Council Property File

Statement Of Passing Over

This building inspection has been supplied by the vendor in good faith. H&G (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

there's a future here

KAPITICOAST
DISTRICT COUNCIL

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

S CLOUSTON 42 DONOVAN ROAD PARAPARAUMU BEACH	No. Issue date Overseer	961113 11/11/97 Don Blaikie

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES NEW GARAGE
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	RESIDENTIAL
Estimated Value	$10,000
Location	42 DONOVAN RD, PARAPARAUMU
Legal Description	FLAT 1 DP 65330 1/2 INT 882 M2 BEING LOT 111 DP 17950
Valuation No.	1527157500A

The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the following details are $ 0.00.

This is a final code compliance certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:

Name: JCH. **Date:**

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

KAPITI BOROUGH COUNCIL
Application for Permit

Valuation No. 1 5 2 7 1 0 5 7 5 0 0

Date Rec'd	Day Book Page	Initial
7.7.86	73	MLW

To: The Borough Engineer
PRIVATE BAG, PARAPARAUMU

I/~~WE~~ B.H. LEOPARD Phone 86616

(Postal Address) 133 RAUMATI ROAD

hereby make application for permission to have the work described herein, and set out in the plans and specifications attached hereto, carried out in the premises situated at —

No. 42 Street or Road DONOVAN ROAD

Lot No. 111 D.P. 17950 District

The owner of the premises is M2+MRS I. PARK

(Postal Address) 42 DONOVAN ROAD.

Signature of Applicant B Leopard Date 7/7/86.

OFFICE USE ONLY

APPROVED - Permit may be issued
15-7-86
Building Inspector
Kapiti Borough Council

OFFICE USE ONLY

APPROVED PERMIT MAY BE ISSUED
4/7/86
Plumbing & Drainage Inspector
KAPITI BOROUGH COUNCIL

Building – Plumbing – Drainage

Description of proposed work: ADDITION TO LAUNDRY

with a floor area of 2.7 sq. metres

Estimated cost of BUILDING incl. materials	$	3000
Estimated labour content of PLUMBING only	$	700
Estimated labour content of DRAINAGE only	$	
TOTAL estimated value of proposed work	$	3250

Builder's name and address B.H. LEOPARD 133 RAUMATI ROAD

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

Plumber's name and address ~~D. BYRNE~~

Drainlayer's name and address _____

FOR OFFICE USE ONLY

Account No. 2653 Date 16.7.86 Receipt No. 8564 Date 17.7.86

Fees:

Building Permit	$	50
Plumbing Permit	$	20
Drainage Permit	$	
Sewer Connection	$	
Water Connection	$	
Kerb Crossing	$	
Damage Deposit	$	
Bldg Research Levy	$	
Prints	$	4
TOTAL	$	74

Permit No. 5279 Date Issued 18.7.86
Permit No. _____ Date Issued _____
Permit No. _____ Date Issued _____

Order No. _____
Refund _____

Checked _____
Date _____

Register Entry

Permit Endorsement: _____

Paraparaumu Print

HUTT COUNTY COUNCIL

Valuation No. 8 **Date Received:** 26.10.65

Application for Building Permit

A. R. NICHOLSON LTD.
P.O. BOX 8
PHONE 1311 - PARAPARAUMU
BUILDERS & CONTRACTORS

(2)

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

I (the undersigned), ... (Full Name)

of ..... (Address)

ERECT
ADD
~~**ALTER**~~
hereby make application for permission to ~~**REINSTATE**~~ Dwelling

with a floor area of 993 sq. ft. as prescribed herein and set out in the plans and specifications attached hereto, in premises at:

No. ..... Donovan Rd. Street or Road Paraparaumu Beach Township

Lot No. 111 D.P. 17950 Kapiti Riding

The owner of the premises is M. R. Wiki (Name)

21 Francis Rd Paraparaumu (Address)

Previous owner { If Section has been recently transferred } .....

Estimated value of: Building only £2706 : 0 : 0

Plumbing and Drainage £ 350 : 0 : 0

Total £3056 : 0 : 0

Signature of Applicant A R Nicholson (As Builder or Owner) 26 10 65 (Date)

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

FOR OFFICE USE ONLY

Receipt No. 25493 Road Deposit No. ..... A/c. No. 4832

Fees:

Building Permit	£ 12 : —	
Kerb Crossing	£ : :	
Road Deposit	£ : :	
	£ 12 : —	

Date 28-10-65

Permit No. 46065

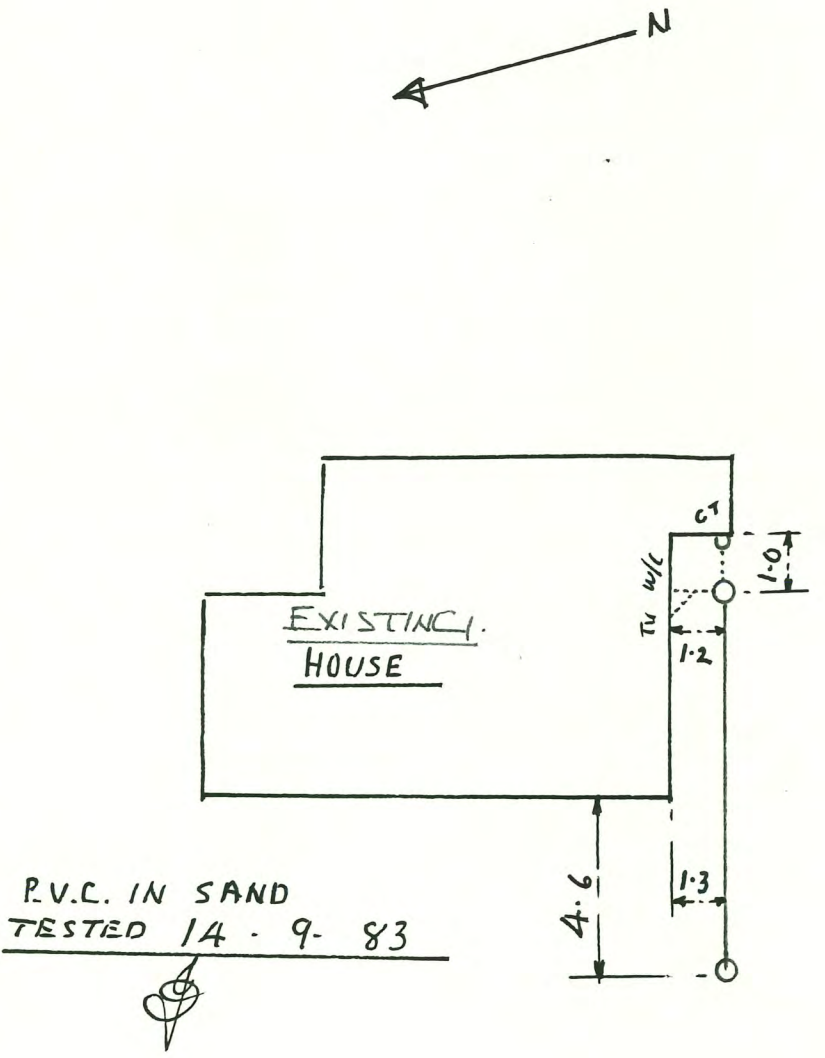
Date Issued 2-11-65

TOWN PLANNING DISTRICT ..... Operative
Conforms / Non-Conforming. Undisclosed

Checked by District Engineer. ..... (Date) ..... (Initials)

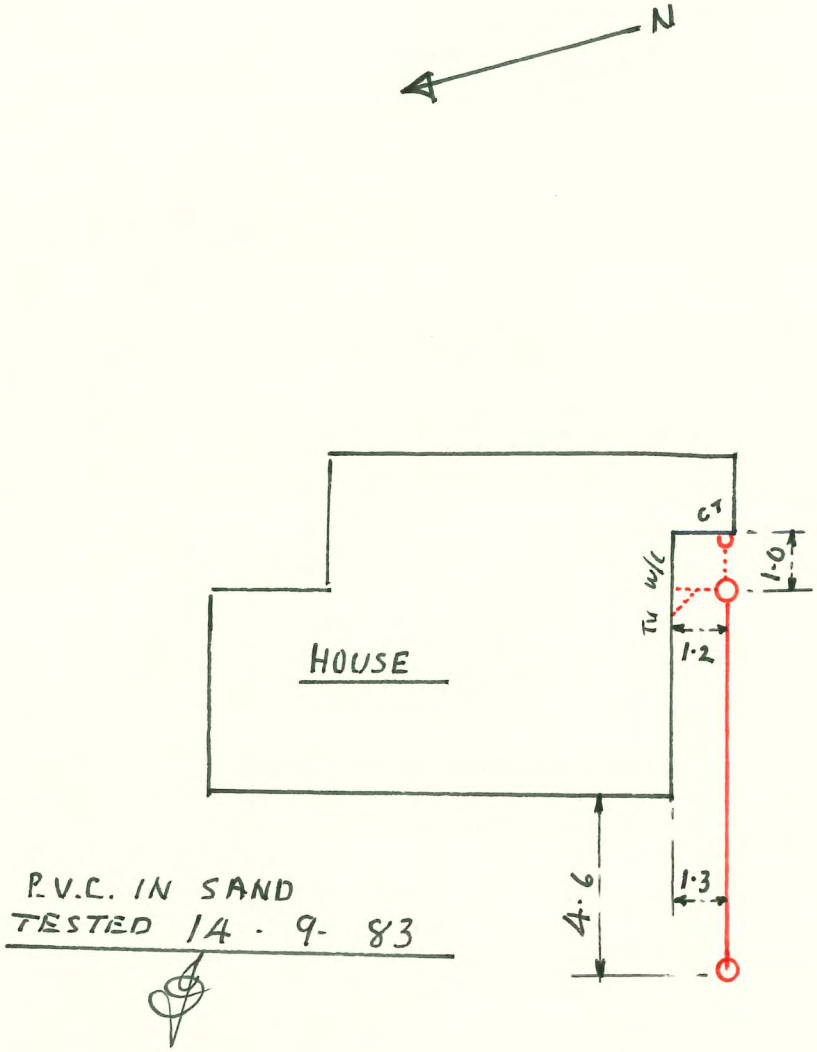
Remarks: .....

EXISTING DRAINAGE PLAN.

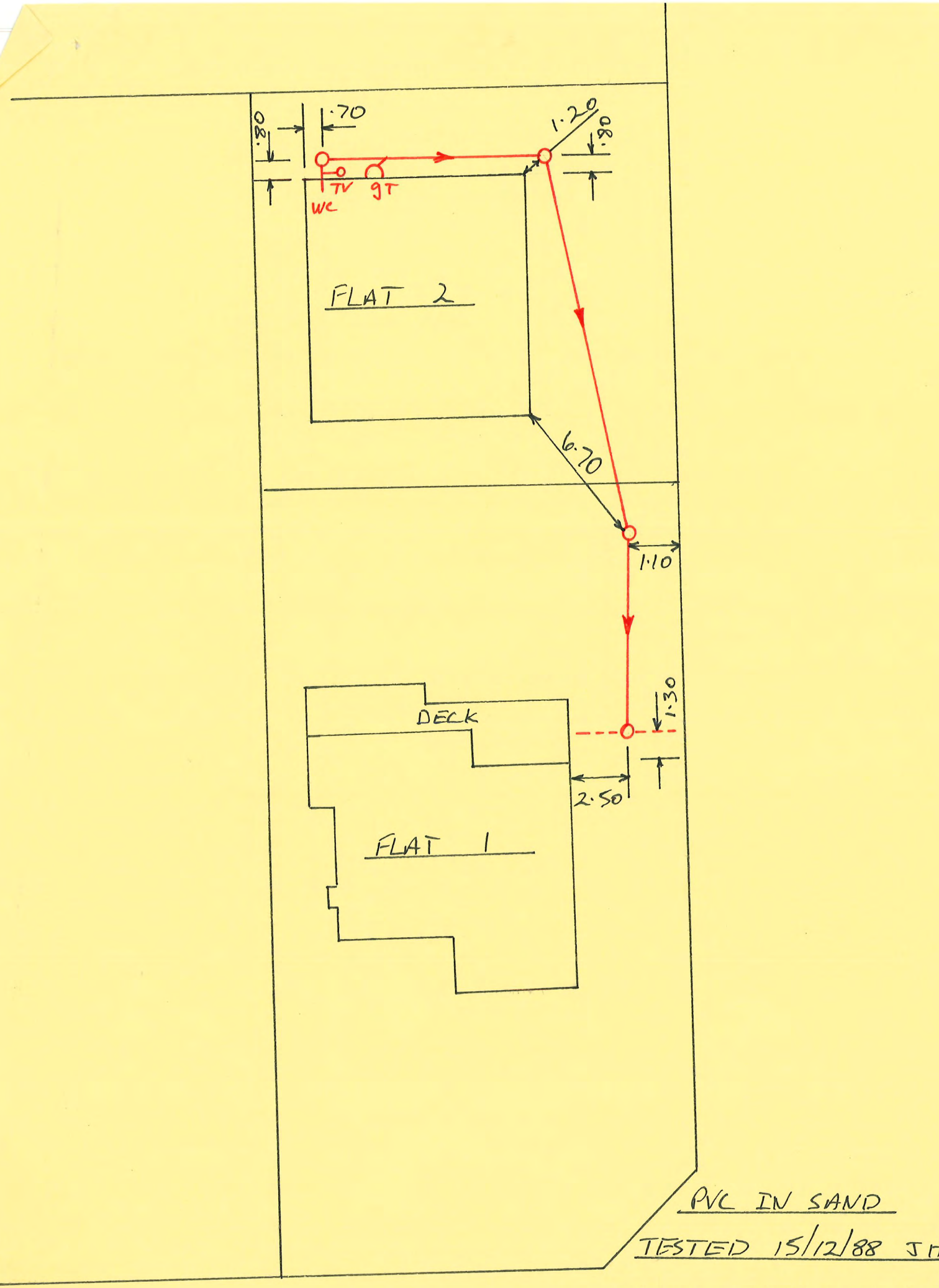


42 DONOVAN RD.

A MORGAN.



