

UNIFORMLY DISTRIBUTED LOADS:

Beam Span, $l = 2700$ mm

Dead Loads:

roof:	$0.4 \text{ kPa} \times 0.00 \text{ m} =$	0.0 kN/m
floor:	$0.5 \text{ kPa} \times 1.60 \text{ m} =$	0.8 kN/m
walls:	$0.4 \text{ kPa} \times 0.00 \text{ m} =$	0.0 kN/m
beam self weight	$=$	0.0 kN/m
G	=	0.8 kN/m

Live Loads:

roof:	$0.25 \text{ kPa} \times 0.00 \text{ m} =$	0.0 kN/m
external floor:	$2 \text{ kPa} \times 1.60 \text{ m} =$	3.2 kN/m
internal floor:	$1.5 \text{ kPa} \times 0.00 \text{ m} =$	0.0 kN/m

Q = 3.2 kN/m

POINT LOADS:

G = kN

Q = kN

LOAD COMBINATIONS:

Distributed Loads:

(ULS)	$1.35G =$	1.1 kN/m
(ULS)	$1.2G \& 1.5Q =$	5.8 kN/m
(SLS for steel)	$G \& \psi Q =$	3.0 kN/m
(SLS for timber)	$k_2G \& \psi Q =$	3.8 kN/m
(working loads)	$G \& Q =$	4.0 kN/m

Point Loads, P:

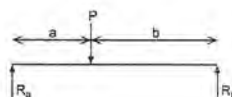
	0.0 kN	$a = 1350 \text{ mm}$
	0.0 kN	$b = 1350 \text{ mm}$
	0.0 kN	$\psi = 0.7$
	0.0 kN	$k_2 = 2.0$

SERVICABILITY LIMIT STATE:

Limit Deflection to Span / 400 = 6.8 mm

$$\Delta = \frac{5 w l^4}{384 E I} + \frac{P l^3}{48 E I} ((3a/l) - 4(a/l)^3)$$

steel:	$I \geq$	$1.6 \times 10^6 \text{ mm}^4$	$E = 200000 \text{ MPa}$
timber:	$I \geq$	$68.8 \times 10^6 \text{ mm}^4$	$E = 6700 \text{ MPa}$



BEAM VIBRATION (1kN Point Load):

$I \geq$	$\frac{P l^3}{48 E \Delta}$	$=$	$2.1 \times 10^3 \text{ mm}^4$	steel (to achieve less than 1.0mm Deflection)
			$61.2 \times 10^6 \text{ mm}^4$	timber

ULTIMATE LIMIT STATE:

$$\text{Design Moment } M^* = \frac{w l^2}{8} + \frac{P a b}{l} = 5.2 \text{ kNm}$$

CHECK:

$$\phi M = 240 \times 90 \times 0.8 \times 0.8 \times 14 \text{ MPa} \times \frac{103 \times 10^6 \text{ mm}^4}{7.8 \text{ kNm}} = 869 \times 10^3 \text{ mm}^3$$

SUPPORT REACTIONS:

$R_a =$	1.5 kN	$R_b =$	1.5 kN	1.35G
	7.8 kN		7.8 kN	1.2G & 1.5Q
	4.1 kN		4.1 kN	G & ψQ
	5.2 kN		5.2 kN	k2G & ψQ
	5.4 kN		5.4 kN	G & Q

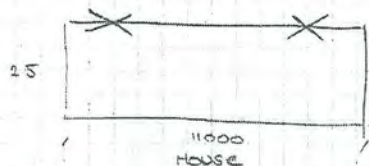
Project STONE WALL CRACK

Description DECK BRACING

Page
By TDS
Date AUG 2017
Job Ref E170699

NEW DECK BRACING

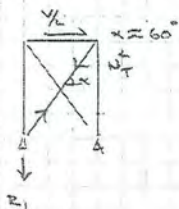
ONLY 2.5m WIDE SECTION REQUIRES BRACING



$$\rightarrow V^x = (2.5 \times 11/2) \times 7.5/20$$

$$= 5.15 \text{ kN}$$

2 BAYS OF CROSS BRACING



$$\Rightarrow W_T = 5.15/2 \cos(60)$$

$$= 5.2 \text{ kN}$$

TAKING D12 ROD BRACING

$$\phi W_T = 112 \times 300 \times 0.9 = 30.5 \text{ kN} \quad \underline{\text{OK}}$$

$$R_1 = 5.15/2 \tan(60)$$

$$= 4.46 \text{ kN}$$

$$\text{GRAVITY ON POST} = 1.8 \times 2.5/2 \times (0.5 + 0.3 \times 2.0)$$

$$= 2.475 \text{ kN}$$

$$\Rightarrow \text{UPLIFT} = 4.46 - 2.475$$

$$= 1.99 \text{ kN}$$

$$M^x \text{ ON RING} = 5.2 \times 0.07$$

$$= 0.364 \text{ kNm}$$

$$\Rightarrow \text{COPC VOL} = 2.0/24 = 0.083 \text{ m}^3$$

$$Z^x \text{ REQ'D} = 1618 \text{ mm}^3$$

$$\Rightarrow 290 \times 290 \times 1000 \text{ CONC FDN OR } 600 \phi$$

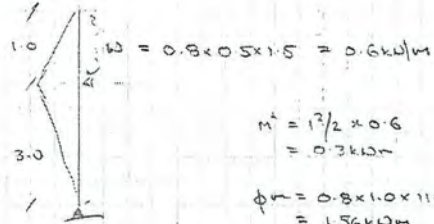
$$\text{OR}$$

$$\Rightarrow 110 \text{ mm WIDE REQ } f = 9.4 \text{ mm} \quad 440 \times 440 \times 440 \text{ CONC FDN OR } 500 \phi$$

$$\Rightarrow \text{USE } 125 \text{ NB SCHEDULE 80S PIPE } 110 \text{ mm WIDE. FOR LINQ}$$

$$\text{OR } 150 \text{ NB } \quad \text{"} \quad \text{"} \quad \text{"} \quad \text{"} \quad \text{"} \quad \text{"} \quad \text{"}$$

DECK POST



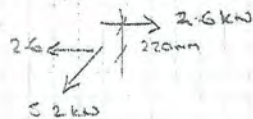
$\Rightarrow$ 100x100 POST ACCEPTABLE FOR SAWSTRADE

PAD FORCS

$$G = 1.2C + 1.5Q = 1.6 \times 2.5/2 \times (0.5 \times 1.2 + 1.5 \times 2.0) = 7.2 \text{ kN}$$

$$\text{BEARING AREA} = 7.2/150 = 0.048 \text{ m}^2 \approx 220 \times 220 \text{ (mm)}$$

ECCENTRIC LOADING FROM TRAFFIC



$$M^* = 2.6 \times 0.22 = 0.6 \text{ kNm} < \phi M = 1.56 \text{ kNm (ALLOW)}$$

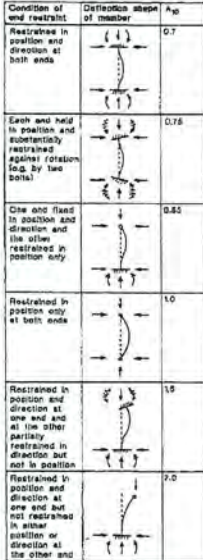
$$\text{AT BASE } M^* = 2.6 \times 0.3 = 0.78 \text{ kNm} < \phi M \quad \underline{\underline{OK}}$$

$$\text{AXIAL LOAD ON POST} = 7.2 \text{ kN}$$

$$M^* = 0.78 \text{ kNm}$$

$$\left. \begin{array}{l} \phi N_c = 41.2 \text{ kN} \\ \phi M = 1.2 \text{ kNm} \end{array} \right\} \text{ COMBINED} = \frac{7.2}{41.2} + \frac{0.78}{1.2} = 0.8 \leq 1.0 \quad \underline{\underline{OK}}$$

$\Rightarrow$ 100x100 POST ACCEPTABLE

		Page By TDS Date AUG 2017 Job Ref E170699	
Project : 4 STONEWALL GROVE			
Description: Timber Column Design - NZS3603:1993			
M*	=	0.8 kNm	
Nc*	=	7.2 kN	
Nt*	=	0.0 kN	
V*	=	0.0 kN	
Section Type	Rectangular		
	Wet		
D	=	100 mm	
B	=	100 mm	
Lx	=	3000 mm	
Ly	=	3000 mm	
k10	=	1	
k10Lx	=	3000 mm	
k10Ly	=	3000 mm	
A	=	10000 mm ²	
Ix	=	8.3 x 10 ⁶ mm ⁴	
Iy	=	8.3 x 10 ⁶ mm ⁴	
Zx	=	167 x 10 ³ mm ³	
Zy	=	167 x 10 ³ mm ³	
S1	=	0.0	
Sx	=	30.0	
Sy	=	30.0	
k1	=	0.8	
k8 ₁	=	1.00	
k8 _x	=	0.35	
k8 _y	=	0.35	
φNcx	=	40.4 kN	
φNcy	=	40.4 kN	
φNt	=	38.4 kN	
φM	=	1.2 kNm	
φV	=	24.3 kN	
M*/φM + N*/φNcx	=	0.80 ≤	1
(M*/φM) ² + (N*/φNcy)	=	0.57 ≤	1
M*/φM + N*/φNt	=	0.63 ≤	1



STRUCTURAL SPECIFICATION

FOR

NEW DECK

TO

**4 STONEWALL GROVE
WAIKANAE BEACH
WAIKANAE**

FOR

J ELLIS

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GENERAL

1.0 Referenced Documents

Throughout this specification, reference is made to various New Zealand Building Code (NZBC) acceptable solutions and verification methods for criteria and/ or methods used to establish compliance with the Building Act.

Reference is also made to various Standards produced by Standards New Zealand (NZS, AS/NZS, NZS/AS), Transit New Zealand specifications (TNZ) to overseas standards and to listed Acts, Regulations, and various industry codes of practice and practice guides. The latest edition (including amendments and provisional editions) at the date of this specification applies unless stated otherwise.

It is the responsibility of the Contractor to be familiar with the materials and expert in the techniques quoted in these publications.

Documents cited both directly and within other cited publications are deemed to form part of this specification. However, this specification takes precedence in the event of it being at variance with the cited documents, with the resolution of any variances being confirmed by the Contract administrator in writing and then notified to the Building Consent Authority for consent prior to any work proceeding.

2.0 Wind Speed

Non specific aspects of structural design complying with the requirements of NZS 3604: 2011, for a "Very High" wind speed zone,

3.0 Ground Conditions

The ultimate ground bearing capacity to be 300kPa minimum firm natural ground or certified fill under all foundations or as per the drawings and the engineer is to be informed of any discrepancies between the drawings and the ground conditions on site.

4.0 Excavation

If a geotechnical report has been undertaken for the site this section is to be read in conjunction with the report, any discrepancies between the two documents should be brought to the attention of the engineer.

The extent of excavation should be true to the lines as shown on the drawings, do not over excavate.

The bearing capacity is to be confirmed by an engineer, further instruction may be required once the inspection has been carried out.

The location of the neighbouring boundaries should be defined before excavation adjacent to a boundary commences, no excavation is to be undertaken across a boundary without the neighbours written consent.

No excavation is to be undertaken below a 45 degree plane of influence from an adjacent buildings foundation or retaining wall footings. The engineer must be informed of the situation and provide confirmation before any excavation can continue.

The maximum depth of cut or batter is to be no more than 2.5m in depth, any cuts deeper than this must be benched and approved in an excavation methodology report.

5.0 Temporary Propping

The contractor shall be responsible for providing all appropriate temporary works for the project to be undertaken and completed in a safe and secure manner.

Support and brace the existing structure during the cutting of new openings or the replacement of structural parts. Prevent debris from overloading any part of the structure. Do not remove supports until the new work is strong enough to support the existing structure. Ensure all work remains structurally stable and sound.

6.0 Proprietary Products

All proprietary products are to meet the performance requirements of the manufacturer's specification.

All proprietary products should be installed strictly as per the manufacturer's requirements.

The engineer is to be informed and is to confirm the use of any propriety product that differs from what is shown on the plans or specification.

7.0 Inspection Schedule

Spencer Holmes Limited have been engaged to undertake construction monitoring to Level CM3 in accordance with ACENZ Conditions of Engagement of the structural aspects which have been specifically designed, notably;

- Concrete foundations
- Installation of structural steelwork,

and a Producer Statement PS4 Construction Review, along with copies of our site inspection reports, will be provided on completion of the works.

Contact; Thomas Smith
021 477 170
tds@spencerholmes.co.nz

Aspects of the timber framing and preline inspection for standard wall bracing within the scope of NZS3604 is to be undertaken by an inspector from the territorial local authorities.

8.0 Contractor Completion Documents

The contractor is to supply the following documentation at the completion of the construction:

- Contractor to provide Producer Statement (PS3) construction in the form of the sixth schedule NZS3910:2003.

Copy of PS3 is available on request.

CONCRETE WORKS

1.0 Preliminary and General

Refer to the Preliminary and General Clauses of this Specification and to the General Conditions which are equally binding to all trades. This section of the Specification shall be read in conjunction with all other Sections.

2.0 Standards

Unless otherwise specified or otherwise shown on the drawings all reinforced concrete work shall be carried out in strict accordance with the provisions of the New Zealand Building Code, NZS 3109: 1997 "Specification for Concrete Construction", and related standards.

3.0 Materials

All materials shall comply with the current relevant NZ Standard.

3.1 Cement

Unless otherwise specified cement shall be Type GP, General Purpose Portland cement, complying with the requirements of NZS 3122.

Cement in storage shall be kept dry and on a platform at least 225 mm above the ground.

Cement which has become lumpy or partially set shall be condemned and removed from the works immediately. Cement shall be ordinary Portland cement complying with NZS 3122, so stored and handled as to be protected from moisture or any contamination.

The Engineer may at any time require tests or analysis to be carried out in accordance with the Standards. Any cement not approved shall be removed from the site or from the place of manufacture.

3.2 Aggregates

Aggregates and their gradings shall comply with NZS 3121.

The source of the aggregates shall be approved prior to commencement of manufacture and neither the source of the aggregate nor the grading shall be changed during the course of the contract without approval.

When requested by the Engineer, the supplier shall submit the results of sieve analyses carried out by a laboratory qualified and equipped for such work.

The use of pumps for concrete placement shall not constitute an acceptable justification for reduction in aggregate size.

3.3 Water

Water shall comply with NZS 3121 and shall be free from significant amounts of deleterious impurities.

3.4 Additives

Air Entrainment

Where the manufacturer considers it desirable, an air entrainment agent may be added providing the use complies with the requirements of NZS 3109 and NZS 3119 are complied with.

The target air content shall never exceed the maximum target air content specified in NZS 3109.

Where a super plasticiser is used no air entrainment shall be adjusted for the air entraining effects of the super plasticiser.

Super plasticiser

Where specified, a super plasticiser of Daracem 100 (or similar approved) as manufactured by WR Grace shall be used at the rate recommended by the manufacturer sufficient to increase the slump from an initial of 50mm to 140mm.

Other Additives

No other additives shall be used without the approval of the Engineer. Approved admixtures shall comply with NZS 3113 and their use in concrete shall be in accordance with that code.

Admixtures shall not contain calcium chloride, nor shall they adversely affect the reinforcement or any protective coating thereon.

3.5 Reinforcement Steel

Reinforcing bars shall be either Grade 300 or Grade 500 complying with NZS 3402: 1989, as designated on the drawings. (Bars designated with an "X" or "H" prefix shall be Grade 500).

Grade 300 round mild steel rods complying with NZS 3402 shall be used for all stirrups, column ties and other reinforcement requiring tight hooks or tight bends, unless noted otherwise

Grade 300E and grade 500E MA deformed steel rods complying with AS/NZS 4671 shall be used for all other reinforcement as detailed.

All high strength reinforcing steel to be New Zealand manufactured micro alloy steel (denoted as MA). Reinforcing steel produced with the quenched and tempered process (denoted QTR) is NOT to be used on this project. Imported reinforcing steel will NOT be accepted without the specific written approval of the Engineer, and shall be demonstrated to be in accordance with AS/NZS 4671 and manufactured by the micro alloy process.

Reinforcement grades are to be as specified on the drawings. Grade 500E reinforcement is not an acceptable substitute where grade 300E mild steel has been specified.

Welded wire mesh reinforcement shall conform to the requirements of NZS 3422: 1975 and shall have a 0.2% proof stress of not less than 480 MPa.

All terminal ends of reinforcing bars shall be hooked. Intersecting walls, beams and foundations shall contain return longitudinal reinforcement, as detailed for the intersecting members, unless shown otherwise on the drawings.

Unless detailed otherwise all bars shall be assumed to be continuous, with lap lengths of 40 and 60 bar diameters for Grades 300 and 500 respectively.

3.6 Vapour Barrier / Moisture-proofing

Shall be 0.25mm Polythene or similar approved underlay, taped at all joints and penetrations with Danco Insultape 100 (72mm width), and laid over 25mm sand blinding.

Protect vertically applied membrane against puncturing from backfill operations with 4.75mm minimum thickness fibre cement board.

4.0 Manufacture of Concrete**4.1 General**

All concrete shall be as per the mix designs given at the end of this Section.

The Contractor shall notify the Engineer in writing before commencing the works whether he intends to use ready-mixed or site-mixed concrete. Site mixing of concrete will not be permitted where ready-mixed concrete is available unless approved by the Engineer. Ready-mixed concrete shall comply with the requirements of NZS 3104, and shall be supplied by an approved supplier from a plant approved by the New Zealand Ready Mixed Concrete Association for the manufacture of the nominated grade of concrete. This approval is to be sought prior to the commencement of the Works.

Trial mixes shall be made for concrete containing super plasticisers. As the use of super plasticisers increases the strength of the concrete, the test strength of test cylinders taken from the trial mix shall be used as the target strength for the future mixes. No reduction in cement content will be permitted through the use of the super plasticiser.

No reduction in cement content will be permitted through the use of the super plasticiser.

4.2 Manufacturer's Control Testing

The Contractor shall allow for all costs incurred by the manufacturer in order to carry out quality control testing as required by NZS 3104. Results shall be forwarded to the Engineer within 7 days of testing.

5.0 Placing Reinforcement and Concrete

Placing of reinforcement, and any unspecified concrete covers, shall comply with the requirements of NZS 3109.

