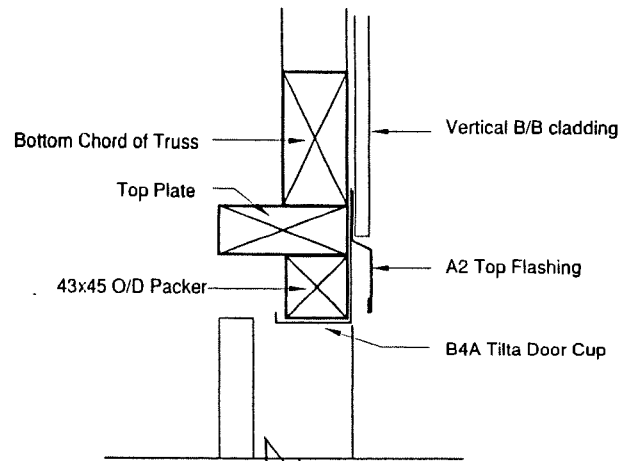
WALL CLADDING: Fix with galvanised clouts as specified in VB 2000 sheet 6.

ROOF BRACING: For all buildings fix Lumberlok roof plane strap bracing in accordance with VB 2000 Producer Statement, Sheet 7.
For 2.7 & 3.0m stud buildings refer VB 2000, Sheet 8.

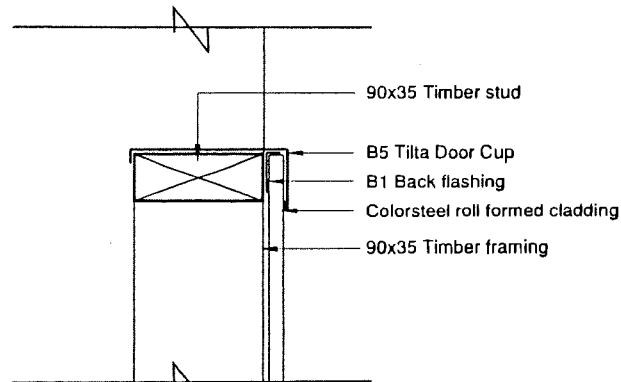
WALL BRACING: Fix bracing in accordance with VB 2000, Sheet 6. Bracing panel locations and fixing refer to "Wall Bracing: 600 Series, Feb 04 Ver1.4."
For 2.7 & 3.0m stud buildings refer VB 2000, Sheet 8.



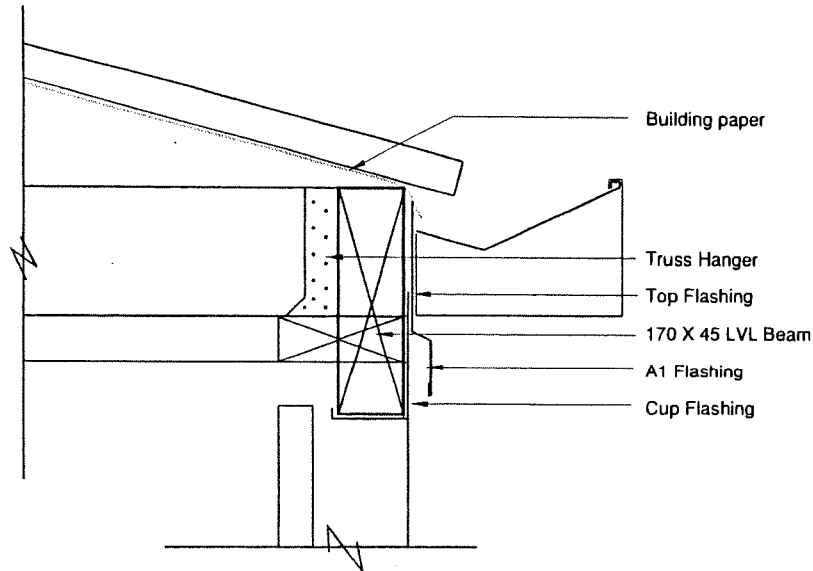
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED



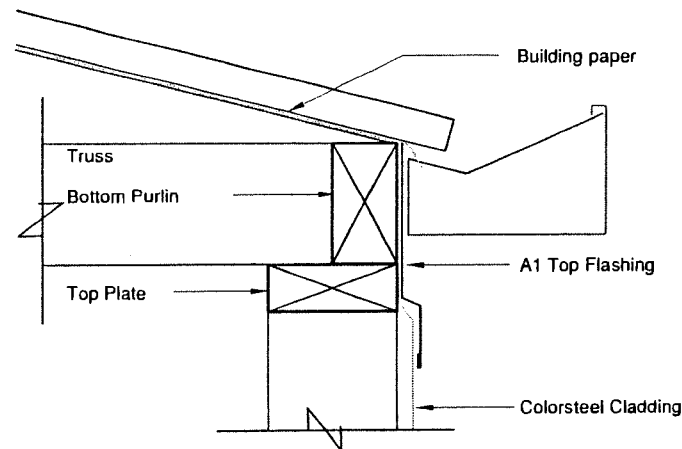
Tilta Door Head Detail - (Class 5 Building)
Front Entry



Tilta Door Jamb Detail - (Class 5 Building)

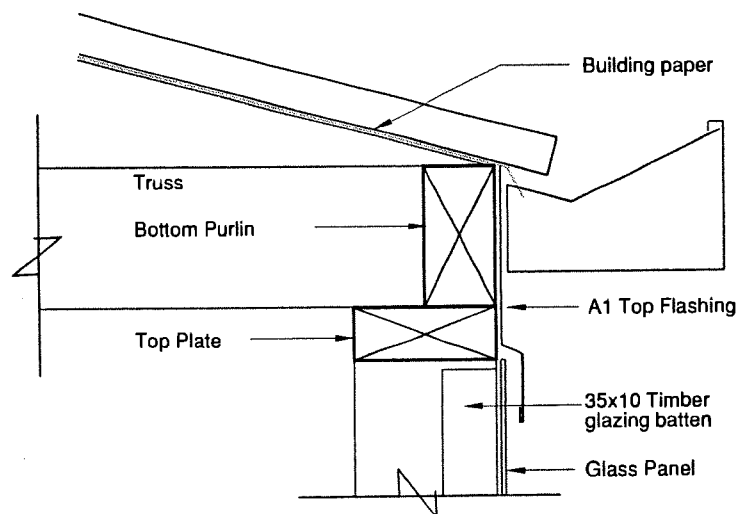


Tilta Door Head Detail - (Class 5 Building)
Side Entry - LVL Beam

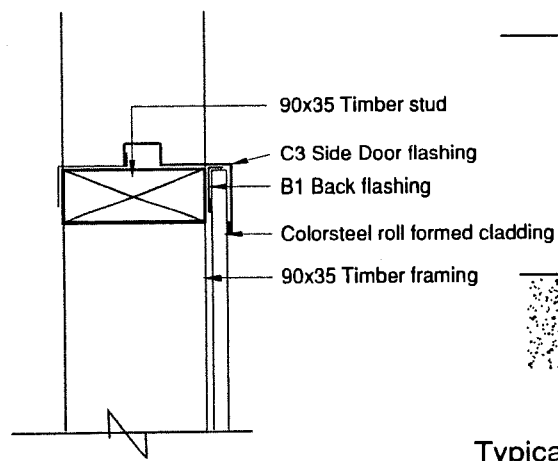


Typical Top Flashing Detail - (Class 5 Building)

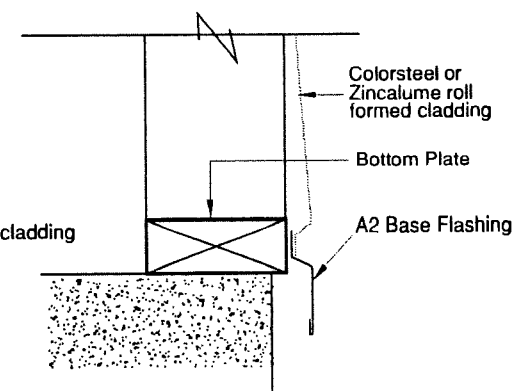
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED



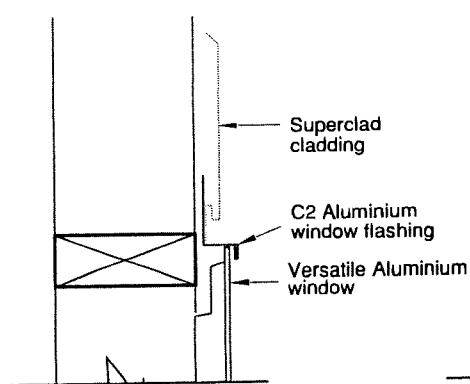
Window Head 2.114 Stud - (Class 5 Building)



