

# Sharalyn Fraser *Agency*

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We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intended purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) does not accept any responsibility to any person for the accuracy of the information herein



# Code Compliance Certificate

Section 43(3), Building Act 1991

## Application

|                  |            |                |
|------------------|------------|----------------|
| MR & MRS G QUINN | No.        | 941477         |
| C/- P O BOX 169  | Issue date | 3/05/99        |
| WAIKANAE         | Overseer   | Arnold Hawkins |

## Project

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Description       | NEW CONSTRUCTION<br>BEING STAGE 1 OF AN INTENDED 1 STAGES<br>DWELLING |
| Intended Life     | INDEFINITE, BUT NOT LESS THAN 50 YEARS                                |
| Intended Use      | RESIDENTIAL                                                           |
| Estimated Value   | \$130,000                                                             |
| Location          | 4 STONEWALL GROVE, WAIKANAE                                           |
| Legal Description | LOT 9 DP 49632 CT 19D/1220                                            |
| Valuation No.     | 1492048800                                                            |

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Kapiti Coast District Council:

Name:

Date: 3.5.99.

IN THE MATTER of the Land Transfer Act  
1952

AND

IN THE MATTER of bond no. 609549.5  
(Wellington Registry)

### DISCHARGE OF BOND

The interest in bond no.609549.5 has become vested in Kapiti Coast District Council by virtue of the Local Government (Wellington Region) Reorganisation Order in Council dated 9 June 1989 .

Kapiti Coast District Council the Council named and described in bond no. 609549.5 registered against the land comprised and described in certificate of title 19D/1220 (Wellington Registry) **DISCHARGES** the bond on the basis that the accessory building on the land is not a dwelling in its own right and all obligations secured under the bond having been fulfilled.

DATED this

20<sup>th</sup>

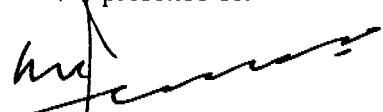
day of

April

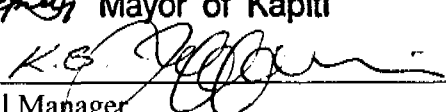
2000

THE COMMON SEAL of THE KAPITI  
COAST DISTRICT COUNCIL was  
affixed in the presence of:

Mayor

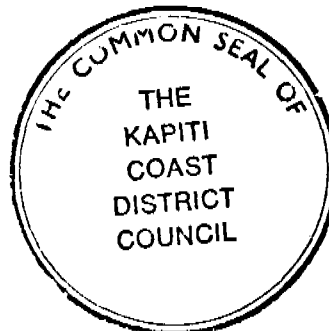
  
IRIDE A. MCGLOY

 Deputy Mayor of Kapiti

  
General Manager

P.P.

GLEN A. INNES  
General Manager



Correct for the purposes of the Land  
Transfer Act 1952

\_\_\_\_\_  
Solicitor for the registered proprietor



**FACSIMILE TRANSMISSION from (04) 9045 815 - Resource Consents Department**

To: Russell Firth  
.....  
.....

Fax No: 04 473 3696

From: Mike Jacobson

Date: 28/4/00

Pages:  
(incl this page) 2

Subject:

BOND DISCHARGE - 4 STONEWALL GROVE

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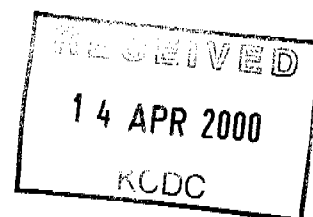
Sent today to Steven Lee Solicitors  
by mail.

*gy.*

gms  
Jacobson



**SIMPSON GRIERSON**  
**LAW**



12 April 2000

Partner Reference  
A J Henwood

The General Manager  
Kapiti Coast District Council  
Private Bag 601  
PARAPARAUMU

Writer's Details  
Direct Dial: 460 0914  
e-mail: vkh@sglaw.co.nz

For: Mike Jacobson

Dear Mike

As discussed.  
I consider there is no impediment  
to cancelling his bond  
lg

**Discharge of Bond - 4 Stonewall Grove, Waikanae Beach**

1. Please find enclosed the execution copy (in duplicate) of the Bond Discharge in relation to the above.
2. We also enclose a copy of the relevant certificate of title noting the registration of the Bond.
3. The Bond is required to be executed under Council Seal and signed by the Mayor and the General Manager who have the necessary delegated authority.
4. Once the Bond Discharge has been executed please forward both copies to Mr Graeme Quinn and a copy to our offices. Mr Quinn's solicitor will need to sign the discharge correct and attend to the registration of the discharge.
5. If you require any further assistance in this matter please do not hesitate to contact us.

Yours faithfully  
SIMPSON GRIERSON

*V. Horne*

Vanessa Horne  
Associate

→ Heather

Please arrange for both  
copies to be signed and  
sealed as indicated.

Thanks lg 19/4

Background material attached.

ISO 9001  
Quality Assured

WG003683.940

**BARRISTERS & SOLICITORS**

Unisys House, 44-52 The Terrace, P O Box 2402, Wellington, New Zealand. Telephone 0-4-499 4599, Fax 0-4-472 6986. DX SX11174  
Auckland: Simpson Grierson Building, 92-96 Albert St, Private Bag 92518, Wellesley St, Auckland, New Zealand. Telephone 0-9-358 2222, Fax 0-9-307 0331. DX CX10092  
Website <http://www.sglaw.co.nz>

11 APR 2000

Date:

## REGISTER

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

seised 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

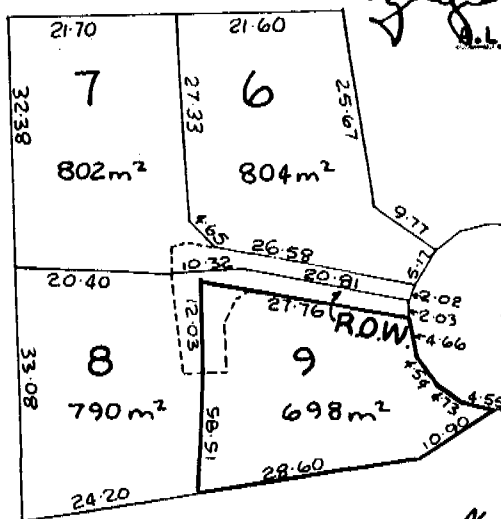
Assistant Land Registrar

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 - 27.12.1981

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 Bond under 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.

B.130321.1  
B.007432.1 Mortgage to United Building  
Society - 12.11.1990 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.372728.1 Mortgage to Countrywide  
Banking Corporation Limited - 25.7.1994  
at 9.31 a.m.

A.L.R.

19 April, 2000



Russell Feist  
Tripe Matthews & Feist  
P O Box 5003  
WELLINGTON

Fax: 04 473 3696

**FAXED**

Dear Mr Feist

**Discharge of Bond – 4 Stonewall Grove, Waikanae Beach**

Your fax of 14 April 2000 refers.

I have now found your fax and also the discharge of bond documents prepared by our solicitors. Those documents have been forwarded this morning for signature by the Mayor, and I anticipate that they will be signed either today or immediately after the long weekend.

Your fax asks for written confirmation that the building will remain lawful without alteration or change of use.

Subject of course to the discharge of bond being duly signed and sealed as anticipated, I can confirm that the building will be lawful as an established accessory building, and that no alteration to the building or restriction on its use as an accessory building is required.

You will note my caution in not referring to its current use as I do not have any personal knowledge of the current use of the building. However, I can confirm that accessory buildings may be used as sleep outs in conjunction with the dwelling on the property, but may not be rented, leased, etc as a separate unit or dwelling.

Please call me if you have any further queries.

Yours faithfully

Mike Jacobson  
RESOURCE CONSENTS PLANNER

for

CHRISTOPHER P SHAW, RESOURCE CONSENT MANAGER

## Tripe Matthews & Feist Barristers and Solicitors

Petherick Tower, 38-42 Waring Taylor Street, Wellington, New Zealand  
PO Box 5003 Telephone 04 472 5079 Facsimile 04 473 3696

### FACSIMILE COVER SHEET

CAUTION: The information in this message is privileged and confidential. If received by other than the addressee, you are asked to respect that confidentiality and not disclose, copy or make use of its contents. If received in error, please notify us immediately and return the message to us by mail. We will reimburse you for any telephone or postage charges incurred. Thank you.

**DATE:** 14 April 2000  
**FAX FROM:** Russell Feist  
**FAX TO:** Kapiti Coast District Council  
**FAX NO:** 04-298-3604  
**ATTENTION:** Mike Jacobson  
**RE:** 4 Stonewall Grove, Waikanae Beach

We are acting for the purchaser of this property.

We understand from Mike Jacobson that action is underway to remove the bond that is currently registered against the title in respect of the minimum standard building on the property that required the owner to reconvert it to a garage. The vendor has covenanted to have this removed before settlement.

Our client's concern is to ensure that the continuing use of this building in its current condition is and will remain lawful in terms of the Council's existing requirements and in particular that the building will remain an accessory building for use in conjunction with the dwelling house and that no alteration to the building or it's current use as an accessory building is required.

Mr Jacobson has confirmed this verbally and we would appreciate written confirmation. Thankyou.

