



Taken at 11:54 AM on Tuesday 16/01/2024



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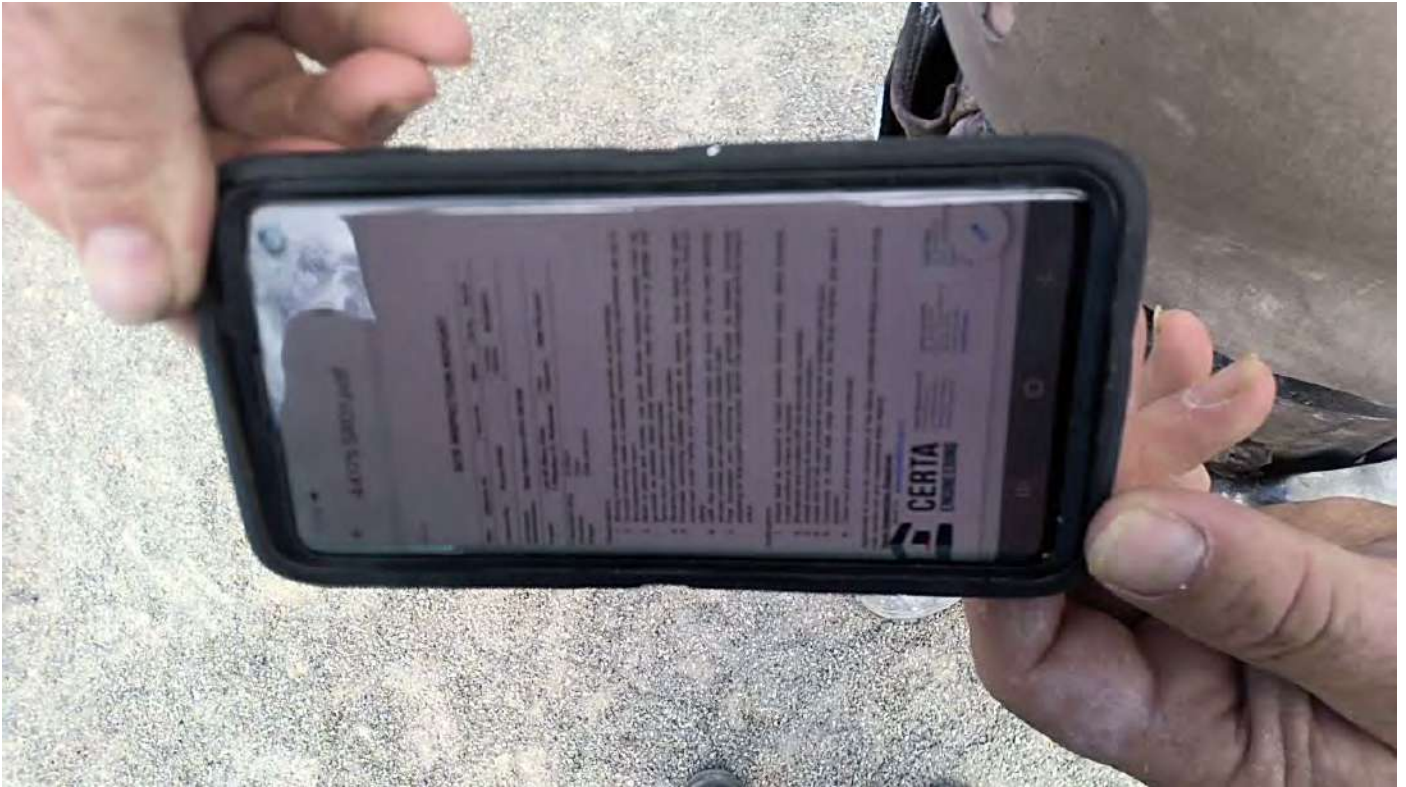
Taken at 11:55 AM on Tuesday 16/01/2024