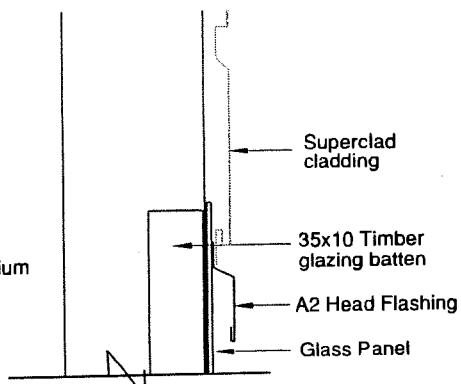
Side Door Jamb Detail



Typical Base Flashing
(Class 5 Building)

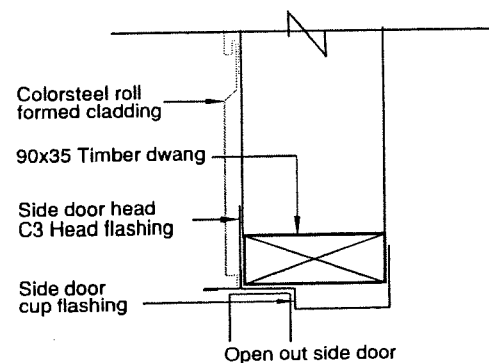


Versatile Alum. Window

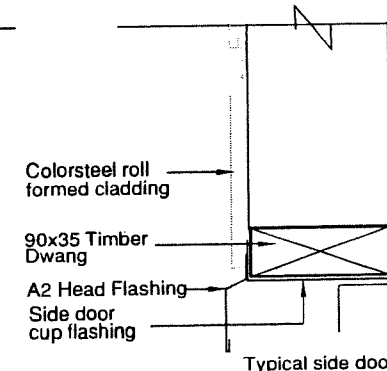


Standard Window

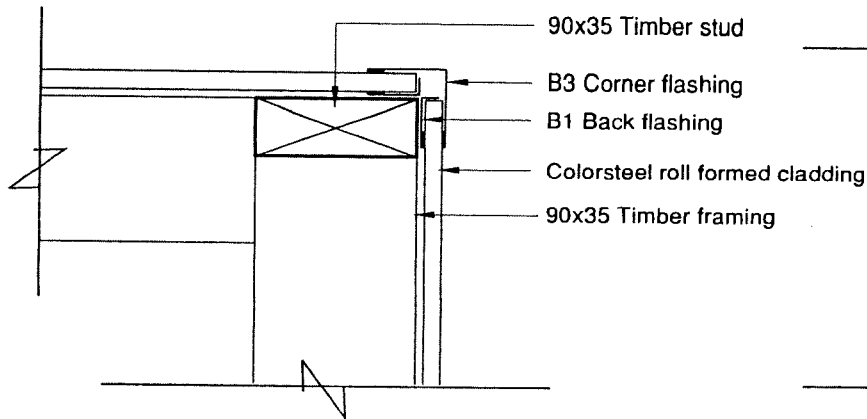
Typical Window Head - (Class 5 Building)



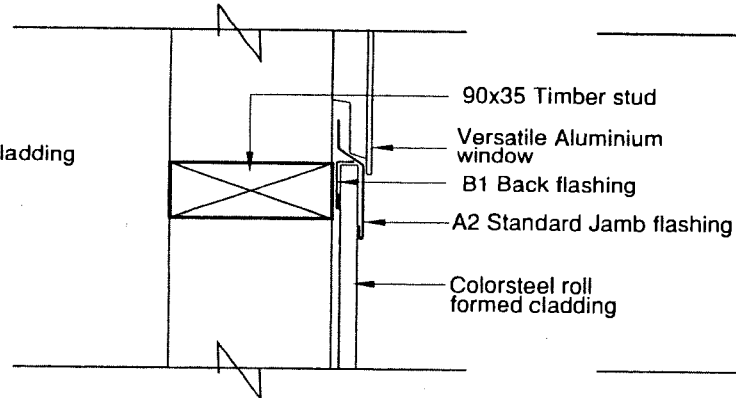
Side Door Head Detail - (Class 5 Building)



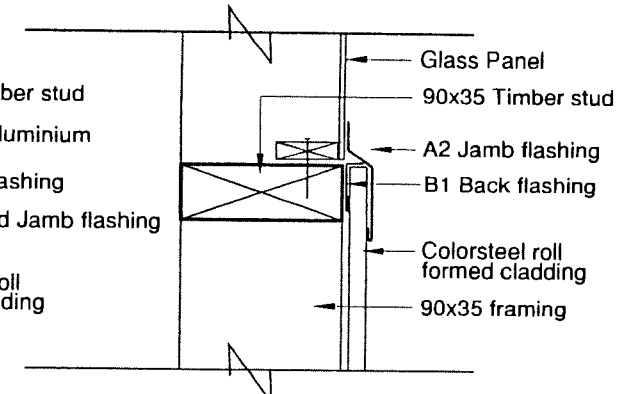
Typical side door



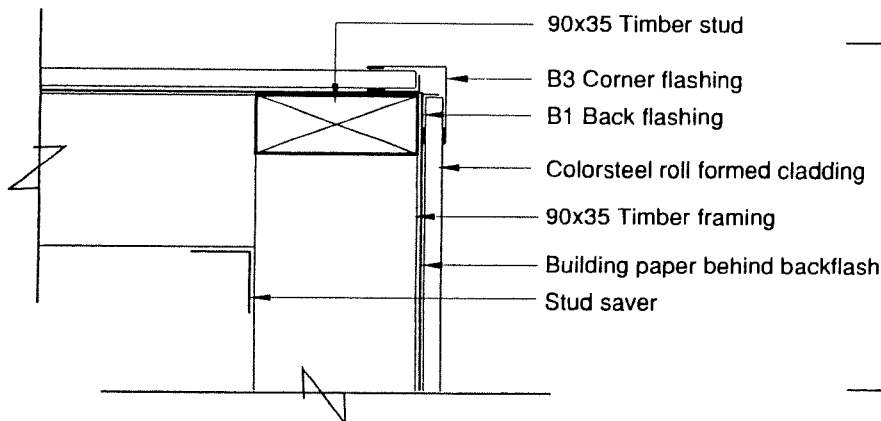
Corner Flashing Detail - (Class 5 Building)



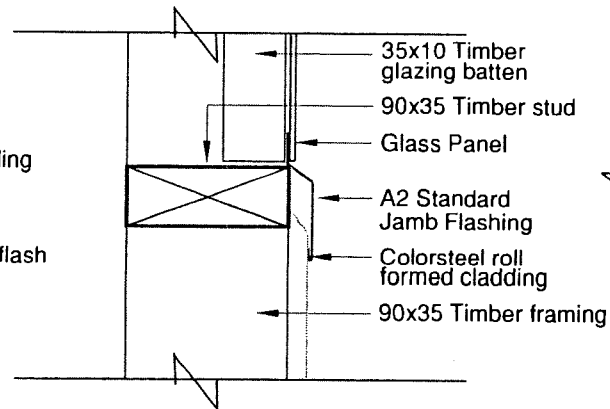
Versatile Alum. Window Jamb Detail
(Class 5 Building)



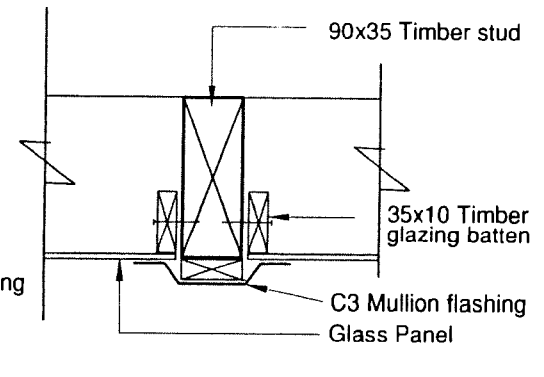
Standard Window Jamb Detail
(Class 5 Building)



Corner Flashing Detail - (Class 4 Building)



Standard Window Sill Detail
(Class 5 Building)



Standard Mullion Detail
(Class 5 Building)

