

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 [Form 7 – Building (forms) Regulations 2004]



Consent No(s): 200779

The Building			
Street address of building:	35 Matenga Street, Waikanae	Building name:	N/A
Current, Lawfully established, use:	Detached Dwelling	Location of building within site/block number:	Up R.O.W more or less central
Level/unit number:	N/A	Intended life of the building if 50 years or less:	-
Legal description of land where building is located:	Lot 13 DP 549881	Year first constructed:	2021
The Owner			
Name of owner:	Pauletic Antony Bryce & Bellamore Paige Alecia	Street address /registered office:	N/A
Contact person:	As above	Phone numbers:	
Mailing address:	16 Andrew Street Waikanae 5036	Landline:	-
Email address:	-	Mobile:	027 642 5599
Website:	-	Daytime:	-
		After hours:	-
		Facsimile number:	-
First point of contact for communications with the Kapiti Coast District Council:			
As above			
Building Work			
Building Consent No(s): 200779		Issued by: Kapiti Coast District Council	

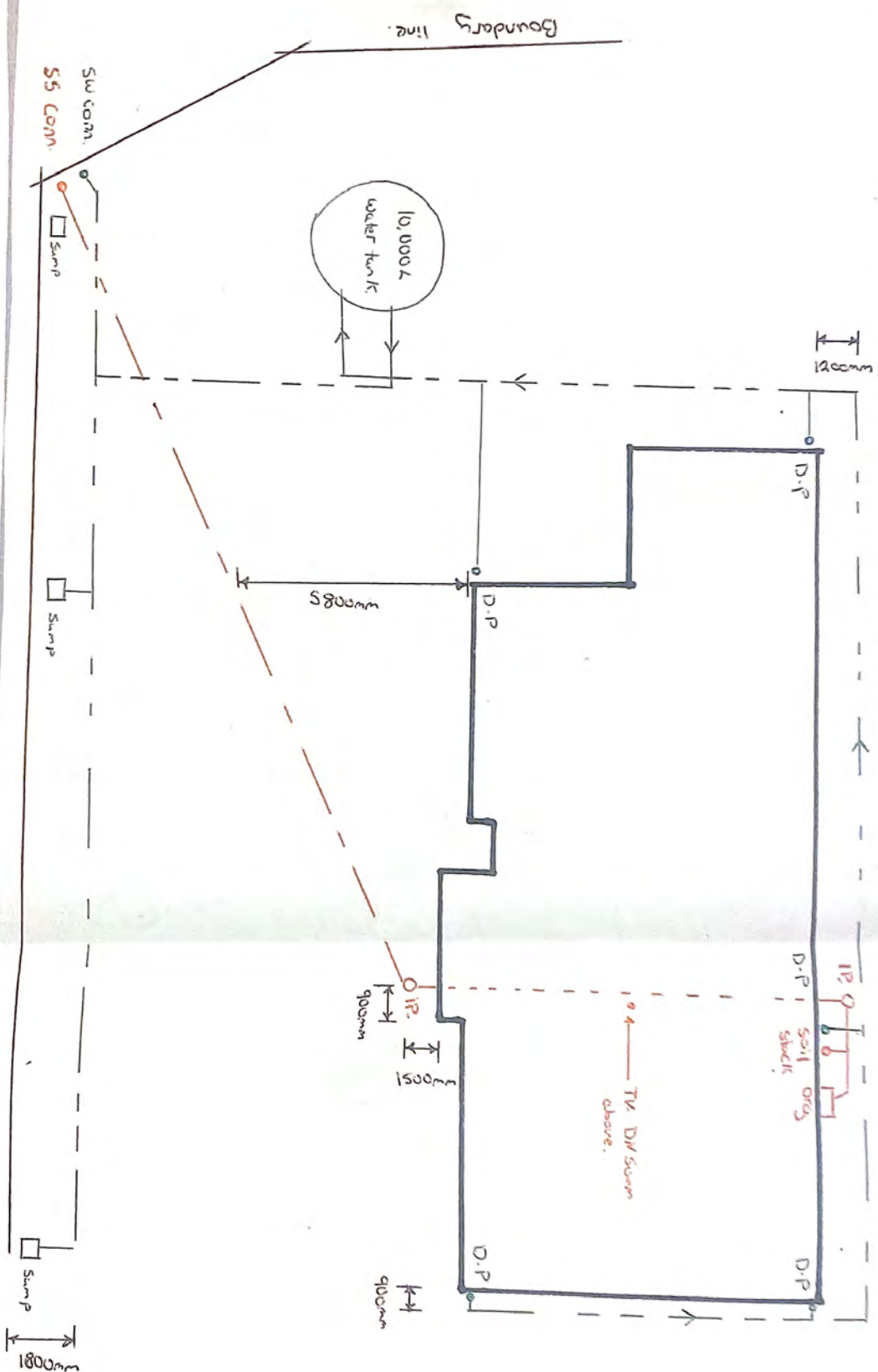
Code Compliance

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

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

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

Date: 05 August 2021



Drainage Plan

Address: 35 Matenga St.

DV100 UPVC pipe

Bedded in Pea metal chip

Brendon Davis 17779

300 x 300mm opening with hinged or removable cover

25mm Crossfall

1000mm max

375mm dia.

Removable access cap

90mm min

300mm min

50mm

Concrete seal to base of sumo

SECTION

4danabkna ì pu l a ê o q i l namqena`i

i ʔi ʔi ʔi 7 dana pda ʔalp d pk pda ej rano kb pda ʔn ej at_aa ʔo ʔe ʔe
i ʔi ʔi ʔi ej o la pek j_d i ʔan eo j kp]_a lp ʔha] j ʔi]_ao
_d i ʔan od] hi ʔa qoa ʔi

Qiq i ʔe j c p k ! 3 ! : 3 i i t e ʔ e ʔ e i t e i ʔ e i t e l e l a c n] ʔ a j p ʔ a m q] h e b a ʔ n] ʔ a o i] j i
k j p n] p k n p k h k] p a] t h i o a n r e _ a _ k j j a _ p e k j o k j o p a l n e k n p k a] n p d s k n g o _ k j b e n i] t h i
h e k j] n u o a p ʔ i _ g o ʔ ʔ n a o p n e _ p e k j o _ k i l h u s e p d _ q n a j p n a c q] p e k j o l n e k n p k
_ k i i a j _ a i a j p k b k q j] p e k j o ;
! t h s] o p a l e l a o O 6 # ; 3 e a v a c j t h i r a j p e j c ʔ ʔ _ a _ d] n c a p k ʔ a _ k j b e n i a ʔ _ u _ : m q] h e b a
l h q i ʔ a n p k j b e n i l k o e p k j o k b] r j e h ʔ ʔ h a o a n r e _ a o _] ʔ e j c a p _ k j o p a l n e k n p k j j u
a t] r j e p e k j o

[illegible]

+ep_daj oe j g a i

Size of vent pipe DN	Fixture units discharging to drain		Vent rating
40	>1	≤10	0.5
50	>10	≤30	1
65	>30	≤175	2
80	>175	≤400	3
100	>400	—	6

Ohq i ^ejc ,acaj`		jo lan !3l. :3 i fée	
3u i ^kh	)pa i	3u i ^kh	)pa i
	)jola_pəkj lkejp		\$. éée q06# 33 lələ \$. éée i ej s]pan_hkoapo ʔnab oia_əf i ej ɛl'ɛ cn]`əajp
	\$ksj lələ	— — —	\$. éée q06# 37 lələ i ej ɛl'ée cn]`əajp
(4 ú	(koa 4]l	— — —	i ej q06# betpqna s]opa lələ oəvaɔ \$. i é ʔəjoi oej cha da]` o dksano ^]pdol oejgoi` əods]odan > h`u pqʔoi \$. i é i qipe]ha da]`o o dksano] oejgo ü` əods ]odano] ,`u pqʔ ü s]odejc i]_deja ʔ_k i ^eja`ə \$. i f q]rajpa` ^n]_d `n]ejo at_aa`ejc ɛl' i hkjc ʔ i]t i betpqna qjep n]pejc \$. i f pk]h s]opao` əo_d]ncejc `əna_phu ejpk` n]ej qj`an oh] ^ i ej ɛl'ɛ cn]`əajp éé i i (7# rajp` n]ej ʔ_k l lə
	/ ranbhs nateab cəqhu		
k46	4an i ej]h rajp i é i		

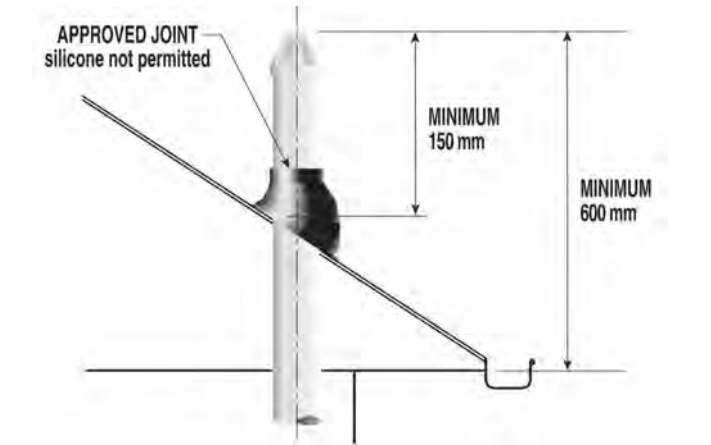
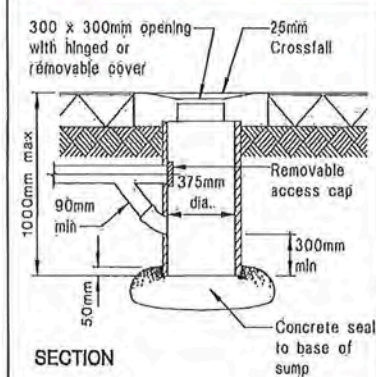


Figure 10: Type one Surface Water Sump
Paragraph 3.6.2



Sump calculation
Type 1 capacity (based on 100mm/hr)
= 45m² catchment area
Rainfall intensity = 80mm/hr.
Catchment Area = 140.92m²
Modified Catchment Area = 140.92 x 80 / 100 = 112.74m²
Number of Type 1 Sumps to accommodate Modified Roof Area:
112.74 / 45 = 2.5
Therefore 3 type 1 sump required.

NZBC: E1 Surface Water

3.7 Access for maintenance

3.7.1 Access for maintenance shall be provided on all drains. Access is to be achieved via an inspection point, rodding point, inspection chamber or access chamber, complying as appropriate with Figures 10, 11 or 12.

3.7.2 Points of access shall be spaced at no further than:
a) 50 m where rodding points are used.
b) 100 m where inspection points, inspection chambers or access chambers are used.

3.7.3 Points of access are required at:
a) Changes in direction of greater than 45°,
b) Changes in gradient of greater than 45°,
and
c) Junctions of drains other than a drain, serving a single downpipe, that is less than 2.0 m long.

3.7.4 Inspection chambers or access chambers (see Figures 11 and 12) shall be provided where changes in both gradient and direction occur and where either is greater than 22.5°.

3.7.5 Where the depth to the invert of the drain exceeds 1.0 m, an inspection chamber is not acceptable and an access chamber shall be used.

Construction Notes:

Plumbing to AS/NZS:3500.2.2 (min 1:60 pipe gradient) by qualified tradesman. Contractor to locate all service connections on site prior to earthworks confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations. All waste pipes PVC. Sizes, fall, venting & discharge to be confirmed by NZ qualified plumber. Confirm positions of available services cabling etc on site prior to any excavation

Water Supply:

Internal water pipes to Polybutylene. All pipework and pipes exposed to freezing to be lagged with closed cell foam - Closed cell foam polymer insulation or fibre glass insulation which is preformed to the shape of the pipe and not less than 13 mm thick, is acceptable material for preventing pipes less than or equal to 40 mm diameter from freezing. Any insulation material that absorbs moisture shall be protected in a waterproof membrane.

Fixture unit rating: 24 units

Bathroom Group- 6 (x2)

WC- 4

Laundry tub - 5

Kitchen sink - 3

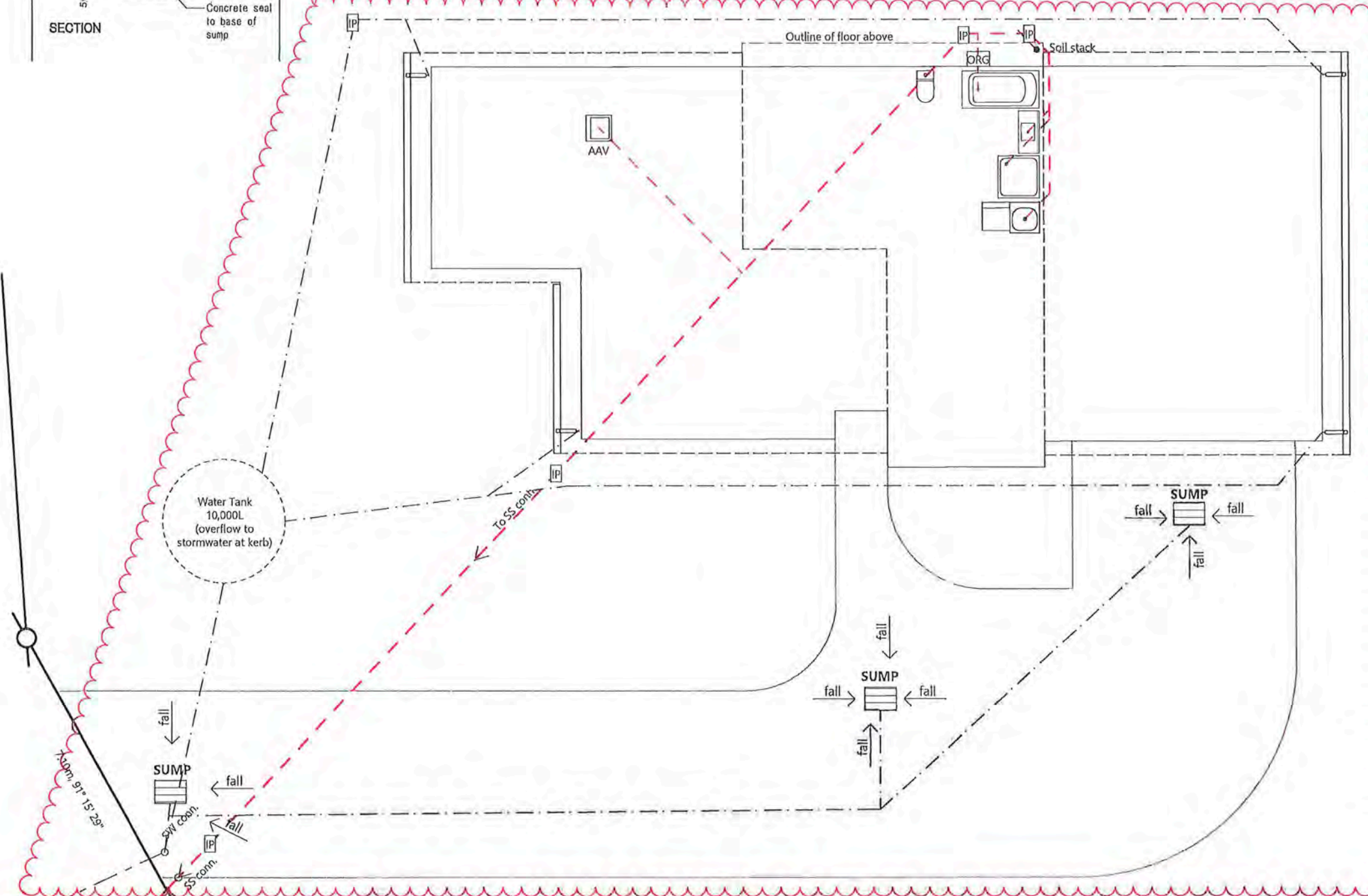
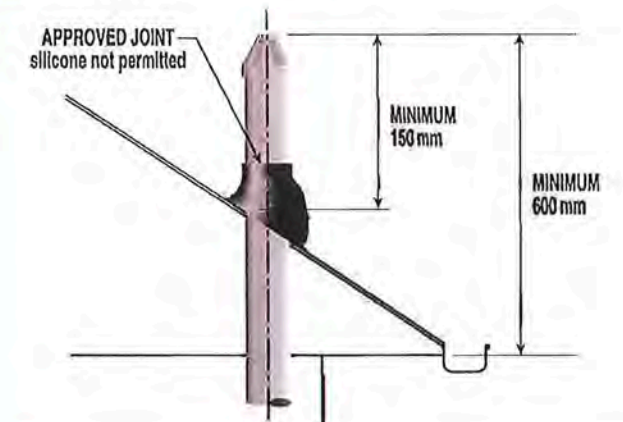
TABLE 3.5
SIZE AND RATING OF VENTS

Size of vent pipe DN	Fixture units discharging to drain	Vent rating
40	>1 ≤10	0.5
50	>10 ≤30	1
65	>30 ≤175	2
80	>175 ≤400	3
100	>400	6

Plumbing Legend as per AS/NZS 3500

Symbol	Item	Symbol	Item
	Inspection point		DN100 uPVC SS pipe, DN100 min water closets (ref specs) min 1:60 gradient
	Downpipe		DN100 uPVC SW pipe, min 1:120 gradient
HT +	Hose Tap		min uPVC fixture waste pipe sizes: DN40 basins, single head showers, baths, sinks, dishwasher & ldy tubs, DN50 multiple heads showers, sinks + dishwashers, ldy tub + washing machine (combined)
	Overflow relief gully		DN65 unvented branch drains exceeding 2.5m long (max 5 fixture unit rating)
oTV	Terminal vent 50mm		DN65 to all wastes discharging directly into drain under slab min 1:40 gradient. 20mm HWC vent drain (copper)

Water supply pipe (from council mains) = DN20



DO NOT scale off drawings. Cross reference all drawings. Any discrepancies MUST be clarified with the designer immediately before commencing works or ordering. NO construction or site works are to commence until Building Consent becomes unconditional.

COPYRIGHT: Any and all drawings commissioned remain the property of A1 Homes Limited, including all copyright and similar rights subsisting in those drawings, and are solely for use as described on the drawings, and may not be used for any other purpose or reproduced in whole or in part without written permission obtained from A1 Homes Limited.

DRAINAGE PLAN

Design: A1 Drawn: JLG/TN Check: CH/UP LBP: UP
Wind: High Earthq: 3 Exposure: C Snow: N1 Climate: 2

Scale: 1:100
Rev: A

Date: 21/10/2020

Call 0800 A1homes
2 1 4 6 6 3
www.A1homes.co.nz

Sheet no: 3

Client Details:
Antony Pauletic & Page Bellamore
Address:
Lot 13 Kapiti Estate (42/36 Huia St - TBC)
Waikanae

Job no: AW246

BH172alt.



Form 6A

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible

THE BUILDING

Street address: 35 Matenga Street Lot 13 Kapiti Estate

Suburb: Waikanae

Town / City: Waikanae

Postcode: 5036

THE PROJECT

Building consent number: 200779

THE OWNER(S)

Name(s): Antony Pauletic and Page Bellamore

Mailing address:

Suburb:

PO Box:

Town / City:

Postcode:

Phone number:

Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Foundations and Subfloor framing ☐		☐ Carried out ☐ Supervised
Walls ☒	Erect pre-nailed frames.	☒ Carried out ☒ Supervised
Roof ☒	Erect pre-nailed trusses.	☒ Carried out ☒ Supervised
Columns and beams ☒	As per consented plans.	☒ Carried out

		☒ Supervised
Bracing	☒ Installed internal bracing elements as per consented plans and Gib install guide.	☒ Carried out ☒ Supervised
Other		☐ Carried out ☐ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Damp proofing	☐	☐ Carried out ☐ Supervised
Roofing cladding or roofing cladding system	☐	☐ Carried out ☐ Supervised
Ventilation system (eg subfloor or cavity)	☒ Timber cavity system installed to linea weatherboard as per consented plans.	☒ Carried out ☒ Supervised
Wall cladding or wall cladding system	☒ Installed JH linea weatherboard cladding as per consented plans and JH Handbook.	☒ Carried out ☒ Supervised
Water proofing	☐	☐ Carried out ☐ Supervised
Other	☐	☐ Carried out ☐ Supervised

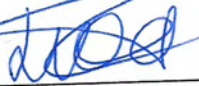
ISSUED BY

Name: James Wells		LBP number: 138256	
Class(es) licensed in:			
Plumbers, gasfitters, drainlayers registration number (if applicable):			
Mailing address (if different from below):			
Street address / registration office: 297 Main Highway			
Suburb: Otaki		Town / City: Otaki	
PO Box:		Postcode: 5512	
Phone number: 0278103546		Mobile: 0278103546	
After hours:		Fax:	
Email: office.firstclassbuilding@gmail.com		Website:	

DECLARATION

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

Signature:



Date:

26/07/2021

Bottom of Form

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

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

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

THE BUILDING

Street address: 35 Matenga Street

Suburb: Waikanae

Town/City: Kapiti Coast

Postcode:

THE PROJECT

Building consent number: BC200779

THE OWNER(S)

Name(s): Antony Pauletic

Mailing address:

Suburb:

PO Box/Private Bag:

Town/City:

Postcode:

Phone number:

Email address: antzpauletic@gmail.com

Roof
install

EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ☒	If necessary, describe the restricted building work.	Tick ☒ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing ☐		☐ Carried out ☐ Supervised
Roof cladding or roof cladding system ☒	install longrun roofing. Roof install	☒ Carried out ☒ Supervised
Ventilation system (for example, subfloor or cavity) ☐		☐ Carried out ☐ Supervised
Wall cladding or wall cladding system ☐		☐ Carried out ☐ Supervised
Waterproofing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

ISSUED BY	
Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.	
Name: Peter Goldsmith	LBP number: BP127092
Class(es) licensed in: Roofing R3	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office: 7 Gallipoli Place.	
Suburb: Paraparaumu	Town/City: Wellington
PO Box/Private Bag	Postcode: 5032
Phone number:	Mobile: 021 910 645
After hours:	Fax:
Email address: goldsmithroof@gmail.com	Website:

DECLARATION	
I <u>Peter Goldsmith.</u> carried out or supervised the restricted building work recorded on this form.	
Signature:	
Date:	

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

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

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

THE BUILDING	
Street address: LOT 13 KAPITI ESTATE	
Suburb:	
Town/City: WAIKANAЕ	Postcode:

THE PROJECT
Building consent number: BC200779

THE OWNER(S)	
Name(s):	
Mailing address:	
Suburb:	PO Box/Private Bag:
Town/City:	Postcode:
Phone number:	Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

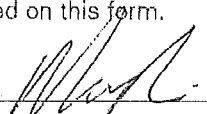
PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ☒	If necessary, describe the restricted building work.	Tick ☒ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing ☒	Installed Ribraft Concrete Foundation to Engineers design and as per consented plans	☒ Carried out ☐ Supervised
Walls ☐		☐ Carried out ☐ Supervised
Roof ☐		☐ Carried out ☐ Supervised
Columns and beams ☐		☐ Carried out ☐ Supervised
Bracing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ☒	If necessary, describe the restricted building work.	Tick ☒ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing ☒	Installed Polythene to underside of concrete foundation as per Ribraft design shown in consented plans	☒ Carried out ☐ Supervised
Roof cladding or roof cladding system ☐		☐ Carried out ☐ Supervised
Ventilation system (for example, subfloor or cavity) ☐		☐ Carried out ☐ Supervised
Wall cladding or wall cladding system ☐		☐ Carried out ☐ Supervised
Waterproofing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

ISSUED BY	
Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.	
Name: Hayden Goodin	LBP number: 132234
Class(es) licensed in: Foundations	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office: 19 Truebridge Drive	
Suburb:	Town/City: LEVIN
PO Box/Private Bag	Postcode: 5510
Phone number:	Mobile: 02102724527
After hours:	Fax:
Email address: hgoodin30@gmail.com	Website:

DECLARATION	
I <u>Hayden Goodin</u> carried out or supervised the restricted building work recorded on this form.	
Signature:	
Date:	<u>16/02/2021</u>

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

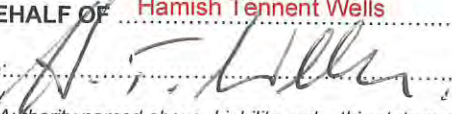
(Guidance notes on the use of this form are printed on page 2)

ISSUED BY: **Hamish Wells Engineer Limited**
(Construction Review Firm)TO: **A1 Homes Ltd**
(Owner/Developer)TO BE SUPPLIED TO: **Kapiti Coast District Council**
(Building Consent Authority)IN RESPECT OF: **Site Cut & Hardfill Inspection**
(Description of Building Work)AT: **33 Matenga Street, Waikanae, AW221**
(Address)
LOT 14 DP 549881 SO.....has been engaged by **Coastal Digger Services**
(Construction Review Firm)
To provide ☐ CM1 ☐ CM2 ☒ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ observation as per agreement with owner/developeror ☐ other services
(Extent of Engagement)in respect of clause(s) **B1 and B2** of the Building Code for the building work described in documents relating to Building Consent No. **200795** and those relating to Building Consent Amendment(s) Nos. **None** issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.Authorised instructions / variations(s) No. **None** (copies attached)
or by the attached Schedule ☐ have been issued during the course of the works.

On the basis of ☐ this ☒ these review(s) and information supplied by the contractor during the course of the works and on behalf of the firm undertaking this Construction Review, I believe on reasonable grounds that ☐ All ☒ Part only of the building works have been completed in accordance with the relevant requirements of the Building Consent and Building Consent Amendments identified above, with respect to Clause(s) **B1 & 2** of the Building Code. I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, **Hamish Tennent Wells** am: ☒ CPEng No. **186323**
(Name of Construction Review Professional)☐ Reg Arch No.I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: **NZCE Civil REA**

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$500,000*.

The Construction Review Firm is a member of ACENZ: ☐SIGNED BY **Hamish Tennent Wells** ON BEHALF OF **Hamish Tennent Wells**Date: **14/05/2021** Signature: 

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$500,000*.

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

Site Inspection / Report Form

No: 3157

Controlling Authority	KCDC	Date	14/5	20	21
BC/RC reference #	200795	Job #	200432		
Site location (add UTM co-ords for rural sites)	33 MATENGA ST AW221 WAIKANA E LOT 14 DP 549881				
Client & designer Phone # Email	A1 HOMES				
Contractor Phone # Email	COASTAL DIGGERS SERVICES				

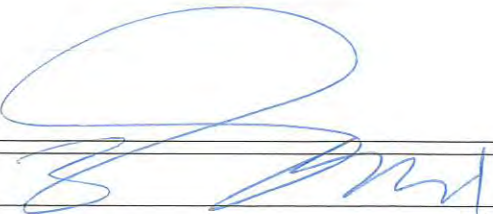
Description of work being inspected:

SITE CUT & RECOMPACTION

ALL TOPSOIL AND ORGANIC MATERIAL REMOVED
HARDFILL PLACED AND COMPACTED USING A
HEAVY ROLLER.

SATISFACTORY - READY FOR FOUNDATIONS

Signed



Page

1

of

1

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on page 2)

ISSUED BY: **Hamish Wells Engineer Limited**
(Construction Review Firm)

TO: **A1 Homes Ltd**
(Owner/Developer)

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

IN RESPECT OF: **Rib-Raft Pre-Pour Inspection With Driven Railway Irons**
(Description of Building Work)

AT: **35 Matenga Street, Waikanae, AW246**
(Address)
LOT 13 DP SO

.....has been engaged by **R.F.L.**
(Construction Review Firm)

To provide ☐ CM1 ☐ CM2 ☒ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ observation as per agreement with owner/developer
or ☐ other services
(Extent of Engagement)

in respect of clause(s) **B1 and B2** of the Building Code for the building work described in documents relating to Building Consent No. **200779** and those relating to Building Consent Amendment(s) Nos. **None** issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / variations(s) No. **None** (copies attached)
or by the attached Schedule ☐ have been issued during the course of the works.

On by the basis of ☐ this ☒ these review(s) and information supplied by the contractor during the course of the works and on behalf of the firm undertaking this Construction Review, I believe on reasonable grounds that ☐ All ☒ Part only of the building works have been completed in accordance with the relevant requirements of the Building Consent and Building Consent Amendments identified above, with respect to Clause(s) **B1 & 2** of the Building Code. I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, **Hamish Tennent Wells** am: ☒ CPEng No. **186323**
(Name of Construction Review Professional)

☐ Reg Arch No.

I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: **NZCE Civil REA**

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$500,000*.

The Construction Review Firm is a member of ACENZ: ☐

SIGNED BY **Hamish Tennent Wells** ON BEHALF OF **Hamish Tennent Wells**

Date: **12/02/2021** Signature: 

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$500,000*.

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

Site Inspection / Report Form

No: 2940

Controlling Authority	KCDC	Date	12/2 2021
BC/RC reference #	200779	Job #	200557
Site location (add UTM co-ords for rural sites)	35 MATEUA ST AW246 WAIKANA E LOT 13 KAPITI ESTATE		
Client & designer Phone # Email	A1 HOMES		
Contractor Phone # Email	R.F.L.		

Description of work being inspected: ~~RIB~~ - RAFT PRE-POUR

RAILWAY IRONS DRIVEN 2.4m DEEP IN CORRECT LOCATIONS.

EDGE BEAMS

CROWN BEAMS

STANDARD RIBS

PPH, RODS, SPACERS, CHAIRS

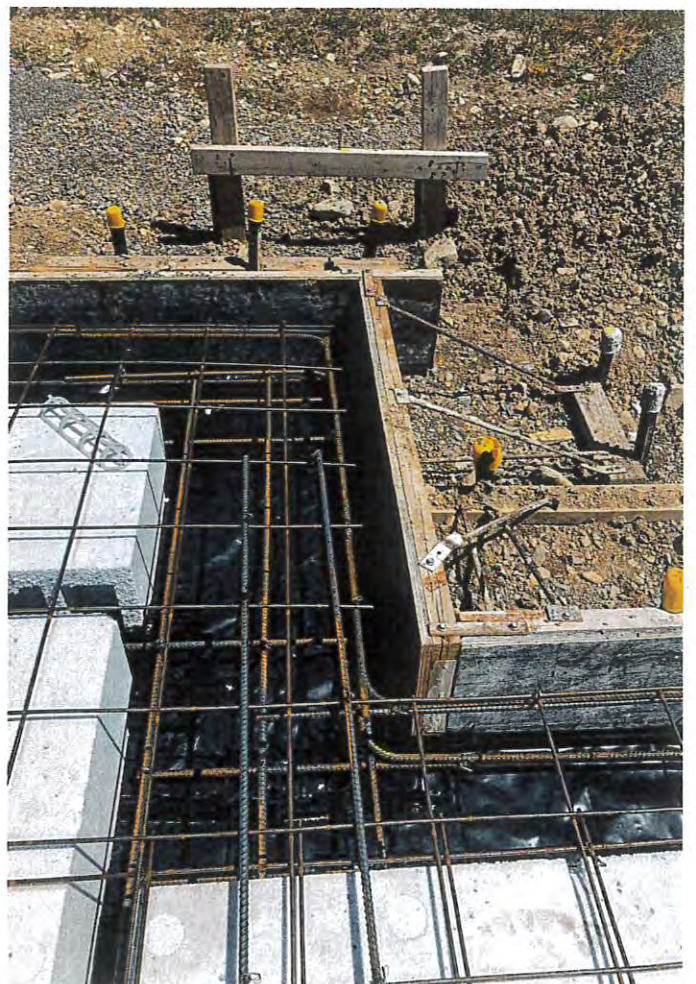
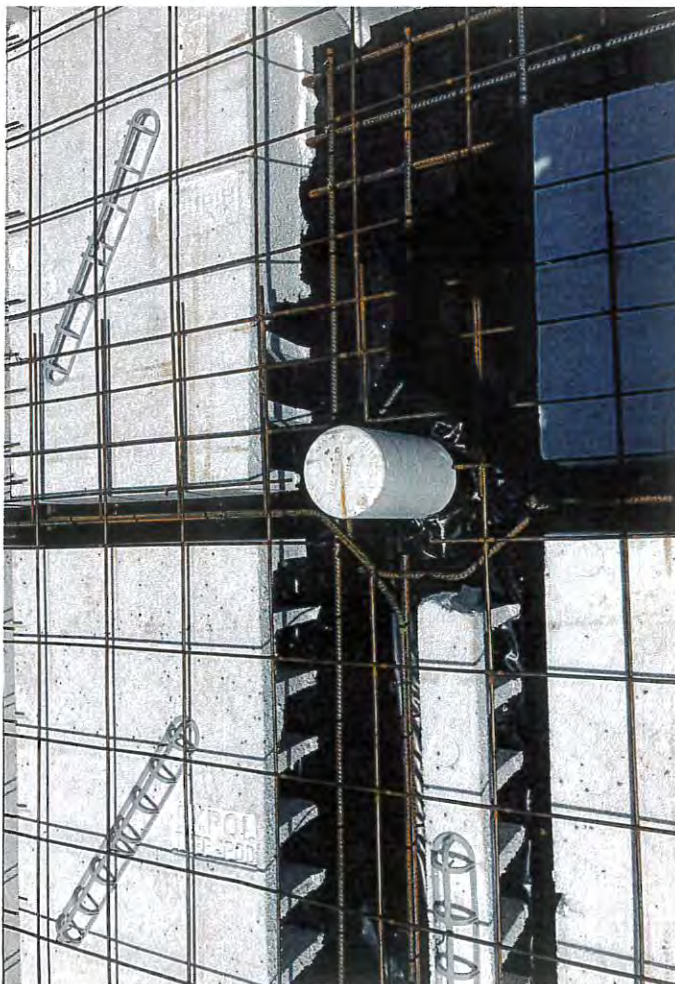
MESH

PENETRATIONS

REINFORCING BARS

CONCRETE COVER

SATISFACTORY - READY TO POUR





New Zealand Gas Safety Certificate & Gas Certificate of Compliance

**Customer Name**

Antony Pauletic

Job Number

RGAPL-1414

Certificate ID

RGAPL-1414C1

Site Address

Street Address 35 Matenga Street

Suburb

City, Postcode Waikanae, 5036

Risk classification:

☒ Low-risk ☐ General ☐ High-risk

Gas Certificate is for

☒ Whole installation ☐ Parts

Description of gas fitting work carried out

Installer Name	Licence Number	Date	Description of work undertaken
Sam Delaney	27754	25/7/2021	Installation water heater and cooker for new dwelling.

Description of gas fittings to which this applies

Qty	Type	Location	Make and Model	Input Rate	Flue Type	Flue Location	Vent Type	Vent Location
1	Water Heater	Outside bathroom wall.	Rinnai REU-A2626WG-ZK	199 mj/h	Fan			
1	Cooker	Kitchen	Technika TGE9TSNZ	49.32	non			

Parts of the gas installation that are safe to connect to a gas supply

☒ All ☐ Parts

Gas Supply Pressure

2.5 kPa

Connection Date

25/7/2021

Gas Type

☒ Natural Gas ☐ LPG ☐ Bio Gas
☐ Other

Test Results

Duration	5	mins
Test Pressure	7	kPa
Loss/Gain	0	kPa
Gas Supply Pressure	2.5	kPa

Test Date**25/7/2021****Other Testing**Combustion ☐ Yes ☒ NoVentilation ☐ Yes ☒ No**Additional Information:****The work has been done in accordance with means of compliance (specify)**

- ☐ Yes - AS/NZS 5601.1 section 3 to 6
- ☒ Yes - AS/NZS 5601.2 section 3 to 9
- ☐ No

Were there any other standards or gas code of practice required for compliance?

- ☐ Yes ☒ No

Attachments

The work relies on manufacturers instructions

☒ Yes ☐ No

The work has been done in accordance with certified design

☐ Yes ☒ No

Where practical the manufacturer instructions or designs must be attached at the end of this certificate. If not, please provide a reference here for where these can be found.

Reference Technika and rinnai websites.**Gas Certificate of Compliance**

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

Certifier Name **Rowan Duff**Licence Number **24812**Certificate Issue Date **28/7/2021**

Signature



Gas Safety Certificate

☒ By signing this document I confirm that the work described in this certificate complies with the building code for the purpose of Section 19(1)(e) of the Building Act 2004.

☒ By signing this document I confirm that the work described in this certificate and the installation or part installation is connected to a gas supply and is safe to use.

Certifier Name **Rowan Duff**

Licence Number **24812**

Certificate Issue Date **28/7/2021**

Signature



STATEMENT DRAINAGE WORK INSTALLED

Construction Review



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

TO BE COMPLETED BY THE INSTALLER

Issued by: Brendan Davis

Registration number: 177741

Tick applicable



In respect of: Stormwater Drains installed in accordance with E1 AS1 as shown on the approved plans or as per the attached amended plan.



In respect of: 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: 35 Matenga Street

Building Consent No: 200779

As a certified drainlayer, currently holding an annual practicing license, I 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.

Name: Brendan Davis

Signature: [Signature]

Address: 306 Potts rd

Date: 28.07.21

Phone:

Fax:

Mobil: 027 322 7242

Email: brendan949@gmail.com

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.

Kāpiti Coast District Council Office Use Only

Statement author authenticated and current registration verified. Verification and Registration checked through public register on www.pgdb.co.nz.

Name:

Signature:

Date:

STATEMENT PIPED SERVICES AND PLUMBING STACKS



Construction Review

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

TO BE COMPLETED BY THE INSTALLER

Issued by: Rowan Duff

Registration number: 24812

In respect of Piped Services installed in accordance with G12/AS1 as shown on the approved plans or as per the attached amended plan and Sanitary Plumbing Stacks installed in accordance with G13/AS1 or AS/NZS 3500.2.2

Installed at: 35 Martenga st

Building Consent No: 200779

As a certified plumber, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code. Both hot and cold systems have been pressure tested for a period of 15 minutes at a pressure of 1500 kPa.

Name: Rowan Duff

Signature: [Signature]

Address: 89 Parker Ave

Date: 28.07.21

Phone:

Fax:

Mobile: 0224149848

Email: rdgusandplumbing@gmail.com

Kāpiti Coast District Council Office Use Only

Statement author authenticated and current registration verified. Verification and Registration checked through public register on www.pgdb.co.nz.

Date:

Name:

Signature:



RECORD OF INSPECTION (ROI) OF HIGH-RISK PRESCRIBED ELECTRICAL WORK

Pursuant to the Electricity (Safety) Regulations 2010



Reference/Record Number:

120721/3

Issuer (Inspector) details:

Name of Inspector: AJ STELLINGWERF

Registration #: 12866

Email Address: inspect@xtra.co.nz

Telephone: 0272804588

Location of Installation:

Location details:

35 MATONGA ST WAIKANAHE

Location Type:



Domestic



Non-Domestic Accommodation



Industrial



Commercial



Educational



Healthcare



Miscellaneous (other)

Certifying Electrical Work and Certificate of Compliance (CoC) details:

Name of Electrical
worker(s):

SAM COOK

Registration #:

E 273242

CoC details:

N/A

☒ CoC(s) attached

Certifying Electrical Work and CoC details:

What was inspected:

NEW HOUSE NEW MAINS MEN + MAIN EARTH

Specify the regulation(s) and companion standard(s), or identify the certified design, followed when carrying out the inspection:

AS/NZS 3000 PT.2 SECTION 8
ELECTRICAL SAFETY REGULATIONS 70-72
AS/NZS 3019

What are the results of the inspection:

INS RES XSCOMR
PORTABILITY CHECK
EARTH O.C.B.R
BOND O.C.B.R

240V 32A 75KA @ MAIN SWITCH

High Risk Category:



Not to AS/NZS 3000 Part 2 – 6A(2)(a)(i)



Photovoltaic system – 6A(2)(a)(iv)



Electrical medical area – 6A(2)(a)(vi)



High voltage installation – 6A(2)(a)(ii)



Hazardous area – 6A(2)(a)(v)



Mains work – 6A(2)(b)



Mains parallel generation – 6A(2)(a)(iii)



Animal stunning or meat conditioning – 6A(2)(c)



Other – please describe:

Declaration

I hereby confirm that the work described above has been done in / not in accordance with the regulations; and the installation / part installation on which the work has been done is, and will be / not be, when enlivened, electrically safe.

(Note: Strike out or delete the inapplicable words highlighted in red above.)

Signature: AJ STELLINGWERF

Date: 12-7-21

**BRIEN ELECTRICAL**

Compliance and Electrical Safety Certificate

Brien Electrical Job Number N/A

This form has been designed to be used by licensed electrical workers to certify low voltage installations or part installations that comply with Part 2 of AS/NZS 3000 and are safe to be connected to a 230/400 volt multiple earth neutral (MEN) system of electrical supply.

(1) Location of InstallationAddress: 35 McInnes St Waiwera**(2) Customer Information**Name: Anthony Poulter

Postal Address: _____

Phone and Email: _____

(3) Electrical Worker InformationName: Sam CookeRegistration/Practising Licence Number E273242Organisation: BRIEN ELECTRICAL LTDTelephone Number: 04 471 0459 or 0800 TEAM BRIENEmail: info@BrienElectrical.co.nzName of person(s) being supervised: Darryl Ayres**(4) Work Details**The work is (circle) additions / alterations / new workThe prescribed electrical work is: ☒ High Risk ☐ General ☐ Low Risk☐ The homeowner has undertaken part of the electrical installation work.

Indicate the number of each item installed or altered:

Number of lighting outlets: N/ANumber of socket outlets: 1Number of ranges: N/ANumber of water heaters: N/A

Other Work?

Installation of newMEN switch board.1x power point in DateCabinet to be live

Tick (✓) if work includes:

☒ Mains☐ MEN switchboard closest to point of supply☒ Main Earthing System☐ Electric Lines**(5) Certification of Work**

I certify that the completed prescribed electrical work to which this certificate applies, has been done lawfully and safely and the information in the certificate is correct in that the installation, or part of the installation:

- ☐ has been installed in accordance with a certified design
- ☒ has an earthing system that is correctly rated
- ☒ contains fittings which are safe to connect to a power supply
- ☐ relies on supplier's Declaration of Conformity (attach or reference ¹)
- ☐ relies on manufacturer's instructions (attach or reference ¹)
- ☒ has been satisfactorily tested in accordance with Electricity (Safety) Regulations 2010
- ☒ is safe to connect

Test Results

	Electrical Worker	Inspector
Polarity (independent earth):	<u>N/A</u>	
Insulation Resistance:	<u>89MΩ</u>	
Earth continuity:	<u>0.08Ω</u>	
Bonding:	<u>0.12Ω</u>	
Other (specify):		

Electronic reference: N/A

Electrical Worker's Signature: _____

Date: 11/07/2021

¹ If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declarations of conformity, provide a reference to where the documents can be found, in a readily accessible format, through electronic means.

(6) Electrical Safety Certificate

I certify that the installation, or part of the installation, to which the Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Name: Sam CookeRegistration/Practising Licence Number: E273242

Signature: _____

Date: 11/07/2021

(if certifier is different from electrical worker)

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

WRIGHT

TANKS LTD

2nd August 2021

Kapiti Coast District Council
Private Bag 60601
Paraparaumu 5254
Attn: Building Inspector

Dear Building Inspector

Re: 10,000L Water Tank Producer Statement 4
35 Matenga Street
Waikanae

I write to confirm that a Wright 10,000L Water Tank was installed at the above property by others on 21st January 2021.

As suitably qualified professionals to complete this work (and covered by a current policy of professional indemnity insurance to a minimum value of \$250,000) I hereby declare that all the work for the above water tank has been completed to Wright Tanks Ltd specifications.

All of Wright Tanks Concrete products come with a 10-year construction guarantee as part of the New Zealand Concrete Tank Manufacturers Association standards when installed as per manufactures recommendations.

Wright Tanks Ltd is a member of the New Zealand Concrete Tank Manufacturers Association and manufactures and installs in accordance with NZS 3106:2009

Regards,



Andrew Wright
Director
Registration Number: 23958

PlaceMakers Frame and Truss

5 Beattie Close

Porirua

Wellington

Ph 04 298 8567

03/02/2021

Frame Manufacturing Statement

Customer: A1 Kapiti

Job Address: LOT 13, Kapiti Estate, Waikanae

Job Reference Number: 21-00217

This statement is to confirm the frames supplied for the above job have been manufactured according to the plans and specifications provided by the customer using a minimum of SG8 timber or higher grade where specified.

Timber Treatment:

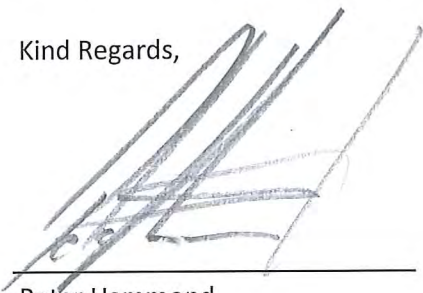
External Walls: H1.2 Boron Treated

Internal Walls: H1.2 Boron Treated

"H" Walls: H3.2 CCA Treated

Trusses: H1.2 Boron Treated

Kind Regards,

A handwritten signature in blue ink, appearing to read 'Peter Hammond', is written over a horizontal line.

Peter Hammond

Detailer



MiTek New Zealand Limited

Correspondence from : AUCKLAND
40 Neales Road, East Tamaki 2013
PO Box 58-014, Botany 2163
Phone: 09 274 7109
Fax: 09 274 7100

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03 348 8691
Fax: 03 348 0314

www.mitek.nz.co.nz

Printed: 13:35:40 03 Feb 2021

MiTek 20/20 Engineering 4.7.346.0

PRODUCER STATEMENT for MiTek 20/20® TRUSS DESIGN - Version 4.7

ISSUED BY: **MiTek New Zealand Limited**

TO: **PlaceMakers Wellington Frame & Truss**

IN RESPECT OF: **MiTek® Truss Designs**

This producer statement covers the MiTek 20/20® truss design and the structural performance of the GANG-NAIL® connector plate for the job reference **21-00217** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek 20/20® truss design program has been developed by MiTek New Zealand Limited for the design of MiTek® timber roof, floor and attic trusses in New Zealand. The truss designs computed by MiTek 20/20® are prepared using sound and widely accepted engineering principles, and in accordance with compliance documents of the New Zealand Building Code and Verification Method B1/VM1; and internationally accepted standard ANSI/TPI 1 - 2002 as an alternative solution, to satisfy the requirements of Clause B1 of the New Zealand Building Code.

On behalf of MiTek New Zealand Limited, and subject to:

- i) All proprietary products meeting their performance specification requirements
- ii) The provision of adequate roof bracing and overall building stability
- iii) Correct selection and placement of GANG-NAIL connector plates
- iv) Correct input of Truss Design Data as shown in the Fabricator Design Statement for this job
- v) The design being undertaken by the accredited fabricator under the terms of the software licence
- vi) Timber is graded to the requirements of NZS 3603:1993
- vii) Minimum timber treatment for these MiTek® trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003

I believe on reasonable grounds that the trusses, if constructed in accordance with the MiTek 20/20® truss design and shop drawings, will comply with the relevant provisions of the New Zealand Building Code.

MiTek New Zealand Limited holds a current policy of Professional Indemnity Insurance no less than \$500,000.

On behalf of MiTek New Zealand Limited,

Date: Wednesday, 3 February 2021

In Ling Ng, BE (Hons), CPEng, IntPE, MIPENZ (ID: 146585)
TECHNICAL SERVICES MANAGER, MiTek New Zealand Limited

MITEK FABRICATOR DESIGN STATEMENT

This statement is issued by MiTek accredited fabricator **PlaceMakers Wellington Frame & Truss**, being licensed to use the MiTek 20/20[®] software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

MiTek 20/20[®] TRUSS DESIGN DATA
The MiTek 20/20[®] computer design for this job is based on the following design parameters entered into the program. The Fabricator shall ensure that these job details are current and relevant to the project for the design of the MiTek[®] trusses.