Taken at 11:56 AM on Tuesday 16/01/2024



Taken at 11:58 AM on Tuesday 16/01/2024



Taken at 12:00 PM on Tuesday 16/01/2024



Taken at 12:00 PM on Tuesday 16/01/2024

SITE NOTICE

Consent No: **230413**
Applicant: **Glen Paterson**
Site Address: **163 Karuhiruhi Street, Waikanae**
Work Type: **3 Bedroom, 2 Bathroom, attached Double Garage, Concrete Slab Foundation, Brick Veneer/WB Cladding, Metal Tile Roof**
Building Category: **R2**

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Pass**
Inspected By: **Luke Natrass**
Inspection Date: **16 January 2024**

Passed Items

General

Engineers details required	Bryce from certa engineering confirming
Rebate for brick veneer	
Ground clearance	
Concrete cover	
Sand blinding	
Slab thickenings	
Vapour barrier	
Steel reinforcing	All steel work placed and tied as per consented documentation
Bar chairs	Bar chairs placed as required
DPC penetrations taped	All penetrations taped as required
Minimum floor level	
Siting	
LBP number	Glen Patterson 100392
Next Inspection required	Pre wrap
Other	All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

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Consent No: **230413**

Applicant: **The Plan Workz - Steve Neale**

Site Address: **163 Karuhiruhi Street, Waikanae**

Work Type: **3 Bedroom, 2 Bathroom, attached Double Garage, Concrete Slab Foundation, Brick Veneer/WB Cladding, Metal Tile Roof**

Inspection Type: **Pre-Slab Plumbing**

Inspection Outcome: **Pass**

Inspected By: **Jeremy Lincoln**

Inspection Date: **29 November 2023 12:22 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Secondary flow path	Pass
Pipe material	Pass
All PVC	
Pipe protection	Pass
TPR line	Pass
Infinty	
Plumbing layout	Pass
Pipes supported	Pass
Wastes and drains	Pass
Water/air	Pass
Water	
Leak check	Pass
Registration numbers	Pass
Mark White	
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	Pass
preslab	
Other	N/A
Site Inspection	N/A



65DN services reduced to 100DN before wc, soffits maintained
Taken at 12:18 PM on Wednesday 29/11/2023



65DN services
Taken at 12:19 PM on Wednesday 29/11/2023



65DN services

Taken at 12:20 PM on Wednesday 29/11/2023

SITE NOTICE

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 Work Type: **3 Bedroom, 2 Bathroom, attached Double Garage, Concrete Slab Foundation, Brick Veneer/WB Cladding, Metal Tile Roof**
 Building Category: **R2**

Inspection Type: **Pre-Slab Plumbing**
 Inspection Outcome: **Pass**
 Inspected By: **Jeremy Lincoln**
 Inspection Date: **29 November 2023**

Passed Items

General

Secondary flow path	
Pipe material	All PVC
Pipe protection	
TPR line	Infinty
Plumbing layout	
Pipes supported	
Wastes and drains	
Water/air	Water
Leak check	
Registration numbers	Mark White
Next Inspection required	preslab

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Consent No: **230413**
 Applicant: **The Plan Workz - Steve Neale**
 Site Address: **163 Karuhiruhi Street, Waikanae**
 Work Type: **3 Bedroom, 2 Bathroom, attached Double Garage, Concrete Slab Foundation, Brick Veneer/WB Cladding, Metal Tile Roof**

Inspection Type: **Pre Clad**
 Inspection Outcome: **Fail**
 Inspected By: **Meng Xu**
 Inspection Date: **10 May 2024 9:20 a.m.**
 Duration: **60 minutes**