Allowable Ground Bearing Pressure Guide

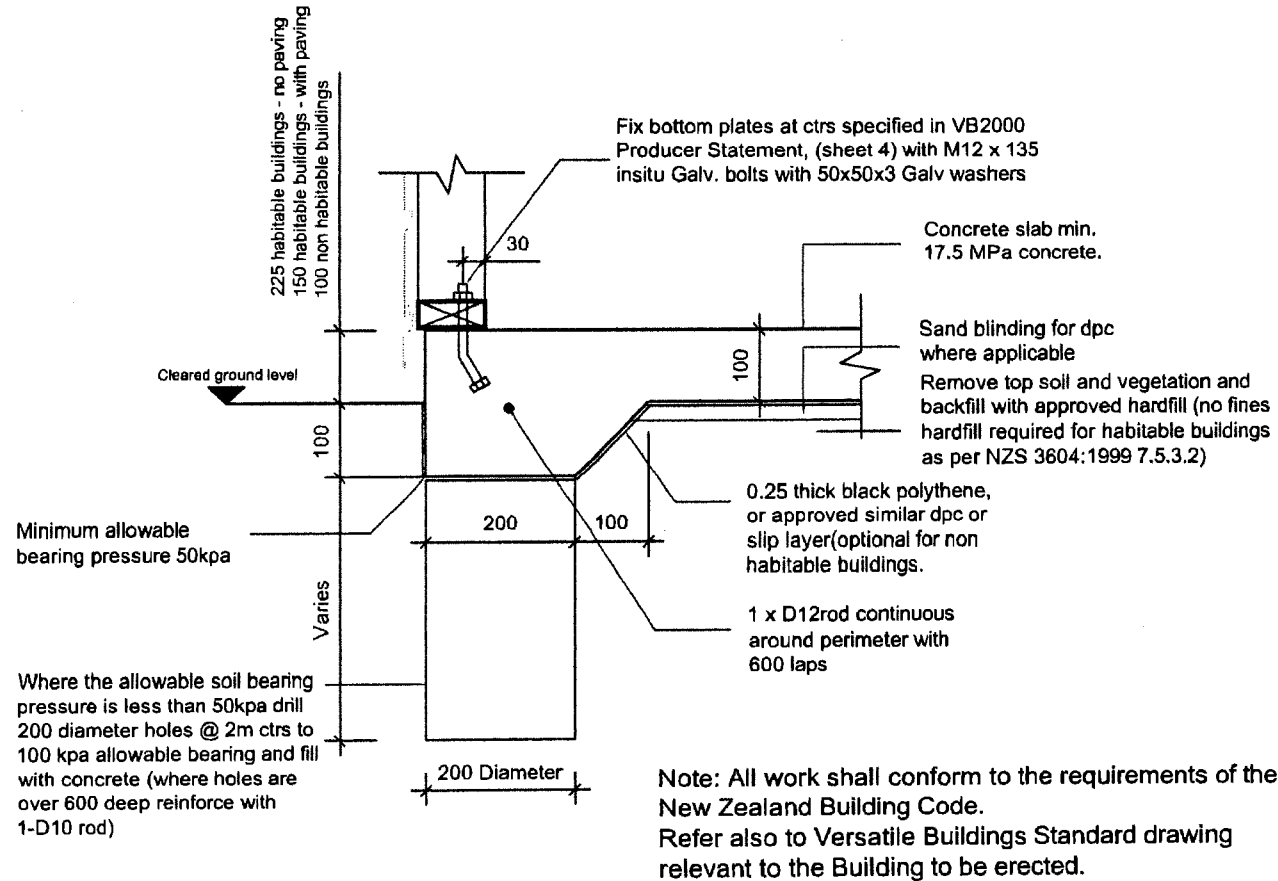
The soil below the underside of the foundation may be assumed to have an allowance bearing pressure of not less than 100 kPa when no organic topsoil, soft peat, soft clay that contains stones, or fill material that has not been placed in accordance with NZS 4431 is found or if adjacent similar type buildings supported on footings similar to those to be constructed show no signs of settlement or cracking

Concrete Slab Reinforcement

Concrete slabs may be unreinforced provided the maximum size of a slab between construction and/or shrinkage joints does not exceed 3 x 3.9m.

Polypropylene fibre reinforced concrete slabs shall have a minimum dosage rate of 0.7kg/m³, and maximum slab size shall be 4 x 6m.

Slabs reinforced with 665 mesh set 30 below the surface of the concrete and placed at 75 from edges of slabs with 200 side laps may be poured in slabs up to 6 x 12m without construction or shrinkage joints.



FREDERICK R SMITH
Consulting Structural Engineer
Ph 03 348 1521 Fx 03 348 1571
PO Box 11-350 Christchurch

I certify that buildings erected in accordance with this
drawing will comply with the New Zealand Building
Code

F.R.Smith
BE(civil) CPEng MIPENZ MACENZ MIEAust.

VERSATILE

PROJECT TITLE

Foundation Details

DRAWING TITLE

Foundation & Footing Detail

Note: Construction to comply with NZS 3604 (1999)
and the New Zealand Building Code 1992

SCALE: 1:10 DATE: Nov 04
REVISION: FILE:
Ver 1.0 found - VB

SHEET:
1
OF: 1

VB2000

CONTENTS

SECTION 1	SPECIFICATION DETAILS
SECTION 2	FOUNDATION DETAILS
SECTION 3	WALL FRAMING DETAILS
SECTION 4	ROOF FRAMING DETAILS
SECTION 5	HARDWARE FIXING DETAILS
SECTION 6	WALL & ROOF BRACING DETAILS

CLIENT

Jim Bartlett Janet Bartlett

4 Myrtle Lane
Raumati Beach



MiTek New Zealand Ltd.
HOME OF **GANG-NAIL®** BUILDING SYSTEMS



VERSATILE®
BUILDINGS

VB2000

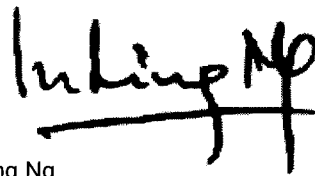
PRODUCERS STATEMENT DESIGN

The building design VB2000 has been compiled using sound and widely accepted engineering principles and in accordance with NZS4203:1992 and NZS 3603:1993 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of clause B1: Structure of the Building Regulations 1992.

As independent design professionals covered by a current policy of Professional Indemnity Insurance to a minimum value of \$2,000,000. I BELIEVE ON REASONABLE GROUNDS that subject to:

1. The verification of all design assumptions detailed in the drawings and: -
2. All proprietary products meeting the performance specification requirements.

The proposed building is to be constructed in accordance with the drawings, specifications and other attached documents, which comply with all relevant provisions of the Building Code



In Ling Ng
B.E. (Hons) MIPENZ (Structural)
CPEng, IntPE
Member ID 146585
for MiTek New Zealand Ltd.
20 Kotzikas Place
Christchurch
New Zealand

1st November 2006

VB2000

MANUFACTURERS STATEMENT DURABILITY

To satisfy the requirements of Clause B2: 'Durability' of the New Zealand Building Code, the metal cladding material needs to meet a 50-year durability life. To achieve that, the following provisions must apply:

Range of Product and Use.

Specification:	AS1397:2001
Coating type:	Zinc/Aluminium & painted
Steel thickness range:	0.35mm - 0.95mm BMT
Steel grade range:	G300 - G550
Application:	Standard Versatile Walls on Class IV Building category as per NZS4203:1992
Fasteners:	Heavy Zinc or Zinc-tin coated clouts to comply with AS3566.2-2002 Classes 3 & 4. Aluminium rivets for all steel components. IF1114:1986

Requirements, Limitations and Exclusions.

- Applicable to buildings in Sea-Spray zone and exposure zones 1,2,3 & 4 in accordance with Clause 4, Durability, NZS 3604:1999 which is an acceptable solution under clause B2 of the NZBC
- Fixing and installation of the cladding must be done exactly in accordance with Versatile Buildings Specifications.
- Normal and regular maintenance must be carried out on the exterior surface of the cladding and the following guide must be followed to ensure the durability requirements are met.

Regular Maintenance.

Exposure zones 1,2,3 & 4. (All areas other than sea spray zones - see below)

- Rain washing only required on exposed sections, sheltered or protected areas such as under spouting, top cladding boards and tops of doors require washing every 3 months.

Sea spray zones (Within 500m from the sea or 100m from sheltered harbours or inlets) and areas of Geothermal activity.

- Rain washing only required on exposed areas. Sheltered and protected areas such as under spouting, top cladding boards and tops of doors require washing down every month and when corrosive salts are present.

Extended Maintenance, Painting or Repainting.

• Extended Durability

Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material, painting of the entire surface is required to extend the life of the cladding product. Paint manufacturer's recommendations are to be followed for surface preparation and paint type to be used.

• Evident Corrosion

Areas that show signs of white or red rust/ corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products and present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the Paint Manufacturer's recommendations is then required. Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may start due to moisture and dirt entrapment. If evident corrosion is not treated quickly rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

References.

1. NZS 3604:1999, clause 4, Durability.
2. Versatile Buildings Assembly Instructions.
3. New Zealand Building Code 1992



Jeffrey Geayley
for Versatile Buildings Ltd
112 Waterloo Road, Christchurch
New Zealand
Dated: 1st November 2006



MiTek New Zealand Ltd.

HOME OF GANG-NAIL® BUILDING SYSTEMS



VERSATILE®
BUILDINGS

VB2000

EXPLANATION

The following designs cover the structural aspects (excluding floor details) of the construction of Versatile Buildings Ltd standard range of garages for both the 600 and 1000 Series. The sequence of design information is broken down into the following categories:

- Wall Framing.
- Truss Design.
- All Structural Fixings.
- Building Stability Design for both roof and walls.

All other aspects of the Structure are constructed in accordance with the standard Versatile Buildings Ltd details for garages.

Copyright: These drawings must not be used without express prior permission from MiTek NZ Ltd. and Versatile Buildings Ltd.

BRANZ Note: Copies of Bracing Test Report for wall cladding, Test number STR346, available for inspection from Versatile Buildings Ltd., 112 Waterloo Road, Christchurch.