Job Details		Importance Level :	2	Design Working Life :	50 years
Roof Truss					
Timber Group:	MSGx45 H1.2	Pitch:	12.000 deg	Nominal Overhang:	440 mm
Roof		Ceiling		Wind	
Material:	Galv Iron .5mm	Material:	Rondo on clips	Area:	High (44.0 m/s)
Dead Load:	0.210 kPa	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Restraints:	900 mm centres	Restraints:	1800 mm centres		
Live Load:	Qur = 0.250 kPa	Live Load:	Qc = 1.400 kN		
	Qc = 1.100 kN	Occupancy Live Load			
		Distributed:	Quf = 1.500 kPa		
		Concentrated:	Qcf = 1.800 kN		
Attic Floor		Attic Room Ceiling		Attic Wall	
Material:	20mm Particle Board	Material:	Standard	Material:	Gib Board
Dead Load:	0.200 kPa	Dead Load:	0.300 kPa	Dead Load:	0.300 kPa
Restraints:	Continuous	Restraints:	400 mm centres	Restraints:	Continuous

The minimum timber treatment for these MiTek[®] trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003. The timber for these MiTek[®] trusses shall be graded to the requirements of NZS 3603:1993. Proprietary fixings and timber connectors shall be selected in accordance with NZS3604:2011 Section 4 - Durability.

MiTek[®] Truss List
Legend: * = detail only, ? = input only, ✕ = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required
GB = gable brace required, CF = Chemical Free Treatment

Roof Truss

Treatment: Top Chords - H1.2		Bottom Chords - H1.2		Webs - H1.2											
Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	
EN1	1	6720	9.000	900	*FLY4	2	5420	12.000	900	T1	4	6720	9.000	725	
EN2	1	6555	9.000	900	*FLY5	1	4430	8.000	900	T1A	1	6720	9.000	900	
EN3	1	3310	9.000	900	*FLY6	4	6440	9.000	255	T3	8	6000	9.000	900	
EN4	2	6000	9.000	900	*OR1	7	1318	0.000	559	T4	4	3355	8.000	923	
EN5	1	3400	8.000	923	*OR2	16	1317	0.000	621	T5	2	4300	12.000	922	
*FLY1	2	7160	9.000	255	PTG1	1	6500	0.000	900	T6	3	4300	12.000	922	
*FLY2	2	3660	9.000	255	*R1	1	3100	9.000	900	T6A	3	4300	12.000	922	
*FLY3	2	7040	9.000	255	*R3	1	4430	8.000	900						

Roof Truss quantity : 70

Attic Truss

Treatment: Top Chords - H1.2		Bottom Chords - H1.2		Webs - H1.2		Wall Webs - H1.2		Collar Tie - H1.2	
Floor	Qty	Span (mm)	Depth (mm)	Spacing (mm)					
T2	4	6555	0	900					

Attic Truss quantity : 4

Total quantity : 74

The computer design input has been carried out by:

Signed:
Name of Detailer:

On behalf of: PlaceMakers Wellington Frame & Truss

Date: ...Wednesday, 3 February 2021....

Qualifications and Title: Designer (MiTek C.O.C. - 10606)



Job:21-00217

Description:

Building Consent No.:MiTek 20/20 Engineering 4.7.348.0

Client:Placemakers Paraparaumu

Site:A1 Kapiti - Bellamore
LOT 13, Kapiti Estate
Waikanae

Phone:

Printed: 13:35:45 03 Feb 2021

MANUFACTURER STATEMENT

This statement is issued by PlaceMakers Wellington Frame & Truss to the client listed above, and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek® trusses for the job reference 21-00217 have been fabricated in accordance with the MiTek 20/20® truss design, truss layout and shop drawing output and the specifications for timber defined therein, and are covered by the Producer Statement issued by MiTek New Zealand Limited and the MiTek Fabricator Design Statement.

Summary of fabricated MiTek® trusses in accordance with MiTek 20/20® output

These MiTek® trusses must be erected in accordance with the Truss Layout. Proper erection bracing must be installed to hold the trusses true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied.

Job Details		Importance Level :	2	Design Working Life :	50 years
Roof		Ceiling		Wind	
Material:	Galv Iron .5mm	Material:	Rondo on clips	Area:	High (44.0 m/s)
Dead Load:	0.210 kPa	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Restraints:	900 mm centres	Restraints:	1800 mm centres		
Live Load:	Qur = 0.250 kPa	Live Load:	Qc = 1.400 kN		
	Qc = 1.100 kN	Occupancy Live Load			
		Distributed:	Quf = 1.500 kPa		
		Concentrated:	Qcf = 1.800 kN		
Attic Floor		Attic Room Ceiling		Attic Wall	
Material:	20mm Particle Board	Material:	Standard	Material:	Gib Board
Dead Load:	0.200 kPa	Dead Load:	0.300 kPa	Dead Load:	0.300 kPa
Restraints:	Continuous	Restraints:	400 mm centres	Restraints:	Continuous

MiTek® Truss List

Legend: * = detail only, ? = input only, Fxx = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required

GB = gable brace required, CF = Chemical Free Treatment

Roof Truss

Treatment: Top Chords - H1.2					Bottom Chords - H1.2					Webs - H1.2				
Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
EN1	1	6720	9.000	900						*FLY4	2	5420	12.000	900
EN2	1	6555	9.000	900						*FLY5	1	4430	8.000	900
EN3	1	3310	9.000	900						*FLY6	4	6440	9.000	255
EN4	2	6000	9.000	900						*OR1	7	1318	0.000	559
EN5	1	3400	8.000	923						*OR2	16	1317	0.000	621
*FLY1	2	7160	9.000	255						PTG1	1	6500	0.000	900
*FLY2	2	3660	9.000	255						*R1	1	3100	9.000	900
*FLY3	2	7040	9.000	255						*R3	1	4430	8.000	900

Roof Truss quantity : 70

Attic Truss

Treatment: Top Chords - H1.2					Bottom Chords - H1.2					Webs - H1.2					Wall Webs - H1.2					Collar Tie - H1.2				
Floor	Qty	Span (mm)	Depth (mm)	Spacing (mm)																				
T2	4	6555	0	900																				

Attic Truss quantity : 4

Total quantity : 74

The MiTek® trusses are fabricated under the supervision of:

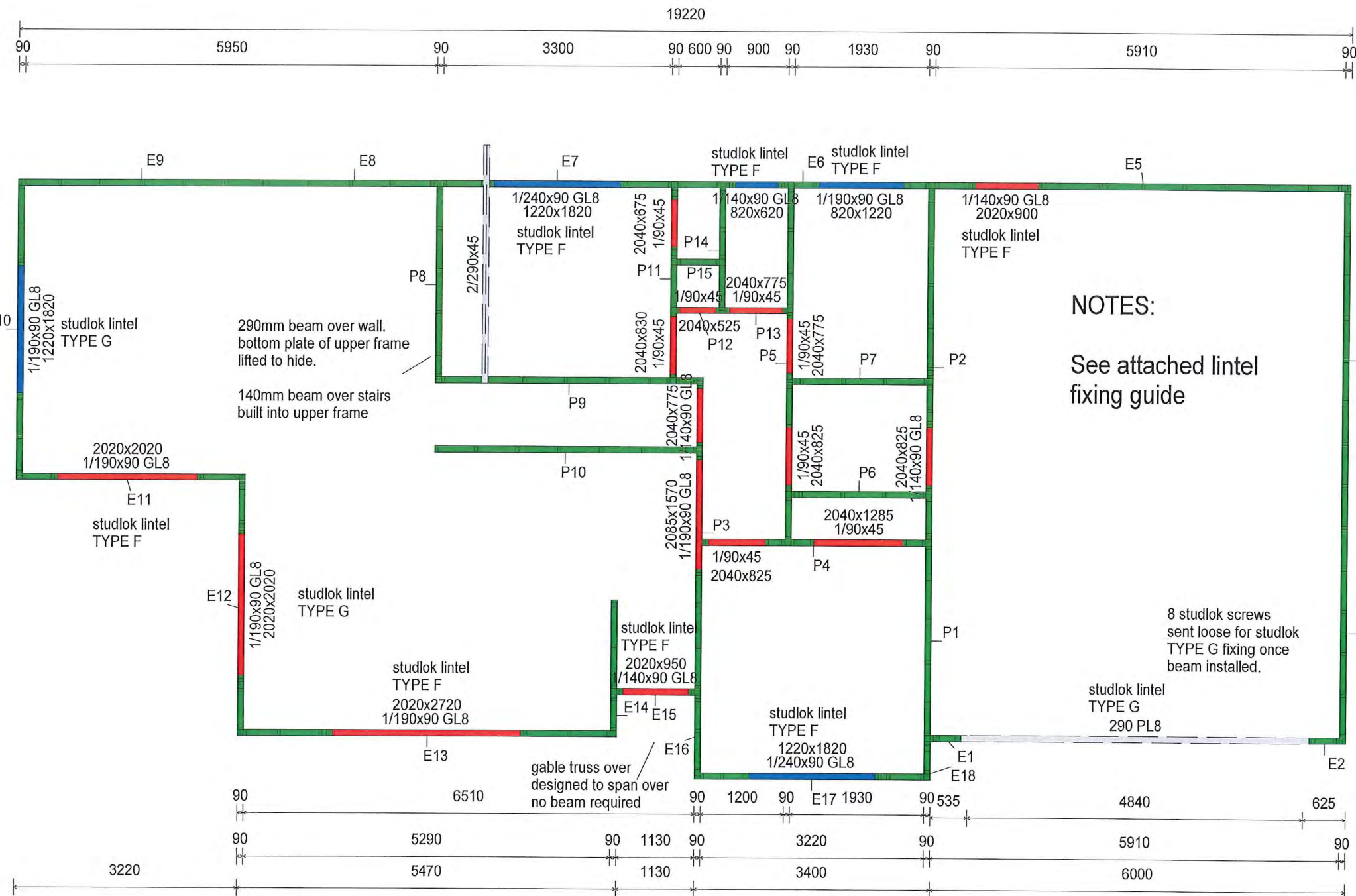
Signed:

Date:

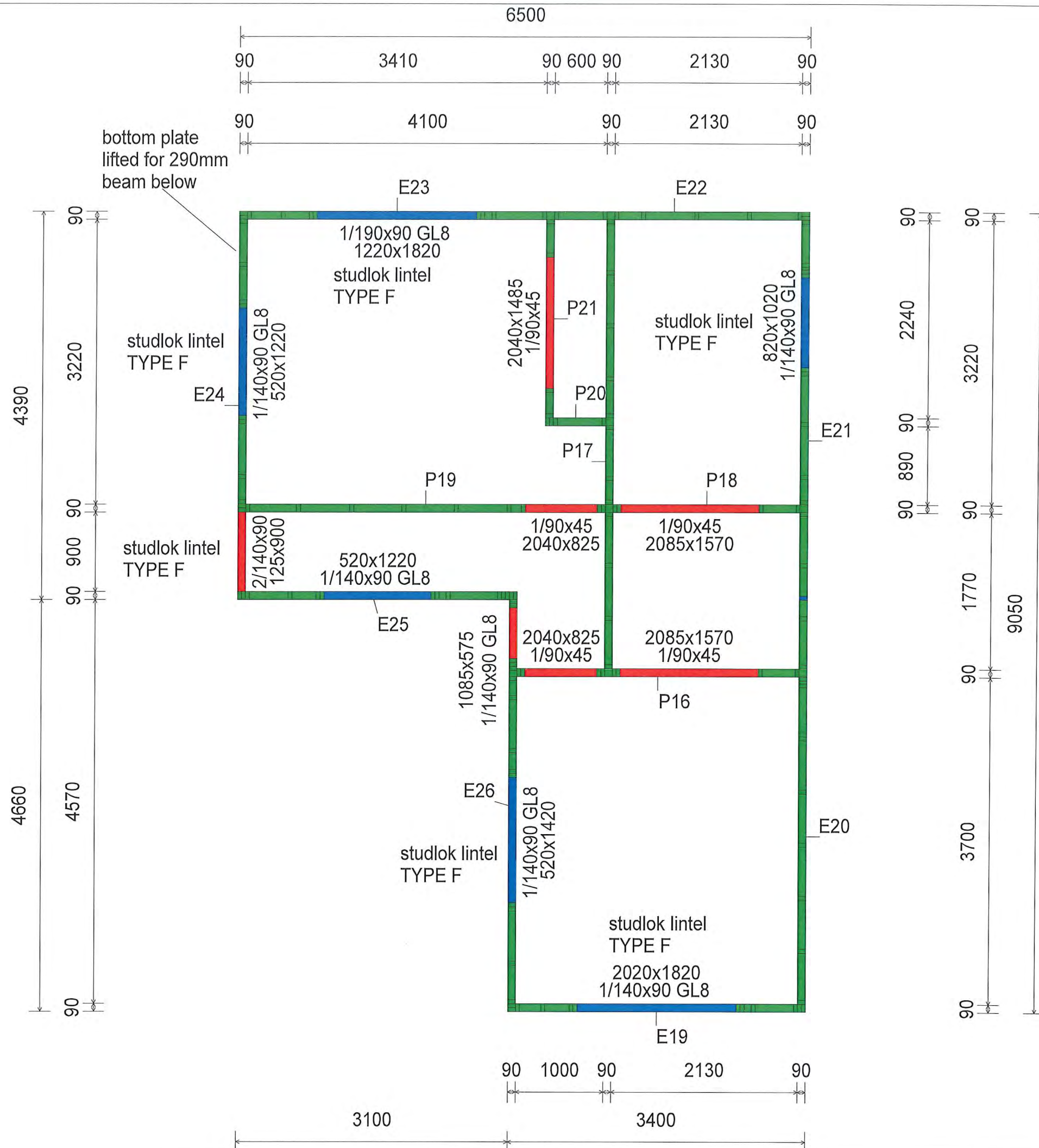
Name of Supervisor:.....

On behalf of : PlaceMakers Wellington Frame & Truss

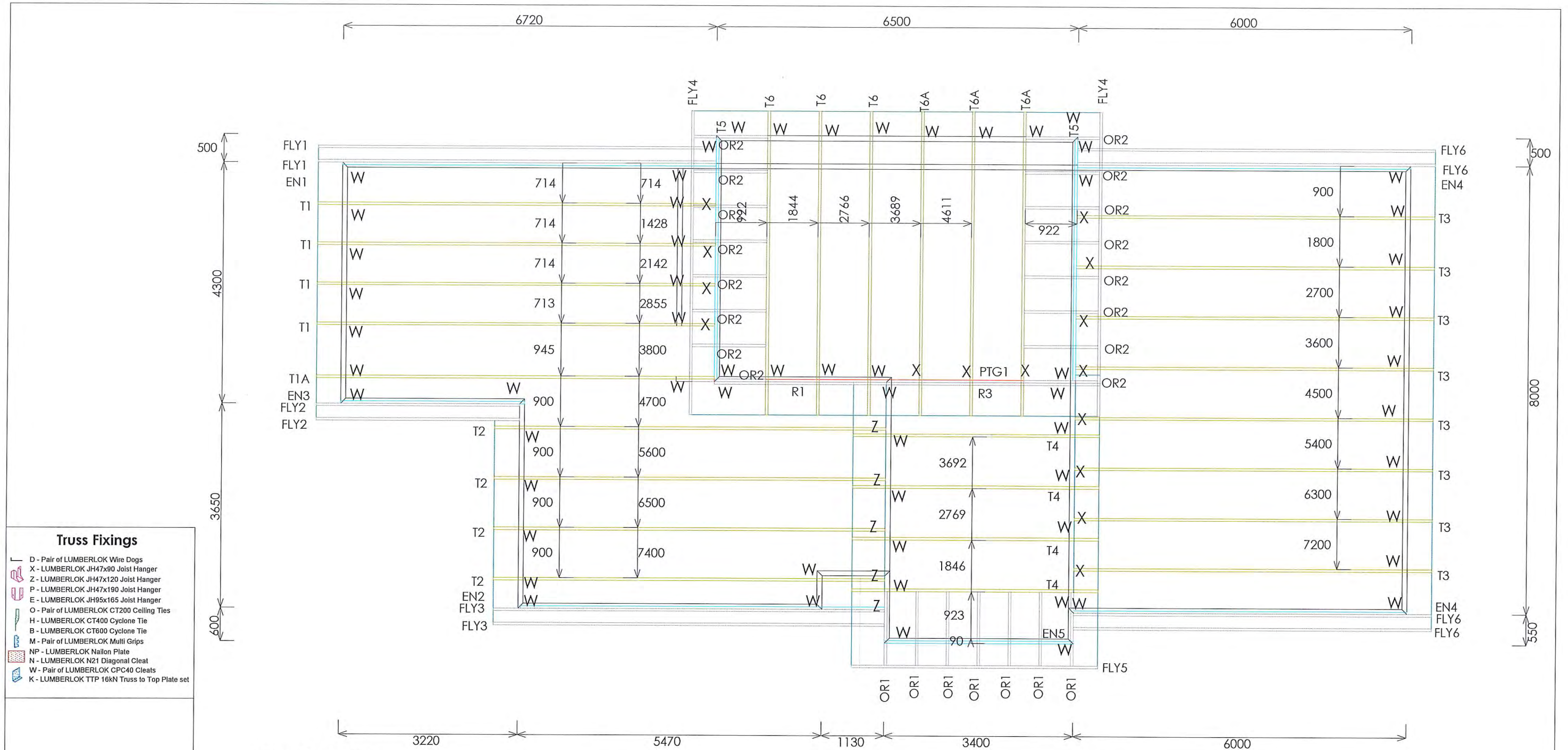




Factory Notes :		Milek Version:	4.6
- Treatment : Ext Walls - H1.2 Int Walls - H1.2 Walls with 'H' in the label to be H3.1			
Please Note : These plans are provided solely to enable the builder to erect the prenal on site. They are not intended for any other purpose and PlaceMakers will not accept any liability arising from any other use of these plans. Builder to read pre-cut plans in conjunction with architectural plans. Builder should ensure that ALL OSH approved safety practices are carried out when erecting framing. Builder to check all opening trim / lintel sizes and braces on site before enclosing. FRAME ORIENTATION: Frame markings are on the same side as the number on the plan. PlaceMakers will not accept any charges for remedial work unless a written order is issued before any work is commenced. A copy of the order is to accompany any invoice to Wellington Frame & Truss.			
All internal door trims 2040 unless otherwise listed			
If Experiencing Problems, Contact:			
Sandy Brewer			
Phone (04) 298 8567 email: scott.halvorsen@placemakers.co.nz			
			
Wellington Frame & Truss			
5 Beattie Close Porirua		Ph 04- 298 8567	
Customer : A1 Kapiti - Bellamore			
Address : LOT 13, Kapiti Estate Waikanae			
Job No.: 21-00217			
30/01/2021			
FILE	Level: Prenal 1	Drawn By: Pels	
	SITE	FACTORY	



Factory Notes :		Mitek Version:	4.6
- Treatment : <u>Ext Walls - H1.2</u> <u>Int Walls - H1.2</u> <u>Walls with 'H' in the label to be H3.1</u>			
<u>Please Note :</u> These plans are provided solely to enable the builder to erect the pre-nail on site. They are not intended for any other purpose and PlaceMakers will not accept any liability arising from any other use of these plans. Builder to read pre-cut plans in conjunction with architectural plans. Builder should ensure that ALL OSH approved safety practices are carried out when erecting framing. Builder to check all opening trim / lintel sizes and braces on site before enclosing. FRAME ORIENTATION: Frame markings are on the same side as the number on the plan. PlaceMakers will not accept any charges for remedial work unless a written order is issued before any work is commenced. A copy of the order is to accompany any invoice to Wellington Frame & Truss.			
All internal door trims 2040 unless otherwise listed			
<i>If Experiencing Problems, Contact :</i> Sandy Brewer Phone (04) 298 8567 email : scott.halvorsen@placemakers.co.nz			
 Wellington Frame & Truss			
5 Beattie Close Porirua		Ph 04- 298 8567	
Customer : A1 Kapiti - Bellamore			
Address : LOT 13, Kapiti Estate Waikanae			
Job No.: 21-00217			
30/01/2021			
	Level : Prenail 2	Draw n By : Pete	
FILE	SITE	FACTORY	



- ### Truss Fixings
- D - Pair of LUMBERLOK Wire Dogs
 - X - LUMBERLOK JH47x90 Joist Hanger
 - Z - LUMBERLOK JH47x120 Joist Hanger
 - P - LUMBERLOK JH47x190 Joist Hanger
 - E - LUMBERLOK JH95x165 Joist Hanger
 - O - Pair of LUMBERLOK CT200 Ceiling Ties
 - H - LUMBERLOK CT400 Cyclone Tie
 - B - LUMBERLOK CT600 Cyclone Tie
 - M - Pair of LUMBERLOK Multi Grips
 - NP - LUMBERLOK Nailon Plate
 - N - LUMBERLOK N21 Diagonal Cleat
 - W - Pair of LUMBERLOK CPC40 Cleats
 - K - LUMBERLOK TTP 16kN Truss to Top Plate set

NOTES:
All other areas must have a minimum of a pair of LUMBERLOK wire dogs for truss to top plate connections. Refer to: LUMBERLOK Timber Connectors Characteristic Loadings Data brochure 03/4

Mono Bracing Note

Mono trusses with an end vertical face over 500mm require a diagonal timber brace fixed to rear of vertical web. This applies where the end vertical is not otherwise braced by another roof plane meeting it or being hung off a braced wall.

T2 - low end only - 2 diagonal timber braces for this run
T6 & T6A - Low end - 2 diagonal timber braces for this run
T6 - High end - 2 diagonal timber braces for this run
T4 - High end only - 1 diagonal timber brace for this run

where possible; end vertical web has been setback for ease of cladding., (T6, T2, T4)
Strap face for cladding.
Strapping not supplied

Ceiling = Clip Hung Rondo
Lateral restraint is required for truss bottom chords.
Use 90x45 ceiling runners at 1800mm centres MAX.
Ceiling runners not supplied.



Producer statement Warranty

Our windows and doors comply with the building code

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

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

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

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

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

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

Please note

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

Homeowner details

Name	A1 Kapiti
Mobile	04 977 3501
Email	accounts.kapiti@a1homes.co.nz

Site details

Address / lot number	Lot 13 Kapiti Estate, Waikanae
----------------------	--------------------------------

Product details

Delivery date	14 April 2021
Joinery Products used	Residential Series
Joinery colour	Sandstone Grey
Warranty number	21-04-116127F

Manufacturer details

Name	Wellington Windows and Doors
Address	5 Mohuia Crescent, Wellington



First Windows & Doors is an APL brand





RESIDENTIAL WARRANTY & MAINTENANCE REQUIREMENTS

COLORSTEEL® Endura™

PROPERTY OWNER: Pauletic Residence

SITE ADDRESS: 35 Matenga St, Waikanae

DATE OF SUPPLY TO SITE: March 2021

INSTALLATION DATE: SUPPLY ONLY

SITE ENVIRONMENT

Moderate ISO3

Severe _____

PHONE NO:

You have chosen high quality COLORSTEEL® Endura™ pre-painted steel products, which are designed to give you protection well into the future. The terms and conditions of this warranty are detailed below. To ensure you gain maximum value from your investment over time, the maintenance program under Maintenance specified below **MUST BE STRICTLY ADHERED TO:**

This warrants the following material:

Lift No: TGA70106

Will not perforate through corrosion:

Will not flake, peel or excessively fade:

Roofing

30 Years

18 Years

Cladding

XX Years

XX Years

Fascia/Gutter

XX Years

XX Years

The product manufactured from COLORSTEEL® Endura™ is subject to normal wear and tear, which may include uniform fading, chalking and dirt collection. Minor white corrosion, which may appear at unwashed tension bends or cut edges, is a natural weathering phenomenon of COLORSTEEL® Endura™ and does not constitute a failure of the coating system.

Please note this warranty is subject to the following terms and conditions:

- > That the COLORSTEEL® Endura™ pre-painted steel is processed, installed and maintained in accordance with the New Zealand Steel published literature, roofing manufacturers literature and accepted good trade practices.
- > The product must be manufactured from prime COLORSTEEL® Endura™ pre painted steel.
- > Garage Doors are not included in the warranty.
- > Damage or corrosion resulting from the following circumstances is not covered by the warranty:
 - a) Mechanical, chemical or other damage sustained during handling, storage, processing or installation.
 - b) Mechanical, chemical or other damage after installation.
 - c) Installations in very severe environments or special conditions as defined in the New Zealand Steel literature
 - d) Ponding in gutters due to build up of debris or due to inadequate fall.
 - e) Storm, tempest or other causes beyond the control of the roofing manufacturer.

If COLORSTEEL® Endura™ pre-painted steel has failed to perform as warranted, the roofing manufacturer will at its sole option repair or replace (including labour) the affected material. A new warranty shall be issued to cover the balance of the original offer for both the paint coating and perforation protection. The roofing manufacturer shall not be liable for any consequential loss or damage except as may be required under any mandatory statutory provisions. This warranty does not in any way affect the rights of the consumer under the Consumer Guarantees Act.

MAINTENANCE

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

ENVIRONMENT

	Moderate ISO Category 3	Severe ISO Category 4	Very Severe ISO Category 5
Roof	Rain washing	Rain washing	Not recommended
Wall Cladding	Rain washing plus manual washing every year	Rain washing plus manual washing every 6 months	Not recommended
Unwashed and high risk areas	Manual washing every 6 months	Manual washing every 3 months	Not recommended

Regular washing of COLORSTEEL® Endura™ products increases the durability by reducing attack from airborne salts and pollutants. COLORSTEEL® Endura™ surfaces should be manually washed with water and a sponge or a soft nylon-bristled brush. For large areas it may be appropriate to use water blasting at pressures up to 20 Mpa.

Note:

1. Recommendations provided in this table are contained in the standard provisions of the New Zealand Building Code, Section B2 Durability.
2. High Risk areas include around flues and extractor vents, under television aerials and trees and sites prone to mould, lichen, bird droppings or debris.

This roof was installed by: Supply Only*****

Signature of Installer

And carries a workmanship warranty for: XXXXXXXX Years

A copy of the current COLORSTEEL® Endura™ colour chart has been provided

Signature of property owner or agent:

DATE:

PLEASE RETURN A SIGNED COPY OF THE WARRANTY TO THE ROOFING MANUFACTURER

This Warranty is issued by (the roofing manufacturer):

Signed: T Livesley

Position: Sales

Date

March 2021

COLORSTEEL® is a registered trademark of New Zealand Steel Limited.
Endura™ is a trademark of New Zealand Steel.



300 x 300mm opening with hinged or removable cover

25mm Crossfall

1000mm max

375mm dia.

Removable access cap

90mm min

50mm

300mm min

Concrete seal to base of sumo

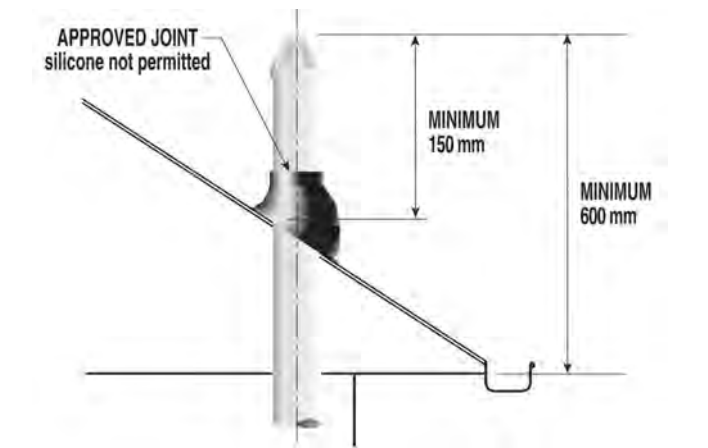
SECTION

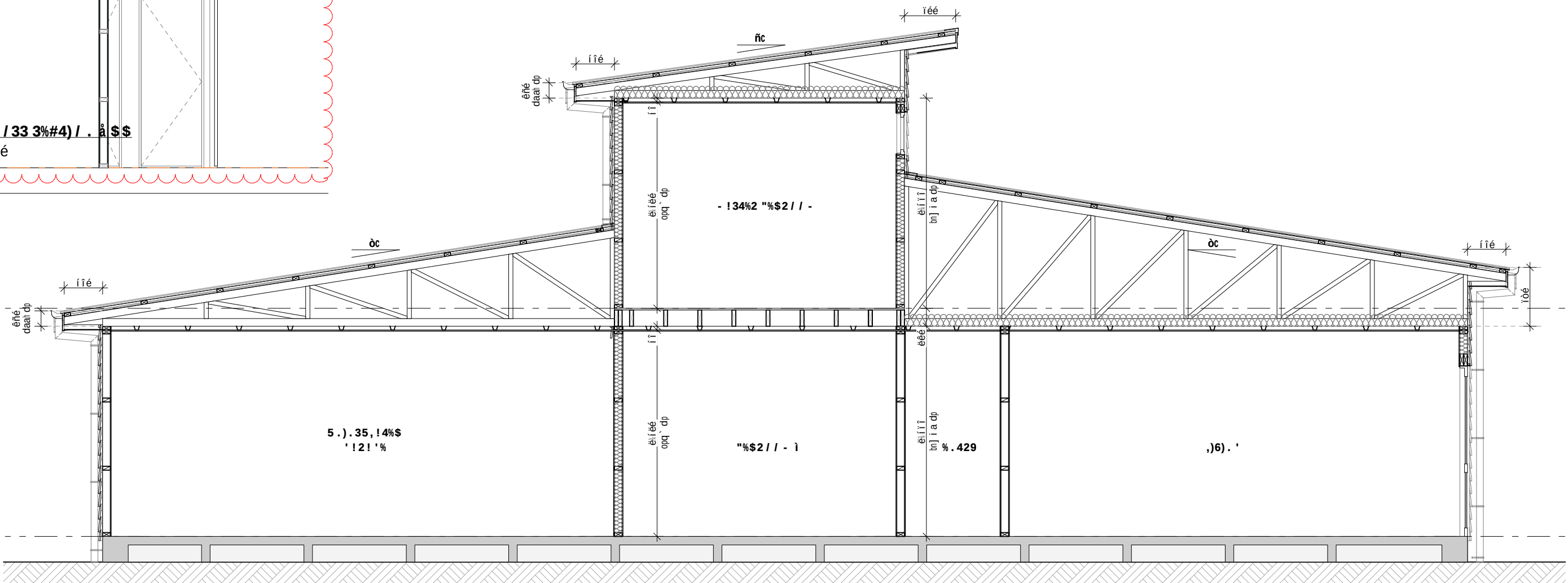
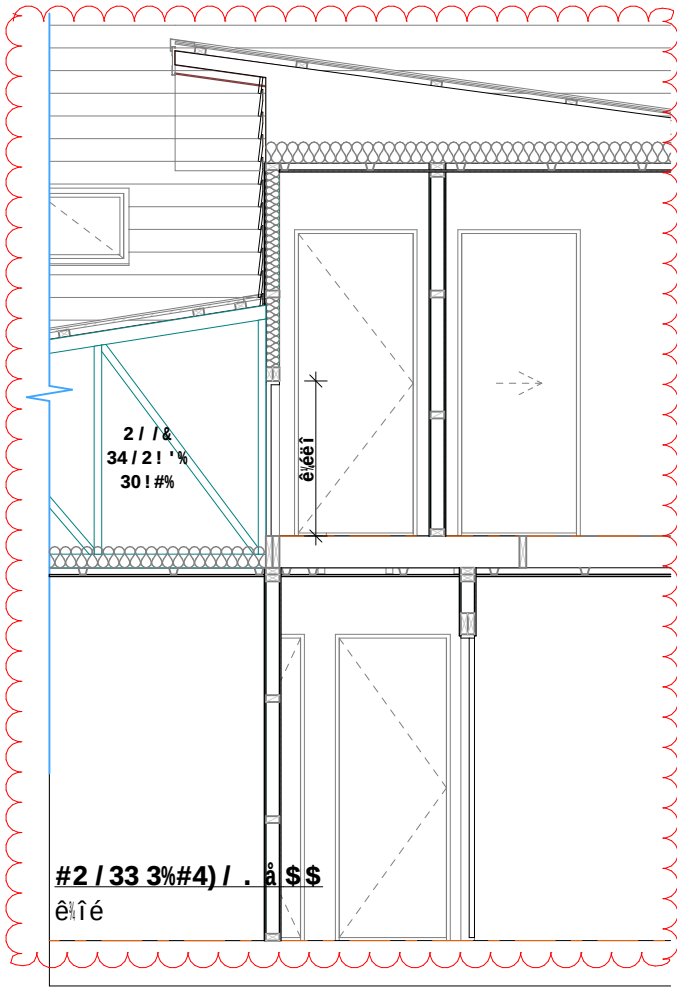
4danabkna ì pu l a ê o q i l namqena`i

i ʷ] j e j o l a _p e k] _d] i ^a n e o j k p] _a l p] ^h a] j `] j] _a o o
_d] i ^a n o d] h ^a q o a `

Size of vent pipe DN	Fixture units discharging to drain	Vent rating
40	>1 ≤10	0.5
50	>10 ≤30	1
65	>30 ≤175	2
80	>175 ≤400	3
100	>400 —	6

Oḥq i ^ejc ,acaj` j o lan !3l .:3 i fée			
3u i ^kh	)pa i	3u i ^kh	)pa i
o	)jola_pekj lkejp		\$. éée q06# 33 l e l a i \$. éée i e j s j pa n _hkoapo ^nab o l a _oé i e j è l i é c n j ` e a j p
l	\$ks j l e l a	— . —	\$. éée q06# 37 l e l a i i e j è l i é é c n j ` e a j p
(4 ù	(koa 4] l	- - -	i e j q06# betpqna s j o p a l e l a o e v a o i \$. i é ^] o e j o i o e j c h a d a j ` o d k s a n o i ^] p d o i o e j g o i ` e o d s j o d a n » h` u p q ^ o i \$. i é i q i p e l h a d a j ` o o d k s a n o i o e j g o ù ` e o d s j o d a n o i , ` u p q ^ ù s j o d e j c i j _d e j a l _k i ^ e j a ` é \$. i t q j r a j p a ` ^ n j j _d ` n j e j o a t _a a ` e j c è j t i h k j c l i j t i b e t p q n a q j e p n j e j c é \$. i t p k j h s j o p a o _e o _d j n c e j c ` e n a _p h u e j p k ` n j e j q j ` a n o h j ^ i e j è l i é c n j ` e a j p é é i i (7 # r a j p ` n j e j l _k l l a n é
knc	/ ranthks nateab cqthi		
k46	4an i e j j h r a j p t é i i		
7] pa n q o l i t h u l e l a ^n k i k q j e h i e j o é à \$. éé			





8)24 (2) " 2 ! & 4 / 5 . \$! 4) / .

#2 / 33 3%#4) / . á ##
ê î é

IDA	\$ / . / 4 o _] ha kbb `n] se j co; #n koo nabana j _a ] h `n] se j co; ! ju `eo _na l] j _a o - 534 ^a _h] neha` sepd pda `aoc j an e i i a `e] palu ^abkna _k i i a j _e j c skngo kn kn `are j c; . / _k j opnq _ek j kn oepa skngo ] na pk _k i i a j _a q j peh " qeh `e j c #k j oa j p ^a _k i a o q j _k j `ep ek j] h;										#2 / 33 3%#4) / . ##				3 _] ha l		ê î é		3 daap j k l		#ha j p \$ap] ho l ! j p k j u O] q ha p_ » O] ca "a h] i k na ! `na oo l , k p ê i +] l epe %op] pa Á í ê î i ÿ (q e] 3 p á 4 " #e 7] eg] j j a	*k ^ j k l ! 7 ê í ÿ " (ê ð ê] h p;
	# / 092) ' (4 ! ! ju] j ` ] h `n] se j co _k i i eo ek j a ` na i ] e j p da ] n k l an pu kb t ê (k i a o , e i e pa ` s ej _h q `e j c ] h _k l u ne c d p ] j ` oe i e] n ne c d p o q ^oe ope j c e j p d k o a ` n] se j co i ] j `] na ok l a l u b k n q o a] o "ao _ne ^a ` k j p da ` n] se j co i] j ` i ] u j k p ^a q o a ` b k n] j u k p d a n l q n l k o a kn na l n k `d _a ` e j s d k h a kn e j l] n p se p d k q o s ne p p a j l a n i eo ek j k ^p] e j a ` b n k i t ê (k i a o , e i e pa `;										#2 / 33 3%#4) / . ##				2a r l		"		ê ñ			
	\$aoc j i t ê \$n] s j i *, ' l 4 . #da _g l # (l 50 , " 0 l 50										#2 / 33 3%#4) / . ##				\$] pa l e i l e e l e e e e							
	7 e j ` i										%] n p d m l		% t l k o q n a l		3 j k s i		#e i] p a l		#] h é ñ é é t ê d k i a o é é é í y i s s s i ! ê d k i a o _k j j v			
(e c d										l		#		. ê		ë						







Statement of Compliance with the NZ Building Code

Consent No: 200779

ISSUED BY: **Kapiti Coast District Council**

PROJECT

Site Address: 35 Matenga Street, Waikanae
Legal Description: Lot 13 DP 549881
Work Description: 4-Bedroom Dwelling with attached garage
Building Category: R2

OWNER

Name(s): Antony Pauletic & Page Mallamore
Address: 20 Ruru Street, Waikanae

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

NOTES:

Inspections Prepaid:
Inspections Done:

LICENSED BUILDING PRACTITIONERS:

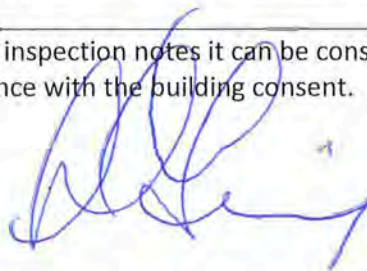
Designer 1	BP136658	Candice Haarhoff
Designer 2	CPENG186323	Hamish Wells
Carpentry 1	BP138256	James Wells
Foundations 1	BP132234	Hayden Goodin

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

Signed:

Name: Alan Tinney

Position: Building Officer



Date: 4 August 2021

Building Consent Addendum to 200779

Application	Building Consent No.200779
ACW Construction	
12 Elizabeth Street	
Central	
Tauranga 3110	

Project	
Description:	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages 4-Bedroom Dwelling with attached garage
Intended Life:	Indefinite, but not less than 50 years
Intended Use:	Residential Dwelling
Estimated Value:	\$400,000
Location:	28-42 Huia Street, Waikanae
Legal Description:	LOT 2 DP 447296 CT 564428
Valuation No:	1496035102

Specific requirements

1. Names and registration numbers of the plumber and drainlayer are required before work commences.
2. A certifying plumber/drainlayer is to complete the attached producer statement forms and return to Council. Also provide a neat `as built` drainage plan showing sewer, stormwater and water.
3. The inspection of all specific design components covered by a producer statement design (PS1), where the designer has recommended construction monitoring, is the responsibility of the Design Engineer who is also required to supply a written report (PS4) to the Council. It is the Design engineer's responsibility to confirm design assumptions.

ACW Construction
12 Elizabeth Street
Central
Tauranga 3110

27 November 2020

Dear Building Consent Applicant / Building Owner

Approval of Building Consent i Detached Residential / Outbuilding: 200779

Location: 28-42 Huia Street, Waikanae
Legal Description: LOT 2 DP 447296 CT 564428
Description: 4-Bedroom Dwelling with attached garage

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

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

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

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

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

Owner responsibilities

The owner is responsible for ensuring:

- Å building work starts within 12 months of the approval of the building consent and that work progresses at a reasonable pace.
- Å written notice of every licensed building practitioner undertaking restricted building work is provided to Council before that work commences, and any changes are advised in writing

- Å the approved building consent documents are kept on site during construction and available for the District inspector at inspections
- Å all required inspections are completed and that a Code Compliance Certificate is obtained once the work has been completed. The list of supporting documentation required before issue of the Code Compliance Certificate and information on filling out the application form for code compliance certificate is attached. Failure to obtain a final inspection and a code compliance certificate may affect your insurance cover and could affect future re-sale of your property.
- Å a Corridor Access Request is made and a Works Access permit is obtained before undertaking work in the legal road/road reserve, including installing a vehicle access crossing from the public road into your property. The process to be followed and the forms can be found on the Council website under Council Services/Roads or Council Services/Frequently asked questions/Access & Transport.
- Å before any excavations are undertaken a "Before U Dig" inquiry is made to check for locations of any underground services.
- Å 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.
- Å all loose materials that are capable of being carried by the wind are either secured or removed from the site. All activities must be carried out in a manner that keeps to a minimum the dust nuisance to adjacent properties.
- Å no damage occurs to public property, for example footpaths, water meters or retaining structures. Should damage occur you will be required to pay for any repairs.
- Å obtaining an amendment to the building consent for any changes to the approved building consent, prior to that work being undertaken.
- Å meeting the requirements of any easements, consent notices, covenants, and like listings registered on the title.
- Å the development contributions invoiced, if any, must be paid before a code compliance certificate can be issued.
- Å all maintenance recommended by the manufacturers is carried out at the required intervals.

General requirements

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

The following information is relevant to this building consent:

1. The Building Inspector is to be given 24 hours notice before carrying out the inspections on the attached list. To arrange for inspections by the District Inspector, please contact the building inspectorate on 04 296 4700 between the hours of 8.00am and 4.30pm.

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

Restricted Building Work

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

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

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

You or your agent will need to provide their details to the Council in writing prior to commencement of the building work. If after the restricted building work commences the named licensed building practitioner(s) ceases to be engaged to carry out or supervise the restricted building work under the building consent, this must also be advised in writing as

must also the details of any other licensed building practitioner(s) subsequently engaged to carry out or supervise the restricted building work (Section 87 of the Building Act 2004). A form "Advice of licensed building practitioner(s)" is enclosed for you to use to advise the Council of licensed building practitioner details.

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

Other reference material

- Guide for completing an application for code compliance,
<http://www.kapiticoast.govt.nz/globalassets/regulatory/building/form-278a-guide-for-ccc-application.pdf>
- A guide to the inspection process
http://www.kapiticoast.govt.nz/globalassets/regulatory/building/form_559_a_guide_to_the_inspection_process.pdf

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



Building Consent Office Record

Building Consent No.	200779
Building Project	4-Bedroom Dwelling with attached garage
Location (Site Address)	28-42 Huia Street, Waikanae
Building Category	R1

CONSENT DATA INPUT REQUIREMENTS

Please delete yes/no as applicable

	No	Compliance Schedule	
Yes		Restricted building work	
	No	Owner Builder	Owner Builder register: ED2526609
	No	Certificate for Public Use	
Yes	No	Natural Hazard	Type:

Dialogue Record

Record all telephone discussions in relation to the application.

Note: all written records including emails are to be directly saved to the building consent folder in ED.

Date / time	State content of discussion!!!	Initials

[illegible]

Building Consent

[Form 5, Building (Forms) Regulations 2004]

200779

Section 51, Building Act 2004

The building

Street address of building: 28-42 Huia Street, Waikanae
Legal description of land where building is located: LOT 2 DP 447296 CT 564428
Valuation number: 1496035102
Building name: N/A
Location of building within site/block number:
Level/unit number:

The owner

Name of owner: Antony Pauletic & Page Mallamore
Contact person: As above
Mailing address: 20 Ruru Street, Waikanae 5036
Street address/registered office: N/A
Phone numbers:
Landline: - *Mobile:* 027 642 5599
After hours: - *Fax number:* -
Email address:
Website: -
First point of contact for communications with the council/building consent authority:
Full Name: ACW Construction
Mailing Address: 12 Elizabeth Street, Central, Tauranga 3110
Phones: 07 929 7804
Email: lodgements@idesignarchitecture.co.nz

Building work

The following building work is authorised by this building consent:

4-Bedroom Dwelling with attached garage

Residential Dwelling

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

Conditions of building consent

This building consent is subject to the following conditions:

1. Refer to the list of inspections required. Under section 90 of the Building Act 2004 agents authorised by the Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect
 - a. land on which building work is being or is proposed to be carried out; and
 - b. building work that has been or is being carried out on or off that building site; and
 - c. any building.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

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

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

Signature

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 24/11/20

Relevant Information

Issued in accordance with Building Consent No. 200779

1. Both hot and cold water pipes are to be tested to 1500kPa pressure.
2. Earthworks (used regardless as to whether it complies with the District Plan or not): Should a waahi tapu or other cultural site be unearthed during earthworks, the operator and/or owner shall: 1) Cease operations; 2) Inform local Iwi; 3) Inform Heritage New Zealand (HNZ) and apply for an appropriate authority; and 4) Take appropriate action, after discussion with HNZ, Council and Tangata Whenua, to remedy damage and/or restore the site. NB: In accordance with the Heritage New Zealand Pouhere Taonga Act 2014, where an archaeological site is present (or uncovered), authority from HNZ is required if the site is to be modified in any way.
3. Ensure that before any excavations are undertaken a "Before U Dig" inquiry is made to check for locations of any underground services. This is a web based service that you or your contractor use to get plans and information emailed out to you.
4. Any external cladding system must be completed before a pre-lining inspection for the affected wall can take place.
5. 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 boundary.
6. Plan notes take precedence over general specifications.

PLANNING PROCESSING CHECKSHEET

Building Consent Number: BC200779

Property Information				
Property Address:	28-42 Huia Street, Waikanae			
Legal Description:	Lot 13, LOT 2 DP 447296 CT 564428			
Planning Zone:	Residential			
Building Project:	4-Bedroom Dwelling with attached garage			
	Yes	No	Action Required	
Record of Title		N		
Easements	Y			
Section 221	Y		Include copy	

District Plan Items to Check				
	Yes	No	Action Required	Page
Heritage Register		N		10-9
Eco-site/Native Veg		N	Check PDP tree list	3-12 & 3-13
Flood Hazards	Y			9-9
Min Floor Level	Y		Check Latest Flood Extent layer	
Coastal B.L.R.	-			D1 - 31
Relocatable / No build	-			D1 - 32
EQ Hazard	-			9-21
Airport Zones	-			
	Complies?		Action Required	Page
Yards	Y		RMPB200049	5-19 & 7-13
HIRB	Y			5-18 & 7-14
Site Coverage – 40% / 35%	Y			5-18
Max Height	Y			5-18 & 7-13
Permeable Surface - 30%	Y			5-15
Accessory Buildings <60m ²	-		Max height 4.5m	5-18 & 7-13
Earthworks	-			3-15, 4-7 & 9-9
Water Tank	Y			11-32 & 11-34
Stormwater system	Y			11-32
Parking x2 per dwelling	Y			11-87
Minor flat - 54m ² / 60m ²	-			5-18 & 7-13
Retaining Walls	-		Not a building if 1.5m or less in height	
Outdoor Court 40m ²	Y			5-19
Noise Corridor	-			12-53
National Grid Yard (HVT lines)	-			11-43
Separation from waterbodies	-			9-8

Building Consent Number: BC200779

Other Provisions				
	Yes	No	Action required	Page
Designations		-		
Outstanding natural landscape and feature		-	Buildings must be no greater than 60m ² and 6m in height	3-17
Paraparaumu North Rural Precinct		-	All buildings in this precinct are Controlled Activity	7-20
Rural Eco-Hamlet Zone		-	Waikanae North Eco-Hamlet, Ōtaki North Eco-Hamlet & Ngarara Precinct	7-16
Does the building straddle Title/crosslease boundary		-	Section 77 required	
Waikanae North				5-47 to 5-49
Yards				
Insulation				5-48
Solar Panels 2m ²				5-48
Design Certificate				5-48
Boundary Activity				
Type				
Application forms sent			Apply Section 37 and advise Plan Vetting Team	
Existing Resource Consent			RM	
Resource Consent required			Apply Section 37 and advise Plan Vetting Team	
Marginal / Temporary				
DIF Required?		N		
Calculate DIF Fees			USE CALCULATOR SHEET, print and attach	Amount
Send DIF letter out			Date sent	
Additional Comments				
<u>Decision: (tick item which applies)</u> ☐ Application complies with District Plan requirements ☐ Application does not comply with District Plan – BC to be issued subject to s37				
Officers Name: H A Harland			Officers Signature: <i>H.A. Harland</i>	Date: 19/11/20

17 November 2020

ACW Construction
12 Elizabeth Street
Central
Tauranga 3110

Dear Building Consent Applicant/Building Owner

Request for Further Information ĩ Building Consent: 200779

Site Address: 28-42 Huia Street, Waikanae
Legal Description: LOT 2 DP 447296 CT 564428
Project Description: 4-Bedroom Dwelling with attached garage

Following checking of your Building Consent it is apparent that further information is required.

Information needed:

BUILDING

1. The site plan shows an engineered designed retaining wall 1.2m high, provide information on the engineered design retaining wall
2. Provide the Hychord manufacturers documentation and fixings requirements
3. Show bracing straps and specify bracing straps on roof plan
4. Show the site on a locality plan
5. The joinery schedule shows an internal roof access door, provide a cross section of where this door accesses the roof (i.e. is it an internal roof hatch door) and confirm the height of the door off the floor (i.e. is it 760mm).