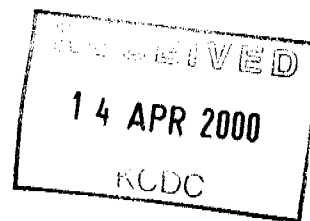
|                |         |
|----------------|---------|
| ACTION NUMBER  | A4605/v |
| FILE NUMBER    | ?       |
| DATE RECEIVED  | 14/4/00 |
| FORWARDED TO   | ms      |
| DATE COMPLETED |         |

*Russell Feist*

4 Jacobson



**SIMPSON GRIERSON**  
**LAW**



12 April 2000

Partner Reference  
A J Henwood

The General Manager  
Kapiti Coast District Council  
Private Bag 601  
PARAPARAUMU

Writer's Details  
Direct Dial: 460 0914  
e-mail: vkh@sglaw.co.nz

For: Mike Jacobson

19/4/00

As discussed.  
I consider there is no impediment  
to cancelling his bond

Dear Mike

**Discharge of Bond - 4 Stonewall Grove, Waikanae Beach**

1. Please find enclosed the execution copy (in duplicate) of the Bond Discharge in relation to the above.
2. We also enclose a copy of the relevant certificate of title noting the registration of the Bond.
3. The Bond is required to be executed under Council Seal and signed by the Mayor and the General Manager who have the necessary delegated authority.
4. Once the Bond Discharge has been executed please forward both copies to Mr Graeme Quinn and a copy to our offices. Mr Quinn's solicitor will need to sign the discharge correct and attend to the registration of the discharge.
5. If you require any further assistance in this matter please do not hesitate to contact us.



Yours faithfully  
SIMPSON GRIERSON

→ Heather

VHorne

Vanessa Horne  
Associate

Please arrange for both  
copies to be signed and  
sealed as indicated.

Thanks JG 19/4

Background material attached.



WG003683.940

**BARRISTERS & SOLICITORS**

Unisys House, 44-52 The Terrace, P O Box 2402, Wellington, New Zealand. Telephone 0-4-499 4599, Fax 0-4-472 6986. DX SX11174

Auckland: Simpson Grierson Building, 92-96 Albert St, Private Bag 92518, Wellesley St, Auckland, New Zealand. Telephone 0-9-358 2222, Fax 0-9-307 0331. DX CX10092

Website <http://www.sglaw.co.nz>

**IN THE MATTER** of the Land Transfer Act  
1952

**AND**

**IN THE MATTER** of bond no. 609549.5  
(Wellington Registry)

### **DISCHARGE OF BOND**

The interest in bond no.609549.5 has become vested in Kapiti Coast District Council by virtue of the Local Government (Wellington Region) Reorganisation Order in Council dated 9 June 1989 .

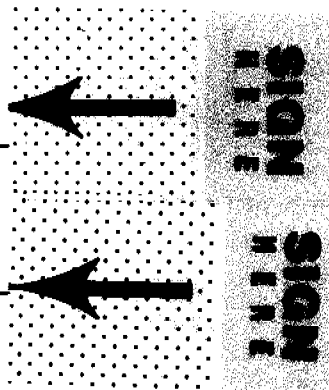
Kapiti Coast District Council the Council named and described in bond no. 609549.5 registered against the land comprised and described in certificate of title 19D/1220 (Wellington Registry) **DISCHARGES** the bond on the basis that the accessory building on the land is not a dwelling in its own right and all obligations secured under the bond having been fulfilled.

**DATED** this                                      day of                                      2000

**THE COMMON SEAL of THE KAPITI  
COAST DISTRICT COUNCIL** was  
affixed in the presence of:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
General Manager



Correct for the purposes of the Land  
Transfer Act 1952

\_\_\_\_\_  
Solicitor for the registered proprietor

**FACSIMILE TRANSMISSION from (04) 9045 815 - Resource Consents Department**

To: Russell Feist Fax No: 04 473 3696  
.....  
.....

From: Mike Jackson Date: 19/4/00  
.....

Pages: 4  
(incl this page) .....

Subject: Bond - 4 Stonewall Grove  
.....

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1. letter attached. Please advise if you would prefer any different wording.
2. Note point 4. of Simpson-Grierson letter  
PLEASE ADVISE if I should  
~~re-submit the letter~~  
fax a copy of the signed discharge to you.
3. I also enclose a copy now of the draft discharge.

lg.

Building File - 4 Stonewall Gr  
Waikanae.

GRAEME QUINN  
10 SUNSET TERRACE  
WAIKANAЕ

Telephone 04-2934744 - 025.460.755.

11th April 2000

Mike Jacobson  
Resource Consent Planner  
Kapiti Coast District Council  
Private Bag 601  
PARAPARAUMU

Dear Mr Jacobson

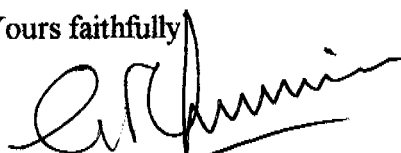
**Re 4 Stonewall Grove Waikanae Beach**

I called into see you yesterday 10-4-2000 regarding my property at 4 Stonewall Grove Waikanae Beach. There is a bond on my title (bond letter enclosed). This bond has only come to my attention in the last couple of days as my intention is to sell the property.

Since I have had the property the existing building has been used as a sleepout. In fact when building the new home which has two bedrooms and double garaging with internal access it was planned so the existing building represented the third bedroom for the house. This was with Councils approval that it could be used as such. I was under the impression on completion of my new home this bond had been deleted.

Could you please give this your most urgent attention

Yours faithfully

  
Graeme Quinn

Faxed to Vanessa Horn  
472 6986 11/4

— Vanessa Horn to deal with this

- Transfer document by Wed/Thurs
- accessory building not rights as a dwelling
- no money to change hands
- Quinn + solicitor for action

IN THE MATTER of Section 304(1) of  
the Local Government  
Act 1974 as amended  
by Section 33(1) of  
the Local Government  
Amendment Act 1980

AND

IN THE MATTER of a Bond given by  
ALLAN KEITH JOHNSON  
of Wellington,  
Photolithographer in  
favour of the  
HOROWHENUNA COUNTY  
COUNCIL.

BOND

BY THIS BOND ALLAN KEITH JOHNSON of Wellington  
Photolithographer (hereinafter called "the Applicant")  
HEREBY ACKNOWLEDGES that the Applicant is bound to the  
HOROWHENUNA COUNTY COUNCIL a body incorporated under the  
Local Government Act 1974 (hereinafter called "the Council")  
in the sum of FIVE HUNDRED DOLLARS (\$500).

WHEREAS:

1. THE Applicant has a long term agreement for the sale  
and purchase of an estate in fee simple in all that parcel  
of land containing 698m<sup>2</sup> being Lot 9 on Deposited Plan 49632  
and being all of that land comprised and described in  
Certificate of Title Volume 19D Folio 1220 (Wellington Land  
Registry).
2. ON the 11th day of December 1980, the Council approved  
the Applicant's application for consent to use an existing  
garage as a minimum standard dwelling on the said property  
subject to certain conditions including a guarantee to  
effect a conversion of the said Building back to a garage at  
the expiry of five (5) years from the 11th day of December  
1980.
3. THE Council has agreed to approve the Applicant's  
application on the Applicant entering into this Bond for the  
security as hereinbefore provided.

NOW THE CONDITIONS of the abovewritten Bond are:

1. THAT on the Applicant converting the said Building back  
into a garage this Bond shall be void and of no effect and  
the bond of Five Hundred Dollars (\$500-00) shall be refunded  
to the Applicant, but otherwise shall remain in full force.

alt

2. THAT if after the 11th day of December 1985, this Bond shall still be in full force, then the Council shall have the right at any time to enter upon the Applicant's land to convert the Building back into a garage.

3. WITHOUT prejudice to the enforcement of this Bond for non-completion of the conversion, the Applicant will in addition, pay interest to the Council of Ten (10) per centum per annum in respect of late payment of the Bond or any part thereof from the due date thereof to the actual date of payment.

4. THE Applicant will pay the Council's legal costs and disbursements in respect of the preparation, execution, stamping, registration, observance, enforcement and release in whole or in part of this Bond and the Applicant hereby consents to the registration of this Bond against the land comprised in the Certificate of Title hereinbefore mentioned.

DATED at Wellington this 24<sup>th</sup> day of January 1984 <sup>CON</sup>

SIGNED by the said  
ALLAN KEITH JOHNSON  
in the presence of:-

affirm

Paul  
solicitor  
Wellington



FACSIMILE TRANSMISSION from (04) 9045 815 - Resource Consents Department

To: .....Vanessa Hamm..... Fax No: .....04 4726986.....  
.....SIMPSON GIERSON.....

From: .....Mike Jacobson..... Date: .....11/4/00.....

Pages:  
(incl this page) .....4.....

Subject:

.....CANCELLATION OF A BOND.....

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Please call me to initiate process  
of cancelling the attached bond.

lg.

A.D. Guerin

8 June, 1990

Phillips Nicholson,  
Barristers & Solicitors,  
P.O. Box 31076,  
LOWER HUTT.

Attention Lorene Price

Dear Madam,

Re: K.R. JOHNSON - 4 STONEWALL GROVE, WAIKANAE BEACH

Further to my letter dated 20 March, 1990 and your letter dated 29 January, 1990 (copies enclosed), please reply.

Yours faithfully,.

  
A.D. Guerin  
PLANNING OFFICER, WAIKANAE

FILED

A.D. Guerin

20 March 1990.

Phillips Nicholson  
Barristers & Solicitors  
P.O. Box 31076  
LOWER HUTT.

Att: Lorene Price.

Dear Madam,

Re: K.R. Johnson - 4 Stonewall Grove, Waikanae Beach.

Further to your letter of 29 January 1990, I must advise that before we will process this application for planning consent, we require receipt of the fee (\$338 - GST inc.) and require your client to complete this Council's standard forms for planning consent. (forms enclosed)

Yours faithfully,



A.D. Guerin,  
Planning Officer, Waikanae.