Inspection Element	Status
General	Fail
Inspection notes	Pass
Drawings	Pass
Additional information/plan	N/A
Fire Separations	N/A
Building wrap type Tekton	Pass
Flexible sealing tape Ecoply tape	Pass
Deck membrane fixed in accordance with specification	N/A
Head flashings	N/A
Sill flashings	N/A
Back flashings	N/A
Saddle flashings	N/A
Internal/external corner flashings	N/A
Jamb flashings	N/A
Capillary clearances	N/A
Flashing penetrations	N/A
Ground/Deck Cladding Clearance	N/A
Additional strapping to wrap Ply installed	N/A
Batten timber treatment	N/A
Cavity closers	N/A
Battens in place	N/A
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	Pass
Next Inspection required	Pass
Other	Fail
Preclad inspection to area behind the brick veneer. Approved to proceed with laying the bricks.	
Areas still need to be inspected	
- DPC flashings around joinery	
- Cavity system for weatherboard cladding behind the gable frame	



Taken at 9:10 AM on Friday 10/05/2024



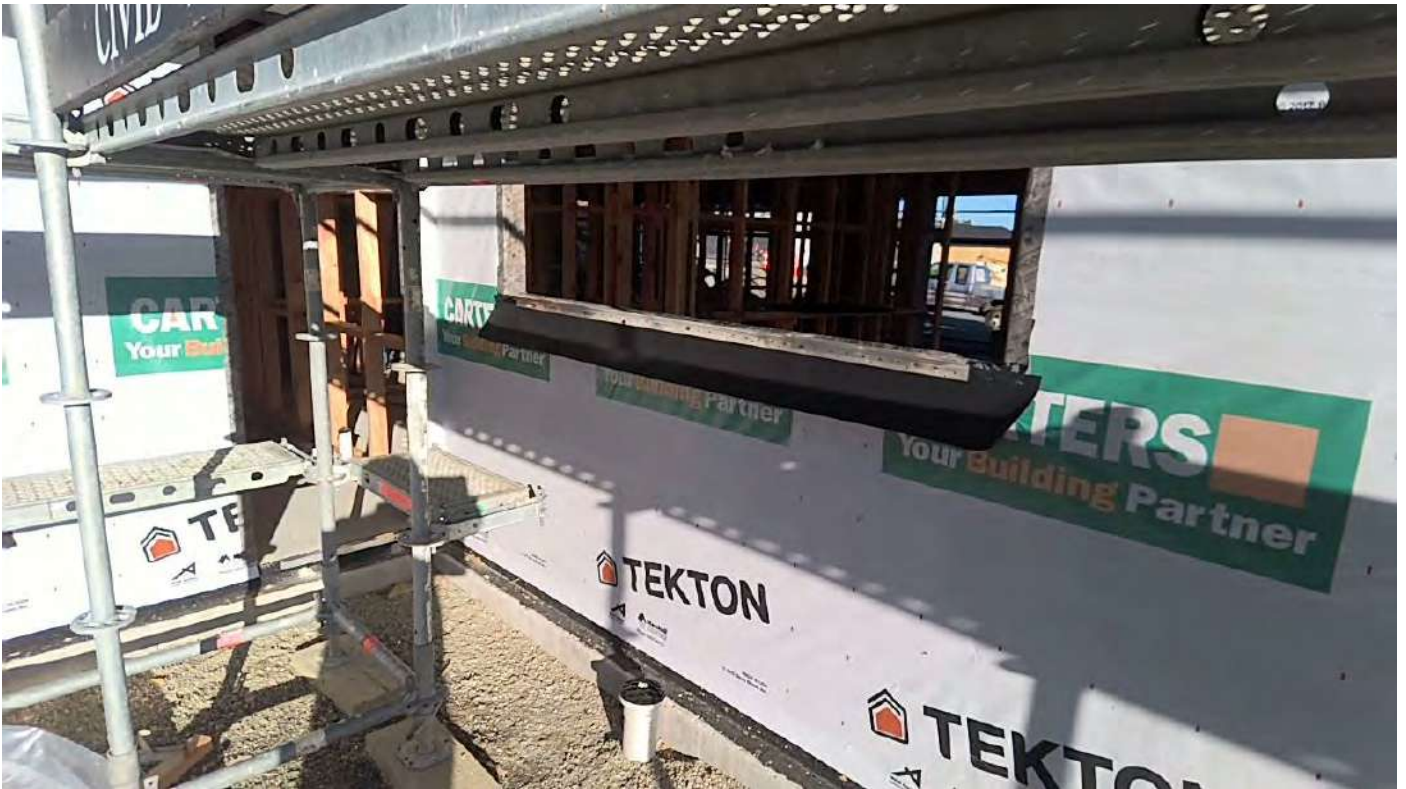
Taken at 9:10 AM on Friday 10/05/2024



Taken at 9:10 AM on Friday 10/05/2024



Taken at 9:10 AM on Friday 10/05/2024



Taken at 9:11 AM on Friday 10/05/2024



Taken at 9:11 AM on Friday 10/05/2024



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Taken at 9:11 AM on Friday 10/05/2024



Taken at 9:11 AM on Friday 10/05/2024



Taken at 9:12 AM on Friday 10/05/2024

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Consent No: **230413**
Applicant: **The Plan Workz - Steve Neale**
Site Address: **163 Karuhiruhi Street, Waikanae**
Work Type: **3 Bedroom, 2 Bathroom, attached Double Garage, Concrete Slab Foundation, Brick Veneer/WB Cladding, Metal Tile Roof**

Inspection Type: **Wet Area membrane (Post-application)**

Inspection Outcome: **Fail**

Inspected By: **Jeremy Lincoln**

Inspection Date: **3 September 2024 9:27 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Fail
Sighted previous inspection notes	Pass
Sighted and failed items have been reassessed where appropriate	
Conforms with approved drawings	Pass
The consent docs show wet area shower(s)	