PLUMBING AND DRAINAGE

1. Provide installation instructions for the Infinity to be installed
2. Revise drainage plan to show all downpipes connecting directly to the water tank
3. Show terminal vent on the drainage plan

We have suspended your application pending receipt of the above information. Please send it to us by 1 December 2020. We are unable to issue your Building Consent until these matters are resolved.

Information can be posted, emailed to Building.Approvals@kapiticoast.govt.nz or dropped in at one of Council's service centres.

If you need more time, have any questions or you would like to discuss this matter, please contact me on (04) 296 4700 or Melissa.Gibson@kapiticoast.govt.nz referencing Building Consent No 200779.

Yours sincerely

Melissa Gibson
Building Officer

DESIGN CERTIFICATE

Technical basis for structural design methodology contained in designIT for houses - New Zealand.

designIT for houses, New Zealand has been developed by experienced timber engineers to assist designers in selecting appropriate sizes of structural laminated veneer lumber products manufactured by Carter Holt Harvey LVL Limited (including hySPAN, hy90, hyONE and hyJOIST) and other generic stress grades of timber, to be used as structural elements for the construction of buildings that fall within the scope of NZS 3604.

The design methodology used for the software complies with the loading and general design requirements contained within AS/NZS 1170 and with timber structural design in accordance with NZS 3603:1993 including Amendment 4 (Verification method B1/VM1, 6.1).

designIT relies on the accurate input of span and loading information by the user. Where accurate inputs are submitted the product and/or stress grade and the size given will comply with the structural requirements of the New Zealand Building Code (NZBC), provided the installation is in accordance with the installation requirements provided by designIT and/or in product literature and/or NZS 3604, or specific engineering design, as appropriate.

Futurebuild LVL and SG8 components, when used and treated to the required treatment levels prescribed in NZS 3602 and NZS 3604, as modified by Acceptable Solution B2/AS1, will comply with the requirements of the NZBC (Acceptable Solution B2/AS1, 3.2).

References:

1. NZS 3603:1993 Timber Structures Standard.
2. NZS 3604:2011 Timber-framed buildings.
3. AS/NZS 1170:2002 Structural design actions, Parts 0 and 1.
4. AS/NZS 1170:2011 Structural design actions, Part 2: Wind actions.
5. AS/NZS 1170:2003 Structural design actions, Part 3: Snow and ice actions.
6. AS 1720.1:2010 Timber structures. Part 1: Design methods.
7. AS 1720.3:2016 Timber structures. Part 3: Design criteria for timber-framed residential buildings.

This Design Certificate, and any associated warranty/certification, is void where there has been substitution of alternate products not detailed within the Member Specification.

Version date: 2 October 2020

For further information or advice contact:

Carter Holt Harvey LVL Limited,
173 Captain Springs Road, Onehunga. Auckland
Telephone: 0800 808 131
Email: designit@futurebuild.co.nz
Web: <https://futurebuild.co.nz/>

Specifier details:

Specifier:	Julyana Lara Goncalves
Business name:	IDesign Architecture
Email:	julyana@idesignarchitecture.co.nz

Project & site details:

Project:	AW246
Site address:	Lot 13 Kapiti Estate
For (owner/s):	Pauletic & Bellamore
Design wind zone	High
Snow loading	Design snow zone: N1, Altitude: 33 m (sub-alpine), Ground snow load, $S_g^{1,2} = 0.0 \text{ kPa}$

1. designIT does not include any allowance for the effects of drifting and sliding of snow.

2. Snow loads are applied to roofed over structures only, the design of exposed floors/decks are not covered by designIT.

MEMBER DESIGN DETAILS

Member 1

1) **Member code and description** JS1 - Jamb studs - In single or upper storey load bearing walls

2) **Date prepared** 02 October 2020

3) Serviceability criteria AS 1720.1: 2010 and AS 1720.3: 2016

4) Design inputs

Opening width	4840 mm
Stud height	2420 mm
Roof type and mass	Light roof and ceiling - 40 kg/m ²
Roof load width 'RLW'	3.6 m

5) Member specification

Size, stress grade/product	Use 2/90 x 45 hyCHORD
Material type	Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Wind load - W _s *	16.1 mm	10.7 mm	1.5

*Critical serviceability load case

See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

Load case	k ₁ ¹	Limit States Design Reaction ^{2,3}	
		End kN ⁴	Horizontal kN
1.35G	0.60	-5.3	
1.2G + 1.5Q	0.80	-8.4	
1.2G + W _u + Ψ _c Q	1.00	-13.7	2.4
0.9G + W _u	1.00	2.2	1.9

8) Installation requirements

- Jamb studs to be nogged at maximum 1350 mm
- Notching of the jamb studs not permitted
- Nail Laminated studs in accordance with NZS 3604 Clause 2.4.4.7
- Provide 1 full length stud plus 1 secondary Jamb Stud to Detail H19

Notes for interpretation of serviceability data

1. 'average deflection' is an engineering concept based upon a notional estimated load, notional member rigidity and, in some cases, an approximate model of material response to environmental conditions. These parameters are, 'standardised' in AS 1170 and AS 1720.
2. Deflection is the flexural response to load 'out-of-level' measurements of installations are not necessarily deflections and can incorporate 'initial out-of-straightness', whether intended or not. Furthermore, loads can be higher/lower than the notional estimate and in any comparison with measured levels, material variability needs to also be considered. AS 1720 gives the following basis for estimation of upper bound deflections for various materials.

No 1 Framing – visually graded to NZS 3631	Average + 100%
SG grades - mechanically graded to AS/NZS 1748	Average + 43%
GL grades for glulam to AS 1328	Average + 33%
LVL to AS/NZS 4357 (includes hySPAN and hyJOIST)	Average + 18%

As can be seen, comparison of the 'average deflection' for different materials, even if calculated on the same basis, does not give the whole picture!

3. The limits referred are those specified in AS 1720.3 for the stated load case.

4. 'Rigidity ratio' expresses the rigidity of the specified beam relative to the rigidity of a notional beam just meeting the serviceability requirements detailed.

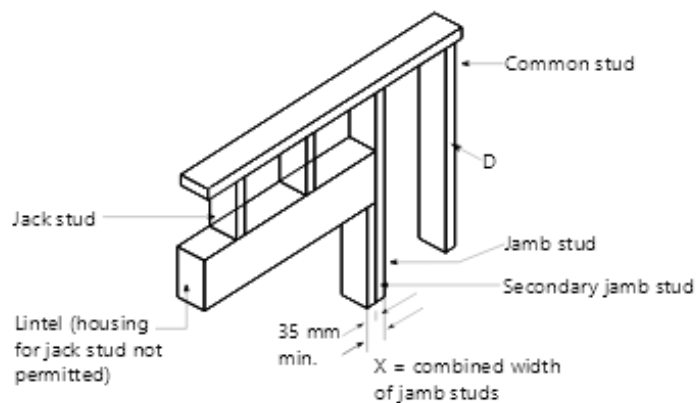
Notes for interpretation of reaction data

1. Duration of load factor 'k₁' for strength as per NZS 3603:1993

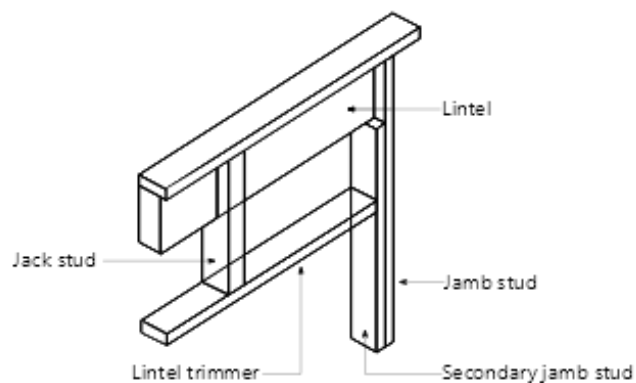
2. Negative (-) reactions relate to the 'gravity' or 'downwards' force on the support
3. Positive reactions relate to the 'upwards' forces or 'tie-down' requirement on the support
4. End reaction includes allowance for overhang/cantilever where one has been designed

Detail H19: Multiple Stud Configuration

Lintels having breadth greater than half stud depth



Lintel directly below top plate



Form 2A

Memorandum from licensed building practitioner: Certificate of design work Section 30C or 45, Building Act 2004

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

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

THE BUILDING

Street address: Lot 13 Kapiti Estate

Suburb: Waikanae

Town/City: Waikanae

Postcode: 5036

THE OWNER(S)

Name(s): A1 Homes

Mailing address: Use Email

Suburb: NA

PO Box/Private Bag: NA

Town/City: NA

Postcode: NA

Phone number: 021 752 857

Email address: alan.wood@a1home.co.nz

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick the option that applies ☒

- ☐ **sole** designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design work myself – no other person will be providing any additional memoranda for the project
- ☐ **lead** designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and **no other** person will be providing any additional memoranda for the project
- ☐ **lead** designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the **other** designers will provide their own memorandum relating to their specific RBW design
- ☒ **specialist** designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)

I Hamish Tennent Wells carried out / supervised the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included. Leave blank if excluded	If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
All RBW design work relating to B1 ☐		☐ Carried out ☐ Supervised	
Foundations and subfloor framing ☐		☐ Carried out ☐ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included. Leave blank if excluded	If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Walls ☐		☐ Carried out ☐ Supervised	
Roof ☐		☐ Carried out ☐ Supervised	
Columns and beams ☐		☐ Carried out ☐ Supervised	
Bracing ☐		☐ Carried out ☐ Supervised	
Other ☒	Timber post retaining wall design	☐ Carried out ☒ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included. Leave blank if excluded	If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2			
All RBW design work relating to E2 ☐		☐ Carried out ☐ Supervised	
Damp proofing ☐		☐ Carried out ☐ Supervised	
Roof cladding or roof cladding system ☐		☐ Carried out ☐ Supervised	
Ventilation system (for example, subfloor or cavity) ☐		☐ Carried out ☐ Supervised	
Wall cladding or wall cladding system ☐		☐ Carried out ☐ Supervised	
Waterproofing ☐		☐ Carried out ☐ Supervised	
Other ☐		☐ Carried out ☐ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included. Leave blank if excluded	If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
FIRE SAFETY SYSTEMS: C1 - C6			
Emergency warning systems Evacuation and fire service operation systems ☐ Suppression or control systems Other		☐ Carried out ☐ Supervised	
Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.			

WAIVERS AND MODIFICATIONS	
Waivers or modifications of the Building Code are required. ☐ Yes ☒ No	
If Yes, provide details of the waivers or modifications below:	
Clause	Waiver/modification required
List relevant clause numbers of building code	Specify nature of waiver or modification of building code required

ISSUED BY

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

Name: **Hamish Tennent Wells**

LBP or Registration number: **186323**

The practitioner is a: ☐ Design LBP ☐ Registered architect ☒ Chartered professional engineer

Design Entity or Company (optional): **Hamish Wells Engineer Ltd**

Mailing address (if different from below): **PO Box 188 Otaki 5512**

Street address/Registered office: **202 Gorge Road**

Suburb: **Te Horo**

Town/City: **Otaki**

PO Box/Private Bag: **188**

Postcode: **5528**

Phone number: **0274 459 757**

Mobile: **0274459757**

After hours: **NA**

Fax: **NA**

Email address: **hamish@engnr.co.nz**

Website: **NA**

DECLARATION

I, Hamish Tennent Wells LBP, state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code, or
- Complies with the building code subject to any waiver or modification of the building code recorded on this form

Signature: _____



Date: 09/10/2020



New Zealand
Institute of Architects
Incorporated



Building Code Clause(s) **B1 & B2**

PRODUCER STATEMENT PS1 DESIGN

(Guidance on use of Producer Statements (formerly page 2) is available at www.engineeringnz.org)

ISSUED BY: Hamish Wells Engineer Ltd (Design Firm)

TO: A1 Homes (Owner/Developer)

TO BE SUPPLIED TO: KCDC (Building Consent Authority)

IN RESPECT OF: Timber Pole Retaining Wall Design (Description of Building Work)

AT: Lot 13 Kapiti Estate (Address)

Town/City: Waikanae (Address) **LOT** 13 **DP** TBC **SO**

We have been engaged by the owner/developer referred to above to provide:

Design & Supervision

(Extent of Engagement)

services in respect of the requirements of Clause(s) **B1 & B2** of the Building Code for:

☐ All or ☒ Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☒ Compliance Documents issued by the Ministry of Business, Innovation & Employment **VM1 & VM4** (verification method/acceptable solution)

☐ Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled:

Design at AW246 Bellamore - Lot 13 Kapiti Estate, Waikanae and numbered 1 & 3 together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions
(ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

☐ CM1 ☐ CM2 ☒ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ as per agreement with owner/developer (Architectural)

I, Hamish Tennent Wells (Name of Design Professional) am: ☒ CPEng 186323 # ☐ Reg Arch #

I am a member of: ☒ Engineering New Zealand ☐ NZIA and hold the following qualifications: NZCE Civil REA

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$500,000*.

The Design Firm is a member of ACENZ: ☐

SIGNED BY: Hamish Tennent Wells (Name of Design Professional) (Signature)

ON BEHALF OF: Hamish Wells Engineer Ltd (Design Firm) Date: 09/10/2020

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$500,000.*

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

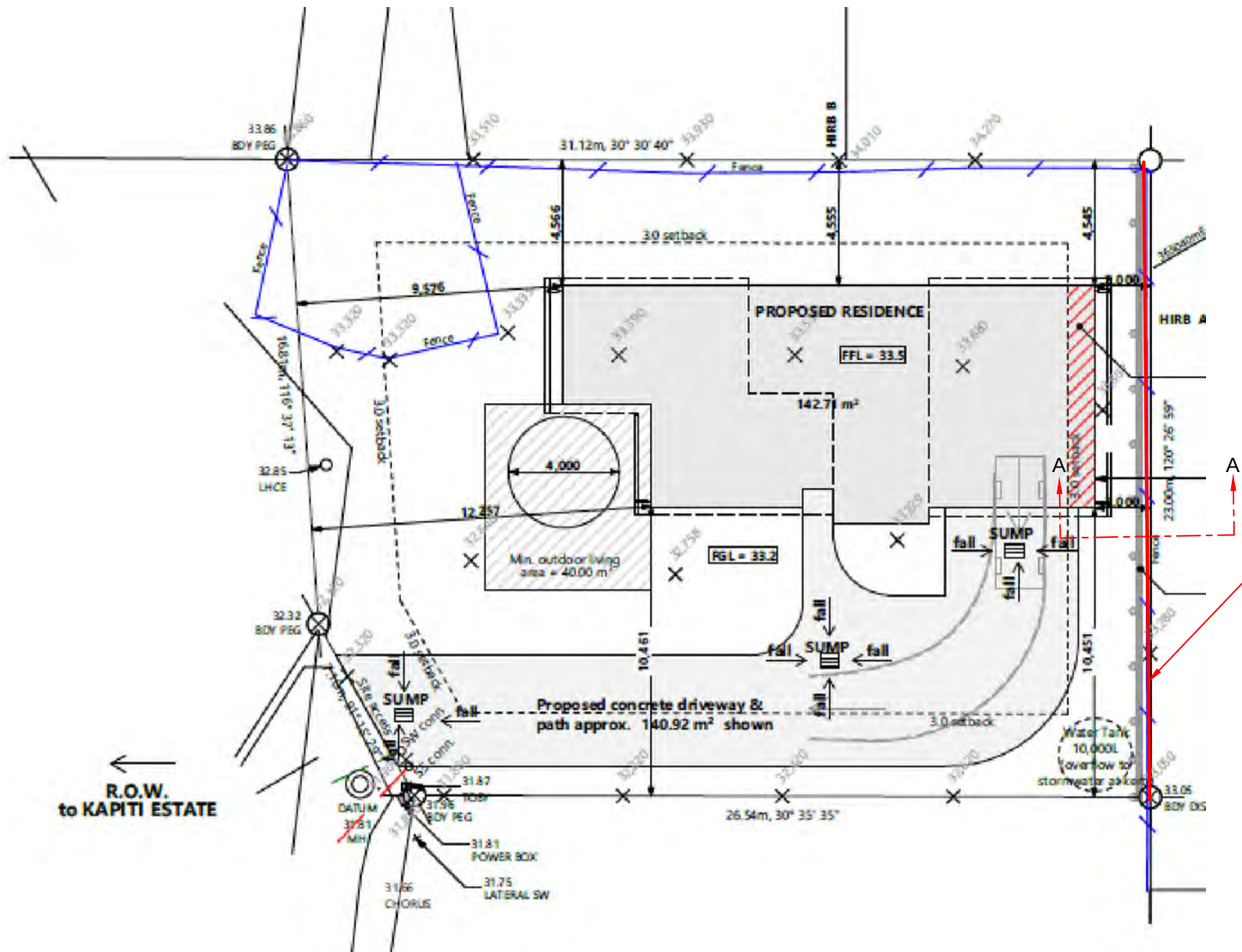
THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, ENGINEERING NEW ZEALAND AND NZIA

NOTES:THE LOCATION AND RETAINING HEIGHT MAY DIFFER ON SITE.

IF THE MAXIMUM RETAINING HEIGHT DIFFERS BY +-75MM OR ANY DISCREPANCY ON SITE TO BE REPORTED TO THE STRUCTURAL ENGINEER IMMEDIATELY AND NO FURTHER WORK CARRIED OUT UNTIL THE ISSUE IS RESOLVED.

REFER SPECIFICATION SHEET FOR MORE INFORMATION OF THE CONSTRUCTION PROCESSES AND ANY TREATMENT SPECIFICATIONS.

NOTE FOR AN EMBEDMENT OF THE RETAINING POLES;
AS PER THE SOIL PENETROMETER TEST RESULTS FOR THE SITE, INDICATES A SHALLOW DEPTH FOR HARD LAYER. CONTRACTOR MAY TRY TO DRIVE A TEST PILE IN THE GROUND FIRST. HOWEVER, IF THE RETAINING POLES ARE DIFFICULT TO BE DRIVEN UP TO THE REQUIRED DEPTH THAN THE RETAINING POLES TO BE CAST IN 300MM DIAMETER HOLES FILLED WITH 20 MPA CONCRETE UP TO THE REQUIRED DEPTH.



SITE PLAN

Site inspection required by a chartered professional engineer or their representatives

☒ Pole founding depth

☒ Concrete Pre-Pour

☒ Arrangement of wall

RETAINING HEIGHT (mm)	SQUARE POST (mm)	EMBEDMENT DEPTH OF THE POLE IN GROUND (mm)	NOTES
500 - 1200	150 X 150	EQUAL TO RETAINING HEIGHT	ALL RETAINING TIMBER POLES TO BE CAST INTO 300MM DIA. AUGUR HOLES INTO THE GROUND WITH 20MPA CONCRETE UNDER ENGINEER INSPECTION

NOTES:THE MAXIMUM RETAINING HEIGHT OF RETAINING WALL IS 1.2 METERS.

THE RETAINING HEIGHT MAY VARY ON SITE FROM 0.0 METER TO THE MAXIMUM 1.2 METERS.

USE 150MM X 150MM SQUARE POST, TREATED H5 FOR RETAINING WALL.

IF THE RETAINING HEIGHT IS MORE THAN 1.2 METERS ON SITE THAN INFORM STRUCTURAL ENGINEER BEFORE PROCEEDINGS.

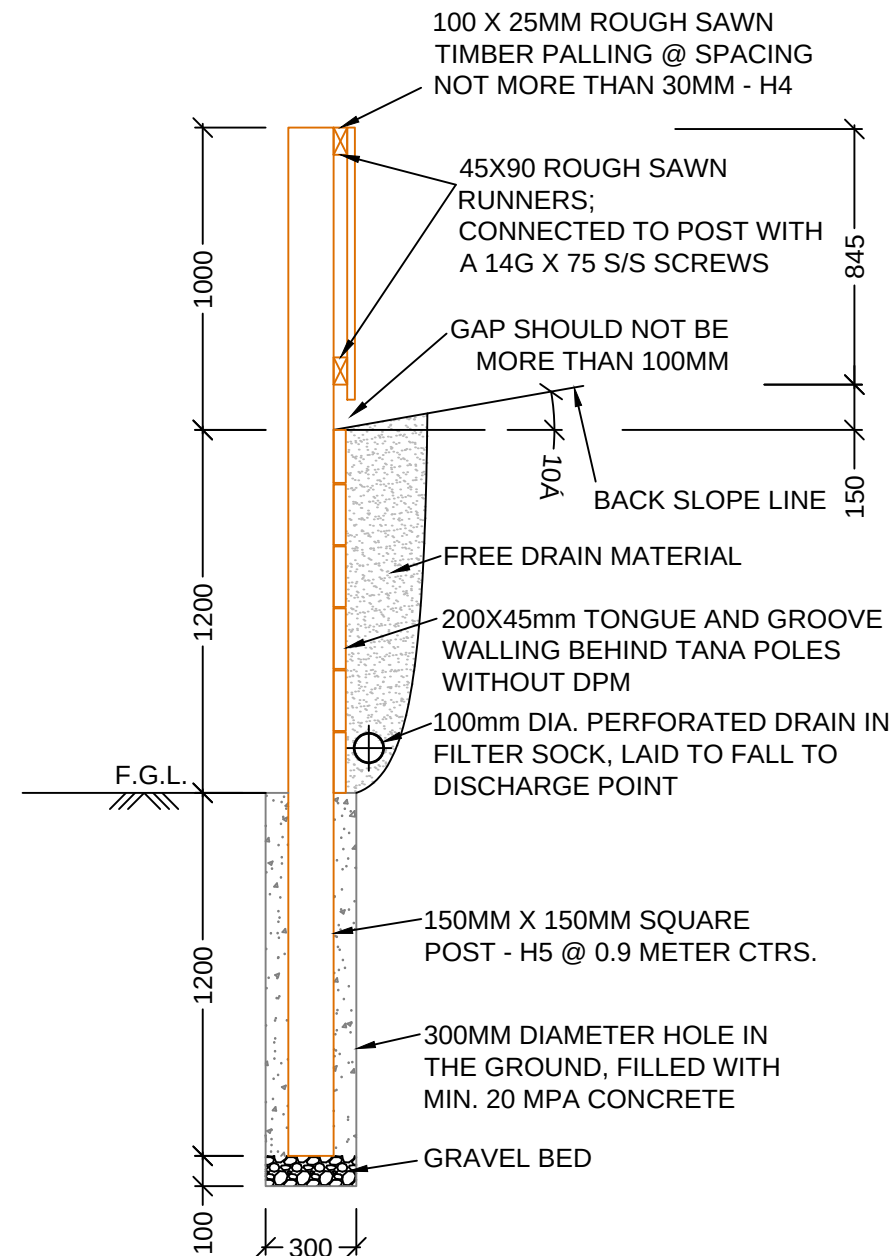
REFER NOTES FROM THE TABLE FOR AN EMBEDMENT OF RETAINING POLES.

ALL CUT TIMBER SURFACES TO BE TREATED AS PER NZS 3604:2011; CL 6.4.3.3.

THE OUTLET OF THE DRAINAGE WATER FROM ALL THE PERFORATED DRAIN BEHIND THE RETAINING WALL SHOULD BE LAID TO FALL TO DISCHARGE POINT.

Site inspection required by a chartered professional engineer or their representatives

- ☒ Pole founding depth
- ☒ Concrete Pre-Pour
- ☒ Arrangement of wall



SECTION A-A CROSS SECTION OF PROPOSED RETAINING WALL

NOTE: THERE IS THE POSSIBILITY OF FALLING FROM THE RETAINED SIDE, WHERE ACCESS IS POSSIBLE. THEREFORE, EDGE PROTECTION REQUIRED ALONG THE RETAINING WALL. THE RETAINING POLES ARE DESIGNED TO STAND WITH MAXIMUM 1.0 METER HIGH FENCE POSTS ON TOP OF EVERY SINGLE RETAINING POLE, CONSIDERING C3 TYPE HORIZONTAL LOADING, IN LINE WITH F4 ON THE FENCE. PLEASE REFER THE FENCE DETAILS OR THE CLIENT CAN PROVIDE A DIFFERENT FENCE WITH THE APPROVAL OF AN AUTHORIZED PROVIDER.

NOTE FOR AN EMBEDMENT OF THE RETAINING POLES; AS PER THE SOIL PENETROMETER TEST RESULTS FOR THE SITE, INDICATES A SHALLOW DEPTH FOR HARD LAYER. CONTRACTOR MAY TRY TO DRIVE A TEST PILE IN THE GROUND FIRST. HOWEVER, IF THE RETAINING POLES ARE DIFFICULT TO BE DRIVEN UP TO THE REQUIRED DEPTH THAN THE RETAINING POLES TO BE CAST IN 300MM DIAMETER HOLES FILLED WITH 20 MPA CONCRETE UP TO THE REQUIRED DEPTH.

RETAINING HEIGHT (mm)	SQUARE POST (mm)	EMBEDMENT DEPTH OF THE POST IN GROUND (mm)	NOTES
500 - 1200	150 X 150	EQUAL TO RETAINING HEIGHT	ALL RETAINING TIMBER POSTS TO BE CAST INTO 300MM DIA. AUGUR HOLES INTO THE GROUND WITH 20MPA CONCRETE UNDER ENGINEER INSPECTION

NOTES: THE MAXIMUM RETAINING HEIGHT OF RETAINING WALL IS 1.2 METERS. THE RETAINING HEIGHT MAY VARY ON SITE FROM 0.0 METER TO THE MAXIMUM 1.2 METERS.

USE 150MM X 150MM SQUARE POST, TREATED H5 FOR RETAINING WALL.

IF THE RETAINING HEIGHT IS MORE THAN 1.2 METERS ON SITE THAN INFORM STRUCTURAL ENGINEER BEFORE PROCEEDINGS.

REFER NOTES FROM THE TABLE FOR AN EMBEDMENT OF RETAINING POLES.

ALL CUT TIMBER SURFACES TO BE TREATED AS PER NZS 3604:2011; CL 6.4.3.3.

THE OUTLET OF THE DRAINAGE WATER FROM ALL THE PERFORATED DRAIN BEHIND THE RETAINING WALL SHOULD BE LAID TO FALL TO DISCHARGE POINT.

GENERAL:	FILL INSPECTION:
1. REFER ARCHITECT'S DRAWINGS FOR DIMENSIONS, UNLESS NOTED OTHERWISE. DIMENSIONS TO BE CONFIRMED ON SITE. DO NOT SCALE OFF THIS DRAWING. 2. IF THE MAXIMUM HEIGHT DIMENSIONS VARY FROM THAT SHOWN CONTACT ENGINEER IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE SET OUT ON SITE AND DETERMINING ACTUAL WALL HEIGHTS AS THESE MAY VARY FROM THAT SHOWN. 3. STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATIONS, ARCHITECTURAL, CIVIL AND ENGINEERING SERVICES DOCUMENTS. 4. UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE IN MILLIMETERS, AND SHALL BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. 5. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT OR ENGINEER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK. 6. ALL MATERIAL AND WORKMANSHIP SHALL BE ON ACCORDANCE WITH THE CURRENT CODES OF PRACTICE EXCEPT WHERE VARIED BY THE SPECIFICATION AND/OR DRAWINGS. 7. WHERE PROPRIETY PRODUCTS ARE SPECIFIED IN THE DOCUMENTS THE CONTRACTOR MAY SUBMIT AN ALTERNATIVE PRODUCT OF APPROVAL. 8. ENGINEER REQUIRES 24 HOURS NOTICE BEFORE ANY INSPECTION (REFER TO DESIGN FEATURE REPORT) FOR SCHEDULE OF INSPECTIONS).	1. SITE TO BE CLEARED OF ALL ORGANIC MATERIAL AND LEVEL BENCHES. 2. ENGINEER TO INSPECT FOR CORRECT PLACEMENT. 3. FILL MATERIAL TO BE LAYED TO TOP-COURSE MATERIAL FULLY COMPACTED TO MAXIMUM DENSITY TO BE DETERMINED. 4. COMPACT IN MAXIMUM LAYERS WITH A HAND COMPACTOR. IF A DIGGER IS NOT AVAILABLE, A DIGGER IS NOT ACCEPTABLE. 5. ENGINEER TO INSPECT FOR CORRECT LAYER PLACED (300MM MAXIMUM THICKNESS).
	<u>STEEL:</u>
	1. ALL WELDS TO BE FULL PENETRATION UNLESS NOTED OTHERWISE. 2. ALL M12 BOLTS TO BE FULL PENETRATION UNLESS NOTED OTHERWISE. 3. ALL PLATES TO BE FULL PENETRATION UNLESS NOTED OTHERWISE. 4. STEEL GRADES: • PLATES 250MPa • HOT ROLLED S • HOLLOW SECT
	5. ALL WELD ELECTRODES TO BE FULL PENETRATION UNLESS NOTED OTHERWISE. 6. ALL INTERNAL STRUCTURAL STEEL TO BE PAINTED IN ACCORDANCE WITH DESIGNATION NZ 3.1. TO SITE. ANY AREAS OF CORROSION GOOD UPON INSTALLATION. 7. ALL EXTERNAL STRUCTURAL STEEL TO BE DIP GALVANIZED IN ACCORDANCE WITH DESIGNATION NZS 3.1. DAMAGED TO EXPOSED INSTALLATION.

GENERAL:	FILL INSPECTION:
1. REFER ARCHITECT'S DRAWINGS FOR DIMENSIONS, UNLESS NOTED OTHERWISE. DIMENSIONS TO BE CONFIRMED ON SITE. DO NOT SCALE OFF THIS DRAWING. 2. IF THE MAXIMUM HEIGHT DIMENSIONS VARY FROM THAT SHOWN CONTACT ENGINEER IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE SET OUT ON SITE AND DETERMINING ACTUAL WALL HEIGHTS AS THESE MAY VARY FROM THAT SHOWN. 3. STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATIONS, ARCHITECTURAL, CIVIL AND ENGINEERING SERVICES DOCUMENTS. 4. UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE IN MILLIMETERS, AND SHALL BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. 5. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT OR ENGINEER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK. 6. ALL MATERIAL AND WORKMANSHIP SHALL BE ON ACCORDANCE WITH THE CURRENT CODES OF PRACTICE EXCEPT WHERE VARIED BY THE SPECIFICATION AND/OR DRAWINGS. 7. WHERE PROPRIETY PRODUCTS ARE SPECIFIED IN THE DOCUMENTS THE CONTRACTOR MAY SUBMIT AN ALTERNATIVE PRODUCT OF APPROVAL. 8. ENGINEER REQUIRES 24 HOURS NOTICE BEFORE ANY INSPECTION (REFER TO DESIGN FEATURE REPORT) FOR SCHEDULE OF INSPECTIONS).	1. SITE TO BE CLEARED OF ALL TOPSOIL AND ANY ORGANIC MATERIAL THEN CUT TO A SERIES OF LEVEL BENCHES. 2. ENGINEER TO INSPECT PRIOR TO ANY FILL PLACEMENT. 3. FILL MATERIAL TO BE CRUSHED ROCK TOP-COURSE MATERIAL FREE OF ORGANIC MATERIAL FULLY COMPACTED TO 90% OF MAXIMUM DENSITY TO BS 1377 - 9. 4. COMPACT IN MAXIMUM LAYERS OF 150MM THICK WITH A HAND COMPACTOR - TRACK ROLLING WITH A DIGGER IS NOT ACCEPTABLE. 5. ENGINEER TO INSPECT AND TEST EVERY 2ND LAYER PLACED (300MM INTERVALS).
	<u>STEEL:</u> 1. ALL WELDS TO BE 6 FILLET WELDS ALL ROUND UNLESS NOTED OTHERWISE. 2. ALL M12 BOLTS TO BE GRADE 4.6 AND ALL M16 BOLTS TO BE GRADE 8.8 UNLESS NOTED OTHERWISE. 3. ALL PLATES TO BE 10mm THICK UNLESS NOTED OTHERWISE. 4. STEEL GRADES: • PLATES 250MPa • HOT ROLLED SECTIONS 300MPa • HOLLOW SECTIONS 350MPa 5. ALL WELD ELECTRODES ARE E48XX OR W50X. 6. ALL INTERNAL STRUCTURAL STEEL TO BE PAINTED IN ACCORDANCE WITH SYSTEM DESIGNATION NZ 3312/AKL1 BEFORE DELIVERY TO SITE. ANY AREAS DAMAGED TO BE MADE GOOD UPON INSTALLATION. 7. ALL EXTERNAL STRUCTURAL STEEL TO BE HOT DIP GALVANIZED IN ACCORDANCE WITH SYSTEM DESIGNATION NZS 3312/HDG600. ANY AREAS DAMAGED TO BE MADE GOOD UPON INSTALLATION.

GENERAL:	FILL INSPECTION:	CONCRETE:
- REFER ARCHITECT'S DRAWINGS FOR DIMENSIONS, UNLESS NOTED OTHERWISE. DIMENSIONS TO BE CONFIRMED ON SITE. DO NOT SCALE OFF THIS DRAWING. - IF THE MAXIMUM HEIGHT DIMENSIONS VARY FROM THAT SHOWN CONTACT ENGINEER IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE SET OUT ON SITE AND DETERMINING ACTUAL WALL HEIGHTS AS THESE MAY VARY FROM THAT SHOWN. - STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATIONS, ARCHITECTURAL, CIVIL AND ENGINEERING SERVICES DOCUMENTS. - UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE IN MILLIMETERS, AND SHALL BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. - ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT OR ENGINEER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK. - ALL MATERIAL AND WORKMANSHIP SHALL BE ON ACCORDANCE WITH THE CURRENT CODES OF PRACTICE EXCEPT WHERE VARIED BY THE SPECIFICATION AND/OR DRAWINGS. - WHERE PROPRIETY PRODUCTS ARE SPECIFIED IN THE DOCUMENTS THE CONTRACTOR MAY SUBMIT AN ALTERNATIVE PRODUCT OF APPROVAL. - ENGINEER REQUIRES 24 HOURS NOTICE BEFORE ANY INSPECTION (REFER TO DESIGN FEATURE REPORT) FOR SCHEDULE OF INSPECTIONS).	- SITE TO BE CLEARED OF ALL TOPSOIL AND ANY ORGANIC MATERIAL THEN CUT TO A SERIES OF LEVEL BENCHES. - ENGINEER TO INSPECT PRIOR TO ANY FILL PLACEMENT. - FILL MATERIAL TO BE CRUSHED ROCK TOP-COURSE MATERIAL FREE OF ORGANIC MATERIAL FULLY COMPACTED TO 90% OF MAXIMUM DENSITY TO BS 1377 - 9. - COMPACT IN MAXIMUM LAYERS OF 150MM THICK WITH A HAND COMPACTOR - TRACK ROLLING WITH A DIGGER IS NOT ACCEPTABLE. - ENGINEER TO INSPECT AND TEST EVERY 2ND LAYER PLACED (300MM INTERVALS). <u>STEEL:</u> - ALL WELDS TO BE 6 FILLET WELDS ALL ROUND UNLESS NOTED OTHERWISE. - ALL M12 BOLTS TO BE GRADE 4.6 AND ALL M16 BOLTS TO BE GRADE 8.8 UNLESS NOTED OTHERWISE. - ALL PLATES TO BE 10mm THICK UNLESS NOTED OTHERWISE. - STEEL GRADES: - PLATES 250MPa - HOT ROLLED SECTIONS 300MPa - HOLLOW SECTIONS 350MPa - ALL WELD ELECTRODES ARE E48XX OR W50X. - ALL INTERNAL STRUCTURAL STEEL TO BE PAINTED IN ACCORDANCE WITH SYSTEM DESIGNATION NZ 3312/AKL1 BEFORE DELIVERY TO SITE. ANY AREAS DAMAGED TO BE MADE GOOD UPON INSTALLATION. - ALL EXTERNAL STRUCTURAL STEEL TO BE HOT DIP GALVANIZED IN ACCORDANCE WITH SYSTEM DESIGNATION NZS 3312/HDG600. ANY AREAS DAMAGED TO BE MADE GOOD UPON INSTALLATION.	- ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF NZS 3609 : 1997. - IF MAXIMUM HEIGHT DIMENSIONS VARY FROM THAT SHOWN CONTACT ENGINEER IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE SET OUT ON SITE AND DETERMINING ACTUAL WALL HEIGHTS AS THESE MAY VARY FROM THAT SHOWN. - CONCRETE SHALL HAVE A 28 DAYS STRENGTH OF: - SLAB & FOOTINGS 25 MPa - PILES 17.5 MPa - TIDY SLABS 10 MPa - MAXIMUM SLUMP TO BE 100mm UNLESS NOTED OTHERWISE. - CONCRETE FINISHES SHALL BE: - SLABS U3 - EXPOSED FOOTINGS F4 - ALL REINFORCEMENT SHALL COMPLY WITH NZS 4671:2001 (HD BARS SHALL NOT BE REBENT) - THE CONCRETE SHALL BE KEPT CONTINUOUSLY WET FOR A PERIOD OF A LEAST 4 DAYS. FROM 4-10 DAYS AFTER POURING IT SHALL BE KEPT DAMP BY OCCASIONAL HOUSING. - ALL HOLD DOWN BOLTS SPECIFIED AS CHEMICAL ANCHORS TO BE DRILLED AND EPOXY ROUTED AFTER SLAB HAS CURED. - ALL CHEMICAL ANCHOR HOLES TO BE CLEANED OUT IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS.

GENERAL:		FILL INSPECTION:	CONCRETE:	TIMBER:																		
1. REFER ARCHITECT'S DRAWINGS FOR DIMENSIONS, UNLESS NOTED OTHERWISE. DIMENSIONS TO BE CONFIRMED ON SITE. DO NOT SCALE OFF THIS DRAWING. 2. IF THE MAXIMUM HEIGHT DIMENSIONS VARY FROM THAT SHOWN CONTACT ENGINEER IMMEDIATELY. IT IS THE CONTRACTORS'S RESPONSIBILITY FOR THE SET OUT ON SITE AND DETERMINING ACTUAL WALL HEIGHTS AS THESE MAY VARY FROM THAT SHOWN. 3. STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATIONS, ARCHITECTURAL, CIVIL AND ENGINEERING SERVICES DOCUMENTS. 4. UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE IN MILLIMETERS, AND SHALL BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. 5. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT OR ENGINEER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK. 6. ALL MATERIAL AND WORKMANSHIP SHALL BE ON ACCORDANCE WITH THE CURRENT CODES OF PRACTICE EXCEPT WHERE VARIED BY THE SPECIFICATION AND/OR DRAWINGS. 7. WHERE PROPRIETY PRODUCTS ARE SPECIFIED IN THE DOCUMENTS THE CONTRACTOR MAY SUBMIT AN ALTERNATIVE PRODUCT OF APPROVAL. 8. ENGINEER REQUIRES 24 HOURS NOTICE BEFORE ANY INSPECTION (REFER TO DESIGN FEATURE REPORT) FOR SCHEDULE OF INSPECTIONS).		1. SITE TO BE CLEARED OF ALL TOPSOIL AND ANY ORGANIC MATERIAL THEN CUT TO A SERIES OF LEVEL BENCHES. 2. ENGINEER TO INSPECT PRIOR TO ANY FILL PLACEMENT. 3. FILL MATERIAL TO BE CRUSHED ROCK TOP-COURSE MATERIAL FREE OF ORGANIC MATERIAL FULLY COMPACTED TO 90% OF MAXIMUM DENSITY TO BS 1377 - 9. 4. COMPACT IN MAXIMUM LAYERS OF 150MM THICK WITH A HAND COMPACTOR - TRACK ROLLING WITH A DIGGER IS NOT ACCEPTABLE. 5. ENGINEER TO INSPECT AND TEST EVERY 2ND LAYER PLACED (300MM INTERVALS). STEEL: 1. ALL WELDS TO BE 6 FILLET WELDS ALL ROUND UNLESS NOTED OTHERWISE. 2. ALL M12 BOLTS TO BE GRADE 4.6 AND ALL M16 BOLTS TO BE GRADE 8.8 UNLESS NOTED OTHERWISE. 3. ALL PLATES TO BE 10mm THICK UNLESS NOTED OTHERWISE. 4. STEEL GRADES: • PLATES 250MPa • HOT ROLLED SECTIONS 300MPa • HOLLOW SECTIONS 350MPa 5. ALL WELD ELECTRODES ARE E48XX OR W50X. 6. ALL INTERNAL STRUCTURAL STEEL TO BE PAINTED IN ACCORDANCE WITH SYSTEM DESIGNATION NZ 3312/AKL1 BEFORE DELIVERY TO SITE. ANY AREAS DAMAGED TO BE MADE GOOD UPON INSTALLATION. 7. ALL EXTERNAL STRUCTURAL STEEL TO BE HOT DIP GALVANIZED IN ACCORDANCE WITH SYSTEM DESIGNATION NZS 3312/HDG600. ANY AREAS DAMAGED TO BE MADE GOOD UPON INSTALLATION.	1. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF NZS 3609 : 1997. 2. IF MAXIMUM HEIGHT DIMENSIONS VARY FROM THAT SHOWN CONTACT ENGINEER IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE SET OUT ON SITE AND DETERMINING ACTUAL WALL HEIGHTS AS THESE MAY VARY FROM THAT SHOWN. 3. CONCRETE SHALL HAVE A 28 DAYS STRENGTH OF: • SLAB & FOOTINGS 25 MPa • PILES 17.5 MPa • TIDY SLABS 10 MPa 4. MAXIMUM SLUMP TO BE 100mm UNLESS NOTED OTHERWISE. 5. CONCRETE FINISHES SHALL BE: • SLABS U3 • EXPOSED FOOTINGS F4 6. ALL REINFORCEMENT SHALL COMPLY WITH NZS 4671:2001 (HD BARS SHALL NOT BE REBENT) 7. THE CONCRETE SHALL BE KEPT CONTINUOUSLY WET FOR A PERIOD OF A LEAST 4 DAYS. FROM 4-10 DAYS AFTER POURING IT SHALL BE KEPT DAMP BY OCCASIONAL HOUSING. 8. ALL HOLD DOWN BOLTS SPECIFIED AS CHEMICAL ANCHORS TO BE DRILLED AND EPOXY ROUTED AFTER SLAB HAS CURED. 9. ALL CHEMICAL ANCHOR HOLES TO BE CLEANED OUT IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS.	1. ALL BOLTED TIMBER CONNECTIONS TO HAVE 50X50X3 WASHERS. 2. ALL TIMBER TO BE MSG8 UNLESS SPECIFIED OTHERWISE. 3. TIMBER CONNECTIONS NOT SHOWN TO BE IN ACCORDANCE WITH NZS 3604. TIMBER SIZES NOT SHOWN REFER ARCHITECT.																		
		<table><tr><th colspan="3">TIMBER HAZARD CLASSIFICATIONS</th></tr><tr><th>HAZARD CLASS</th><th>SERVICE CONDITIONS</th><th>TYPICAL USES</th></tr><tr><td>H 1.2</td><td>PROTECTED FROM WEATHER, BUT WITH A RISK OF MOISTURE CONTENT CONDUCTIVE TO DECAY</td><td>WALL FRAMING - SEE NZS3604</td></tr><tr><td>H 3.2</td><td>PERIODIC WETTING, NOT IN CONTACT WITH THE GROUND, MORE CRITICAL END USES</td><td>DECKS, PERGOLAS, EXTERNAL BEAMS, POST NOT IN GROUND</td></tr><tr><td>H 4</td><td>GROUND CONTACT, OR CONDITIONS OF SERVE OR CONTINUOUS WETTING</td><td>FENCE POSTS, LANDSCAPING TIMBER NOT REQUIRING A BUILDING CONSCENT</td></tr><tr><td>H5</td><td>GROUND CONTACT, OR CONDITIONS OF SEVERE OF CONTINUOUS WETTING, WHERE USES ARE CRITICAL AND WHERE A HIGHER LEVEL OF PROTECTION THAN H4 IS REQUIRED</td><td>HOUSE PILES AND POLES, CRIB WALLING, POSTS IN GROUND FOR DECKS, VERANDAS, PERGOLAS</td></tr></table>			TIMBER HAZARD CLASSIFICATIONS			HAZARD CLASS	SERVICE CONDITIONS	TYPICAL USES	H 1.2	PROTECTED FROM WEATHER, BUT WITH A RISK OF MOISTURE CONTENT CONDUCTIVE TO DECAY	WALL FRAMING - SEE NZS3604	H 3.2	PERIODIC WETTING, NOT IN CONTACT WITH THE GROUND, MORE CRITICAL END USES	DECKS, PERGOLAS, EXTERNAL BEAMS, POST NOT IN GROUND	H 4	GROUND CONTACT, OR CONDITIONS OF SERVE OR CONTINUOUS WETTING	FENCE POSTS, LANDSCAPING TIMBER NOT REQUIRING A BUILDING CONSCENT	H5	GROUND CONTACT, OR CONDITIONS OF SEVERE OF CONTINUOUS WETTING, WHERE USES ARE CRITICAL AND WHERE A HIGHER LEVEL OF PROTECTION THAN H4 IS REQUIRED	HOUSE PILES AND POLES, CRIB WALLING, POSTS IN GROUND FOR DECKS, VERANDAS, PERGOLAS
TIMBER HAZARD CLASSIFICATIONS																						
HAZARD CLASS	SERVICE CONDITIONS	TYPICAL USES																				
H 1.2	PROTECTED FROM WEATHER, BUT WITH A RISK OF MOISTURE CONTENT CONDUCTIVE TO DECAY	WALL FRAMING - SEE NZS3604																				
H 3.2	PERIODIC WETTING, NOT IN CONTACT WITH THE GROUND, MORE CRITICAL END USES	DECKS, PERGOLAS, EXTERNAL BEAMS, POST NOT IN GROUND																				
H 4	GROUND CONTACT, OR CONDITIONS OF SERVE OR CONTINUOUS WETTING	FENCE POSTS, LANDSCAPING TIMBER NOT REQUIRING A BUILDING CONSCENT																				
H5	GROUND CONTACT, OR CONDITIONS OF SEVERE OF CONTINUOUS WETTING, WHERE USES ARE CRITICAL AND WHERE A HIGHER LEVEL OF PROTECTION THAN H4 IS REQUIRED	HOUSE PILES AND POLES, CRIB WALLING, POSTS IN GROUND FOR DECKS, VERANDAS, PERGOLAS																				

TIMBER HAZARD CLASSIFICATIONS		
HAZARD CLASS	SERVICE CONDITIONS	TYPICAL USES
H 1.2	PROTECTED FROM WEATHER, BUT WITH A RISK OF MOISTURE CONTENT CONDUCTIVE TO DECAY	WALL FRAMING - SEE NZS3604
H 3.2	PERIODIC WETTING, NOT IN CONTACT WITH THE GROUND, MORE CRITICAL END USES	DECKS, PERGOLAS, EXTERNAL BEAMS, POST NOT IN GROUND
H 4	GROUND CONTACT, OR CONDITIONS OF SERVE OR CONTINUOUS WETTING	FENCE POSTS, LANDSCAPING TIMBER NOT REQUIRING A BUILDING CONSCENT
H5	GROUND CONTACT, OR CONDITIONS OF SEVERE OF CONTINUOUS WETTING, WHERE USES ARE CRITICAL AND WHERE A HIGHER LEVEL OF PROTECTION THAN H4 IS REQUIRED	HOUSE PILES AND POLES, CRIB WALLING, POSTS IN GROUND FOR DECKS, VERANDAS, PERGOLAS

Hamish Wells

Chartered Engineer
/ a9y3b½ lмycoho

Engineer Ltd

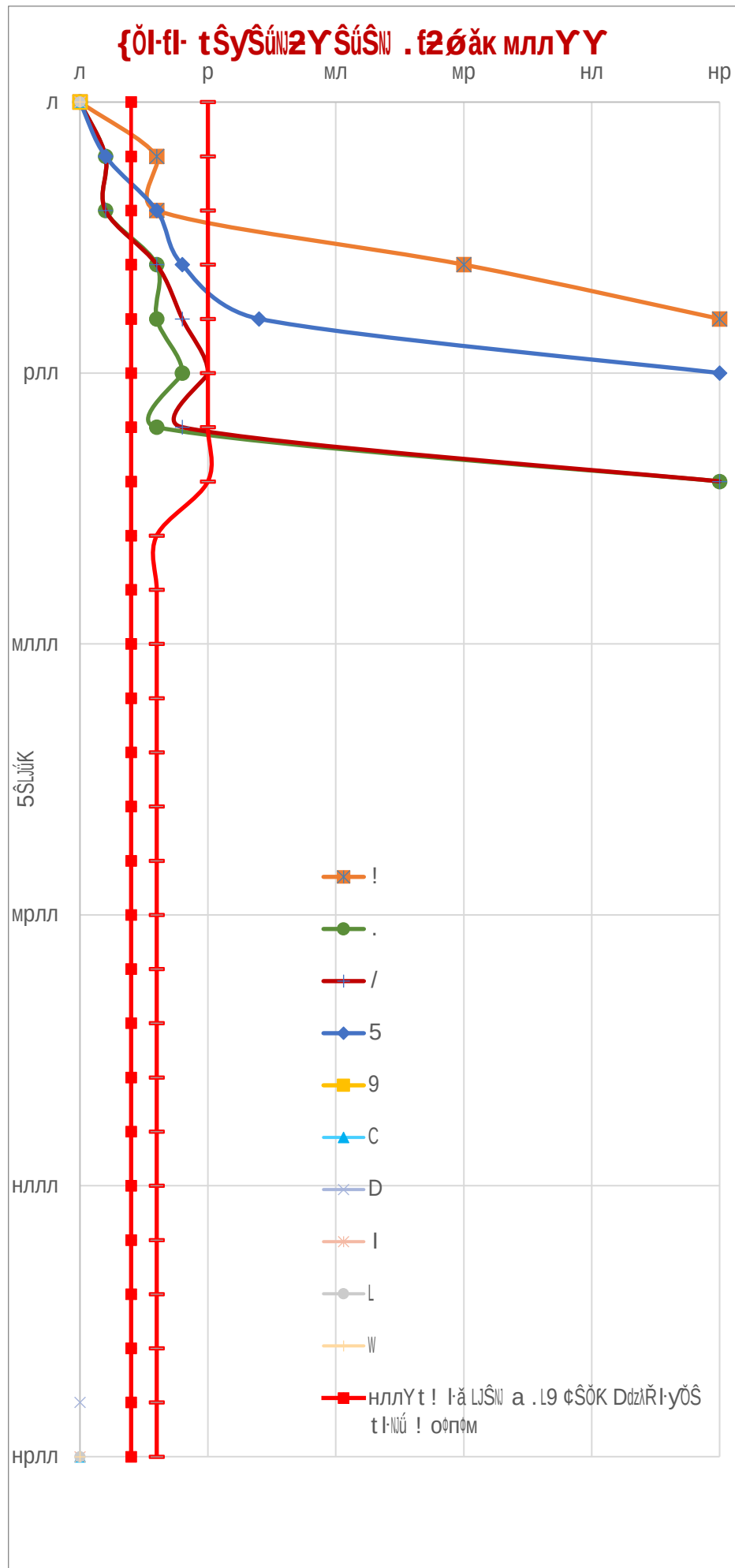
/L±L[
{¢w! /¢!w! [
lbCw!{¢w! /¢!w9
[!b5 59±9[ht a9b¢{
9b±lwhb a9b¢! [

нлн húl·lλ D2NΞŜ wŘΣ húl·lλ
t h . 2E myyΣ húl·lλ ppmh
I·YlăK ² Štřă
aY лнтп прф трт
9Y K!·YlăK Œ ŠyΞŠyNφŒ2φyſ

20/07/2020

SITE
SOIL
REPORT

Address : Lot 10 Kapiti Estate
Waikanae
Prepared for: A1 Homes



Test data analysis and comments for 3604:2011 type foundations systems

Symbol	Meaning
Y	Yes
N	No
Blank	Not applicable
P	Part
A	All
SED	Specific Engineering Design

1 **Do the test results comply with NZS 3604:2011 Section 3 Site requirements?**

- 2 **Reasons / causes of non compliance?**
- a) Peat or other organic materials
 - b) Clays or/and soft silts
 - c) Shallow poorly consolidated sands
 - d) Deep poorly consolidated sands
 - e) Uncertified fills
 - f) Unstable ground, adjacent slips, erosion
 - g) Proximity to banks
 - h) Ground water issues
 - i) Other issues see summation para 7

3 **Is specific foundation design required ?**

- a) Part of the site
- b) All of the site

4 **Can the site soils be mechanically stabilised to provide a complying site?**

- a) Required digout depth mm
- b) Required digout area - footprint +
- c) Can the work be carried out with the soil still in situ (roll / compact with suitable heavy machinery)

Notes:

Ground suitable for Type A & B Rib Rafts only, dig out 3-400mm and mechanically stabilise for other foundation types.