# PHILLIPS NICHOLSON

BARRISTERS SOLICITORS NOTARIES

The merged firm of Nicholson Gribbin & Phillips Shylie-George.

Phillips Nicholson Building, 44 Queens Drive,  
Lower Hutt, New Zealand.  
Postal Address: P.O. Box: 31076, Lower Hutt, New Zealand.  
Fax: (04) 699.155, DX: 9016.  
Telephone: (04) 666.807.

## PARTNERS

Anthony J. J. Agar  
E. Graeme Ashmore  
Michael R. Camp  
Gerard J. Coles  
Lloyd J. Collins  
John C. Craig  
Bruce C. Davidson  
Melvine J. Easton  
Gregory C. Everard  
Mark F. Ford  
Richard J. B. Fowler  
Bruce A. Galloway  
Christopher P. Hunt  
David A. Johnston  
David O. Jones  
Alasdair D. McBeth  
John K. MacRae  
William G. Manning

Richard N. Martin  
Paul V. May  
W. Ross Mulholland  
Sean M. O'Sullivan  
Anthony C. Paterson  
Anthony J. Schumacher  
Malcolm P. Shelton-Agar  
Alan C. Sorrell  
Craig M. Stevens  
John R. Strahl  
Denis G. Thom  
Gray S. Thompson  
Ronald S. Thompson  
Paul H. Westbury  
Michael J. Whale  
R. Barry Whale  
Helen D. Winkelmann  
Martin J. Wiseman

Keith Young

## ASSOCIATES

Eleanor J. Brabant  
Brian A. Bray  
David J. Chisholm  
Peter T. Compton  
Karen J. Donnelly  
Linda M. Going  
Ian James Law  
Nigel P. Lucie-Smith  
Graeme T. Quill  
Nicholas John Shepherd  
Sharon D. Skinner  
Ian J. Turner  
Jeremy J. Wallace  
Shelley M. Watson

Our Ref: Lorene Price/HC

Your Ref: 29 January 1990

 The Horowhenua County Council  
PO Box 542  
LEVIN

Dear Sirs

RE : K R JOHNSON - 4 STONEWALL GROVE, WAIKANA E BEACH

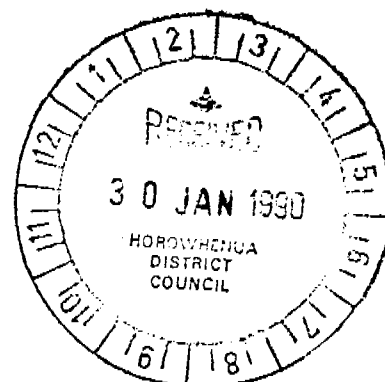
With reference to the above, we enclose herewith Application for Planning Consent for the abovenamed. We are advised by Mr Johnson that the property at 4 Stonewall Grove was initially built as a garage and he was given dispensation in 1980 to convert the property to a minimum standard dwelling. Mr Johnson now wishes to apply for permanent planning consent and does not wish to convert the property back to a garage. Mr Johnson has indicated that at this stage he is not able to afford to build a new home on the property. The house would need to be two storey to obtain views of the sea over the top of the houses at the beach side which have been built to the height limit. The house would need to be of a high standard to keep the value of the section.

Mr and Mrs Johnson use the property as a weekend and holiday home for themselves, their children are grown up and no longer live with Mr and Mrs Johnson. Mr and Mrs Johnson have a good number of friends in Waikanae and they belong to the beach bowling club.

If their application for permanent planning permission was denied and they had to convert the property back to a garage they would probably sell the property and leave the district. We enclose herewith six photographs of the outside of the property and two photographs of the inside.

We trust this application will be looked upon favourably and look forward to hearing from you in due course.

Yours faithfully  
PHILLIPS NICHOLSON  
Per: 



**SIMPSON GRIERSON**  
**LAW**

Simpson Grierson Building, 44-52 The Terrace, PO Box 2402, Wellington, New Zealand  
Telephone 0-4-499 4599. DX SX11174

F A X 0-4-4 7 2 6 9 8 6

**ISO 9001**  
Quality Assured**URGENT**

Partner Ref: A J Henwood

For: Mike Jacobson

Of: Kapiti Coast District Council

Fax No: 04 297 2563

Destination: Wellington

Number of sheets (including this one): 2

Please phone 0-4-499 4599 if any pages are unclear or missing

From: Vanessa Horne

Date: 12 April 2000

The content of this fax is **CONFIDENTIAL INFORMATION** and may also be **LEGALLY PRIVILEGED**, intended only for the person named above. If this fax is not addressed to you, you must not use, read, distribute or copy this document. If you have received this document by mistake, please call us immediately (collect to the person and number above) and destroy the original message. Thank you.

**Discharge of Bond - 4 Stonewall Grove, Waikanae Beach**

Mike

Further to yesterday's telephone conversation we attach a draft bond discharge.

As requested we have inserted a reference to the accessory building not being a dwelling.

Can you please **confirm** that this wording covers your concerns and advise who the signatories will be.  
We will then courier execution copies to you.

Unfortunately I will be out of the office all afternoon but am available this morning to make any amendments to the draft.

Regards

Vanessa Horne  
DDI 04-4600914

**DRAFT**

**IN THE MATTER** of the Land Transfer Act  
1952

**AND**

**IN THE MATTER** of bond no. 609549.5  
(Wellington Registry)

## DISCHARGE OF BOND

The interest in bond no.609549.5 has become vested in Kapiti Coast District Council by virtue of the Local Government (Wellington Region) Reorganisation Order in Council dated 9 June 1989.

Kapiti Coast District Council the Council named and described in bond no. 609549.5 registered against the land comprised and described in certificate of title 19D/1220 (Wellington Registry) **DISCHARGES** the bond on the basis that the accessory building on the land is not a dwelling in its own right and all obligations secured under the bond having been fulfilled.

**DATED** this                      day of                      2000

**THE COMMON SEAL of THE KAPITI  
COAST DISTRICT COUNCIL was**  
affixed in the presence of:

### Mayor/ Deputy Mayor

Deputy Mayor/ City Secretary

Correct for the purposes of the Land  
Transfer Act 1952

Solicitor for the registered proprietor

5 Larsen Cres  
Lawa.  
6-9-79.

The Building Inspector  
Hawaii County Council.

Dear Sir,

Building Permit 41465

Further to our telephone conversation this morning regarding an alteration from the original plan of the garage, workshop on lot 9 Stonewall Grove Waikanae Beach.

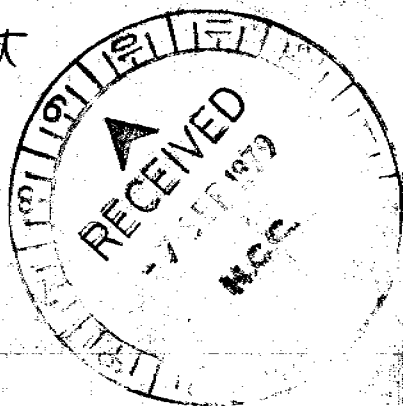
We would like to replace the window and the hinged door on the north side elevation with a sliding door and 2 awning type windows, in the same position as the window is shown on the plan.

Looking forward to your approval.

Yours faithfully  
K.R. Johnson

B

Would you check plans  
and if in doubt make contact  
with Mr Johnson.



5 Larsen Cres.  
Sawa.  
20-8-79.

The Building Inspector  
Hawke's Bay County Council.

Dear Sir,

Thank you for the notice of Building  
permit and enclose it with our cheque.

I note your requirement re footing rods.

The "gangnail" trusses are to be fabricated by  
Fletcher Timber Co. Ltd. Sawa. The braces will  
be provided as requested having been left off the  
drawing.

Thanking you.

Yours faithfully  
K.R. Johnson.

(ot 9 Stonewall  
No. 4)

RECEIVED  
25 MAR 1983  
HOROWHENUA COUNTY COUNCIL  
WAIKANAЕ

5 Larsen Crescent,  
Tawa,  
WELLINGTON

Bus. 788-195  
Home 327-210

22 March 1983

The County Engineer,  
Horowhenua County Council,  
Aputa Place,  
WAIKANAЕ.

ATTENTION: MR TODD

Dear Mr Todd,

As owners of 4 Stonewall Grove, Lot 9 D.P. 49632, we are concerned that the height of the dwelling being built on Lot 7 Stonewall Grove is going to exceed the restrictive coverant against the title.

Under the terms refered to in the sales and purchase agreement for Lot 9 it states:

15.(b) LOTS 6 and 7 in the subdivision will be subject to a height restriction on all buildings of 4.57 metres above the level of the bitumen at the south end of the right of way leading to those Lots;

Would you please assure us that Council is aware of this restriction, and that it will ensure that it is being enforced.

Yours faithfully,



K.R. JOHNSON.

BT/IC

28 March 1983

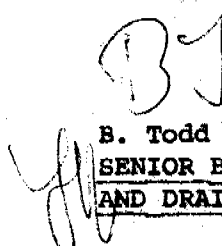
Mr K.R. Johnson  
5 Larsen Crescent  
Tawa  
WELLINGTON

Dear Mr Johnson,

In answer to yours of the 22nd instant, I enclose herewith a copy of a letter posted to another adjoining property owner who was concerned over the same matter. This should allay any trepidation on your part.