42 DONOVAN RD.



PVC IN SAND

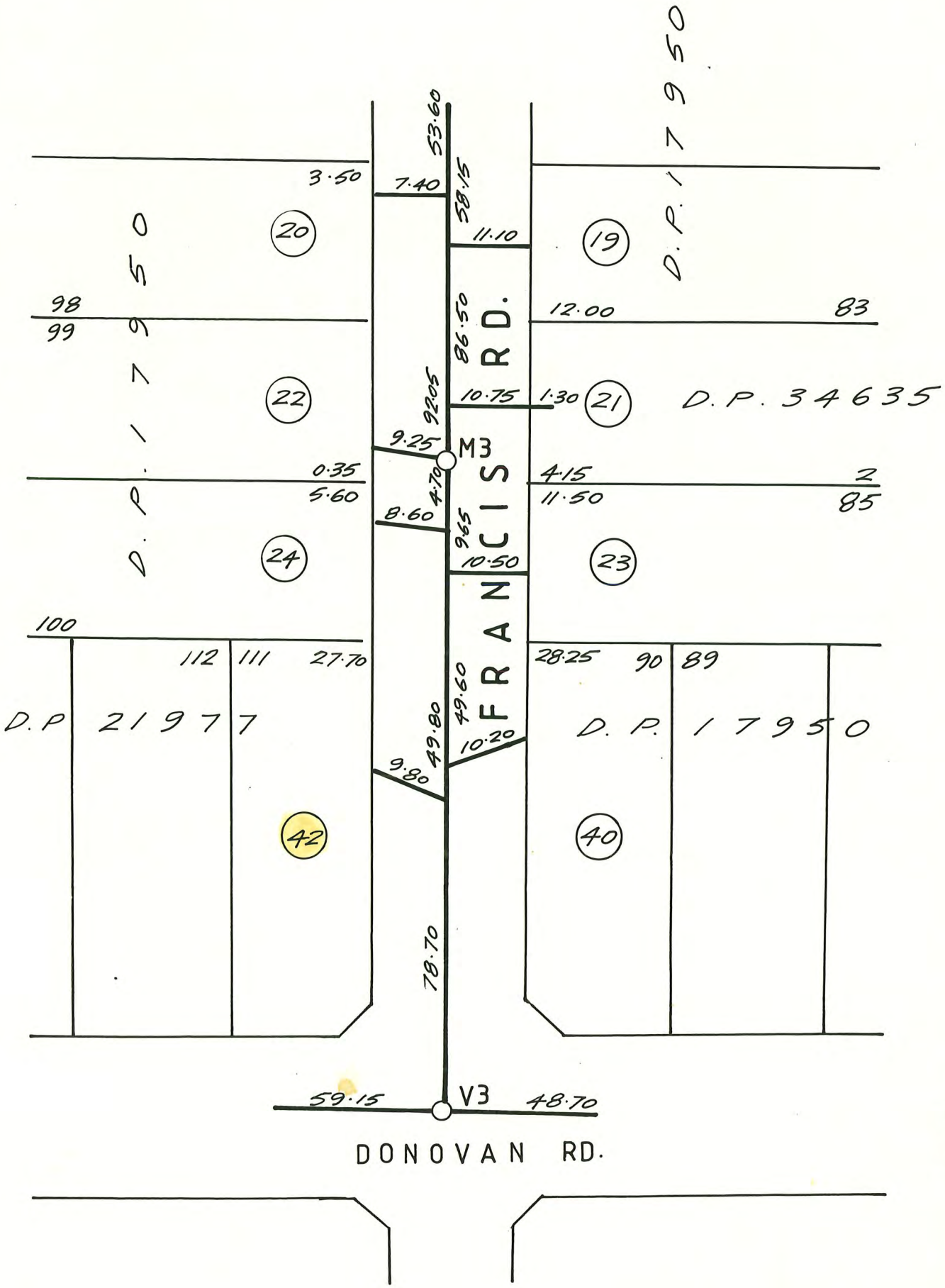
TESTED 15/12/88 JH

G. KLEE DRAINLAYER

42A DONAVAN RD

SEWER AS BUILTS

FRANCIS RD. 14



HUTT COUNTY COUNCIL

Valuation No. ..... Date Received 26-10-65

Application for Plumbing and Drainage Permit

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

A. R. NICHOLSON LTD.
P.O. BOX 8
PHONE 1311 - PARAPARAUMU
BUILDERS & CONTRACTORS

I, the undersigned ..... (Full name)

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

No. ..... Donovan Rd Street Paraparaumu Beach Township

Lot 111 D.P. 17950 Kapiti Riding

The owner of the premises is W. R. Wiki (Name)

of 21 Francis Rd Paraparaumu Beach (Address)

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

S Neal (Registered Plumber)

of Huia St. Raumati Beach (Address)

S Neal (Registered Drainlayer)

of Huia St. Raumati Beach (Address)

Type of water supply Bore & Pump Capacity of storage tanks ..... gals.

Description of Work: Cross out any of the following which do not apply:
Install bath, basin, sink, tubs, shower, W.C., hot/cold water supply.
Drainage to grease trap/septic tank/sewer/field drain/soak pit.
Stormwater drainage to street channel/soakpit.

Other Work .....

Value of Proposed Work (including Materials).

Estimated cost of:

(a) Plumbing	£ 270 : 0 : 0
(b) Drainage	£ 80 : 0 : 0
TOTAL	£ 350 : 0 : 0

Signature of Applicant A R Nicholson Date .....

For Office Use Only:

Fees:

Plumbing	£ 2 : 10 :
Drainage	£ 1 : :
Sewer connection	£ : :
Total	£ 3 : 10 : —

Acct. No. .....
Date .....
Permit No. 16537 R 11-65
Date Issued .....
Receipt No. 25493

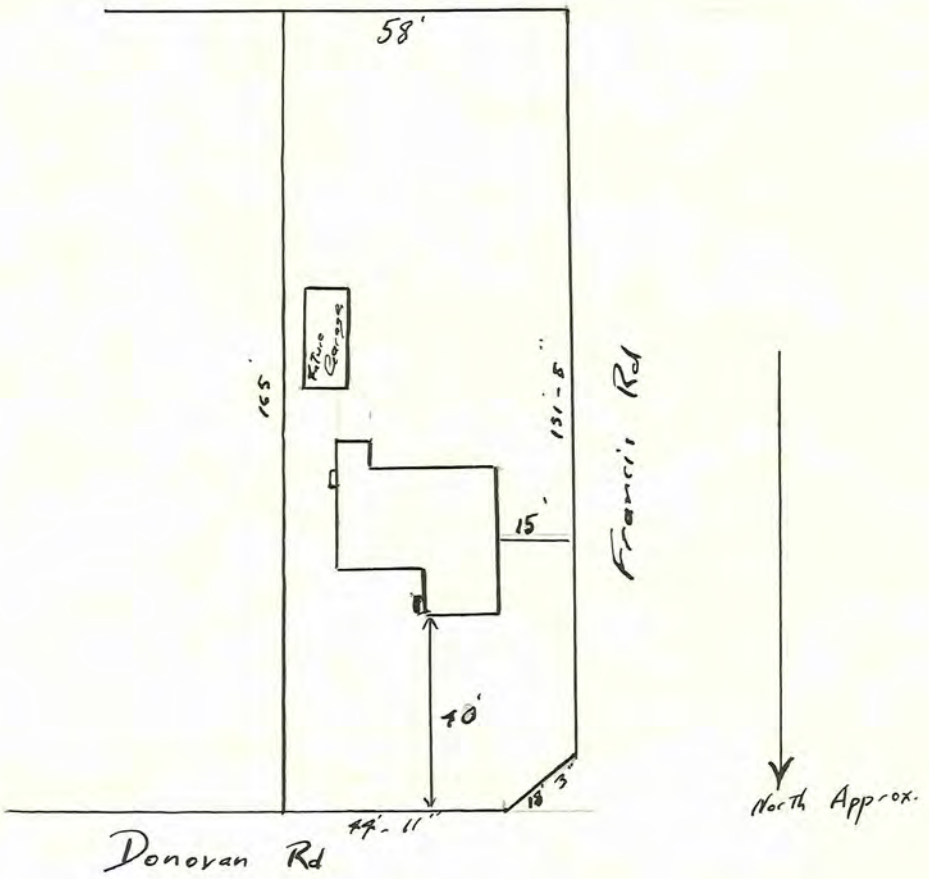
Remarks: .....

C. S. W. Ltd. 7293J

Location Plan for Mr R Wiki

Lot 111. DP 17950 Donovan Rd

Paraparaumu Beach



KAPITI BOROUGH COUNCIL

APPLICATION FOR WATER SUPPLY AND CONNECTION PERMIT

APPROVED PERMIT MAY BE ISSUED 15/9/81 B.T. Deacon Waterworks Inspector KAPITI BOROUGH COUNCIL

The Borough Engineer
Private Bag
PARAPARAUMU

I, BARRY ERNEST MAX (full name)

P.O. BOX 116 PARAPARAUMU (Postal address)

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

42 DONOVAN ROAD, PARAPARAUMU BCH.
(property address in full)

Lot LU DP 17950

1	5	2	7	0	1	6	1	0	4

Valuation No.

Fees Payable (on application)

Inspection $

Connection $

Total $ 125-00

Note: All dwelling units to pay full inspection fees.

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

B.E. Max
Owners Signature

10.9.81
Date

THIS PART TO BE COMPLETED BY PLUMBER

I, A. J. MORGAN LTD. (full name)

of PLUMBERS 36 MAIN RD. SOUTH PARAPARAUMU PH. 84883 (address)

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

(Signature) (Craftsman Licence No.) 9/9/81 (Date)

1. Existing Water Supply .....
2. Pressure: high/low
3. H/W Cylinder Type
4. Approximate Age of Water Piping .....
5. If premises have swimming pool what capacity ..... Filter plant Yes/~~No~~
6. State precisely how it is proposed to make the new connection:
   AS PER KBC REQ.

To be retained/~~dismantled~~
"Header Tank"/~~Pressure Reducing Valve~~
Exhaust Pipe/~~Pressure Relief Valve~~
Copper/PVC/Alkathene .....
20000 GALS

OFFICE USE ONLY

Instructions to Plumber:
AS PER KAPITI BOROUGH COUNCIL WATER SUPPLY BYLAWS 1977

20mm dia P.V.C. supply pipe B.H.

Application Received	Permit No.	Connection Recorded
10-9-81	3653	
Invoice No.	Date Issued	Building Register Entry
7079		9/81-20/2
Receipt No.	Job Inspected	Rates Advised
7724		✓

KAPITI BOROUGH COUNCIL

APPLICATION FOR SEWER CONNECTION AND PERMIT

The Borough Engineer
Private Bag
PARAPARAUMU

I, BARRY ERNEST MAX (Full name)
PLEASE PRINT

P.O. BOX 116 PARAPARAUMU. (Postal Address)

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

(PROPERTY Address in full if different from above) 42 DONOVAN RD PARAPARAUMU BCH.

Lot 111 DP 17950 15271-575-00

Fees Payable (on application)

Inspection $ 30.00
Connection $ 120.00
Total $ 150.00

Note: All dwelling units to pay full inspection fees.
The connection fee to be divided equally between dwelling units situated on the same lot sharing a common lateral.

A PERMIT MAY BE ISSUED
Drainage Inspector
KAPITI BOROUGH COUNCIL

B.E. Max. (Owners Signature) 25.5.83 (Date)

THIS PART TO BE COMPLETED BY DRAINLAYER

A. J. MORGAN LTD.
PLUMBERS 36 MAIN RD. SOUTH
PARAPARAUMU
PH. 84883

I, ---------- (full name)

---------- (address)

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

N.B. Connection NOT permitted until permit obtained.

A J Morgan 25/5/83
(Signature) (License No.) (Date)

OFFICE USE ONLY

Permit No.	Job Inspected	Building Register Entry
3020	14-9-83	
Date Issued	Connection Recored	
14-9-83	SEPT 83	

MAY 30 83 4155 A · 0.150.00 T

R. A. CARTER LTD.

As from 8th. August, 1964 the standard Beazley Homes specifications for the Paraparaumu district will include the following amendments.

.....