5 **Piling options**

- a) Driven timber piles
- b) Cast in situ concrete piles for a concrete slab
- c) Extended depth standard piles

6 **Slab options - is specific design required**

- a) 3604:2011 slab/s
- b) 3604:2011 timber subfloors
- c) RibRaft or waffle slab Type A house
Maxraft or similar Type B
Type C
Type D

7 **Summation**

Site tests do not comply with NZS 3604:2011 Sec 3 Good ground requirements for standard foundation types. A Specific Engineering Design will be required for this site for all foundations other than type A & B Rib Raft foundation types.

Typical 3604:2011 compliant foundation systems

Timber subfloor			Slab on ground	
Standard piles	Driven timber piles	Ring Foundation	3604 Type	Non SED RibRaft
N	N	N	N	Y
Type A & B only				

✓ ✓ ✓ ✓

Y	Y	Y	Y	N
---	---	---	---	---

N/A	N/A	3-400	3-400	3-400

	YES	YES	YES	
YES				

YES	YES	YES	
	YES	YES	NO
		YES	NO
		YES	YES
		YES	YES

Hamish Wells

Engineer Ltd

10/10/2020

10/10/2020

10/10/2020

10/10/2020

10/10/2020

10/10/2020

10/10/2020

10/10/2020

10/10/2020

10/10/2020

10/10/2020

10/10/2020

SCALA A PENETROMETER FIELD SHEET - SUMMARY

Property: Lot 10 Kapiti Estate

Logged by:

DE

Date Tested:

20/07/2020

Client:

A1 Homes

Water Table not encountered		
Soil Description	Depth (m)	Blows
	0	0
	100	3
	200	3
	300	15
	400	25
	500	0
	600	0
	700	0
	800	0
	900	0
	1000	0
	1100	0
	1200	0
	1300	0
	1400	0
	1500	0
	1600	0
	1700	0
	1800	0
	1900	0
	2000	0
	2100	0
	2200	0
	2300	0
	2400	0
	4000	0
Additional Notes:		

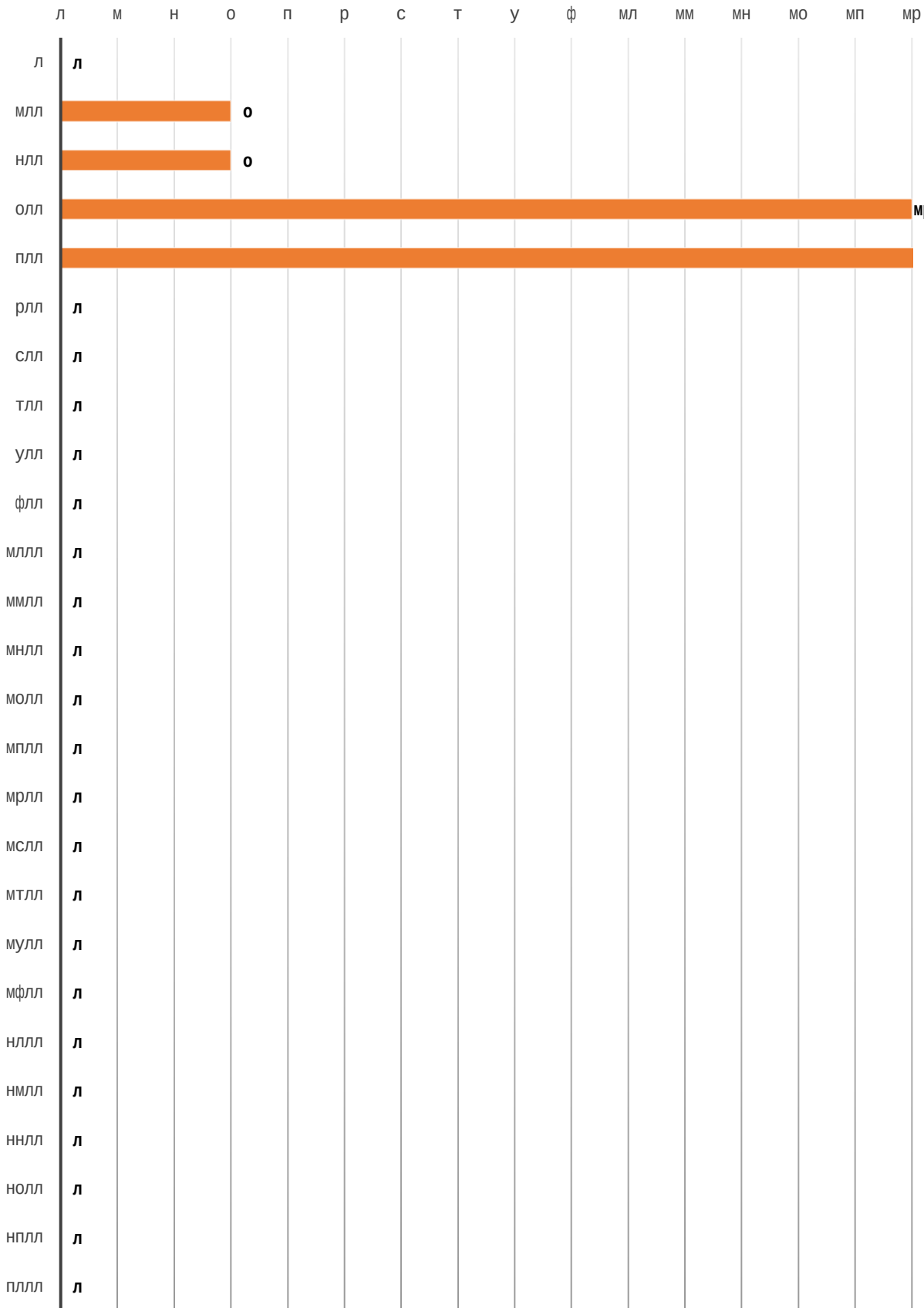
Notes & References

Field Descriptions of Soils and Rocks by NZ Geotechnical Society Dec 2005

NZS 4402 Test 6.5.2:1988 Determination of the Penetration Resistance of a Soil

Indicative Bearing Capacity is based on MJ Stockwell's "Determination of Allowable Bearing Capacity Under Small Structures" and converting to Ultimate Bearing Capacity

SCALA A PENETROMETER FIELD SHEET - SUMMARY



Hamish Wells

Engineer Ltd

/101t 9y3iyŠŠu

/ a9y3b½ lмусоно

/l±l[

{¢w! / ¢!w! [|

LbCw! {¢w! / ¢!w9

[!b5 59±9[ht a9b¢{

9b±lwhb a9b¢! [

нлн нўт!л D2u3Š wRz нўт!л

t h . 2Ě мугз нўт!л ppmн

l l-Y!āK ² Štā

aY лнтп прф трт

9Y l l-Y!āK x Šy3Šy!u02tyſ

SCALA B PENETROMETER FIELD SHEET - SUMMARY

Property: Lot 10 Kapiti Estate

Logged by:

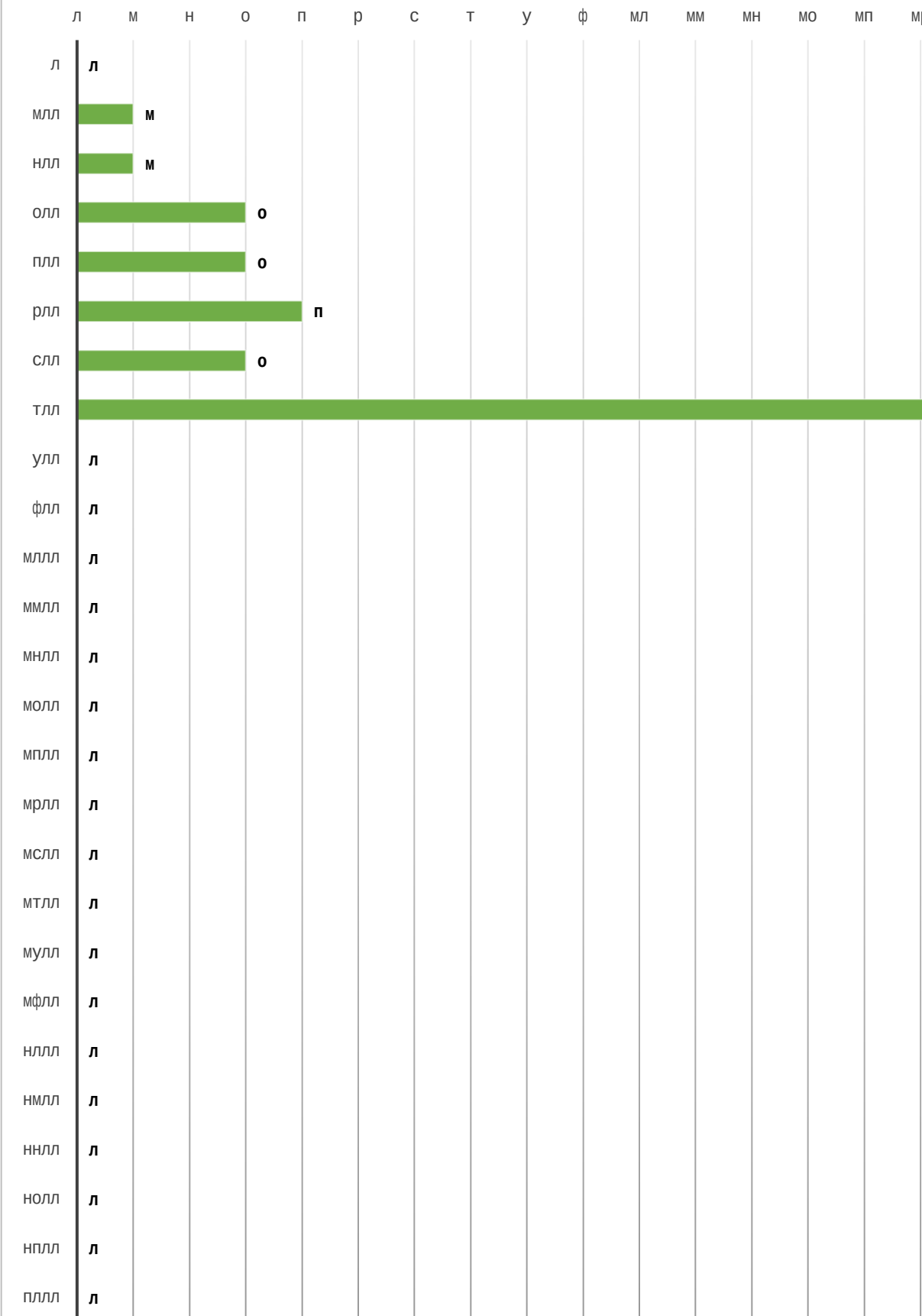
DE

Client: A1 Homes

Water Table not encountered		
Soil Description	Depth (m)	Blows
	0	0
	100	1
	200	1
	300	3
	400	3
	500	4
	600	3
	700	25
	800	0
	900	0
	1000	0
	1100	0
	1200	0
	1300	0
	1400	0
	1500	0
	1600	0
	1700	0
	1800	0
	1900	0
	2000	0
	3600	0
	3700	0
	3800	0
	3900	0
	4000	0
Additional Notes:		

Notes & References

.t2øă LJŠW мллYŸ



Hamish Wells

Engineer Ltd

10/10/2020
a9y3b% I мусоно

/L±L[
{Φw! / Φ! w! [
LbCw! {Φw! / Φ! w9
[! b5 59±9[ht a9bΦ{
9b±lwhb a9bΦ! [

нлн нлн! D2W3S wRz нлн!
t h . 2E мугу: нлн! ppmн
I I-Y)äK ² Sffä
aY лнтп прф трт
9Y I I-Y)äK x Sy3SyW02yſ

Property: Lot 10 Kapiti Estate

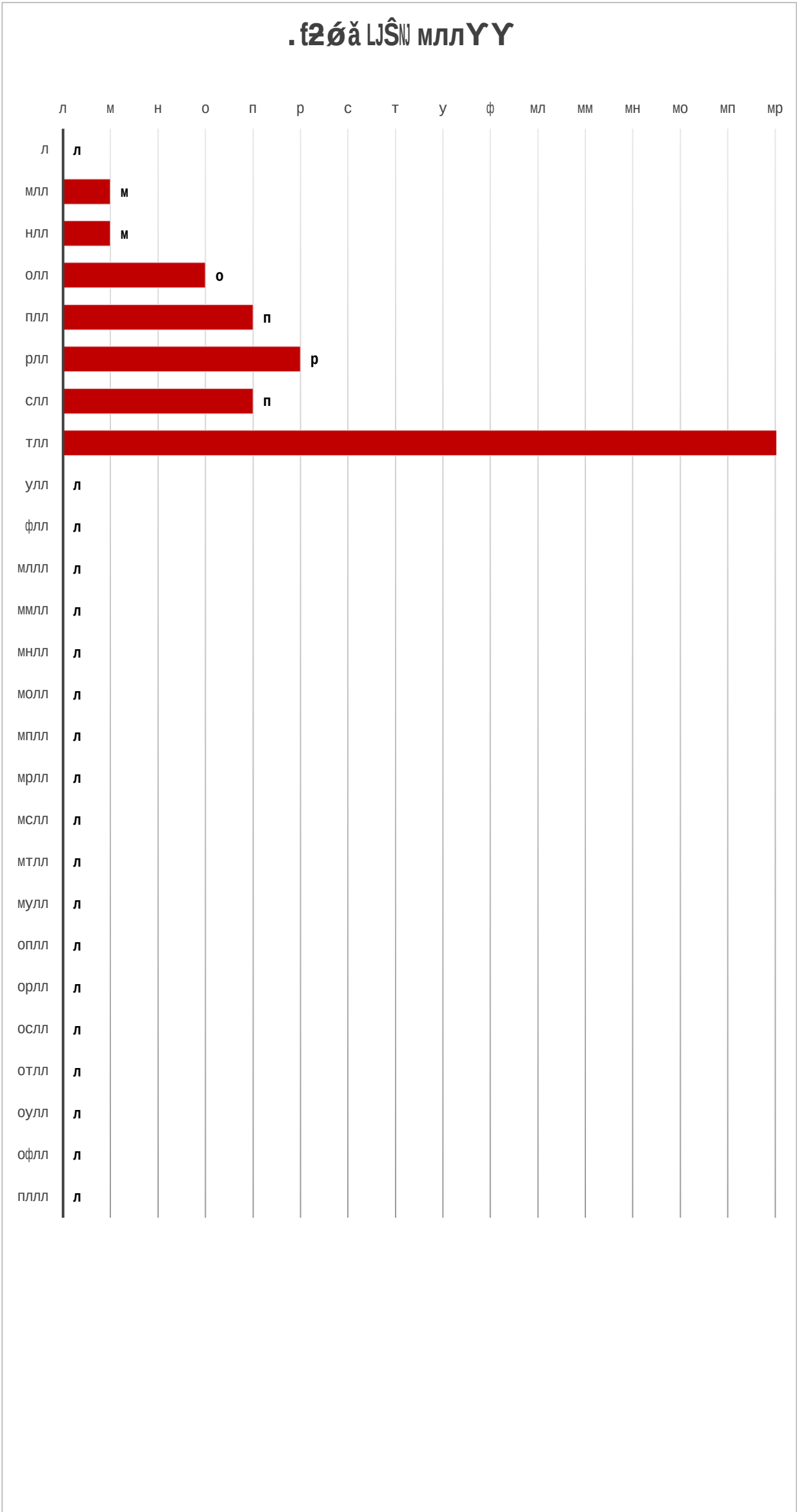
Logged by: DE

Date Tested: 20/07/2020

Client: A1 Homes

Water Table not encountered		
Soil Description	Depth (m)	Blows
	0	0
	100	1
	200	1
	300	3
	400	4
	500	5
	600	4
	700	25
	800	0
	900	0
	1000	0
	1100	0
	1200	0
	1300	0
	1400	0
	1500	0
	1600	0
	1700	0
	1800	0
	3400	0
	3500	0
	3600	0
	3700	0
	3800	0
	3900	0
	4000	0
Additional Notes:		

Notes & References



Hamish Wells

Engineer Ltd

10/10/2020

10/10/2020

10/10/2020

10/10/2020

10/10/2020

10/10/2020

10/10/2020

10/10/2020

10/10/2020

10/10/2020

10/10/2020

10/10/2020

SCALA D PENETROMETER FIELD SHEET - SUMMARY

Property: Lot 10 Kapiti Estate

Logged by:

DE

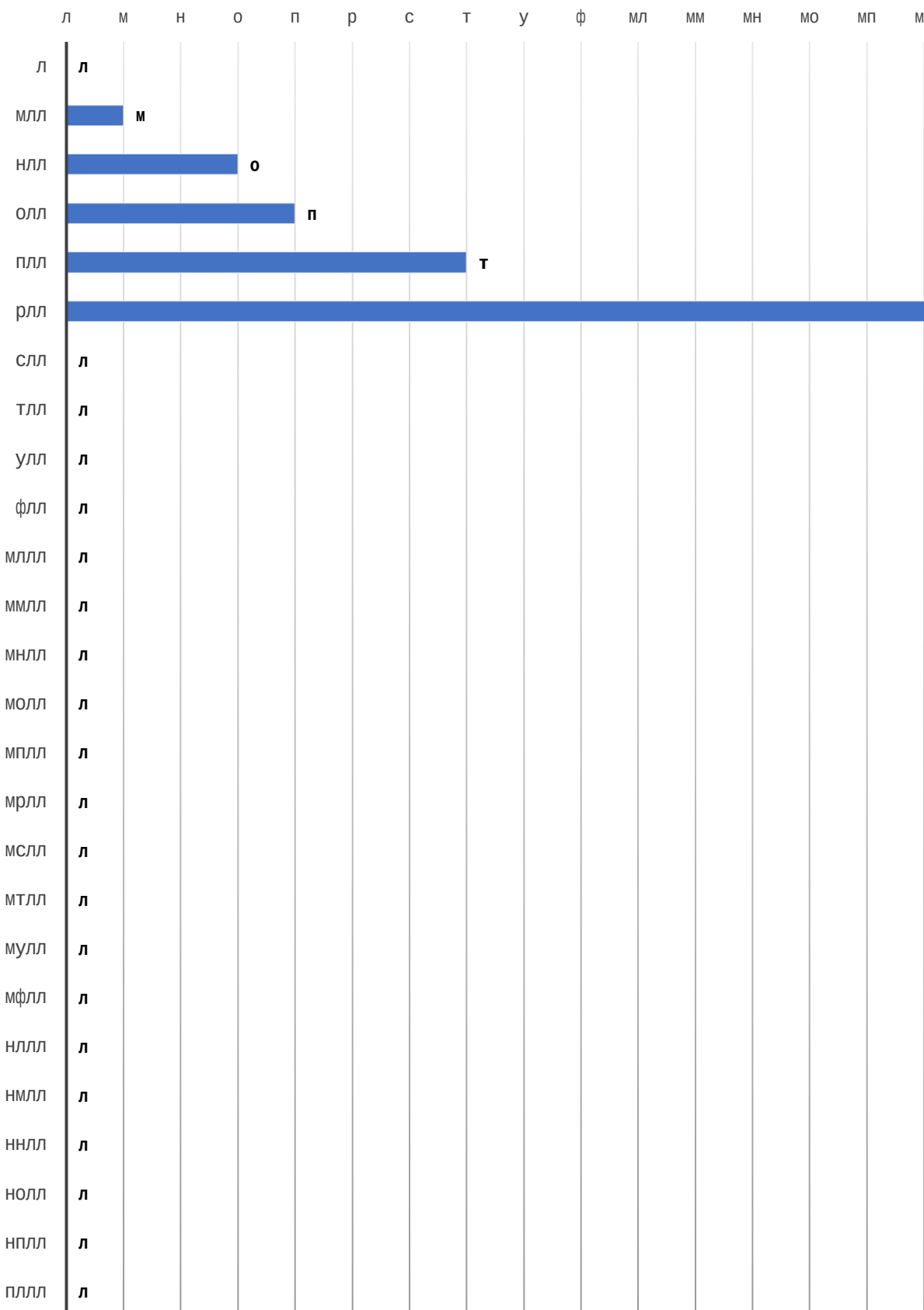
Date Tested:

20/07/2020

Water Table not encountered		
Soil Description	Depth (m)	Blows
	0	0
	100	1
	200	3
	300	4
	400	7
	500	25
	600	0
	700	0
	800	0
	900	0
	1000	0
	1100	0
	1200	0
	1300	0
	1400	0
	1500	0
	1600	0
	1700	0
	1800	0
	1900	0
	2000	0
	2100	0
	3700	0
	3800	0
	3900	0
	4000	0

Notes & References

SCALA D PENETROMETER



Site Report Explantion Notes

Soils/Foundation Site Requirements

This testing was carried out in general accordance with the requirements of NZS 306:2011 Section 3 "Site Requirements". This general procedure was used as the end use of the site is residential housing and the method is the most appropriate for that use.

- 1) **NZS 3604:2011 Section 3 Site Requirements** part 3.3 Test Method for soil bearing capacity, part 3.3.7 Ultimate Bearing Capacity defined ground as having 300kpa Ultimate bearing capacity (UBC) of not less than 300kpa as below.

3.3.7.1

The soil below the underside of the foundations shall be assumed to have an ultimate bearing capacity of not less than 300 kpa when:

- a)
 - (i) none of the following is encountered below the depth of the footing at any test site:
 - (i) Organic topsoil
 - (ii) soft or very soft peat
 - (iii) soft or very soft clay
 - (iv) fill material, except where a certificate of suitability has been issued under NZS 4431
- b) Scala penetrometer tests conducted in accordance with 3.3.2(a), where the number of blows per 100mm depth of penetrometer below the underside of the proposed footing at each test site exceed:
 - (i) Three at greater depths; and
 - (ii) Providing the set blow is relatively uniform, the number of blow per 100mm may be obtained by averaging the number of blow for depths not exceeding 300mm and
- c) Comparisons of the results at all test sites show that conditions are closely similar at each test site.

Based on a standard slab on ground foundation width of 240mm for a masonry veneer clad dwelling (either 1 or 2 story) from figure 7.15 NZS 3604:2011 section 7 floors - Masonry veneer foundation edge detail - in situ concrete and a minimum in ground embedment of 300mm for the concrete foundation, the minimum requirements in terms of Scala blows/100mm penetration are:

Existing ground level to - 300mm	not applicable to the foundation but relevant to minimum 5 blows/100mm penetration in the in granular fill recommend
-300mm to 800mm below existing ground level	5 blows/100mm
-800mm + depth	3 blows/100mm

2) **Analysis of the scala for each lot in term of paragraph 4 above (NZS 3604:2011 compliance):**

- a) If site test comply with the requirements of NZS 3604:2011 section 3 "site requirements" and it is reasonable to assume,Not gauranteed, that based on the test carried out, are suitable for standard foundation designs in accordance with NZS 3604 or non specific Rib raft slab on ground foundation systems.
- b) If tests do not comply with NZS 3604:2011 section 3 "site requirements" and specifically designed foundations (typically driven timber piles) or ground improvement of the existing site soils (which are readily compacted) to provide a complying building platform will be required.

3) **Ribraft foundation system: Ribraft** Ribraft systems are being increasingly specified for domenstic construction and nonspecific design Ribraft foundations (ie in compliance with firth Ribraft manual 2012) have a **lower soil soil bearing requirement** than standard slab on ground system in compliance with NZS 3604:2011 (note: all other aspects of the requirements. Section 3 must be complied with). This lower soil bearing strength requirements is based on building type and the Ribraft ability to better distribute load to the ground than conventional 3604 foundation solutions. There are four building types identified in the Ribraft design manual and their relative minimum foundation soil requirements are as below:

Building identifier

Building Type	Description	Ground Floor External walls	Second Story External walls
A	Single Story	Light	
B	Single Story	Heavy	
C	Two Story	Light	Light
D	Two Story	Heavy	Light

Scala Penetrometer Blows Required For Determining Ultimate Bearing Capacity

Building type	Min. blows per 300mm depth
A	6
B	7
C	8
D	9

In blows/100mm consistent with the appended Scala tests

- a) For type A 2 blows/100mm minimum
- b) For type B 2.33 blows/100mm minimum
- c) For type C 2.67 blows/100mm minimum
- D) For type D 3 blows/100mm minimum

This report is provided solely for the use of District Council and the consent holder.
Should you require any further information please contact us directly.

Hamish Wells

/101t 9y3lyŠŠu

CMEngNZ 186323

Engineer Ltd

/L±L[

{¢w! / ¢!w! [

LbCw! {¢w! / ¢!w9

[!b5 59±9[h t a 9b¢{

9b±Lwhb a 9b¢! [

нлн һўт-л D2WЭŠ wRw һўт-л

t h .2È myy: һўт-л ppmн

I I-YлăK ² Štă

aY лнтп прф трт

9Y I I-YлăK X 9yЭŠyW02yŷ

wŠúI-ylyY Š I-ft RŠălyY π ŌI-yŭtŠŌŠuŠR ŭY oŠu LJ2ăŭă

{ŠăYłŌ /I-ăŠ /KŠŌ} [

W2Ky ² 22Řă {ŠăYłŌ /KŠŌ} [Wdzfê нлmp

{ŠăYłŌ t2WŌŠ ōtD! ŭ

I-K È ² Ŕ Ğ

{I-ŭăŧI-Ōŭ2Wê RŠălyY t2WŌŠ

! ŌŭlyY I-ŭ I kh

a2YŠyŭ 2ŧ LJ2ŧŠ I-ŭ 3WdzYŔ tŠŌŠt

I-K È ² Ŕ Ğ

л*мтфн

Y_K

o*спр

l bkY

л*с

a ŠúŠuă

н*мф

l bFY

!ălyY tD! aŠúK2Ř m tW2Y ммтл*р / [p*н

I-YtÈ Ğ ½W/

ŠKŠuŠ

½Ğ

wĞ

/Ğ

л*п

м

м*мн

¢I-ŏfŠ ō*o

wŠúdzWY LJŠW2Ř ŧI-Ōŭ2W

м*л ŌŧI-ăă !.Š.ă2łă

м*oo /ŧI-ăă /ă2łĖŘ

м*мн /ŧI-ăă 5Š9ă2łă

! ŭ2LJ2Ğ

м

¢2LJ23WY LJKłŌ I-Y LJŧŧŌI-ŭ2Y ŧI-Ōŭ2W

м*л I-yЭtŠ 2ŧăf2LJŠ ґ mpc

м*н I-yЭtŠ 2ŧăf2LJŠ mpc ŭ2 олс

м*п I-yЭtŠ 2ŧăf2LJŠ ґ олс

	t2ŧŠ ŧŌ
5ŠălyYăK2Wŭ ŭŠWY ŧŌ	o*yф9bс

bkY^H

a I-È I-ft2ŠŘăK2Wŭ ŭŠWY ŧŌ	mc*m9bс
	t I-ăă

bkY^H

I_KĞ I-YtÈĞ ! ŭ2LJ

[2I-Ř ŌI-ăŠ

² Ŕ Ğ

л*ппу

nŭ wŠúI-ylyY Š I-ft dz LJăf2LJŠ I-yŔ ŠłŭKly m*рY 2ŧ ŘŠŧŧlyY

л*п

CW2Y ŠI-WUKljdzI-ŧŠ 3S2USŌKyłŌŧt Sy3lySSWlyY LJWY-ŌWłŌŠT

a I-è нлмт

b2ŭŠăY ¢KŠ LJW2LJ2ăŠŘ WŠúI-ylyY Š I-ft lă RŠălyYŠŘ t2WY YtÈYlyYdzY WŠúI-ylyY KŠłEKŭ 2ŧ m*н YŠŭŭŠă zyŧēŠ Lŧ ŭKŠ YtÈYdzY WŠúI-ylyY KŠłEKŭ lă Y2WŭŠ ŭKŠy m*н YŠŭŭŠă ŭKŠy ŭKłă RŠălyY lă y2ŭă dzlŭt-ŏfŠ*
² Š I-WŠ ŌzyăRŠŭlyY ŭY oŠu WŠúI-ylyY LJ2ŧŠă ŭ2 ōŠ ŌI-ăŭŠŘ ly нл Y t I-ŌzyŭŭŠŭŠ ŧŧŧŧŘ I-dzdzWă* !ă LJŠWY Y2ŘdzŧŠ cY 9I-WŭKljdzI-ŧŠ π WŠăăŭI-yŭ WŠúI-ylyY Š I-ft RŠălyY ŌzyŭŭŠŭŠ t2dzYŔI-ŭ2yă 2ŧ LJ2ŧŠă LJ I-ŌŠŘ ŌŧăŠ ŭ23ŠŭKŠW ŭKł-ŭ ŭKŠê ŌzyăRŠŭ I-ă Ōzyŭŭlyŧz2dză t2dzYŔI-ŭ2yă*
¢KŠ RŠălyY ŌzyăRŠŭŠă mł RŠŭŠŠă 2ŧ ŌWŭdz I-ft ōI-Ōłăf2LJŠ ŭ2 I-ŌŌ2Y2ŔI-ŭŠă dzWŌK I-WŠ 2yŭKŠ RŠălyY Š I-ft I-yŔ I-yê lyŔ 2ŧădzŔŔŠyŭKłdzăŭ tW2Y ŭKŠ ōI-Ōł 2ŧ ŭKŠ Kłŧŧ* I 2ŠŠŌŠŭŠ ōŠ WŠŌ2Yŧŧŧŧŧ y2ŭ ŭ2 LJdzŭ I-yê LJKêăŌI-ftă dzWŌK I-WŠ*
! ŧI-Ōŭ2W 2ŧăŧŧŧŧ 2ŧ m*с K I-ă ōŠŧyŔŌ2ăRŠŭŠŘ ŭ2 I-ŌŌ2Y2ŔI-ŭŠ ōŠŭŭŌI-ft ōI-ftŧ

Engineer Ltd

нлн һўт.л D2WЭS wŘФS һўт.л
 t h .2È myyS һўт.л ppmн
 I I-YläK ² Šffä
 аҮ лнтп прф трт
 9Y I I-YläK X 9yЭSylwÖZyŷi

5. a



M

LT ØlyŘ I·TTŠÖÜ ŘŲŲŠÖűtè úz úKŠ ƦŠyŲŠ ƦŲZŲ 2úKŠŲ ŘŲŲŠÖűŲzy

b2úŠY

Hamish Wells

/lɔːt 9yɔːlɪʃs/

/a 9yɔːb ½ mysoho

Engineer Ltd

/L±[

{ɕw | /ɕ | w! [

lɔCw! {ɕw | /ɕ | w9

[! b5 59±9[h t a9bɕ[

9b±lwhb a9bɕ! [

нлн һу́л-л D2wɛs wRɛs һу́л

t h . 2Ė myyɪ һу́л-л ppmh

l l-Yɪák ² Šffā

aY лнтп прф трт

9Y l l-Yɪák x 9yɔːlɪʃs/ ½ 02yɪ/

t2fS ʌSú-l-ylyɔ ɔ l-ft t2dzyRl-ú2yT l-ɪdɔzʌS ăLɪŋS l-RăKŠSú

ɕKŠ ɔl-tɔdɪt l-ú2yā l-ŋS 2y'úKŠ ɔ l-ăS 2T b9 l-ŋúK l-jdz l-ŋS 3S2úŠŌKyłɔ l-ft šyɔlyŠSŋyɔ l-ŋŋ l-ŌúŌŠb a 2RdzfS π cY 9 l-ŋúK l-jdz l-ŋS ʌSăăú l-yŋ ʌSú-l-ylyɔ ɔ l-ft RŠăăy	{łúŠ	[2ú mo Y l-Lɪłá 9ăú l-úSɛ ² l-l j l-y l-S		
	/2Y YŠyŭă	mŋY KłEK ɔ l-ft ɔłúK tŠyŏŠ		
	5 l-úŠ	укмлкнлнл	5ŠăăyŠŋ	5 . a

/2Y ʌtŠú2y l-l-úŠ

Dŋ l-ŌłúĖ ɔ l-ăS

	l b t ɕ ā	
l ɔ	l ŠłEKú 2T ɔ l-ft	mŋ YŠúŠŋă
½h	5ŠłúK 2T ʌ2ú l-ú2y	mŋ YŠúŠŋă
v	{2łt RŠyăłúĖ	my l bK Y°
YłK	! ŌúŌŠ Š l-ŋúK t ʌSăădzŋS	lŋop wŠtŠŋS 9 l-ŋúK t ʌSăădzŋS / 2π9TłŌlŠyŋ ăKŠSú
YłK	t l-ăăłŌŠ Š l-ŋúK l-ŋŋSăădzŋS	pŋtm
v	{dzłŌK l-ŋĖŠ	ł Ył l-
ł	! yĖtŠ 2T ʌyŋŠŋy l-ft t ʌŋŌú2y	ol 5ŠĖ
Cŋŋ{ŋ	C l-Ōú2ŋ 2T { l-tŠúĖ	mŋp

5ŋŋŋlyɔ Y2YŠ:

mnprl l bFY

5 a f Cŋŋ{ŋ Ğ

hmŋp l bFY

wŠúdzŋlyɔ a2'

hŋŋp l bFY

t!{{

{ŠăYłŌ / l-ăS

	l b t ɕ ā	
l ɔ	l ŠłEKú 2T ɔ l-ft	mŋ YŠúŠŋă
½h	5ŠłúK 2T ʌ2ú l-ú2y	mŋ YŠúŠŋă
v	{2łt RŠyăłúĖ	my l bK Y°
YłŠK	! ŌúŌŠ Š l-ŋúK t ʌSăădzŋS	lŋprl b! ±C! / 5 a t
YłŠK	t l-ăăłŌŠ Š l-ŋúK l-ŋŋSăădzŋS	mŋlll
v	{dzłŌK l-ŋĖŠ	ł Ył l-
ł	! yĖtŠ 2T ʌyŋŠŋy l-ft t ʌŋŌú2y	ol 5ŠĖ
Cŋŋ{ŋ	C l-Ōú2ŋ 2T { l-tŠúĖ	m
{dz	! yRŋ l-yłŠR ăKŠ l-ŋ ăúŋŠyúK 2T t2dzyRlyɔ ă	ol l bK Y"

5ŋŋŋlyɔ Y2Y

hnŋym l bFY

Cŋŋ{ŋ Ğ m t2ŋ ăŠăYłŌ | {{

wŠúdzŋlyɔ a:

hŋŋy l bFY

t!{{

b2úŠăY ɕKŠ ú2ł mŋ YŠúŠŋ ă2łt ă y2ú ōŠlyɔ l-ŋtŠ ú2 l-ŋŋ2ŌlRŠ l-l-ăăłŌŠ ʌSăăúŠyŏŠ ʌyăŠăYłŌ ɔ l-ăS ɕKŠŋŠt2ŋS l-ŋŋ YŠúŠŋ ŠYŏŠRŋYŠyŋ RŠłúK K l-ă ōŠŠy
ŠĖŌtɔzRŠR tŋ2Y úKŠ l-l-ăăłŌŠ ʌSăăú l-yŏŠŋ
ɕKŠ ŠYŏŠRŋYŠyŋ RŠłúK t2ŋ úKŠ ʌSú-l-ylyɔ l-2ăăz Šljdz l-ft ú2 ʌSú-l-ylyɔ KŠłEKú

Hamish Wells

/x0x 9y3iyŠŠu

/ a9y3b% lмycoho

Engineer Ltd

/L±L[

{Cw! / c! w! [

lbCw! {Cw! / c! w9

[! b5 59±9[h t a9bC{

9b±lwhb a9bC! [

нлн húf-л D2uŠS wŘS húf-л

t h . 2E myy: húf-л ppm

l l-YłãK 2 Šřř

aY лнтп прф трт

9Y Kf-YłãK x ŠyŠyłł02-ył

9l-lúK tłŠăădzłŠ ō2πšřřłŠyú ōl-tōdzł-lłzyăKŠŠú

čKŠ ōl-tōdzł-lłzyă l-lúŠ 2YúKŠ ōl-ăŠ 2ř b9l-lúKljdł-lŠ ŠS2úŠŌKylŌl-t
Šy3yłŠŠłły3 lłłl-lŌłŌŠb
a 2ŘdzłŠ π cY 9l-lúKljdł-lŠ łŠ łŠăăłł-l-yú łŠłł-llyły3 ōl-řř Šăăłyř

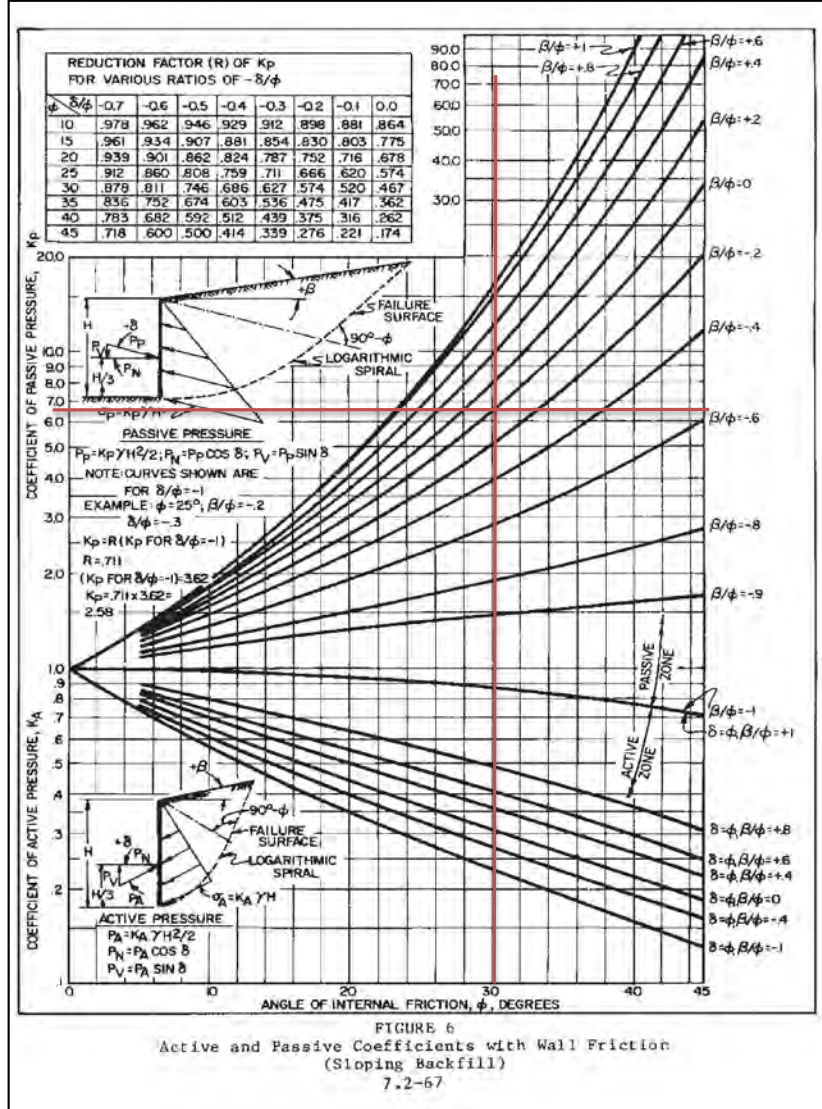
{łúŠ [2ú mo Yl-lłłł 9ăłł-lúŠ 2 l-lłl-l-yłŠ

/2YyŠyłă młłłY KłĖK ōl-řř ōłłK řŠyŌŠ

5l-lúŠ yłłłłłłłłłł

5ŠăăłyŠłł

5 . a



! ŌłłŌŠ 9l-lúK tłŠăădzłŠ

Angle of Friction λ olłłł 5ŠŠłłŠă

Interface friction angle ι łłłłł 5ŠŠłłŠă

Angle of backfill η łłłłł 5ŠŠłłŠă

t l-ăăłŌŠ 9l-lúK tłŠăădzłŠ

c2łłŠ řřřłłŠ l-yřřř ōšłŌŠŠyř

retaining ground to Horizontal η ł

5ŠŠłłŠă

$\eta\phi = \lambda$

$K_p = c\phi\lambda$

From the graph above

Active Earth Pressure co-efficient,

wŠŘřřŌłłłzy C l-Ōłłłł wř łłłłł

řłłłł ūKŠ Ō2dzłřŌłă ūKŠłłł

$Y_1 =$ łłłłł

Passive Earth pressure co-efficient, $K_p =$ řłłłł

řłłłłłłłłłł

Note: The interface angle ι is considered 2/3 of angle of friction λ in a passive case. To be on a conservative side.



Prepared for:
Aspen 2000 Ltd

Property Description:
Matenga Street, Waikanae
Lot 2 DP 447296
CT 564428 (3.4575Ha)

A&C Surveys Ltd

Steven Archer
Ph 06 347 8586 Mb 021 664 571
email: steven.archer@acsurveys.co.nz
project: 16AspMat

PO Box 4028
Wanganui

Proposed Subdivision Matenga Street, Waikanae

Date: 02 February 2017
Scale (A3): 1:1000
Drawn by: spa
Project: 16AspMat



Marie Hewlett

From: Emma Evans on behalf of Mailbox - Building Administration
Sent: Friday, October 30, 2020 10:22 AM
To: lodgements@idesignarchitecture.co.nz
Subject: BC200779 – 28-42 Huia Street Waikanae ; Invoice for payment due; 30/10/20
Attachments: Form 612 Fee Calculator - Building Consent (584000) (9).pdf; BC200779 - Invoice.pdf

I 12

2 S KI-0S t2R3SR e2dzNU o2zafRly3 02yaSyú I-LJLJfOÍ-ú2y f2NU . /нллттф п . SRNU22Y 50Stfay3 , 2dzNU I-LJLJfOÍ-ú2y 0aff oS f2NUYI-ftè
NUŠOŠl0SR 2y0S e2dz KI-0S LJl-lR úKS I-LJLJfOÍ-otS fŠŠā 0KS D{0 ay02l0S lā I-úúI-0KS l-yR I-fā2 2dzNU o2zafRly3 02yaSyú 0I-ft0dzfI-ú2NU
āKŠŠú 0Kl0K KI-ā I-RlRl02yI-f lyf2NUYI-ú2y I-02dzú úKS fŠŠā 02YlJ2ySyúā 0KS нл 02NUly3 Rl-ē āúI-údzú2NUē úYŠfNUI-YŠ ú2 LJNU20Šāā
e2dzNU o2zafRly3 02yaSyú 0aff oS3ly 2y0S LJl-ēYŠyú lā Yl-RŠ I-yR e2dzNU I-LJLJfOÍ-ú2y lā f2NUYI-ftè NUŠOŠl0SR

0KS ly02l0S 0I-y0S LJl-lR 0l-l úKS LJl-ēYŠyú Y2RdzfS ly {lYlJfS I-ú I-yē 2f 2dzNU āSNU0l0S 0SyúNUŠāz 2NU 0ē RlNUŠOŠ úNUI-yāfŠNU ú2 2dzNU 0I-yI
I-002dzú

h dzNU I-002dzú RŠúI-lfā I-NUŠ I-ā f2ff20āY

bI-YŠY YI-LJl0l /2I-āú 5lāúNU0ú /2dzY0lf

. I-yIY 2 ŠāúLJl-0

. NUl-y0KY t I-NU I-LJl-NUl-dzYdz

! 002dzú b dzY0ŠNUY лo-лтон-лoлсмлм-лл

tfŠl-āS dāS . /нллттф I-ā I-NUŠfŠNUŠy0S I-ā úKlā I-ft20ā dā ú2 flyI úKS LJl-ēYŠyú ú2 e2dzNU 02yaSyú

Lf úKS LJl-ēYŠyú lā y2ú NUŠOŠl0SR 0l0Kly 2yS 0ŠŠl 2dzNU I-LJLJfOÍ-ú2y 0aff oS 0I-y0ŠfŠR ttfŠl-āS 02yúI-0ú dā dzNU3Syúfē lf úKlā
úYŠfNUI-YŠ lā LJNU20fSYI-ú2 f2NU e2dz

wŠlI-NUŘā

Emma Evans

Customer Administration Officer

Te Apiha Whakahaere Maihi Kiritaki

Tel 04 296 4743



www.kapiticoast.govt.nz



Marie Hewlett

From: Stuart Nepia <stuart.nepia@a1homes.co.nz>
Sent: Monday, August 2, 2021 3:36 PM
To: Mailbox - Building Approvals
Subject: Application for CCC BC200779
Attachments: 6c. Plumbing and drainage Producer Statements.pdf; 7. Electrical Certification.pdf; 8. Water Tank - PS4.pdf; 9. Prenail PS3.pdf; 10. Window Warranty.pdf; 11. Roof Warranty.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi, please find attached part 2 supporting information for BC200779.