Yours faithfully,

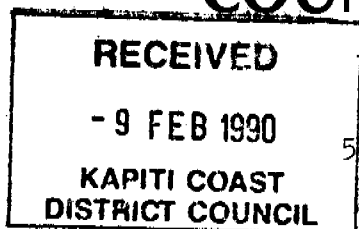
Encl:

  
B. Todd  
SENIOR BUILDING PLUMBING  
AND DRAINAGE INSPECTOR

*Person*



# HOROWHENUA DISTRICT COUNCIL



Private Bag,  
LEVIN

PJM:ELW

5 February 1990



Phillips Nicholson,  
Barristers & Solicitors,  
P.O. Box 31076,  
LOWER HUTT

Attention: Lorene Price

COPY

Dear Madam,

RE: K.R. JOHNSON - 4 STONEWALL GROVE, WAIKANAЕ BEACH

I acknowledge your letter of 29 January 1990 together with the application for planning consent in respect of the property situate 4 Stonewall Grove, Waikanae Beach.

As a result of Local Government Reorganisation, Waikanae is now part of the Kapiti Coast District Council and I have therefore forwarded on your letter and application to the Kapiti Coast District Council.

Yours faithfully,

*NYA109*

P.J. Molloy,  
GENERAL MANAGER

✓ c.c. General Manager,  
Kapiti Coast District Council,  
Private Bag,  
PARAPARAUMU

THE TOWN & COUNTRY PLANNING ACT 1977  
APPLICATION FOR PLANNING CONSENT

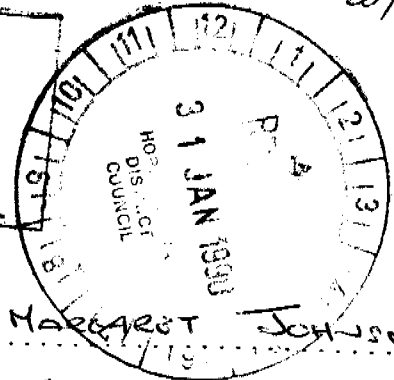
Revised City  
20/3/90

KCDC

TO: ~~The Kapiti Coast District Council~~  
~~P.O. Box 542~~  
~~LEVIN~~

FOR ATTENTION OF COUNTY PLANNER

(Reg. 37(1) Form A)  
**RECEIVED**  
- 9 FEB 1990  
KAPITI COAST  
DISTRICT COUNCIL



PLEASE COMPLETE FORM IN BLOCK CAPITALS

I/We (give full name) KEITH ROY AND PAULINE MARGARET JOHNSON  
hereby apply for consent to (state proposal) BE ABLE TO CONTINUE TO USE  
THE BUILDING AS A WEEKEND AND HOLIDAY HOME

(attach information on additional sheet if required).

The property is situated at -  
(either) (number/street/town)

4 STONEWALL GROVE WAIKANAЕ

(or) (N/S/E/W side of \_\_\_ Road approximately \_\_\_ km N/S/E/W of \_\_\_ Road, locality)

The legal description is (Lot, D.P.) 9 49632

Valuation Roll No. 14940 25 9 Area 698  
(in hectares or square metres)

Name of Owner KEITH ROY AND PAULINE MARGARET JOHNSON

Address 5 LARSEN CRES. TAWA

Name of Occupier AS ABOVE

Address

I am the (owner/lessee/prospective purchaser/etc)  
of the property.

Dated at Lower Hutt this 25th day of January 1990

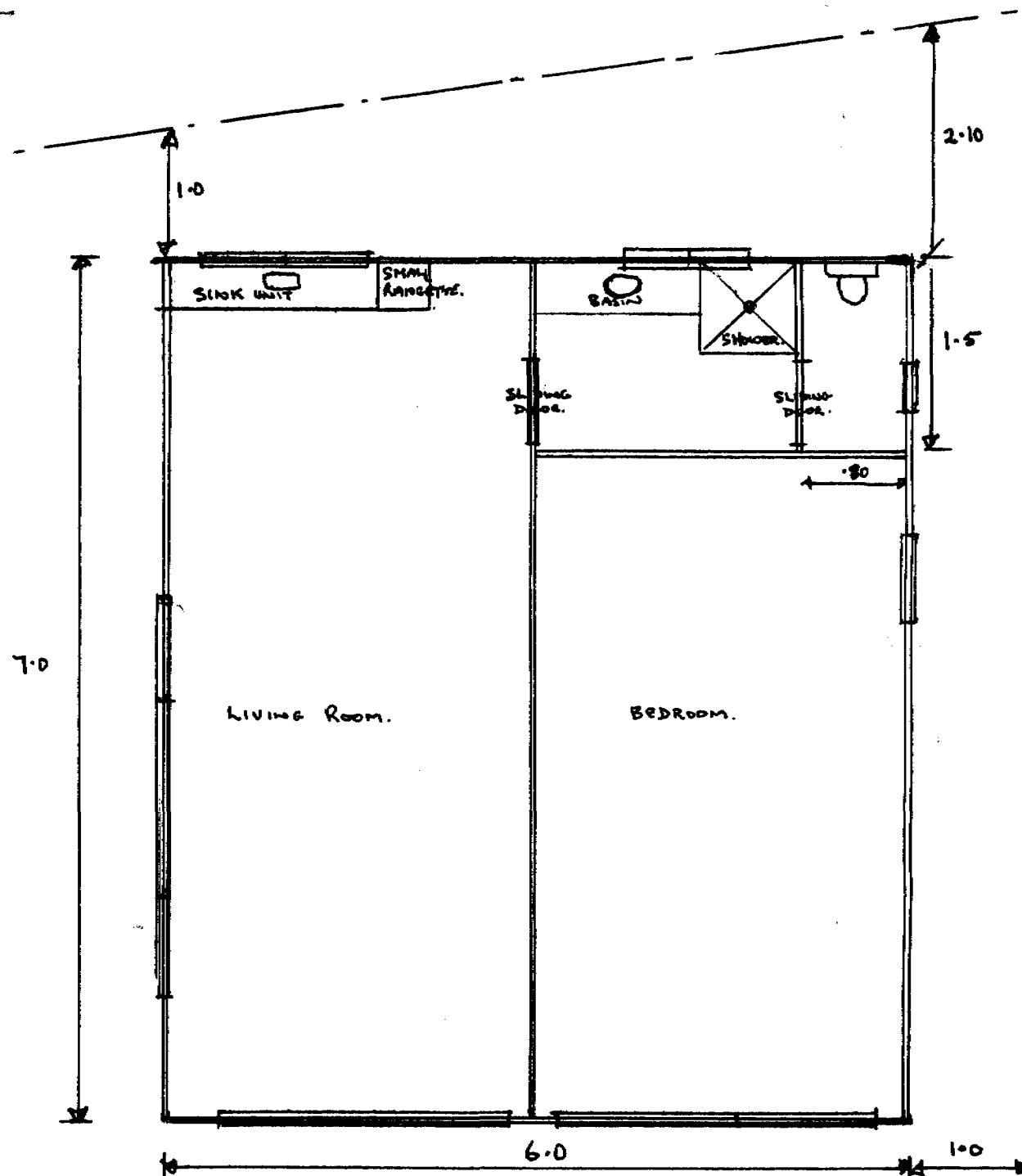
Signature [Signature]  
(To be signed for or on behalf of  
applicant)

Address for Service Phillip Nicholson, P.O. Box 31076, Lower Hutt

Telephone No. 666 807

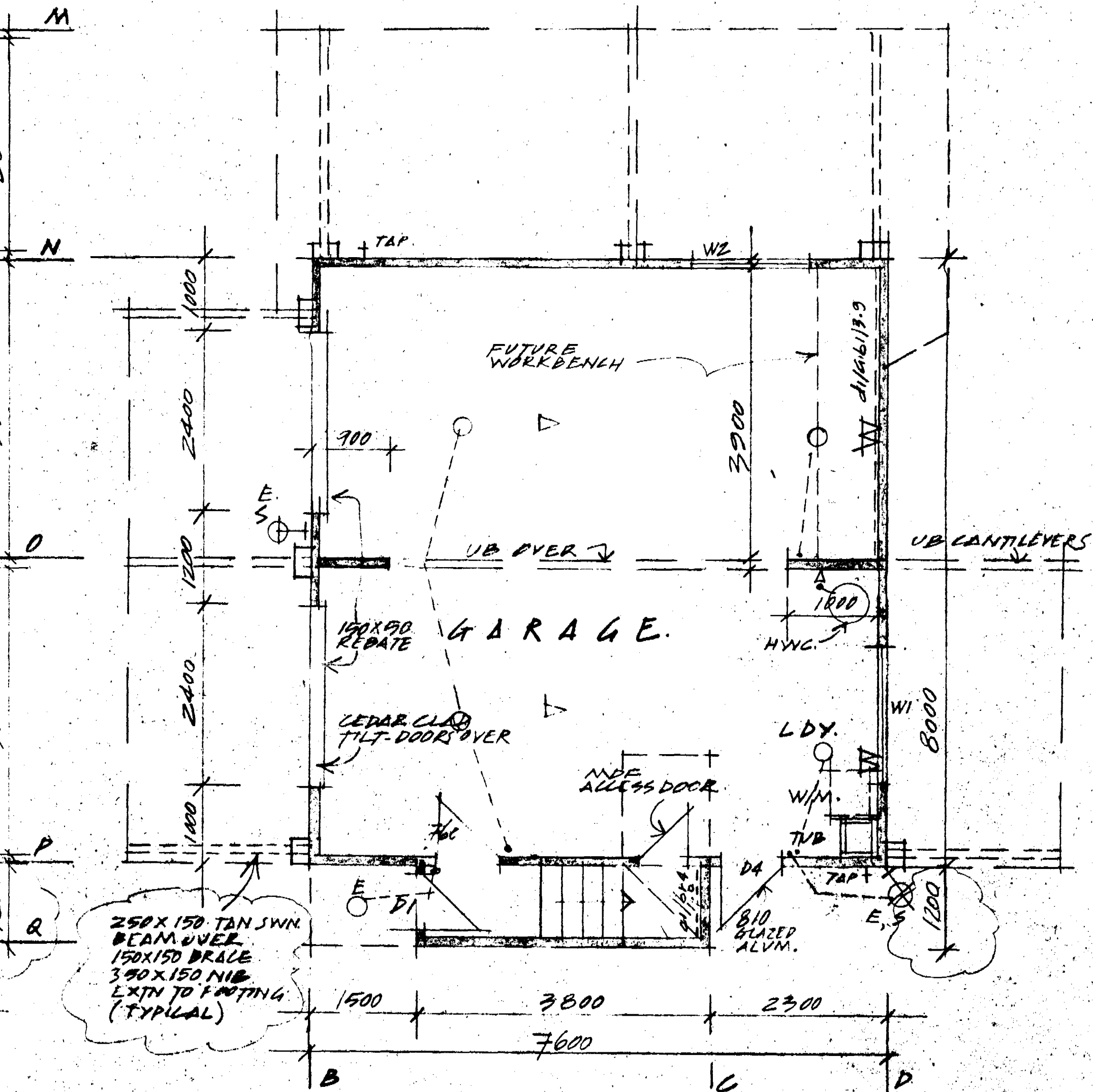
**NOTE** Four site proposal and location plans, drawn to scale and a \$338.00 (inclusive of GST) planning application deposit fee must be submitted together with this form.