Confirm additional information/amended plan	N/A
Penetrations sleeved	Pass
Base/Tray	Pass
Recess in slab slope formed in tiles	
Wet area membrane	Pass
Application is complete	
Applicators number	Pass
Dan bradbury	
Niches	Pass
Niche's in place and of an approved type	
Agent/owner written approval	N/A
Non compliance discussed onsite	Fail
with Nathan	
Photos to be provided of before tiles where fixed	
Next Inspection required	Pass
Final	
Other	N/A



Taken at 9:22 AM on Tuesday 3/09/2024



Taken at 9:24 AM on Tuesday 3/09/2024



Taken at 9:24 AM on Tuesday 3/09/2024



Taken at 9:24 AM on Tuesday 3/09/2024



compound used

Taken at 9:25 AM on Tuesday 3/09/2024



niche

Taken at 9:26 AM on Tuesday 3/09/2024



niche

Taken at 9:28 AM on Tuesday 3/09/2024

SITE NOTICE

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Applicant: **Glen Paterson**
Site Address: **163 Karuhiruhi Street, Waikanae**
Work Type: **3 Bedroom, 2 Bathroom, attached Double Garage, Concrete Slab Foundation, Brick Veneer/WB Cladding, Metal Tile Roof**
Building Category: **R2**

Inspection Type: **Wet Area membrane (Post-application)**
Inspection Outcome: **Fail**
Inspected By: **Jeremy Lincoln**
Inspection Date: **3 September 2024**

Failed Items

General

Non compliance discussed onsite

with Nathan

Photos to be provided of before tiles where fixed

Passed Items

General

Sighted previous inspection notes

Sighted and failed items have been reassessed where appropriate

Conforms with approved drawings

The consent docs show wet area shower(s)

Penetrations sleeved

Base/Tray

Recess in slab slope formed in tiles

Wet area membrane

Application is complete

Applicators number

Dan bradbury

Niches

Niche's in place and of an approved type

Next Inspection required

Final

GoGet Inspection Audit Report

Consent No: **230413**

Applicant: **The Plan Workz - Steve Neale**

Site Address: **163 Karuhiruhi Street, Waikanae**

Work Type: **3 Bedroom, 2 Bathroom, attached Double Garage, Concrete Slab Foundation, Brick Veneer/WB Cladding, Metal Tile Roof**