Kind Regards,

Stuart Nepia
Project Manager

Working Hours
Monday – Friday 8am - 5pm

027 218 8934 | 04 977 3501 | stuart.nepia@a1homes.co.nz

Showhome – 30 Main Road, Waikanae.
Licence Holder – ACW Construction Limited

Follow us on [Facebook](#) or visit us at www.a1homes.co.nz



Kapiti/Horowhenua
www.A1homes.co.nz



Please consider the environment before printing this email. This e-mail and any attachment are confidential and contain proprietary information, some or all of which may be legally privileged. It is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient, please notify the author immediately by telephone or by replying to this e-mail, and then delete all copies of the e-mail on your system. If you are not the intended recipient, you must not use, disclose, distribute, copy, print or rely on this e-mail. Whilst we have taken reasonable precautions to ensure that this e-mail and any attachment has been checked for viruses, we cannot guarantee that they are virus free and we cannot accept liability for any damage sustained as a result of software viruses. We would advise that you carry out your own virus checks, especially before opening an attachment.

Marie Hewlett

From: Stuart Nepia <stuart.nepia@a1homes.co.nz>
Sent: Monday, August 2, 2021 3:34 PM
To: Mailbox - Building Approvals
Subject: Application for CCC BC200779
Attachments: 1. CCC Application Form.pdf; 2. Builder ROW.pdf; 3. Roofer ROW.pdf; 4. Slab ROW.pdf; 5a. PS4 Cut and Fill.pdf; 5b. Ribraft PS4.pdf; 6a Drainage Asbuilt.pdf; 6b. Gas Cert.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi, please find attached the CCC application and part 1 supporting information for BC200779.

Kind Regards,

Stuart Nepia
Project Manager

Working Hours
Monday – Friday 8am - 5pm

027 218 8934 | 04 977 3501 | stuart.nepia@a1homes.co.nz

Showhome – 30 Main Road, Waikanae.
Licence Holder – ACW Construction Limited

Follow us on [Facebook](#) or visit us at www.a1homes.co.nz



Kapiti/Horowhenua
www.A1homes.co.nz



Please consider the environment before printing this email. This e-mail and any attachment are confidential and contain proprietary information, some or all of which may be legally privileged. It is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient, please notify the author immediately by telephone or by replying to this e-mail, and then delete all copies of the e-mail on your system. If you are not the intended recipient, you must not use, disclose, distribute, copy, print or rely on this e-mail. Whilst we have taken reasonable precautions to ensure that this e-mail and any attachment has been checked for viruses, we cannot guarantee that they are virus free and we cannot accept liability for any damage sustained as a result of software viruses. We would advise that you carry out your own virus checks, especially before opening an attachment.

Follow Up Flag:	Follow up
Flag Status:	Flagged

t f ŝ l ä ŝ ɾ λ y ř i ú ú i ö k š ř ú k š λ y t z w y i ü á z y n ŝ i j d z š á u š ř ø



1

СН2УУ !уу! {У'лук F !уу!ф{У'лук X 1 I-LJΛ02I-āúφΞ20úφy15 hy .ŠKI-ff hf a I-āfō2Ē - . dzāfēRly3 ! LJJLJN20I-fā
 {Šyūy φdzŠāRī-ēΣ mт b20ŠYōŠNУ нлнл пУол t a
 φ2Y t2R3ŠYŠyūā X λRŠāλ3Y1-NUKλúŠŌúdzNUSφŌ2φy1
 {dzō:ŠŌúy wS1jdzŠāú F2NУ CdzNúKŠNУ LyF2NУYI-úā2Yφ . dzāfēRly3 / 2yāŠyūy нллттфΣ ну-пн I dzāI- {úNUSŠúΣ 2 I-λ1I-yI-Š

D22R I-FúŠNУy22y

ttŠI-āŠ FlyR I-úúI-ŌKŠRŸ wS1jdzŠāú F2NУ CdzNúKŠNУ LyF2NУYI-úā2Yφ . dzāfēRly3 / 2yāŠyūy нллттфΣ ну-пн I dzāI- {úNUSŠúΣ 2 I-λ1I-yI-Šφ п-
 . ŠRNU22Y 50Šffly3 0λúK I-úúI-ŌKŠR 3I-I-NUI-3Š

2 Š KI-ŌŠ ādzāLJŠyRŠR ē2dzNУ I-LJJLJŌI-úā2Y LJŠyRly3 NUSŌŠNУú 2F úKŠ I-ō20Š lyF2NУYI-úā2Yφ ttŠI-āŠ āŠyR λú úz dzā ōè m 5ŠŌŠYōŠNУ
 нлнлφ 2 Š I-NUŠ dzyI-ōfŠ ú2 λāādzŠ ē2dzNУ . dzāfēRly3 / 2yāŠyūy dzyūāf úKŠāŠ YI-úúŠNā I-NUŠ NUSā2f0ŠRφ

LyF2NУYI-úā2Y ŌI-y ōŠ Lj2āúŠRΣ ŠYI-āfŠR ú2 . dzāfēRly3φ ! LJJLJN20I-fā X 1 I-LJΛ02I-āúφΞ20úφy1 2NУ RNU2LJJLJŠR lyI-ú 2yŠ 2F / 2dzyŌλēā āŠNŌλŌŠ
 ŌŠyūNUSāφ

Lf ē2dz yŠŠR Y2NUS ūAYŠΣ KI-ŌŠ I-yē IjdzŠāúā2yā 2NУ ē2dz 02dzēR fλŠ ú2 RλāŌdzāā úKλā YI-úúŠNУ LJfŠI-āŠ Ō2yūI-Ōú a ŠfāāāI Dλōā2Y2y
 óлпп нфс птлл 2NУ a ŠfāāāI-φDλōā2YX 1 I-LJΛ02I-āúφΞ20úφy1 NUSfŠNUSyŌly3 . dzāfēRly3 / 2yāŠyūy b2 нллттфφ

YlyR wS3I-I-URā

Anna Smith
 Customer Administration Officer
 Te Apiha Whakahaere Maihi Kiritaki

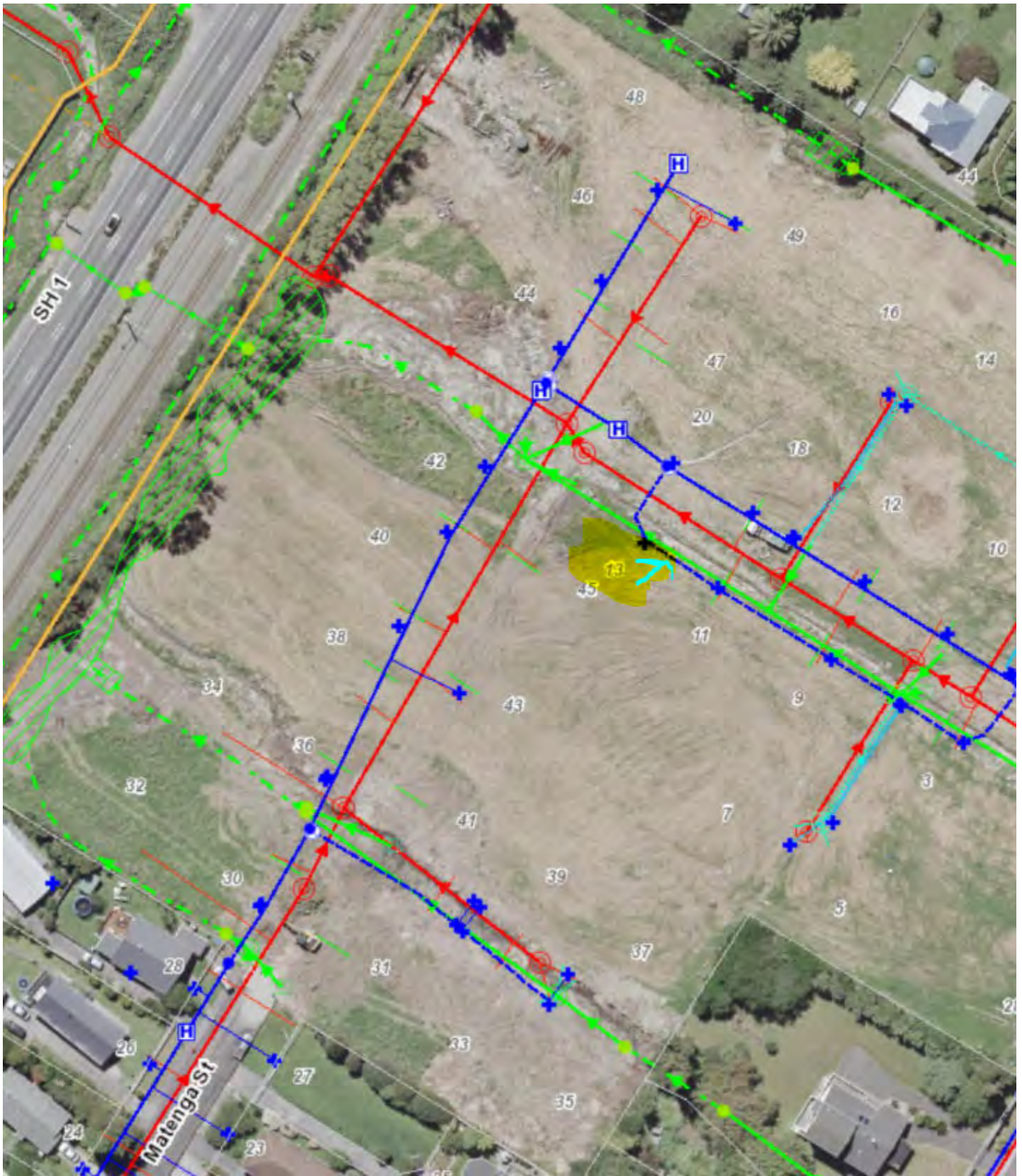
Tel 04 296 5476



Find out more at [Covid19.govt.nz](https://www.covid19.govt.nz)

New Zealand Government





YlyŘ wŠE1-NŘăž

Hannah Harland
Planning Technical Support Officer



www.kapiticoast.govt.nz

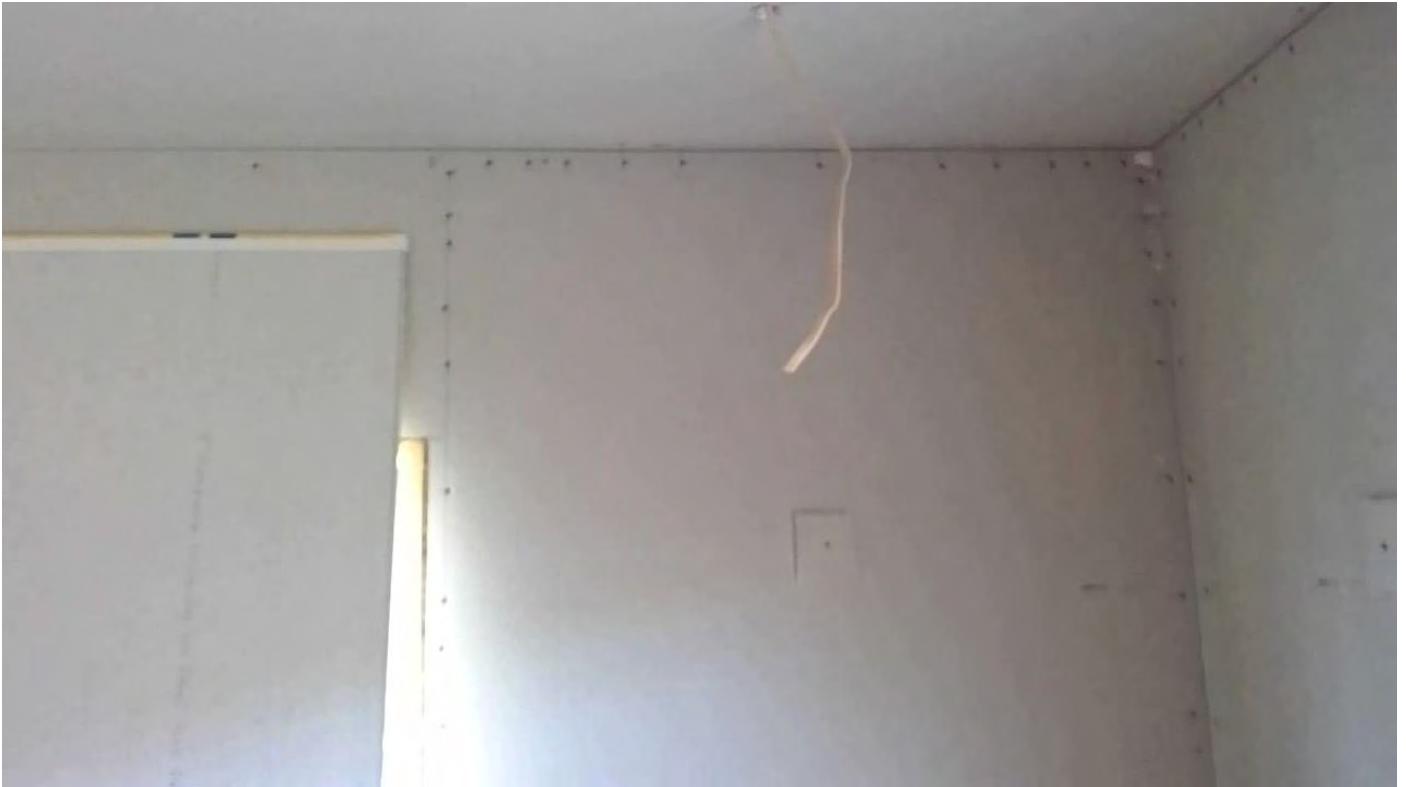


GoGet Inspection Audit Report

Consent No: **200779**
Applicant: **ACW Construction**
Site Address: **35 Matenga Street, Waikanae**
Work Type: **4-Bedroom Dwelling with attached garage**

Inspection Type: **Postline / Wet area Pre Application**
Inspection Outcome: **Pass**
Inspected By: **Luke Natrass**
Inspection Date: **1 June 2021 11:46 a.m.**
Duration: **45 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes Sighted previous inspection notes	Pass
Conforms with approved drawings As per consented plans	Pass
Confirm additional information/amended plan	N/A
Sheet bracing Bl1's and gs1's as per consented plans	Pass
Sheet fixings Screwed as required	Pass
Fire/acoustic separation Fireline gib in garage first layer screwed off as required for bracing , happy to see photos of second layer at next inspection	Pass
Agent/owner written approval	N/A
Wet area substrate system Aqualine gib and screwed off as required	Pass
LBP number James (see photos)	Pass
non compliance discussed onsite Require photos of last bl1 and two sides of garage door	Pass
Next Inspection required	N/A
Other	N/A



Taken at 11:27 AM on Tuesday 1/06/2021



Taken at 11:27 AM on Tuesday 1/06/2021



Taken at 11:28 AM on Tuesday 1/06/2021



Taken at 11:29 AM on Tuesday 1/06/2021



Taken at 11:29 AM on Tuesday 1/06/2021



Taken at 11:35 AM on Tuesday 1/06/2021



Taken at 11:35 AM on Tuesday 1/06/2021



Taken at 11:35 AM on Tuesday 1/06/2021



Taken at 11:37 AM on Tuesday 1/06/2021

GoGet Inspection Audit Report

Consent No: **200779**
Applicant: **ACW Construction**
Site Address: **28-42 Huia Street, Waikanae**
Work Type: **4-Bedroom Dwelling with attached garage**

Inspection Type: **Pre Clad**
Inspection Outcome: **Fail**
Inspected By: **Alan Tinney**
Inspection Date: **9 April 2021 9:10 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Fail
Inspection notes	Pass
Drawings	Pass
Additional information/plan	Pass
Fire Separations	N/A
Building wrap type Tekton	Pass
Flexible seling tape SuperStick	Pass
Deck membrane fixed in accordance with specification	N/A
Head flashings	Pass
Sill flashings	N/A
Back flashings	N/A
Saddle flashings	N/A
Internal/external corner flashings Alum	Pass
Jamb flashings	N/A
Capillary clearances	Pass
Flashing penetrations Penetrations not sealed as required	Fail
Ground/Deck Cladding Clearance	Pass
Additional strapping to wrap	Pass
Batten timber treatment H3	Pass
Cavity closers	Pass
Battens in place	Pass
Battens structural fixing	N/A
Cavity spacers	N/A
Cavity spacers size and slope	N/A
LBP number	N/A
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other	N/A



Taken at 9:05 AM on Friday 9/04/2021



Taken at 9:05 AM on Friday 9/04/2021



Taken at 9:07 AM on Friday 9/04/2021



Taken at 9:07 AM on Friday 9/04/2021



Taken at 9:07 AM on Friday 9/04/2021



Taken at 9:07 AM on Friday 9/04/2021



Taken at 9:08 AM on Friday 9/04/2021



Taken at 9:08 AM on Friday 9/04/2021



Taken at 9:08 AM on Friday 9/04/2021



Taken at 9:09 AM on Friday 9/04/2021



Taken at 9:10 AM on Friday 9/04/2021

SITE NOTICE

Consent No: **200779**
Applicant: **Antony Pauletic & Page Mallamore**
Site Address: **28-42 Huia Street, Waikanae**
Work Type: **4-Bedroom Dwelling with attached garage**
Building Category: **R2**

Inspection Type: **Pre Clad**
Inspection Outcome: **Fail**
Inspected By: **Alan Tinney**
Inspection Date: **9 April 2021**

Failed Items

General

Flashing penetrations **Penetrations not sealed as required**

Passed Items

General

Inspection notes
Drawings
Additional information/plan
Building wrap type **Tekton**
Flexible sealing tape **SuperStick**
Head flashings
Internal/external corner flashings **Alum**
Capillary clearances
Ground/Deck Cladding Clearance
Additional strapping to wrap
Batten timber treatment **H3**
Cavity closers
Battens in place

GoGet Inspection Audit Report

Consent No: **200779**
Applicant: **ACW Construction**
Site Address: **28-42 Huia Street, Waikanae**
Work Type: **4-Bedroom Dwelling with attached garage**

Inspection Type: **Pre Clad**
Inspection Outcome: **Pass**
Inspected By: **Anthony Wilson**
Inspection Date: **13 May 2021 12:56 p.m.**
Duration: **0 minutes**

Inspection Element	Status
General	Pass
Flashing penetrations	Pass
Trade seals to taps and heat pump pies	

GoGet Inspection Audit Report

Consent No: **200779**
Applicant: **ACW Construction**
Site Address: **28-42 Huia Street, Waikanae**
Work Type: **4-Bedroom Dwelling with attached garage**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **22 March 2021 2:15 p.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Pass
Inspection notes	Pass
Drawings	Pass
Additional information/plan	Pass
Fire Separations	N/A
Cladding type identified	Pass
Framing moisture meets cladding requirements	Pass
Stud spacing appropriate for cladding 600mm	Pass
Exterior sheet bracing and angle brace fixing	N/A
Bottom plate connections All bottom plate connections fixed in compliance with the building consent documentation	Pass
Building wrap type Tekton	Pass
Roof Cross Bracing	Pass
Purlin fixing 1 blue screw/ 1 nail Purlins fixed and screw in accordance with the building consent documentation	Pass
Decking substrate	N/A
Top Plate Connection Stud lock	Pass
Lintel Connections Stud lock	Pass
Truss connections Cpc 40	Pass
Column posts	N/A
LBP number 138256	Pass
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other	N/A



Taken at 2:10 PM on Monday 22/03/2021



Taken at 2:10 PM on Monday 22/03/2021



Taken at 2:10 PM on Monday 22/03/2021



Taken at 2:10 PM on Monday 22/03/2021



Taken at 2:10 PM on Monday 22/03/2021



Taken at 2:10 PM on Monday 22/03/2021



Taken at 2:11 PM on Monday 22/03/2021



Taken at 2:11 PM on Monday 22/03/2021



Taken at 2:12 PM on Monday 22/03/2021



Taken at 2:13 PM on Monday 22/03/2021



Taken at 2:13 PM on Monday 22/03/2021



Taken at 2:14 PM on Monday 22/03/2021

SITE NOTICE

Consent No: **200779**
Applicant: **Antony Pauletic & Page Mallamore**
Site Address: **28-42 Huia Street, Waikanae**
Work Type: **4-Bedroom Dwelling with attached garage**
Building Category: **R2**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **22 March 2021**

Passed Items

General

Inspection notes	
Drawings	
Additional information/plan	
Cladding type identified	
Framing moisture meets cladding requirements	
Stud spacing appropriate for cladding	600mm
Bottom plate connections	All bottom plate connections fixed in compliance with the building consent documentation
Building wrap type	Tekton
Roof Cross Bracing	
Purlin fixing	1 blue screw/ 1 nail
	Purlins fixed and screw in accordance with the building consent documentation
Top Plate Connection	Stud lock
Lintel Connections	Stud lock
Truss connections	Cpc 40
LBP number	138256

GoGet Inspection Audit Report

Consent No: **200779**
Applicant: **ACW Construction**
Site Address: **28-42 Huia Street, Waikanae**
Work Type: **4-Bedroom Dwelling with attached garage**

Inspection Type: **Preline Building**
Inspection Outcome: **Fail**
Inspected By: **Anthony Wilson**
Inspection Date: **13 May 2021 1:18 p.m.**
Duration: **45 minutes**

Inspection Element	Status
General	Fail
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Fire Separations	Fail
Need to confirm requirement for handi bracs on studs on garage fire wall	
Max moisture content	Pass
16%-18%	
Ventilation to rooms	Pass
Window sizes and openings as per consented documentation	
Timber treatment	Pass
H1.2	
Lintel/beam size and fixing	Pass
As per plan	
Insulation	Pass
R3.6 ceiling	
R2.2 wall	
Top plate connection	N/A
Ceiling batten spacing	Pass
Rondo clipped 600mm	
Stud spacing	Pass
600mm	
Bracing connections	Fail
BL brackets upstairs still need bolts	
Air seals	Pass
Sealed windows doors and under bottom plates	
Bottom plate fixings	Fail
Bolts for 2 handi bracs upstairs, take photos	
Building closed in	Pass
Building closed in adequately to allow lining	
Grade of timber framing	Pass
SG8	
Framing cut outs	Fail
125mm vents through 2 190mm floor joists above bathroom downstairs, need details of max size cut out with	
wet area substrate	N/A
insert or inbuilt fireplace	N/A
LBP number	Pass
James	
Agent/owner written approval	N/A

non compliance discussed onsite

Pass

Verify the strengthening brackets used for over sized cut outs by plumber and sparky

Next Inspection required

Fail

Update fails



Taken at 12:57 PM on Thursday 13/05/2021



Taken at 12:57 PM on Thursday 13/05/2021



Taken at 12:57 PM on Thursday 13/05/2021



Taken at 12:58 PM on Thursday 13/05/2021



Taken at 12:58 PM on Thursday 13/05/2021



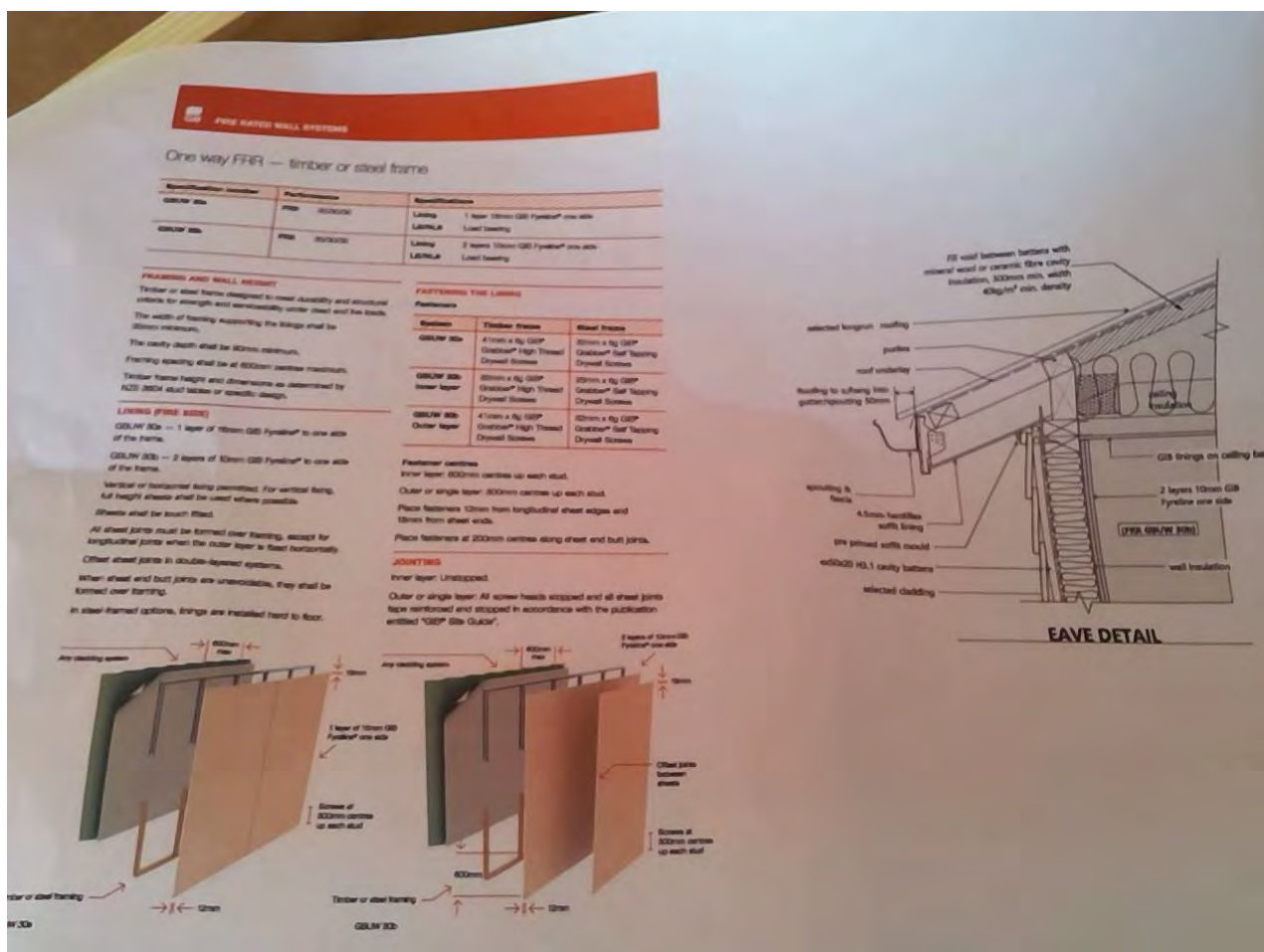
Taken at 1:00 PM on Thursday 13/05/2021



Taken at 1:03 PM on Thursday 13/05/2021



Taken at 1:09 PM on Thursday 13/05/2021



Taken at 1:09 PM on Thursday 13/05/2021



Taken at 1:15 PM on Thursday 13/05/2021



Taken at 1:15 PM on Thursday 13/05/2021

GoGet Inspection Audit Report

Consent No: **200779**
Applicant: **ACW Construction**
Site Address: **35 Matenga Street, Waikanae**
Work Type: **4-Bedroom Dwelling with attached garage**

Inspection Type: **Preline Building**
Inspection Outcome: **Fail**
Inspected By: **Luke Natrass**
Inspection Date: **1 June 2021 2:51 p.m.**
Duration: **0 minutes**

Inspection Element	Status
General	Fail
Bracing connections	Pass
Bottom plate fixings	Pass

SITE NOTICE

Consent No: **200779**
Applicant: **Antony Pauletic & Page Mallamore**
Site Address: **35 Matenga Street, Waikanae**
Work Type: **4-Bedroom Dwelling with attached garage**
Building Category: **R2**

Inspection Type: **Preline Building**
Inspection Outcome: **Fail**
Inspected By: **Luke Natrass**
Inspection Date: **1 June 2021**

Failed Items

General

Fire Separations	Need to confirm requirement for handi bracs on studs on garage fire wall
Framing cut outs	125mm vents through 2 190mm floor joists above bathroom downstairs, need details of max size cut out with
Next Inspection required	Update fails

Passed Items

General

Bracing connections
Bottom plate fixings

Inspection Type: **Postline / Wet area Pre Application**
Inspection Outcome: **Pass**
Inspected By: **Luke Natrass**
Inspection Date: **1 June 2021**

Passed Items

General

Sighted previous inspection notes	Sighted previous inspection notes
Conforms with approved drawings	As per consented plans
Sheet bracing	Bl1's and gs1's as per consented plans
Sheet fixings	Screwed as required
Fire/acoustic separation	Fireline gib in garage first layer screwed off as required for bracing , happy to see photos of second layer at next inspection
Wet area substrate system	Aqualine gib and screwed off as required
LBP number	James (see photos)
non compliance discussed onsite	Require photos of last bl1 and two sides of garage door

SITE NOTICE

Consent No: **200779**
Applicant: **Antony Pauletic & Page Mallamore**
Site Address: **28-42 Huia Street, Waikanae**
Work Type: **4-Bedroom Dwelling with attached garage**
Building Category: **R2**

Inspection Type: **Preline Building**
Inspection Outcome: **Fail**
Inspected By: **Anthony Wilson**
Inspection Date: **13 May 2021**

Failed Items

General

Fire Separations	Need to confirm requirement for handi bracs on studs on garage fire wall
Bracing connections	BL brackets upstairs still need bolts
Bottom plate fixings	Bolts for 2 handi bracs upstairs, take photos
Framing cut outs	125mm vents through 2 190mm floor joists above bathroom downstairs, need details of max size cut out with
Next Inspection required	Update fails

Passed Items

General

Sighted previous inspection notes	
Conforms with approved drawings	
Max moisture content	16%-18%
Ventilation to rooms	Window sizes and openings as per consented documentation
Timber treatment	H1.2
Lintel/beam size and fixing	As per plan
Insulation	R3.6 ceiling R2.2 wall
Ceiling batten spacing	Rondo clipped 600mm
Stud spacing	600mm
Air seals	Sealed windows doors and under bottom plates
Building closed in	Building closed in adequately to allow lining
Grade of timber framing	SG8
LBP number	James
non compliance discussed onsite	Verify the strengthening brackets used for over sized cut outs by plumber and sparky

Inspection Type: **Pre Clad**
Inspection Outcome: **Pass**

13 May 2021

KEEP ON SITE FOR RECHECK
Form 625 Site Inspection Notice Issued June 2019

Page 1 of 2

Inspected By: **Anthony Wilson**
Inspection Date: **13 May 2021**

Passed Items

General

Flashing penetrations

Trade seals to taps and heat pump pies

GoGet Inspection Audit Report

Consent No: **200779**
Applicant: **ACW Construction**
Site Address: **28-42 Huia Street, Waikanae**
Work Type: **4-Bedroom Dwelling with attached garage**

Inspection Type: **Preline Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **28 April 2021 2:19 p.m.**
Duration: **45 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Plumber 24812	Pass
Soil pipe size and test Sized correctly and tested	Pass
Pipes fixed/supported All clipped and secured	Pass
System used AS3500 Also non potable in green pipe to toilets and hosedaps	Pass
TPR line Not part of this consent	N/A
Inbuilt S/W pipes tested	N/A
Vents terminated 50mm completed	Pass
Pressure test All 20-15mm used 10mm for kitchen hot dux segura in and tested	Pass
Waste pipe size and test In and sized correctly	Pass
Floor wastes	N/A
Shut off valves Going in garage	Pass
Fire wraps and collars	N/A
LBP number	N/A
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	Pass



Taken at 2:12 PM on Wednesday 28/04/2021



Taken at 2:13 PM on Wednesday 28/04/2021



Taken at 2:13 PM on Wednesday 28/04/2021



Taken at 2:13 PM on Wednesday 28/04/2021



Taken at 2:13 PM on Wednesday 28/04/2021



Taken at 2:14 PM on Wednesday 28/04/2021



Taken at 2:14 PM on Wednesday 28/04/2021



Taken at 2:14 PM on Wednesday 28/04/2021



Taken at 2:14 PM on Wednesday 28/04/2021



Taken at 2:14 PM on Wednesday 28/04/2021



Taken at 2:14 PM on Wednesday 28/04/2021



Taken at 2:15 PM on Wednesday 28/04/2021



Taken at 2:19 PM on Wednesday 28/04/2021

SITE NOTICE

Consent No: **200779**
Applicant: **Antony Pauletic & Page Mallamore**
Site Address: **28-42 Huia Street, Waikanae**
Work Type: **4-Bedroom Dwelling with attached garage**
Building Category: **R2**

Inspection Type: **Preline Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **28 April 2021**

Passed Items

General

Sighted previous inspection notes

Conforms with approved drawings

Plumber

Soil pipe size and test

Pipes fixed/supported

System used

Vents terminated

Pressure test

Waste pipe size and test

Shut off valves

Other

24812

Sized correctly and tested

All clipped and secured

AS3500

Also non potable in green pipe to toilets and hosedraps

50mm completed

All 20-15mm used 10mm for kitchen hot dux secure in and tested

In and sized correctly

Going in garage

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

GoGet Inspection Audit Report

Consent No: **200779**
Applicant: **ACW Construction**
Site Address: **28-42 Huia Street, Waikanae**
Work Type: **4-Bedroom Dwelling with attached garage**

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **12 February 2021 9:54 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Fail
Engineers details required Ribraft design engineer still to inspect and provide Site notes	Fail
Rebate for brick veneer Not part of this consent	N/A
Ground clearance	Pass
Concrete cover All steel good cover	Pass
Driveway S/W control	N/A
Sand blinding	Pass
Slab thickenings In place	Pass
Vapour barrier In lapped and taped	Pass
Bottom plate fixings Not assessed at this inspection	N/A
Steel reinforcing All steel work placed and tied as per consented documentation	Pass
Bar chairs Bar chairs placed as required	Pass
DPC penetrations taped All penetrations taped as required	Pass
Minimum floor level	Pass
Registration numbers	N/A
Siting Measured off survey pegs	Pass
Sub slab insulation	N/A
In-slab heating	N/A
LBP number 132234	Pass
Agent/owner written approval	N/A
non compliance discussed onsite Spoke to foundation layer	Pass
Next Inspection required	N/A
Other	N/A



Taken at 9:49 AM on Friday 12/02/2021



Taken at 9:49 AM on Friday 12/02/2021



Taken at 9:49 AM on Friday 12/02/2021



Taken at 9:49 AM on Friday 12/02/2021



Taken at 9:50 AM on Friday 12/02/2021



Taken at 9:51 AM on Friday 12/02/2021



Taken at 9:53 AM on Friday 12/02/2021

SITE NOTICE

Consent No: **200779**
Applicant: **Antony Pauletic & Page Mallamore**
Site Address: **28-42 Huia Street, Waikanae**
Work Type: **4-Bedroom Dwelling with attached garage**
Building Category: **R2**

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **12 February 2021**

Failed Items

General

Engineers details required

**Ribraft design engineer still to inspect and provide
Site notes**

Passed Items

General

Ground clearance

Concrete cover

Sand blinding

Slab thickenings

Vapour barrier

Steel reinforcing

Bar chairs

DPC penetrations taped

Minimum floor level

Siting

LBP number

non compliance discussed onsite

All steel good cover

In place

In lapped and taped

**All steel work placed and tied as per consented
documentation**

Bar chairs placed as required

All penetrations taped as required

Measured off survey pegs

132234

Spoke to foundation layer

GoGet Inspection Audit Report

Consent No: **200779**
Applicant: **ACW Construction**
Site Address: **28-42 Huia Street, Waikanae**
Work Type: **4-Bedroom Dwelling with attached garage**

Inspection Type: **Pre-Slab Plumbing**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **9 February 2021 2:08 p.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Fail
Secondary flow path	N/A
Not part of this consent	
Pipe material	Pass
PVC primed and glued	
Pipe protection	Pass
25mm poly sleeves	
TPR line	N/A
Not part of this consent	
Plumbing layout	Pass
As per plan same system used	
Pipes supported	Pass
Wastes and drains	Pass
100mm for all with level invert 65mm to kitchen	
Water/air	Fail
Good fall out of still being filled on inspection ok to cover with producer statement	
Leak check	N/A
Registration numbers	Pass
24812	
Agent/owner written approval	N/A
non compliance discussed onsite	Pass
Discussed with plumber	
Next Inspection required	N/A
Other	N/A
Site Inspection	N/A

SITE NOTICE

Consent No: **200779**
Applicant: **Antony Pauletic & Page Mallamore**
Site Address: **28-42 Huia Street, Waikanae**
Work Type: **4-Bedroom Dwelling with attached garage**
Building Category: **R2**

Inspection Type: **Pre-Slab Plumbing**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **9 February 2021**

Failed Items

General

Water/air

Good fall out of still being filled on inspection ok to cover with producer statement

Passed Items

General

Pipe material

PVC primed and glued

Pipe protection

25mm poly sleeves

Plumbing layout

As per plan same system used

Pipes supported

Wastes and drains

100mm for all with level invert 65mm to kitchen

Registration numbers

24812

non compliance discussed onsite

Discussed with plumber

GoGet Inspection Audit Report

Consent No: **200779**
Applicant: **ACW Construction**
Site Address: **28-42 Huia Street, Waikanae**
Work Type: **4-Bedroom Dwelling with attached garage**

Inspection Type: **Pre-Slab Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **10 February 2021 2:22 p.m.**
Duration: **0 minutes**

Inspection Element	Status
General	Pass
Water/air	Pass
Good fall out of still being filled on inspection ok to cover with producer statement called back following day and checked flood test on all ok 10/02/21	
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	



Kapiti Coast District Council
175 Rimu Road
Private Bag 60601
Paraparaumu 5254
Phone (04) 296 4700

SITE NOTICE

Consent No: **200779**
Applicant: **Antony Pauletic & Page Mallamore**
Site Address: **28-42 Huia Street, Waikanae**
Work Type: **4-Bedroom Dwelling with attached garage**
Building Category: **R2**

Inspection Type: **Pre-Slab Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **10 February 2021**

Passed Items

General

Water/air

Good fall out of still being filled on inspection ok to cover with producer statement called back following day and checked flood test on all ok 10/02/21

Other

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

GoGet Processing Summary Report

Consent No: 200779

Site Address: 28-42 Huia Street, Waikanae

Description: 4-Bedroom Dwelling with attached garage

/KŠŌŋtāúk9tŠYŠyúā	{úI-údzā b2úŠā	tN2ŌŠāāŠŖ .ē
<u>Pre-Application Record</u>	bk!	{λY2y / 2LJLJ
<u>Vetting</u>	tI-āā	I ŠI-úKŠN 2 NΛEKÚΣ a ŠtāāI- Dīōā2y
!LJLJfāŌI-úλ2YŖ2ŌdzYŠyúI-úλ2y	tI-āā	19 2
!LJLJfāŌI-úλ2YúēLJŠ	tI-āā	19 2
!LJLJfāŌI-úλ2YŖ2NŸ āλ3yŠŖ	tI-āā	19 2
tN22Ť 2Ť 2ŌyŠNāKλLJ	tI-āā	19 2
5NŮ-Ōλy3ā I-yŖ LfI-yā	tI-āā	19 2
{λúŠ āLJŠŌλFāŌ āLJŠŌλFāŌI-úλ2yā	tI-āā	19 2
/2YŮfāI-yŌŠ Ŗ2ŌdzYŠyúI-úλ2y	tI-āā	19 2
{LJŠŌλFāŌ ŠyλyŠŠNŠŖ ŖŠāλ3y	tI-āā	19 2
.dzλŖŖλy3 I-Ōú	tI-āā	19 2
{TM bI-údzNŮI-f I-I-ŮŖ	bk!	19 2
{TMπTH I-āāŠāāYŠyú	bk!	19 2
{TMπTH wŠŌ2YŠyŖI-úλ2y	bk!	19 2
{yn π wŠāúNΛŌúŠŖ ōdzλŖŖλy3 ō2Nŋ	tI-āā	19 2
{MMH 2N moO!ϕ π !túŠNŮI-úλ2yā ú2 Šēλāúλy3 ōdzλŖŖλy3ā	bk!	19 2
{mmp π /KI-y3Š 2Ť dzāŠ	bk!	19 2
{mmy π !ŌŌŠāā I-yŖ ŤI-ŌλfāúŠā Ť2N LJŠNā2yā ōλúK ŖāāI-ŌλfāúŠā	bk!	19 2
{oco π t dzŌfāŌ dzāŠ LJNΛ2N ū2 λāādzλy3 ///	bk!	19 2
!yē 2dzúāúI-yŖλy3 /// ōā	bk!	19 2
5ŠŌāλ2yπ āTMπTH	bk!	19 2
2 I-λŌŠNā I-yŖ a2ŖλFāŌI-úλ2yā	bk!	19 2
adzŤúλ !āŠ	bk!	19 2
tI-ēYŠyú	tI-āā	19 2 ΣaDL
tI-ēYŠyú NŠIjdzŠāúŠŖ	tI-āā	19 2
tI-ēYŠyú NŠŌŠIŌŠŖ	tI-āā	19 2 ΣaDL
<u>Planning</u>	tI-āā	I I-yŸI-K I I-NŮI-yŖ
5λāúNΛŌú tŤI-y	tI-āā	I ! I
5λāúNΛŌú tŤI-yLúŠYā /KŠŌŋŠŖ	Šā	I ! I
{ŠŌúλ2yNHM ŌKŠŌŋŠŖ	Šā	I ! I

/KŠŌŋtāúk9tŚYŚyŭā	{ŭt-ŭdzā	b2ŭŠā	tN2ŌŠāāŠŔ .ē
/2yŌNŠŭŚ ātI-ō	tI-āā	ō2I-NŔ CāNŭK 9yālyŚŠNŠŔ wāŌNŭt-ŭtū ātI-ō π I-I-YāK ² Štāŕ 9yālyŚŠN ϕKŠNŠ ā I-ŔŠljdzI-ŭŚ ŌtŠI-NŭI-yŌŠ ō2ŭK ŌŠNŭāŌI-ffē I-yŔ K2Nŭāĭ2yŭI-ffēš ŭ2 ŭKŠ ādzNŭ2dzYŔāy 3N2dzYŔ I-N2dzYŔ ŭKŠ Ō2yŌNŠŭŚ ātI-ō ϕKŠ t2dzYŔI-ŭā2yŠŔ3S 2Ŧ ŭKŠ ātI-ō ā ŔŠŭI-āŦŠŔ I-LJLJN2LJNŭā I-ŭŠtē 3āŌŠyŔ ŭKŠ ŭēLJŠ 2Ŧ Ō2yāāNŭdzŌŭā2yŠ ōāŭK ādzŦŦāŌāŠyŭ ŔāYŚyāā2yā I-yŔ NŭŠyŦ2NŌāy3 ϕKŠ ātI-ō ā Ō2yāāNŭdzŌŭāŠŔ 2ŌŠN 3NŭI-yŏztI-Nŭ Ŧāff ōāŭK I-yŦ I-LJLJN2LJNŭā I-ŭŚ ŔI-YLJ LJN22Ŧ YŚYŌNŭI-yŠ ϕKŠ ŭKāŌŋyŠāā 2Ŧ ŭKŠ ātI-ō YŚŠŭā NŭŠljdzāNŭŠYŚyŭāš ōāŭK I-ŔŠljdzI-ŭŚ NŭŠyŦ2NŌāy3 I-yŔ āKŭāyŋI-3S Ō2yŭŭ2Ŧ ōKŠNŠ NŭŠljdzāNŭŠŔ ² KŠŭŚ ŭKŠ ātI-ō ādzLJLJ2Nŭā t2I-Ŕ ōŠI-Nŭāy3 ōI-ffā ŭKŠ ātI-ō āK2ōā ādzŦŦāŌāŠyŭ ŭKāŌŋŠyāy3 NŭŠyŦ2NŌāy3 I-yŔ ŦāĒāy3ā ŭ2 ŭKŠ ō2ŭ2Y LJŦI-ŭŠ	aDL
² I-ffā	tI-āā		aDL
{ŭdzŔā	tI-āā	{ŭdzŔā lyŦ2I-Ŕ I-yŔ y2yŦt2I-Ŕ ōŠI-Nŭāy3 ōI-ffā ŦNŭI-Yāy3 I-NŭŚ āāĭŠŔ I-LJLJN2LJNŭā I-ŭŠtē 3āŌŠyŔ ŭKŠ ōāyŔ ĭ2yŠ ŭKŠNŭ t2I-ŔŠŔ ŔāYŚyāā2yŦ KŠāKŭ I-yŔ āLJŦ-Ōāy3	aDL
[lyŭŠtā	tI-āā	[lyŭŠtā 2ŌŠN 2LJŠyāy3ā lyŦ ōI-ff ŦNŭI-Yāy3 KŭI-ŌŠ ōŠŠyŔ āāĭŠŔ I-LJLJN2LJNŭā I-ŭŠtē 3āŌŠyŔ ŭKŠ ōdzāŦŔāy3 ŠŦŠYŚyŭā ŭKŠē ādzLJLJ2Nŭā ŭKŠNŭ t2I-ŔŠŔ ŔāYŚyāā2yŦ I-yŔ ŭKŠNŭ āLJŦ-yŦ CāĒāy3ā I-NŭŚ ŔŠŭI-āŦŠŔ ŭ2 LJNŭŠŌŠyŭ dzLJŦēŦŭ	aDL
tŦI-ŭŠā	tI-āā	ϕ2LJ I-yŔ ō2ŭ2Y LJŦI-ŭŠā I-NŭŚ āāĭŠŔ I-LJLJN2LJNŭā I-ŭŠtēš I-yŔ KŭI-ŌŠ I-ŔŠljdzI-ŭŚ āŭNŭŠy3ŭKŠyāy3 ōKŠNŠ NŭŠljdzāNŭŠŔ	aDL
.NŭI-Ōāy3	tI-āā	/2NŭNŠŌŭ LJŦI-NŭI-YŚŭŠŭā KŭI-ŌŠ ōŠŠyŔ dzāŠŔ Ŧ2Nŭ ŌI-ŦŌdzŦI-ŭāy3 ōI-ff ōNŭI-Ōāy3 ŔŠYŦ-yŔ ϕKāā lyŏŦdzŔŠā Ō2yāāŔŠNŭI-ŭā2yā I-N2dzYŔ ōāyŔŠ ŠI-NŭŭKljdzI-ŋŠāš ŌŦI-ŔŔāy3 ŭēLJŠāš I-yŔ ōdzāŦŔāy3 ŌKŭI-NŭI-ŌŭŠŭāāŭŌā	aDL
t2āŭā	bK!	ϕKŠ ōI-ff ōNŭI-Ōāy3 ŔŠāāyŦāK2ōā I-ŔŠljdzI-ŭŚ āŭNŭŠy3ŭK ŭ2 NŭŠāāŭ ŦI-ŭŠNŭI-Ŧ t2I-Ŕā ŠēLJŠŌŭŠŔ 3āŌŠyŔ ŭKŠ I-ō2ŌŠ LJŦI-NŭI-YŚŭŠŭā ϕKŠ ŦI-ē2dzŭ 2Ŧ ŭKŠ ōNŭI-Ōāy3 YŚŠŭā ŭKŠ LJN2ŌŌāā2yā ŭ2 I-Ō2āŔ ŭ2Nŭāā2yŔŔdzŠ ŭ2 I-āēYŦŠŭŭāŌ ŔŠāāy3	aDL
w22Ŧ āŭNŭdzŌŭdzNŭŚ	tI-āā		aDL
CNŭI-YŠŔ N22Ŧ	tI-āā	tN2ŌŔāŔŠ ŭKŠ I ēŌK2NŔ YŦI-yŏztI-ŌŭdzNŭŠŭā Ŕ2ŌdzYŚyŭI-ŭā2yŦ I-yŔ ŦāĒāy3ā NŭŠljdzāNŭŠYŚyŭā πππ wŠāLJ2yāŠ π aDL нп b2Ō нлнл ϕŶoϕI-Y πππ wCL NŭŠāLJ2yāŠY L ŔŠāāyŦŔ2ŌdzYŚyŭā dzLJŔI-ŭŠŔ ŭ2 lyŏŦdzŔŠ ŦāĒāy3 NŭŠljdzāNŭŠYŚyŭā	aDL
wŠljdzŠāŭ Ŧ2Nŭ CdzNŭKŠNŭ LyŦ2NŭYŦI-ŭā2yŦ			
wŠljdzŠāŭ tN2ŌŔāŔŠ ŭKŠ I ēŌK2NŔ YŦI-yŏztI-ŌŭdzNŭŠŭā Ŕ2ŌdzYŚyŭI-ŭā2yŦ I-yŔ ŦāĒāy3ā NŭŠljdzāNŭŠYŚyŭā			aDL
wŠāLJ2yāŠY wCL NŭŠāLJ2yāŠY L ŔŠāāyŦŔ2ŌdzYŚyŭā dzLJŔI-ŭŠŔ ŭ2 lyŏŦdzŔŠ ŦāĒāy3 NŭŠljdzāNŭŠYŚyŭā			aDL
ϕNŭdzāā N22Ŧ	tI-āā	ϕKŠ N22Ŧ ŭNdzāā KŭI-ā ōŠŠyŔ āLJŠŌāŦāŌI-ffē ŔŠāāyŔŠŔ I-ŌŌ2NŔŔāy3 ŭ2 . mk± a m ϕ wŠŦŠN ŭ2 ŭKŠ ±ŠNŭā ŦāŌI-ŭā2yŦ aŠŭK2Ŕ ŌKŠŌŋtāŭ āŭŠY 52ŌdzYŚyŭI-ŭā2yŦ 2Ŧ ŭKŠ ŭNdzāāŠā YŚŠŭā ŭKŠ NŭŠljdzāNŭŠYŚyŭā 2Ŧ мл*н*н*о π ŦŦI-ŌŠYŦI-ŋŠŭā ŦI-ē2dzŭ LJN2ŌŔāŔŠŔ	aDL
9I-ŌŠā I-yŔ 3I-ŏŦŠ ŌŠNŭŠā	tI-āā	9I-ŌŠā I-yŔ 3I-ŏŦŠ ŌŠNŭŠā I-NŭŚ ādzLJLJ2NŭŠŔ ōē LJdzNŭŦāyā ā ŭKŭI-ŭ I-NŭŚ āāĭŠŔ I-LJLJN2LJNŭā I-ŭŠtē 3āŌŠyŔ ŭKŠ LJŠNŭYāŭŭŠŔ āLJŦ-yā	aDL
t dzNŭŦāyā K ŭāŦŠ ōI-ŭŭŠyā	tI-āā	ϕKŠ LJdzNŭŦāyā I-NŭŚ I-ŔŠljdzI-ŭŠtē āāĭŠŔ 3āŌŠyŔ ŭKŠ ōāyŔ ĭ2yŠ ŭKŠNŭ āLJŦ-yŦ I-yŔ āLJŦ-Ōāy3 /2NŭNŠŌŭ ŦāĒāy3ā I-NŭŚ āLJŠŌāŦāŠŔ 3āŌŠyŔ ŭKŠ dzLJŦēŦŭ t2I-Ŕā ŠēLJŠŌŭŠŔ	aDL
.NŭI-Ōāy3	tI-āā	{K2ō ōNŭI-Ōāy3 āŭNŭI-LJā I-yŔ āLJŠŌāŦē ōNŭI-Ōāy3 āŭNŭI-LJā 2yŦ	aDL