Building Classification: Buildings designed for Class 5 Category as defined in NZS4203:1992 Table 2.3.1

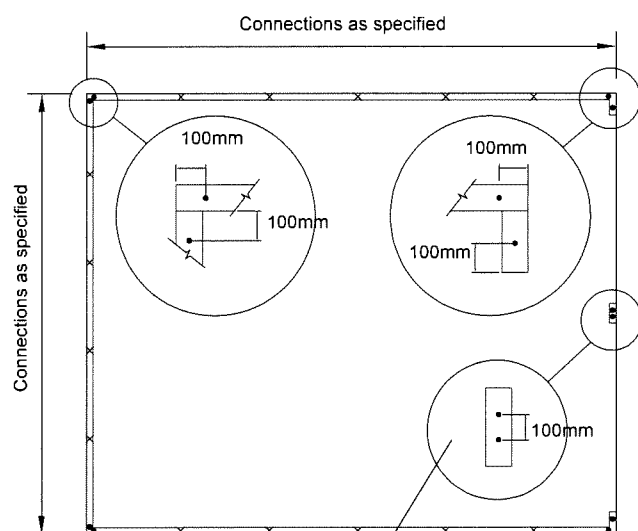
Patent: 'FlexiBrace' subject to Patent No: 504428 MiTek N.Z. Ltd.

Steel 'Stud Saver' subject to registered Patent No's 330803 & 314494

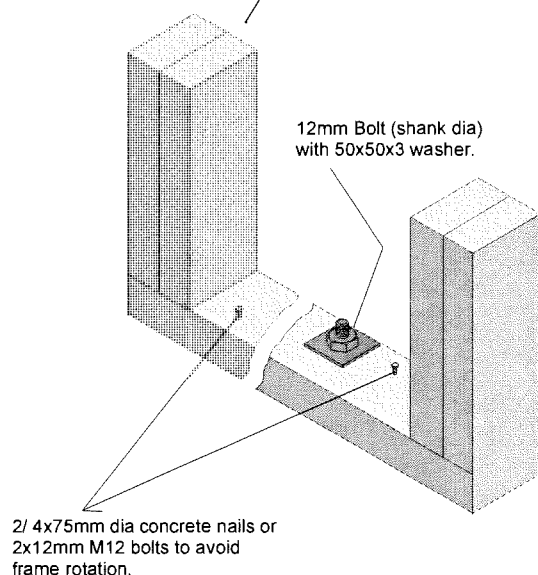
VB2000

FOUNDATION DETAILS

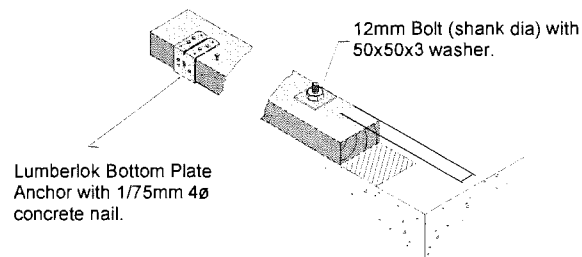
2.1m WALL HEIGHT BOTTOM PLATE FIXING LOCATIONS



NOTE: Connections must be applied to all corners and door openings shown and then spaced, as per layout above, between these points



BOTTOM PLATE CONNECTION TYPE



NOTE: For fastener spacing @ 900 ctrs, truss spans building width can be increased by 25%

Wind Load	Max Building	Fixing Spacing
Very high	8400 10600 12000	1200 900 600

VB2000

DESIGN INFORMATION

Design Scope

The VB2000 design series covers the structural requirements for the Purlin fixing, Truss fixing, Truss design, Truss bracing, Wall & Roof Bracing, Lintels, Verandah / decks & Garaports. All other structural requirements are as per NZS3604: 1999

Building Erection

Proper bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixings must be installed before applying any loads.

Design References

NZS3603:2005
NZS3604:1999
NZS4203:1992
NZS3602:2003
TP1.85

Truss Joints

GANG-NAIL plates are to be pressed into both sides at each joint by a licensed GANG-NAIL fabricator

Load Details

These drawings have been prepared using the above design loads.
It is the responsibility of the user to ensure that the design data and loads are still correct at the time of construction.

Design Loads

Dead loads for Light Roof
0.15kPa (includes weight of trusses, purlins, associated framing and zincalume roof).

Live loads
1.0kN concentrated load, 0.25kPa uniform load on roof section & 2.0kPa uniform load for decks.

Wind loads
Buildings designed for UP TO VERY HIGH wind conditions as per the attached selection charts and as defined by NZS3604:1999.

Seismic loads
Siesmic Zones A, B or C.

Snow loads
Buildings designed for up to 1.00kPa Snow load as shown on the attached selection chart.

Refer to MiTek New Zealand Limited for any design modifications required for increase in snow loads or wind loads above those stated on the drawings.
Buildings designed for class IV category as NZS4203:1992 Table 2.3.1



MiTek New Zealand Ltd.
HOME OF GANG-NAIL® BUILDING SYSTEMS



VERSATILE®
BUILDINGS

VB2000

WALL FRAME DETAIL

Wall Frame Sizes

Wind Load	Wall Height (mm)	Stud Ctrs (mm)	Size & Grade
Very high	2100	600	90X35 MGP10

Timber Grade & Design

- Top plates, bottom plates & studs are to be constructed in 90 x 35 minimum grade to be MGP10 or MSG10 or better in all situations as described in the table shown above.
- All other timber not specified can be non standard grade.
- All purlins and stiffening added to the lintels to be minimum 90x45 MSG8 grade.

Timber Treatment

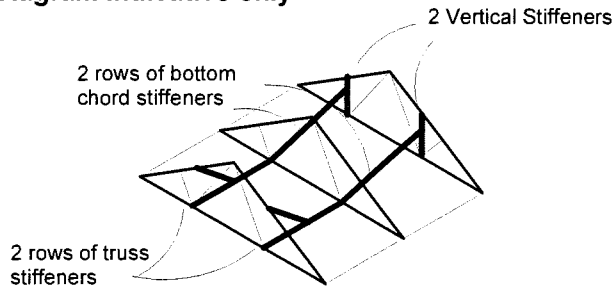
- Treated Timber is to be used in the construction of the buildings as defined by the frame and truss requirements in NZS3602:2003. All treated timber is to meet the required standards.
- Minimum H1.2 timber treatment is to be used in all frames & including areas of the building where it is to be enclosed with GIB board lining, i.e. sleepouts etc.
- Treatment of Verandah & Deck construction refer to Verandah and Deck details in this document (if included)
- Trusses including Gable Ends can be untreated.

VB2000

SPAN, LOAD AND TRUSS DETAILS

Truss Stiffener Position

Diagram indicative only



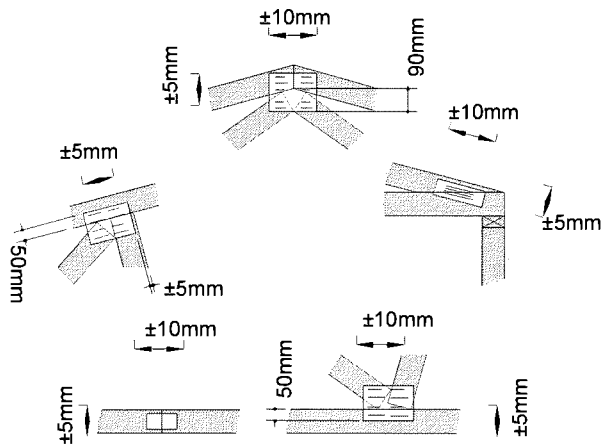
Load Chart

Live Load =	0.25 kPa (Distr) 1.0 kN (Conc)
Dead Load =	0.15 kPa (Top Chord) 0.20 kPa (Bottom Chord) on 900 & 1200 crs with ceiling
Wind Load Cpi =	0.50 max
Cpe =	0.80 max
Purlin Spacing =	1000 max

Span Chart

Truss Centers	Wind Load	Snow Load (kPa)
1800	Very high	0.5

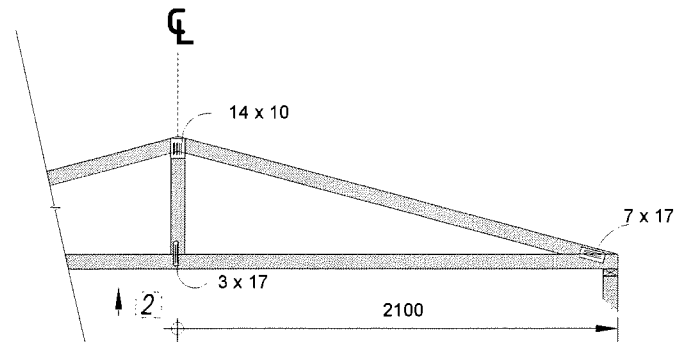
Construction Tolerances



NOTE:

Plates are to be fully pressed home on both sides of joints.
The plate axis must be located in the specified or indicated direction.
Typical positioning tolerances for plates