1. Baseboards to be replaced by fibrolite and splashcoated.
2. Wallpapers to average 10/- per roll.
3. 2 Outside lights (front and back porches).
4. Fire surround to be grey Belmont stone with wooden mantel and charcoal hearth.
5. 3 ft. Parrellel chimney.
6. Toilet roll holder.
7. Plastic soap recess.
8. 3 ft. Chrome towel rail.
9. Chrome door locks and window fasteners.
10. Chrome laundry taps.
11. Chrome toilet and washbasin fittings.
12. White dolphin plastic toilet seat.
13. 6 door overcupboard.
14. Stain grade doors, with rebated door jambs.

SPECIFICATIONS

FOR

BEAZLEY HOMES

of

TAURANGA

AND

MOUNT MAUNGANUI

'Phones — 314 & 695
Private Bag, Mount Maunganui

'Phone — 1601
Box 2005, Tauranga South

6/62

CLAUSE 1. As this specification covers work done by Beazley Homes and independent contractors, the word "contractor" shall be deemed to refer to the person or firm who is doing the actual on site building erection.

CONTRACT. The contract includes the supply and delivery of all materials, labour, fittings, tools, plant, etc., necessary for the due and proper completion of the building as shown on the drawings and herein specified, in a thorough and workmanship manner, in strict accordance with the Local By-laws.

PERMITS. Contractor to comply with the Labour and Building By-laws of the district and to apply for and obtain all necessary permits and to pay all fees for same.

PROVIDE AND FIX. The words "provide" and "fix" shall be construed to mean "provide and fix" where mentioned separately unless otherwise specified.

INSURANCE. The Contractor to have all his employees except sub-contractors covered against accident by an "Employer's Liability" policy and to take out insurance against fire for a sum sufficient to cover 100% of the Contract sum, both policies to remain in force until the building is taken over by the owner.

MATERIALS AND WORKMANSHIP. All workmanship must be careful, thorough and in accordance with the best trade practice and all materials as specified, and in accordance with the Local Body By-laws and the N.Z.S.S. No. 95.

STABILITY. The Contractor shall carefully brace and support all parts of his work against damage by wind and also protect same from damage by water.

MATERIALS. Any materials herein specified that are not procurable at the time they are required, thus tending to retard the progress of the Contract, may be substituted with other similar materials, provided that the substituted materials conform to the Local By-laws, and the lending institutions requirements. Where alternate materials are specified, Beazley Homes reserve the right to use any of the alternates unless it is agreed in writing that no alternate may be used.

CONTINGENCIES. Provision is to be made by the Builder and Owner to meet any contingencies that may arise due to the fluctuation in the price of labour or various materials. Should there be either a rise or fall in the price of labour or materials from the date the tender is submitted, until final payment, an adjustment to the Contract Price is to be made accordingly, provided that the Contract Price has been affected by such rise or fall in prices.

CONCRETOR

Piles to be precast concrete. Provide as required, dimensions to suit particular local bodies. Set on 12" x 12" x 4" concrete pad. Erect chimney of precast type, not parallel, with 30" opening. Provide ashwell grate to exterior chimneys. Base to be purpose made sections. Sections to be placed on concrete footing full size of base 4" thick and reinforced. After erection, chimney to be plastered. Alternatively, chimney base may be poured in situ at Contractor's option.

If continuous concrete foundations are specified in the addendum they shall be:

FOOTINGS. Minimum 12" x 6" taken to solid bearings at least 12" below ground. Reinforced with two ½" mild steel rods.

FOUNDATION WALLS. Minimum 5" thick with continuous ½" M.S.R. near top. Concrete shall finish not less than 12" above ground level. Walls over 3'0" in height shall be reinforced with ⅜" rods at 15" centres both ways. 6" x 6" piers to carry stringers are to be built from and bonded into wall. Corbels reinforced back into wall may be used in high foundations.

VENTILATION. Provide vents minimum 9" x 6" at 6' 0" centres and not more than 3'0" from any angle.

PORCHES. To be constructed in 4" concrete reinforced with three ⅜" R.M.S. rods at 12" centres or equivalent in H.R.C. fabric. Floors and steps to be plastered with ½" thick coat of three to one sand and cement rendering.

CARPENTER AND JOINER

All materials are to be the best of their respective kinds and grades, laid true to their various levels and constructed in a proper tradesmanlike manner to make the whole of the works a sound construction and to comply with the Local By-laws in every respect.

SCHEDULE OF MATERIALS

Materials	Size	Grade	Remarks
Jack Studs	4 x 3 PG	Treated Radiata	Approx. 4' 0" centres
Stringers	4 x 3 PG	" "	" 5' 6" "
Foundation Bracing	4 x 2 or 3 x 2 RS	" "	
Floor Joists	6 x 2 PG	" "	" 1' 6" "
Wall Ribbons (Ext.)	3 x 1 PG	Treated Radiata or Douglas Fir	" 2' 0" "
Wall Ribbons (Int.)	3 x 1 PG	" " " " "	" 2' 0" "
Ceiling Ribbons	3 x 1 PG	" " " " "	
Studs, External and Internal	4 x 2 PG	" " " " "	" 1' 6" "
Plates, Top and Bottom	4 x 2 PG	Treated Radiata	
Ceiling Joists	4 x 2 PG	" "	" 1' 6" "
Ceiling Runners	4 x 2 PG and 8 x 1 RS	"	
Rafters	4 x 2 PG	" "	2' 6" "
Purlins	3 x 2 RS	" "	2' 0" "
Roof Struts	4 x 2 PG	" "	
Ridge and Hips	8 x 1 RS	" "	
Valley Rafters	6 x 2 PG	" "	
Valley Boards	6 x 1 RS	" "	
Collar Ties	6 x 1 RS	" "	
Base Boards	4 x 1 PG	Treated Tawa, or Treated O.B.R., or Treated O.B. Matai, or Treated Kahikatea, or Treated Radiata.	
Fascia Board	6 x 1 D.A.H.R.	Treated Tawa, or Treated O.B.R., or Treated O.B. Matai, or Treated Kahikatea.	
Weatherboards, Bevel Back	6 x 1	D.A.H.R. Treated Tawa, or Treated O.B.R., or Treated O.B. Matai, or	
Flooring	3 x 1 or 4 x 1 T & G	Treated Kahikatea. Treated D.A. Rimu, Treated Tawa, Finishing Grade Radiata.	
Internal Door Jambs	1" O.B.R.	or Finishing Grade Radiata ½" Stops.	
Architraves	3 x ⅝ O.B.R.	or Finishing Grade Radiata Bullnosed.	
Skirting	3 x ⅝ O.B.R.	or Finishing Grade Radiata Bullnosed.	
Sill Boards	1" O.B.R.	or Finishing Grade Radiata.	
Aprons	O.B.R.	or Finishing Grade Radiata Scotia or ¼ Round.	
		All other internal finishing timbers not specifically mentioned to be O.B.R. or Finishing Grade Radiata.	
Window Jambs	6 x 1½ D.A.H.	Rimu or equivalent or Treated D.O.B. Native Timber.	
Window Sills	6 x 2½	Rimu or equivalent or Treated D.O.B. Native Timber.	
Mullions	4 x 3	Rimu or equivalent or Treated D.O.B. Native Timber.	

APPROVED - Permit may be issued
27-10-65
Building Inspector
Hutt County Council

JACK STUDS. To be 4 x 3 fixed from top of piles to underside of stringers. Brace between jack studs at corners with 3 x 2 or 4 x 2 diagonal bracing. Place malthoid dampcourse between jack stud and concrete pile.

STRINGERS. To be 4 x 3 on edge and spaced at approximately 5' 6" centres. All joints to be scarfed over solid bearings.

FLOOR JOISTS. To be 6 x 2 gauged to an even surface and nailed with 3" and 4" nails to stringers and bearers. All joists to be lapped over a solid bearing. Provide double joists under all exterior walls.

PLATES. All to be straight and in long lengths, scarfed at all joints and halved at corners and intersections.

STUDS. To be double nailed to all plates with 3" and 4" nails. Stud height to be 8' 0".

TRIMMERS. All window openings to have 8 x 2 trimmers supported on 4 x 1 or 4 x 2 stretchers cut between top and bottom trimmers. 4 x 2 jack stud to be cut between bottom and trimmer plate.

BRACES. Wherever possible, brace to all external corners with 3 x 2 or 4 x 2 braces cut between studs. Provide 4 x 2 ceiling runners to all spans up to 8' 0". For spans over 8' 0" provide an 8 x 1 on edge with a 4 x 2 nailed to the ceiling joists and spiked to the 8 x 1.

ROOF. Roof to be framed up properly in the manner as shown, with 20 degree pitch. Rafters to be 4 x 2 spaced at 30" centres, properly birdsmouthed and checked and securely nailed to all plates and ridges with 3" and 4" nails. Fix 3 x 2 purlins at approximately 24" centres. Rafters will have two birdsmouths, the inner one being for the purpose of fixing 3 x 1½ ceiling joist.

BASEBOARD. 4 x 1, or 3 x 1 fixed horizontally with approximately 1" spacing boards. Bottom board to be kept 4" clear of ground. If specified in the addendum, ¼ Fibrolite may be used in place of baseboards.

EAVES. Allow the rafters to overhang 24" as shown and cut off plumb. Frame down with 2 x 2, or 3 x 1½ and fix 6 x 1 Fascia board. Line under with asbestos sheets and finish as detailed.

EXTERIOR SHEATHING. Sheathing will consist of 6" bevel back weatherboards as detailed in timber schedule. Lay boards with 1¼ lap. All corners to be mitred and covered with galvanised soakers. Gather all butts under windows and cover with galvanised soakers or 3 x 1 pilaster and scribers or scatter joints and cover with galvanised soakers at Contractor's option.

SHEATHING (contd.) Alternatively, sheathing may be as per the addendum.

FLOORING. All floors to be covered with 4 x 1 or 3 x 1 T & G flooring well cramped and double nailed with all nails punched below floor surface.

On completion of all trades, clean off bye wood to an even surface with a sanding machine.

NOGGING. Noggings to exterior studs will be 3 x 1 ribbon checked in flush on the inner side. The interior partition studs will have 3 x 1 ribbons checked in flush. Against the 3 x 1 ribbon cut in 3 x 2 dwangs. Alternatively at Contractor's option, interior nogging may be three rows 4 x 2 dwangs. The purpose of the ribbons is to act as stiffener and regulators for height of dwangs. There will be three noggings in the length of the stud. Ceiling noggings will be 3 x 1 checked in flush with the bottom of the ceiling joists spaced as required to take joints of ceiling sheets. For veneer construction exterior nogging may be three rows of 4 x 2 dwangs at Contractor's option.

CEILINGS. All ceilings to be lined with ⅜" Gibraltar board sheets. All sheets to be securely nailed to all joists and nogging with 1¼" galvanised flat head nails and to have joints covered with small half round or square batten.

CORNICES. Provide 1½" wooden scotia moulding to all ceilings.

LININGS: All interior wall papered walls to be lined with ⅜" Gibraltar board sheets flush jointed. All sheets to be nailed with 1¼" galvanised flat head nails on joints every 6" and intermediate studs and nogging every 9". All stopping to be done with the very best Plaster of Paris, filled to an even surface and all spots and risers removed. All interior painted walls as above but joints covered with 1¼" half round battens.

INGOING TO PORCHES. Ingoing to back and front porches to be lined with 3/16" asbestos sheets. Cover joints with "D" mould batten.

WARDROBE AND COATS. To be lined and ceiled at 6' 6" from floor and to have 9" wide full length hat shelving. Provide 6'6" x 2' 0" doors to front. Provide hanger rod.

LINEN. To be lined and finished as for wardrobes and to be fitted with full width slatted shelves spaced at approximately 18" centre.

KITCHEN CUPBOARDS, ETC. Construct kitchen cupboards, safe, h.w. cupboard and sink unit where shown on plan. Cupboards to be similar type to Government Housing Units. Fit Chester type catches.

HOT WATER CUPBOARD. Provide hot water cupboard where shown. Cupboards to have slatted shelving above the cylinder. Element to be boxed in to Power Board's approval.

JOINERY. All interior door and window frames and sills to be as mentioned in schedule and to be grooved, throated and constructed in a proper manner and primed before fixing.

SASHES. Casement sashes generally to be 4' 6" and 3' 6" by 2' 0" totara, cedar or S.A.C. approved material with one glazing bar 9½" down from top, glazed in 18 oz. clear glass. 3' sashes to be hung on two 3" galvanised butts, 4' 6" sashes to be hung on three 3" butts, the sashes to be fastened with a bronze telescopic stay and wedge fastener unless alternate is specified in the addendum. Landscape sashes to be 4' 6" x 4' 0" with matching glazing bar, top pane to be glazed in 18 oz. glass, bottom pane in 24 oz. Split rail sashes to be to sizes as shown on the plan and glazed with 18 oz. glass. Top portion of split sashes to be hung on two 3" galvanised butts and fastened with two bronze quadrant stays unless alternate is specified in the addendum. Bottom portion of sash to be fixed.

DOORS. Interior (Main) 6' 6" x 2' 4" and 2' 6" hardboard, rimu, matai or radiata flush, paint grade unless alternative is specified in the addendum.

W.C. bathroom. 6' 6" x 2' 2" hardboard, rimu, matai or radiata flush paint grade.
Wardrobes, etc. 6' 6" x 2' 0" rimu, matai or radiata flush, or hardboard, paint grade.
Kitchen cupboards. ⅞" thick, hardboard faced drum type.
Back. 6' 6" x 2' 4" and 2' 6", two, three or four light obscure glazed.
Front. 6' 6" x 2' 8", two, three or four light obscure glazed.
Doors to be flush type hung in 1" jambs with ½" planted stops.
Fit all doors with bakelite latch sets unless alternate is specified in the addendum.