N22T LjēI-y
 ππππ wŠāLJ2yāŠ π aDL нп b2Ō нлнл фYpoI-Y πππ
 wCL NŠāLJ2yāŠY {dzffāŌāŠyú N22T ōNŌ-Ōāyā LJN2ŌāŘŠŘ ōē
 āúNŌI-LJā

wŠljdzŠāú T2N CdzNŌKŠN LyT2NŸI-úā2yŋ

wŠljdzŠāúY {K2Ō ōNŌ-Ōāyā āúNŌI-LJā I-yŘ āLJŠŌāTē ōNŌ-Ōāyā āúNŌI-LJā 2yN22T LjēI-y	aDL
---	-----

wŠāLJ2yāŠY wCL NŠāLJ2yāŠY {dzffāŌāŠyú N22T ōNŌ-Ōāyā LJN2ŌāŘŠŘ ōē āúNŌI-LJā	aDL
--	-----

/Štālyā	tI-āā	/Štālyā I-NŠ ādzLJLJ2NŌŠŘ ōē I-ff2ŌŠŘ YŠYōŠNāŠ ōāúK w2yŘ2 ŌŠtālyā ōI-úŠyā āāĪŠŘ I-LJLJN2LJNŌI-úŠtē 3āŌŠY úKŠN āLJŌI-Y I-yŘ āLJŌ-Ōāyā	aDL
---------	-------	--	-----

±ŠNŌI-yŘI-K ōŠI-Yā	bk!	aDL
--------------------	-----	-----

{y2Ō t2I-Řāyā	bk!	aDL
---------------	-----	-----

9ĒúŠNŸI-t āúI-NŌā	bk!	aDL
-------------------	-----	-----

9ĒúŠNŸI-t āúI-NŌā	bk!	aDL
-------------------	-----	-----

LyúŠNŸI-t . I-NŌNāŠNā	bk!	aDL
-----------------------	-----	-----

oŋtI-tT22N t2I-Řā	bk!	aDL
-------------------	-----	-----

húKŠN Ō2YŁtāI-yŌŠ LJŌ-úKā	bk!	aDL
---------------------------	-----	-----

!túŠNŸI-úāŌŠ ā2tēdzā2y	bk!	aDL
------------------------	-----	-----

B2 - Durability	tI-āā	aŠtāāI-DlŌā2y
------------------------	-------	---------------

.H LJN2YŁJā	tI-āā	aDL
-------------	-------	-----

aI-úŠNā I-f Ō2YŁtāI-úāŌāŌē	bk!	aDL
----------------------------	-----	-----

/2yŌNŠúŠ I-yŘ Ō2yŌNŠúŠ YI-ā2yNē	tI-āā	/2yŌNŠúŠ āúNŠYúK I-yŘ Ō2ŌŠN ā I-LJLJN2LJNŌI-úŠ T2N úKŠ ŠĒLJ2ādzNŠ Ō2yŠ π np a tI-Σ NŌā ōNŌI-Tú T2dzYŘI-úā2y	aDL
---------------------------------	-------	--	-----

čāYŌŠN ōNŌI-úYŠyú	tI-āā	čKŠ ō22ŘπŌI-āŠŘ ōdzāfŘāyā Ō2YŁJ2yŠyúā NŠljdzāNŠŘ ū2 I-ŌKāŠŌŠ pł ēŠI-NŌ ŘdzNŌI-ŌāfāŌē Ō2YŁtē ōāúK ūI-ŌfŠ m b½{ ослн I-ā Y2ŘāfāŠŘ ōē . нк! {mŌ čKŠ ō22ŘπŌI-āŠŘ ōdzāfŘāyā Ō2YŁJ2yŠyúā NŠljdzāNŠŘ ū2 I-ŌKāŠŌŠ mp ēŠI-NŌ ŘdzNŌI-ŌāfāŌē Ō2YŁtē ōāúK ūI-ŌfŠ n b½{ ослн I-ā Y2ŘāfāŠŘ ōē . нк! {mŌ	aDL
-------------------	-------	--	-----

{úŠŠt fāēlyā I-yŘ fI-āúŠlyā	tI-āā	{úŠŠt fāēlyā I-NŠ āLJŠŌāfāŠŘ ōKŠN NŠljdzāNŠŘ ū2 YŠŠú ŘdzNŌI-ŌāfāŌē NŠljdzāNŠYŠyúā	aDL
-----------------------------	-------	--	-----

9yālyŠŠNŠŘ ŠtŠYŠyúā	tI-āā	čKŠ ŘdzNŌI-ŌāfāŌē I-āLJŠŌā 2T I-ff 2T úKŠ ŠtŠYŠyúā ŘšāāyŠŘ ōē úKŠ ŌfāŠyúā āúNdzŌúdzNŌI-t ŠyālyŠŠN KI-ŌŠ ŌŠŠY āI-úāāfI-Ōú2Nāfē ŌKŠŌŋŠŘ T2N Ō2YŁtāI-yŌŠ ū2 .H ly NŠāLJŠŌú ū2 . m āúNdzŌúdzNŠ	aDL
---------------------	-------	---	-----

tfdzYŌāyā YI-úŠNā I-tā	tI-āā	DlŌŠYúKŠ ōI-úŠN ādzLJLJtē I-yŘ ŘNŌI-āyI-ēŠ LJNāyŌāLJfŠā dzāŠŘ āyúKŠ LjēdzYŌāyā ŘšāāyI-LJLJN2LJNŌI-úŠ YI-úŠNā I-tā I-NŠ dzāŠŘ T2N ōI-úŠN ādzLJLJtē I-yŘ ŘNŌI-āyI-ēŠ LJāLJŠā	aDL
------------------------	-------	--	-----

[āYāúŠŘ fāTŠ Ō2yāŠyú	bk!	aDL
----------------------	-----	-----

húKŠN Ō2YŁtāI-yŌŠ LJŌ-úKā	bk!	aDL
---------------------------	-----	-----

!túŠNŸI-úāŌŠ ā2tēdzā2y	bk!	aDL
------------------------	-----	-----

C1-C2 - Protection From Fire	tI-āā	aŠtāāI-DlŌā2y
-------------------------------------	-------	---------------

/k! {mπ wŠāāŘŠyúāI-f I-yŘ 2dzúŌdzāfŘāyā	tI-āā	aDL
---	-------	-----

čāNŠ ŌŠftāz āēāúŠYāŠ I-yŘ NŠāāāúI-yŌŠ NŌI-úāyā	tI-āā	čēLJŠ m āY2ŋŠ I-fI-NŸYā I-NŠ āK2Ōy2yúKŠ LjēI-yā āy I-ŌŌ2NŌI-yŌŠ ōāúK úKŠ NŠljdzāNŠYŠyúā 2T CTK! {mŌ	aDL
--	-------	--	-----

aŠI-yā 2T ŠāŌI-LJŠ	tI-āā	IYŠāŌI-LJŠ N2dzúŠ tŠI-Řāyā ū2 I-LjēI-ŌŠ 2T āI-TŠúē āā LJN2ŌāŘŠŘ ōāúK úKŠ tŠYúK 2T úKŠ N2dzúŠ y2ú ŠĒŌŠŘāyā úKŠ tŠYúK I-ff2ŌŠŘ 3āŌŠYúKŠ ūēLJŠ 2T fāNŠ āI-TŠúē āēāúŠY LJN2ŌāŘŠŘ	aDL
--------------------	-------	---	-----

/2yŌN2f 2T āyúŠNŸI-t fāNŠ I-yŘ āY2ŋŠ āLJNŠI-Ř	bk!	aDL
---	-----	-----

/2yŌN2f 2T ŠĒúŠNŸI-t fāNŠ āLJNŠI-Ř	bk!	aDL
------------------------------------	-----	-----

čāNŠfāēKŌyā	bk!	aDL
-------------	-----	-----

tNŠŌŠyúā2y 2T fāNŠ 2ŌŌdzāNŌāyā	bk!	aDL
--------------------------------	-----	-----

/k! {fπ [I-NēŠ YdzēúāπNŠāāŘŠyúāI-fē	bk!	aDL
-------------------------------------	-----	-----

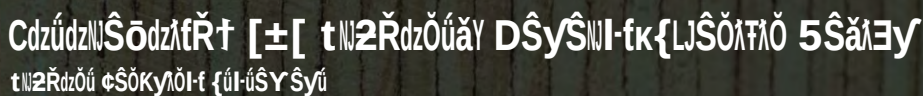
t ɲa yĩ Šŕ nɪ b 2 0 nɪ nɪ o y l m l j y	/ 2 y a ŝ y i nɪ l t t f	t l ɛ ŝ p 2 ɪ m p
---	--------------------------	-------------------

tNáúîŠŖ нп bž0 нлнл оулмлју	/2VăŜú нллттф	tI:Ŝ T 2Ť мп
-----------------------------	---------------	--------------

t NŃŭîŠŘ нп bž0 нлнл оулмLJY /zŭăŜŭî нлтттф t l-ÊŞ y žř мп

t ɲa yĩ Šŕ nɪ b 2 0 nɪ nɪ o y l m l j y	/ 2 y a ŝ y i n l l t t f	t l ɛ ŝ m l 2 ɪ m p
---	---------------------------	---------------------

wŠljdzŠāú t2N CdzNúKŠN Lyt2NŸt-úā2yŸ		
wŠljdzŠāúŸ t N2ŌŋŘŠ Ÿyāúł-ftł-úā2yŸŸyāúNdzŌúā2yā t2N úKŠ LytŸyŸúē ú2 ōŠ Ÿyāúł-ftŠŘ		aDl
wŠāLJ2yāŠŸ wCL NŠāLJ2yāŠŸ wŸyŸł-Ÿ LytŸyŸúē 9Chc ł-yŘ ! āŠNŸā Šā Ÿyāúł-ftł-úā2yŸŘ2ŌdzYŠyúā LJN2ŌŋŘŠŘ		aDl
{ úNdzŌúdzN ł-f ādzLJLJ2Nú	t ł-āā	{ ŠŠ wCL NŠēł-ŸŸŘŸyŸ ŸyŸyŸúē πππ wŠāLJ2yāŠ π aDl нп b2Ō нлнл фŸнпł-Y πππ wCL NŠāLJ2yāŠŸ wŸyŸł-Ÿ LytŸyŸúē 9Chc ł-yŘ ! āŠNŸā Ÿyāúł-ftł-úā2yŸŘ2ŌdzYŠyúā LJN2ŌŋŘŠŘ ! ŘŠljdzł-úŠ āúNdzŌúdzN ł-f ādzLJLJ2Nú ł-yŘ āŠāYŸŌ NŠāúNł-Ÿyúā ł-NŠ LJN2ŌŋŘŠŘ ú2 úKŠ āú2Nł-ēŠ K2ú ōł-úŠN KŠł-úŠNφ
² ł-úŠN úŠYŁJŠN ł-údzNŠ	t ł-āā	φKŠ K2ú ōł-úŠN úŠYŁJŠN ł-údzNŠ ādzLJLJēŸŘ ł-ú úKŠ āł-yŸł-ł-Nē ŸŸĒúdzNŠā YŠŠúā NŠljdzANŠŘ tŠŌŠēā ēŸŌŠyŸúKŠ Ōł-āāŸŸŸŘ dzāŠ 2Ÿ úKŠ ōdzłtŘŸyēφ
{ 2łł-N K2ú ōł-úŠN	bк !	aDl
² Šúōł-Ōŋ K2ú ōł-úŠN	bк !	aDl
! ŌŌŠāāłŌtŠ ōł-úŠN ādzLJLJē	bк !	aDl
húKŠN Ō2YŁJēł-YŸŠ LJł-úKā	bк !	aDl
! túŠNŸł-úŸŌŠ ā2ftdzúā2yŸ	bк !	aDl
G13 - Foul Water	t ł-āā	a ŠtŸāāł- DlŌāžyŸ
5Nłł-Ÿył-ēŠ ŘŠāłēyŸ	t ł-āā	aDl
/ 2YŁJēł-YŸŠ LJł-úK	t ł-āā	! YŠł-yā 2Ÿ Ō2YŁJēł-YŸŠ Kł-ā ōŠŠyŸŌtŠł-NŸē āúł-úŠŘ ŸyŸ úKŠ Ō2yāŠyú Ř2ŌdzYŠyúāφ
/ 2yŸŠŌúā2yā	t ł-āā	hŌŠNŸē2Ō ŸN2YŸ ōł-úŠN úł-YŁ Ÿā dzył-ŌtŠ ú2 ŘŸāŌKł-NēŠ ú2 úKŠ āú2NŸYŸł-úŠN ł-ú úKŠ ŸŠNŌ NŠŌŸāŠ ē2dzNŸ āŸúŠ LJł-YŸú2 ł-ēŸyŸ ōłúK úKŠ ŘNłł-Ÿył-ēŠ LJēł-yŸĒŸāúŸyŸ ŘNłł-Ÿył-ēŠ LJēł-YŸā Kł-ŌŠ ōŠŠyŸŌKŠŌŋŠŘ ú2 ŠyādzNŠ úKŠ ŸŠł-āŸŌŸŸúē 2Ÿ úKŠ Ō2yŸŠŌúā2yā LJN2LJ2āŠŘφ
! ŌŌŠLJúł-ŌtŠ ā2ftdzúā2yŸ	bк !	aDl
! {кб½{ орллн	t ł-āā	aDl
5Nłł-Ÿył-ēŠ LJNŸyŸŸŸŸŠā	bк !	aDl
9tŠŌł-úŠŘ ŘNłł-Ÿył-ēŠ LJNŸyŸŸŸŸŠā	t ł-āā	{ K2Ō úŠNŸŸył-f ŌŠyú 2yŸúKŠ ŘNłł-Ÿył-ēŠ LJēł-YŸ
wŠljdzŠāú t2N CdzNúKŠN Lyt2NŸt-úā2yŸ		
wŠljdzŠāúŸ { K2Ō úŠNŸŸył-f ŌŠyú 2yŸúKŠ ŘNłł-Ÿył-ēŠ LJēł-YŸ		aDl
wŠāLJ2yāŠŸ wCL NŠāLJ2yāŠŸ φŠNŸŸył-f ŌŠyú ŸyŸŌftdzŘŠŘ 2yŸúKŠ ŘNłł-Ÿył-ēŠ LJēł-YŸ		aDl
{ ŸyŸtŠ āúł-Ōŋ	bк !	aDl
{ ŸyŸtŠ āúł-Ōŋ ōł-NŸ ł-úā2yā	bк !	aDl
Cdzftē ŌŠyúŠŘ	bк !	aDl
Cdzftē ŌŠyúŠŘ Y2ŘŸŸŸŘ	bк !	aDl
t dzYŁJŸyŸ āēāúŠYā	bк !	aDl
! {кб½{ орллп	t ł-āā	aDl

[illegible]

{02LJŠ 2T ŠŠ	CdzúdzNŠōdzłtR [±] YŠYōŠNšāz ādzōzŠōÚ ū2 āLJŠōłTłŦ ŠyłYłŠNłYł RŠšłYłY I-NŠŠ ādzłłŦ-ōłŠ ł2Nł dzāŠ ł-ā āłNłdzŦŦŦdzNł-l YŠYōŠNšā łYŦŦŠ łNł-YłYł łYł Ŧ2YyŠōŦŦY2Y2T āłNłdzŦŦŦdzNł-l ł āēāłŠYā RŠšłYłYŠł łYł āLJŠōłTłRŠ ōē ŠyłYłŠNšāō CdzúdzNŠōdzłtR [±] YŠYōŠNšā I-NŠŠ ū2 ōē łYāłŦ-lłłŠł łYł-ŦŦŦNłR-lYŦŦŠ ōłŦŦK ŦKŠ āLJŠōłTłŦŦŦŦYā łYł RŠšłŦ-lłł ŁNłZŦŦRŠł ōē RŠšłYł ŁNłZłŠāłYł-lłł ČKŠ ŘdzNł-lŦŦŦŦŦ 2T CdzúdzNŠōdzłtR [±] āK2dzłł ōŠ RŠšłŦ-lłłŠł ōē łJdzł-lłłłŠł RŠšłYł ŁNłZłŠāłYł-lłł ū2 YŠŠŦ ŦŦŠ NŠłJdzNŠōŠYŠŦŦ 2T bŠŦ ½Šł-lł-lłYł . dzłłłłYł / 2ŘŠ ōb½ . / Ŧ 5dzłł-lŦŦŦŦŦ / łł-dzāŠ . HŦ
----------------	---

[λYλúI-úá2yā κ 5λāōfI-λYŠN	CdzúdzNŠōdzātR̄ [±[YŠYōŠNā YI-ē y2ú ōŠ dzāŠR̄ λyY € ² ŠI-úKŠN ŠĒLJ2āŠR̄ I-LJLJtāŌI-úá2yā t fŠI-āŠ NŠŠtŠN ū2 úKŠ ŌdzNŠyú CdzúdzNŠōdzātR̄ [±[tūŠNúI-údzNŠ t2N λyY2N YI-úá2yē tYλúI-úá2yāŠ I-yR̄ ŌI-dzúá2yā NŠŠI-I-NR̄λy3 úKŠ āú2NúI-3ŠŠ KI-yR̄tYy3 λyāúI-ftI-úá2yē dzāI-3ŠŠ I-yR̄ YI-λyúŠyI-yŌŠ 2T [±[0
--	---

[illegible]

	Clause C Fire Performance: C1 – C6 CdzúdzNúSödztR [±] YSYöSüä YI-è öS dzäSR I-ä LJI-NUÜ 2T I- FNUS NUSäaüI-yü ä2fdzÜä2y öKSy dzäSR ly I-ÖÖ2NRİ-yÖS öLÜK DL. * CANUS wI-úSR {ëäüSYä üKI-ü LJN2ÖSR LJI-äaäÖS FNUS LJN2ÜSÖÜä2y ly I-ÖÖ2NRİ-yÖS öLÜK ÜKS NUSIjdzANUSYSyüä 2T b½. / /fI-dzäSä / m π / c ç tN2ÜSÖÜä2y FN2Y CANUS wSfSNU áDL. CANUS NUI-úSR äëäüSYä {LJSÖATAÖI-üä2yI-yR lyäüI-ffI-üä2y a I-ydzI-té Clause F2 Hazardous Building Materials: F2.3.1 CdzúdzNúSödztR [±] YSSüä üKlä NUSIjdzANUSYSyü I-yR öAff y2Ü LJNUSäSyü I- KSİ-tüK KI-İI-NUİ ü2 LJS2LJtS Clause G6 Airborne and Impact Sound G6.3.1, G6.3.2 {2R CdzúdzNúSödztR [±] ÖI-y öS dzäSR I-ä I- LJI-NUÜ 2T FNUI-Yly ä2fdzÜä2y t2NU öI-ffä I-yR t22Nä ö ! ÖÖSLJüI-öfS {2fdzÜä2yDck ! {m
v dzI-üüē ! äädzNUI-yÖS	CdzúdzNúSödztR KI-ä äüNUöü IjdzI-üüē I-ädzNUI-yÖS LJN2ÖSäSä ly LJfI-ÖS ü2 Y2yLü2NU üKI-ü CdzúdzNúSödztR [±] lä YI-ydzFI-ÖüdzNüSR lyI- YI-yysNü üKI-ü YSSüä ö2ÜK ÜKS äüNUdzÖüdzNUI-f I-yR öLädzI-f NUSIjdzANUSYSyüä 2T ÜKS äLJSÖATAÖ LJN2RdzÖü CdzúdzNúSödztR [±] lä lyRSLJSyRsyüfē üKANUR LJI-NUÜē I-dzRüSR öē ÜKS 9 ² t ! ! ÇKS 9 ² t ! ! ÖSNUäTASä CdzúdzNúSödztR [±] YI-ydzFI-ÖüdzNüSR I-ü LÜä a I-NUäRsy t2lyü Yaff t I-NUäÖALJ I-üä2yI-yR Ö2Y LJAİ-yÖS öLÜK ÜKS NUSIjdzANUSYSyüä 2T ÜKS 9 ² t ! ! ä LJN2ÖSää öI-äSR IjdzI-üüē Ö2yNU2f äÖKSYS lyÖfdzRŠä LJN2RdzÖü üSäüly I-yR Y2yLü2Nly 2T LJN2LJSÜÜäSä LÜ LJN2ÖLRSä ÜKS öI-äLä t2NU ÜKS 9 ² t ! ! ä tN2RdzÖü / SNUäTATÖI-üä2y 2T CdzúdzNúSödztR [±] I-ä Ö2yt2Nly ly ü2 ÜKS NUSIjdzANUSYSyüä 2T ! {kb½{ port /2yt2NlyI-yÖS öLÜK ! {kb½{ port SyädzNUSä üKI-ü CdzúdzNúSödztR [±] lä ädzLüI-öfS t2NU äüNUdzÖüdzNUI-f I-LJLJÖI-üä2y ly I-ÖÖ2NRİ-yÖS öLÜK b½{ осло I-yR b½{ ослп ÇKS 9 ² t ! ! ä LJN2RdzÖü ÖSNUäTATÖI-üä2y äÖKSYS ä I-ÖÖNüSRäüSR dzyRŠNU W ! {p ! b½
{dzäüI-lyI-öLüē	CdzúdzNúSödztR [±] lä YI-ydzFI-ÖüdzNüSR FN2Y LJfI-yüI-üä2yLJlyS EN2öyly bSö ½Sİ-fI-yR LÜ lä EN2öy 2y üNUS FNUI-Yä öKÄÖK I-NUİ üSYRŠR I-yR KI-NUöSäüSR ü2 LJN2ÖLRS ö22R t2NU [±] YI-ydzFI-ÖüdzNüSR I-yR 2ÜKSNU I-LJLJÖI-üä2y ÇKS ÖNU2LJ lä YI-yI-ESR 2yI- ädzäüI-lyI-öfS öI-äLä ü2 èİstR YaffI-öfS üNUSä ÇKS ½Sİ-fI-yR LJfI-yüI-üä2y I-NUİ YI-yI-ESR lyÖ2Y LJAİ-yÖS öLÜK ÜKS bSö ½Sİ-fI-yR C2NUSäü ! ÖÖ2NRİS I- Ö2fdzyüI-NUē I-ENUSYSyü äLysR ly mçm öSü öSsy bSö ½Sİ-fI-yR t2NUSäü YI-yI-ESNä I-yR SyöN2yYsyüI-f y2yπE2öSlyYsyü 2NUI-yIäI-üä2y CdzúdzNúSödztR [±] lä YI-ydzFI-ÖüdzNüSR ly bSö ½Sİ-fI-yR I-ü ÜKS a I-NUäRsy t2lyü [I-YlyI-üSR ±SySNU a Aff ÇdzúdzNúSödztR [±] lä I-öI-ffI-öfS C2NUSäüNü {üS I-NUäKALJ / 2dzyÖf öC / ü ö / {π / h / π лпмомфү ÖSNUäTATÖI-üä2y NUSIjdzANUSYSyü
lyäüI-ffI-üä2y wSİjdzANUSYSyüä	CdzúdzNúSödztR [±] YSYöSüä I-NUİ ü2 öS lyäüI-ffSR ly I-ÖÖ2NRİ-yÖS öLÜK ÜKS äLJSÖATAÖI-üä2y I-yR lyäüI-ffI-üä2yRŠüI-äLä LJN2ÖLRS öē ÜKS SyälySNU I-yRk2NU 2ÜKSNU IjdzI-äTATÖI-üä2y LJN2TFSäa2yI-f



CdzúdzNŠödztřř† [±[tN2ŘdzŮúăY DŠyŠNl-fk{LJŠÖΛτΛŎ 5ŠăΛy
tN2ŘdzŮú ŠSŎKyΛŎl-f {úl-úŠYŠyú

[illegible]

17 November 2020

ACW Construction
12 Elizabeth Street
Central
Tauranga 3110

Dear Building Consent Applicant/Building Owner

Request for Further Information – Building Consent: 200779

Site Address: 28-42 Huia Street, Waikanae
Legal Description: LOT 2 DP 447296 CT 564428
Project Description: 4-Bedroom Dwelling with attached garage

Following checking of your Building Consent it is apparent that further information is required.

Information needed:

BUILDING

1. The site plan shows an engineered designed retaining wall 1.2m high, provide information on the engineered design retaining wall
2. Provide the Hychord manufacturers documentation and fixings requirements
3. Show bracing straps and specify bracing straps on roof plan
4. Show the site on a locality plan
5. The joinery schedule shows an internal roof access door, provide a cross section of where this door accesses the roof (i.e. is it an internal roof hatch door) and confirm the height of the door off the floor (i.e. is it 760mm).

PLUMBING AND DRAINAGE

1. Provide installation instructions for the Infinity to be installed
2. Revise drainage plan to show all downpipes connecting directly to the water tank
3. Show terminal vent on the drainage plan

We have suspended your application pending receipt of the above information. Please send it to us by 1 December 2020. We are unable to issue your Building Consent until these matters are resolved.

Information can be posted, emailed to Building.Approvals@kapiticoast.govt.nz or dropped in at one of Council's service centres.

If you need more time, have any questions or you would like to discuss this matter, please contact me on (04) 296 4700 or Melissa.Gibson@kapiticoast.govt.nz referencing Building Consent No 200779.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M Gibson', with a stylized flourish at the end.

Melissa Gibson
Building Officer

KAPITI COAST DISTRICT COUNCIL

Consent No: 200779

Building Category: R2

Site Address: 28-42 Huia Street, Waikanae

Owner/Agent: ACW Construction

Inspections

☐ KŠ T2ff2ØλyЭ λyǎLJŠÖŮλ2yǎ I-NUŠ NUŠIjdzλNUŠŘY

M tNUŠπ{fI-ō . dzλfŘλyЭ

M tNUŠπ{fI-ō tfdzYōλyЭ

M 5NUI-λyI-ЭŠ

M tNUŠfλyŠ . dzλfŘλyЭ

M t2ǎŮfλyŠ K ² ŠŮ I-NUŠI- tNUŠ ! LJLJfλÖI-Ůλ2y

M tNUŠ ² NU-I-LJ

M tNUŠ /fI-Ř

M wŠŮI-λyλyЭ ² I-ff

M tNUŠfλyŠ tfdzYōλyЭ

M CλyI-f LyǎLJŠÖŮλ2y

ML ☐2ŮI-f LyǎLJŠÖŮλ2yǎ

Documentation

☐ KŠ T2ff2ØλyЭ Ř2ÖdzYŠyŮI-Ůλ2yǎ NUŠIjdzλNUŠŘY

M ! LJLJfλÖI-Ůλ2yT2NU ///

M 9fŠÖŮλÖI-f ǎI-TŠŮë ÖŠNUλTλÖI-ŮŠ π 9fŠÖŮλÖI-y

M DI-ǎ ǎI-TŠŮë ÖŠNUλTλÖI-ŮŠ

M ! ǎπödzλfŮ ŘNUI-λyI-ЭŠ LJfI-y

M 5NUI-λyI-ЭŠ ÓC2NUY MHCŮ T2NU ǎŮ2NUY ØI-ŮŠNU ǎ LJNUλØI-ŮŠ
{ŠÖŠNU λyǎŮI-ffI-Ůλ2y

M tfdzYōλyЭ ÓC2NUY MHPŮ T2NU LJNUŠǎǎdzNUŠ ŮŠǎŮ I-yŘ
λyǎŮI-ffI-Ůλ2y LJλLJŠŘ ǎŠNUλÖŠǎ

M /2yǎŮNUdzÖŮλ2yNUŠØλSØ t{n ǎŮI-ŮŠYŠyŮ T2NU
ǎŮNUdzÖŮdzNUI-f ŠyЭλyŠŠNUλyЭ

M w22T LJNU2ŘdzÖŮ YI-ydzTfI-ÖŮdzNUŠNUǎ ØI-NUNUI-yŮë

M wŠÖ2NUŘ 2T ² 2NUŶ

M ² I-ŮŠNU ŮI-yŶ ØI-NUNUI-yŮë

Building Practitioners

M 5ŠǎλЭyŠNU M

/I-yŘλÖŠ I I-I-NUK2Tf

M 5ŠǎλЭyŠNU H

I I-YλǎK ² Šffǎ

M /I-NULJŠyŮNUë M

M w22TλyЭ M

M tfdzYōŠNU

M 5NUI-λyftI-ëŠNU

M DI-ǎTλŮŮŠNU

M 9fŠÖŮλÖI-y

A Product Technical Statement (PTS) is a way to show how a product or system is fit for purpose for use in New Zealand and to demonstrate compliance with the New Zealand Building Code (Building Code Amendment Act 2013).

Product description

Designed and made in Japan, the Rinnai INFINITY A-series are continuous flow gas hot water heaters with inbuilt frost protection. They have electronic ignition and require electricity to operate. The temperature dip switch setting is factory preset at 55 °C.

The INFINITY A-series comes in a range of sizes, model selection is dependent on the number of outlets in the house. Click on any of the thumbnail images to view the product information.

Scope of use

Suitable for mains and medium pressure residential applications. They are designed to be externally mounted on an outside wall and located as close as practicable to the most frequently used hot water outlet(s), to reduce the delay for hot water delivery.

They are not suitable as a spa or swimming pool heater. They are also not suitable for commercial installations.

Hard or acidic water will need to be treated to use this product.

Available for connection to natural gas or LPG, this must be specified at the time of purchase.

Flue terminations must comply with the flue terminal locations shown in AS/NZS 5601.1.

Design guidelines

Specification and installation must be in accordance with Rinnai installation requirements and with the Building Code.

Rinnai specify that installation must be in compliance with AS/NZS 5601.1:2013, AS/NZS 3000:2007, and AS/NZS 3500.

Quality assurance

- ISO 9001 Certified System
- ISO 14001 Certified System

**A16****A20****A24****A26**

Compliance with the NZ Building Code

If specified, installed and maintained in accordance with all Rinnai requirements the INFINITY A-series will comply with the below provisions of the NZ Building Code. AS/NZS 5601.1 is an acceptable solution within the NZBC for gas installations as per NZBC G11/AS1 9.0.1.

Code clause	Evidence of compliance
B1.3.1 B1.3.2 B1.3.3 (a, b, c, h, , m)	The INFINITY A-series units are certified to AS/NZS 4552, a series of standards for safety, performance and energy efficiency in gas fired water heaters for hot water supply and/or central heating.
B.2.3.1 (c)	In service history.
C2.2 and C2.3	Certification of continuous flow gas water heaters to AS/NZS 4552.
E2.3.2	Achieved by following E2/AS1
G4.3.3 (f, i)	Achieved as long as the building complies with G4/AS1
G9.3.1 (a, b, c, d, f), G9.3.3	G9/AS1 as required by Rinnai installation guidance
G10.3.1 (a, b, c, d), G10.3.2, G10.3.3, G10.3.4, G10.3.5, G10.3.6	G10/AS1 (NZS 5442 natural gas) and (NZS 5435 LPG)
G11.3.1, G11.3.2, G11.3.3, G11.3.4	G11/AS1 (AS/NZS 5601.1) as required by Rinnai installation guidance
H1.3.4	Certification of continuous flow gas water heaters to AS/NZS 4552.2 (Minimum energy performance standards for gas water heaters).

Additional evidence to support the above statements

Energy Safety Supplier Declaration of Compliance:

- INFINITY A16: Declaration number - [1825920179](#)
- INFINITY A20: Declaration number - [1825820179](#)
- INFINITY A24: Declaration number - [1825720179](#)
- INFINITY A26: Declaration number - [1825620179](#)

Seismic restraint

Rinnai has prepared a seismic restraint calculation using NZS 4219. This can be accessed from the A-series product page (technical tab) on the Rinnai website.

Special conditions - installation requirements

Full appliance information can be found at www.rinnai.co.nz.

Limitations: To be installed in accordance with all Rinnai installation requirements and by a licensed gasfitter/plumber, and electrician. Upon completion of the installation, a final inspection and test to demonstrate that the gas appliance has been installed in accordance with Rinnai's instructions and in accordance with Gas (safety and measurement) Regulations 2013 is required by the installer. The gasfitter is to issue a certificate of compliance.

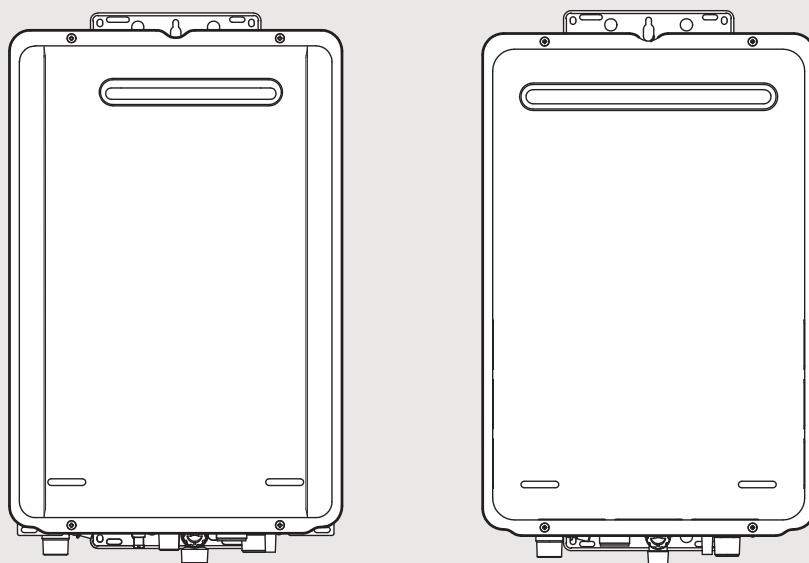
Special conditions - maintenance requirements

For reliable operation Rinnai INFINITY units should be serviced every two years. Installation, servicing and repair shall be carried out only by authorised personnel.



Suitable for the following Rinnai INFINITY models:

- A16 (REU-A1620WG-ZK)
- A20 (REU-A2024WG-ZK)
- A24 (REU-A2426WG-ZK)
- A26 (REU-A2626WG-ZK)
- EF26 (REU-E2626W-ZK)



INFINITY EF26 and A-Series continuous flow water heaters

Installation guide

Rinnai

Important

This appliance must be installed in accordance with:

- Manufacturer's installation instructions
- Current AS/NZS 3000, AS/NZS 3500, AS/NZS 5601.1 and G12/AS1

For use with Natural Gas or Universal LPG as indicated on the appliance.

Not suitable as a spa or swimming pool heater.

Not suitable for hydronic applications.

Not suitable for commercial or solar applications.

Not suitable for locations greater than 1000 m above sea level.

Appliance must be installed, commissioned and serviced by an authorised person, being in New Zealand a licensed gasfitter.

Warning

Improper installation, adjustment, alteration, service and maintenance can cause property damage, personal injury or loss of life.

For more information about buying, using, and servicing of Rinnai appliances call: 0800 RINNAI (0800 746 624).

Rinnai New Zealand Limited
105 Pavilion Drive, Mangere, Auckland
PO Box 53177, Auckland Airport, Auckland 2150

Phone: (09) 257-3800
Fax: (09) 257-3899
Email: info@rinnai.co.nz
Web: rinnai.co.nz
youtube.com/rinnainz
facebook.com/rinnainz

Contents

Specification	4
Connections and fittings	5
Dimensions.....	6
Appliance location	8
General installation information	9
Water delivery temperature	10
Controller installation	11
EF26 condensate neutraliser tank and drain.....	12
Commissioning	14
Sideways flue diverter dip switch changes	15
PCB interface and functions	16
A-Series controller communication cables	18
EF26 controller communication cables.....	19

Before installation

Unpack the appliance and check for damage. DO NOT install any damaged items.

Check all components and that the correct gas type has been supplied.

Get an overview of the steps required before starting the installation. Failure to follow these instructions could cause a malfunction of the appliance. This could result in serious injury and property damage.

These instructions apply only to the continuous flow water heater models listed on the front of this guide.

Specification

Designed and made in Japan, the Rinnai INFINITY EF26 and A-Series are continuous flow gas hot water heaters with inbuilt frost protection. The EF26 is a condensing model. They have electronic ignition and require electricity to operate. They are factory preset to 55 °C (maximum set temperature is 65 °C).

Scope of use

Suitable for **residential** applications only. They are designed to be externally mounted on an outside wall and located as close as practicable to the most frequently used hot water outlet(s), to reduce the delay for hot water delivery.

They are not suitable as a spa or swimming pool heater, and for hydronic heating. They are also not suitable as a gas boost for solar installations as the temperature cannot be set high enough.

Hard or acidic water will need to be treated to use this product.

Specification summary

	A16 REU-A1620WG-ZK	A20 REU-A2024WG-ZK	A24 REU-A2426WG-ZK	A26 REU-A2626WG-ZK	EF26 REU-E2626W-ZK
Thermal efficiency	80.5%	80.5%	81%	80.5%	91.5%
Hot water capacity	1.5-20 L/min	1.5-24 L/min	1.5-26 L/min	1.5-26 L/min	1.5-26 L/min
Hot water capacity at a 25°C rise	16 L/min 960 L/h	20 L/min 1200 L/h	24 L/min 1440 L/h	26 L/min 1560 L/h	26 L/min 1560 L/h
Input	16.3-124 MJ/h	19.9-156 MJ/h	16.3-184 MJ/h	16.3-199 MJ/h	16.3-175 MJ/h
Output	27.8 kW	34.9 kW	42.0 kW	44.5 kW	44.5 kW
Weight	13 kg	14 kg	15 kg	15 kg	18 kg
Water, nominal operating pressure	120-1000 kPa	160-1000 kPa	200-1000 kPa	200-1000 kPa	220-1000 kPa
Ingress protection	IPX4	IPX4	IPX4	IPX4	IPX5
Power consumption:					
- Normal	47 W	58 W	56 W	65 W	63 W
- Standby	2 W	2 W	2 W	2 W	2 W
- Frost protection	68 W	68 W	68 W	68 W	92 W

Safety devices

- ⌚ Flame failure
- ⌚ Boil-dry protection
- ⌚ Overheat protection (OHS)
- ⌚ Fusible link
- ⌚ Pressure relief valve
- ⌚ Combustion fan rpm check

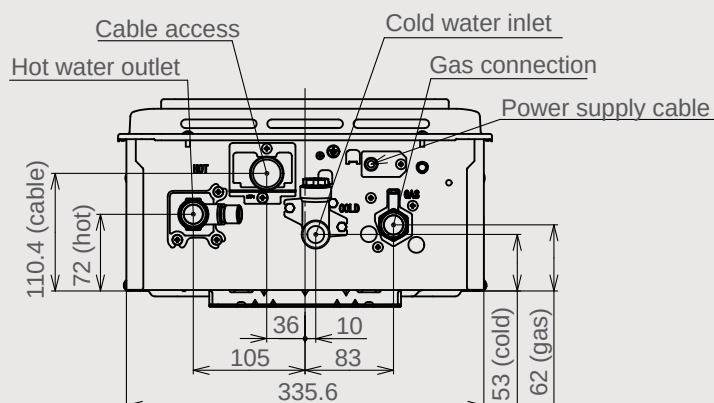
Line pressures

- ⌚ NG 1.13-3.0 kPa
- ⌚ LPG 2.75-3.0 kPa

The maximum line pressure is 3.5 kPa, with the maximum standing pressure under abnormal intermittent conditions 5.0 kPa. In the case of commercial metering (i.e. 35-37 kPa coming in), there may be a requirement to regulate the incoming line pressure down.

Connections and fittings

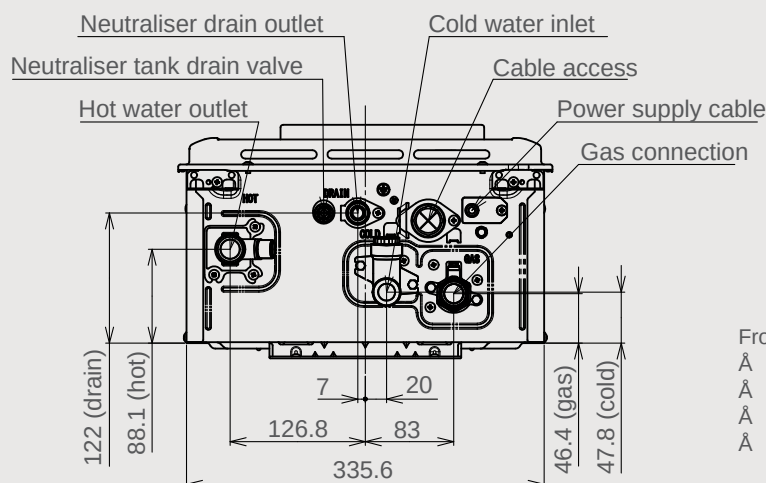
A-Series



From bottom of unit:

Å	Hot	41 mm (A16 39 mm)
Å	Cable	29 mm
Å	Gas	40 mm
Å	Cold	50 mm

EF26



From bottom of unit:

Å	Hot	41 mm
Å	Cable	26 mm
Å	Gas	38 mm
Å	Cold	50 mm

		Hot	Cold	Gas	Condensate
A16 external	REU-A1620WG-ZK	Ri (15 mm)	Ri (15 mm)	RIJ (20 mm)	N/A
A20 external	REU-A2024WG-ZK	RIJ (20 mm)	RIJ (20 mm)	RIJ (20 mm)	N/A
A24 external	REU-A2426WG-ZK	RIJ (20 mm)	RIJ (20 mm)	RIJ (20 mm)	N/A
A26 external	REU-A2626WG-ZK	RIJ (20 mm)	RIJ (20 mm)	RIJ (20 mm)	N/A
EF26 external	REU-E2626W-ZK	RIJ (20 mm)	RIJ (20 mm)	RIJ (20 mm)	Ri (15 mm)

Service connection points

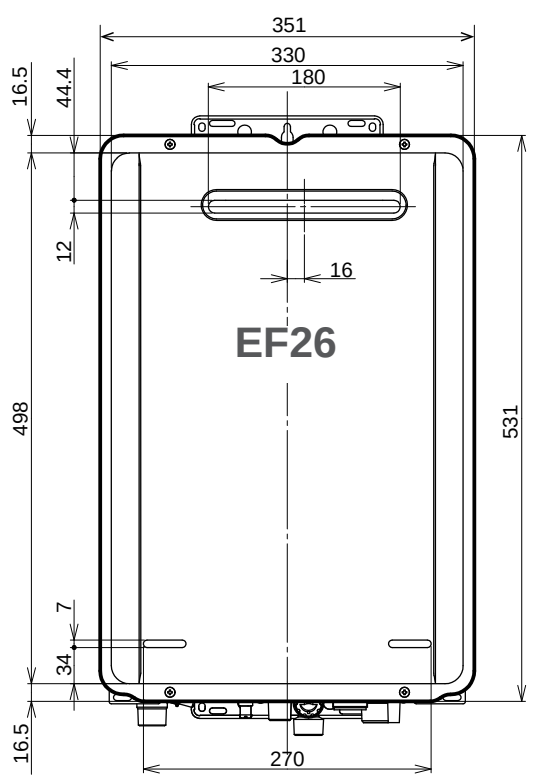
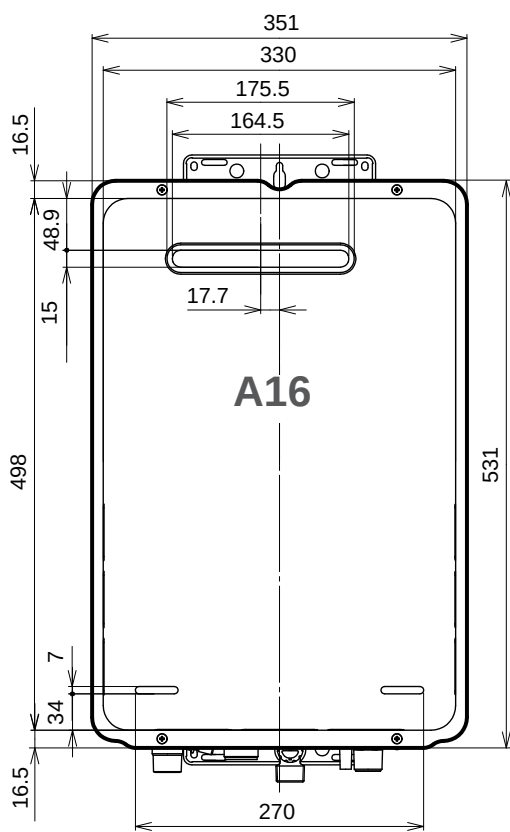
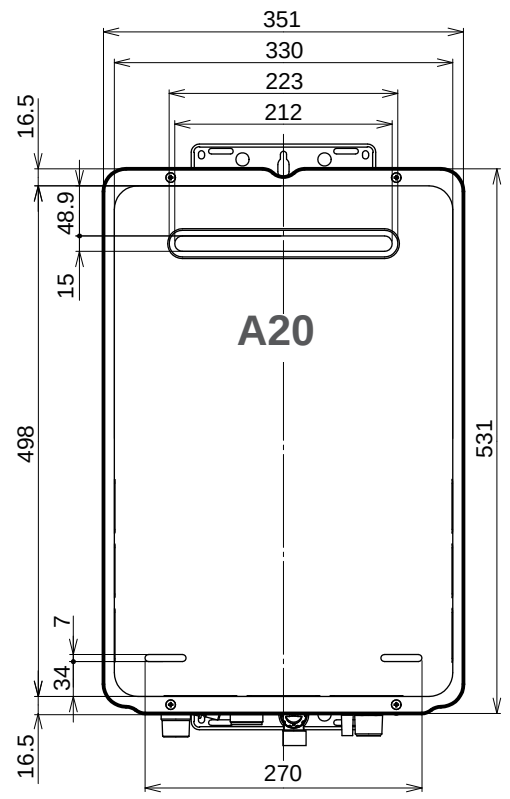
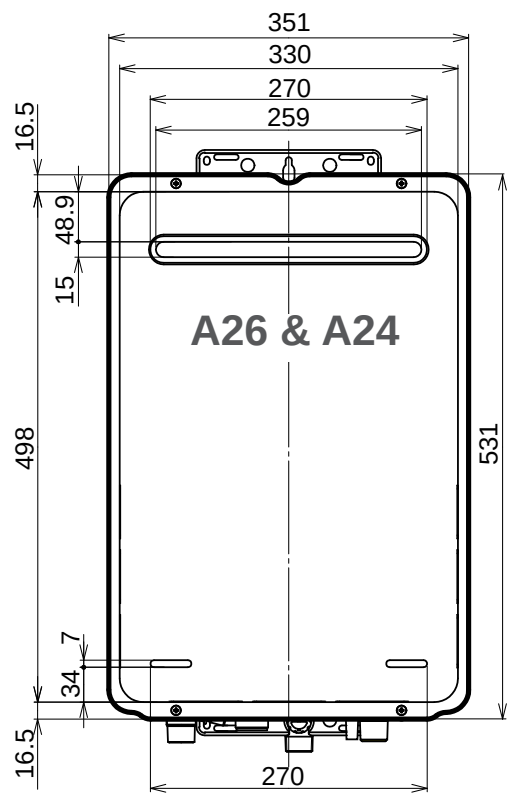
An approved full flow isolation valve and disconnection union **MUST BE** fitted to the cold water inlet. A non-return valve is not required unless stipulated by local regulations.