Concrete shall be placed, finished and cured in accordance with NZS 3109. All concrete shall be vibrated to achieve optimum compaction.

5.1 General

All concrete shall be handled and placed in cleaned and prepared formwork in accordance with NZ Standards, with care being taken to avoid segregation and to minimise the time between manufacture and placement. Methods of concrete placement and pour sequences to be approved by the Engineer before work commences.

The Engineer shall be advised at least 24 hours before any concrete is to be placed so that he may inspect the formwork, reinforcement, foundations, construction joints and discuss proposed placing methods before placing commences.

Work on the section to be poured shall be complete in all respects before pouring starts.

NO CONCRETE SHALL BE PLACED UNTIL THE ENGINEER HAS APPROVED THE FOUNDATIONS, REINFORCING STEEL, FORMWORK AND CONSTRUCTION JOINT PREPARATION.

5.2 Handling and Placing

The method of placing concrete shall be approved by the Engineer prior to placing concrete, but such approval will not absolve the Contractor from providing dense homogeneous concrete.

Dropping of concrete through a free fall greater than 2 metres shall not be permitted unless otherwise approved. For tall vertical elements the maximum fall of concrete shall be limited to 1.5m/100mm of member thickness.

Concrete shall be transported, handled and placed in a manner which will avoid segregation and shall be placed before initial set occurs. Where reverberations of any layer fails to cause the concrete to become plastic, no fresh concrete shall be placed over it and the surface of the layer shall be treated as a construction joint. No concrete shall be placed over any layer in which initial set has already taken place.

The use of troughs, chutes and pipes to aid in depositing concrete to its final position shall be permitted provided that they are kept clean and free of any coating of hardened concrete. The use of water to facilitate the movement of concrete along the troughs, chutes or pipes will not be permitted.

5.3 Vibration

Unless specifically instructed otherwise, all concrete shall be vibrated to produce a dense uniform mass with at least two approved high frequency immersion vibrators (not less than 133 Hz) operated by experienced workmen.

The vibration shall be sufficiently intense to cause the concrete to settle rapidly into place and to positively affect the concrete over a radius of at least 500mm. The vibrator shall be uniformly inserted, not further

apart than the vibration is visibly effective and sufficiently close to the forms to effectively vibrate the concrete at the formed surface.

Vibration shall be such that expulsion of entrapped air and settlement of the concrete is visibly evident over all areas of the surface and shall continue until this action ceases and until coarse aggregate at the surface is embedded. Vibration shall not be prolonged beyond the time at which this condition is reached and care is to be taken to avoid vibration of reinforcing steel or formwork and to withdraw the spud slowly.

5.4 Construction Joints

Where new concrete is to be bonded to old concrete the surface of the old concrete shall be prepared by chipping back to expose fresh aggregate and covering with a coat of epoxy resin adhesive just before concrete is placed.

The concrete placing shall be carried out continuously between construction joints and in such a manner that a plastic concrete face is maintained. Where the location of construction joints are shown on the drawings, they shall neither be relocated nor eliminated without the approval of the Engineer. Where no construction joints are shown on the Contract Drawings and such are required, their location shall be to the approval of the Engineer.

5.5 Slabs on Ground

Preparation

Cast external slabs in a pattern sequence.

Before casting slabs, be sure that:

- The ground surfaces is at the correct level to provide full slab thickness of the whole area.
- Formwork for construction joints is placed and adequately supported.
- The membrane is complete and undamaged.
- The steel is placed and adequately supported.

Firmly fix screeds so that movement cannot take place during a pour. Ensure that the top surface is dressed timber fixed at finished level.

Driers shall not be used and additives may be used only with the Engineers authority.

Concrete in a given slab shall not be placed until a minimum of three days in temperate weather and seven days in cold weather have elapsed since the pouring of the adjacent slab.

Lay floor slab in strips as indicated on the drawings and when the concrete has obtained its optimum strength saw cut joints as shown.

After all floor slabs are at least 2 months old and preferably as late in the contract as possible saw cut construction joints taking care to follow the construction joint.

Tolerances

Floor surfaces shall not vary by more than 3mm from a 3 metre straight edge placed anywhere on the surface and such variation shall extend over a minimum distance of 1000mm.

6.0 Curing

Freshly cast concrete surfaces shall be protected from premature drying and excessively hot or cold temperatures or damage from rain. Curing shall be commenced as soon as the exposed surface has hardened sufficiently but not later than two hours after finishing.

All concrete surfaces shall be cured for a minimum of 14 days. Curing may consist of maintaining the concrete surface wet by periodic hosing or a continuous fine water spray for 14 days or by periodic hosing for the first 7 days followed by the use of a sprayed membrane for a further 7 days.

Polythene or hessian may be used to reduce water loss. All plastic sheeting must be fully lapped at joints and sealed at the edges.

Where form work is removed from vertical surfaces within the specified curing period, the exposed concrete surface shall be fully cured.

Curing membranes for slabs may be applied where:-

slab is not required to provide a high resistance to wear; and/or

approval to the membrane use is provided by the subcontractor for any subsequent paint, plaster or other applied finish; and

the Engineer's approval is obtained for application to the use of curing membranes.

The use of curing compounds may be approved depending on the type of member concerned, expected weather conditions, and possible effects on applied finishes. A curing compound may be approved only if acceptable test records in an independent Telarc approved laboratory in accordance with ASTM C156 and meets the requirements of ASTM C309. Evidence shall also be submitted to show that any compound proposed will not impair the subsequent application of finishes. It should be noted that many P.V.A. or resin based compounds will not meet the requirements of the above Standard.

7.0 Slab Sawcutting

Slabs shall be sawcut in a manner to prevent chipping of edges during the operation - generally between 24 and 36 hours after casting. Sawcuts shall be to the depths shown on the drawings and shall be made using a self propelled diamond tipped circular saw machine.

Saw cuts shall be at a maximum of 4 metre by 4 metre centres or as specified on the drawings.

9.0 Surface Finish

9.1 General

Surface finishes shall be as set out in the Schedule of Surface Finishes at the end of this section of the specification.

Surface finishes shall comply with the requirements of NZS 3114 for the class of surface finish nominated.

All surfaces shall be finished true to line and level as shown on the Drawings and shall be free of bony or porous areas and excessive depressions or projections. Horizontal surfaces shall be finished with a wood or steel float as required to achieve the tolerances specified in NZS 3109.

The Contractor shall be responsible for determining the method of producing the specified finish and for ensuring that the execution of the work at all times is carried out and supervised by personnel skilled in the production of the class of finish specified.

9.2 Formed Surfaces

Surface tolerances, colour variation and physical irregularities shall comply with the requirements of NZS 3114 for the class of finish specified in the schedule of surface finishes.

Bolt holes shall be filled in accordance with the treatment specified.

When the surface finish does not comply with the requirements of the specified surface finish, and minor surface defects exist, the surface dressing treatment for minor repairs shall be carried out as specified below.

9.3 Unformed Surfaces

Surface tolerance, colour variation and physical irregularities comply with the requirements of NZS 3114 for the class to finish specified in the schedule of surface of surface finishes.

Floor surfaces shall have no abrupt deviations, and gradual deviations shall not vary by more than 3mm from a 3 metre straight edge placed anywhere on the surface, and such maximum variation shall extend over a minimum distance of 1 metre.

10.0 Schedule of Concrete Mixes

Concrete mixes shall be as follows:

Location	Specified Strength (MPa)	Slump(mm)	Cement content (kg)	Max w/c	Max sand %	Max Aggr (mm)
Foundations	25	T.B.C	-	0.62	-	19

Note: Mix design shall achieve whichever governs out the parameters for minimum strength and maximum w/c ratio.

w/c = water cement ratio

S/P = super plasticiser

11.0 Schedule of Surface Finishes

11.1 Unformed Surfaces

Location	Surface Finish to NZS 3114
All floor slabs	U3 X
Top surface of foundations not exposed on completion	U2
Slabs and top surface of foundations exposed on completion	U3

Special Requirements for U3 X Finish

Shall be compacted and floated with "Kelly" machines fitted with discs to provide a smooth level uniform and dense hard wearing surface.

At least two machines shall be available at the time of finishing.

Along walls and in other inaccessible positions, finish by hand steel trowelling.

Hand finish edges of slab to provide a dense hard wearing surface.

Do not commence finishing until the moisture film has disappeared from the screeded surface and the concrete surface has hardened sufficiently to prevent an excess of fine material from being worked to the surface.

STRUCTURAL STEELWORK

1.0 Preliminary & General

The subcontractor shall pay attention to that part of the preliminary and general clauses that relate to his trade.

2.0 Scope

The work to be done under this Section comprises the supply of all labour, materials and plant for the fabrication and erection of all structural steelwork and miscellaneous metalwork shown or implied on the drawings or in the specification.

3.0 Standards

Unless otherwise specified or otherwise shown on the drawings all structural steelwork shall be carried out in strict accordance with the New Zealand Building Code and the following standards:

NZS 3404: Code for Design of Steel Structures and Related Documents
NZS 2980: Qualifications Tests for Manual Metal-Arc Welders
AS/NZS 1554: Metal-Arc Welding of Steel Structures

Completed work shall be free of cracks, laminations, damage or other deformation likely to affect strength of appearance.

4.0 Materials

4.1 Steel

Steel shall be rolled mild steel to BS 4360 grade 43A, except as otherwise stated or approved.

4.2 Nuts & Bolts

All nuts and bolts shall be 150 metric coarse threads, hexagon Grade 4.6 (AS1111 and AS 1112 respectively).

All bolt, nuts and washers shall be hot dipped galvanised. All bolts shall be supplied with at least one washer. Use bevelled washers where necessary for true bearing.

4.3 Electrodes

All electrodes shall comply with AS/NZS 1554.

5.0 Drawings

5.1 Dimensions

The drawings indicate the general arrangement and dimensions of the steelwork and have been made to scale. Where dimensions have not been given, scaled dimensions shall not be used, confirm dimensions with Architects drawings.

The centroids of all sections shall be located on grid or dimension centre lines unless otherwise shown.

The structural drawings and the architectural drawings are complementary and the Contractor shall consult the latter for materials, details and dimensions not shown on the former. If any discrepancies are found within the drawings refer to the Engineer for instructions before proceeding.

5.2 Miscellaneous Connections and Attachments

Where end cleats, brackets and other connections are not specifically detailed on the Engineer's drawings, they shall be of a type and proportion to suit the location and reaction shown thereon.

The Contractor shall allow for any drilling and cleats indicated on the Engineer's drawings, and those necessary to support and connect finishes and fixings of other trades.

6.0 Inspections

The Contractor shall allow for and give 24 hours notice of all inspections required by the Engineer and this Specification.

The Contractor shall permit and arrange for access to all areas of the works or Sub-contractors' works to enable the Engineer to carry out all necessary inspections.

Acceptance of all structural steelwork is subject to final inspection in situ.

7.0 Workmanship

All work shall be carried out by skilled tradesmen.

Work on and off the site shall comply with the relevant NZS 3404:1989.

8.0 Cutting and Fitting

Before assembly is commenced, the fabricator shall verify important dimensions on site to ensure accurate fit on erection.

Tolerances for fabrication and erection shall comply with the requirements of NZS 3404. Steelwork shall be new, clean of rust or mill scale, must be free from twist steelwork, within a tolerance of 1mm in 1000mm from a flat plane in any direction and not more than 6mm overall.

Cutting may be by shearing, cropping, sawing or machine flame cutting. Hand flame cutting will be permitted by competent operators.

Re-entrant cuts shall be filleted to a radius of not less than 10mm.

Building up mis-cuts with weld metal will not be permitted.

All exposed sharp edges or corners shall be lightly ground to ensure that paint will adhere to these edges.

9.0 Welding**9.1 General**

All welding shall comply with AS/NZS 1554.

9.2 Qualification

All weld operators shall be skilled in welding in the positions in which they are to be engaged and for each welder employed on the contract, the Contractor shall submit evidence of satisfactory tests made by an approved authority in accordance with NZS 2980.

Qualification of procedures and personnel including all costs shall be allowed for and performed as specified in AS/NZS 1554.

9.3 Preparation

Fully prepare and clean off all fusion faces and surrounding surfaces.

Main 1.5mm gap between all parts to be butt welded together by use of soft wire cushions.

9.4 Welding Operation

All welds shall be Class B unless otherwise stated.

The visible surface of all welds shall be clean, regular and of uniform contour.

The weld metal as deposited shall be free from cracks, slag inclusions, gross porosity, cavities and other deposition faults.

The weld metal shall be properly fused with the parent metal without serious undercutting or overlapping at the toes of the weld.

All butt welds shall be brought up proud of the parent metal.

9.5 Weld Defects

If, in the opinion of the Engineer, the total amount of repair in any one welded seam is excessive, the whole of the seam shall be cut out and rewelded.

Defects shall be cut out by Arc/Air and the gouging heat shall be the smallest necessary to satisfactorily achieve the cut.

The inspector shall examine all seams from which defects have been cut out and his approval obtained before rewelding is commenced. Rewelding shall be executed in a manner and by practices acceptable under this specification. Where practicable, the rewelding shall be by the same process as used in the original welding.

Preheating shall be used for all weld repairs.

The cost of all testing and repairs to all defects shall be borne by the Contractor.

10.0 Transportation and Erection

All transport and erection of fabricated sections shall be under the control of a competent foreman.

When transporting steelwork from place of fabrication to site for erection it shall be loaded, stored and unloaded in such a manner as to obviate straining of any parts.

The Contractor shall provide proper plant and all fuel, staging, tools and temporary fixings required for the safe proper and complete erection of structural steelwork.

Erect steelwork true to line and level without distortion or strain, in accordance with NZS 3404.

Remove all erection fittings and make good.

No holes shall be made in the flanges of any framing member for erection or for any other purpose unless specified.

Stability shall be ensured at all stages of construction with due allowance for wind and earthquake induced loads.

Dry packing under baseplates shall be undertaken using Conbextra or similar approved non-shrink grout, mixed to a consistency suitable for the nature of the application.

All bolts and fasteners shall be fitted with appropriate washers and shall be thoroughly tightened (to torque settings where recommended by manufacturers). Protruding ends of bolts shall be centre-punched against nuts to prevent loosening.

11.0 Painting To Steelwork

All steelwork not exposed to the weather shall have the surface cleaned to remove all rust, scale and bloom edges using blasting, electric wire brushes, scrapers or grinding machines. At the time of priming, the steel shall be dry and free from dirt, grease, rust or loose mill scale.

All steelwork excluding parts embedded in concrete and including all bolts, nuts, cleats, etc. shall be primed with 1 full coat of Resene Steelfab Primer. (Dry film thickness 40 microns).

Site touch-up all damaged paintwork, bolts and welds with primer. All paint shall be applied by brushing on to clean, dry surfaces free from rust, scale and grease.

On completion the paint system shall be complete, undamaged and generally in accordance with Resene recommendations.

12.0 Galvanised Steelwork

12.1 Scope

This specification covers the after fabrication galvanised coating applied to general steel articles, structural sections, angles, channels, beams, columns, fabricated steel assemblies, castings, threaded fasteners, steel reinforcement and other steel components.

This specification does not apply to the galvanised coating on semi-finished products such as wire, tube or sheet galvanised in continuous, semi-continuous or specialised plants.

12.2 Galvanising

All articles to be galvanised shall be handled in such a manner as to avoid any mechanical damage and to minimise distortion.

Design features that may lead to difficulties during galvanising should be pointed out prior to dipping.

Galvanising parameters such as galvanising temperature, time of immersion and withdrawal speed shall be employed to suit the requirements of the article.

The composition of the zinc in the galvanising bath shall not be less than 98.0% zinc.

12.3 Coating Requirements

12.3.1 Hot-Dip Galvanised Coatings

Hot-dip galvanised coatings shall be done to HDG900 specifications with a nominal coating thickness of 125 microns in accordance with AS/NZS 4680 and AS/NZS 2312.

12.3.2 Metal Spray Coatings

Metal spray coatings shall be done to TSZ200S specifications with a nominal coating thickness of 200 microns with a sealer in accordance with AS/NZS 2312.

12.3.3 Surface Finish

The galvanised coating shall be continuous, adherent, as smooth and evenly distributed as possible, and free from any defect that is detrimental to the stated end use of the coated article. On silicon killed steels, the coating may be dull grey provided the coating is sound and continuous.

The integrity of the coating shall be determined by visual inspection and coating thickness measurements.

Where slip factors are required to enable high strength friction grip bolting, where shown, these shall be obtained after galvanising by suitable mechanical treatment of the faying surfaces.

Where a paint finish is to be applied to the galvanised coating, this should be advised at the time of order and all spikes shall be removed and all edges shall be free from lumps and runs.

12.3.4 Adhesion

The galvanised coating shall be sufficiently adherent to withstand normal handling during transport and erection.

12.3.5 Repair of Damaged Areas

Contractor is to inform engineer of damaged surfaces or welded areas before installation. Engineer is to inspect and advise contractor of repair requirements.

12.3.6 Maintenance for Exposed Steelwork Permanently Fixed

The maintenance schedule for the galvanised steelwork that is exposed and permanently fixed is to be as per the methodology stated in Section 8 "Maintenance of Paint Coating Systems" from AS/NZS 2312.1: 2014 "Guide to the protection of structural steel against atmospheric corrosion by use of protective coatings" or any later revision.

Normal maintenance for the exposed steelwork is to include inspection and washing down of all surfaces on a six monthly basis.

The criteria for assessing when to paint the steelwork is 5% of the surface in any particular area is showing signs of rusting. The preparation and repainting system to be applied should be in accordance with the standard, and decided using the appropriate paint systems of the time.

STRUCTURAL TIMBERWORK

1.0 Preliminary and General

The Sub Contractor shall pay attention to that part of the preliminary and general clauses that relate to his trade.

2.0 Extent of Work

This section includes the manufacture, supply, erection and fixing of all structural timbers. Work covered by this section includes:

- Framing
- Timber fixed to steel and concrete work
- Plywood and other cladding bracing walls

All framing work is to comply with the minimum requirements of NZS 3604 "Timber Framed Building". All fixings and member sizes are to be for a "Very High" wind speed zone.

Any other work which would customarily involve the carpenter whether or not referred to in this specification or shown on the drawings necessary for the proper completion and maintenance of the works.