LOT 9.  
STONEWALL GROVE.



SCALE 1:50





# LOWER FLOOR PLAN 1:50

NOTE: ALLOW FOR 40 MM FOAM CLADDING WHERE APPLICABLE.

N KEY

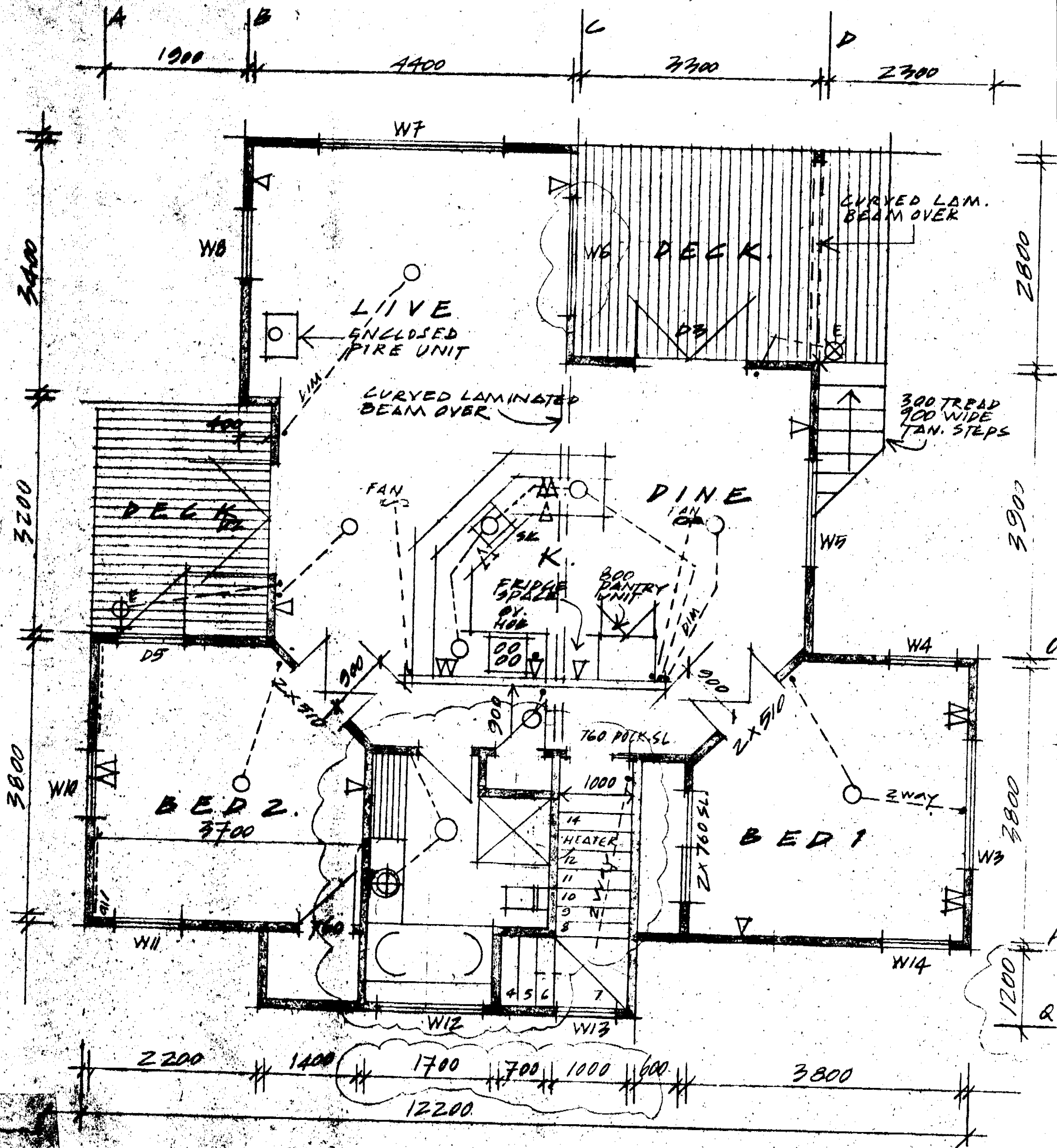
AIKANAE BEACH

WAIKANAE - FOR REDICAN ALLWOOD BUILDERS LTD.

0405C

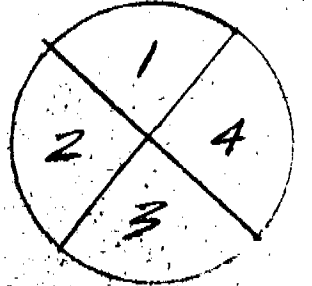
1

20/1/1994



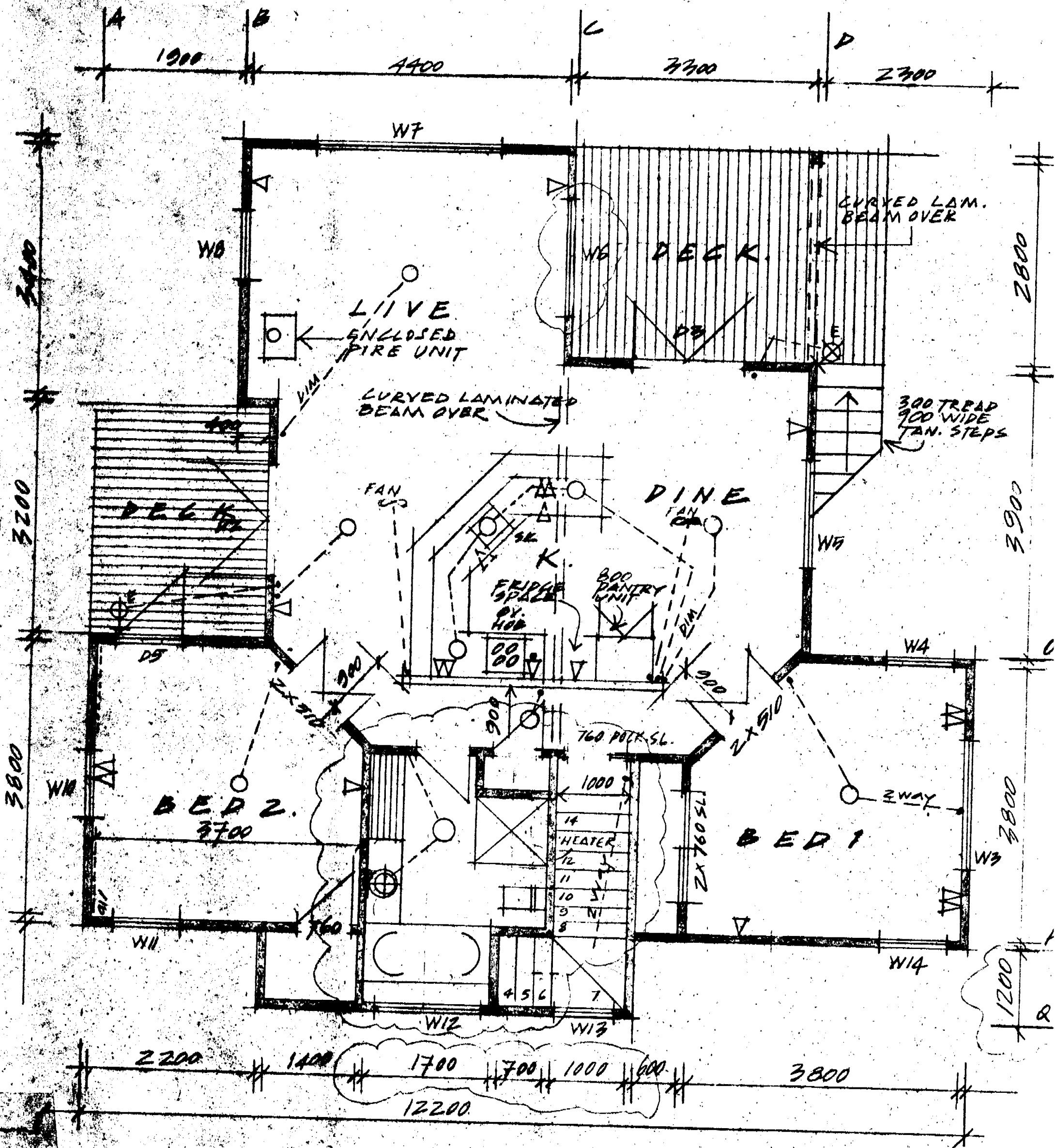
# UPPER FLOOR PLAN 1:50

- △ 3 PIN POWER OUTLET
- ✱ FIXED SWITCHED CONNECTION TO APPLIANCE
- ⬆ UNDER BENCH 3 PIN POWER
- CEILING LIGHT POSITION "S" = SENSOR CONTROLLED
- ⊙ WALL LIGHT POSITION "E" = EXTERIOR
- ⚡ SWITCH (2WAY NOTED)