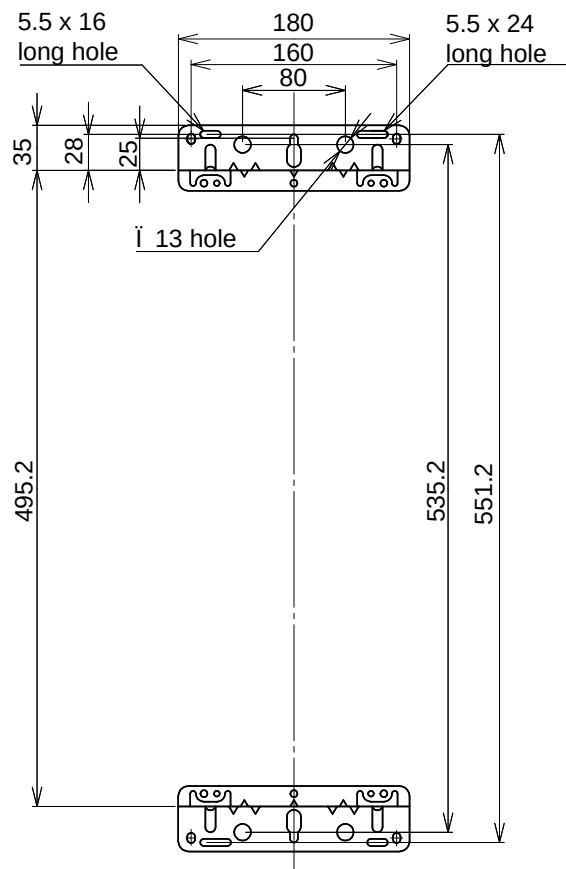
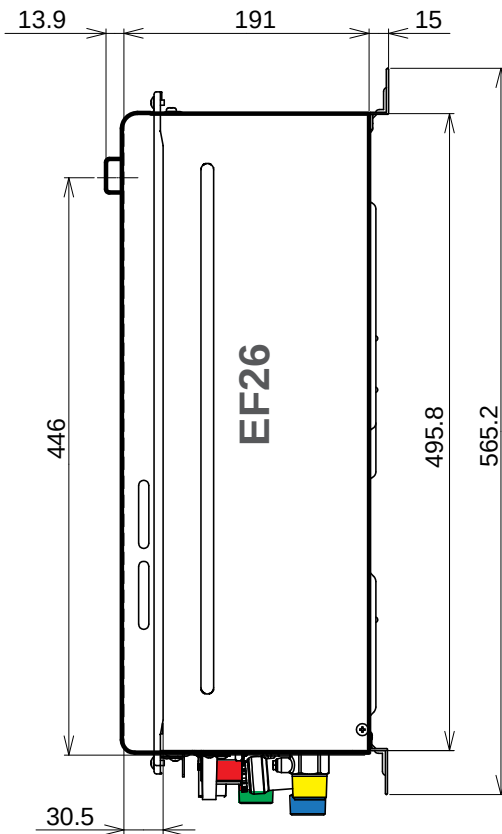
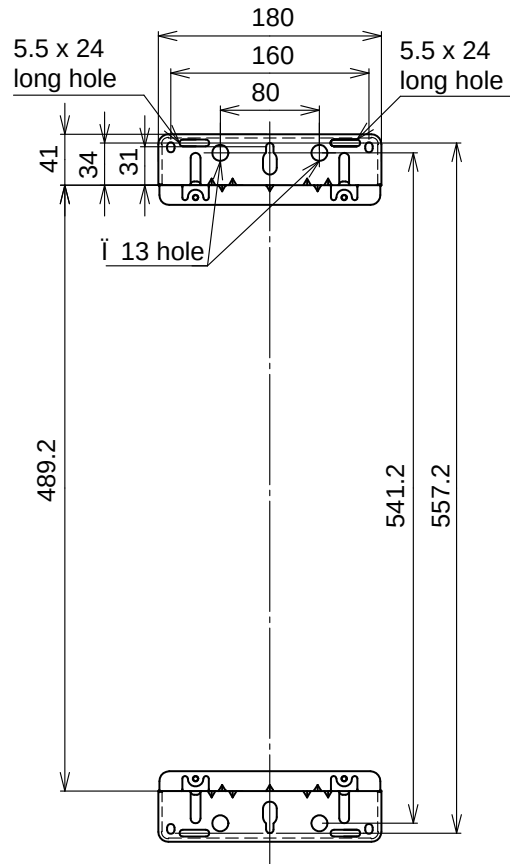
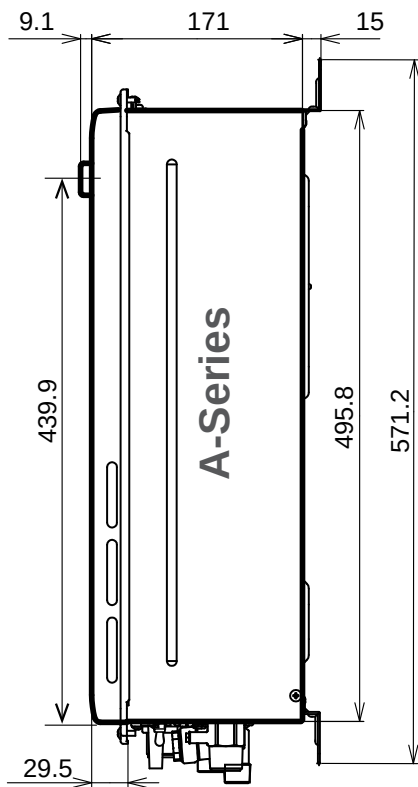
Isolation valves **MUST NOT** be fitted directly to the appliance.

It may be necessary to fit a temperature limiting device for delivery to areas used primarily for the purposes of personal hygiene, refer page on [Water delivery temperature](#) for more information.

Purge gas and cold water supply lines to remove air and swarf before final connection. Swarf in the gas or water supplies may cause damage, a common problem, which is not covered by warranty.

Dimensions (mm)





Appliance location

This appliance is designed for outdoor installations only. It **MUST BE** located above ground in open air with natural ventilation, without stagnant areas, where gas leakage and products of combustion can be rapidly dispersed by wind and natural convection.

This appliance **MUST BE** placed as close as possible to the most frequently used hot water outlet(s) to minimise the delay for hot water delivery¹. For installations where the distance between the water heater and outlets is considerable, a flow and return system can be used to minimise the waiting time for hot water delivery. Alternatively multiple appliances can be strategically placed to serve outlets with minimal delay.

An AC 230 V, 10 A earthed power point must be provided adjacent² to the appliance. This power point must be weatherproof. It must be clear of the gas and water connections to the appliance and also the flue exhaust and water pressure relief valve. The power cord of the appliance is 1.5 m long.

All appliances **MUST BE** installed to ensure access can be gained without hazard or undue difficulty for maintenance and servicing. Sufficient clearances shall allow access and removal of all serviceable components. Appliances should not be mounted more than 2.5 m above the ground or floor level unless the customer can arrange permanent and safe access, or can provide another means of safe access.

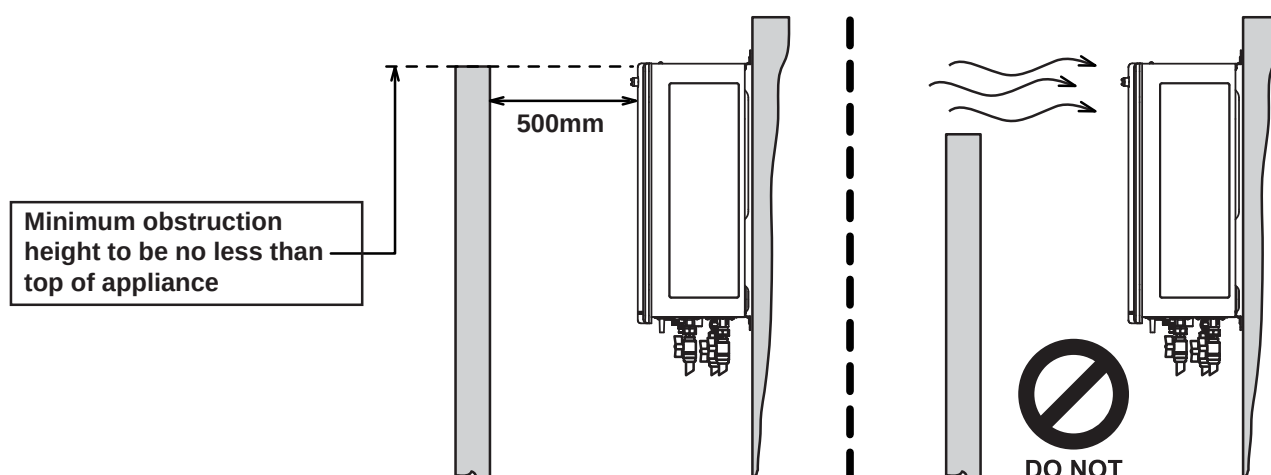
The appliance **MUST BE** mounted on a vertical structure with the water and gas connections on the underside pointing downwards.

Location of the flue terminal **MUST BE** in accordance with Section 6 and Figure 6.2 of AS/NZ 5601.

The E26 / A-Series are suitable for installations up to 1000 m above sea level. They are not suitable for alpine areas.

Horizontal obstructions

AS/NZS 5601 states a minimum horizontal clearance of 500 mm between a building structure and obstruction facing the terminal. At 500 mm the obstruction needs to be the full height of the unit, as shown below, and not a partial obstruction. A partial obstruction of less than 1 m could result in wind pushing the flue gases back into the flue terminal.



There **MUST** be **NO** partial obstructions to the appliance front cover or any other part of the appliance casing. This will avoid the appliance from failing to operate under windy conditions.

¹ Rinnai recommend a maximum pipe run of 10 m.

² Power point can be within the pipe cover if a pipe cover is installed—must comply with AS/NZS Wiring rules

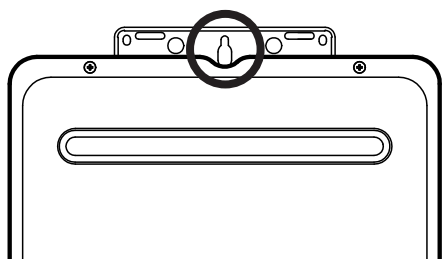
General installation information

Securing the Rinnai INFINITY

The wall structure on which units are mounted **MUST BE** capable of supporting the weight of the appliance and associated pipe work.

Ensure that suitable fixing screws or bolts are used to secure the unit to the wall, in accordance with AS/NZS 5601 section 6. Wooden plugs shall not be used.

The top bracket has a keyhole slot so that the appliance can be positioned by hanging it on one screw. Once in position the appliance can be secured with appropriate fixings.



The appliance can be mounted directly against the wall or structure. There is no need to use non-combustible sheeting or leave an air gap between the appliance back panel and the wall or structure to meet the temperature hazard requirements of AS/NZS 5601.

Pipe sizing

If the gas pipe sizing is insufficient the appliance won't perform properly. Gas pipe sizing must consider the gas input into this appliance as well as other gas appliances in the premises. The gas meter and regulator must be specified for this gas rate.

An approved sizing chart such as the one in AS/NZS 5601 should be used. Refer specification for gas consumption details.

Water pipe sizing and layout should be performed in accordance with AS/NZS 3500. All hot water pipe work should be insulated to optimise performance and energy efficiency.

Water supply

The appliance is intended to be permanently connected to the water mains.

Refer specification for operational water pressure limitations. Approved pressure limiting valves may be required if the maximum rated water supply pressures are exceeded. To achieve the rated flow, the minimum water supply pressures must be met.

The water heaters will operate at lower pressures but will not achieve the rated flow. Contact Rinnai for gravity fed or low pressure installations.

Water chemistry and impurity limits are detailed in the operation guide within the warranty section. Most metropolitan water supplies fall within these requirements.

If you are unsure about the water quality contact your water authority. If sludge or foreign matter is present in the water supply, a suitable filter or strainer is required in the water supply to the water heater to prevent unwarranted damage and loss of performance.

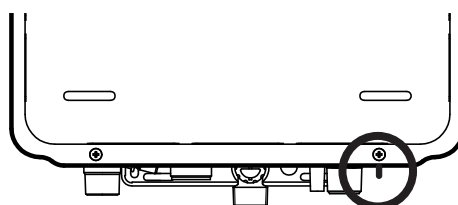
Frost protection

Frost protection operates automatically, as long as the appliance is connected to the electrical power supply, by activating when the temperature inside the unit drops below 3.5 °C¹, and turns off once the temperature inside the unit reaches 7 °C¹.

¹ Approximate temperatures

Frost protection thermistor

The EF26 and A-Series models have an external thermistor to control frost protection. It is a small black indicator located on the bottom right hand side of the unit, directly underneath the cover screw (circled below). The frost protection thermistor needs to be exposed to the outside air to correctly function – do not insulate the frost protection circuit will not work correctly.



Water delivery temperature

Requirements of AS/NZS 3500 MUST BE considered regarding the temperature limitations of hot water supplied to areas used primarily for personal hygiene. The temperature of these areas may be limited to 55 °C or less.

If the appliance is to deliver water primarily for the purposes of personal hygiene in an early childhood centre, school, nursing home or similar facility as defined in AS/NZS 3500.4, a Temperature Limiting Device (TLD), such as a tempering valve may be required, even if the appliance is set to 55 °C or less. For these types of applications contact Rinnai.

Requirements for Rinnai INFINITY units installed without controllers

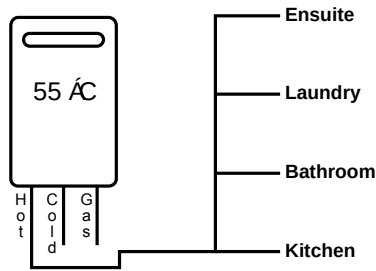


Diagram 1 - 55 °C Appliance

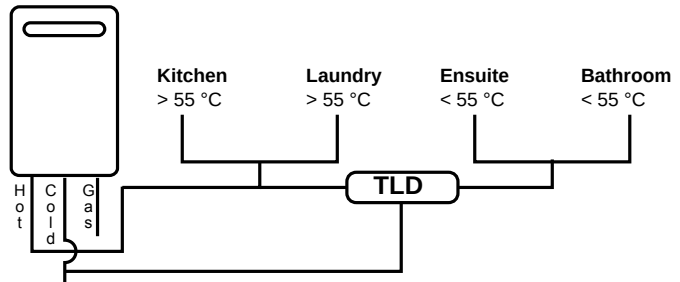


Diagram 2 - Not a 55 °C Appliance
(TLD = Temperature Limiting Device)

When the Rinnai INFINITY is set to deliver water at a temperature higher than 55 °C, it will be necessary to fit a Temperature Limiting Device for delivery to areas used for the purposes of personal hygiene.

Controller installation

The maximum number of controllers that can be fitted is **four**, refer water controller configurations section below.

General information

Other manufacturers water controllers are NOT compatible with Rinnai water heaters. Water controllers MUST NOT be used with any solar boost water heater. Rinnai water controllers bought in from other countries are not compatible with Rinnai appliances sold in New Zealand.

Water controllers and transceivers (for those with wireless controllers) DO NOT contain serviceable parts and must only be serviced by an authorised person.

Master controller

Only one master controller can be designated as a 'master' water controller. This water controller is normally used in the kitchen. The remaining controllers are 'sub-controllers' and are for use in bathrooms, toilets, and laundries. The temperature limit for all sub-controllers is 50 °C, this is a safety feature, to reduce the risk of burns in these areas. A master controller MUST NOT be installed in a bathroom.

Water controller configurations

- A maximum of four Compact controllers (MC-601) can be fitted.
- Only one master controller can be installed. This can be a Kitchen Deluxe¹ (MC-100V), or any other Compact controller (MC-601).

¹ When a Kitchen Deluxe controller is fitted, it will always function as a master controller, this is the default setting and cannot be changed.

- In addition to a master controller, up to three additional controllers can be fitted

Controller location

- Do not install water controllers near a heat source, such as a cook top, stove or oven. Heat steam, smoke, and hot oil may cause damage.
- Do not install water controllers outdoors unless protection from water/dust ingress and sunlight are provided.
- Do not install water controllers in direct sunlight.
- Do not install water controllers against a metal wall unless the wall is earthed in accordance with AS/NZS 3000.
- Water controllers must not be installed where chemicals such as benzene, alcohol, turpentine, hydrogen sulphide, ammonia, chlorine or other similar chemicals are in use.

The water controller is water resistant, however excessive exposure to water may result in damage. Durability is improved when positioned OUTSIDE the shower recess.

- Avoid direct exposure to water or steam as these may cause the controller to malfunction.
- Water controllers must be installed in shaded and clean locations. They should be fitted out of reach of children (suggested height 1.5 m from the floor), and installed at least 400 mm above the highest part of a sink, basin or bath.

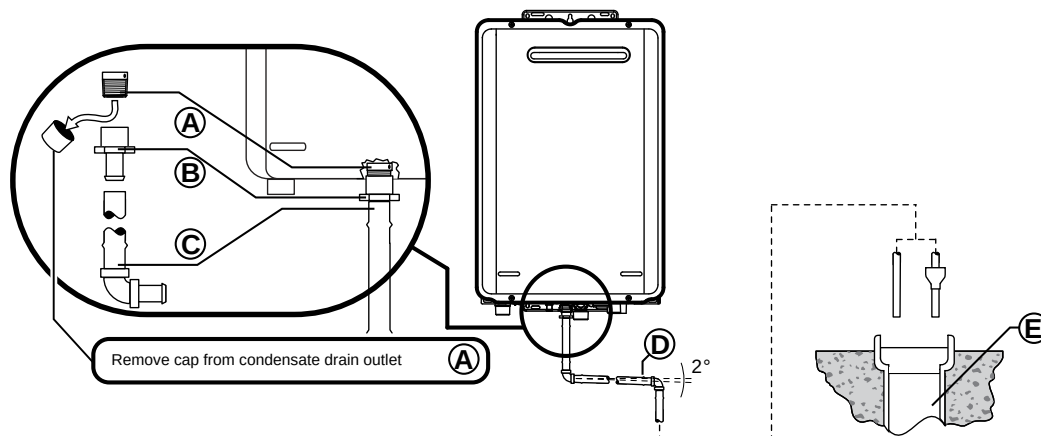
When cleaning your water controller use only a damp cloth and mild detergent.

EF26 condensate neutraliser tank and drain

The Rinnai INFINITY EF26 water heater generates condensate continuously at a rate of up to 5 litres per hour as a by-product of a highly efficient gas burner. This condensate has been neutralised by having an inbuilt condensate neutraliser kit.

Important considerations for the neutraliser drain pipe

The content of AS/NZS 3500 'Temperature / Pressure Relief and Expansion Control Valve Drain Lines' has been used as a guide in preparing the information below.



A. Water heater drain outlet connection, R $\frac{1}{2}$ " (15 mm) BSP male. Condensate / neutraliser drain outlet connection, $\frac{1}{2}$ " (15 mm) BSP male nylon.

N.B: The black plastic shipping cap **MUST BE** removed from the condensate / neutraliser drain outlet prior to water heater operation.

B. PE R $\frac{1}{2}$ " BSP (15 mm) female to barbed irrigation system connector (13-19 mm) or equivalent plastic fitting¹.

C. Drain pipe and fittings to match B.

D. Continuous fall of at least 2° from water heater to discharge point. Lengths and bends in accordance with the table below.

Lengths and changes of direction				
Max. length (m)	9	8	7	6
Max. changes of direction greater than 45°	3	4	5	6

E. Suitable points of discharge are deemed to be drains, sewers or pits. **DO NOT** discharge onto electrical connections, earth stakes, copper pipes, concrete paths or into a pond.

Installation

The drain line **MUST NOT** discharge onto electrical connections, earth stakes, copper pipes, concrete paths or into a pond.

The point of discharge from each drain line shall be located so that the release of condensate / neutraliser does not cause a nuisance, is readily discernible and incurs no risk of damage to the building.

There shall be no tap, valve or other restrictions in any line.

Each line shall fall continuously from the valve to the approved point of discharge.

Drain lines shall not discharge into a storage water heater safe tray.

The end of the condensate line shall be:

- Not lower than 200 mm or higher than 300 mm above an unpaved surface; or
- Not lower than 75 mm, or higher than 300 mm above a gravel pit not less than 100 mm in diameter in a paved surface.
- Where discharging over a tundish or gully trap, drain lines shall have an air gap of a size at least twice the diameter of the drain line.

¹ Non-PE plastics will fail over time due to contact with the acidic condensate. Damage caused by installation of non-PE plastics will not be covered by warranty.

Interconnection of condensate drain lines

Condensate / neutraliser drain lines from multiple water heaters may be joined together provided they conform with the requirements detailed on the previous page.

Common stack discharge

Where individual water heaters are installed in a multi-storey building, the condensate / neutraliser drain lines may discharge into a common stack, subject to the following:

- The discharge from the common stack is to a tundish, having a discharge line, that is not less than the size of the common stack, directly connected to a fixture trap, and installed in connection with any adjacent soil or waste stack.
- The discharge point of the common stack is such that any discharge is readily visible and will not cause any nuisance.
- The common stack is vented by extending the pipe upwards, above the roof level.

Tundish drain lines

The drain line from any tundish shall not be less than DN 20 or less than one size larger than that of the largest drain line discharging into a tundish. Tundish drain lines shall comply with the requirements detailed on the previous page.

Areas subject to freezing

In areas where water pipes are prone to freezing, the drain pipe from any valve shall be insulated and not exceed 300 mm in length. It shall discharge into a tundish through an air gap of not less than 75 mm and not more than 150 mm measured from the outlet of the drain pipe to the rim of the tundish.

Commissioning

AS/NZS 5601.1, clauses 2.6.8 and 6.11.2, states that every part of a gas installation shall be commissioned prior to initial use. It is the installer's responsibility to ensure all current AS/NZS 5601 requirements are met. The URL's provided are links to short videos on how key steps are performed.



The appliance operation must be tested after installation. Ensure the building occupants do not have access to the hot water outlets during this procedure.

Please note

The Rinnai INFINITY EF26 and A-Series come with a factory preset outlet temperature of 55 °C. The high and low gas operating

pressures are also factory preset. Under normal conditions the operating pressures do not require adjustment during installation. Make adjustments **ONLY** if the unit is not operating correctly and all other possible causes for incorrect operation have been eliminated.

Inlet supply pressure to the appliance **MUST BE** checked and set within the operating parameters of the appliance in all instances.

If the appliance can not be adjusted to perform correctly call 0800 RINNAI (0800 746 624) for assistance.

Commissioning steps

1	Flush water pipes and gas line	Before final connection of the water heater , flush the gas, hot and cold water supply lines. Swarf in the gas or water supplies may cause damage, a common problem, which is not covered by warranty.
2	Connect the gas line	
3	Purge the gas line of air	
4	Final connection test	
5	Check supply pressure	Operate ALL other gas appliances at their maximum rate. With all gas appliances on maximum the supply pressure must read between 1.13-3.0 kPa on Natural gas and on LPG 2.75-3.0 kPa. If the pressure is lower, the gas supply is inadequate and the appliance will not operated to specification. It is the installer's responsibility to check the gas meter, service regulator and pipe work for correct operation and sizing, and rectify as required.
6	PCB settings checked	Refer sideways flue diverter information on the next page and the PCB interface layout and functions page. PCB settings checked if the factory default temperature has been changed. Dip switch settings checked if a sideways flue diverter is fitted.  Short video: http://rinnai.co.nz/007
7	Operate and test for gas leaks	Replace the appliance front cover otherwise the unit won't operate correctly, and operate and test for gas leaks using an electronic leak detector.
8	Operational test	Confirm the water flow and hot water delivery temperature using a thermometer. If water controllers are fitted, it is necessary to test their operation through the complete range of functions, refer separate instructions provided with the water controllers.

9 **Check cold water inlet filter**

Inspect and clean the water inlet filter. This may need to be repeated to ensure the filter remains clear, especially on new installations.

▶ Short video: <http://rinnai.co.nz/006>

If you feel the customer is capable of doing this check it would be beneficial to show them how to inspect and clean the water filter as well.

10 **Customer handover**

After testing is completed, explain to the customer the function and operation of the water heater and water controllers (if fitted).

Also talk to them about:

- The gas, power, and water connections
- How frost protection works
- Procedure for draining the water heater
- Where to find the data plate
- Maintenance and servicing

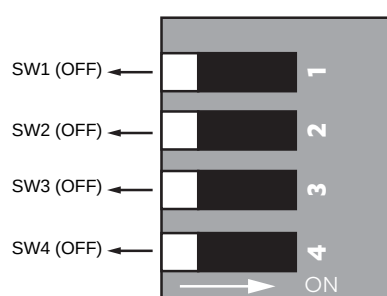
If the customer is not there try and contact them by phone to discuss these important points.

Ensure the installer details section is completed in the operation guide, the commissioning checklist has been completed and signed, and that the guide and checklist are left with the customer.

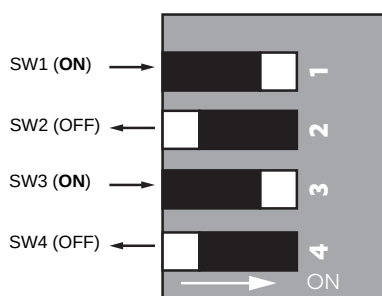
Sideways flue diverter dip switch changes

When delivered ex-factory, by default SW1, SW2, SW3, and SW4 of the DipSW are set to the OFF position.

If a sideways flue diverter is installed onto the water heater, SW1 and SW3 of the DipSW must be set to the ON position.



Default dip switch settings as they are ex-factory.



Dip switch settings required for a sideways flue diverter installation.

The dip switch change for a sideways flue diverter is required to increase the combustion fan speed, which helps overcome the friction losses from having a sideways flue diverter installed on the water heater.

PCB interface and dip switch settings

The PCB interface and dip switch settings must only be changed by a licensed gasfitter. They have been provided as there may be a requirement to change the temperature of the water delivered from the water heater or change the dip switch settings if fitting a sideways flue diverter.



Care must be taken when changing the temperature or dip switch settings as they can be easily switched or bumped into the wrong position. Fully check the operation of the water heater before leaving including the temperature of the water delivered.

The cover of the water heater will need to be removed to carry out this operation. As this will expose live mains voltage wiring **please disconnect the power supply before removing the front cover.**

We wish to draw your attention to the requirements of the New Zealand Building Code and compliance document G12. This requires that water delivered to sanitary fixtures be no more than 55 °C. Increasing the water heater set temperature will require that you protect all sanitary fixtures to which the appliance is plumbed with suitable tempering valves or something similar.

Rinnai will accept no liability for issues arising out of the use of this information.

If you have any doubts about the performance of the water heater, please contact Rinnai by phoning 0800 RINNAI (0800 746 624).

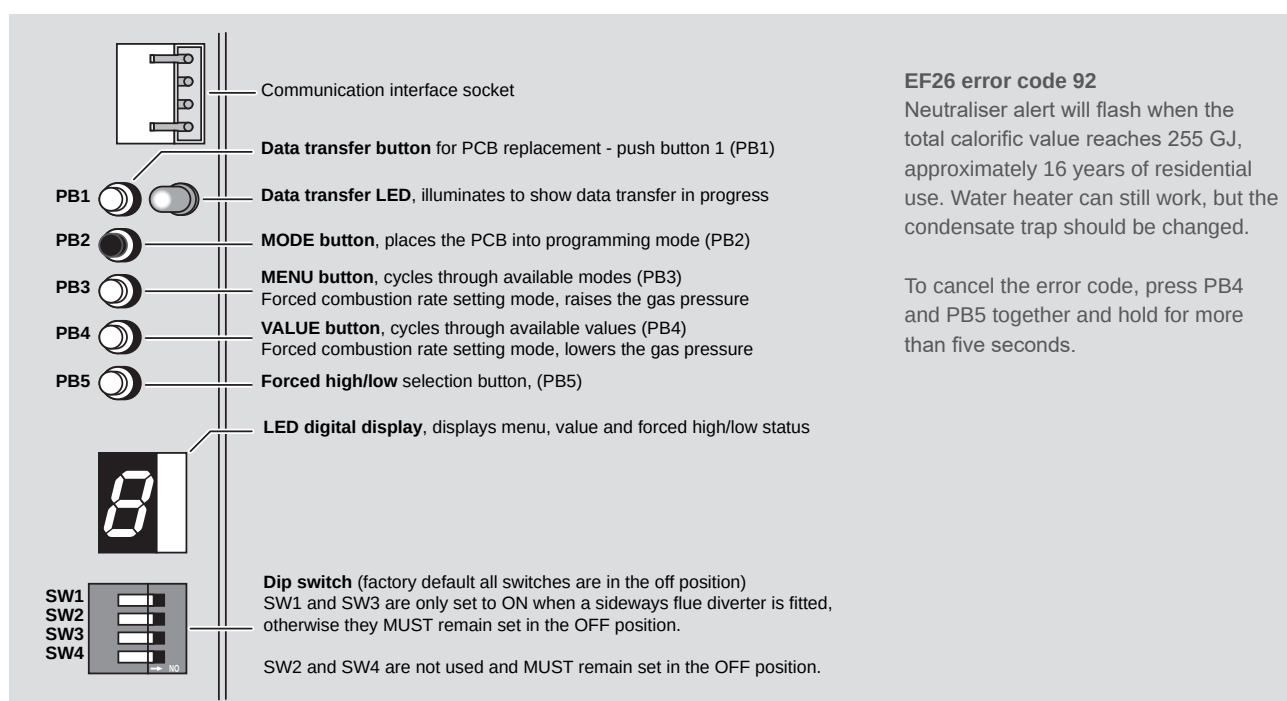
The following information details settings for the Rinnai INFINITY EF26 and A-Series models only. They are not applicable for other models.

Basic operation of the PCB interface

- To place the PCB into programming mode press PB2 until the LED digital display shows 1, noting that the current set value will be displayed shortly afterwards.
- To alter a value press PB4, each press of the button will select the next available value.
- To change to another menu, press PB3, each press of the button will select the next available menu.
- To exit the programming mode and save the selected settings press PB2 until the LED display goes blank.

Note:

- If no buttons are pressed the PCB will automatically exit programming mode after 10 mins.
- Exiting programming mode sets the value last viewed as the current value.



Menu	Menu description	Value							
		A	b	C	d	E	F	H	J
1	Gas type	ULPG	NG	N/A	N/A	N/A	N/A	N/A	N/A
2	Model	2626	2426	2024	1620	N/A	N/A	N/A	N/A
3	Fixed / Max. temp	55 °C	65 °C	60 °C	50 °C	42 °C	40 °C	N/A	N/A
4	OFF water flow rate	+ 3 °C	+ 6 °C	N/A	N/A	N/A	N/A	N/A	N/A
5	50 °C delivery adjustment temp.	0	N/A to NZ—Australian models only					+1 °C	+2 °C
6	Remote controller safe program	ON	OFF	N/A	N/A	N/A	N/A	N/A	N/A
7	OHS	No	Yes	N/A	N/A	N/A	N/A	N/A	N/A
8	EF26 only Condensation prevention on manifold	Default							
9	A24/A26 only Fan revolution	180 Hz	100 Hz	Setting change to reduce fan noise if customer states unit is too noisy (Ver. 7, PCB label G)					
0	Post fan time	65 sec	120 sec	240 sec	480 sec	To reduce the HEX temp. after combustion			

If the settings are changed, please note these on this sheet for future reference. These will be needed if a PCB replacement is required and a manual data transfer is needed.

 Dark shaded sections = default setting

Parameter setting notes

- 2: Values in Menu 2 cannot be adjusted.
- 4: Menu 4 OFF water flow rate
The temperature of the outgoing hot water is monitored by a built-in sensor. If the temperature of the outgoing hot water rises more than 3 °C (default, or 6 °C if 4b) above the selected temperature shown on the digital monitor or the preset limit when water controllers are fitted, the burner will automatically go out.
- 6: Menu 6 Remote controller safe program
Factory default is ON. If a controller has been continuously connected for more than six hours, the PCB automatically defaults to controller only mode, making the assumption that the water heater will always be connected to and operated by a controller. This means if a controller is disconnected, the inbuilt safe program will only allow the unit to deliver a maximum temperature of 42 °C. If this safe program is not needed, change menu 6 from A (ON) to b (OFF).
- 7: OHS for solar applications
N/A for New Zealand models, this is for Australian models only that have different temperature settings. Please remember that the A-Series and the EF26 are not suitable and will not be warranted for solar applications.
- 8: Prevention of condensation on the manifold (EF26 only)
If exhaust gases go back into the combustion chamber, condensation on the manifold nozzle causes error 11. To prevent this, the post-fan time (fan revolution after combustion) can be controlled as follows.

8	Prevention of condensation on the manifold	A	b	C	d
	Post fan time	Outside temp. > 15 °C → 15 sec. Outside temp. ≤ 15 °C → 120 sec.	15 sec	240 sec	480 sec
	Post fan revolution	X (Hz), X depends on the model, e.g. 180 Hz	X (Hz)	X(Hz) + 50 Hz	X(Hz) + 50 Hz

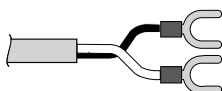
A-Series controller communication cables

Wired water controllers operate at an extra low voltage (12 V DC) which is supplied from the water heater, a 10 m long communication cable is supplied for connection to the water heater. Only Rinnai supplied communication cables may be used.

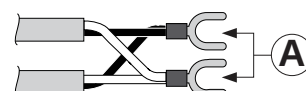
The water heater end of the cables is fitted with spade terminals. Only two pairs of cables (four spade connectors in total) may be terminated. When attaching three or four cables it is necessary to join the cable terminators as shown below.

For each pair cut off the existing spade connectors and re-terminate each pair into a new spade connector (A). Spade connectors are available from your local electrical component retailer

Single cables can be used when terminating up to two communication cables.



Paired cables are to be used when terminating three or four communication cables.

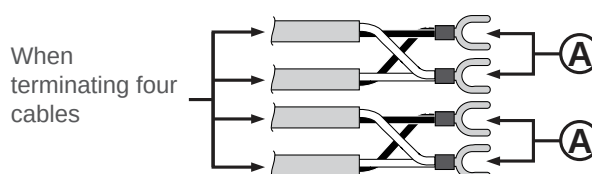
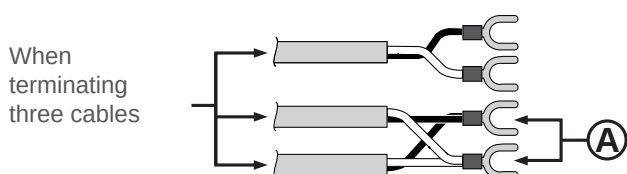


Connecting one or two communication cables

Follow steps one through five below to terminate the cables to the water heater.

Connecting three or four communication cables

To connect three or four cables, separate all the cables to be fitted into pairs.

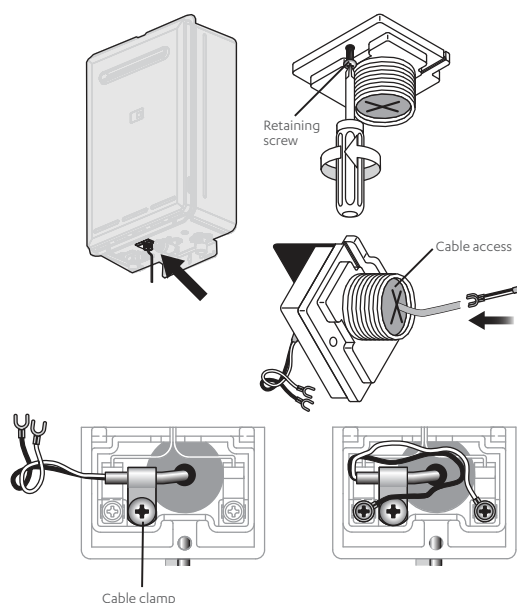


Follow steps one through five below to terminate the joined cable pairs to the water heater.

1. Isolate the power supply by switching the power point off and removing the power plug of the water heater from the electric power socket.
2. Removing the retaining screw of the cable connector at the base of the unit.
3. Swing the cable connector door open and thread the cable through the weather seal of the cable access hole, allowing sufficient cable length so that the sheath of the cable can be secured with the cable clamp supplied with the transceiver.
4. Loosen the screw terminals and connect the cable spade connectors to these terminals and re-tighten.

Polarity is not important, either wire colour can be connected to either terminal.

5. Return the cable connector to the original position, taking care not to damage the cable wires in the process, and replace the retaining screw.



EF26 controller communication cables

Wired water controllers operate at an extra low voltage (12 V DC), which is supplied from the water heater. A 10 m long communication cable is supplied for connection to the water heater. Only Rinnai supplied communication cables may be used.

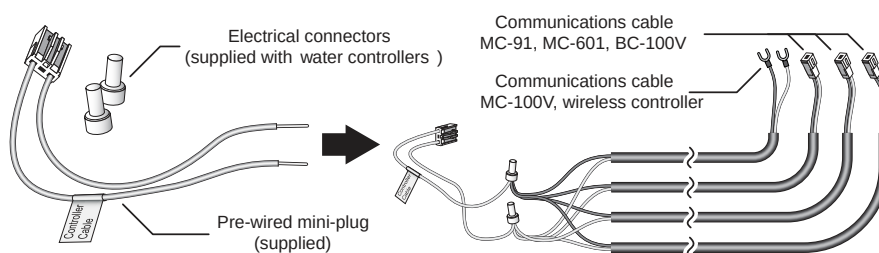


Connecting communication cables to the mini-plug

DO NOT attempt to connect water controller cables to the mini-plug when it is plugged into the PCB unless the power to the water heater is switched OFF, otherwise damage to electrical components may occur.

Water controllers are connected to the PCB by a dedicated pre-wired mini-plug.

Standard electrical cable connectors can be used to terminate the water controller wires to those on the mini-plug. The existing spade connectors, of the communication cables, will need to be removed prior to termination. Controllers are not polarity sensitive, however to avoid confusion it is recommended that like coloured wires be terminated together.

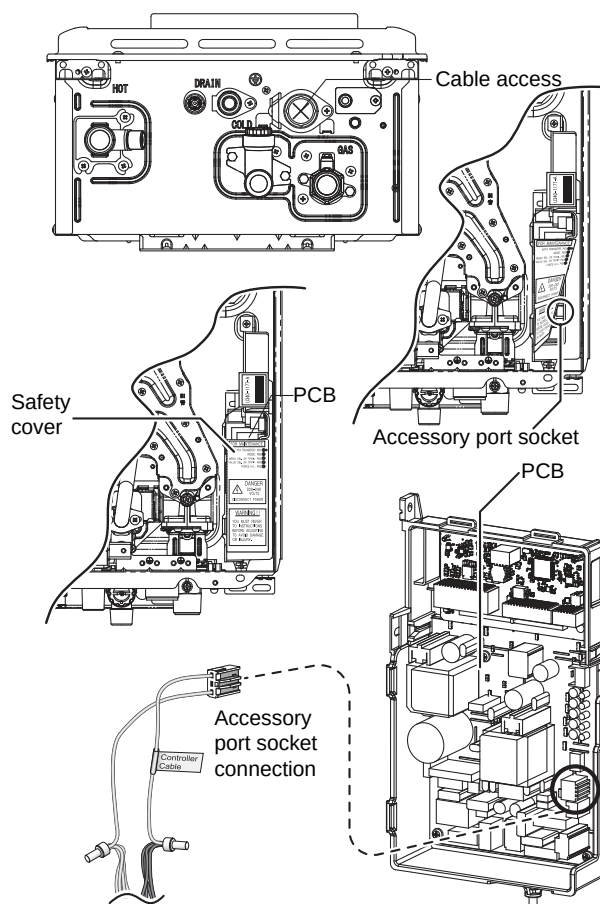


Connecting communication cables to the PCB (refer image below)

DO NOT attempt to connect the mini-plug or water controller cables to the water heater unless the power to the water heater is switched OFF, otherwise damage to electrical components may occur.

1. Isolate the power supply by switching the power point off and removing the water heater plug from the power socket.
2. Remove the front cover of the appliance.
3. Insert the mini-plug and the connected water controller cables through the cable access at the base of the appliance. Ensure the cable connectors are located inside the appliance for protection.
4. Locate the PCB (bottom right of the appliance), and carefully move the plastic safety cover out of the way.
5. Locate the accessory port socket (bottom front of PCB).
6. Plug the mini-plug into the accessory port socket, the plug and socket are keyed so that they can only be plugged into the one direction).

7. Proceed with the water controller installation and connect the communication cables to the controllers.



Rinnai.co.nz

Tel: 0800 746 624
<http://www.youtube.com/rinnainz>
<http://facebook.com/rinnainz>

Installation guide

U340-1336X02(00)
REU-A/E(NZ)

22 October 2020

Anthony Pauletic & Page Bellamore
C/- ACW Construction Ltd
PO Box 12
Waikanae 5250
Attention: Anthony Pauletic & Page Bellamore

Via Email to: vicki.brown@a1homes.co.nz

Dear Anthony Pauletic & Page Bellamore

Written Notice – Deemed Permitted Boundary Activity Application

Application number:	PB200049
Applicant:	Anthony Pauletic & Page Bellamore
Location:	Kapiti Estate 28-42 Huia Street, Waikanae
Legal	Lot 2 DP 447296 (Parent Title)
Proposal:	Construct a new dwelling which encroaches the minimum 3 metre yard setback on the rear southwest boundary.

This written notice is to certify that the Kapiti Coast District Council is satisfied that the proposed activity (described above) meets the requirements of Section 87AAB and 87BA of the Resource Management Act 1991 (the Act) and is therefore a Deemed Permitted Boundary Activity under Section 87BA(1) of the Act.

This written notice is based on the assessment of the plans that have been provided by A1 Homes and listed below:

- Site Plan - titled 'Antony Pauletic & Page Bellamore Lot 13 Kapiti Estate Waikanae'
Job No: AW246 Sheet 2 (dated 21.10.2020).
- Drainage Plan - titled 'Antony Pauletic & Page Bellamore Lot 13 Kapiti Estate Waikanae'
Job No: AW246 Sheet 3 (dated 21.10.2020).
- Floor Plan - titled 'Antony Pauletic & Page Bellamore Lot 13 Kapiti Estate Waikanae'
Job No: AW246 Sheet 10 (dated 2.10.2020).
- North & East Elevations - titled 'Antony Pauletic & Page Bellamore Lot 13 Kapiti Estate Waikanae'
Job No: AW246 Sheet 11 (dated 2.10.2020).
- South & West Elevations - titled 'Antony Pauletic & Page Bellamore Lot 13 Kapiti Estate Waikanae'
Job No: AW246 Sheet 12 (dated 2.10.2020).

All stamped as 'Final Approved Plans' on 22 October 2020.

The owners of the infringed boundary that have signed the plans are as follows:

- George William Mason & Katherine Mason – 25 Matenga Street, Waikanae (dated 6 October 2020)

Advice Notes

- Under Section 87BA(6) of the Resource Management Act 1991, this notice will lapse in five years, unless the activity permitted by this notice is undertaken within that time.
- This notice is valid for the activity described above and shown on the signed plans referenced. If the activity changes or construction is not in accordance with these plans, resource consent may be required.
- A certificate of compliance (under Section 139 of the Act) cannot be applied for in respect of this activity.
- Please note that a written notice is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

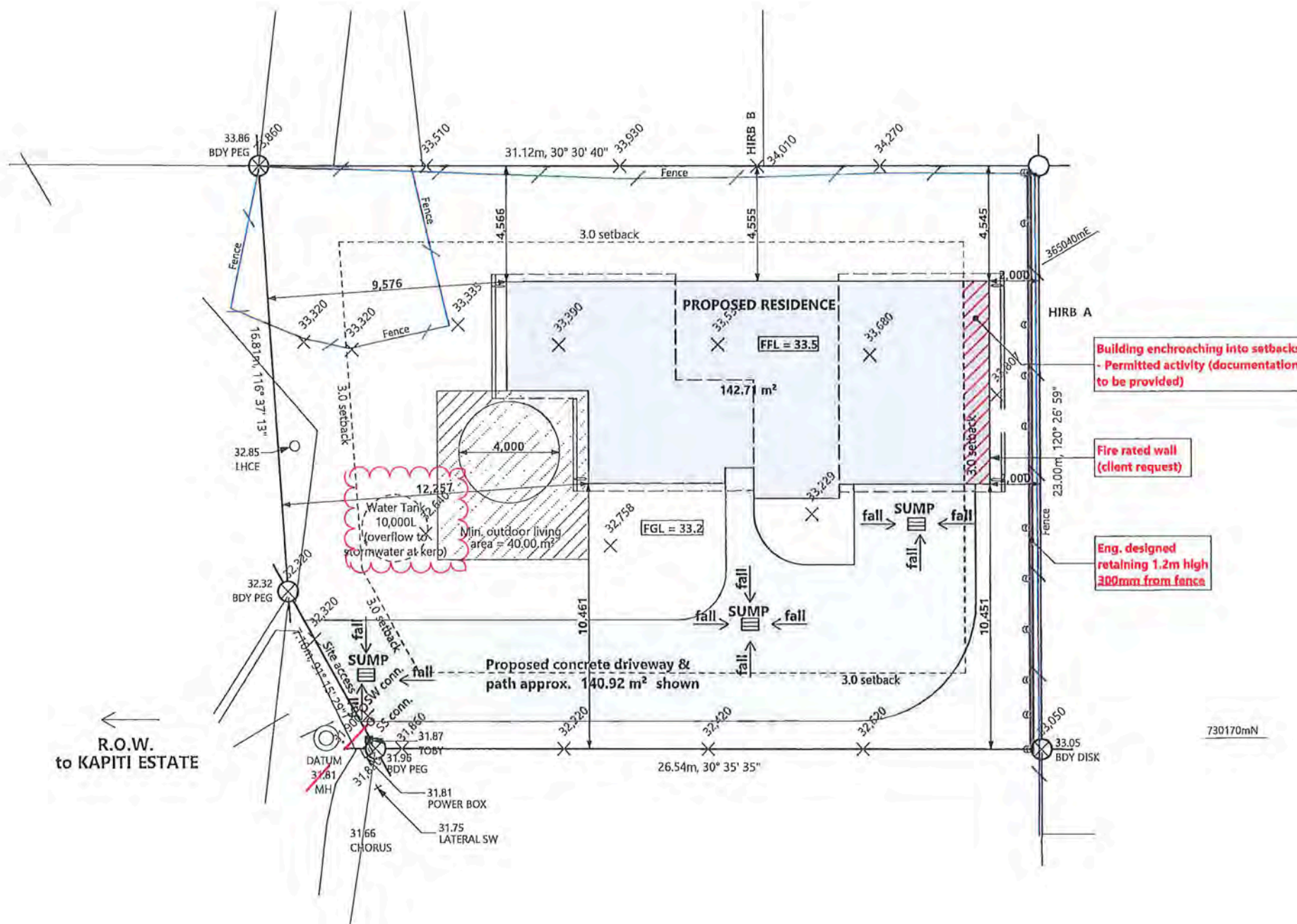
If you have any questions about this written notice, please contact me on (04) 296 4700 or 0800 486 486 or email me at janice.lee@kapiticoast.govt.nz and quote the application number PB200049.