3.0 Timber

Timber and wood based products shall comply with NZS 3602. Timber shall be graded to comply with NZS 3631, "Classification and Grading of NZ Timbers". All timbers shall be the best of its specific kind.

The following NZ Standards, including all related amendments, and other statutory references apply to this section of the work.

AS/NZS 1748	Product Requirements for Stress-Graded Timber
AS/NZS 2269	Plywood - Structural
NZS 3602	Timber and Wood-Based Products
NZS 3603	Timber Design
NZS 3604	Light Timber Frame Buildings (not requiring specific design)
NZS 3618	Mechanical Stress Grading of Timber
NZS 3621	Standard Names of Commercial Timbers in New Zealand
NZS 3631	New Zealand Timber Grading Rules
NZS 3640	Minimum Requirements of the NZ Timber Preservation Council Inc.

As a minimum for general framing, all structural Douglas Fir and Radiata Pine timber shall be No.1 Framing Grade.

All lintels, floor joists, beams and trusses to be MSG8 (Machine Stress Graded) or VSG8 (Visually Stress Graded) to the requirements of NZS 3622: 2004 "Verification of Timber Properties". Note that No. 1 Framing Grade is not acceptable.

Timber shall be dried to the specified moisture content according to recognised principals of air drying, by forced air drying or by kiln drying complying with NZS 632.

Framing timbers shall not exceed 24% moisture content at the time of enclosure. Unless otherwise specified, variation in moisture content shall not exceed the range specified in Clause 9.1 of NZS 3602.

4.0 Treatment

Timber shall be treated in accordance with the current requirements of the hazard specifications of NZS 3640. Treatments are to be in accordance with the requirements of NZS 3602: 2003 and the New Zealand Building Code section B2/AS1.

All timber shall be branded in accordance with the requirements of the Timber Preservation Council.

Timber supplied that is inappropriately treated and or incorrectly branded shall be removed and replaced with timbers that comply with the specification.

All cut surfaces of timber members treated to TPC specification H3 to H6 shall be protected by a liberal brush application of:

Concentrated tanalith solution, or
Copper naphenate

5.0 Workmanship

Shall be in accordance with best trade practice, and this shall be deemed to include those methods of practise and processes contained in current syllabuses for the New Zealand Trade Certificates in Carpentry, Joinery and Timber Machining.

All framing shall be in accordance with NZS 3604 "Timber Framed Buildings". The best workmanship shall be employed in thoroughly securing and framing together, spiking and bolting down as the various circumstances require. Only skew nailing will be permitted in the framing. Punch all nails in exposed joinery and work to be painted. All nails and spikes shall be of gauge and length suitable for the particular work. Nails shall enter the second timber at least one half their length before punching.

Remove all arises, rough patches, hammer-marks, and other surface defects before painting is begun.

Checking and cutting away of timbers shall be avoided whenever possible, and shall be limited to such dimensions that will not prejudice the purpose for which the timber is used. No studs shall be cut across the grain to straighten them.

6.0 Gauging & Thickness

All framing timbers shall be thicknessed to produce regular plain surfaces. All exposed timbers are to be gauged.

7.0 Protection

7.1 Moisture Protection

All timber and wood based products shall be protected from moisture pick up during storage and erection. Members specified as "dry", installed in a structure must be sealed or remain wrapped until the roof is installed.

All timber and timber products shall be stacked on well-aligned bearers, kept well clear of the ground or floor slabs, and covered for protection from sun and rain.

Any timber that at the time of installation has degraded beyond the specified limits shall be rejected.

7.2 Physical Protection

All timber and wood based products shall be adequately protected against physical damage during the currency of the contract.

Any physical damage to timber and wood based products shall be cause for rejection and replacement.

Large timber members should be handled with web slings. Cable or chain slings, fork lifts and tipping trucks may easily damage the timber and should be used with care.

Wherever deep and slender glue laminated sections are to be lifted when lying flat, guidance from the Engineer must be sought as to the number and location of lifting points.

8.0 Fixings & Fastenings**8.1 General**

All fixings and fastenings shall be to the minimum standard required for a "Very High" wind zone in accordance with NZS 3604.

Exposed nails, screws and bolts shall be galvanised or stainless steel as required by NZS 3604.
All other nails, screws and bolts shall be hot dipped galvanised steel.

Unless otherwise specified, all fixings shall comply with NZS 3602.

Wherever possible, beams and joists shall be holed at mid-height, and the hole size shall be limited to one fifth of the depth of the member. Holing within 600mm of the ends of members shall be avoided.

Proprietary or patent fixings shall only be used in accordance with the manufacturer's printed instructions.

8.2 Nails

Unless otherwise specified, nails shall be manufactured from steel to AS 1015.

All nails and spikes shall be of a gauge and length suitable for the particular work and shall enter the second timber at least one half of their length before punching.

Nails for plywood and proprietary fixings shall comply with the specific requirement of that work.

Where specified the nails and nail spacings are to be strictly adhered to for plywood bracing walls, nailplates and straps. When standard proprietary systems that have been specified then the manufacturers instructions are to be strictly adhered to.

When using gun nails with plywood or particle board, an adjustable packer shall be used to ensure that the nails are not driven too far or left proud of the surface.

Nails fixing exterior timbers shall be galvanised or stainless steel as required by NZS 3604.

8.3 Bolts

Unless otherwise shown or specified, holding-down bolts for plates on horizontal surfaces shall be 12mm diameter at 1000mm centres. Bolts holding vertical timbers against concrete or masonry shall be at 600mm maximum centres. In all cases there shall be a bolt within 300mm of each end of the timber.

All bolts shall have hexagonal heads and nuts and shall have heavy gauge washers bearing on the timber. Bolts are to project through the nut at least one full thread after tightening, and nuts secured by punching thread. All bolts exposed to weather shall be stainless steel.

8.4 Framing Hardware

Triplegrips, multigrips, joist shoes, gang nail plates etc, shall be handled and fixed in accordance with the manufacturers recommendations.

9.0 Framing

Construct timber framing in accordance with NZS 3604 and to the details shown on the drawings.

Timber used for scaffolding or any other temporary purpose shall not be incorporated in the building.

10.0 Damp-Proof Course

Under all timber plates between concrete and timber fix Malthoid Fabric 10 damp-course, neatly cut around all bolts, etc, or other suitable approved damp material over-lapping the timber by at least 6m.



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Historical Search Copy

R. W. Muir
Registrar-General
of Land

Identifier WN19D/1220
Land Registration District Wellington
Date Issued 21 May 1979

Prior References

WN586/107

Estate	Fee Simple
Area	698 square metres more or less
Legal Description	Lot 9 Deposited Plan 49632

Original Proprietors

Russell Talbot Feist, Annis Gillian Feist and Peter Gerald McMenamin

Interests

Appurtenant hereto is a right of way and gas, power & telephone, water, sewer & stormwater rights specified in Easement Certificate 277235.3 - 21.5.1979 at 10.59 am

Subject to a right of way and gas, power & telephone, water sewer & stormwater rights over part marked C on DP49632 specified in Easement Certificate 277235.3 - 21.5.1979 at 10.59 am

The easements specified in Easement Certificate 277235.3 are subject to Section 309 (1) (a) Local Government Act 1974

5425069.1 Transfer to Judith Estranna Aitken and Christopher Holden Toogood - 5.12.2002 at 9:00 am

9248648.1 Transfer to Judith Estranna Aitken and Peter John Clark - 14.12.2012 at 11:21 am

9523008.1 Mortgage to Bank of New Zealand - 26.9.2013 at 12:04 pm

10116090.1 Discharge of Mortgage 9523008.1 - 8.7.2015 at 4:07 pm

10216450.1 Transfer to Penellis Activities Limited - 22.3.2016 at 12:50 pm

10216450.2 Mortgage to ANZ Bank New Zealand Limited - 22.3.2016 at 12:50 pm



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

10.
190 / 1220

This Certificate dated the 21st day of May one thousand nine hundred and seventy-nine under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that MABEL WEGGERY, Widow ERIC RONALD WEGGERY Farmer, both of Waikanae Beach and NOELINE UNA HICKS of Waikanae, Married Woman, as tenants in common in equal shares are

is seized of, an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 698 square metres more or less situate in Block V Kaitawa Survey District being Lot 9 on Deposited Plan 49632 —



No. 277235.3 Easement Certificate pursuant to Section 90A Land Transfer Act 1952

TENEMENTS PLAN 49632

Nature	Servient	Dominant
R.O.W.		
Gas	Pt. Lot 7 "A"	Lot 9
Power &	Pt. Lot 8 "B"	Lot 9
Telephone	Pt. Lot 9 "C"	Lots 6,7&8
Water		
Sewer &		
Stormwater		

— produced 21.5.1979 at 10.59 a.m. (Subject to Section 309 (1)(a) Local Government Act 1974)



Measurements are Metric

609549.1
Withdrawn
Caveat 462812.1 by Allan
Keith Johnson - 27.2.1984
@ 2.24 p.m.
A.L.R.

609549.2 Transmission of the share of Mabel Weggery to The Public Trustee - 27.2.1984 at 2.24 0'c

609549.3 Transmission of the share of Noeline Una Hicks to Clifford Hicks as executor - 27.2.1984 at 2.24 0'c

609549.4 Transfer to Allan Keith Johnson of Wellington, Photo-lithographer - 27.2.1984 at 2.24 0'c

Fencing Covenant in Transfer 609549.4 - 27.2.1984

609549.5 Transfer of Section 304 Local Government Act 1974 - 27.2.1984 at 2.24 0'c

864631.1 Transfer to Keith Roy Johnson of Wellington, Teacher and Pauline Margaret Johnson his wife - 21.7.1987 at 2.28 p.m.

No. 190 / 1220

B.007432.1 Mortgage to United Building
Society - 12.11.1990 at 4.42 p.m.

16.11.1990

A.L.R.

B.130321.2 Transfer to Graeme Patrick Quinn
Real Estate Salesperson of Waikanae -
16.11.1990 at 9.20 am.

A.L.R.

~~B.367385.1 Mortgage to Countrywide
Banking Corporation Limited - 27.6.1994
at 9.38 a.m.~~

~~REJECTED~~

~~A.L.R.~~

B.372700.1 Mortgage to Countrywide
Banking Corporation Limited - 25.7.1994
at 9.31 a.m.

A.L.R.

B788092.2 Transfer to Russell Talbot Feist,
Annis Gillian Feist and Peter Gerald
McMenamin
14.6.2000 at 2.25

for RGL





J0013

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

R. W. Muir
Registrar-General
of Land

Search Copy

Identifier **WN19D/1220**
Land Registration District **Wellington**
Date Issued 21 May 1979

Prior References
WN586/107

Estate Fee Simple
Area 698 square metres more or less
Legal Description Lot 9 Deposited Plan 49632

Proprietors
Penellis Activities Limited

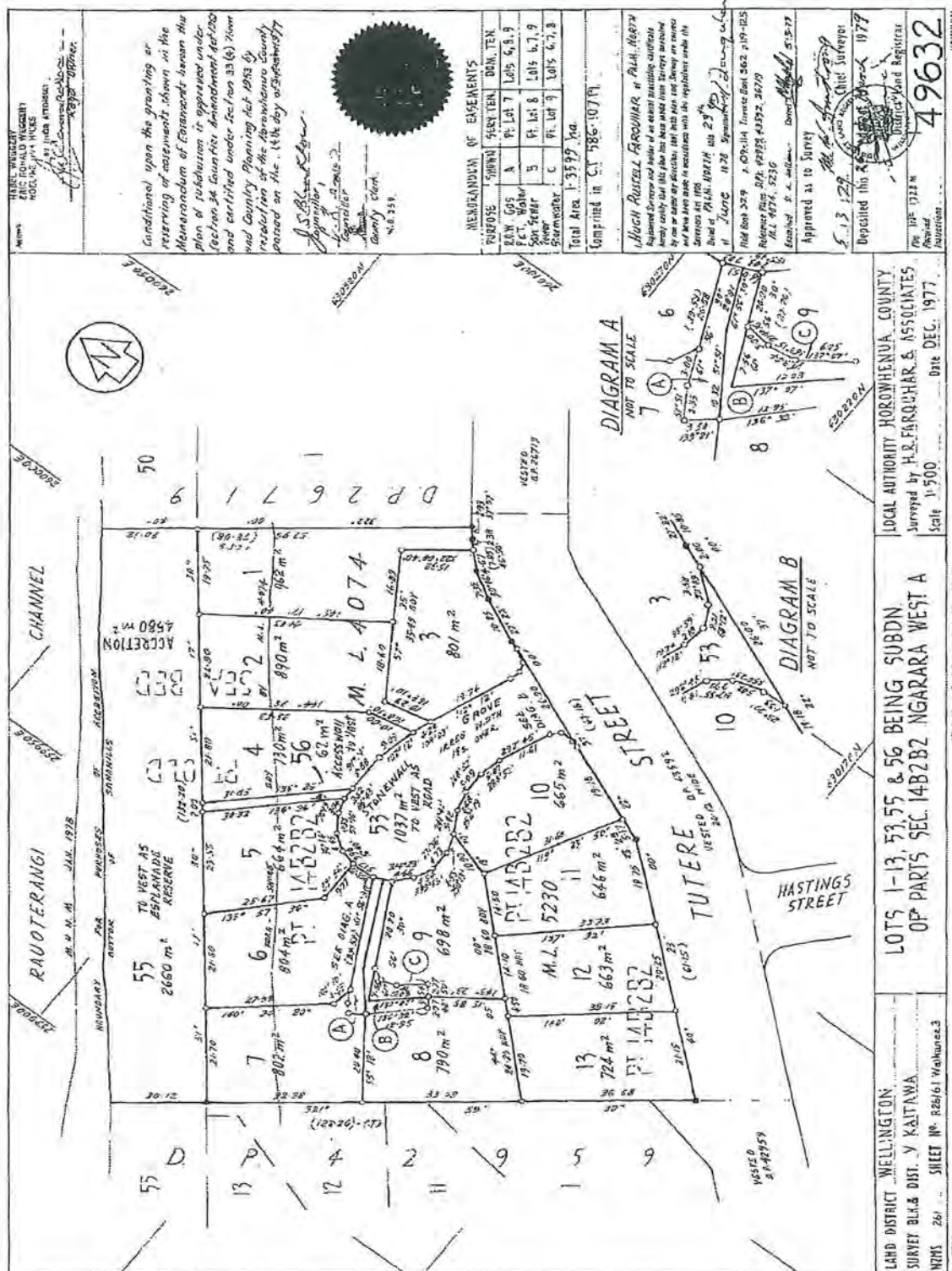
Interests

Appurtenant hereto is a right of way and gas, power & telephone, water, sewer & stormwater rights specified in Easement Certificate 277235.3 - 21.5.1979 at 10.59 am

Subject to a right of way and gas, power & telephone, water sewer & stormwater rights over part marked C on DP49632 specified in Easement Certificate 277235.3 - 21.5.1979 at 10.59 am

The easements specified in Easement Certificate 277235.3 are subject to Section 309 (1) (a) Local Government Act 1974

10216450.2 Mortgage to ANZ Bank New Zealand Limited - 22.3.2016 at 12:50 pm



CHECKSHEET: SINGLE RESIDENTIAL DWELLING AND ACCESSORY BUILDING

Including single stand-alone dwellings, dwelling additions and/or alterations, re-piling, garages, decks, gazebos, sheds, retaining walls etc.



Kapiti Coast District Council,
175 Rimu Road, Paraparaumu 5032
Private Bag 60601, Paraparaumu 5254
For enquiries, phone 04 296 4700 or 0800 486 486

Address of Project: _____

BC 170652

This checksheet shows you the information that has to be supplied with your building consent application. Please attach **2 copies** of the following information (unless otherwise specified) with your completed Building Consent Application Form.

Please tick relevant box in the Customer Use column as you attach the information. If the box is not relevant to your application, write NA across the box. Please check each section carefully and complete those sections that are relevant to your project.

Once you have attached all the required information, please check for completeness as an incomplete application or lack of any supporting information **will mean that your application cannot be accepted for processing.**

An Application Form is attached to this checksheet — Please include this checksheet with your application.