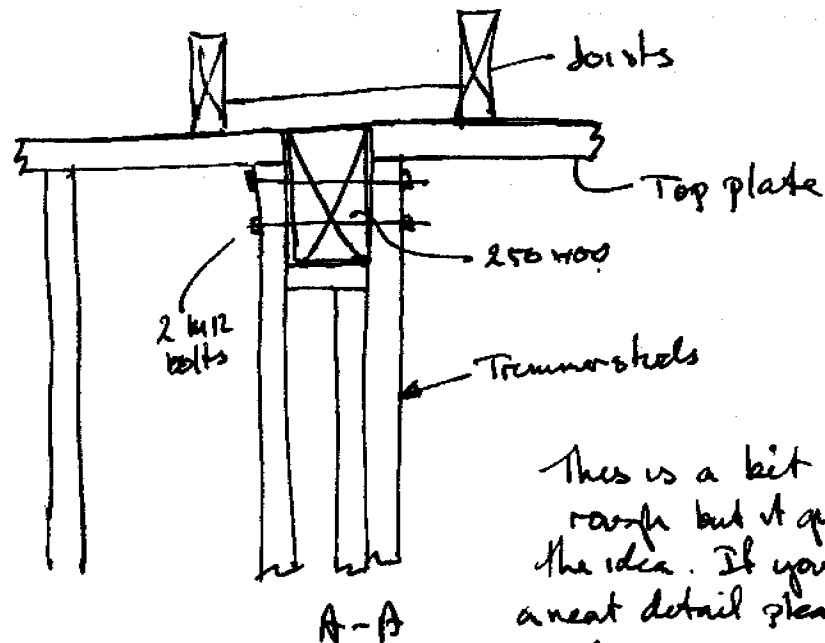
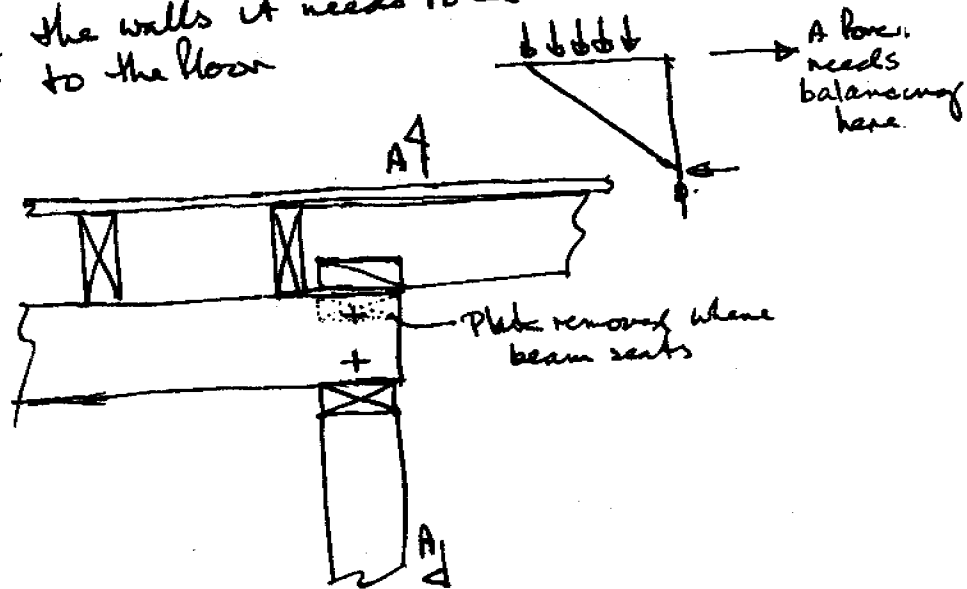


ELEVATION K.

QUINN RESIDENCE WA.  
 REID ASSOCIATES ARCHITECTS PO BOX 155 / PH 04 2933246 WA



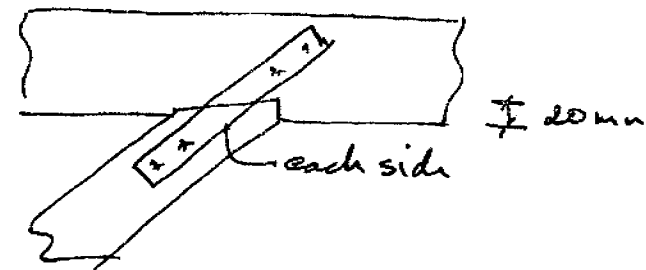
When the propped beam ties into the walls it needs to be tied back to the floor



This is a bit rough but it gives the idea. If you want a neat detail please advise  
MB

### Roof House

1. Enclosed are the calculations including those completed by Don Thompson.
2. The bracing schedule is the revised edition.
3. Your suggested framing to stairwell with the double 150 x 50 Rintel and normal framing above is good.
4. Further to our telephone conversation regarding the trimmers to the high studs.  
My original suggestion was 100 x 50 channel however the attached calculations show 6 x 38 channel is adequate if sandwiched between two 100 x 50. These could be bolted with M10 at 800 or could be Rintel.  
Calcs also show 91 x 38 x 3.2 RHS are acceptable.  
76 x 51 x 3.2 RHS
5. You requested that the top fixing of brace be changed from B155 to a B85.  
This is only possible if the brace is housed into the beam in addition to two side B85



|                                                                                                                                     |                                                  |                       |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-----------------------|
| R A Laybourn<br>ED. NZCE. BE. MIPENZ<br>Registered Engineer<br>146 Pembroke Road<br>Wellington 5 New Zealand<br>Ph/Fax: 04 475 7506 | <b>STRUCTURAL<br/>CALCULATIONS</b>               | Job No:<br><b>300</b> |
|                                                                                                                                     | Quinn House<br>Stonewall Grove<br>Warkanan Beach | Date: <b>15/2/94</b>  |

These Calculations are intended to comply with Sections 81 of the New Zealand Building Code. Other parties are to ensure compliance with other relevant sections of the Code.

**Scope**

The scope of these calculations is as shown in the index below and in summary includes the following:

**Index P.1**

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**Reference Documents**

Drawing: Reid Associates Architects 9405A Sub 1+2

NZS 3604

NNS 4203

NZS 3604

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| Index                                | Page No |
|--------------------------------------|---------|
| Proposal                             | 1       |
| Steel beam over garage               | 2+3     |
| Roof framing                         | 4       |
| Diagonal props                       | 5+6     |
| Timber studs - steel                 | 7       |
| Appendix: Bracing schedule and plans | 8 pages |


  
ACENZ

|                                                                                                                     |                                            |                                                             |
|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------|
| R A Laybourn ED. NZCE. BE. MIPENZ<br>Registered Engineer<br>146 Pembroke Road<br>Wellington 5, NZ.<br>(04) 475 7506 | Quinn House<br>Stonewall Grove<br>Warkanan | Job <b>300</b><br>Date <b>14/2/94</b><br>Page <b>1 of 7</b> |
|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------|

**Proposal:**

To construct new house of two stories with light weight roof and cladding

All construction to be to NZS 3604 except.

- Universal beam supporting 2nd floor
- Glulam curved beam in roof
- Diagonal props supporting second storey
- Steel studs in walls outside scope of NZS 3604
- Bracing utilising the diagonal props supporting second storey

R A Laybourn ED. NZCE. BE. MIPENZ  
Registered Engineer  
146 Pembroke Road  
Wellington 5, NZ.  
(04) 475 7506

Quinn House  
Steel beam over garage

Job 300  
Date 20/1/94  
Page 2 of 7

...Steel beam - non seismic ie no inelastic demand

300 beam 3404 beam

#### NZS 4203 1992

Floors  $Q_b = 1.5 \text{ kPa}$   
Roof  $Q_b = 0.25 \text{ kPa}$

1.8 kN Floor beam over garage  
1 kN Span = 6.10 m  
Floors supported = 1  
Loaded width = 3.8 m  
Loaded area = 23 Sqm  
Floors Dead load (kPa) = 0.4 kPa  
Floors  $G = 1.52 \text{ kN/m}$   
Walls  $g = 0.9 \text{ kN/m}$   
Total  $G = 2.42 \text{ kN/m}$

#### Serviceability state

| Short term | Load factor | $Q_s$ |
|------------|-------------|-------|
| Floors     | 0.7         | 1.05  |
| Roof       | 0.7         | 0.18  |
| Long term  |             | $Q_s$ |
| Floors     | 0.4         | 0.6   |
| Roof       | 0           | 0     |

Combinations  
 $G + Q_s$

Deflection due to point load of  
 $PL \wedge 3/48EI$   
= 1.0 mm OK

Suggested deflection limit Span/ 300

#### Ultimate limit state

|        | Load Factor | $Q_u$ |
|--------|-------------|-------|
| Floors | 0.4         | 0.6   |
| Roof   | 0           | 0     |