Inspection Type: **Wet Area membrane (Post-application)**

Inspection Outcome: **Pass**

Inspected By: **Jeremy Lincoln**

Inspection Date: **3 September 2024 3:07 p.m.**

Duration: **0 minutes**

Inspection Element	Status
General	Pass
Non compliance discussed onsite with Nathan	Pass
Photos to be provided of before tiles where fixed photos received	



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

SITE NOTICE

Consent No: **230413**
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Site Address: **163 Karuhiruhi Street, Waikanae**
Work Type: **3 Bedroom, 2 Bathroom, attached Double Garage, Concrete Slab Foundation, Brick Veneer/WB Cladding, Metal Tile Roof**
Building Category: **R2**

Inspection Type: **Wet Area membrane (Post-application)**
Inspection Outcome: **Pass**
Inspected By: **Jeremy Lincoln**
Inspection Date: **3 September 2024**

Passed Items

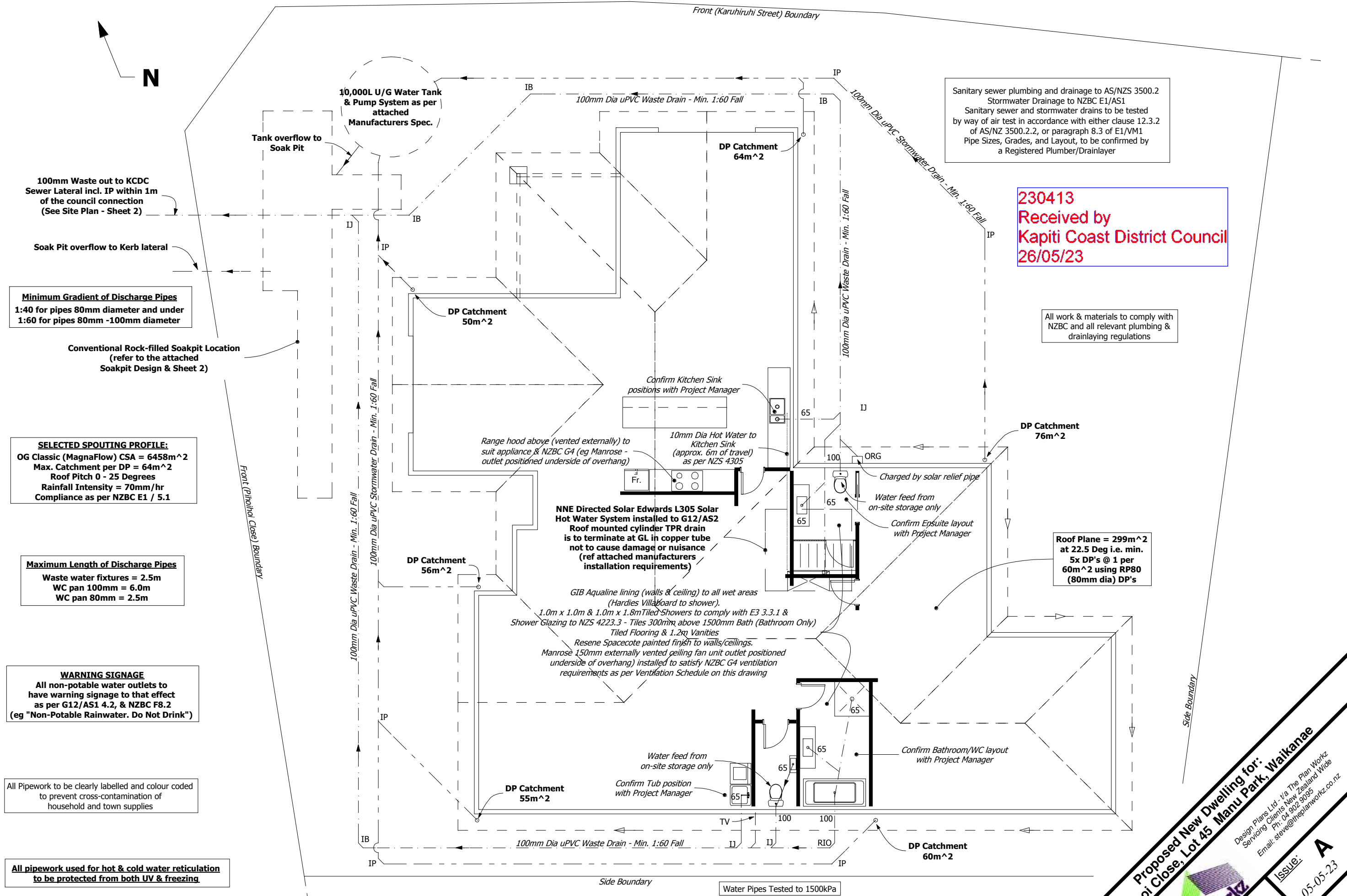
General

Non compliance discussed onsite

with Nathan

Photos to be provided of before tiles where fixed

photos received



PLUMBING/DRAINAGE PLAN (provisional) - Scale 1:100
Sheet 6 Construction Details Sheet 11 I, 11J & 11K