Customer Use	1	GENERAL Complete this section for all applications	For Office Use Only
☐	a	Building Consent Application Form (1 copy) Completed and signed by the owner or by an agent on behalf of the owner	☐
☐	b	Proof of Ownership (1 copy) One recent copy of current certificates/s of title (not older than 3 months) AND where applicable one copy of purchase agreement (if recently purchased) or one copy of relevant portions of current lease.	☐
☐	c	Locality Plan (1:500) showing: Physical location of the subject building in relation to streets or landmarks, north point, name of building and lot and DP number.	☐
☐	d	Restricted Building Work Does the application involved restricted building work? ☐ Yes ☐ No If Yes, provide certificate(s) of design work and advise Council of your Licensed Building Practitioner(s)	☐
☐	e	Inspections and Monitoring Details of proposed inspection regime including monitoring by council officers and other professionals e.g. architects, engineers, surveyors and certification to be supplied on completion.	☐
☐	f	Site Plan (1:100) showing: Dimensions of all boundaries, north point, finished floor levels, site area, street name and number, lot and DP number, outline of building, distance to boundaries and the position of swimming or spa pools, ground contours (extended to boundaries) and/or levels and designated wind zone of the site (e.g. specific design, very high, high, medium or low). In addition, if a site is identified as being subject to flooding, ponding, on an overflow path, river or stream corridor, or other natural hazards, indicate on plans proposed design will mitigate natural or created hazards. Additional information is available on these sites by request from Kapiti Coast District Council. GIS is checked	☐
☐	g	Application Fee Applications will not be accepted without payment of the appropriate fees. Fees payable are set out in the published fee schedule of the council that has jurisdiction over the project site.	☐
For Office Use Only: Building Consent Officer: Application Accepted? ☒ Yes ☐ No Give reason: ☒ Sufficient information is supplied with application or ☐ Other <i>Correct Form supplied</i>			
Name: <i>Smilee</i>		Date: <i>20/8/17</i>	Signature: <i>Smilee</i>

2 CHANGE OF USE			
Complete for all existing buildings where the proposal involves forming a household unit where one did not exist before Example: the conversion of a garage or shed into a residential unit			
☐	a	Assessment of the Building for Compliance with the Building Code Section 115(a) of the Building Act 2004 requires that the building, in its new use, complies fully with all clauses of the Building Code.	☐
☐	b	Reasonably Practicable The above assessment must relate to all building code clauses. If the proposal is for the project to meet anything less than full compliance with any clauses, your application must clearly state your reasoning, with supporting documentation, and show how you will meet the highest level of compliance that can be considered reasonably practicable.	☐
3 FOUNDATIONS / FLOOR			
Complete for all new buildings, for existing buildings where the footprint of the building will change or where an additional storey is being added			
☐	a	Foundation Plan (1:100 / 1:50) showing: • Dimensions of all new foundations • Sub-floor, including bracing • Footing details • If a concrete slab, show basic details including reinforcing and contractions joints • Piles and footing • If the addition is an upper storey show details on upgrading existing foundations, joints, piles etc • Indicate ventilation to sub floor spaces	☐
☐	b	Subfloor Bracing Provide subfloor bracing plan and calculations for all piled structures. Where the structure is specifically engineered, this should be included with the structural calculations. Subfloor bracing plan and calculations are required where an additional storey is to be added	☐
4 CONSTRUCTION			
Complete for all new structures or alterations to existing structures			
☐	a	Existing Floor Plan (1:100 / 1:50) showing: (For additions and alterations only) • Complete layout of all levels of building • All designated spaces • All removals • Sanitary fixtures • Smoke detectors	☐
☐	b	Proposed Floor Plans (1:100 / 1:50) showing: • Complete layout of all levels of building • Room dimensions • Location of partitions • All designated spaces • All floors (new or altered) • Location of sanitary fixtures • Stairs, barriers, handrails, floor joists and beams • Floor joist layout for each level with timber floors • Smoke detectors • Note where wall will form part of the swimming pool fence	☐
☐	c	Pre-nail Truss and Frames • Specific design wall framing requires clarification • Truss layout must be supported by design certification and design of fixing details, including consideration of load paths to ground • Lintels carrying point loads, such as from girder trusses, require specific engineering design	☐

☐	d	Wall Bracing Plan (1:100 / 1:50) showing: - Bracing details and calculations for wall bracing (also required for existing lower storeys where an additional storey is being added) - Sub-floor bracing for decks projecting more than 2m from the house - Location, type and number of bracing elements to indicate compliance with NZS 3604:2011 (include calculations) - If the bracing was specifically designed by a structural engineer, provide calculations (required for specific design wind zones and lateral distribution of upper floor loads where lower storey bracing is provided in walls beyond the upper storey footprint)	☐
☐	e	Sections and Details (1:50 / 1:20 / 1:10) showing: - Foundation details involving reinforcing and connections - Stairs, handrails, decks and decking - Insulation systems and materials to floors, walls and roof - Barriers providing safety from falling. Specific engineering design required where detail does not comply with NZBC B1/AS2 - Framing sizes, beams, lintels - Roof cladding, eaves, fascias, gutters - Flashings to openings - Fire rated systems on all walls – closer than 1 metre to boundary - Stud heights of rooms and total height from lowest ground floor level to top of ridge - Window and door installation details - Retaining wall details e.g. type, height of retained ground, relationship to boundary, waterproof membrane and proposed drainage	☐
☐	f	Fire Report For domestic dwellings of 4 storeys or more, or buildings providing more than one household unit	☐
5 EXTERNAL Complete for new buildings or existing buildings with alternations to the external shell			
☐	a	Elevations (1:100 / 1:50) showing: Accurate lines from boundary to boundary on each elevation, relevant District Plan daylight control lines, the maximum height on each elevation, location of door and window openings, fixed and opening sashes, sill heights, floor levels in relation to ground levels, exterior cladding nominated to all elevations, down pipes and spouting, ventilators to sub-floor area (suspended floors only)	☐
☐	b	Risk Assessment (<i>Risk matrix in E2/AS1 may be used for buildings within scope</i>) Consider exposure, design and detailing to support appropriate selection of cladding	☐
☐	c	Cladding Details (1:50 / 1:20 / 1:10) Provide details around all penetrations, joinery and other junctions at a level appropriate to the level of risk e.g. roof/wall, balcony/wall, junction of different types of cladding, back flashing details for cavity systems	☐
☐	d	Production Certification Supply copies of product certificates relied on as compliance documents	☐
☐	e	Alternative Solutions If the proposal uses products or systems that are not covered in the Acceptable Solutions of clause E2 of the Building Code provide supporting current information including test results (fully signed reports), case studies, expert opinion (including evidence of experience/qualification, basis for forming opinion and statement of independence) etc to demonstrate compliance	☐
6 SERVICES Complete for all projects with new installations or alteration of plumbing or drainage services			
☐	a	Plumbing and Drainage Plan 1:100 / 1:50) showing: <i>Note: if you have supplied drainage details for surface water disposal on the site plan, no drainage plan is required.</i> - Sizes of pipe work and drains - Fixtures and fittings, hot water system(s) - If the building is more than one storey with sanitary fittings on upper floors, provide an isometric layout showing wastes, pipes and falls - Drainage layout with inspection bends and junctions indicated for both sewer and stormwater - Any other drainage on site including council mains and retaining wall field drains - Ventilation of sanitary rooms - Calculations for sizing of down pipes - Gully traps including overflow relief gullies	☐

7			STRUCTURAL	
Complete for all projects incorporating specific structural design				
☐	a	Structural Calculations If any design work required the services of a structural engineer, attach 2 copies of the calculations with this. The calculations must be prefaced with information explaining the design philosophy and justification of assumptions and methodologies used in analysis	☐	
☐	b	Expert Opinion (Producer Statements) If this application for consent relies on any expert opinion including Producer Statements certifying compliance with the New Zealand Building Code, a copy must be attached with this application. (Note all structural Producer Statements are required to have accompanying calculations.)	☐	
8			SPECIFICATIONS	
Complete for all applications				
Note: the specification must be specific to the project and cover all aspects of the proposed work				
☐	a	Specification: General • Elements of structure (size, spacing, timber treatment) • Finish or fixings to meet durability requirements • Plumbing and drainage materials and design that installation is to comply with • Wet area surfaces • Ventilation systems • Flooring slip resistance for access routes • Glazing • Type of smoke detectors (including existing smoke detectors where they will remain)	☐	
☐	b	External Claddings For each of the following claddings provide details of the product name, manufacturer, maintenance requirements and warranties offered • Building wraps • Wall claddings • Roof claddings • Membranes (roof and decks) • Tanking • Joinery	☐	
9			DEMOLITION / REMOVAL	
Complete for all projects involving demolition of significant parts of buildings or the demolition or removal of whole buildings				
☐	a	Means of Barricading the Site Provide details of temporary barriers, gates which swing inwards or other means of restricting public access to the area	☐	
☐	b	Proposed Tipping Location for Demolition Materials (address/landfill)	☐	
☐	c	Hazardous Building Material Provide safety plan detailing the safe handling and disposal of hazardous materials	☐	
☐	d	Site Management Plan Covering Management to control silt runoff, noise and dust	☐	
☐	e	Proposed Destination for Relocate Building	☐	
☐	f	Access To and From the Site (including use of kerb crossings)	☐	
☐	g	Specify Termination of Existing Services • Water • Sewer • Stormwater	☐	
☐	h	Details About the Building such as: Number of storeys, type of materials the building is constructed (Photographs of the building would be useful)	☐	

Penellis Activities Ltd
3A/126 Wakefield Street
Te Aro
Wellington 6011

jonty.ellis@ellisterry.com

20 April 2020

Dear Building Consent Applicant / Building Owner

Progress of work on Building Consent 170652

Site Address: 4 Stonewall Grove, Waikanae
Legal Description: LOT 9 DP 49632 CT 19D/1220
Project Description: New Decking and doors

The Council, under Section 93 of the Building Act 2004, must decide whether to issue a Code Compliance Certificate (CCC) within 20 working days of the 2-year anniversary of the date the building consent was granted. Your building consent was granted 23 months ago.

Due to Covid-19 alert level 4 and the present lock down period, council will automatically extend your code compliance expiry date until such time the lock down is lifted.

If you have any questions please contact me on (04) 296 4700 or 0800 486 486 or via email: michelle.salmon@kapiticoast.govt.nz referencing Building Consent: BC170652

Yours sincerely



Michelle Salmon
Building Inspections Team Leader

Encl: CCC application form

Penellis Activities Ltd
3A/126 Wakefield Street
Te Aro
Wellington 6011

25 May 2020

Dear Building Consent Applicant / Building Owner

Extension Expiry - Code Compliance Certificate for Building Consent 170652

Site Address:

Legal Description: LOT 9 DP 49632 CT 19D/1220

Project Description: New Decking and doors

This letter is to remind you that the Code Compliance Certificate extension granted on Building Consent 170652 is due to expire on **20/06/20**.

For your information I have enclosed a further copy of the Code Compliance Certificate (CCC) Application Form.

On the assumption that the project will be completed within the extension period, a final inspection of this project by a Council Building Officer will need to be scheduled. Please ring (04) 296 4700 or 0800 486 486 to schedule the inspection.

Please complete the CCC Application Form and hand it to the Building Officer when they are on site.

If you have any questions please contact me on (04) 296 4700 or 0800 486 486 or via email: michelle.salmon@kapiticoast.govt.nz referencing the Building Consent Number noted above.

Yours sincerely



Michelle Salmon
Building Inspections Team Leader

Encl: Copy of CCC Application Form

Cc: [\[Building Owner Penellis Activities Ltd\]](#)

SITE NOTICE

Consent No: **170652**
Applicant: **Penellis Activities Ltd**
Site Address: **4 Stonewall Grove, Waikanae**
Work Type: **New Decking and doors**
Building Category: **R1**

Inspection Type: **Final Inspection**
Inspection Outcome: **Fail**
Inspected By: **Anthony Wilson**
Inspection Date: **30 June 2020**

Failed Items

Exterior

Drawings

Additional information/plan

Work carried out does not match the consented plans.

Reduce the scope of the work detailed in the consented drawings to exclude the deck and stair barrier.

Application for a Certificate Of Acceptance for the proprietary glass barrier system is required.

Not constructed as per consented plans.

Barriers

Handrails

Final check complete

Other

Reduce the scope of the work detailed in the consented drawings to exclude the deck and stair barrier.

Application for a Certificate Of Acceptance for the proprietary glass barrier system is required.

Passed Items

Exterior

All previous inspections/notes passed

All passed items on this inspection have been assessed against the consented documentation.

Deck structure

Fixings - durability

GoGet Inspection Audit Report

Consent No: **170652**

Applicant: **Penellis Activities Ltd**

Site Address: **4 Stonewall Grove, Waikanae**

Work Type: **New Decking and doors**

Inspection Type: **Piles**

Inspection Outcome: **Fail**

Inspected By: **Tyler Smith**

Inspection Date: **22 August 2018 12:06 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Fail
Pile size ex 100x100 jarrah as per engineer	Pass
Pile layout as per engineers detail	Pass
Special piles ex 100x100 jarrah as per engineer	Pass
Timber treatment jarrah	Pass
Hole depth 1 metre 300x300	Pass
Other engineer to inspect and provide ps4	Fail
LBP number	N/A
Site Inspection	Pass
Boundaries identified	Pass
Ground conditions checked	Pass
Footpath checked	N/A
Kerb and channel checked	N/A
Existing damage	N/A
Vehicle crossing installed	N/A
Dogs	N/A

SITE NOTICE

Consent No: **170652**
Applicant: **Penellis Activities Ltd**
Site Address: **4 Stonewall Grove, Waikanae**
Work Type: **New Decking and doors**
Building Category: **R1**

Inspection Type: **Piles**
Inspection Outcome: **Fail**
Inspected By: **Tyler Smith**
Inspection Date: **22 August 2018**

Passed Items

General

Pile size	ex 100x100 jarrah as per engineer
Pile layout	as per engineers detail
Special piles	ex 100x100 jarrah as per engineer
Timber treatment	jarrah
Hole depth	1 metre 300x300

Site Inspection

Boundaries identified
Ground conditions checked

Failed Items

General

Other engineer to inspect and provide ps4

Inspection Type: **Subfloor**
Inspection Outcome: **Pass**
Inspected By: **Tyler Smith**
Inspection Date: **22 August 2018**

Passed Items

General

Pile/bearer/joist fixings	deck above garage doors.
Solid blocking	stainless joist hangers and 16mm stainless bolts in place
Joists	200 x 45 h3.2
Beams/bearers	2x 250x75 bolted to each existing bearer as per consented docs
Other	All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Support Documentation

Application for CCC

Status

Required

Construction review PS4 statement for structural
engineering

Required

18 September 2017

Penellis Activities Ltd
3A/126 Wakefield Street
Te Aro
Wellington 6011

Dear Building Consent Applicant/Building Owner

Request for Further Information – Building Consent: 170652

Site Address: 4 Stonewall Grove, Waikanae
Legal Description: LOT 9 DP 49632 CT 19D/1220
Project Description: New Decking and doors

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

Information needed:

BUILDING

1. The engineers drawings referenced on the producer statement do not appear to have been provided, re: 170699B01- 3,4,6,7 & 9. Please provide these drawings.

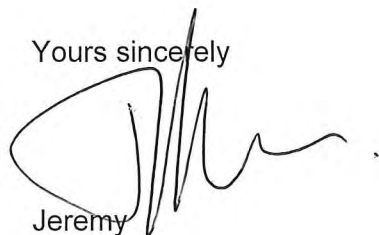
We are unable to fully assess this consent without this documentation, once these are provided follow up queries may be required

We have suspended your application pending receipt of the above information. Please send it to us by 2 October 2017. 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 0800 486 486 referencing Building Consent No 170652.

Yours sincerely



Jeremy

Jeremy Lincoln
Building Officer

cc Building Owner

20 September 2017

Penellis Activities Ltd
3A/126 Wakefield Street
Te Aro
Wellington 6011

Dear Building Consent Applicant/Building Owner

Request for Further Information – Building Consent: 170652

Site Address: 4 Stonewall Grove, Waikanae
Legal Description: LOT 9 DP 49632 CT 19D/1220
Project Description: New Decking and doors

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

Information needed:

BUILDING

1. The engineer's specification calls for galvanized bolt fixings re: 4.2. This is inadequate given the location within a coastal corrosion zone and the specification should match notations on the architectural plans
2. Please provide certification of the structural hardwood members to show they will meet durability requirements under clause B2
3. There does not appear to be any consideration of the balustrade post centres at max: 2.5 metres and the structural effects on the proposed barrier spans between the posts. The engineers documentation clearly notes "balustrade by others" so this is not part of the engineers design.

Note: there does not appear to be any dimensions given as to the proposed balustrade post centres. If this is intended to be within the scope of NZS3604 the maximum span between balustrade post centres is 1.0m. Please revise accordingly

Additional note: Sheet G4 indicates a scale of 1:100, this does not appear to be in line with given dimensions.

4. There does not appear to be any specific consideration to the Bowmac bracket support of the deck posts in respect of clause B1, please revise accordingly
5. Please provide a specific timber species for the balustrade infill panels, cedar or Hardwood? and certification that the proposed species meets clause B1 and B2

6. Please provide a fixings type, size and centres for the glazing bead

We have suspended your application pending receipt of the above information. Please send it to us by 4 October 2017. 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 Jeremy.lincoln@kapiticoast.govt.nz referencing Building Consent No 170652.

Regards



Jeremy Lincoln
Building Officer

cc Building Owner

9 May 2018

Penellis Activities Ltd
3A/126 Wakefield Street
Te Aro
Wellington 6011

Dear Building Consent Applicant/Building Owner

Request for Further Information – Building Consent: 170652

Site Address: 4 Stonewall Grove, Waikanae
Legal Description: LOT 9 DP 49632 CT 19D/1220
Project Description: New Decking and doors

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

Information needed:

BUILDING

1. re; steel grading of engineers components, The engineers details still specify a galvanized central ring to the cross brace, please revise accordingly
2. re: north east elevation. the deck balustrade is shown with no intermediate barrier post i.e the barrier is 2.5 metres long. the engineers calculations limit the barrier posts centres to 1.5 metres. Please revise accordin
3. Please confirm which type of balustrade will be used, timber framed with laminated glass in fills or metro glass frameless.

If metro is to be used please provide the producer statement and specifications for this to demonstrate compliance with clause B1
4. There still does not appear to be any consideration of compliance with clause B1 in respect of details D7 & D8. The engineer has only considered the barrier posts @ 1500 centres.

We have suspended your application pending receipt of the above information. Please send it to us by 23 May 2018. We are unable to issue your Building Consent until these matters are resolved.

If all the requested information is not received and/or we do not receive it by the date specified, your Building Consent application may be refused in accordance with sections 48 and 50 of the Building Act 2004

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 Jeremy.lincoln@kapiticoast.govt.nz referencing Building Consent No 170652.

Regards

A handwritten signature in blue ink, appearing to be 'JL', with a long horizontal stroke extending to the right.

Jeremy Lincoln
Building Officer

cc Building Owner

Penellis Activities Ltd
3A/126 Wakefield Street
Te Aro
Wellington 6011

3 April 2018

Dear Building Consent Applicant / Building Owner

Request for Further Information Reminder – Building Consent 170652

Site Address:	4 Stonewall Grove, Waikanae
Legal Description:	LOT 9 DP 49632 CT 19D/1220
Project Description:	New Decking and doors

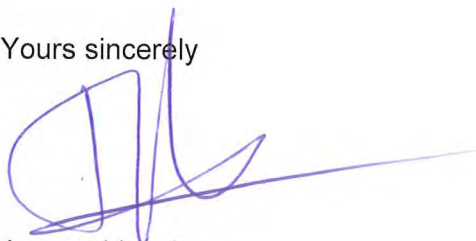
Further to my letter emailed 18 September 2017 and subsequent emails and telephone calls it appears that the information requested has not been submitted.

Your application remains suspended and we shall not proceed further with its processing until the information is received: please send it to us by 20th April 2018.

If all the requested information is not received and/or we do not receive it by the date specified, your Building Consent application may be refused in accordance with sections 48 and 50 of the Building Act 2004.

Please contact me on (04) 296 4700 or Jeremy.lincoln@kapiticoast.govt.nz if you would like to discuss this matter.