Janice Lee

Planning Technician Resource Consents

Signed under delegated authority on behalf of the Kapiti Coast District Council



Cautionary Notes:
BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE COMPLIED WITH.
NO LIABILITY FOR ENCROACHMENT SHALL BE HELD BY DESIGNER IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF FOUNDATIONS.

Construction Notes:
Before building is erected on site, all rubbish, noxious matter and organic matter shall be removed from the area to be covered by the building.

Ensure final building platform & finished ground have an even fall away from building to ensure water not be allowed to accumulate in buildings subfloor. Any fill to be dry & approved by engineer & compacted down in accordance with NZS.3604.2011

Contractor to
• confirm ground has adequate bearing to comply with NZS 3604: 2011, except in the case of SED design, or when using Firth RibRaft Floor System (refer RibRaft manual).
• locate all service connections points on site prior to commencement of works. Check invert levels or pipes and manholes.
• confirm plumbing route and fixture positions on site prior to commencement of works.
• locate all electrical and water services on site.
• confirm on site all boundary bearings, lengths & peg locations on site prior to commencement of works, to ensure house position is correct.

HIRB = Height in Relation to Boundary

Sediment Control:
• No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed Lot
• All erosion and sediment control structures are to be inspected and maintained daily
• Prevent any backfill or debris from washing onto council or neighbouring properties
• All ground cover vegetation outside the immediate building area to be preserved during the building phase
• All erosion and sediment control measures are to be installed prior to commencement of earthworks
• Stockpiles of clay and materials are to be covered with impervious sheeting
• Roof water downpipes to be connected to the main stormwater system as soon as roof sheathing & spouting is installed

NZBC F5:
Construction and Demolition Hazards
Acceptable Solution F5/AS1

1.0 Work-Site Barriers
1.0.1 The necessity for barriers will depend mainly on the site location.
The need will be greater in areas with high levels of pedestrian traffic (i.e. in Central Business Districts), than in industrial or rural areas.
Barriers are not necessary for domestic dwellings up to 2 storeys above ground level unless specific hazards exist.

At all work-sites hazard evaluation will take account of:

1. Pedestrian counts adjacent to the site.
2. Car parking adjacent to the site.
3. Location of neighbouring buildings.
4. Presence of neighbouring work-sites or recreation areas.
5. Proximity to schools or early childhood centres.
6. Proximity to housing.
7. The depth of a water hazard.
8. The period of time for which ponded water will be present.
9. The accessibility and 'visibility' of the site.

1.0.2 If a work-site is not completely enclosed, and unauthorised entry by children is likely, it is acceptable for specific hazards to be fenced only when workers are absent from the immediate vicinity.

1.1 Site fences and hoardings

1.1.1 Fences and hoardings shall extend at least 2.0 m in height from ground level on the side accessible to the public.

1.1.2 An acceptable fence may be constructed with galvanised chainlink netting having a maximum sized grid of 50 mm x 50 mm. Post spacing shall be a maximum of 2.5 m, and the gap between the bottom of the fence and ground no greater than 100 mm.

Finished Floor Level (FFL) shall be:

- a) For sites level with or above the road, no less than 150 mm above the road crown on at least one cross-section through the building and roadway
- b) For sites below the road, no less than 150 mm above the lowest point on the site boundary

RM PB 200049
FINAL APPROVED PLANS
22.10.2020



Lot: 13
DP: TBC
Site Area: 688 m²
Gross Plan Area: 142.71 m²
Site Coverage: 20.74% (40% max.)
Impermeable Area: 41.23% (50% max.)
Maximum Building Ht: 8m
Territorial Authority: Kapiti Coast District Council
Planning Zone: Residential

DO NOT scale off drawings. Cross reference all drawings. Any discrepancies MUST be clarified with the designer immediately before commencing works or ordering. NO construction or site works are to commence until Building Consent becomes unconditional.

COPYRIGHT: Any and all drawings commissioned remain the property of A1 Homes Limited, including all copyright and similar rights subsisting in those drawings, and are solely for use as described on the drawings, and may not be used for any other purpose or reproduced in whole or in part without written permission obtained from A1 Homes Limited.

SITE PLAN

Design: A1	Drawn: JLG/TN	Check: CH/UP	LBP: UP
Wind: High	Earthq: 3	Exposure: C	Snow: N1
			Climate: 2

Scale: 1:200

Rev: A

Date: 21/10/2020

Call 0800 A1homes
214663
www.A1homes.co.nz

Sheet no:

2

Client Details:

Antony Paulet & Page Bellamore

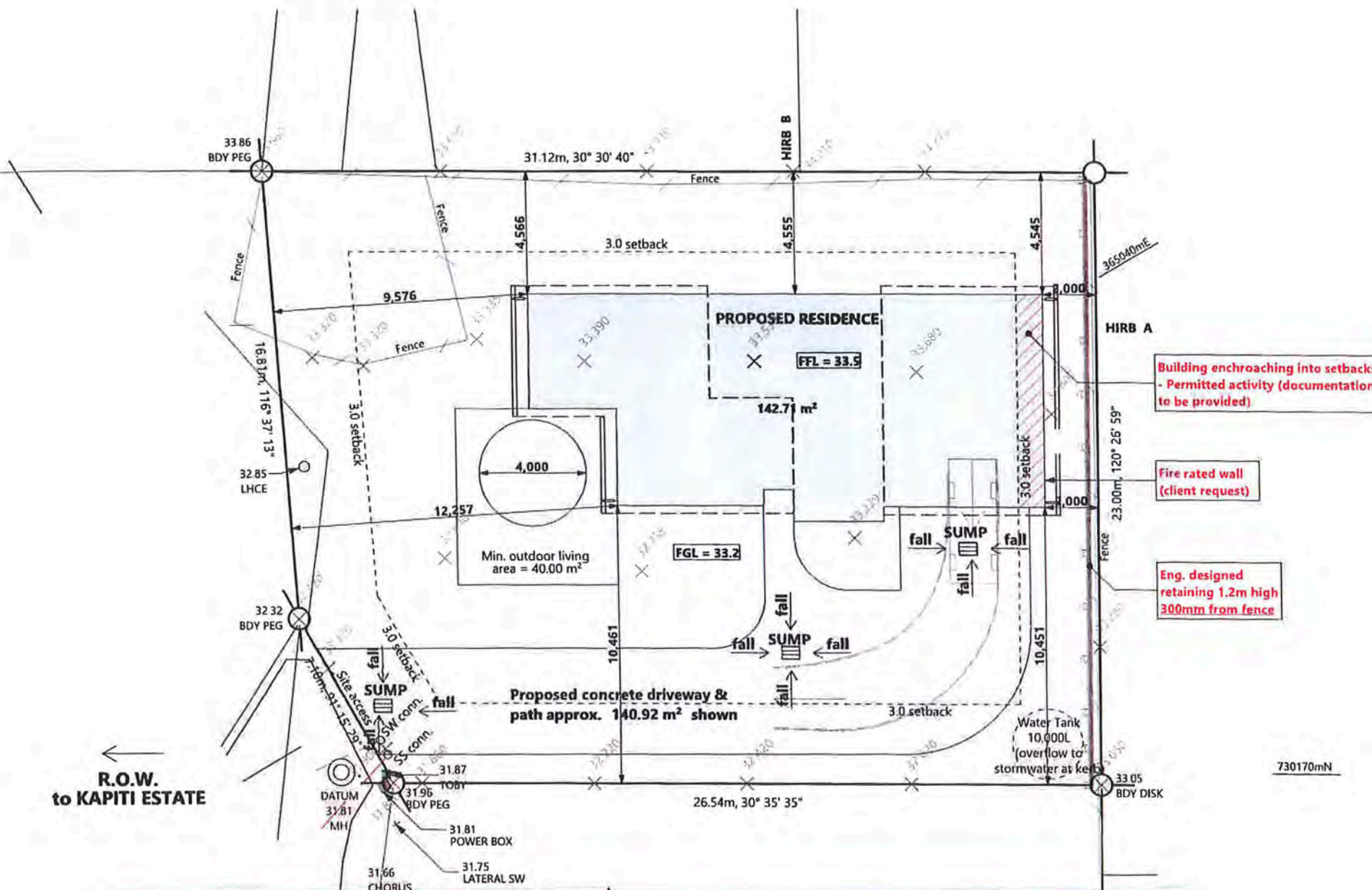
Address:

Lot 13 Kapiti Estate (42/36 Huia St - TBC)
Waikanae

Job no: AW246

BH172alt.





Name: George & Kathryn Mason

Address: 25 Matenga Street, Waikanae 5036

Signed: G. Mason K. Mason

Date: 6th October 2020

Cautionary Notes:
BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE COMPLIED WITH.
NO LIABILITY FOR ENCROACHMENT SHALL BE HELD BY DESIGNER IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF FOUNDATIONS.

Construction Notes:
Before building is erected on site, all rubbish, noxious matter and organic matter shall be removed from the area to be covered by the building.

Ensure final building platform & finished ground have an even fall away from building to ensure water not be allowed to accumulate in buildings subfloor. Any fill to be dry & approved by engineer & compacted down in accordance with NZS.3604.2011

Contractor to

- confirm ground has adequate bearing to comply with NZS 3604: 2011, except in the case of SED design, or when using Firth RibRaft Floor System (refer Ribraft manual).
- locate all service connections points on site prior to commencement of works. Check invert levels or pipes and manholes.
- confirm plumbing route and fixture positions on site prior to commencement of works.
- locate all electrical and water services on site.
- confirm on site all boundary bearings, lengths & peg locations on site prior to commencement of works, to ensure house position is correct.

HIRB = Height in Relation to Boundary

Sediment Control:

- No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed Lot
- All erosion and sediment control structures are to be inspected and maintained daily
- Prevent any backfill or debris from washing onto council or neighbouring properties
- All ground cover vegetation outside the immediate building area to be preserved during the building phase
- All erosion and sediment control measures are to be installed prior to commencement of earthworks
- Stockpiles of clay and materials are to be covered with impervious sheeting
- Roof water downpipes to be connected to the main stormwater system as soon as roof sheathing & spouting is installed

NZBC F5:
Construction and Demolition Hazards
Acceptable Solution FS/AS1

1.0 Work-Site Barriers
1.0.1 The necessity for barriers will depend mainly on the site location.
The need will be greater in areas with high levels of pedestrian traffic (i.e. in Central Business Districts), than in industrial or rural areas.
Barriers are not necessary for domestic dwellings up to 2 storeys above ground level unless specific hazards exist.

At all work-sites hazard evaluation will take account of:

1. Pedestrian counts adjacent to the site.
2. Car parking adjacent to the site.
3. Location of neighbouring buildings.
4. Presence of neighbouring work-sites or recreation areas.
5. Proximity to schools or early childhood centres.
6. Proximity to housing.
7. The depth of a water hazard.
8. The period of time for which ponded water will be present.
9. The accessibility and 'visibility' of the site.

1.0.2 If a work-site is not completely enclosed, and unauthorised entry by children is likely, it is acceptable for specific hazards to be fenced only when workers are absent from the immediate vicinity.

1.1 Site fences and hoardings

1.1.1 Fences and hoardings shall extend at least 2.0 m in height from ground level on the side accessible to the public.

1.1.2 An acceptable fence may be constructed with galvanised chainlink netting having a maximum sized grid of 50 mm x 50 mm. Post spacing shall be a maximum of 2.5 m, and the gap between the bottom of the fence and ground no greater than 100 mm.

Finished Floor Level (FFL) shall be:

- a) For sites level with or above the road, no less than 150 mm above the road crown or at least one cross-section through the building and roadway
- b) For sites below the road, no less than 150 mm above the lowest point on the site boundary

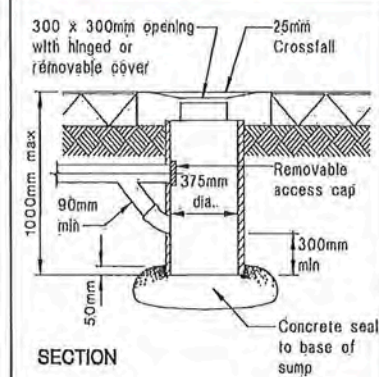


Lot: 13
DP: TBC
Site Area: 688 m²
Gross Plan Area: 142.71 m²
Site Coverage: 20.74% (40% max.)
Impermeable Area: 41.23% (50% max.)
Maximum Building Ht: 8m
Territorial Authority: Kapiti Coast District Council
Planning Zone: Residential

DO NOT scale off drawings. Cross reference all drawings. Any discrepancies MUST be clarified with the designer immediately before commencing works or ordering. NO construction or site works are to commence until Building Consent becomes unconditional. COPYRIGHT: Any and all drawings commissioned remain the property of A1 Homes Limited, including all copyright and similar rights subsisting in those drawings, and are solely for use as described on the drawings, and may not be used for any other purpose or reproduced in whole or in part without written permission obtained from A1 Homes Limited.	SITE PLAN				Scale: 1:200	Sheet no: 2	Client Details: Antony Pauletic & Page Bellamore Address: Lot 13 Kapiti Estate (42/36 Huia St - TBC) Waikanae	Job no: AW246 BH172alt.
	Design: A1	Drawn: JLG	Check: CH/UP	LBP: UP	Date: 2/10/2020	Call 0800 A1homes 214 663 www.A1homes.co.nz		
	Wind: High	Earthq: 3	Exposure: C	Snow: N1	Climate: 2			



Figure 8: Type one Surface Water Sump
Paragraph 3.6.2



Sump calculation
Type 1 capacity (based on 100mm/hr)
= 45m² catchment area
Rainfall intensity = 80mm/hr.
Catchment Area = 140.92m²
Modified Catchment Area = 140.92 x 80 / 100 = 112.74m²
Number of Type 1 Sumps to accommodate Modified Roof Area:
112.74 / 45 = 2.5
Therefore 3 type 1 sump required.

NZBC: E1 Surface Water

3.7 Access for maintenance

3.7.1 Access for maintenance shall be provided on all drains. Access is to be achieved via an inspection point, rodding point, inspection chamber or access chamber, complying as appropriate with Figures 10, 11 or 12.

3.7.2 Points of access shall be spaced at no further than:
a) 50 m where rodding points are used.
b) 100 m where inspection points, inspection chambers or access chambers are used.

3.7.3 Points of access are required at:
a) Changes in direction of greater than 45°,
b) Changes in gradient of greater than 45°,
and
c) Junctions of drains other than a drain, serving a single downpipe, that is less than 2.0 m long.

3.7.4 Inspection chambers or access chambers (see Figures 11 and 12) shall be provided where changes in both gradient and direction occur and where either is greater than 22.5°.

3.7.5 Where the depth to the invert of the drain exceeds 1.0 m, an inspection chamber is not acceptable and an access chamber shall be used.

Construction Notes:

Plumbing to AS/NZS:3500.2.2 (min 1:60 pipe gradient) by qualified tradesman. Contractor to locate all service connections on site prior to earthworks confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations. All waste pipes PVC. Sizes, fall, venting & discharge to be confirmed by NZ qualified plumber. Confirm positions of available services cabling etc on site prior to any excavation

Water Supply:

Internal water pipes to Polybutylene. All pipework and pipes exposed to freezing to be lagged with closed cell foam - Closed cell foam polymer insulation or fibre glass insulation which is preformed to the shape of the pipe and not less than 13 mm thick, is acceptable material for preventing pipes less than or equal to 40 mm diameter from freezing. Any insulation material that absorbs moisture shall be protected in a waterproof membrane.

Fixture unit rating: 24 units

Bathroom Group- 6 (x2)

WC- 4

Laundry tub - 5

Kitchen sink - 3

TABLE 3.5

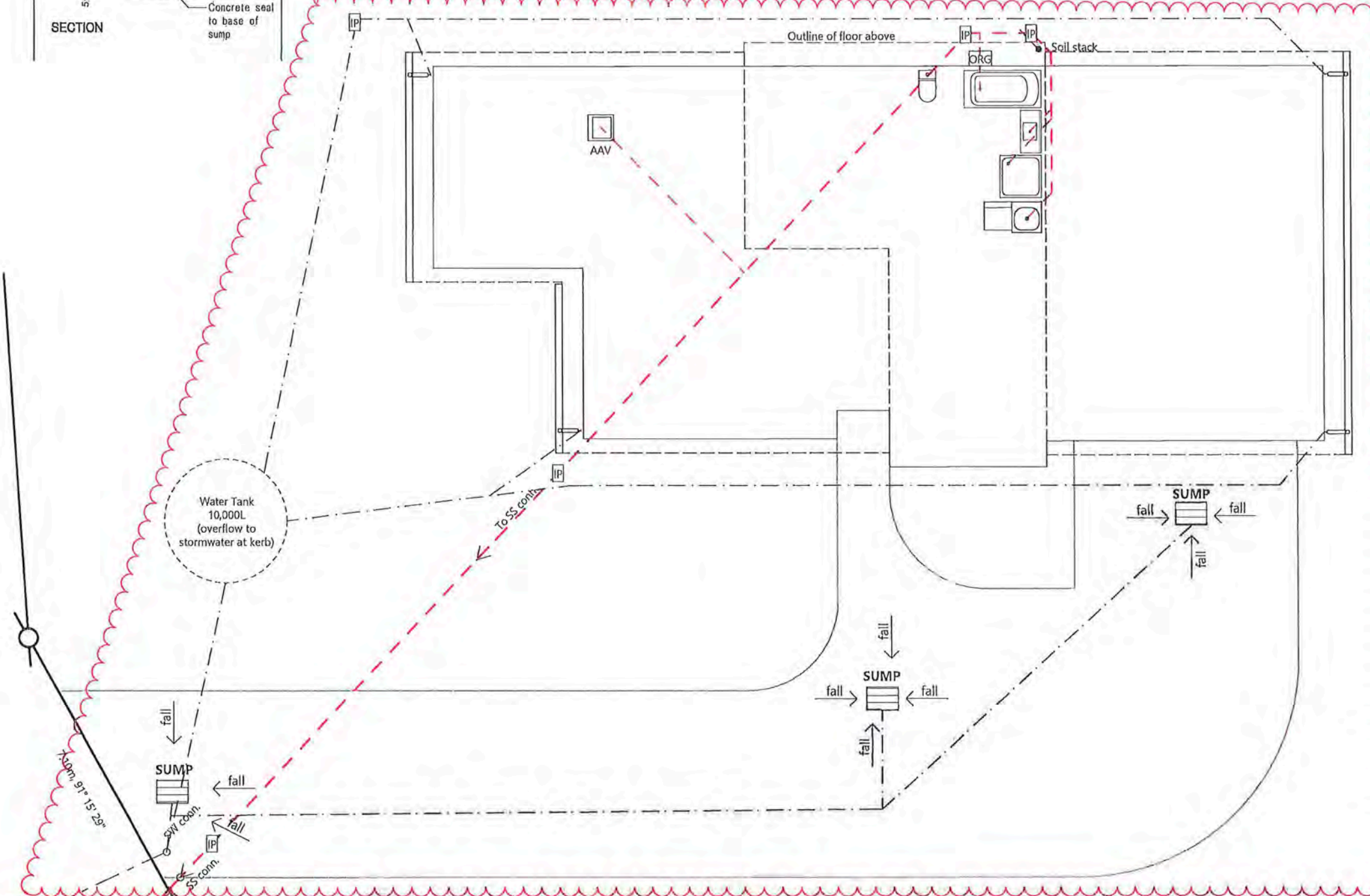
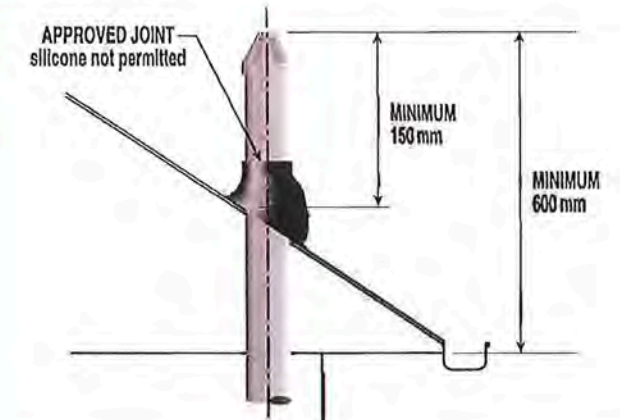
SIZE AND RATING OF VENTS

Size of vent pipe DN	Fixture units discharging to drain	Vent rating
40	>1	0.5
50	>10	1
65	>30	2
80	>175	3
100	>400	6

Plumbing Legend as per AS/NZS 3500

Symbol	Item	Symbol	Item
	Inspection point		DN100 uPVC SS pipe, DN100 min water closets (ref specs) min 1:60 gradient
	Downpipe		DN100 uPVC SW pipe, min 1:120 gradient
HT +	Hose Tap		min uPVC fixture waste pipe sizes: DN40 basins, single head showers, baths, sinks, dishwasher & ldy tubs, DN50 multiple heads showers, sinks + dishwashers, ldy tub + washing machine (combined)
	Overflow relief gully		DN65 unvented branch drains exceeding 2.5m long (max 5 fixture unit rating)
oTV	Terminal vent 50mm		DN65 to all wastes discharging directly into drain under slab min 1:40 gradient. 20mm HWC vent drain (copper)

Water supply pipe (from council mains) = DN20



DO NOT scale off drawings. Cross reference all drawings. Any discrepancies MUST be clarified with the designer immediately before commencing works or ordering. NO construction or site works are to commence until Building Consent becomes unconditional.

COPYRIGHT: Any and all drawings commissioned remain the property of A1 Homes Limited, including all copyright and similar rights subsisting in those drawings, and are solely for use as described on the drawings, and may not be used for any other purpose or reproduced in whole or in part without written permission obtained from A1 Homes Limited.

DRAINAGE PLAN

Design: A1	Drawn: JLG/TN	Check: CH/UP	LBP: UP
Wind: High	Earthq: 3	Exposure: C	Snow: N1
			Climate: 2

Scale: 1:100

Rev: A

Date: 21/10/2020

Call 0800 A1homes
2 1 4 6 6 3
www.A1homes.co.nz

Sheet no:

3

Client Details:

Antony Pauletic & Page Bellamore

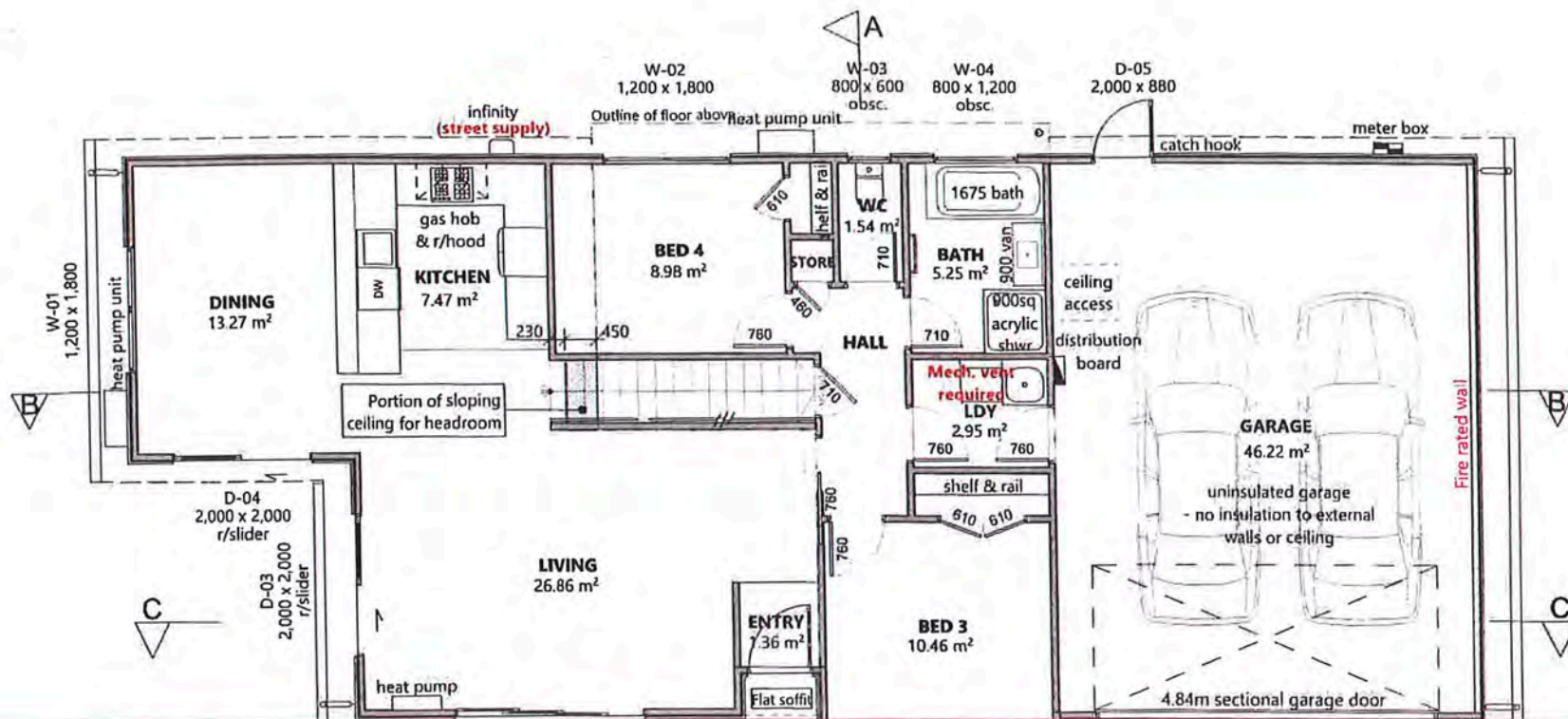
Address:

Lot 13 Kapiti Estate (42/36 Huia St - TBC)
Waikanae

Job no: AW246

BH172alt.





Name: George & Kathryn Mason
 Address: 25 Matenga Street, Waikanae, 5036
 Signed: [Signature]
 Date: 6th October 2020

FLOOR FINISHES:

Carpet
 Living
 Dining
 Hall
 Bedrooms 3,4
 W/R's
 Store

Vinyl
 Entry
 Bath
 WC
 Kitchen
 Laundry

Concrete
 Garage

FLOOR AREAS:

o/frame area (incl. staircase) = 142.71 m²

CLADDING KEY:

JH Linea weatherboard

Note:

2420 stud ht. throughout



FLOOR FINISHES:

Carpet
 Master Bedroom
 Landing
 Bedroom 2
 W/R

Vinyl
 Ens.

FLOOR AREAS:

o/frame area (excl. staircase) = 41.31 m²

CLADDING KEY:

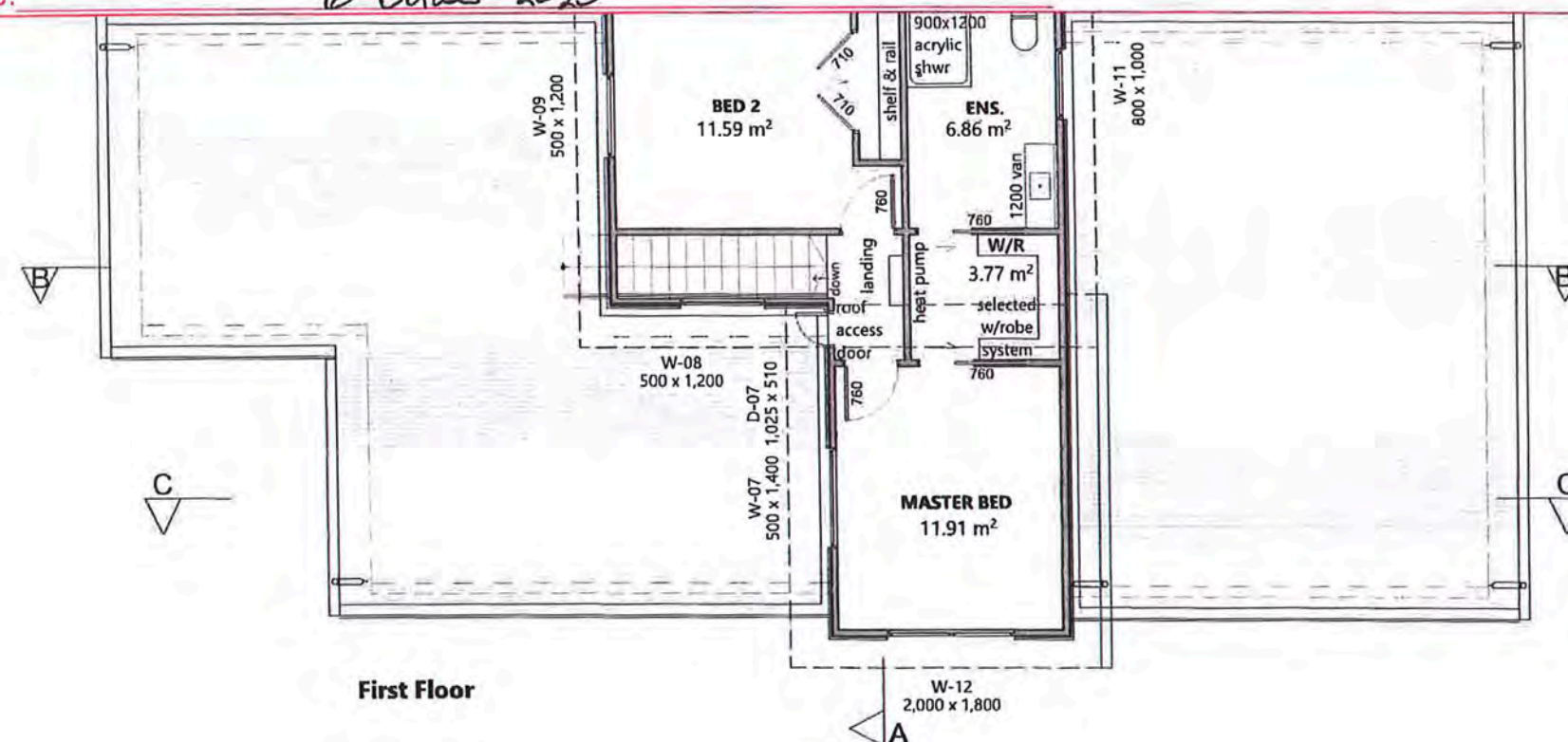
JH Linea weatherboard

Note:

2420 stud ht. throughout

RM PB 200019
 FINAL APPROVED PLANS
 22/10/2020

First Floor



Cautionary Notes:

Always cross reference the foundation plan with the framing plan prior to setting out

Joinery sizes shown are box sizes & are preliminary only. Site measure and confirm all joinery sizes, reporting to designer any changes, PRIOR to ordering joinery. No liability shall be held by designer for incorrect supply of joinery.

Refer to all written dimensions, DO NOT scale off drawings.

Construction Notes:

Gas hotwater & cooking with vented r/hood. Ensure gas appliance installation complies to AS/NZS 5601:2013. Polybutylene water supply pipes. Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0 The delivered hot water temperature at any sanitary fixture used for personal hygiene shall not exceed 55°C

Gas - Street supply.

Gas water heater: 300mm from any opening door or window, 75mm from down pipes, 500mm fuse or electric box, 1500mm from gas bottles, 300mm from wall or corner, 1500mm from ground. (gas fitter to confirm)

Tapered edge joints in ceilings

To reduce the risk of cracks caused by substrate movement, back-blocking of tapered edge joints is required in the following situations:

- When timber battens have been used: Any area containing 3 or more tapered joints
- When steel battens have been used: Any area containing 6 or more tapered joints

Please confirm layout & fittings of kitchen & bathrooms etc before foundation commences

NZS 5601.1:2013 Gas Hob Installation

Cut out for hob: min. 60mm from back of bench top. Overhead clearances: not less than 600mm from the highest part of hob to range hood. Side clearances: Where dimension from periphery of nearest burner to any vertical combustible surface is less than 200 mm, surface shall be protected to a min. height of 150 mm above hob for full dimension (width or depth) of cooking surface area. Horizontal surface shall be greater than 10 mm below surface of hob. Protection of combustible surfaces: 5mm thick ceramic tiles or graphic glass is suitable to protect 10mm Gib board.

G3/AS1

1.1.3 Food preparation surfaces shall be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, and tiles are examples of suitable materials for these surfaces.

1.6 Wall linings

Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, tiles, wallboards with painted or applied impervious coatings or films, are examples of suitable materials for these surfaces.

Stairs to comply with NZBC:D1 access; main private

max 190rise, min 280 tread. Wall mounted grab rail @900ht from tread nosing

A landing min 900deep shall be provided at the top & bottom of every flight of stairs where the rise of the flight is more than 600mm. Handrails are required to one side of all stairs with 4 or more risers - NZBC D1/AS1: Access routes

I D A

DO NOT scale off drawings. Cross reference all drawings. Any discrepancies MUST be clarified with the designer immediately before commencing works or ordering. NO construction or site works are to commence until Building Consent becomes unconditional.

COPYRIGHT: Any and all drawings commissioned remain the property of A1 Homes Limited, including all copyright and similar rights subsisting in those drawings, and are solely for use as described on the drawings, and may not be used for any other purpose or reproduced in whole or in part without written permission obtained from A1 Homes Limited.

FLOOR PLAN

Design: A1 Drawn: JLG Check: CH/UP LBP: UP
 Wind: High Earthq: 3 Exposure: C Snow: N1 Climate: 2

Scale: 1:100

Rev:

Date: 2/10/2020

Call 0800 A1homes
 214663
 www.A1homes.co.nz

Sheet no:
10

Client Details:

Antony Paulet & Page Bellamore

Address:

Lot 13 Kapiti Estate (42/36 Huia St - TBC)
 Waikanae

Job no: **AW246**

BH172alt.



Registered surveyor to confirm daylighting does not encroach prior to construction - No liability for encroachment shall be held by designer if site is not surveyed by a registered surveyor prior to commencement of foundations

Name: George & Kathryn Mason
 Address: 25 Matenga Street, Waikanae 5036
 Signed: DX Mason
 Date: 6th October 2020

General Notes:
 Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations. No liability shall be held by designer with this confirmation.

Cautionary Notes:
 BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE COMPLIED WITH.
 NO LIABILITY FOR ENCROACHMENT SHALL BE HELD BY DESIGNER IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF FOUNDATIONS.

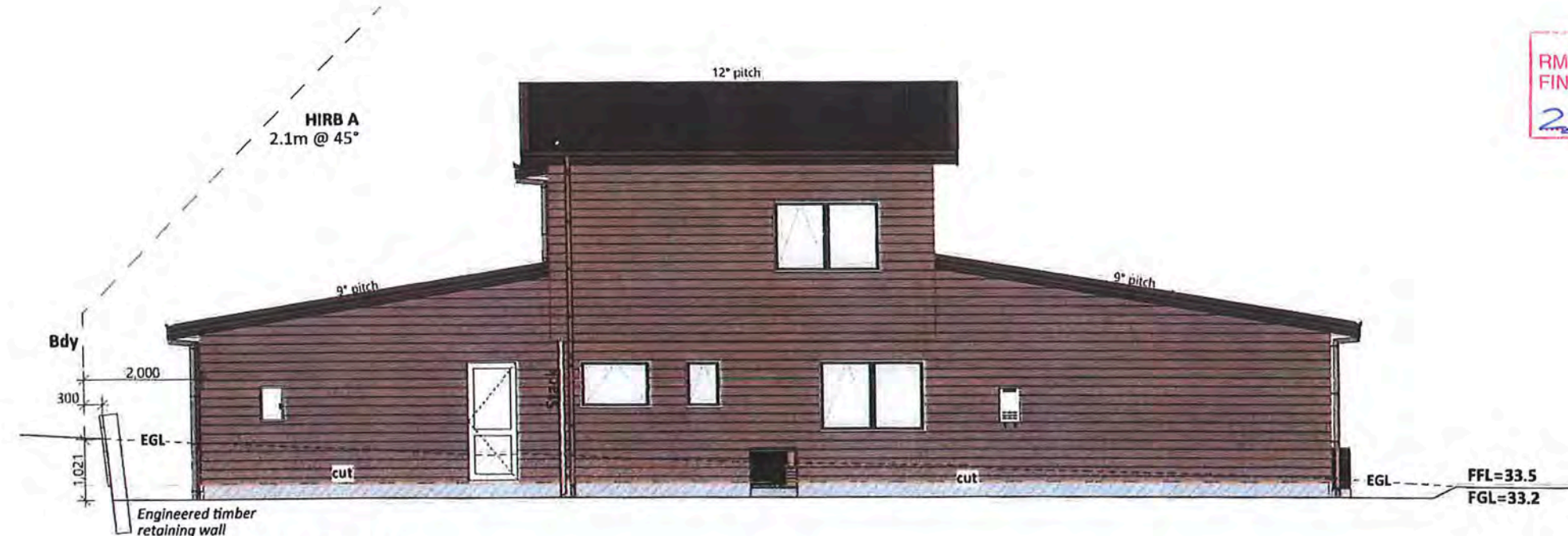
Construction Notes:
 Glazing in accordance with NZS 4223:2008/2016 plus amendments
 All glazing low-e clear float except for obscure glass to bathrooms & wc
 Double glazing to all window and door joinery excluding garage.

Aluminium joinery head heights to be 2.0m unless noted otherwise.
 Refer to floor plan for door & window sizes. Joinery schedule & sizes to be confirmed by pre-cut manufacturer & joinery fabricator PRIOR to manufacture by way of communication via e-mail, phone or other.

HIRB = Height in Relation to Boundary



NORTH ELEVATION



EAST ELEVATION

BUILDING ENVELOPE RISK MATRIX		
ALL ELEVATIONS		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		10

RM PB 200049
 FINAL APPROVED PLANS
 22/10/2020

NZBC D1/AS1 Access Routes:
 Concrete (min 150mm below FFL) or H5 timber step to all access points (owners care)
 Acceptable Slip Resistance for Walking Surfaces:
 - Portland cement concrete
 - Broomed (Class 5 or 6) or wood float finish (Class U2)
 - Concrete surface finishes complying with NZS 3114.
 - Coated and sand/grit impregnated
 The sand/grit, which is sprinkled over the complete surface of the final paint coating, should be a hard angular material such as silica sand or calcined bauxite. The particle size should not be less than 0.2 mm so that it is not submerged by the coating and not greater than about 2-3 mm so that it remains tightly bound to the surface.
 - Exposed aggregate finish
 - crushed aggregate
 - Asphaltic concrete
 - Concrete pavers
 - Dry press concrete
 - Interlocking concrete block paving to NZS 3116.
 - Anti-slip tapes
 - will normally require regular replacement to remain effective. To ensure foot contact, tapes should be placed at right angles to the line of travel and be spaced at no more than 150 mm centres.

Foundation:
 Firth Ribraft Foundation

Wall Cladding:
 James Hardie Linea weatherboard - 180 mm (aluminium boxed corners)

Roof Cladding:
 8 & 9 & 12° pitch. NZS Colosteel Trapezoidal profile

Fascia and Spouting:
 Metalcraft 155 Colorsteel fascia
 Metalcraft 1/4 round spouting
 Marley PVC 80mmØ round downpipes

Joinery:
 APL Residential suite Aluminium joinery

Name: George & Kathryn Mason

Address: 25 Matenga Street, Waikanae, 5036

Signed: G. Mason [Signature]

Date: 6th October 2020

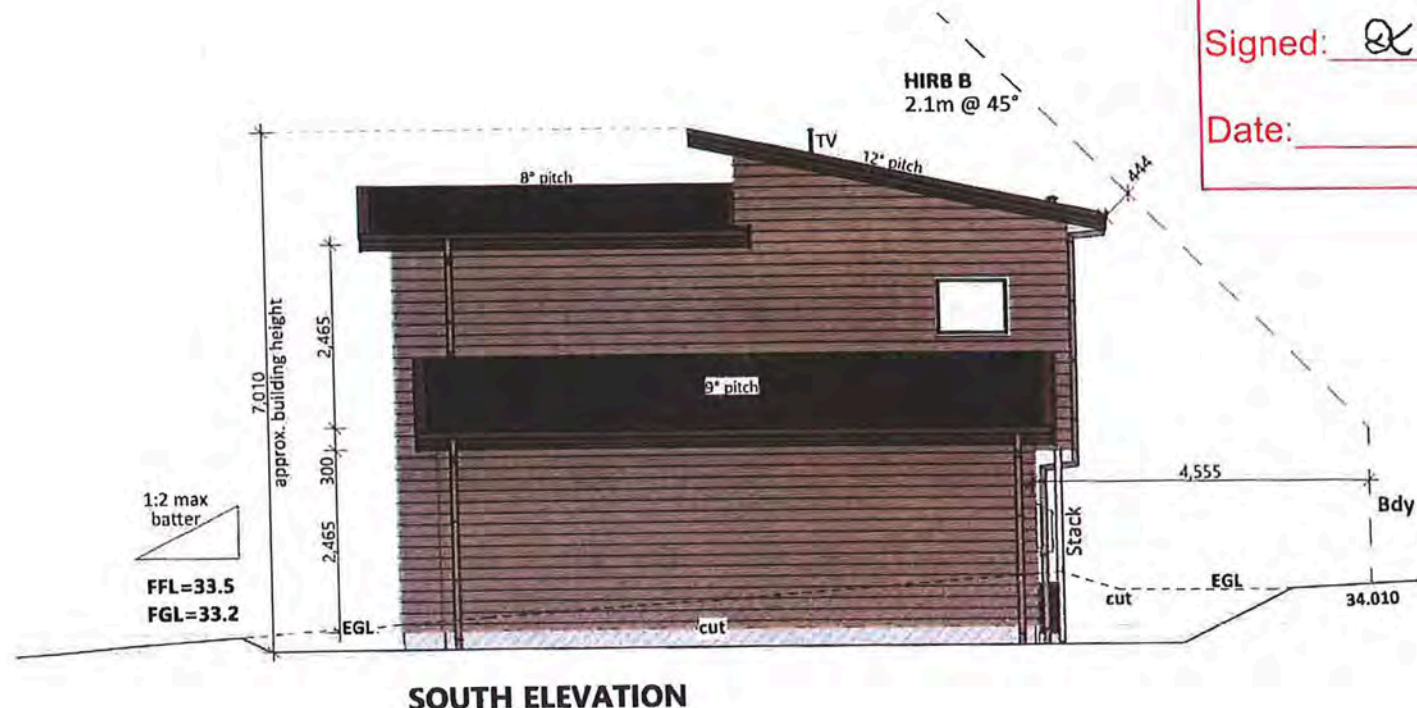
General Notes:
Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations. No liability shall be held by designer with this confirmation.

Cautionary Notes:
BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE COMPLIED WITH.
NO LIABILITY FOR ENCROACHMENT SHALL BE HELD BY DESIGNER IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF FOUNDATIONS.

Construction Notes:
Glazing in accordance with NZS 4223:2008/2016 plus amendments
All glazing low-e clear float except for obscure glass to bathrooms & wc
Double glazing to all window and door joinery excluding garage.

Aluminium joinery head heights to be 2.0m unless noted otherwise.
Refer to floor plan for door & window sizes. Joinery schedule & sizes to be confirmed by pre-cut manufacturer & joinery fabricator PRIOR to manufacture by way of communication via e-mail, phone or other.

HIRB = Height in Relation to Boundary

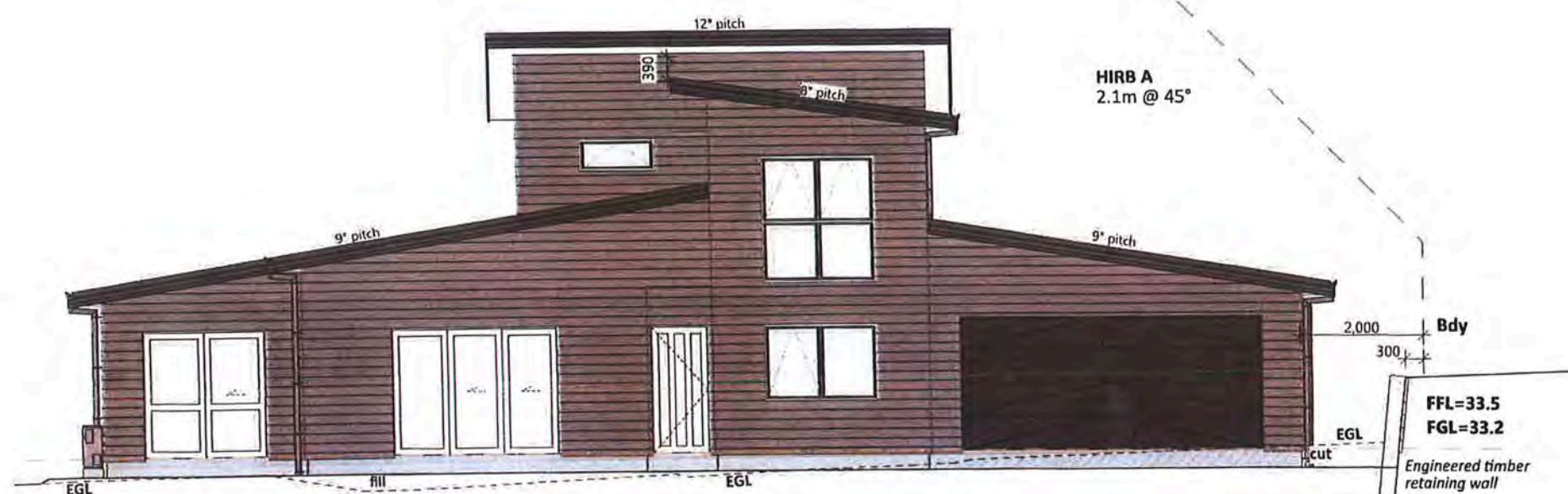


SOUTH ELEVATION

BUILDING ENVELOPE RISK MATRIX		
ALL ELEVATIONS		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		10

NZBC D1/AS1 Access Routes:
Concrete (min 150mm below FFL) or HS timber step to all access points (owners care)
Acceptable Slip Resistance for Walking Surfaces:
- Portland cement concrete
- Broomed (Class 5 or 6) or wood float finish (Class U2)
- Concrete surface finishes complying with NZS 3114.
- Coated and sand/grit impregnated
The sand/grit, which is sprinkled over the complete surface of the final paint coating, should be a hard angular material such as silica sand or calcined bauxite. The particle size should not be less than 0.2 mm so that it is not submerged by the coating and not greater than about 2-3 mm so that it remains tightly bound to the surface.
- Exposed aggregate finish
- crushed aggregate
- Asphaltic concrete
- Concrete pavers
- Dry press concrete
- Interlocking concrete block paving to NZS 3116.
- Anti-slip tapes
- will normally require regular replacement to remain effective. To ensure foot contact, tapes should be placed at right angles to the line of travel and be spaced at no more than 150 mm centres.

RM PB 200049
FINAL APPROVED PLANS
22/10/2020



WEST ELEVATION

Foundation:
Firth Ribraft Foundation

Wall Cladding:
James Hardie Linea weatherboard - 180 mm (aluminium boxed corners)

Roof Cladding:
8 & 9 & 12° pitch. NZS Colosteel Trapezoidal profile

Fascia and Spouting:
Metalcraft 155 Colorsteel fascia
Metalcraft 1/4 round spouting
Marley PVC 80mmØ round downpipes

Joinery:
APL Residential suite Aluminium joinery