FINISHING. Finish off inside of door and window openings with 3" bullnosed architraves. Windows to have 1" sillboards. Skirting to be 3" bullnose fitted to all walls.

BATHROOM. Bath to be built in with 3 x 2 framing and covered with wallboard sheets. Build in single shaving cabinet with mirror.

MANHOLE. Provide a 20 x 20 opening in ceiling and provide cover of same material as ceiling.

LAUNDRY. Provide a set of two compartment tubs and fix on stand except where single compartment tub is shown on plan or specified on the addendum.

FIREPLACE. Provide and fix tiled slab to open fireplace, value £12/10/0.

SINK TOP. To be Laminex or Formica with stainless steel bowl, value £14/10/0.

PLUMBER

FLASHING. Flash chimney and all openings through roof with appropriate materials and make the building water tight.

VALLEYS. To be 24 g. Galvanised Iron. Spouting to be 5" quarter round supported on brackets at 36" centres and given evenly graded falls to downpipe outlets. Downpipe to be 2½" diameter.

ROOF. 26 g. Corrugated Galvanised Iron. All laps to be primed. Under roofing lay tightly stretched fowl-netting and on top of this lay building paper.

WATERPROOF. Leave the building absolutely waterproof in every respect. Any part or parts omitted from this specification and necessary to make the building water-tight, shall be taken as mentioned.

COLD WATER. Lay water from supply through ½" galvanised W.I. and/or copper piping, fitted with all necessary bends, tees, elbows, etc., and with all joints made in the best quality lead and hemp, to points over basin, sink, W.C., tub [redacted] bath.

HOT WATER. Provide and fix an approved electric hot water cylinder to capacity required by local Power Board with element and thermostat control and all necessary connections to make same in working order. Lay water through copper piping lagged where required by local authority to bath, basin, sink, laundry washer and one tub.

BATHROOM. Provide and fix in bathroom one 5' 6" W.P.E.C.1 standard quality or 5' R.V. pressed steel enamelled bath. Provide one 22 x 16 W.P. earthenware wall basin on C.I. brackets.

WATER CONNECTION. Fees for water connection to be paid by Contractor to Local Authority.

WASTES. Baths, tubs and sink to have 1½", basin to have 1¼", lead or copper traps and lead, wrought iron or copper wastes at Contractor's option. All wastes to discharge over gully traps and joints to be neatly wiped. Provide and fix all necessary anti-syphons.

All sanitary plumbing to be installed by a registered plumber approved by the Health Department and the Sanitary Inspector.

TAPS. All taps and extensions, except to laundry and stop cocks to be chromium plated streamlined bib and pillar cocks marked "Hot" and "Cold" respectively. Laundry and stop cocks to be brass. Install one brass hose tap.

W.C. To be provided complete with white earthenware pan, seat buffers, etcetera. 3 gallon low set flush cistern, flush pipe, cast soil pipes, fittings and vent.

Contractor to allow in his quotation for extra water pipe where house is sited more than 40 feet from mains water supply.

DRAINER

DRAINAGE. Excavate for and lay all necessary drains from gully traps and W.C. to septic tank or town sewer. All pipes and connections to be 4" first quality earthenware with sound socket joints to be laid to a true and even fall.

All joints to be sealed with rubber rings. Fill in trenches carefully after the work has been inspected and generally do a thorough job and leave the whole in perfect working order.

The whole of the drainage and sanitary arrangements to comply with the By-laws and to the satisfaction of the Sanitary Inspector. Allow for approximately ten feet of glazed drainage from W.C. to septic tank.

SEPTIC TANK. Where town sewage is not available provide one five-person concrete tank and make complete with sump to comply with the Health Regulations.

Contractor to allow in his quotation for extra 4" glazed pipe and fittings where house is sited more than 40 feet from mains sewer.

PAINTER AND PAPERHANGER

MATERIALS. All materials used in this trade to be the best of their respective kinds and workmanship to be according to best trade practice. All woodwork to be sanded between coats. Exterior woodwork and interior of sashes to receive one coat of first quality priming. Putty all nail holes and finish with two coats of approved paint as selected.

Spouting and downpipes to be given two coats of approved paint as selected.

ROOF. Painting of roof to be Owner's responsibility.

ENAMEL. Walls and ceilings of all service rooms to have a coat of pigmented sealer. Finishing timber to be given a coat of white primer, then all work to be given one coat of flat and one coat of selected enamel in shades to suit owner.

All woodwork to other than service rooms to be given one coat of white primer, one coat of flat paint and one coat of selected enamel in shades to suit owner. Ceilings in other than service rooms to be given one coat of sealer and two coats of flat paint. Alternatively, woodwork not to be painted to have one coat of clear sealer and two coats of varnish.

COLOURS. The number of colours per room shall not exceed three. Additional colours may be added at extra cost.

WALLPAPER. Walls of other than service rooms to be papered with paper to average 6/6d. per roll. Papers to be hung plumb and joints butted where possible. Walls first have to a coat of sealer.

ELECTRICIAN

ELECTRICIAN. The Electrician will make the necessary notifications to the Local Power Board. All work to be carried out to the satisfaction of the said Power Board and the Underwriter's Association. Provide and fix all necessary materials for the installation of the following points complete with 60 watt lamps.

METER PANEL. Provide and fix one meter panel complete where directed by the Power Board Authority.

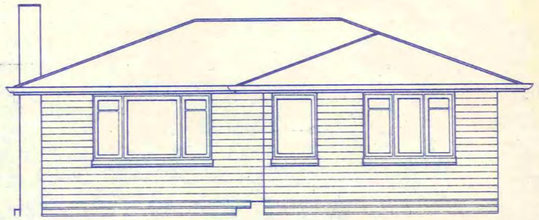
SWITCHES. Provide and fix flush switches to all light points.

LIGHTS. Provide and fix 1 light point to each room and 1 to hall where directed.

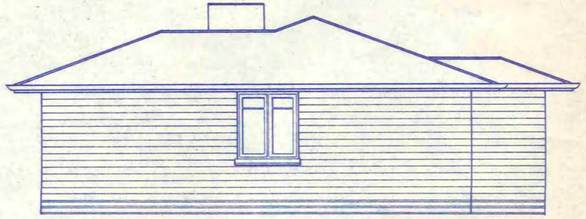
POWER. Provide and fix a total of 3 power points where directed and make connections to hot water cylinder and stove.

STOVE. Allow the P.C. sum of £48/2/6 to supply a selected electric stove and fix where shown.

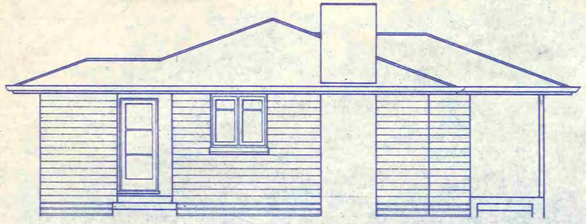
PRECISION CUT HOMES BY BEAZLEYS OF TAURANGA & MT MAUNGANUI



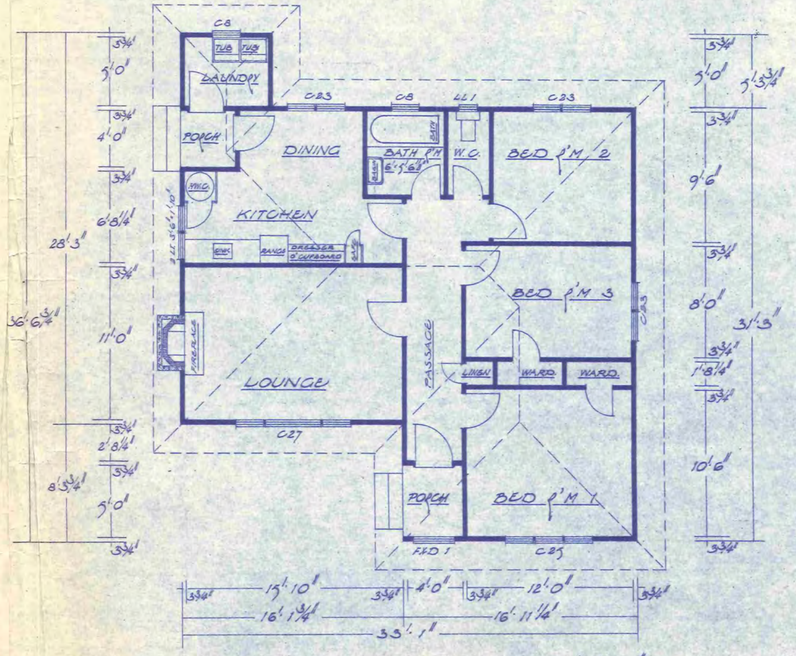
FRONT ELEVATION



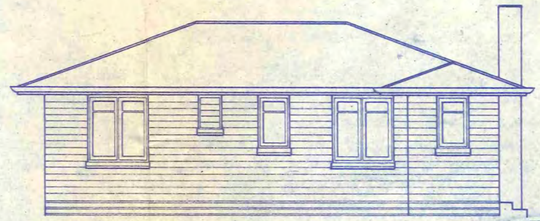
SIDE ELEVATION



SIDE ELEVATION



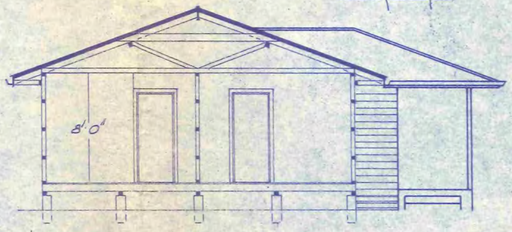
GROUND PLAN SCALE: 1/8"=1'



REAR ELEVATION

APPROVED - Permit may be issued
27 10 65
Building Inspector
Hutt County Council

20° PITCH
CALV. IRON ON
3"x2" PURLINS ON
4"x2" RAFTERS



SECTION

DESIGN No. 11

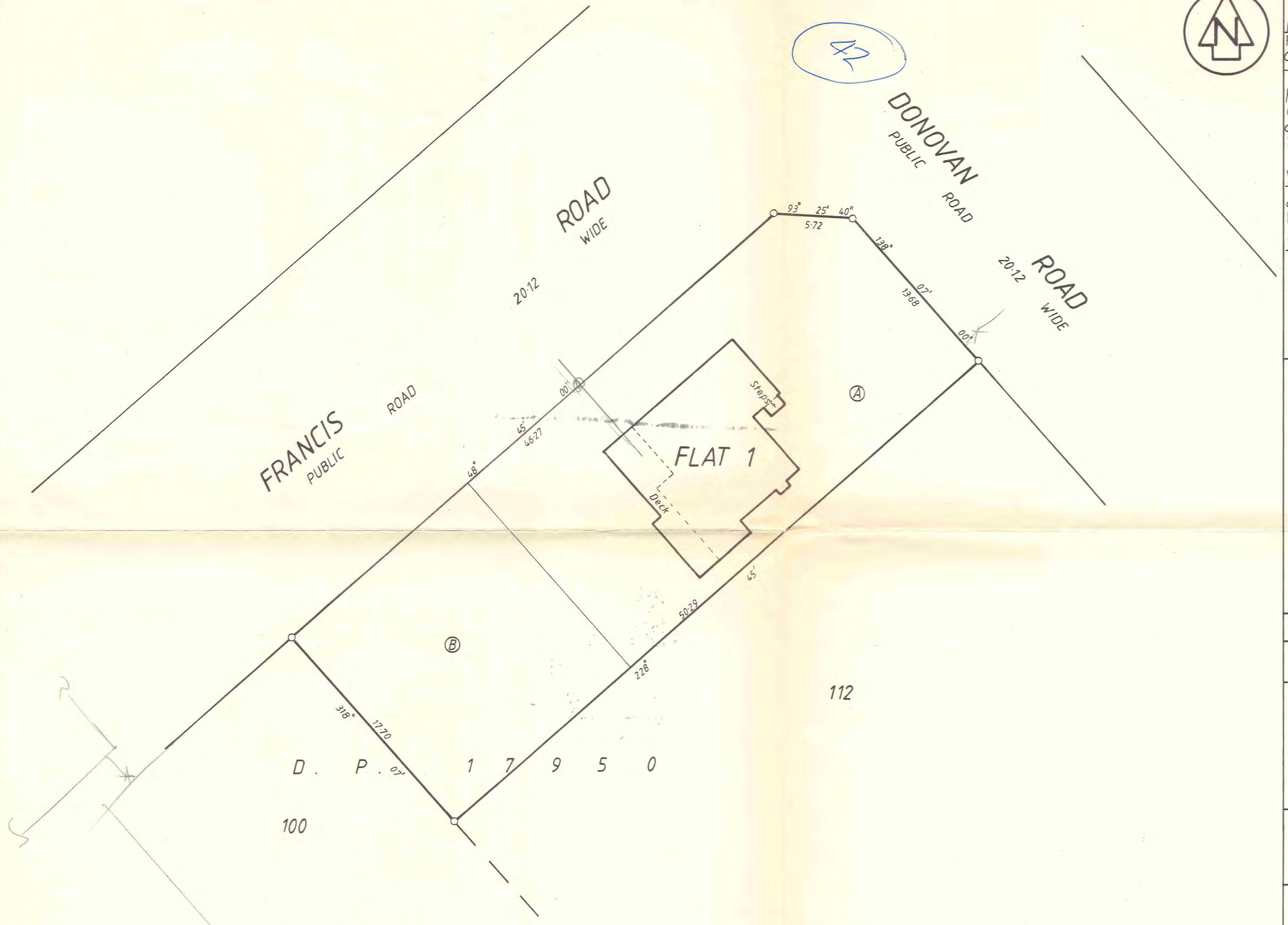
TAURANGA 54009
PHONES: TAURANGA 83049, MOUNT MAUNGANUI

AREA: 943 Sq. FT.