Yours sincerely



Jeremy Lincoln
Building Officer

cc: Building Owner

Penellis Activities Ltd
3A/126 Wakefield Street
Te Aro
Wellington 6011

22 February 2021

Dear Building Consent Applicant / Building Owner

Progress of work on Building Consent 170652

Site Address: 4 Stonewall Grove, Waikanae
Legal Description: LOT 9 DP 49632 CT 19D/1220
Project Description: New Decking and doors

The Council, under Section 93 of the Building Act 2004, must decide whether to issue a Code Compliance Certificate (CCC) within 20 working days of the 2-year anniversary of the date the building consent was granted. Your building consent was granted 14/05/2018.

A recent Review shows that Code of Compliance has not been issued.

Under section 92 of the Building Act 2004, the building owner must apply for a CCC after all building work to be carried out under a building consent has been completed. The work covered by the building consent must be completed for the Council to be able to issue the CCC. I have enclosed a copy of a CCC Application Form.

If your building work is complete, please ring and book a final inspection the completed CCC Application Form can be emailed to building.approvals@kapiticoast.govt.nz or collected by the building inspector when he she visits.

If the building work is **not complete**, you can apply to the Council for an extension of time to complete the work. Please note Council charges a fee for time extension. The fee for the 2020/21 year is \$100.00. If your application for extension along with payment, is not received **23/03/2021** the Council will refuse to issue a CCC

However this does not preclude you from reapplying for a CCC at a later date as the Act does not set a time limit for applicants to complete their building project.

If you have any questions please contact me on (04) 296 4700 or 0800 486 486 or via email: michelle.salmon@kapiticoast.govt.nz referencing Building Consent: 170652.

Yours sincerely



Michelle Salmon
Building Inspections Team Leader

Encl: CCC application form

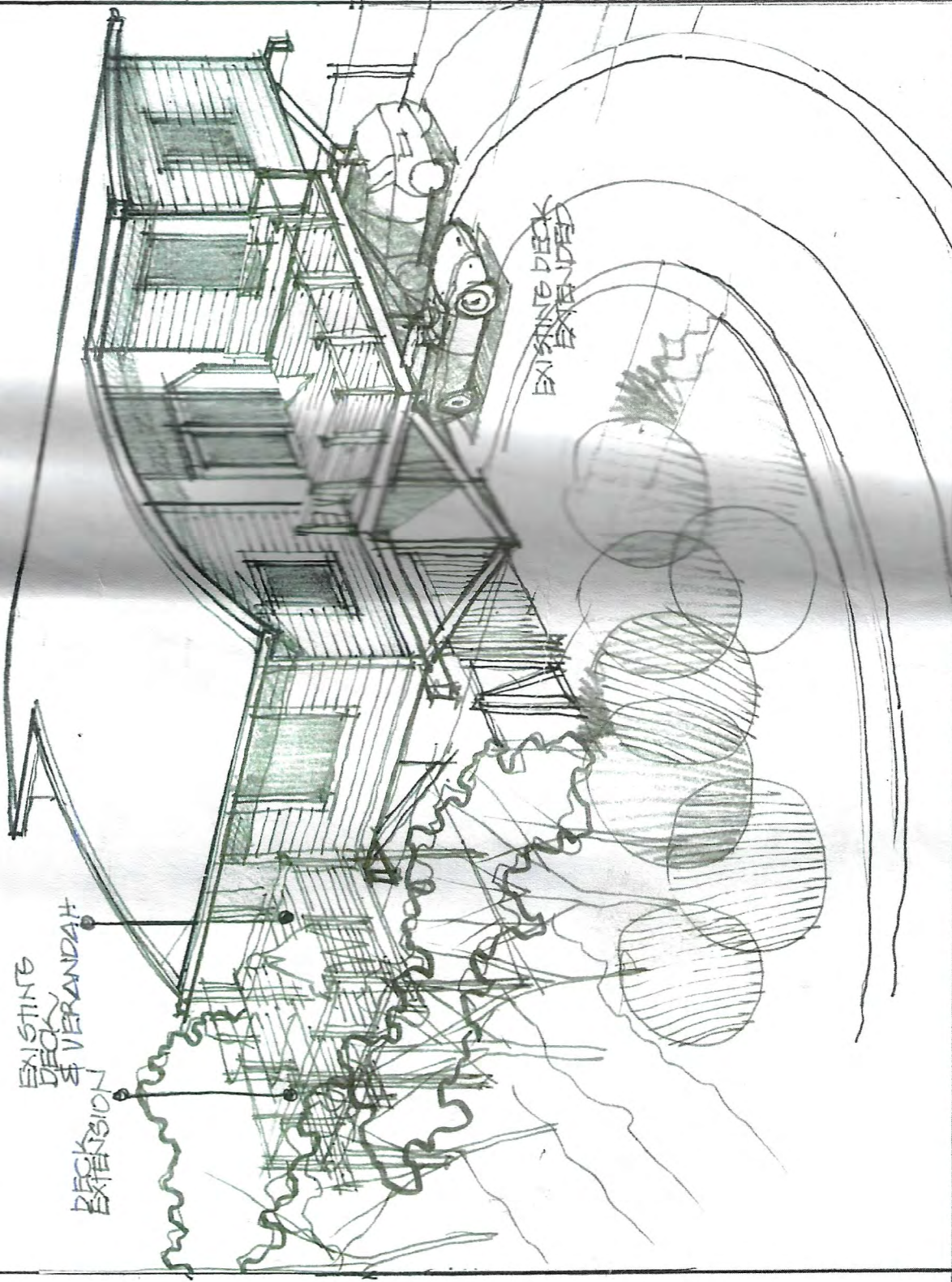
APPROVED BY
BUILDING
jeremy
OFFICER
14/05/2018

ENGINEERS DESIGN

This project contains elements specifically designed by an engineer. The owner/builder is required to ensure the engineer inspects the work and provides KCDC with written evidence of the inspection

4.5.18

CHECKED
THROUGH
PLUMBING
AND
DRAINAGE
25/8/2017



OUTLINE SPECIFICATION

- NEW DECK CONSTRUCTION TO COMPLY WITH RE BUILDING CODE DURABILITY B2 & PARTI COAST DISTRICT COUNCIL REGULATIONS.
- ALL TIMBER POSTS HARDWOOD DRESSED JARARAH OR MEARAU OR APPROVED
- ALL DECKING DRESSED VITEX OR SIMILAR OR JOCKES OR EX BOXES
- TIMBER JOISTS & BEAMS SPIND SAWN, #3.1 PINUS RADIATA
- ALL BOLTED FIXINGS STAINLESS STEEL & BOWMARK FOR BRACKETS.
- BALUSTRADE (NEW) REFER DRAWING G"9
- BALUSTRADES (NEW - ALTERNATIVE OPTION) METRO CANTILEVERED SAFETY GLASS WITH STAINLESS STEEL FIXINGS. METRO DESIGN & PS. 1 FORMS.
- CONCRETE 30 MPa OR BETTER

miller
Moller
Architects

PROPOSED NEW DECK
for
A. & J. ELLIS
STONEWALL GROVE
WAIKANA E

moller 8/2017

GoGet Inspection Audit Report

Consent No: **170652**
Applicant: **Penellis Activities Ltd**
Site Address: **4 Stonewall Grove, Waikanae**
Work Type: **New Decking and doors**

Inspection Type: **Subfloor**
Inspection Outcome: **Pass**
Inspected By: **Tyler Smith**
Inspection Date: **22 August 2018 12:11 p.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Pass
deck above garage doors.	
Pile/bearer/joist fixings	Pass
stainless joist hangers and 16mm stainless bolts	
Notching/holes	N/A
Solid blocking	Pass
in place	
Joists	Pass
200 x 45 h3.2	
Beams/bearers	Pass
2x 250x75 bolted to each existing bearer as per consented docs	
LBP number	N/A
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	



Taken at 12:11 PM on Wednesday 22/08/2018



Taken at 12:11 PM on Wednesday 22/08/2018



Taken at 12:11 PM on Wednesday 22/08/2018



Taken at 12:11 PM on Wednesday 22/08/2018



Taken at 12:11 PM on Wednesday 22/08/2018

Penellis Activities Ltd
3A/126 Wakefield Street
Te Aro
Wellington 6011

12 January 2021

Dear Building Consent Applicant / Building Owner

Notification of Code Compliance Certificate Decision
Building Consent: 160851

Site Address:	4 Stonewall Grove, Waikanae
Legal Description:	LOT 9 DP 49632 CT 19D/1220
Project Description:	Add toilet & shower to laundry room, replace hot water cylinder with gas system.

Kapiti Coast District Council wrote to you previously explaining the requirements related to applying for a Code Compliance Certificate when building work is completed, and the obligation on the Building Consent Authority (BCA) to decide to issue or to refuse to issue a Code Compliance Certificate. No response to this letter has been received, and the deadline for the BCA to make a decision has been reached.

The BCA has insufficient information to determine that work is completed in accordance with the approved building consent documentation and therefore has decided to refuse to issue a Code Compliance Certificate.

If you have any questions or you would like to discuss this matter, please contact me on (04) 296 4700 or 0800 486 486 referencing Building Consent: 160851.

Yours sincerely



Michelle Salmon
Building Inspections Team Leader

GoGet Inspection Audit Report

Consent No: **160851**

Applicant: **Penellis Activities Ltd**

Site Address: **4 Stonewall Grove, Waikanae**

Work Type: **Add toilet & shower to laundry room, replace hot water cylinder with gas system.**

Inspection Type: **Drainage**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **21 November 2016 1:54 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Pipe diameter 100m pvc into existing supply	Pass
Bedding material natural sand	Pass
Gully trap existing	Pass
Connections/angles inspection points in place	Pass
Branch length	Pass
Direction/fall good fall to existing sewer	Pass
Holding water	Pass
Terminal vent using secondary vent strudor valve	Pass
Registration number 17336	Pass
Other	N/A

Penellis Activities Limited
3A/126 Wakefield Street
Te Aro
Wellington 6011

15 November 2018

Dear Building Consent Applicant / Building Owner

Notification of Code Compliance Certificate Decision
Building Consent: 160851

Site Address:	4 Stonewall Grove, Waikanae
Legal Description:	LOT 9 DP 49632 CT 19D/1220
Project Description:	Add toilet & shower to laundry room, replace hot water cylinder with gas system.

Kapiti Coast District Council wrote to you previously explaining the requirements related to applying for a Code Compliance Certificate when building work is completed, and the obligation on the Building Consent Authority (BCA) to decide to issue or to refuse to issue a Code Compliance Certificate. No response to this letter has been received, and the deadline for the BCA to make a decision has been reached.

The BCA has insufficient information to determine that work is completed in accordance with the approved building consent documentation and therefore has decided to refuse to issue a Code Compliance Certificate.

If you have any questions or you would like to discuss this matter, please contact me on (04) 296 4700 or 0800 486 486 referencing Building Consent: 160851.

Yours sincerely



Michelle Salmon
Building Inspections Team Leader

Penellis Activities Limited
3A/126 Wakefield Street
Te Aro
Wellington 6011

15 November 2018

Dear Building Consent Applicant / Building Owner

Notification of Code Compliance Certificate Decision
Building Consent: 160851

Site Address:	4 Stonewall Grove, Waikanae
Legal Description:	LOT 9 DP 49632 CT 19D/1220
Project Description:	Add toilet & shower to laundry room, replace hot water cylinder with gas system.

Kapiti Coast District Council wrote to you previously explaining the requirements related to applying for a Code Compliance Certificate when building work is completed, and the obligation on the Building Consent Authority (BCA) to decide to issue or to refuse to issue a Code Compliance Certificate. No response to this letter has been received, and the deadline for the BCA to make a decision has been reached.

The BCA has insufficient information to determine that work is completed in accordance with the approved building consent documentation and therefore has decided to refuse to issue a Code Compliance Certificate.

If you have any questions or you would like to discuss this matter, please contact me on (04) 296 4700 or 0800 486 486 referencing Building Consent: 160851.

Yours sincerely



Michelle Salmon
Building Inspections Team Leader

Penellis Activities Ltd
3A/126 Wakefield Street
Te Aro
Wellington 6011

COPY

15 October 2018

Dear Building Consent Applicant / Building Owner

Progress of work on Building Consent 160851

Site Address:	4 Stonewall Grove, Waikanae
Legal Description:	LOT 9 DP 49632 CT 19D/1220
Project Description:	Add toilet & shower to laundry room, replace hot water cylinder with gas system.

The Council, under Section 93 of the Building Act 2004, must decide whether to issue a Code Compliance Certificate (CCC) within 20 working days of the 2-year anniversary of the date the building consent was granted. Your building consent was granted 23 months ago.

Under section 92 of the Building Act 2004, the building owner must apply for a CCC after all building work to be carried out under a building consent has been completed. The work covered by the building consent must be completed for the Council to be able to issue the CCC. I have enclosed a copy of a CCC Application Form.

If your building work is complete, please ring and book a final inspection. The completed CCC Application Form will be collected by the building inspector when he/she visits.

If your building work is nearly complete and will be completed within the 2-year time frame, please ring and book a final inspection once the work is completed, and mail your CCC Application Form to the Council.

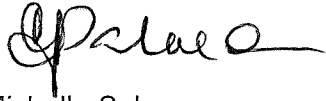
If you believe that the building work will **not be completed** before the scheduled inspection, you can still apply to the Council for an extension of time to complete the work. Please note Council charges a fee for a time extension. The fee for the 2018/19 year is \$98.00. If your application for extension, along with payment, is not received by **7th November 2018** then Council will refuse to issue a CCC.

If the building consent is substantially incomplete at the time of inspection, or the work does not comply, the Council will also refuse to issue a CCC.

However this does not preclude you from reapplying for a CCC at a later date as the Act does not set a time limit for applicants to complete their building project.

If you have any questions please contact me on (04) 296 4700 or 0800 486 486 or via email: michelle.salmon@kapiticoast.govt.nz referencing Building Consent: 160851.

Yours sincerely

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

Michelle Salmon
Building Inspections Team Leader

Encl: CCC application form

BC 160851

00008

21 OCT 2016

lit

4 Stonewall Grove

This is an application for a permit to add a lavatory and shower to an existing laundry, to remove the existing electric hot water cylinder and to install a gas hot water system.

The existing laundry consists of a tub with hot and cold water and appropriate waste water piping.

The proposed set up is illustrated in the attached drawings.

The relevant drawing shows the proposed additional non-load bearing wall to be constructed, although we understand that a permit is not necessary for this work.

The outside glass door is to be reglazed with safety glass.

The windows are to have a translucent safety film applied to them.

The lining is to be water-resistant.

20 October 2016

Received by
Kapiti Coast District Council
at Paraparaumu

20 OCT 2016

By EG Time 1.25

Attention:
Sima Copp.

Jonny Ellis 021 451 698.

00009

21 OCT 2016

LH

**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952****Search Copy**R. W. Muir
Registrar-General
of Land

Identifier WN19D/1220
Land Registration District Wellington
Date Issued 21 May 1979

Prior References
WN586/107

Estate Fee Simple
Area 698 square metres more or less
Legal Description Lot 9 Deposited Plan 49632

Proprietors
Penellis Activities Limited

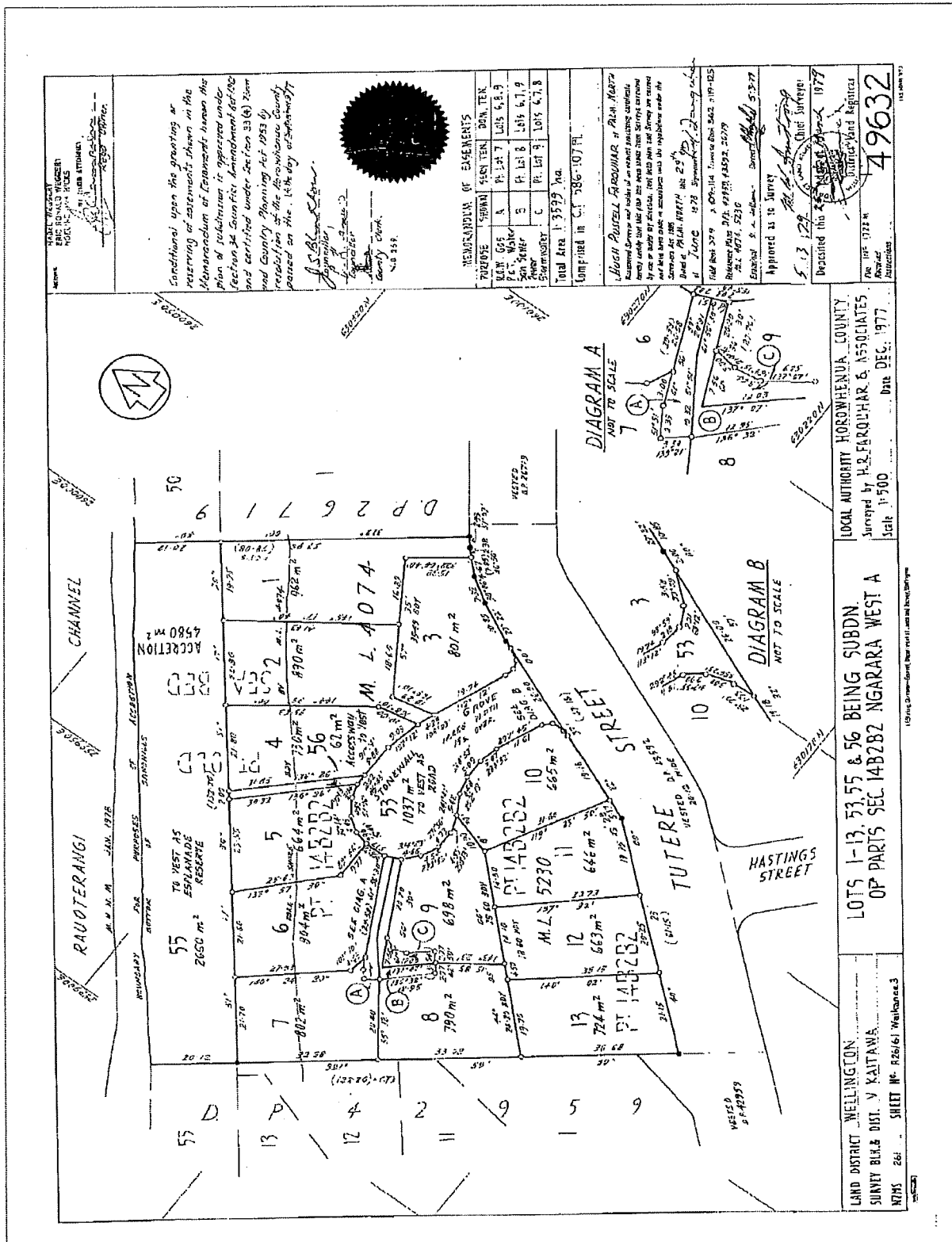
Interests

Appurtenant hereto is a right of way and gas, power & telephone, water, sewer & stormwater rights specified in Easement Certificate 277235.3 - 21.5.1979 at 10.59 am