(as built to be supplied to local authority prior to issuing Code of Compliance certificate)

1 Pihoihoi Close, Lot 45 Manu Park, Waikanae

Proposed New Dwelling for:

Design Plans Ltd. - t/a The Plan Workz
Serving Clients New Zealand Wide
Ph: 04 902 9095
Email: stevie@theplanworkz.co.nz

Prepared by:

Issue: A

Drawn: S. Neale

Date: 03-10-22

Job Number
WA 45MP

GLAZING CONFORM NZS 4223 PARTS 1, 2, 3.

FIT SUITABLE FLASHINGS, ETC.

JOINERY

HIGH WIND 1100pa DWP

VERY HIGH WIND 1550pa DWP

All habitable/service rooms to have 5% of their floor area as opening windows or approved alternative, to achieve ventilation requirements. See Ventilation Chart adjacent

Install approved smoke alarm system for detection and warning of fire NZBC / F7

H1 DWELLING INSULATION:

Specified product R values vs construction value (in brackets)

Core Ceiling: R5.0 (5.2)

Perimeter Ceiling: R3.2 (3.3)

Wall: R2.8 (2.0)

Floor: R1.79 (1.9)

Glazing: R0.46 (0.46)

LIGHTING

All exitways, access routes and common spaces within the Group Dwelling to have artificial lighting installed & available to a min. 20 lux at FFL in the absence of sufficient natural light enabling safe movement (i.e. electrical lighting to G8 / AS1)