C.V. 1:8·6

WARNING
These plans are Copyright under the Copyright Act, 1913 (Registered No. 6433)
No alterations or additions may be made to these plans without the written permission of BEAZLEY HOMES

42



Approvals

REGISTERED OWNERS

FOR AREAS SUBJECT TO RESTRICTIVE COVENANTS LABELLED A-B SEE LEASES

Pursuant to Section 314 of the Local Government Act 1974 I here by certify that the building shown as Flat 1 was constructed before 1 April 1979 and was provided with such safeguards against fire and means of escape in case of fire as are required by the by-laws of the Kapiti Borough Council applying at the date hereof

Dated this ____ day of ____ 1988

Town Clerk

Total Area .....

Comprised in CT 826-79

I, WILLIAM MARK EDGAR OF PARAPARAUMU

Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at ..... this ..... day ..... of ..... 19 ..... Signature .....

Field Book ..... p. ..... Traverse Book ..... p.

Reference Plans D.P. 17950

Examined ..... Correct .....

Approved as to Survey

...../...../..... Chief Surveyor

Deposited this ..... day of ..... 19 ....

District Land Registrar

File 8720
Received
Instructions

LAND DISTRICT WELLINGTON

SURVEY BLK. & DIST. III KAPITI

NZMS 261 SHT ..... RECORD MAP No .....

FLAT 1 ON LOT 111 D.P. 17950

TERRITORIAL AUTHORITY KAPITI BOROUGH

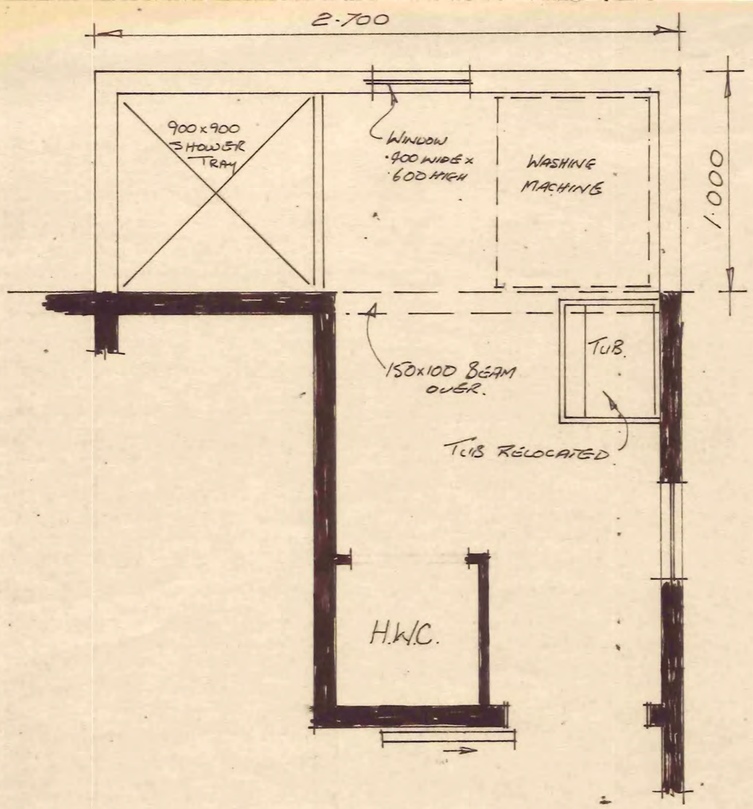
Surveyed by Cuttriss McKenzie Martin Ltd

Scale 1:200 Date Sept 1988

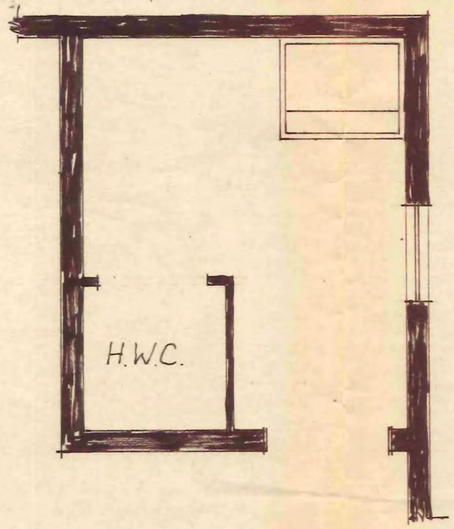
Printed by Littlejohns Wellington, New Zealand

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

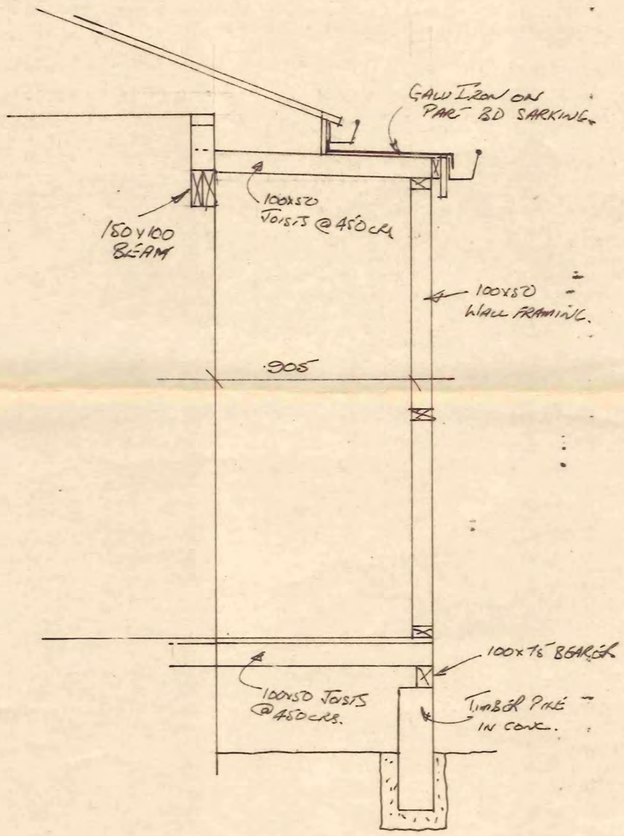
DOSLI FORM 015



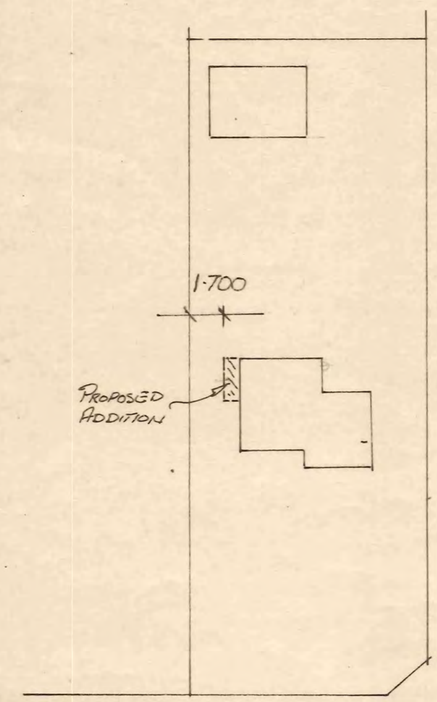
ALTERED FLOOR PLAN
1:20

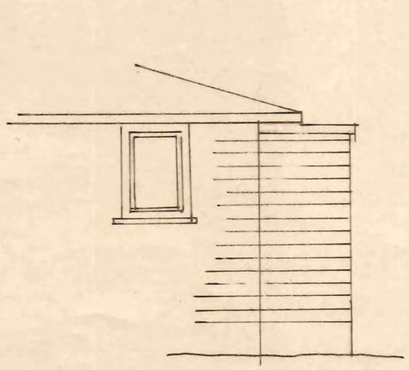


EXISTING FLOOR PLAN
1:20

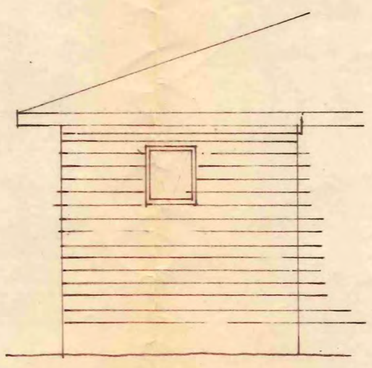


CROSS-SECTION 1:20





SOUTH ELEVATION 1·50



EAST ELEVATION 1·50

APPROVED PERMIT MAY BE ISSUED
14/7/86.
Plumbing & Drainage Inspector
KAPITI BOROUGH COUNCIL

APPROVED - Permit may be issued
15-7-86
Building Inspector
Kapiti Borough Council

KAPITICOAST DISTRICT COUNCIL

there's a future here

PROJECT INFORMATION MEMORANDUM

Section 31. Building Act 1991

Applicant

S CLOUSTON
42 DONOVAN ROAD
PARAPARAUMU BEACH

PIM Details

Consent/PIM No.: 961113
Date issued: 7/11/96
Date of applicn: 18/10/96
Valn No: 1527157500A
Overseer: D Blaikie

Project Descrn: ALTERATIONS. REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
NEW GARAGE

Intended Life: INDEFINITE. BUT NOT LESS THAN 50 YEARS

Intended Uses: RESIDENTIAL

Project Location: 42 DONOVAN RD. PARAPARAUMU

Legal Description: FLAT 1 DP 65230 1/2 INT 680 M2 BEING
LOT 111 DP 17950

11.11.96

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

This project information memorandum includes:

___ Information identifying relevant special features of the land concerned

___ Details of relevant utility systems

___ Details of authorisations which have been granted

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: Chris Reisch BUILDING CONTROL OFFICER DATE: 8/11/96

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KAPITICOAST
DISTRICT COUNCIL

BUILDING CONSENT ADDENDA 961113

APPLICANT: S CLOUSTON : 42 DONOVAN ROAD : PARAPARAUMU BEACH
LOCATION: 42 DONOVAN RD, PARAPARAUMU
BUILDER: H F T BUILDERS

General requirements

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

INITIAL INSPECTION

FOUNDATION INSPECTION

FINAL INSPECTION BUILDING

FINAL INSPECTION STORMWATER

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

Conditions of consent

1 Work to comply with NZS3604-1990.

2 Not approved as a habitable building.

3 Metal head flashings required over all exterior joinery.

4 Note and comply with endorsements on approved plans.

5 Roof stormwater to be piped to kerb and channel in an approved manner.

6 Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with Fig E 1 NZS 3604 1990.

7 WATER MAINS WILL HAVE TO BE REROUTED IF IT FOUND THAT THE GARAGE IS BEING BUILT OVER THEM.

KAPITICOAST
DISTRICT COUNCIL

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BUILDING CONSENT ADDENDA 961113 [Continued]

8 SOFT GROUND CONDITIONS EXIST. FORM RAFT FOUNDATION AS ENDORSED ON APPROVED PLANS.

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

OWNER/BUILDER/AUTHORISED PERSON R. V. Clouston. DATE 11.11.96

Ngarara Building, Rimu Road, Private Bag 601, Paraparaumu. Phone (04) 298 5139, Direct Line (04) 298 0902, Fax (04) 297 2563.

Form 9

ADVICE OF COMPLETION OF BUILDING WORK

Section 43(1), Building Act 1991

To Kapiti Coast District Council

[*Cross each applicable box and attach relevant documents*]

Under Building Consent No.: 961113.

From [*Owner*]:

Name: S L Clouston.

Mailing address: 42 Donovan Road
Paraparaumu Beach.

You are hereby advised that

☑ All
☐ Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

☑ A final
☐ An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

☐ Building certificates
☐ A code compliance certificate issued by a building certifier
☐ Producer statements

Signed by *or* for and on behalf of the owner:

Name: S. Clouston.

Position: _____ Date: / /

Business Hours Contact No: _____

MINIMUM STANDARD OF CONSTRUCTION FOR ACCESSORY BUILDINGS EXCEEDING 10 SQM

FOUNDATION	Footings to solid bearing minimum depth 300 mm, reinforced with 1 x D12, concrete slab optional. Concreted imbedded piles plus bearers may be acceptable for light construction.
BOTTOM PLATE FIXING	Cast in place R10 pins 10mm galvanised bolts or other approved proprietary fixings.
WALL FRAMING	100 x 50 Boric treated studs at 600 centres.
TRUSS ROOF	Trusses specifically designed in accordance with NZS 3603.