4,200 Span



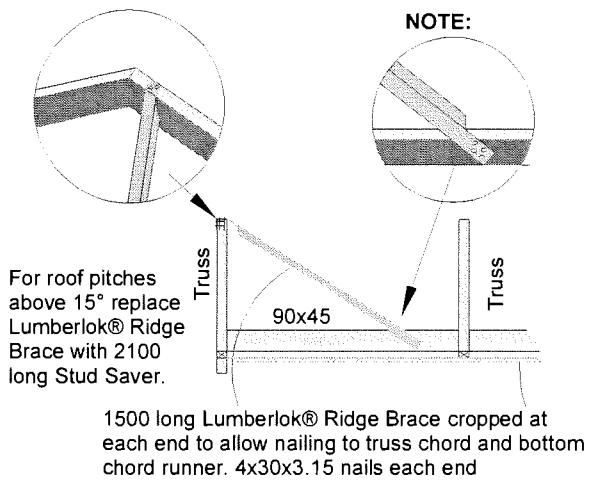
NOTE:

1. Truss Top Chord pitch range is 15°, 20°, 25°, 30°
2. ● Indicates location of Bottom chord brace (truss stiffener)
3. ↑ 6 Indicates the truss camber (typical)
4. All truss plates are Gang-Nail® GN10 type
5. All top & bottom chords are to be MGP10 90x35 Radiata pine
6. All webs are to be a min. MSG8 - 70x35 Radiata pine

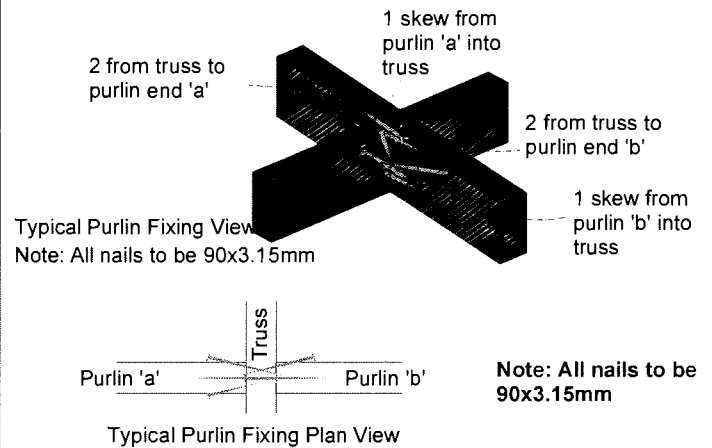
VB2000

TRUSS DETAILS

Ridge Brace



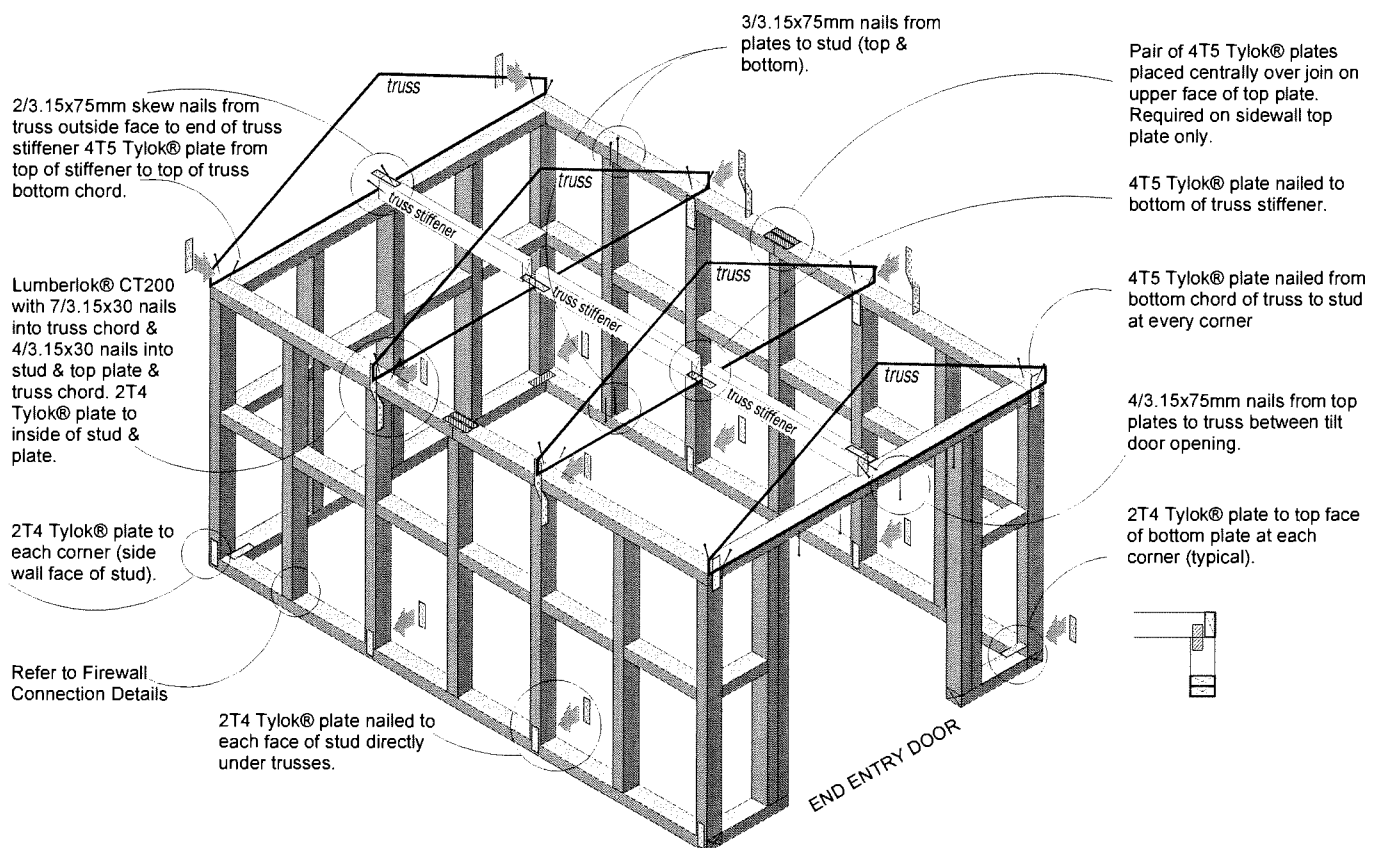
Purlin Fixing Detail



VB2000

HARDWARE FIXING DETAILS

Hardware Fixing Locations



NOTE: Hardware fixings apply to both 600 & 1000 series buildings.

VB2000

EXPLANATION

The Building Stability Design of the standard range of garages is broken down into two separate areas, and are as follows: -

Roof Bracing

Using a diaphragm approach, the roof is braced using a series of Strip Brace and / or Multibrace patterns in the plane of the truss top chords to transfer the wall and roof wind demand to the top plates. The loads at the top plate level are then transferred to the foundation through the wall bracing system.

The layouts of Strip Brace and Multibrace patterns are determined by the size and shape of the building plus the relevant wind zones appropriate for that design. These layouts are determined on the VB2000 Series drawings on the following pages.

Wall Bracing

Using a Bracing Units approach the tables shown on the following pages give the loading demand of the respective buildings dimensions and wind loads. The use of wall cladding and / or Secondary Bracing systems provides the method of achieving the required bracing demand. These cladding and secondary bracing units are detailed on the following pages also.

Within allowable side wall and end wall length ratio there is an ability to brace buildings on all three sides only when large door openings make installation of braces impossible. The bracing demand in these situations is laid out in the tables on the following pages.

The VB2000 Series covers stand alone buildings up to but no greater than a width and or length of 12m. In cases where partion walls are available, buildings can be over the 12m overall dimension provided the rules on the following page are followed and installed as per the diagram shown on the following page.

All Angle Brace, Strip Brace, Multibrace & Flexi-Brace options can be located anywhere along the braced wall provided they fit the required dimensions.



MiTek New Zealand Ltd.

HOME OF GANG-NAIL® BUILDING SYSTEMS



VERSATILE®
BUILDINGS

VB2000

BRACING DEMAND RULES

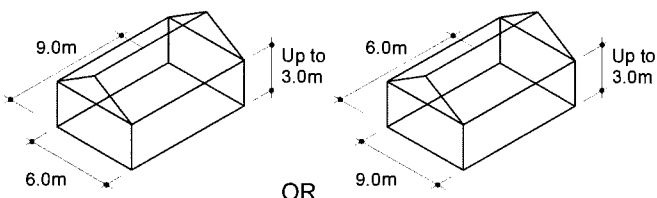
1. BUILDING DIMENSIONS

The maximum building dimensions must not exceed 12m in width and or length.

2. SIDE/END WALL RATIOS DEFINITION

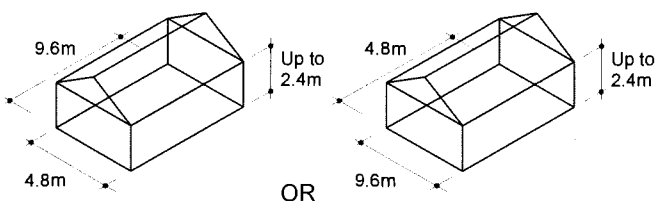
a. 1 to 1.5 Ratio applies only when 3 walls of bracing are available (See rule 4a) on L,M,H & V/High Wind Loads up to 3.0m high.

e.g.