Subject to a right of way and gas, power & telephone, water sewer & stormwater rights over part marked C on DP49632 specified in Easement Certificate 277235.3 - 21.5.1979 at 10.59 am

The easements specified in Easement Certificate 277235.3 are subject to Section 309 (1) (a) Local Government Act 1974

10216450.2 Mortgage to ANZ Bank New Zealand Limited - 22.3.2016 at 12:50 pm



BUILDING CONSENT DOCUMENTATION FILED

Building Consent Number:

160851

Street Address:

4 Stonewall Grove Waikeane Beach

Tick indicates documents (s) included in this Building Consent



Building Consent Documentation	☒
Application Workflow Coversheet	☒
Application for a Building Consent Form	☒
Application for a Building Consent Checksheet	☒
Proof of ownership	☒
Costing Schedule	☒
Building plans and specifications	☒
Production Checklist	☒
GoGet Processing Summary	☐
Scope of Inspection Sheet and Inspection Checksheets	☐
Building consent and memorandum	☐
Inspection reports	☐
Application for CCC	☐
Site Plan	☐
PIM	☐
Certificate of Design Work	☐
Copy of electrical certificate	☒
Copy of gas certificate	☒
An "as-built" drainage plan	☒
Plumbing (Form 125) for pressure test and installation piped services	☒
Drainage (Form 126) for stormwater installation	☐
Drainage (Form 127) for private sewer installation	☒
A Construction Review (PS4) statement for structural engineering	☐
A Construction Review (PS4) statement for fire engineering	☐
A Construction Review (PS4) statement for geo-technical engineering	☐
Roof cladding warranty	☐
Solar water heating technical specifications	☐
Wall cladding/texture coating installation applicator warranty	☐
A copy of the lift certificate	☐
A certificate from the fire alarm installer	☐
A certificate from the sprinkler certifier	☐
A copy of wet-area membrane installers warranty	☐
A copy of deck membrane manufacturer's installers warranty/guarantee	☐

BUILDING CONSENT PRODUCTION CHECKLIST

Proposal:		BC:	
Shower, WC, gas infinity on Gas Bottles		160851	
Address:		Category:	
4 Stonewall drive		R1	
Officer:		Residential: ☒	Commercial: ☐
		Date:	

Key	
N/A ☐	Not Applicable to this application. (The deletion of whole sections as N/A is permitted. For alternatives comment below each section).
No ☐	Plans, specifications & documentation not complying with the Building Code &/or Bld Act (The reason specified alongside each prompt)
Yes ☐	Plans, specifications & documentation complying with Category Bld Code &/or Bld Act (The reason specified alongside each prompt)

Site Plan (NZS 3604 Sec 3.4, 4, 5 Code c/B1, B2, E1, E2, F1 & F2 Sect. 72, 75 BA04)			
N/A	No	Yes	Comments
☐	☐	☐	Wind zone High V/ High Specific (G/S) Site specific (3604)
☐	☐	☐	Flooding / ponding hazards (G/S)
☐	☐	☐	Slippage / fault line hazards (G/S)
☐	☐	☐	Erosion, river & coastal hazards (G/S)
☐	☐	☐	Subsidence / soft soil hazards (Site inspection notes)
☐	☐	☐	Corrosion zone Zone D or Zone C
☐	☐	☐	Soil contamination (F1 G/S)
☐	☐	☐	Distances to boundaries / siting (District plan)
☐	☐	☐	Floor levels / contours (E2/AS1 & NZS 3604 E1)
☐	☐	☐	Two or More Allotments (Sec 75 – 83 Bld Act)
☐	☐	☐	Noise / sound insulation (airport & highway)
☐	☐	☐	CT/221 notice reviewed
☐	☐	☐	Outstanding Building Consents, No CCC
			BC:
			BC:
Additional comments:			

Ambiguity / Contradictions			
N/A	No	Yes	Comments
☐	☐	☐	Manufacturers Specs
☐	☐	☐	Engineer compared with Designer/Arch
☐	☐	☐	Any Other contradictions
Additional comments:			

Commercial Fire report (C/VM1, C/As1, C/AS2, C/A34, C/AS4, C/AS5, C/AS6, C/AS7, F6, F7, F8)			
N/A	No	Yes	Comments
☐	☐	☐	Referral to NZFS Fire Engineering unit
Additional Comments:			

Notes

General stamp prompts:

Wind Zone

Corrosion

Cladding and Roofing

Electrical

Compliance Schedule

Boundary setting out

Engineers design and addendum

Slip resistance

Set Status

Complete checklist

Addendum and note re fire report

Section 72 / ponding

Set inspections

Glazing

Sec 72

Hazard Assessment

Dialogue Record
 List further information requested, info received, records / reference of communication etc.
 via Phone / Email / letter / counter / fax

via Phone / Email / letter / counter / fax

via Phone / Email / letter / counter / fax

[illegible]

Change of Use – Sec 114: <i>(Record decisions and basis for decisions – confirm whether sec 115 applies)</i>						
Date:						
Alteration to Existing Building - Sec 112 <i>(Record decisions and basis for decisions – confirm whether sec 118 applies and if so, has it been complied with?). List conditions / communications / actions:</i>						
Date:						
Hazards – Sec 71-74: <i>(Record decisions and basis for decisions – see under "site plan above already done")</i>		<table border="1"> <tr> <th colspan="2">Letter Sent</th> </tr> <tr> <td>Yes ☐</td> <td>No ☐</td> </tr> </table>	Letter Sent		Yes ☐	No ☐
Letter Sent						
Yes ☐	No ☐					
Date:						
Compliance Schedule – Sec 100 - 107: <i>(Record if new / amended compliance schedule required, and attach copy of replica compliance schedule. Ensure that note is recorded on building consent that new / amended compliance schedule will be issued).</i>						
Date:						

Declaration of Owner-builder		
N/A	Yes	Comments
☐	☐	Declaration of Owner-builder
☐	☐	Design
☐	☐	Building

Owner-builder register – Edocs: 406692

Inspections		
No of inspections estimated on application	No of inspections estimated at processing	Additional fees actioned if required

VEHICLE CROSSING INSPECTION FORM

Building Consent:

Date:

To:

Building Inspectors

Owner:

Address:

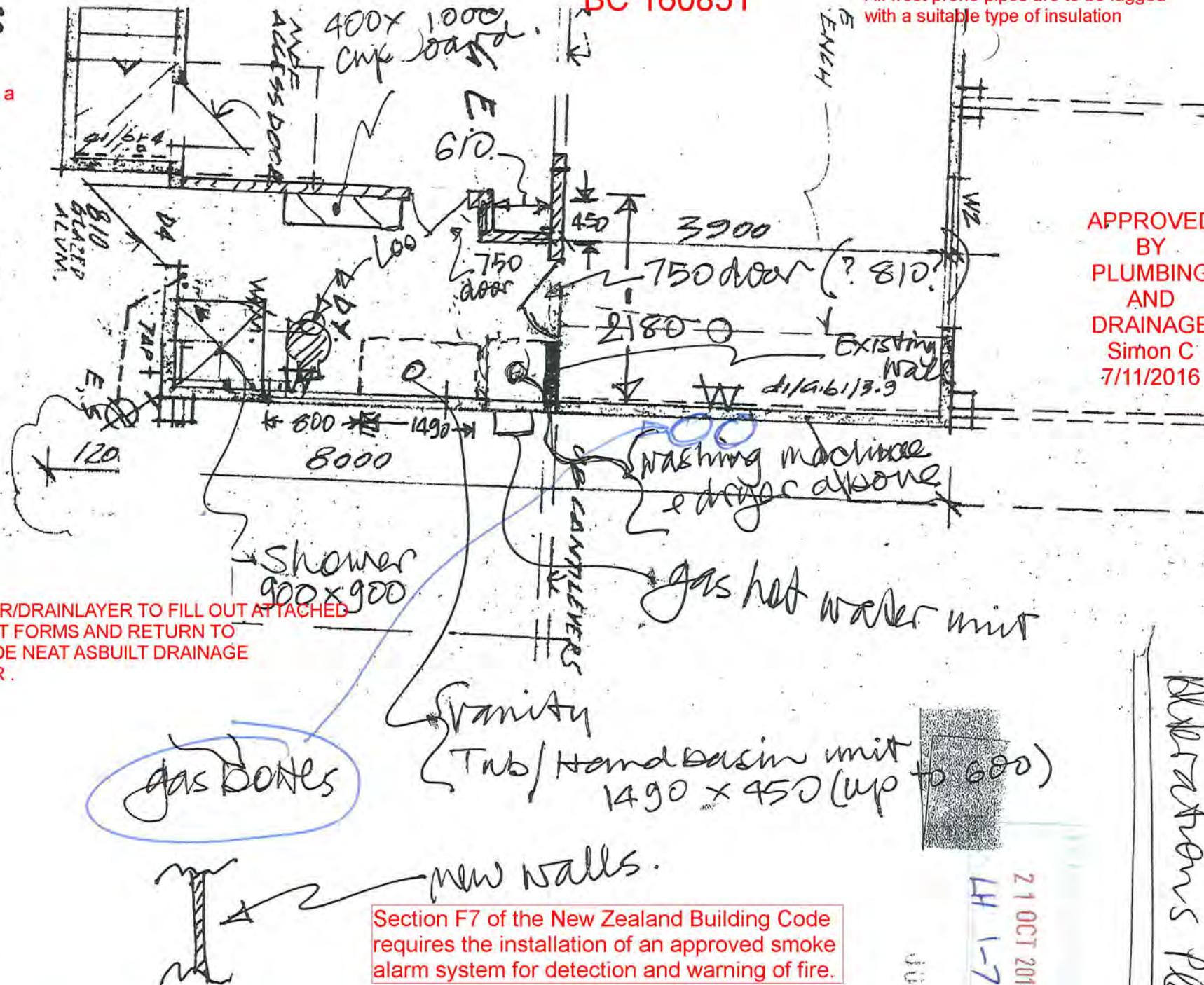
Can you please inspect the above Vehicle Crossing, footpath and berm and return the completed form to me signed.

Thank you

Inspected by:	
Date Inspected:	
Approved:	☐ YES ☐ NO

COMMENTS:

APPROVED
BY
PLUMBING
AND
DRAINAGE
Simon C
7/11/2016



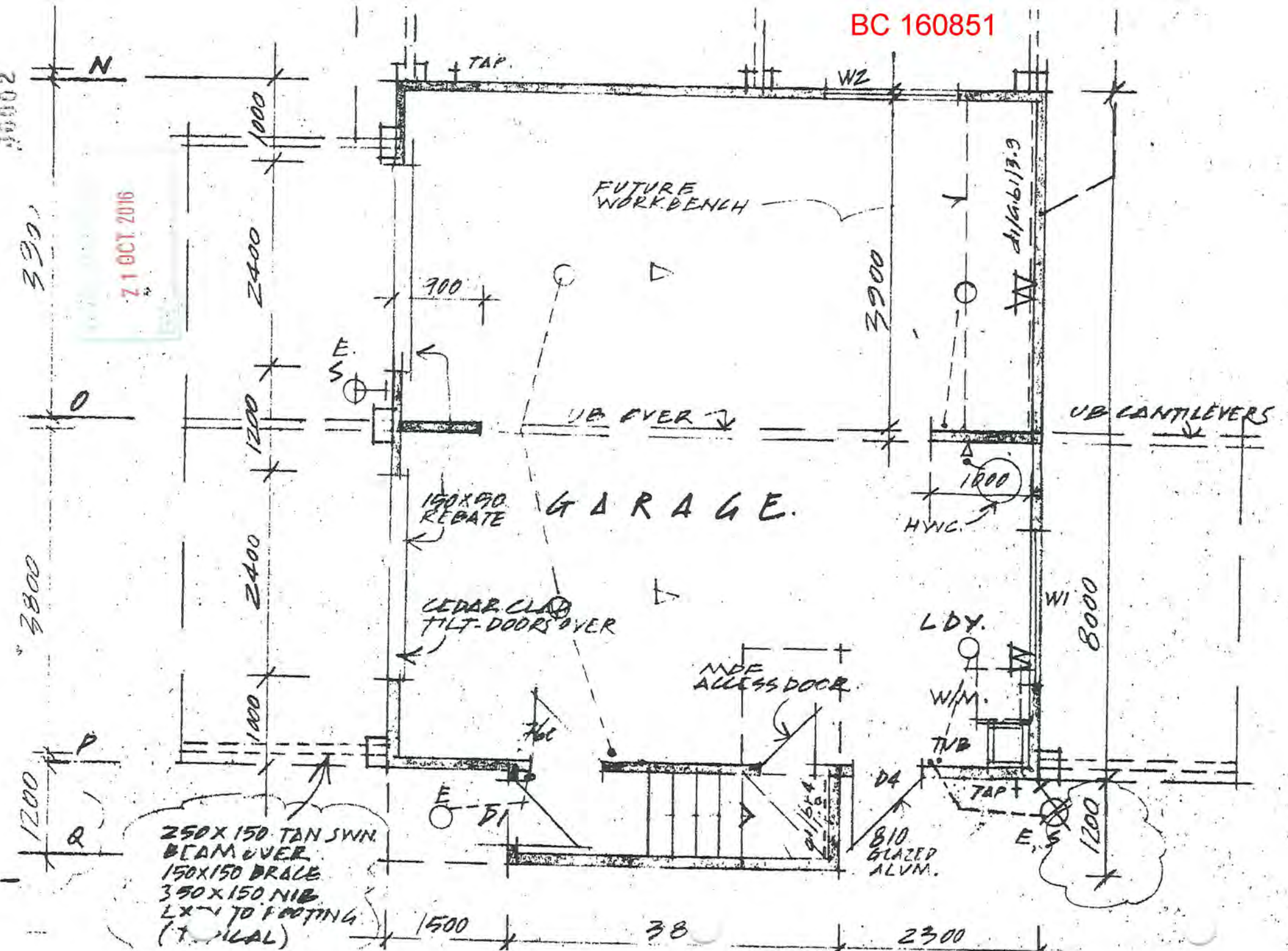
A CERTIFYING PLUMBER/DRAINLAYER TO FILL OUT ATTACHED
PRODUCER STATEMENT FORMS AND RETURN TO
COUNCIL .ALSO PROVIDE NEAT ASBUILT DRAINAGE
PLAN SHOWING SEWER .

Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire.

Preliminary plumbing inspection is to be carried out at the same time as the drainage inspection or an additional \$109 per inspection, will need to be paid