Combinations

1.4G  
1.2G+1.6Q

#### Short term

Live load  $Q_s$  (UDL) = 3.99 kN/m  
Live load  $Q_s$  (UDL) = 0.00 kN/m

#### Long term

Live load  $Q_s$  (UDL) = 2.28 kN/m  
Live load  $Q_s$  (UDL) = 0.00 kN/m  
Area reduction factor 0.96

#### Deflection short term

$= 5wl^4 / 384EI$   
 $w(G + Q_s) = 6.25 \text{ kN/m}$

UB 200 x 25.4

$I = 23600000 \text{ mm}^4$

$E = 200000 \text{ MPa}$

Elastic deflection short term 24 mm

Span/Deflection 255

Long term load  $w(G + Q_s)$  4.81

Elastic deflection long term 18

Span/Deflection 346 OK

Note: the continuity to cantilever gives partial fixity at support and reduces deflection

Live load  $Q_u = 0.6 \text{ kN/m}$

Live load  $Q_u = 0 \text{ kN/m}$

$w(1.4G) = 2.13 \text{ kN/m}$

$w(1.2G + 1.6Q) = 2.75 \text{ kN/m}$

Design Bending moment  $M_x = 12.77 \text{ kNm}$

NZS3404:1992 Clause 5.2

Nominal section moment capacity  $M_s = f_y \times Z_e$

Yield stress  $F_y = 250 \text{ MPa}$

Effective section modulus  $Z_e = \text{Min of } S \text{ or } 1.5 Z = 257000 \text{ mm}^3$

200 x 25.4 UB is a compact section

Nominal section moment capacity  $M_s = 64.25 \text{ kNm}$

With full restraint Nominal member moment capacity  $M_b = M_s$

$M_b = 64.25 \text{ kNm}$

Strength reduction factor = 0.9  $0.9 \times M_b = 57.83 \text{ kNm}$  OK

Axial load in support, ultimate limit state = 8.38 kN

R A Laybourn ED. NZCE. BE. MIPENZ  
Registered Engineer  
146 Pembroke Road  
Wellington 5, NZ.  
(04) 475 7506

Quinn House

Job 300  
Date 20/1/94  
Page 3 of 7

Steel beam over garage

Span of joists

3.8 m either side

Floor DL = 0.4 kPa

LL = 1.5 kPa



Although continuous over a wall consider as 6.1 span with 2.3 cantilever

UDL on beam

$$DL = 3.8 \times 0.4 = 1.5 \text{ kN/m}$$

$$LL = 3.8 \times 1.5 = 5.7 \text{ kN/m}$$

$$7.2 \text{ kN/m}$$

200 UB 25

Cantilever

UDL due to Floor

$$DL = 0.4 \times 3.8/2 = 0.76$$

$$LL = 1.5 \times 3.8/2 = 2.85$$

$$3.61 \text{ kN/m}$$

Wall self load as end point

$$= 2.4 \times 0.4 \times 3.8 = 1.82 \text{ kN}$$

Roof load as end point load

$$= 0.4 \times \frac{3}{2} \times \frac{3.8}{2} = 1.14 \text{ kN}$$

$$DL \text{ Bending moment} = \frac{3.61 \times 2.3^2}{2} = 9.5$$

$$+ 1.82 \times 2.3 = 4.2$$

$$+ 1.14 \times 2.3 = 2.6$$

$$16.3 \text{ kNm}$$

200 UB moment capacity = 30 kNm

$$\text{Reaction} = SS = \frac{6.1 \times 7.2}{2} = 22 \text{ kN}$$

$$\text{Cantilever} = 3.61 \times 2.3 + 1.82 + 1.14 = 11.26 \text{ kN}$$

Note: These working stress calculations have been superseded by limit state calc on attached page. Clear span also reduced to 5.2 m

R A Laybourn ED. NZCE. BE. MIPENZ  
Registered Engineer  
146 Pembroke Road  
Wellington 5, NZ.  
(04) 475 7506

Quinn House  
Roof

Job 300  
Date 20/1/14  
Page 4 of 7

### Roof Framing

Roof rafter span max 4.4 m over living room.

From NZS 3604 Table 10.2  
150x50 at 400 max span = 4.0 m  
which can be increased by 10% if  
continuous over two or more spans ie 4.4 m

If rafters checked out for 100x25  
to support plywood edge the  
joints reduce to 125x50.

3604 allows 3.4 m + 10% = 3.74 m

If ply (12mm) is well fixed to joists  
on either side of the deck spans of 3.9  
are considered acceptable.

However the 4.4 m span over living room  
should be designed not checked out

### Glue laminated curved beam

Spans 5.3 metres between walls

Supports roof width  $\frac{7.5 \text{ m}}{2} = 3.75 \text{ m}$

$D_{\perp} = 0.4 \text{ kPa}$

$U = 0.25$

$D_{\perp} U = 0.65 \times 3.75 = 2.44 \text{ kN/m}$   
 $= 2.4 \text{ kN/m}$

300x100 dressed

Normal laminates 45 deep and at 75 or at 100

Use 815 x 65

or 270 x 90

12 mm construction plywood on joists at 400 c/c  
Refer Timber Use Manual (NZIEF)

Pitched roof undraining max span = 800 mm OK

R A Laybourn ED. NZCE. BE. MIPENZ  
Registered Engineer  
146 Pembroke Road  
Wellington 5, NZ.  
(04) 475 7506

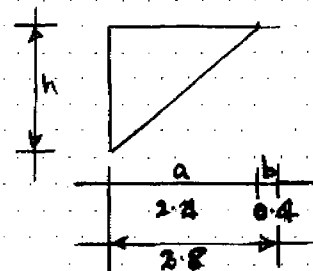
Quinn House

Job 300  
Date 20/1/14  
Page 5 of 7

Diagonal props supporting suspended floor  
There are seven such props

| Line  | h   | a   | b   | Width supported | a+b |
|-------|-----|-----|-----|-----------------|-----|
| B (N) | 2.4 |     | 0.4 | 2.0             | 2.8 |
| C (N) | 2.4 | 2.4 | 0.4 | 2.5             | 2.8 |
| D (N) | 2.4 |     | 0.4 | 1.5             | 2.8 |
| P (S) | 2.4 |     | 0.4 | 2.0             | 2.3 |
| P (D) | 2.4 |     | 0.4 | 2.0             | 2.3 |
| O (S) | 2.4 |     | 0.4 | 2.0             | 2.3 |
| N (S) | 2.4 |     | 0.4 | 2.0             | 2.3 |

Critical



For critical case C(N)

Vertical load at top  
end of prop.

Floor

$$D_{\perp} = 0.4 \left( 0.4 + \frac{2.4}{2} \right) 3.5$$

$$U = 1.5 \left( 0.4 + \frac{2.4}{2} \right) 3.5$$

$$\text{Wall } D_{\perp} = 0.4 \times 2.4 \times 3.5 = 3.4 \text{ kN}$$

$$\text{Roof } D_{\perp} = 0.4 \times 1.4 \times 3.5 = 2.0 \text{ kN}$$

$$\text{Total load } (D_{\perp}) = 2.2 + 3.4 + 2.0$$

$$+ 8.4$$

$$= 7.6 + 8.4 = 16 \text{ kN}$$

At angle of 45°. Force in strut = 16 kN = 23 kN  
Actual length of prop = 2.4 m = 3.4 m

|                                                                                                                    |             |                                         |
|--------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------------------|
| R A Lymburn ED. NZCE. BE. MIPENZ<br>Registered Engineer<br>146 Pembroke Road<br>Wellington 3, NZ.<br>(04) 475 7506 | Quinn House | Job 3000<br>Date 20/1/94<br>Page 6 of 1 |
|--------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------------------|

Diagonal prop  
length = 3.3 m  
Axial load = 23 kN  
Capacity of 90x90 green painted at 9 kPa  
at 3.5 long = 24 kN OK

Horizontal restraint required  
=  $\frac{23}{12} = 1.9$  16 kN

As Horizontal member supporting floor joists  
span = 2.8 m  
Consider as a beam supporting joists  
spanning 3.5 m  
D+L =  $(0.4 + 1.5) \times 3.5 = 6.7 \text{ kN/m}$   
250 x 100 ←

|                                                                                                                    |             |                                         |
|--------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------------------|
| R A Lymburn ED. NZCE. BE. MIPENZ<br>Registered Engineer<br>146 Pembroke Road<br>Wellington 3, NZ.<br>(04) 475 7506 | Quinn House | Job 3000<br>Date 15/2/94<br>Page 7 of 1 |
|--------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------------------|

Design of studs of greater length than allowed in  
NZS 3604 Declines  
Design Wind speed to ultimate  
limit state levels.  
VH Wind speed = 50 m/sec.  
Design Wind pressure  
 $q = 0.6 V^2 \times 10^{-3} \text{ kPa}$   
 $= 0.6 \times 50^2 \times 10^{-3}$   
 $= 1.5 \text{ kPa}$

∴ For Serviceability limit state  
 $V = \frac{50 \times 0.75}{0.93} = 40$   
 $q = 0.96 \text{ kPa}$

Use timber studs at 400 mm with dwangs  
at 600 mm. This will be adequate as  
load sharing will enable studs to span  
in the short widths of wall.  
All trimmers to be steel

| Design<br>Span | Width<br>Supported | USE<br>6H               | Moment<br>Ult. |
|----------------|--------------------|-------------------------|----------------|
| 3.5            | 1.5 m              | $1.5 \times 1.5 = 2.25$ | 3.45 kNm       |
| 3.7            | 1.5 m              | $1.5 \times 1.5 = 2.25$ | 3.85 kNm       |

89x38 x 3.2 RHS ←  
moment capacity = 3.9 kNm OK

OK 76x51 x 3.2 ←  
moment capacity = 3.8 kNm OK

OK 76x38 channel ←  
moment capacity = 3.6 kNm OK

BraceS

version 2.10

A computer program to calculate bracing requirements  
and provide bracing schedules to NZS 3604:1990

### Project Information

Client :  
Address: Stonewall Grove  
: Waikanae Beach  
Lot no :  
DP no :

Date : 1 Feb 1994  
Job no : 94740  
Designer : GRH  
Signature:

Don Thomson owns this program (BraceS) and has sold a licence to  
Don Thomson Trial Version  
who has contracted to use (and is responsible for other people to  
use) this copy of BraceS one on computer at any one time  
registration no: 2001

Don Thomson assumes no responsibility for the accuracy, validity  
or applicability of the results of BraceS.