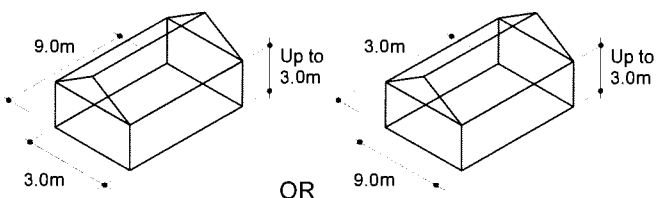
b. 1 to 2 Ratio applies only when 3 walls of bracing is available (See rule 3a) on L, M,H & V/High Wind Loads up to 2.4m high.

e.g.



c. 1 to 3 Ratio applies only when 4 walls of bracing is available (See rule 3b) on L, M,H & V/High Wind Loads up to 3.0m high.

e.g.



3. WALL BRACING DEMAND OPTIONS

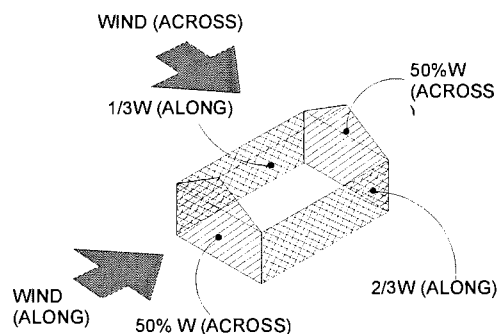
4a. Where 3 walls only are available, establish the demand for ALONG & ACROSS for the specific tables on the following pages. Apply the full bracing unit required to the respective walls and brace accordingly.

4b. Where four walls can be used for bracing, establish the demand on the following pages) by using the tables called "Both end walls available" and "Both side walls available."

NOTE

The shortest two walls must have bracing equally distributed between them.

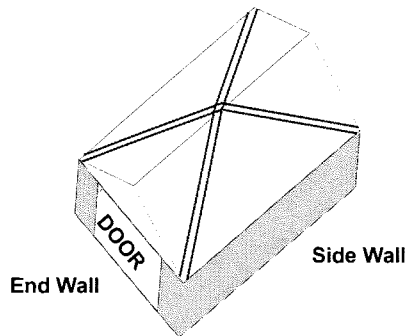
If that is achieved the Total Bracing Units in the longer walls maybe distributed on a 2/3 to 1/3 split, e.g. A total of 150 Bu's can be distributed in one of the longer walls and the remaining BU's distributed to the other longer wall. (See below)



VB2000

ROOF BRACING

BRACING 4.2m Width, 6.0m Length, Very high Wind Zone



ROOF BRACING NOTES

Indicates a single row of Lumberlok Strip Brace tensioned up and laid over the top of the purlins, fix each end with 3 x 30 x 3.15 nails (typical) Fix at crossings with 2/30x3.15 nails.

VB2000

WALL BRACING

BRACING ELEMENT

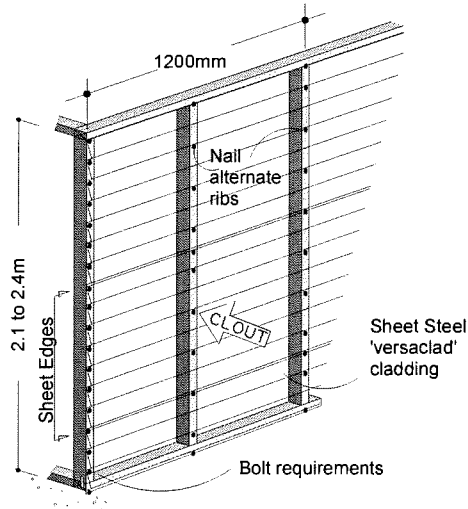
VV6

Bracing units per/1200mm:

60

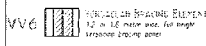
Bracing units per/1800mm:

90



LEGEND

refer to: *Producer Statement, VB2000,*
for bracing element & fixing details.



Client : Mr & Mrs Bartlett

Order No: 4 Myrtle Lane Raumati Beach

Size : 6000 x 4200mm

Windzone: Very High

Roof Pitch: 15 Deg

STEP 1: BRACING DEMAND FOR WIND DIRECTION.
ALONG = (RIDGE LINE)

WALL WIDTH	LOW	MED	HIGH	V.HIGH
3000	35	46	66	86
3600	42	55	79	102
4200	49	64	93	119
4800	56	73	106	136
5400	63	83	119	153
6000	70	92	132	170
6600	77	101	146	187
7200	84	110	159	204
7800	91	119	172	221
8400	98	129	185	238
9000	105	138	198	255

WRITE IN BOX A: 119
WRITE FIGURE HERE & WRITE FIGURE HERE: 119
WALL B.U.'S REQ'D: 119
CIRCLE SELECTED

STEP 4: BRACING DEMAND FOR WIND DIRECTION.
ACROSS = (GABLE END)

WALL WIDTH	LOW	MED	HIGH	V.HIGH
3000	49	65	95	119
3600	58	78	113	143
4200	68	91	132	166
4800	78	104	151	190
5400	87	117	170	214
6000	97	130	189	238
6600	107	143	208	261
7200	117	156	227	285
7800	126	168	246	309
8400	136	181	265	333
9000	146	194	284	356
9600	156	207	302	380
10200	165	220	321	404
10800	175	233	340	428
11400	185	246	359	451
12000	194	259	378	475

WRITE IN BOX C: 238
WRITE FIGURE HERE: 238
WALL B.U.'S REQ'D: 238
CIRCLE SELECTED

600 SERIES BRACING V2.0

BRACE RATINGS

- **External Walls:** Flexi-Brace is the only secondary brace that can be used on its own without the combination of the cladding. In this case reduce the Flexi-Brace ratings to 80% eg. aVF5 would be rated @ 64 BU's

- Internal Walls:

A. Where internal walls are lined one side with plasterboard and combined with Flexi-Brace use the following values:

VF5 + plasterboard (1200mm) = 139BU's

VF7 + plasterboard (600mm) = 50BU's

B. Where internal walls are lined with sheet material other than plasterboard, ie customwood or plywood use the secondary brace ratings as quoted only to achieve the total BU's required.

STEP 2a: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VV6-12	60	2	120
VV6-18	90	0	0

CLADDING ACHIEVED: 120

BOX A: TOTAL BU'S REQ'D: 119

HARDWARE ACHIEVED: 0

TOTAL BU'S ACHIEVED: 120

STEP 2b: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY	TOTAL
VA6	70	0	0
VT6	100	0	0
VF7	30	0	0
VT6 Pr	200	0	0
VF5	80	0	0
VF8	60	0	0
VM6	150	0	0
VF6	105	0	0
VP1	135	0	0
VP2	170	0	0

HARDWARE ACHIEVED: 0

BOX B: TOTAL BU'S REQ'D: 119

HARDWARE REQ'D: 0

TOTAL BU'S ACHIEVED: 300

STEP 3a: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VV6-12	60	2	120
VV6-18	90	1	90

CLADDING ACHIEVED: 210

BOX C: TOTAL BU'S REQ'D: 238

HARDWARE ACHIEVED: 0

TOTAL BU'S ACHIEVED: 210

STEP 3b: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY	TOTAL
VA6	70	0	0
VT6	100	0	0
VF7	30	0	0
VT6 Pr	200	0	0
VF5	80	0	0
VF8	60	0	0
VM6	150	0	0
VF6	105	0	0
VP1	135	0	0
VP2	170	0	0

HARDWARE ACHIEVED: 0

BOX D: TOTAL BU'S REQ'D: 60

HARDWARE REQ'D: 0

TOTAL BU'S ACHIEVED: 60

Andrew Hawea

From: Craig Smith [Craig@versatile-wgn.co.nz]
Sent: Friday, 15 June 2007 2:47 p.m.
To: Andrew Hawea
Subject: RE: 4 Myrtle Lane

As discussed we will be using 25 mpa concrete as requested.
Regards Craig Smith

-----Original Message-----

From: Andrew Hawea [mailto:andrew.hawea@kapiticoast.govt.nz]
Sent: Friday, 15 June 2007 9:53 a.m.
To: Craigs@versatile.co.nz
Subject: 4 Myrtle Lane

hi Craig,

as we just discussed by phone, BC070617 4 myrtle lane lays in coastal
corizone zone, we require 25mpa for proposed concrete foundations.
thanks andrew hawea

#####

This e-mail message and any attached files may contain confidential information, and
may be subject to legal professional privilege. If you are not the intended recipient,
please delete. Unless formally stated, this e-mail and any attachments do not
necessarily reflect the views of the Kapiti Coast District Council.