Fixing of trusses – now dependant on wind zone :

Very High	2 – 100 mm skewed nails plus 16 kn cyclone tie
High/Medium/ Low	2 – 100 mm skewed nails plus 2 wire dogs

Fixing of Purlins – now dependant on wind zone :

Very High	2 – 100 mm skewed nails plus 1 wire dog
High/Medium/Low	2 – 100 mm skewed nails

ROOF BRACING

Light Gable Roof

Up to 20 sqm	None required
20 sqm to 50 sqm	1 roof plane brace each side of roof or minimum of two roof space braces
50 sqm and over	To comply with NZS 3604 1990

Light Hip Roof

Non required – self bracing.

Heavy Roof Hip & Gable

To comply with NZS 3604 1990.

WALL BRACING

External Walls – sheathed in profiled metal sheet

1 – diagonal brace per 7.5 m of wall length or part thereof.

External Walls – sheathed in approved sheet material

No additional bracing required provided sheet material is nailed at 150 mm centres around perimeter of sheet and 300 mm centres to intermediate studs.

External Walls – sheathed with weatherboard type products, also brick veneer

1 – diagonal brace per 7.5 m of wall length or part thereof.

Wall to be clad internally with sheet material to cover entire bracing elements.

DRAGON TIES

Building up to 7.5 m in length require dragon ties to front wall.

Buildings over 7.5 m in length require dragon ties to both front and rear wall.

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KAPITICOAST
DISTRICT COUNCIL

PROJECT INFORMATION MEMORANDUM

Planning Requirements

APPLICANT: S Clouston

MAILING ADDRESS: 42 Donovan Rd. Paraparaumu

SITE ADDRESS: " " "

LOT NO: 111 DP: 17950

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

INTENDED USE: Garage.

ZONING: TRANSITIONAL DISTRICT PLAN: Residential A (Kap.D.C.)

PROPOSED DISTRICT PLAN: Residential

USE PERMITTED: Permitted

RESOURCE CONSENT GRANTED: NA

DESIGNATIONS ON PROPERTY: None

EASEMENTS: None

SITE SUBJECT TO INUNDATION: NO

COASTAL BUILDING LINE RESTRICTION: NO

RELOCATABLE ZONE: NO

MINIMUM FLOOR LEVEL (50 year event) NA Metres above mean sea level

RECOMMENDED MINIMUM

FLOOR LEVEL (100 year event) NA Metres above mean sea level

YARD AND HEIGHT REQUIREMENTS: Complies - with NWC

TREE/BUILDING PRESERVATION: None

OTHER COMMENTS: Subject to X-LEASE

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

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

SPECIAL FEATURES OF THE ABOVE LAND

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

Potential Erosion ..... ☐

Potential Avulsion..... ☐

Potential Subsidence..... ☐

Potential Slippage..... ☐

Potential Alluvion ..... ☐

Potential Inundation..... ☐

Presence of Hazardous Contaminants..... ☐

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

(Plumbing & Drainage)

SEWER ~~AVAILABLE~~/CONNECTED _____

WATER ~~AVAILABLE~~/CONNECTED _____

SITE PLAN OF EXISTING SERVICES (IF ANY) plan supplied

LOCATION OF SEWER LATERAL plan supplied

LOCATION AND SIZE OF WATER TOBY plan supplied 20mm

LOCATION OF EASEMENTS (IF ANY) none known

LOCATION OF PUBLIC DRAINS (IF ANY) none known

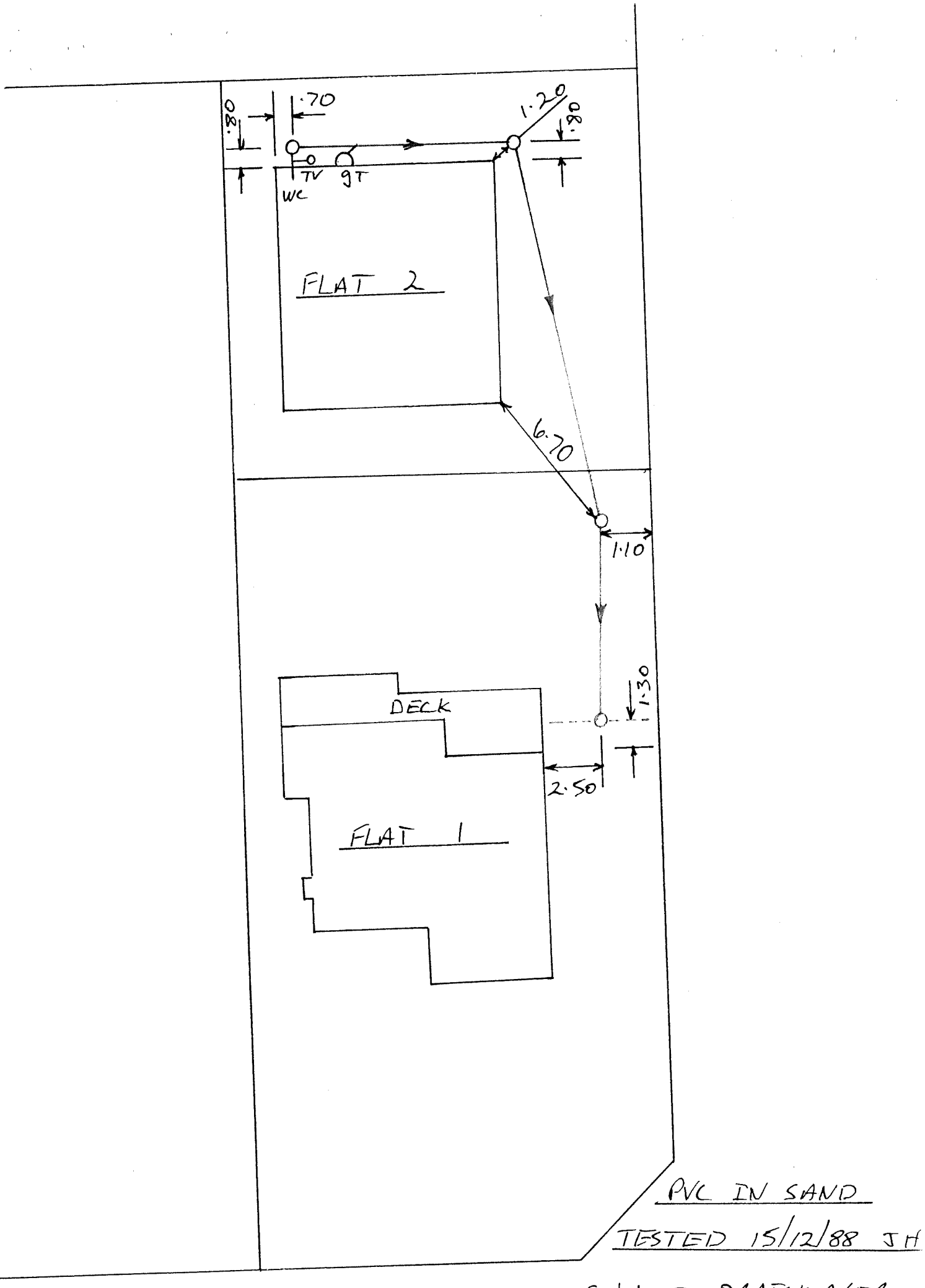
STORMWATER DISPOSAL TO CHANNEL ☑

DRAIN ☐

ON SITE ☐

ADDITIONAL COMMENTS

x lease section shows water toby
+ sewer lateral.