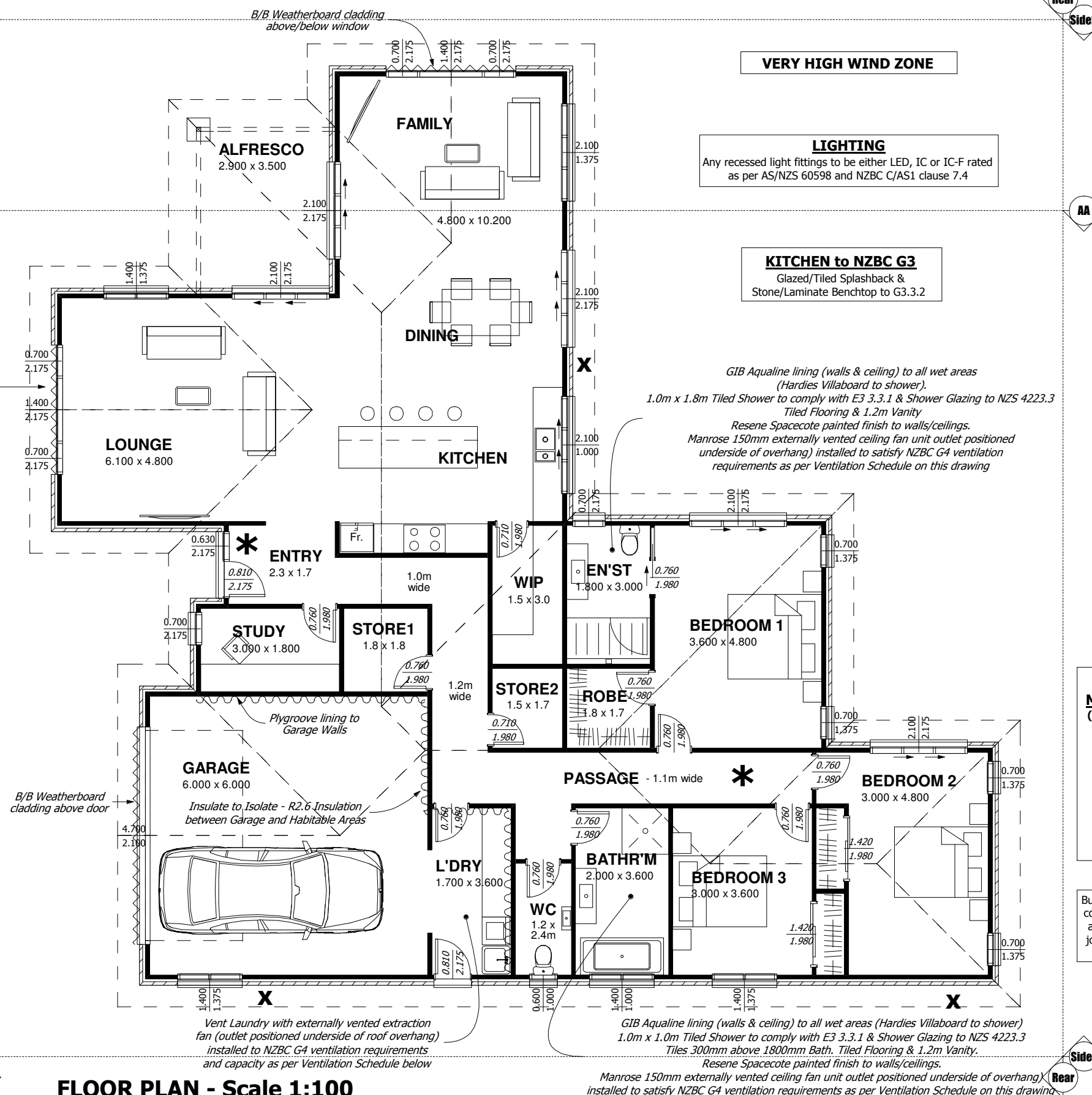
Provide:

Electrical Certification Documentation after completion and prior to Code of Completion Issue

Claddings to be installed to manufacturers requirements in particular, fixing and ground clearance.

SAFETY GLAZING:

Safety Glazing as required by NZS 4223: 2016 to be provided (glazed doors, side panels, full height windows and windows with low sills) as determined by the approved Joinery Manufacturer/GANZTech e-Decision Tree



FLOOR PLAN - Scale 1:100

Area = 236.5m² (over frame) & 246.7m² over brick (+ 1.0 & 10.0m² Entry/Alfresco)

Sheet 3

Note: 2.4m Stud Throughout. Room Sizes Shown Indicative Only (refer to Dimension Plan for all accurate sizes).

Joinery offset - Joinery as dimensioned, otherwise considered centred on applicable wall shown.

Aluminium Doors - Flooring to Aluminium Sill Liner. Carpeted Floors unless indicated otherwise.

Glazing install by approved Joinery Manufacturer to NZS 4223.3:2016 (GANZTech) - ref Chart Sheet 11A