The Council takes extensive precautions with the aim of detecting and removing any
virus or defects from its e-mail system but accepts no liability for loss or damage
should this e-mail not be virus or defect free or should there be any errors in
transmission.

#####

Building Consent Checklist

BC# 070617 Address: 4 Myrtle Lane, Raumati Beach
(Rear of 272 Rosetta Road)

Building Category: (1) 2 3 (circle category for building)

Relevant details from PIM : From PIM checklist

- ☒ Wind zone..... High Very High / Specific
- ☐ Ponding, No
- ☒ Corrosion zone sea spray / zone1
- ☐ Known hazards No
- ☒ Building over 2 or more allotments see p1m
- ☒ Soil conditions see site notes

Means of Compliance

Tick box left hand column for all building code clauses relevant to the project.
Where code clause is assessed by another write job title e.g., plumber, structural engineer or officer assessing
Where compliance is in accordance with a compliance document tick the relevant box
Where an alternative solution is accepted tick the 'alternative solution' box and attach additional sheet.

- ☐ B1, Structure, non specific design ☐ B1/AS2 ☐ B1/AS3 ☐ NZS3604 ☐ NZS4229
- ☐ Alternative solution
- ☒ B1, Structure, specific design ☒ NZS4203 ☐ Alternative solution
- ☒ B2, Durability ☒ B2/AS1 ☐ NZS3101 ☐ NZS3602 ☐ NZS3604 ☐ Alternative solution
- ☐ C1-4, Fire ☐ C/AS1 ☐ Alternative solution
- ☐ D1, Access routes ☐ D1/AS1 ☐ NZS 4121 ☐ Alternative solution
- ☐ D2, Mechanical installations for access ☐ D2/AS1 ☐ NZS4332 ☐ EN81 ☐ Alternative solution
- ☒ E1, Surface water ☒ E1/AS1 ☐ AS/NZS3500.3 ☐ Alternative solution
- ☒ E2, External moisture ☐ E2/AS1 ☒ Specific design and engineering ☐ Alternative solution
- ☐ E3, Internal moisture ☐ E3/AS1 ☐ Alternative solution
- ☐ F1, Hazardous agents on site ☐ F1/AS1 ☐ Alternative solution
- ☐ F2, Hazardous building materials ☐ F2/AS1 ☐ NZS4223 ☐ Alternative solution
- ☐ F3, Hazardous substances ☐ F3/AS1 ☐ Alternative solution
- ☐ F4, Safety from falling ☐ F4/AS1 ☐ Alternative solution
- ☐ F5, Construction and demolition hazards ☐ F5/AS1 ☐ Alternative solution
- ☐ F6, Lighting for emergency ☐ F6/AS1 ☐ Alternative solution
- ☐ F7, Warning systems ☐ F7/AS1 ☐ AS/NZS1668 ☐ NZS4512 ☐ NZS4515 ☐ Alternative solution
- ☐ F8, Signs ☐ F8/AS1 ☐ Alternative solution
- ☐ G1, Personal hygiene; accessible facilities, ☐ G1/AS1 ☐ Alternative solution
- ☐ G1, Personal hygiene ☐ G1/AS1 ☐ NZS4121 ☐ Alternative solution
- ☐ G2, Laundering ☐ G2/AS1 ☐ Alternative solution
- ☐ G3, Food preparation ☐ G3/AS1 ☐ Alternative solution
- ☐ G4, Ventilation; natural ☐ G4/AS1 ☐ Alternative solution
- ☐ G4, Ventilation; mechanical, ☐ G4/AS1 ☐ AS1668.2 ☐ Alternative solution
- ☐ G5, Interior environment ☐ G5/AS1 ☐ Alternative solution
- ☐ G6, Airborne and impact sound ☐ G6/AS1 ☐ Alternative solution
- ☐ G7, Natural light ☐ G7/AS1 ☐ Alternative solution
- ☐ G8, Artificial light ☐ G8/AS1 ☐ NZS6703 ☐ Alternative solution
- ☒ G9, Electricity ☒ G9/AS1 ☐ Alternative solution
- ☐ G10, Piped services ☐ G10/AS1 ☐ NZS5261 ☐ Alternative solution
- ☐ G11, Gas as an energy source ☐ G11/AS1 ☐ Alternative solution
- ☐ G12, Water supplies ☐ G12/AS1 ☐ AS/NZS3500.2 ☐ AS/NZS3500.5 ☐ Alternative solution
- ☐ G13, Foul water ☐ G13/AS1 ☐ AS/NZS3500.2 ☐ BS5572 ☐ Alternative solution

Worksheet; Optional use

Your notes	Prompts
	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)

BC# _____

Dialogue Record; Complete for all applications where there is dialogue with the contact, owner or agents

Date /Time	Medium and participants Phone/email/fax/letter Who to and who from	Summary of dialogue. Reference to documents sent/received
Date: Time:		
Date: Time:		
Date: Time:		
Date: Time:		
Date: Time:		
Date: Time:		

BC# _____

Alternative Solutions

(refer AP – WI – 020)

Must be completed for all alternative solutions

Code Clause:

Proposal:

Expert Opinion:

Decision:

Review:

Assessor:

Name:

Signature:

Co Reviewed By:

Name:

Signature:

BC# _____

**Alterations and Change of Use –
“As near as is reasonably practicable”**
Refer to AP-WI-021. Must be completed for all existing
buildings where less than 100% compliance is proposed.

Code Clause:

Upgrading Triggered:
(Means of escape, disabled, structural):

Reasoning:

Expert Opinion:

Decision:

Assessor:

Name: _____

Signature: _____

Co Reviewed By:

Name: _____

Signature: _____

BC# _____

Alteration - S112 (2) Discretion to Avoid Upgrade Triggers

Must be completed for all applications to apply discretion under this clause. Refer to AP-WI-021

Proposal:

Reasoning:

Decision:

Assessor:

Name: _____

Signature: _____

Co Reviewed By:

Name: _____

Signature: _____

BC# _____

Waiver or Modification

Must be completed for all applications for a waiver. Refer to AP-WI-021

Proposal:

Reasoning:

Decision:

Assessor:

Name: _____

Signature: _____

Co Reviewed By:

Name: _____

Signature: _____



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 4 MYRTLE LANE ROHMATI BEACH

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

- ☒ a **Building Consent Application Form (1 copy)**
Completed and signed by the owner or by an agent on behalf of the owner.
- ☒ b **Proof of ownership (1 copy)**
One recent copy of current 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
- ☒ c **Locality plan (1:500) showing:**
Physical location of the subject building in relation to streets or landmarks, north point, name of building and lot and DP number
- ☒ d **Inspections and monitoring**
Details of proposed inspection regime including monitoring by council officers and other professionals eg architects, engineers, surveyors and certification to be supplied on completion.
- ☒ e **Application fee**

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



N/A

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

N/A

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

- Ref: Product Statement*
- ☒ 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

BUILDING CONSENT NOTES

ADDRESS: 4 Myrtle Lane
Raumati.

LEGAL DESCRIPTION: Lt 6 DP 22047 (Cross-Lease)

Zone: Residential

NOTES cf Supplied.

- * Easements ~ Refer to Title enclosed.
- * DP 22047 - Copy enclosed.
- * Designations ~
- * District Plan Features ~ Horizontal Surface 50m AMSL
Airport Ops Area.
- * Resource Consents ~ Nil listed on site.
- * Sect 221s ~ Nil listed
- * Sect 36s ~ Nil listed.
- * Flood Hazard ~ Nil on site
- * Hazard ~ Nil on site
- * Licences ~ Nil issues
- * Roads ~ Nil issues.
- * Eco Sites / GNS Faultline / Lwi Springs / CWB - Nil
- * HIRB / Yards / Site Coverage ~ Nil issues indicated. *

Neighbours Written Approval:

•
•

Consulted Parties:

•
•
•

Approved/Approved with Conditions

Name: [Signature] Lee Date: 15.6.07



Project Information Memorandum No. 070617P

Building Project... New Garage

4 MYRTLE LANE

Raumati District

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

Application

Versatile Buildings	No.	070617P
PO Box 54060	Issue date	15/06/07
Mana	Application date	5/06/07

Project

Description	Domestic only - garages Being Stage 1 of an intended 1 Stages New Garage
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$13,000
Location	4 Myrtle Lane, Paraparaumu
Legal Description	FLAT 2 DP 33454 1/2 INT 850 M2 BEING LOT 6 DP 22047 CT 10A/1091
Valuation No.	1528218000B

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: _____

24/7/07



PROJECT INFORMATION MEMORANDUM - BC 070617P

Application Details

Applicant Name :	Name Mr and Mrs Bartlett
Contact Address :	4 Myrtle Lane Raumati Beach
Location :	4 Myrtle Lane, Paraparaumu
Legal Description :	FLAT 2 DP 33454 1/2 I
Proposal :	New Garage PIM APPLICATION ONLY

Landl

Application Details

Use Permitted :	Permitted activity
Resource consent granted :	None listed
Designations on property :	Horizontal Surface 50m A.M.S.L.
Easements :	None listed
Site subject to inundation :	Not known to be
Relocatable zone :	N/A
Coastal building line restriction :	N/A
Minimum floor level (50 year event) :	N/A
Floor level (100 year event) :	N/A
Yard and height requirements :	Comply
Tree/building preservation :	None listed

Comments

Consent notices, covenants, and like listings registered on the title are the responsibility of the applicant. Search this property title for any impediments to this proposal. Property is located within the Horizontal Surface 50m A.M.S.L., Airport Operations Area, of the Operative KCDC District Plan 1999.