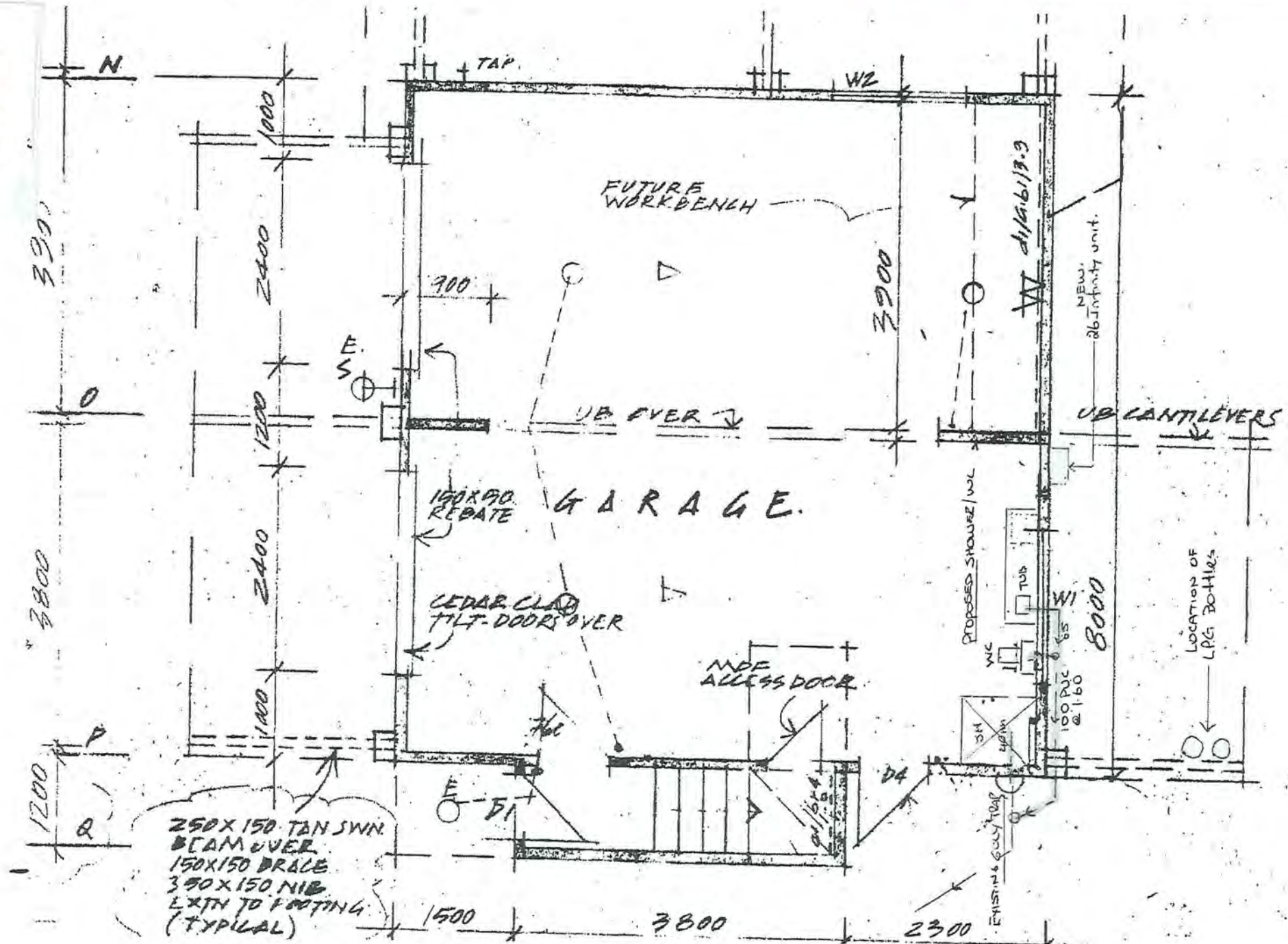
Blackstone's Plan

21 OCT 2016



10003

21 OCT 2016

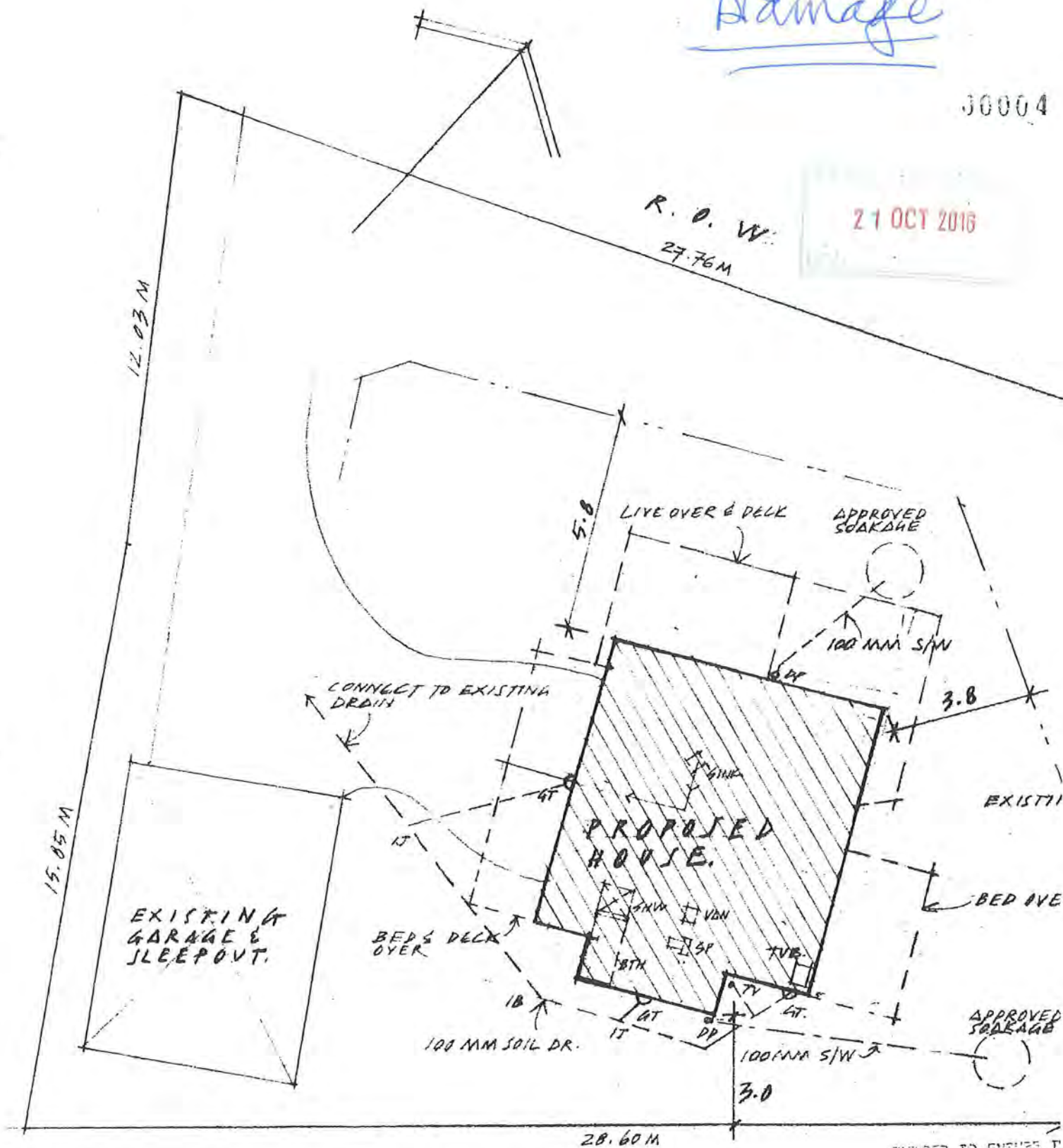


Site plan Drainage

30004

R. O. W.
27.76M

21 OCT 2016



SITE PLAN & DRAINAGE 1:100

OF LOT 9 DP 49632 698 M2

Drains are to be water tested to a 1.0
~~Standard~~ drain is to run to K.T.C. on

IDENTENCE · WAIKANAE BEACH

LOTS PO BOX 155 / PH 04 2933246 WAIKANAE - FOR REDICAN ALLWOOD DC

Site Plan
Damage
Dimensions

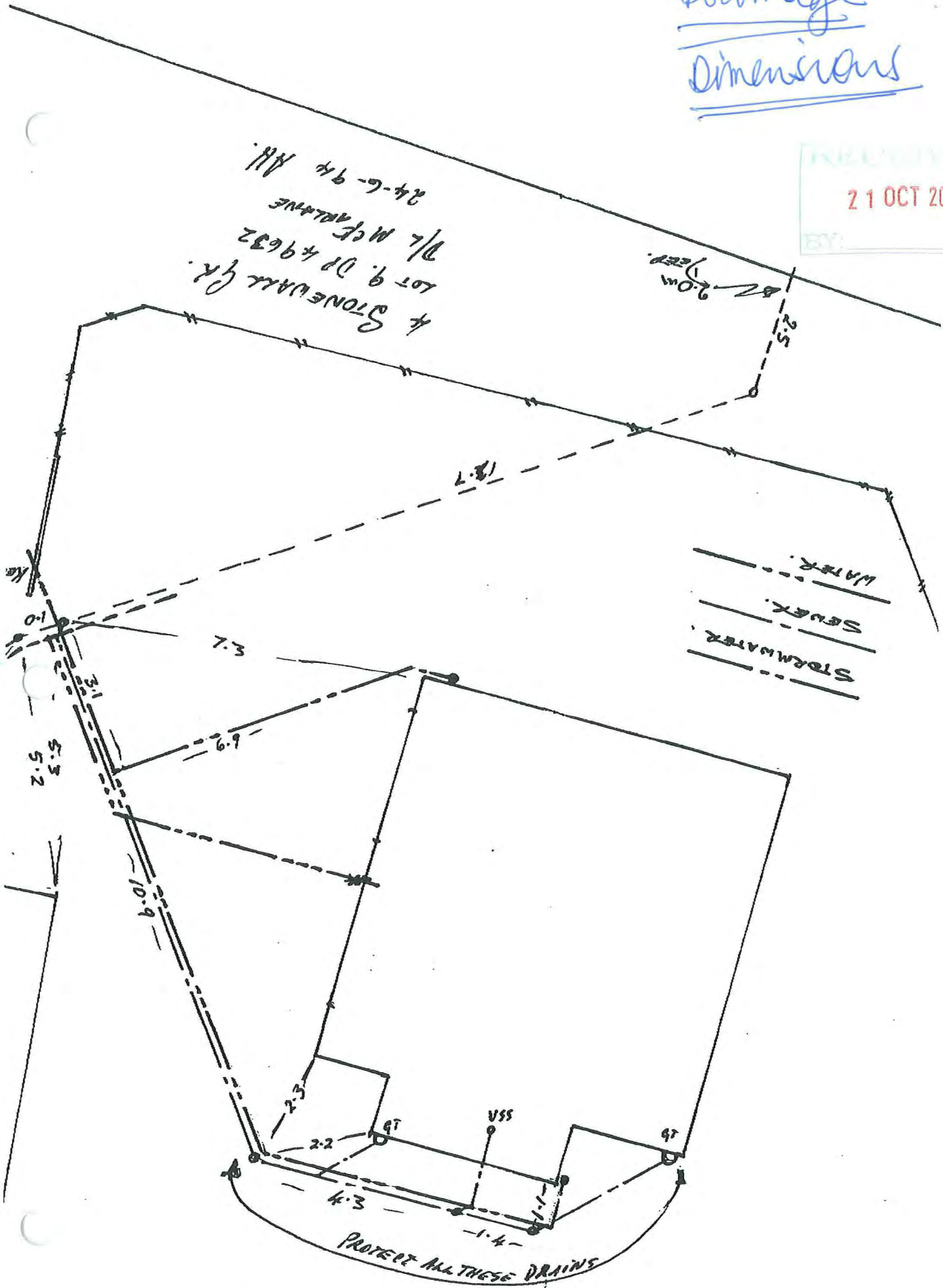
00005

RECEIVED
21 OCT 2016
BY:

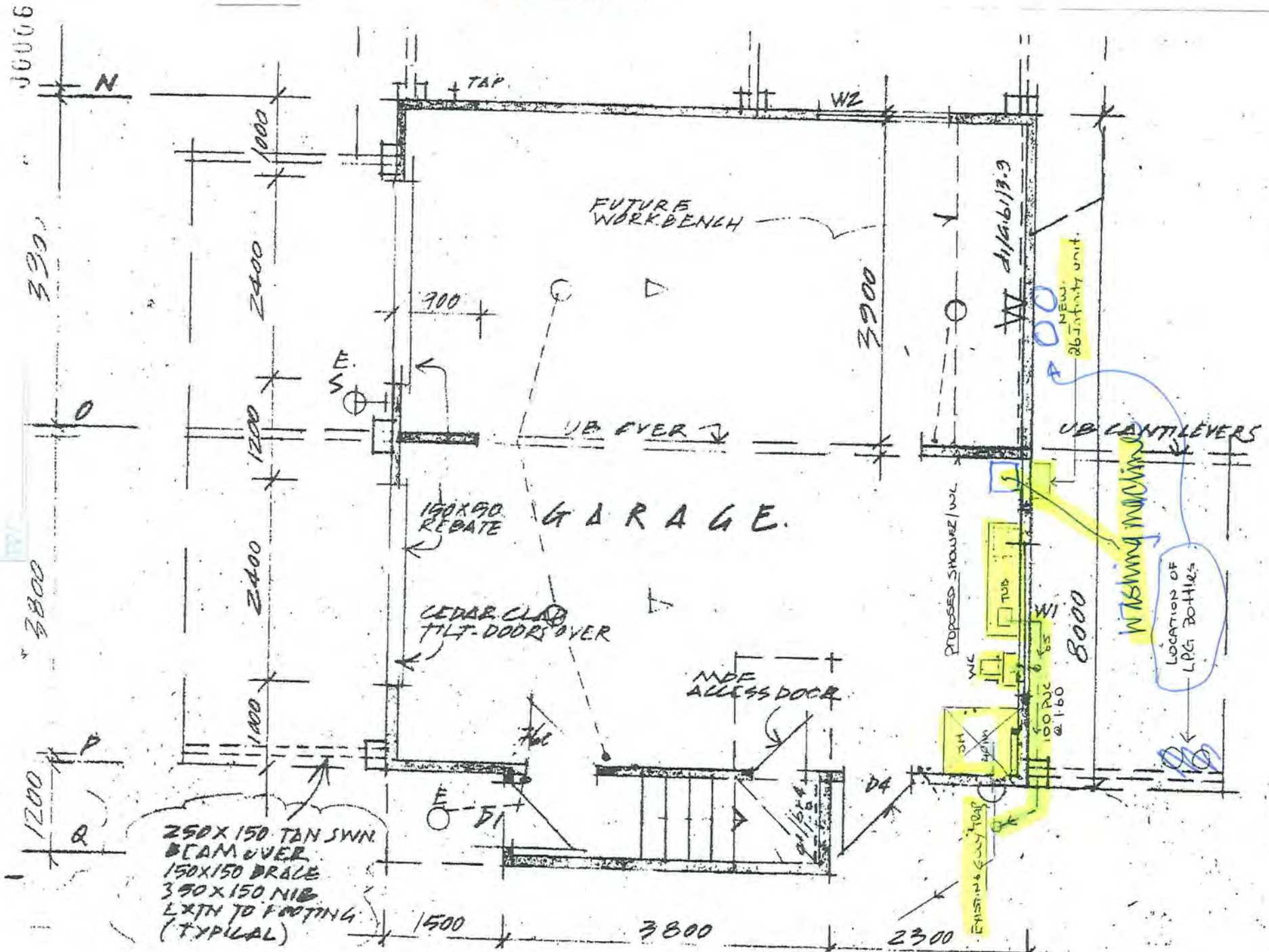
4 STONEWALL CR.
LOT 9. DP 49632
7/2 MCF APPLANT
24-6-94 AH.

2.0m
deep.

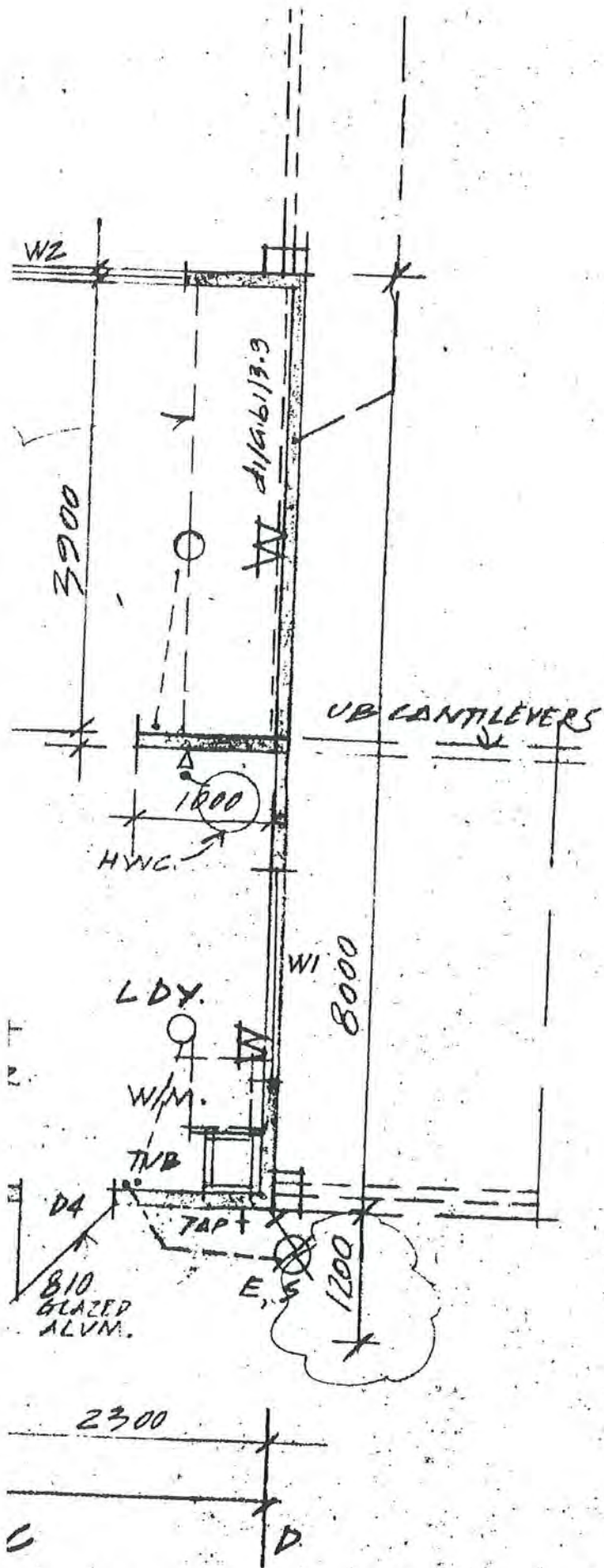
STORMWATER
SEWER
WATER.



Plumbing



21 OCT 2016



50

21 OCT 2016

Lit

4 Stonewall Grove

This is an application for a permit to add a lavatory and shower to an existing laundry, to remove the existing electric hot water cylinder and to install a gas hot water system.

The existing laundry consists of a tub with hot and cold water and appropriate waste water piping.

The proposed set up is illustrated in the attached drawings.

The relevant drawing shows the proposed additional non-load bearing wall to be constructed, although we understand that a permit is not necessary for this work.

The outside glass door is to be reglazed with safety glass.

The windows are to have a translucent safety film applied to them.

The lining is to be water-resistant.

20 October 2016

Received by
Kapiti Coast District Council
at Paraparaumu

20 OCT 2016

By Ly Time 1.25

Attention:
Simon Copp.

Donny Ellis 021 451 698.

00009

21 OCT 2016

CH



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



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **WN19D/1220**
Land Registration District **Wellington**
Date Issued 21 May 1979

Prior References
WN586/107

Estate Fee Simple
Area 698 square metres more or less
Legal Description Lot 9 Deposited Plan 49632

Proprietors
Penellis Activities Limited

Interests

Appurtenant hereto is a right of way and gas, power & telephone, water, sewer & stormwater rights specified in Easement Certificate 277235.3 - 21.5.1979 at 10.59 am

Subject to a right of way and gas, power & telephone, water sewer & stormwater rights over part marked C on DP49632 specified in Easement Certificate 277235.3 - 21.5.1979 at 10.59 am

The easements specified in Easement Certificate 277235.3 are subject to Section 309 (1) (a) Local Government Act 1974

10216450.2 Mortgage to ANZ Bank New Zealand Limited - 22.3.2016 at 12:50 pm



CHECKSHEET: SINGLE RESIDENTIAL DWELLING AND ACCESSORY BUILDING

Including single stand-alone dwellings, dwelling additions and/or alterations, re-piling, garages, decks, gazebos, sheds, retaining walls etc.

Kapiti Coast District Council,
175 Rimu Road, Paraparaumu 5032
Private Bag 60601, Paraparaumu 5254
For enquiries, phone 04 296 4700

21 OCT 2016

LH

Address of Project: 48 Stewart Ave

This checklist shows you the information that has to be supplied with your building consent application. Please attach **2 copies** of the following information (unless otherwise specified) with your completed Building Consent Application Form.