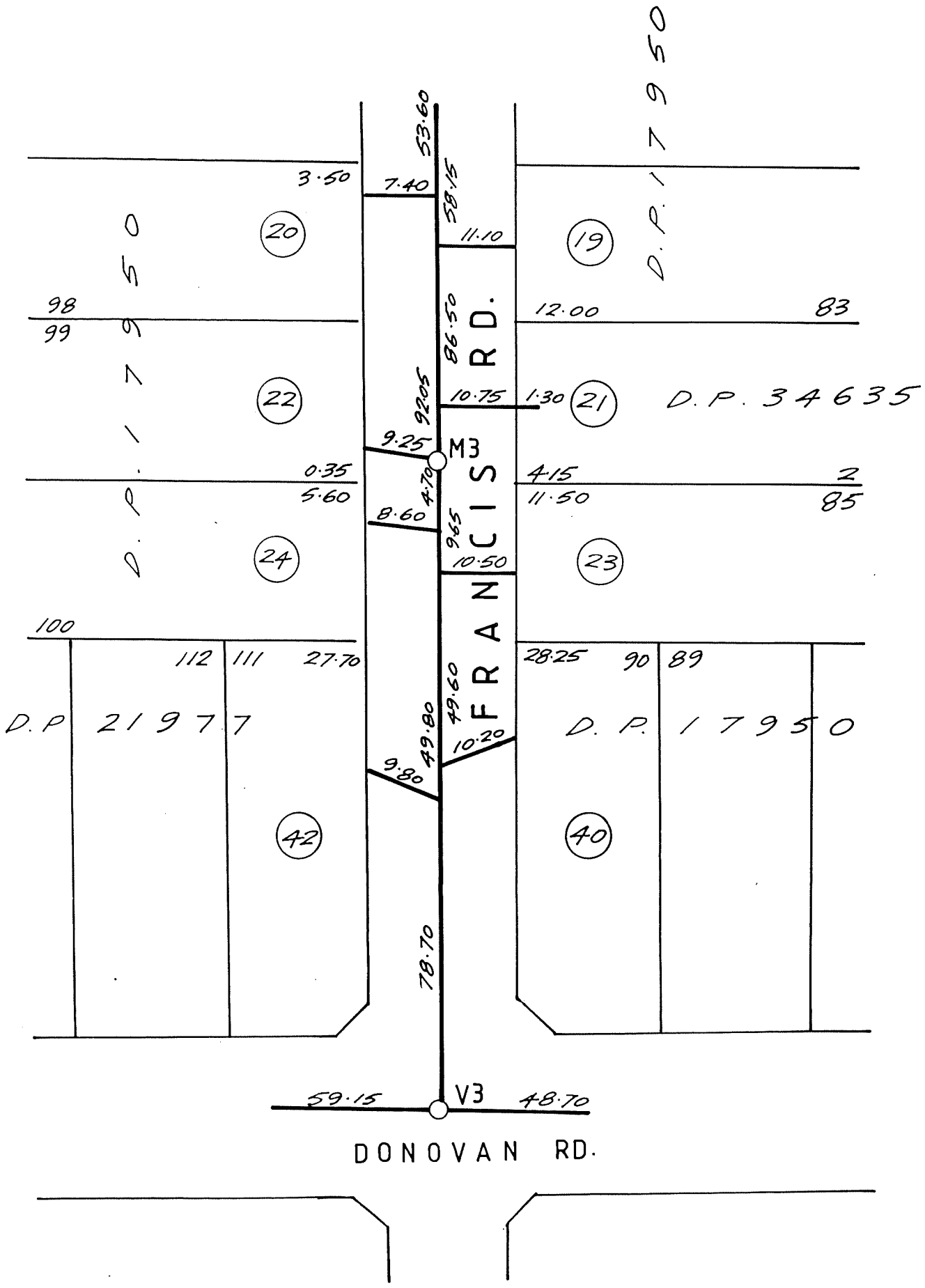
PVC IN SAND

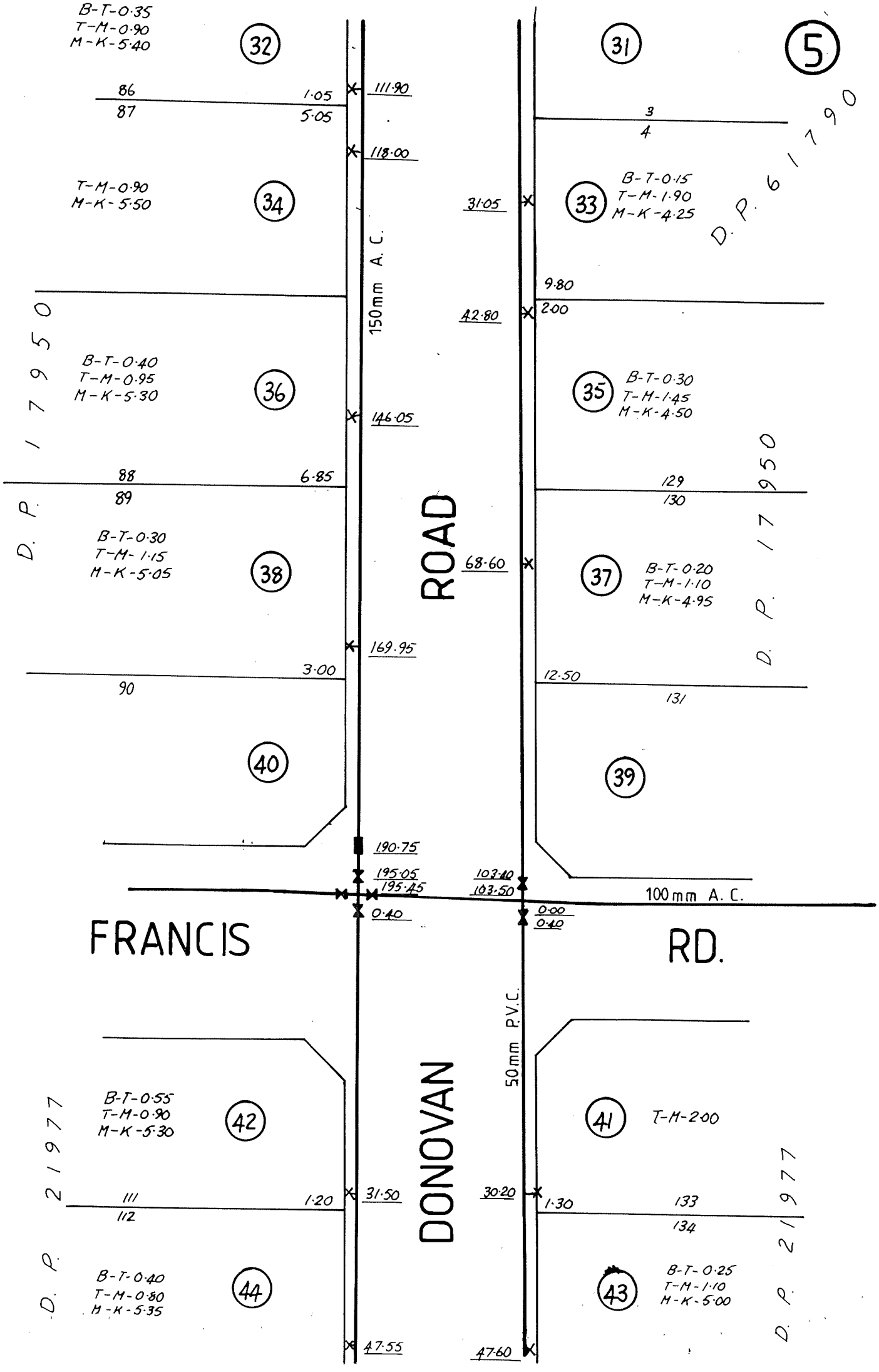
TESTED 15/12/88 JH

G. KLEE DRAINLAYER

42A DONAVAN RD

FRANCIS RD. 14




B-T-0·35
T-M-0·90
M-K-5·40
32
86
87
1·05
5·05
111·90
118·00
T-M-0·90
M-K-5·50
34
150mm A. C.
146·05
B-T-0·40
T-M-0·95
M-K-5·30
36
88
89
6·85
D. P. 179950
B-T-0·30
T-M-1·15
M-K-5·05
38
169·95
3·00
90
40
190·75
195·05
195·45
0·40
FRANCIS
ROAD
31
5
3
4
D. P. 61790
31·05
B-T-0·15
T-M-1·90
M-K-4·25
33
9·80
42·80
2·00
B-T-0·30
T-M-1·45
M-K-4·50
35
129
130
D. P. 179950
68·60
B-T-0·20
T-M-1·10
M-K-4·95
37
12·50
131
39
103·40
103·50
0·00
0·40
100mm A. C.
RD.
50mm P.V.C.
DONOVAN
B-T-0·55
T-M-0·90
M-K-5·30
42
111
112
1·20
31·50
D. P. 21977
B-T-0·40
T-M-0·80
M-K-5·35
44
47·55
T-M-2·00
41
30·20
1·30
133
134
B-T-0·25
T-M-1·10
M-K-5·00
43
47·60
D. P. 21977

KAPITICOAST
DISTRICT COUNCIL

there's a future here

FILE: 960320

11 September, 1996

S Clouston
42 Donovan Road
PARAPARAUMU

Dear Madam

APPLICATION FOR RESOURCE CONSENT: TO ERECT A GARAGE WITH THE FRONT BOUNDARY

I refer to the above planning application and advise that on 10 September 1996 the following decision was made under delegated authority by Hearing Commissioners.

That pursuant to Section 105 of the Resource Management Act 1991, the Kapiti Coast District Council declined consent to the application by S Clouston to build a garage in the front yard at 42 Donovan Road, Flat 1 DP 65330, 1/2 INT 882m2 being Lot 111 DP 17950, Paraparaumu.

Reasons for Decision

1. The proposed siting of the garage is in the front yard which is contrary to the standards of the Proposed District Plan.

2. There is sufficient room to locate the garage in the side yard (to the rear of the dwelling).

3. The proposed siting would visually detract from the street scape.

4. The proposed site will restrict the degree of sunlight reaching the dwelling as it is located on the northern side of the dwelling.

Would you please note that if you do not concur with the above you may have the matter considered by the Hearing Commissioners. Please advise within 15 working days from the date of receiving this notice if you wish to have the matter heard.

Yours faithfully

K Johnston
PLANNER, LAND USE CONSENTS

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

there's a future here

KAPITICOAST
DISTRICT COUNCIL

9 October, 1996

Ms SL Clouston
42 Donovan Road
PARAPARAUMU

Dear Ms Clouston

RE : TO ERECT A GARAGE

Thank you for your letter dated 25 September 1996. Further to our telephone and site visit conversation, I have discussed with the Senior Planner the options available to you.

In response to points raised by your letter, your property (42 Donovan Road), is a corner site therefore the 4.5 metre front yard applies on both sides. As each resource consent application is assessed on its individual merits it is inappropriate to compare other garages.

Please find enclosed a basic drawing indicating options available. By siting the proposed garage as shown you will not require a resource consent. Instead the only requirements would be a building consent and neighbours written consent. If the garage is sited on the boundary (as shown then a fire wall is required, however if the proposed garage is sited 1 metre away from the boundary you will not need a fire wall or neighbours consent.

You are able to shift your vehicle entrance away from the corner to the new proposed site. This will involve extra cost of approximately $400, for further information on new entrance way please contact Mr Graham Lawton (General Inspector).

If you have any further questions please do not hesitate to contact me.

Yours faithfully

Kristy Johnston
PLANNER, LAND USE CONSENTS

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

Attn. K. Johnston

TO: Kapiti Coast District Council
Private Bag 601
PARAPARAUMU

STATEMENT OF PERSON OR PERSONS INTERESTED IN OR AFFECTED BY RESOURCE CONSENT APPLICATION

To be completed by the applicant (please use block capitals):

Name of Applicant:	S. Clouston
Description of Proposal:	New Garage
Address/legal description of Property:	

To be completed by interested person/persons (please use block capitals):

Name:	CAROLE RUSS
Address:	26 FRANCIS RD
Postal Address: (if different from above)	RAUMATI BEACH
Phone No:	04 2983881
Date:	2/11/96

	Tick Appropriate Box
I/We disapprove of the proposal	☐
I/We approve of the proposal without conditions	☑
I/We approve of the proposal with the following suggested conditions	☐

* Council may impose the above suggested conditions if they are considered reasonable and practical.

NOTE Please view and sign the site plan submitted with the application.

Signature:

FEE CALCULATION SHEET

Application No: _____

Date: _____

Site Address: _____

ADMIN = $36 per hour

PLAN VETTING = $60 per hour

TECHNICAL CONSULTANTS = Cost + 10%

NETWORK UTILITY OPERATORS = Cost + 10%

	Classification	$	Plan Vetting					Total $	Consultants				Total $	Inspections							Total $	PIM $	Total
			Adm $	PI	D	Bld	EH							Site	PI	D	Bld	EH					
1	Fire Places, Signs	0–1500	36																			Nil	
2	Sheds, Carports	1501–4000	36	1		2.		81						1	1		2.				140	Nil	221
3	Garages, Conservatories, Swim Pool, Etc	4001–10000	36																			50	
4	House Additions	4001–10000	36																			50	
5	House Additions	10001–50000	36																			50	
6	Dwellings	50001–100000	36																			100	
7	Dwellings	100001–150000	36																			100	
8	Dwellings	150001–200000	54																			100	
9	Dwellings	200001–250000	54																			140	
10	Dwellings	250001–300000	72																			140	
11	Dwellings	300000 +	72																			160	
12	Commercial/Industrial	0–10000	36																			50	
13	Commercial/Industrial	10001–50000	36																			60	
14	Commercial/Industrial	50001–100000	36																			100	
15	Commercial/Industrial	100001–150000	36																			100	
16	Commercial/Industrial	150001–200000	54																			100	
17	Commercial/Industrial	200001–250000	54																			140	
18	Commercial/Industrial	250001–300000	54																			140	
19	Commercial/Industrial	350001–350000	54																			140	
20	Commercial/Industrial	350001–400000	72																			160	
21	Commercial/Industrial	400001–450000	72																			180	
22	Commercial/Industrial	450001–500000	72																			200	
23	Commercial/Industrial	500000 +	72																			250	

KAPITI COAST DISTRICT COUNCIL

SITE CHECK SHEET

NAME : C. Ross

ADDRESS : 26 Francis Rd LOT : 111 DP : 17950

PROJECT : Carport PERMIT NO : 930677

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

COMPONENT TO BE INSPECTED	CHECK	INSP REQUIRED (TICK)	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
FOUNDATIONS			3 posts. piled to solid @ 1.5 deep.			BG 26-8-93
Siting						
Footings						
Steel						
BOND/BEAMS						
1st						
2nd						
3rd						
CONCRETE FLOOR						
Building						
P&D						
Elect						
Gas						
EHO						
SUB FLOOR						
Connections						
Braces						
Blocking						
PRE LINE			Final insp all OK - SW to kerb.	-		28-9-93 BG
Wall Framing						
Bracing						
Fixings						
Lintels						
Roof Framing						
Trusses						
Bracing						
Fixing						
P&D						
Elect						
Gas						
EHO						

COMPONENT TO BE INSPECTED	CHECK	INSPECT REQUIRED (TICK)	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
INSULATION						
Wall/Floors						
Ceiling/Skillion						
WALL LINING						
Building						
EHO						
EXT CLADDING						
Walls						
Roof						
JOINERY						
NZS4211						
NZS4223.						
FIRE FIGHTING EQUIPMENT						
EGRESS COMPONENTS						
DISABLED PERSONS FACILITIES ETC						

FINAL INSPECTION

BUILDING COMPONENTS DEEMED COMPLETED

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

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

....

Signature Designation Date

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

SITE CHECK SHEET

NAME : .....

ADDRESS : ..... **LOT :** ..... **DP :** ....

Date Inspected	-

KAPITI COAST DISTRICT COUNCIL .

JOB NO :

CONSTRUCTION DETAILS FOR VEHICULAR CROSSING

ADDRESS	42 DONOVAN ROAD	WARD	PARAPARAUMU
ACCOUNT SENT TO		FAXED TO	B/U 26.11.96

TYPE	SEAL REQUIREMENTS	STORMWATER REQUIREMENTS	FOOTPATH	
			DAMAGE	MAINTENANCE
A	—	DROPPER $45 REQUIRED	—	—

DATE 25.11.96

ACTION RELEASE ACTION HOLD

COST $375.00 + 45.00 $420.00 + GST

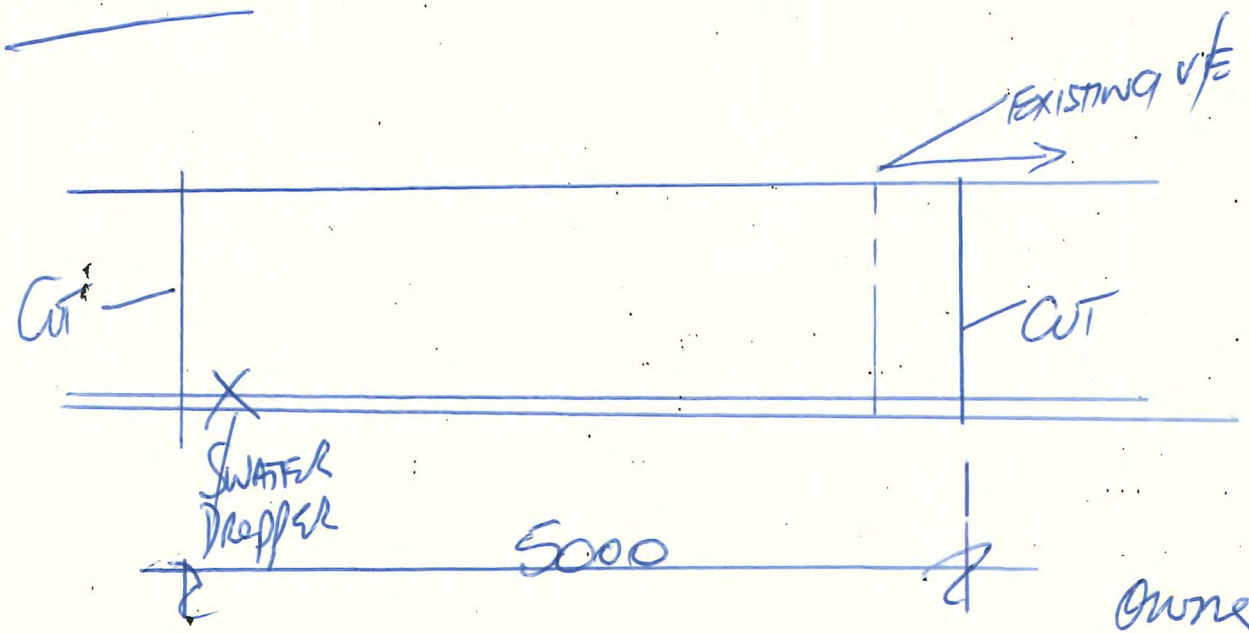
REINSTATEMENT

COMMENTS $400.00 DEP HELD ON B/C 961113.