Note: Minimum floor levels must use Mean Sea Level Wellington Datum 1953. Certification that the floor level complies with the minimum floor level will be required from a registered surveyor prior to foundation inspection.

Special Features of the Land

Potential erosion :	Not known to be
Potential avulsion :	Not known to be
Potential subsidence :	Not known to be
Potential slippage :	Not known to be
Potential alluvion :	Not known to be
Potential inundation :	Not known to be
Presence of hazardous contaminants :	Not known to be

Other features

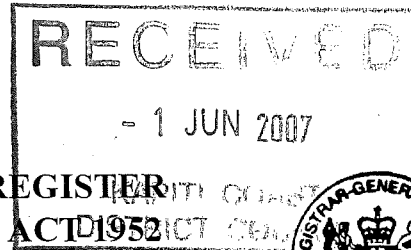
Plumbing and Drainage Details

Sewer available / connected :	Connected
Water available / connected :	Connected
Site plan of existing services :	See attached
Location of sewer lateral :	shown shared
Location and size of water toby :	20mm shown shared
Location of public drains (if any) :	N/A
Location of easments (if any) :	see planners comments
Stormwater disposal to :	Soak pit

Plumbing and drainage notes



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



R.W. Muir
Registrar-General
of Land

Search Copy

Identifier WN10A/1091
Land Registration District Wellington
Date Issued 14 June 1972

Prior References
WNB4/250

Estate Fee Simple
Area 850 square metres more or less
Legal Description Lot 6 Deposited Plan 22047

Proprietors
James Henry Bartlett and Janet Claire Bartlett

Interests

451038 Notice imposing Building Line Restriction

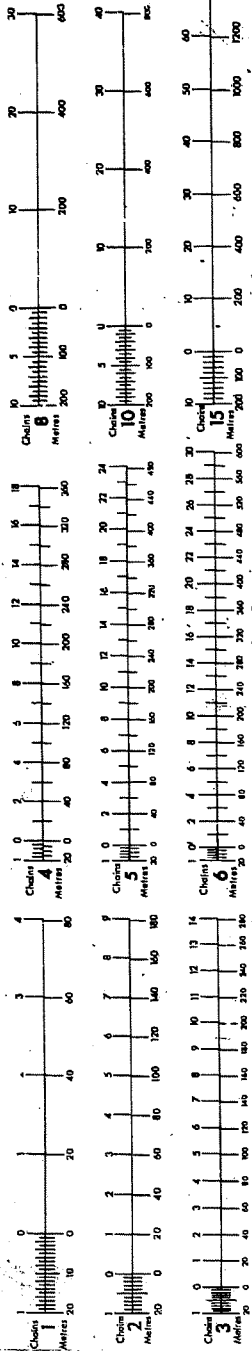
914464 Lease of Flat 1 and Garage 1 DP 33454 Term 999 years computed from 25.2.1972 Leasehold CT WN10A/247 - 19.4.1972 at 10.18 am

914465 Lease of Flat 2, Garage 2 and Carport 2 DP 33454 Term 999 years computed from 25.2.1972 Leasehold CT WN10A/248 issued - 19.4.1972 at 10.19 am

B296703.1 Subject to conditions pursuant to Section 461(1) Local Government Act 1974 and certifying that a private drain passes through and/or serves the within land - 23.6.1993 at 2.43 pm

6863933.1 Mortgage to Bank of New Zealand - 15.5.2006 at 9:00 am

OF PHOTOGRAPHY
26/3/74

[illegible]

22047

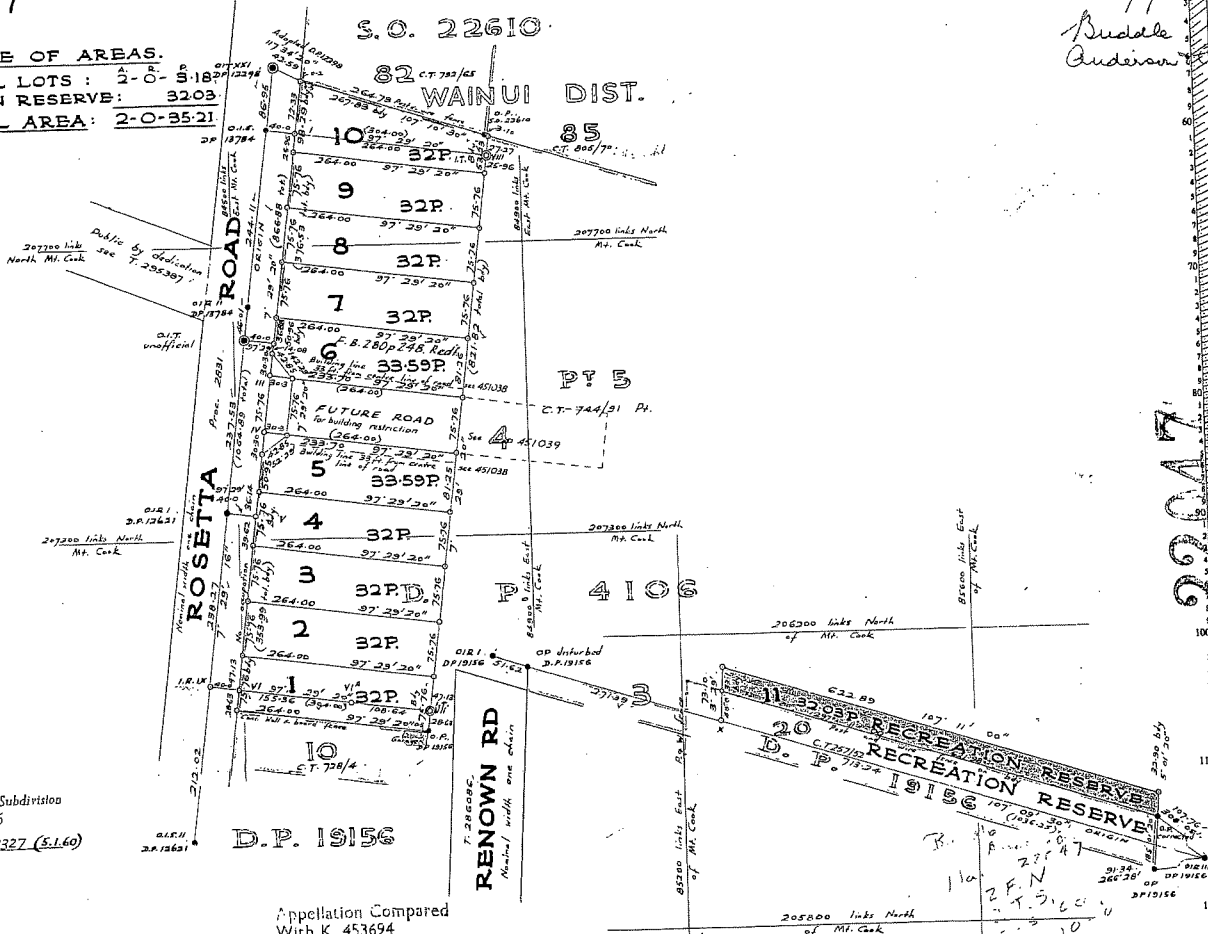
Deposited this 15th day of July 1960
District Land Registrar
25-10
23/2/60
Buddle
Anderson

Land Transfer Office
Received 23/2/60
Title Reference 1444/91
110 Referred to L.T. Surveyor

22047

SCHEDULE OF AREAS.
RESIDENTIAL LOTS : 2-0-3-182
RECREATION RESERVE: 3203
TOTAL AREA: 2-0-35-21

Lot	C.T.
1	930-7
2	920-78
3	925-193
4	925-14
5	81-265
6	84-260
7	913-7
8	915-141
9	922-50
10	91-223



PLAN OF SUBDN. OF PT. LOT 5 DP 4106
BEING PT. SECS. 3 & 4 WAINUI DIST.

Appellation Compared
With K. 453694

Approved as to Survey

Chief Surveyor
Received
Reference plan
Field book
Traverse book
Examined by
Corrected
L.T. Surveyor

Comprised in C.T. 744/31 Pt.
Survey Block & District BLK. 1 PARKAKARIKI S.D.
Land District WELLINGTON Local Body HUTT COUNTY COUNCIL
Scale 1:1000 Surveyed by J. H. H. Callender, Branch & Co. Date May 1960
Declared at before me
Justice of the Peace (or Solicitor, or Notary Public)

Approved
Applicant or Registered Owner

22047