Please tick relevant box in the Customer Use column as you attach the information. If the box is not relevant to your application, write NA across the box. Please check each section carefully and complete those sections that are relevant to your project.

Once you have attached all the required information, please check for completeness as an incomplete application or lack of any supporting information **will mean that your application cannot be accepted for processing.**

An Application Form is attached to this checklist — Please include this checklist with your application.

Customer Use	1	GENERAL Complete this section for all applications	For Office Use Only
☐	a	Building Consent Application Form (1 copy) Completed and signed by the owner or by an agent on behalf of the owner	☒
☐	b	Proof of Ownership (1 copy) One recent copy of current certificates/s of title (not older than 3 months) AND where applicable one copy of purchase agreement (if recently purchased) or one copy of relevant portions of current lease.	☒ ☐
☐	c	Locality Plan (1:500) showing: Physical location of the subject building in relation to streets or landmarks, north point, name of building and lot and DP number.	☒
☐	d	Restricted Building Work Does the application involved restricted building work? ☐ Yes ☐ No If Yes, provide certificate(s) of design work and advise Council of your Licensed Building Practitioner(s) as per the Advise of Licensed Building Practitioners Guidance sheet.	NA
☐	e	Inspections and Monitoring Details of proposed inspection regime including monitoring by council officers and other professionals e.g. architects, engineers, surveyors and certification to be supplied on completion.	☒
☐	f	Site Plan (1:100) showing: Dimensions of all boundaries, north point, finished floor levels, site area, street name and number, lot and DP number, outline of building, distance to boundaries and the position of swimming or spa pools, ground contours (extended to boundaries) and/or levels and designated wind zone of the site (e.g. specific design, very high, high, medium or low). In addition, if a site is identified as being subject to flooding, ponding, on an overflow path, river or stream corridor, or other natural hazards, indicate on plans proposed design will mitigate natural or created hazards. Additional information is available on these sites by request from Kapiti Coast District Council.	☒
☐	g	Application Fee Applications will not be accepted without payment of the appropriate fees. Fees payable are set out in the published fee schedule of the council that has jurisdiction over the project site.	☒
For Office Use Only: Building Consent Officer: Application Accepted? ☐ Yes ☐ No Give reason: <u>enough information provided to allow acceptance</u>			
Name: <u>Simon Copp</u>		Date: <u>21/10/2016</u>	Signature: <u>[Signature]</u>

2 CHANGE OF USE			
Complete for all existing buildings where the proposal involves forming a household unit where one did not exist before Example: the conversion of a garage or shed into a residential unit			
☐	a	Assessment of the Building for Compliance with the Building Code Section 115(a) of the Building Act 2004 requires that the building, in its new use, complies fully with all clauses of the Building Code.	☒
☐	b	Reasonably Practicable The above assessment must relate to all building code clauses. If the proposal is for the project to meet anything less than full compliance with any clauses, your application must clearly state your reasoning, with supporting documentation, and show how you will meet the highest level of compliance that can be considered reasonably practicable.	☒
3 FOUNDATIONS / FLOOR			
Complete for all new buildings, for existing buildings where the footprint of the building will change or where an additional storey is being added			
☐	a	Foundation Plan (1:100 / 1:50) showing: • Dimensions of all new foundations • Sub-floor, including bracing • Footing details • If a concrete slab, show basic details including reinforcing and contractions joints • Piles and footing • If the addition is an upper storey show details on upgrading existing foundations, joints, piles etc • Indicate ventilation to sub floor spaces	☒
☐	b	Subfloor Bracing Provide subfloor bracing plan and calculations for all piled structures. Where the structure is specifically engineered, this should be included with the structural calculations. Subfloor bracing plan and calculations are required where an additional storey is to be added	☒
4 CONSTRUCTION			
Complete for all new structures or alterations to existing structures			
☐	a	Existing Floor Plan (1:100 / 1:50) showing: (For additions and alterations only) • All levels • All designated spaces • All removals • Sanitary fixtures • Smoke detectors	☒
☐	b	Proposed Floor Plans (1:100 / 1:50) showing: • Room dimensions • Location of partitions • All designated spaces • All floors (new or altered) • Location of sanitary fixtures • Stairs, barriers, handrails, floor joists and beams • Floor joist layout for each level with timber floors • Smoke detectors • Note where wall will form part of the swimming pool fence	☒
☐	c	Pre-nail Truss and Frames • Specific design wall framing requires clarification • Truss layout must be supported by design certification and design of fixing details, including consideration of load paths to ground • Lintels carrying point loads, such as from girder trusses, require specific engineering design	☒

☐	d	Wall Bracing Plan (1:100 / 1:50) showing: - Bracing details and calculations for wall bracing (also required for existing lower storeys where an additional storey is being added) - Sub-floor bracing for decks projecting more than 2m from the house - Location, type and number of bracing elements to indicate compliance with NZS 3604:2011 (include calculations) - If the bracing was specifically designed by a structural engineer, provide calculations (required for specific design wind zones and lateral distribution of upper floor loads where lower storey bracing is provided in walls beyond the upper storey footprint)	☐
☐	e	Sections and Details (1:50 / 1:20 / 1:10) showing: - Foundation details involving reinforcing and connections - Stairs, handrails, decks and decking - Insulation systems and materials to floors, walls and roof - Barriers providing safety from falling. Specific engineering design required where detail does not comply with NZBC B1/AS2 - Framing sizes, beams, lintels - Roof cladding, eaves, fascias, gutters - Flashings to openings - Fire rated systems on all walls – closer than 1 metre to boundary - Stud heights of rooms and total height from lowest ground floor level to top of ridge - Window and door installation details - Retaining wall details e.g. type, height of retained ground, relationship to boundary, waterproof membrane and proposed drainage	☐
☐	f	Fire Report For domestic dwellings of 4 storeys or more, or buildings providing more than one household unit	☐
5 EXTERNAL Complete for new buildings or existing buildings with alternations to the external shell			
☐	a	Elevations (1:100 / 1:50) showing: Accurate lines from boundary to boundary on each elevation, relevant District Plan daylight control lines, the maximum height on each elevation, location of door and window openings, fixed and opening sashes, sill heights, floor levels in relation to ground levels, exterior cladding nominated to all elevations, down pipes and spouting, ventilators to sub-floor area (suspended floors only)	☐
☐	b	Risk Assessment (<i>Risk matrix in E2/AS1 may be used for buildings within scope</i>) Consider exposure, design and detailing to support appropriate selection of cladding	☐
☐	c	Cladding Details (1:50 / 1:20 / 1:10) Provide details around all penetrations, joinery and other junctions at a level appropriate to the level of risk e.g. roof/wall, balcony/wall, junction of different types of cladding, back flashing details for cavity systems	☐
☐	d	Production Certification Supply copies of product certificates relied on as compliance documents	☒
☐	e	Alternative Solutions If the proposal uses products or systems that are not covered in the Acceptable Solutions of clause E2 of the Building Code provide supporting current information including test results (fully signed reports), case studies, expert opinion (including evidence of experience/qualification, basis for forming opinion and statement of independence) etc to demonstrate compliance	☐
6 SERVICES Complete for all projects with new installations or alteration of plumbing or drainage services			
☐	a	Plumbing and Drainage Plan 1:100 / 1:50) showing: <i>Note: if you have supplied drainage details for surface water disposal on the site plan, no drainage plan is required.</i> - Sizes of pipe work and drains - Fixtures and fittings, hot water system(s) - If the building is more than one storey with sanitary fittings on upper floors, provide an isometric layout showing wastes, pipes and falls - Drainage layout with inspection bends and junctions indicated for both sewer and stormwater - Any other drainage on site including council mains and retaining wall field drains - Ventilation of sanitary rooms - Calculations for sizing of down pipes - Gully traps including overflow relief gullies	☒

7 STRUCTURAL			
Complete for all projects incorporating specific structural design			
☐	a	Structural Calculations If any design work required the services of a structural engineer, attach 2 copies of the calculations with this. The calculations must be prefaced with information explaining the design philosophy and justification of assumptions and methodologies used in analysis	☐
☐	b	Expert Opinion (Producer Statements) If this application for consent relies on any expert opinion including Producer Statements certifying compliance with the New Zealand Building Code, a copy must be attached with this application. (Note all structural Producer Statements are required to have accompanying calculations.)	☐
8 SPECIFICATIONS			
Complete for all applications			
Note: the specification must be specific to the project and cover all aspects of the proposed work			
☐	a	Specification: General • Elements of structure (size, spacing, timber treatment) • Finish or fixings to meet durability requirements • Plumbing and drainage materials and design that installation is to comply with • Wet area surfaces • Ventilation systems • Flooring slip resistance for access routes • Glazing • Type of smoke detectors (including existing smoke detectors where they will remain)	☐
☐	b	External Claddings For each of the following claddings provide details of the product name, manufacturer, maintenance requirements and warranties offered • Building wraps • Wall claddings • Roof claddings • Membranes (roof and decks) • Tanking • Joinery	☐
9 DEMOLITION / REMOVAL			
Complete for all projects involving demolition of significant parts of buildings or the demolition or removal of whole buildings			
☐	a	Means of Barricading the Site Provide details of temporary barriers, gates which swing inwards or other means of restricting public access to the area	☐
☐	b	Proposed Tipping Location for Demolition Materials (address/landfill)	☐
☐	c	Hazardous Building Material Provide safety plan detailing the safe handling and disposal of hazardous materials	☐
☐	d	Site Management Plan Covering Management to control silt runoff, noise and dust	☐
☐	e	Proposed Destination for Relocate Building	☐
☐	f	Access To and From the Site (including use of kerb crossings)	☐
☐	g	Specify Termination of Existing Services • Water • Sewer • Stormwater	☐

☐	h	Details About the Building such as: Number of storeys, type of materials the building is constructed (Photographs of the building would be useful)	☐
--------------------------	---	--	--------------------------

	Note: You will need to contact the relevant service authorities specified below to advise them of the extent of your work: • electricity, • gas, • drainage, • water, • transport, • telecommunications, • cable television, or • any other services that may be affected. Transportation of Relocated Building You will be required to contact and provide details to Councils Transportation and Traffic Department.	
10	OTHER APPROVALS Complete for all projects involving demolition of significant parts of buildings or the demolition or removal of whole buildings	
☐	Please check Territorial Authority regarding the requirement for other approvals required and fees payable. These may include: • Consents under the Resource Management Act • Approvals under bylaws including earthworks, vehicle crossings, road openings and water connections. Show the location of swimming or spa pools on the property and describe how compliance with the Fencing of Swimming Pools Act will be achieved.	☐

The issue of a building consent does not relieve the owner of any duty or responsibility under any other Act.

SITE NOTICE

Consent No: **160851**
Applicant: **Penellis Activities Ltd**
Site Address: **4 Stonewall Grove, Waikanae**
Work Type: **Add toilet & shower to laundry room, replace hot water cylinder with gas system.**
Building Category: **R1**

Inspection Type: **Drainage**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **21 November 2016**

Passed Items

General

Pipe diameter	100m pvc into existing supply
Bedding material	natural sand
Gully trap	existing
Connections/angles	inspection points in place
Branch length	
Direction/fall	good fall to existing sewer
Holding water	
Terminal vent	using secondary vent strudor valve
Registration number	17336

Inspection Type: **Preline Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **21 November 2016**

Passed Items

General

Sighted previous inspection notes	
Conforms with approved drawings	
Plumber	17336
Pipes fixed/supported	clipped and secure
System used	G13
Pressure test	20 mm and 15 mm dux segura in for all fixtures tested and holding
Waste pipe size and test	
Shut off valves	in place existing

Support Documentation

Application for CCC	Required
Electrical safety certificate	Required

Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 127) for private sewer installation	Required
Plumbing (Form 125) for pressure test and installation piped services	Required

GoGet Inspection Audit Report

Consent No: **160851**

Applicant: **Penellis Activities Ltd**

Site Address: **4 Stonewall Grove, Waikanae**

Work Type: **Add toilet & shower to laundry room, replace hot water cylinder with gas system.**

Inspection Type: **Preline Plumbing**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **21 November 2016 1:57 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Plumber 17336	Pass
Soil pipe size and test	N/A
Pipes fixed/supported clipped and secure	Pass
System used G13	Pass
TRP line	N/A
Inbuilt S/W pipes tested	N/A
Vents terminated	N/A
Pressure test 20 mm and 15 mm dux secura in for all fixtures tested and holding	Pass
Waste pipe size and test	Pass
Floor wastes	N/A
Shut off valves in place existing	Pass
Fire wraps and collars	N/A
Other	N/A

SITE NOTICE

Consent No: **160851**
Applicant: **Penellis Activities Ltd**
Site Address: **4 Stonewall Grove, Waikanae**
Work Type: **Add toilet & shower to laundry room, replace hot water cylinder with gas system.**
Building Category: **R1**

Inspection Type: **Final Inspection**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **14 December 2018**

Passed Items

Exterior

All previous inspections/notes passed

All passed items on this inspection have been assessed against the consented documentation.

Drawings

Gully dishes

Existing

Wastes to gully

Terminal vents/AAVs

Cladding painted/sealed

Final check complete

Interior

All previous inspections/notes passed

Drawings

Service areas-floors/walls

All sealed as required

Lightings

Smoke detectors

Ventilation

HWC flues

Glazing - human impact

Safety glass in place

Hot water temp

51degrees

Trap seals and AAVS

Cistern flushing

WC pan connection

Final check complete

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

Support Documentation

Status

Application for CCC

Required

Electrical safety certificate

Required

Gas safety certificate

Required

As-built drainage plan

Required

Drainage (Form 127) for private sewer installation	Required
Plumbing (Form 125) for pressure test and installation piped services	Required

GoGet Inspection Audit Report

Consent No: **160851**
Applicant: **Penellis Activities Ltd**
Site Address: **4 Stonewall Grove, Waikanae**
Work Type: **Add toilet & shower to laundry room, replace hot water cylinder with gas system.**

Inspection Type: **Final Inspection**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **14 December 2018 1:39 p.m.**
Duration: **30 minutes**

Inspection Element	Status
Exterior	Pass
All previous inspections/notes passed	Pass
All passed items on this inspection have been assessed against the consented documentation.	
Drawings	Pass
Additional information/plan	N/A
Not part of this consent	
Sub-floor ventilation	N/A
Not part of this consent	
Roof fixings	N/A
Spouting and down-pipes	N/A
Deck structure	N/A
Flashings - roof	N/A
Penetrations - flashings	N/A
Barriers	N/A
Gully dishes	Pass
Existing	
Stormwater and site drainage	N/A
Handrails	N/A
Wastes to gully	Pass
Fixings - durability	N/A
Steps/stairs	N/A
Terminal vents/AAVs	Pass
Cladding painted/sealed	Pass
Flashings - windows/doors	N/A
Cladding ground clearance	N/A
Final check complete	Pass
Other	N/A
Interior	Pass
All previous inspections/notes passed	Pass
Drawings	Pass
Additional information/plan	N/A
Service areas-floors/walls	Pass
All sealed as required	
Stair design	N/A
Handrails	N/A
Balustrades	N/A
Lightings	Pass

Laundering	N/A
Cooking facilities	N/A
Smoke detectors	Pass
Food storage/preparation	N/A
Ventilation	Pass
Insulation and clearance	N/A
HWC flues	Pass
HWC restraint	N/A
Tempering valve	N/A
Glazing - human impact	Pass
Safety glass in place	
Hot water temp	Pass
51degrees	
Solid fuel heater	N/A
Water supply tank	N/A
Trap seals and AAVS	Pass
Cistern flushing	Pass
WC pan connection	Pass
Septic tank	N/A
Window labels	N/A
Final check complete	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	
Other	N/A
Intertenancy/commercial	N/A
Other	N/A

GoGet Inspection Audit Report

Consent No: **160851**

Applicant: **Penellis Activities Ltd**

Site Address: **4 Stonewall Grove, Waikanae**

Work Type: **Add toilet & shower to laundry room, replace hot water cylinder with gas system.**

Inspection Type: **Drainage**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **21 November 2016 1:54 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Pipe diameter 100m pvc into existing supply	Pass
Bedding material natural sand	Pass
Gully trap existing	Pass
Connections/angles inspection points in place	Pass
Branch length	Pass
Direction/fall good fall to existing sewer	Pass
Holding water	Pass
Terminal vent using secondary vent strudor valve	Pass
Registration number 17336	Pass
Other	N/A

Penellis Activities Ltd
3A/126 Wakefield Street
Te Aro
Wellington 6011

20 November 2020

Dear Building Consent Applicant / Building Owner

Progress of work on Building Consent 160851

Site Address:	4 Stonewall Grove, Waikanae
Legal Description:	LOT 9 DP 49632 CT 19D/1220
Project Description:	Add toilet & shower to laundry room, replace hot water cylinder with gas system.

The Council, under Section 93 of the Building Act 2004, must decide whether to issue a Code Compliance Certificate (CCC) within 20 working days of the 2-year anniversary of the date the building consent was granted. Your building consent was granted over 23 months ago and should have been refused

Under section 92 of the Building Act 2004, the building owner must apply for a CCC after all building work to be carried out under a building consent has been completed. The work covered by the building consent must be completed for the Council to be able to issue the CCC. I have enclosed a copy of a CCC Application Form.

If your building work is complete, please ring and book a final inspection. The completed CCC Application Form will be collected by the building inspector when he/she visits.

If your building work is complete please ring and book a final inspection once the work is completed, and mail your CCC Application Form to the Council.

If you believe that the building work will **not be completed** before the scheduled inspection, you can still apply to the Council for an extension of time to complete the work. Please note Council charges a fee for a time extension. The fee for the 2020/21 year is \$100.00. If your application for extension, along with payment, is not received by **15/01/2021** then Council will refuse to issue a CCC.

If the building consent is substantially incomplete at the time of inspection, or the work does not comply, the Council will also refuse to issue a CCC.

However this does not preclude you from reapplying for a CCC at a later date as the Act does not set a time limit for applicants to complete their building project.

If you have any questions please contact me on (04) 296 4700 or 0800 486 486 or via email: michelle.salmon@kapiticoast.govt.nz referencing Building Consent: 160851.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Michelle Salmon', with a long, sweeping horizontal stroke at the end.

Michelle Salmon
Building Inspections Team Leader

Encl: CCC application form