X = Outdoor Tap Location

~~~~~ = Timber B/B Weatherboard (direct fixed) over plywood substrate

\* = Smoke Alarms within 3.0m of Bedroom doors and main point of Entry

### FRAMING KEY

See Dimension Plan

### BUILDING ENVELOPE RISK MATRIX (worst case)

|                         | RISK FACTOR      | SUB TOTALS |
|-------------------------|------------------|------------|
| Wind Zone               | <b>Very High</b> | <b>2</b>   |
| No. Stories             | <b>Single</b>    | <b>0</b>   |
| Roof/Wall Design        | <b>Low</b>       | <b>0</b>   |
| Eaves Width             | <b>Medium</b>    | <b>1</b>   |
| Envelope Complexity     | <b>Medium</b>    | <b>1</b>   |
| Deck Design             | <b>Low</b>       | <b>0</b>   |
| <b>TOTAL RISK SCORE</b> |                  | <b>4</b>   |

### TIMBER TREATMENT - B2/AS1 (amend 7)

|             |                                                                                                                                                                                                                                                                                                                      |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>H1.2</b> | - Enclosed Roof Framing, Trusses & Ceiling Elements<br>- Enclosed Wall Framing (protected from weather except all cantilever deck elements and cavity battens)<br>- Floor Framing (protected from weather but exposed to ground atmosphere)<br>- Internal Wall Framing<br>- Mid-Floor framing<br>- Interior Flooring |
| <b>H3.1</b> | Cavity Battens                                                                                                                                                                                                                                                                                                       |
| <b>H3.2</b> | Framing Exposed To Weather (and above ground)                                                                                                                                                                                                                                                                        |
| <b>H4</b>   | Framing Exposed To Weather (and in contact with ground ie fence posts, landscape timbers)                                                                                                                                                                                                                            |
| <b>H5</b>   | Framing Exposed To Weather (and in contact with ground ie house piles, poles and crib walling)                                                                                                                                                                                                                       |

### VENTILATION SCHEDULE (G4/AS1)

Minimum opening area (sashes) for each room as follows: (the compliant opening sizing designed for each room shown in brackets)

|                                                                               |
|-------------------------------------------------------------------------------|
| Study - 5.43 x 5% = 0.27m <sup>2</sup> (1.03m <sup>2</sup> )                  |
| Lounge/Dining/Kitchen - 75.30 x 5% = 3.77m <sup>2</sup> (7.00m <sup>2</sup> ) |
| Ensuite - 5.41 x 5% = 0.27m <sup>2</sup> (1.03m <sup>2</sup> )                |
| Bedroom 1 - 17.36 x 5% = 0.87m <sup>2</sup> (1.93m <sup>2</sup> )             |
| Bedroom 2 - 15.30 x 5% = 0.77m <sup>2</sup> (1.93m <sup>2</sup> )             |
| Bedroom 3 - 10.87 x 5% = 0.54m <sup>2</sup> (0.96m <sup>2</sup> )             |
| Bathroom - 7.26 x 5% = 0.36m <sup>2</sup> (0.70m <sup>2</sup> )               |
| WC - 2.92 x 5% = 0.15m <sup>2</sup> (0.60m <sup>2</sup> )                     |
| Laundry - 6.17 x 5% = 0.31m <sup>2</sup> (via fan)                            |

Builder to verify & check all dimensions & levels on site. All construction to comply with NZS 3604: 2011, NZBC, Local authority bylaws & engineer. Builder to verify all beams, joists, studs, rafter & other structural members on site to confirm full compliance.

Proposed New Dwelling for:  
1 Pihoihoi Close, Lot 45 Manu Park, Waikanae

Design Plans Ltd - via The Plan Workz  
Serving Clients New Zealand Wide  
Email: steve@thepanworkz.co.nz

Drawn: S. Neale  
Date: 03-10-22

Issue: A  
05-05-23  
Job Number  
WA 45MP

230413  
Received by  
Kapiti Coast District Council  
26/05/23

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the NZBC and NZS 3604. If any discrepancy in the drawings is found it is to be immediately reported to the Drawer (Design Plans Ltd) before any building or related work commences. The Drawer accepts no responsibility for costs resulting from discrepancies in any plans produced which are not reported to the drawer before any building or related work commences. Any works carried out by any contractor, sub contractor or authorised agent, shall comply with the requirements of the local authority. Any works undertaken outside these requirements without the approval of designer, engineer, and local authority hereby indemnifies the Drawer or agent against any claim or claims in respect to the said works.