DATE COMPLETED

MARKED

SKETCH DETAILS



Owner Rang OK Seaboard 26/11

Where's a future here

KAPITI COAST
DISTRICT COUNCIL

SITE CHECK SHEET

NAME: S Claustan

ADDRESS: 42 Donovan Rd. LOT: 111 DP: 17950

PROJECT: Garage CONSENT NO: 961113

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

COMPONENT TO BE INSPECTED	INSPECTION REQUIRED (TICK)	INSPECTION CHECK	INSPECTION RECHECK	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
FOUNDATIONS				Owner Builder not	No	yes	VRB 19.11.96
Siting	✓	✓		Ready Second			
Footing - Piles				inspect Required			
Steel				Raft foundation	yes	No	VRB 19.11.96
Min Floor Level Cert				Vapour Barrier			
CONCRETE FLOOR				2/D12 Rods Stitch			
Building				Ecomesh			
P & D Wastes, etc							
SUB FLOOR							
Connections							
Braces							
Blocking							
Insulation							
BLOCKFILL 1							
BLOCKFILL 2							
PRE-LINE							
Wall Framing							
Moisture				%			
Bracing							
Fixings							
Lintels							
Roof Framing							
Trusses							
Bracing							
Fixings							
P & D 1500 KPA test							
POSTLINE							
DRAIN TEST - SEWER							
DRAIN TEST - STORMWATER	s/w	Ok			yes	No	VRB 16/12/96

ME : .....

DRESS : ..... LOT : ..... DP : .....

e Inspected	
16/12/96	S/W OK Each house to have its own tobby for maintenance plumber rang to fix. JH

FINAL INSPECTIONS

COMPONENT TO BE INSPECTED	INSPECTION REQUIRED (TICK)	INSPECTION CHECK	INSPECTION RECHECK	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
Insulation							
Joinery & Flashings							
Glazing (Safety etc)							
Range/Bathroom Fans							
Comb, Heater/Chimney							
Floor Levels							
Post Connections							
Subfloor Ventilation							
Subfloor Access							
Room Ventilation ---							
EXTERIOR CLADDINGS							
Walls							
Roof							
Hot Water Temp							
HW Cyl, Valves & Restraint							
Waste & Drain Vents							
Gully Traps							
Spouting & Downpipes							
Stormwater Drains							
ENG SUPERVISION CERT							
FIRE FACILITIES							
EGRESS							
DISABLED							
EHO							

.....

BUILDING COMPONENTS DEEMED COMPLETED

CERTIFIER	SIGNATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building OK	MKB 11-11.97		Services		
Plumbing			Resource Management		
Drainage OK	JH 16/12/96		Air Conditioning		
EHO					
Lifts					
Compliance Schedule					

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

CODE COMPLIANCE CERTIFICATE NUMBER ... .

....

Signature Designation Date

WHEN THE PROJECT IS COMPLETED THIS INSPECTION SHEET WILL BE ATTACHED TO THE RELEVANT

Application No: 961113

Date:

Site Address: 42 Donovan Rd

FEE CALCULATION SHEET

ADMIN = $36 per hour

PLAN VETTING = $60 per hour

INSPECTIONS = ~~$40~~ $50-00

TECHNICAL CONSULTANTS = Cost + 10%

NETWORK UTILITY OPERATORS = Cost + 10%

	Classification	$	Plan Vetting				Total $	Consultants			Total $	Inspections							Total $	Admin $	PIM $	Total
			PI	D	Bld	EH		T/P				Site	PI	D	Bld	EH						
1	Fire Places, Signs	0-1500																		36	Nil	
2	Sheds, Carports	1501-4000																		36	Nil	
3	Garages, Conservatories, Swim Pool, Etc	4001-10000		2	3	$75-		2		$30-		1		1	2		$200-			36	50	391-
4	House Additions	4001-10000																		36	50	
5	House Additions	10001-50000																		36	50	
6	Dwellings	50001-100000																		36	50	
7	Dwellings	100001-150000																		36	100	
8	Dwellings	150001-200000																		36	100	
9	Dwellings	200001-250000																		54	100	
10	Dwellings	250001-300000																		54	140	
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15	Commercial/Industrial	100001-150000																		36	100	
16	Commercial/Industrial	150001-200000		1																36	100	
17	Commercial/Industrial	200001-250000																		54	100	
18	Commercial/Industrial	250001-300000																1		54	140	
19	Commercial/Industrial	350001-350000																		54	140	
20	Commercial/Industrial	350001-400000																		54	140	
21	Commercial/Industrial	400001-450000																		72	160	
22	Commercial/Industrial	450001-500000																		72	180	
23	Commercial/Industrial	500000 +																		72	200	
																				72	250	

CONSENT DATA INPUT REQUIREMENTS

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

NON STANDARD CONDITION

Water mains will have to be rerouted if it is found that the garage is being built over them.

Soft ground conditions exist. Form raft foundation as endorsed on approved plans.

COUNCIL COPY

PROPOSED GARAGE 42 DONOVAN ROAD, PARAPARAUMU BEACH

boundary

manufactured.

trusses @ 1.0m CTRS

corrugated iron over 180x50 battens @ 1.0m ctrs

200x25 fascia

200mm hardiplank on building paper to manufacturers spec's.

1.0m.

2.6m x 2.2 "tilt door"

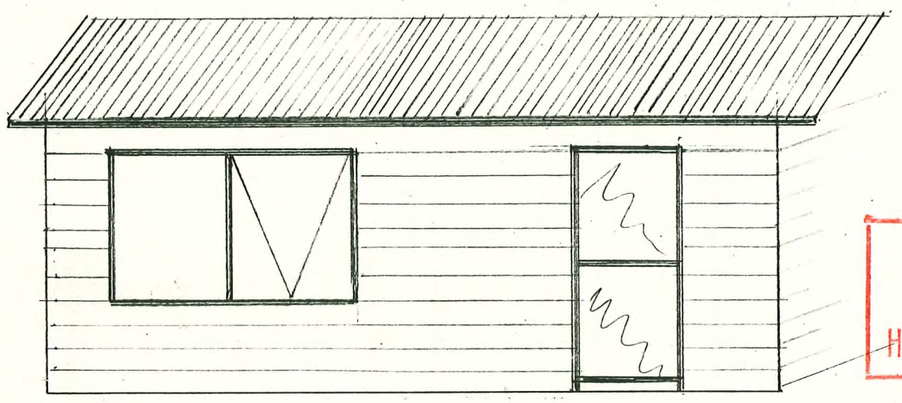
100x50 studs @ 600 ctrs

50mm rebate in slab for tilt door

Northern Elevation 1:50

Fit Ply sheet braces min 600 wide each side of door.

See attached sheet re other bracing requirements and provision of Dragon ties, Roof Plane bracing etc.



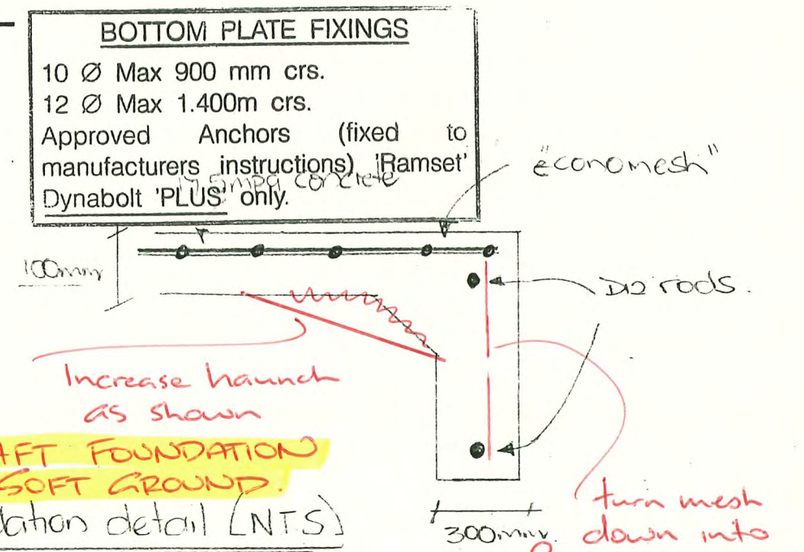
Western Elevation. 1:50

GLAZING CONFORM NZS 4223 PARTS 1, 2		
FIT SUITABLE FLASHINGS, ETC.		
JOINERY		
HIGH WIND	1100pa DWP	✓
VERY HIGH	1550pa DWP	

NOT APPROVED AS A HABITABLE BUILDING

1. foundations minimum 300mm into ground to solid bearing.

BOTTOM PLATE FIXINGS
10 Ø Max 900 mm crs.
12 Ø Max 1.400m crs.
Approved Anchors (fixed to manufacturers instructions) 'Ramset' Dynabolt 'PLUS' only.



RAFT FOUNDATION SOFT GROUND.

foundation detail (NTS)

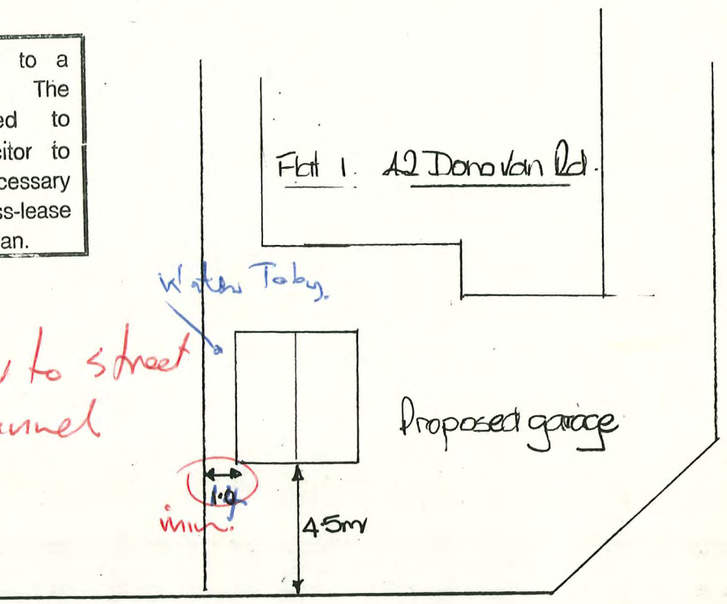
recommend vapour barrier.

1. all work to comply with NZSS 3604.
2. all footings to minimum of 300mm below ground level
3. concrete minimum 17.5mpa.

This property is subject to a cross-lease agreement. The applicant/s are advised to contact his/her/their solicitor to execute any necessary amendments to the cross-lease agreement and/or Flats Plan.

APPROVED Consent may be issued DATE 5-11-96 Officer Kapiti Coast District Council

APPROVED Permit may be issued 4/11/96 DATE K Johnston MANAGER PLANNING Kapiti Coast District Council



Sub Plan Not to scale.

COUNCIL COPY

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

KAPITI BOROUGH COUNCIL

Stats. No. E 005279

No.

Inspector: M

File No.

Receipt No. 85564

Date Permit Issued 13 / 7 / 86

OWNER

Name Mr & Mrs I. Park

Mailing Address 42 Donovan Road
Paraparaumu Beach

BUILDER

Name B H Leopard

Mailing Address 133 Raumati Road
Raumati Beach
Paraparaumu

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 42

Street Name Donovan Road

Town/District Paraparaumu Beach

Riding

LEGAL DESCRIPTION

Valuation Roll No. 15271 575 00

Lot 111 D.P. 17950

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Addition to laundry

FLOOR AREA

Whole Sq. Metres

DWELLING UNITS

Number Erected

ESTIMATED VALUES $

Building	3,000 —
Plumbing	100 —
Drainage	
TOTAL	3,100 —

NATURE OF PERMIT (TICK BOX)

- [ ] NEW BUILDING – exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [x] ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED – include installation of heating appliances
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- [ ] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	$ 50 —	Water Connection	$
Street Damage Deposit	$	Vehicle Crossing Levy	$
Building Research Levy	$	M.S. Plumbing	$
Plumbing	$ 20 —	Prints	$ 4 —
Drainage	$		$
Sewer Connection	$	TOTAL:	$ 74 —

Receipt No. 85564

Date of Payment 17 / 7 / 86

Authorised Officer

Special Conditions:

Date Inspected	REMARKS (e.g. stage reached with work)

(CONTINUED OVER)

Date Inspected	

Owner : ..... PARK ..... Legal Description : Lot .... DP .....

Property Address : ..... 42 DONOVAN RD Date Rec'd : .....

		Comments	Checked	Date
TYPE OF B'LDG	Dwelling □ New □ Retail □ Addit'n □ Indust'l □ Alter'n □ Access'y □ Exten'n □ Other □			
TOWN PLANNING General	Zoning - Conforms with Scheme Yes/No Dispensation Granted Yes/No Planning Consent Granted Yes/No			
Subdivisional	Caveats Easements B'ldg Site Prepared Copy of DP ..... Attached Yes/No			
ENGINEERING	Access - Crossing Required/Existing Stormwater - To Channel To Drain Confined to Lot Footpath Condition Damage Deposit Req'd Yes/No Services Special Floor Level Req'd Yes/No			
STRUCTURAL	Special Foundation Req'd Design Certificate Req'd			
PLUMBING ✓	Requirements	o/k	BP	4/7/88
DRAINAGE ✓	Requirements			
RESS	Req'd for Handicapped			
LDING ✓	Requirements			