### ZONE INFORMATION

Building is in Earthquake Zone:  
(refer figure 2.2)

zone A

Building wind zone has already been determined  
(by local authority or attached calculation)  
as being the following:

VH

FEB.16'94 7:07 064 4 4757506

LAYBOURN 146 FEMERDKE RD WGTN 5 00 P11

1.2

Stonewall Grove

### LAYOUT OF HOUSE

Axis or direction nominated as ALONG the building is: east-west  
(for reference only).

A ridge runs across the building.  
There is no ridge running along the building.

House is double storey.  
Foundation is slab to Appendix E or specific designed.

The house does not contain a small chimney to NZBC B1/AS3.

### DIMENSIONS

Average roof slope (degrees)

5 deg

Roof cladding type is:  
Bottom storey wall cladding type is:

light  
light

Length overall of BUILDING in Along direction is:  
Length overall of BUILDING in Across direction is:

12.0 m  
12.0 m

Area of top or single Storey is:  
Area of bottom floor is:

100 sq m  
68 sq m

Height of building from ground to ridge (building height):  
Height of roof from eaves to top of ridge (roof height):  
Height top or single storey floor to ceiling (stud height):  
Height bottom storey floor to bot storey ceiling (stud ht):

7.0 m  
1.0 m  
2.9 m  
2.4 m

1.3

## Bracing Schedule - Top or Single Storey - ALONG

Bracing required for EQ 400 units: Stonewall Grove  
 Bracing provided for EQ 1100 units:  
 Bracing required for WL 635 units: Bracing minimum for each  
 Bracing provided for WL 1365 units: line is achieved

| BRACING ELEMENT                                                     |       |        |        | BRACING UNITS |          |         |          | LINE    |     |
|---------------------------------------------------------------------|-------|--------|--------|---------------|----------|---------|----------|---------|-----|
| name                                                                | angle | height | length | type          | EQ rate  | EQ prov | WL rate  | WL prov | min |
|                                                                     | deg   | m      | m      |               | BU/m     | BU      | BU/m     | BU      | BU  |
| A1                                                                  | 0     | 2.2    | 1.2    | br4           | 93       | 111     | 109      | 131     | A   |
| A2                                                                  | 0     | 2.4    | 1.2    | br4           | 85       | 102     | 100      | 120     |     |
| A3                                                                  | 0     | 2.4    | 1.0    | br4           | 85       | 85      | 100      | 100     |     |
| A4                                                                  | 0     | 2.4    | 0.0    |               | 0        | 0       | 0        | 0       |     |
| A5                                                                  | 0     | 2.4    | 0.0    |               | 0        | 0       | 0        | 0       |     |
| A6                                                                  | 0     | 2.4    | 0.0    |               | 0        | 0       | 0        | 0       |     |
|                                                                     |       |        |        |               | 298      |         | 351      |         | 120 |
| B1                                                                  | 0     | 2.9    | 2.4    | gib1          | 41       | 99      | 62       | 149     | B   |
| B2                                                                  | 0     | 2.9    | 0.9    | br4           | 70       | 63      | 83       | 74      |     |
| B3                                                                  | 0     | 2.9    | 1.0    | br4           | 70       | 70      | 83       | 83      |     |
| B4                                                                  | 0     | 2.9    | 0.0    |               | 0        | 0       | 0        | 0       |     |
| B5                                                                  | 0     | 2.9    | 0.0    |               | 0        | 0       | 0        | 0       |     |
| B6                                                                  | 0     | 2.9    | 0.0    |               | 0        | 0       | 0        | 0       |     |
|                                                                     |       |        |        |               | 233      |         | 306      |         | 70  |
| C1                                                                  | 0     | 2      | 1.0    | br4           | 102      | 102     | 120      | 120     | C   |
| C2                                                                  | 0     | 2      | 1.0    | br4           | 102      | 102     | 120      | 120     |     |
| C3                                                                  | 0     | 2      | 1.2    | br4           | 102      | 122     | 120      | 144     |     |
| C4                                                                  | 0     | 2      | 1.2    | br4           | 102      | 122     | 120      | 144     |     |
| C5                                                                  | 0     | 2.4    | 2.4    | gib1          | 50       | 120     | 75       | 180     |     |
|                                                                     |       |        |        |               | 569      |         | 708      |         | 120 |
| D1                                                                  | 0     | 2      | 0.0    |               | 0        | 0       | 0        | 0       | D   |
| D2                                                                  | 0     | 2      | 0.0    |               | 0        | 0       | 0        | 0       |     |
| D3                                                                  | 0     | 2      | 0.0    |               | 0        | 0       | 0        | 0       |     |
| D4                                                                  | 0     | 2.9    | 0.0    |               | 0        | 0       | 0        | 0       |     |
| D5                                                                  | 0     | 2.9    | 0.0    |               | 0        | 0       | 0        | 0       |     |
| D6                                                                  | 0     | 2.9    | 0.0    |               | 0        | 0       | 0        | 0       |     |
|                                                                     |       |        |        |               | 0        |         | 0        |         | 0   |
| E1                                                                  | 0     | 2.9    | 0.0    |               | 0        | 0       | 0        | 0       | E   |
| E2                                                                  | 0     | 2.9    | 0.0    |               | 0        | 0       | 0        | 0       |     |
| E3                                                                  | 0     | 2.9    | 0.0    |               | 0        | 0       | 0        | 0       |     |
| E4                                                                  | 0     | 2.9    | 0.0    |               | 0        | 0       | 0        | 0       |     |
| E5                                                                  | 0     | 2.9    | 0.0    |               | 0        | 0       | 0        | 0       |     |
| E6                                                                  | 0     | 2.9    | 0.0    |               | 0        | 0       | 0        | 0       |     |
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|                                                                     |       |        |        |               | EQ total | 1100    | WL total | 1365    |     |

1.4

## Bracing Schedule - Top or Single Storey - ACROSS

Bracing required for EQ 400 units: Stonewall Grove  
 Bracing provided for EQ 781 units:  
 Bracing required for WL 854 units: Bracing minimum for each  
 Bracing provided for WL 951 units: line is achieved

| BRACING ELEMENT |              |             |             | BRACING UNITS |                 |               |                 |               | LINE      |
|-----------------|--------------|-------------|-------------|---------------|-----------------|---------------|-----------------|---------------|-----------|
| name            | angle<br>deg | height<br>m | length<br>m | type          | EQ rate<br>BU/m | EQ prov<br>BU | WL rate<br>BU/m | WL prov<br>BU | mir<br>BU |
| M1              | 0            | 2.4         | 0.9         | br4           | 85              | 77            | 100             | 90            | M         |
| M2              | 0            | 2.9         | 0.9         | br4           | 70              | 63            | 83              | 74            |           |
| M3              | 0            | 2.4         | 0.9         | br4           | 85              | 77            | 100             | 90            |           |
| M4              | 0            | 2.9         | 0.9         | br4           | 70              | 63            | 83              | 74            |           |
| M5              | 0            | 2.9         | 0.0         |               | 0               | 0             | 0               | 0             |           |
|                 |              |             |             |               | 280             |               | 329             |               | 120       |
| N1              | 0            | 2.2         | 1.2         | br4           | 93              | 111           | 109             | 131           | N         |
| N2              | 0            | 2           | 1.2         | br4           | 102             | 122           | 120             | 144           |           |
| N3              | 0            | 2.9         | 0.0         |               | 0               | 0             | 0               | 0             |           |
| N4              | 0            | 2.9         | 0.0         |               | 0               | 0             | 0               | 0             |           |
|                 |              |             |             |               | 234             |               | 275             |               | 70        |
| O1              | 0            | 2.9         | 2.4         | gib1          | 41              | 99            | 62              | 149           | O         |
| O2              | 0            | 2.9         | 1.2         | br4           | 70              | 84            | 83              | 99            |           |
| O3              | 0            | 2.9         | 1.2         | br4           | 70              | 84            | 83              | 99            |           |
| O4              | 0            | 2.9         | 0.0         |               | 0               | 0             | 0               | 0             |           |
|                 |              |             |             |               | 268             |               | 348             |               | 120       |
| P1              | 0            | 2.9         | 0.0         |               | 0               | 0             | 0               | 0             | P         |
| P2              | 0            | 2.9         | 0.0         |               | 0               | 0             | 0               | 0             |           |
| P3              | 0            | 2.9         | 0.0         |               | 0               | 0             | 0               | 0             |           |
| P4              | 0            | 2.9         | 0.0         |               | 0               | 0             | 0               | 0             |           |
|                 |              |             |             |               | 0               |               | 0               |               | 0         |
| Q1              | 0            | 2.9         | 0.0         |               | 0               | 0             | 0               | 0             | Q         |
|                 | 0            | 2.9         | 0.0         |               | 0               | 0             | 0               | 0             |           |

## Bracing Schedule - Bottom Storey - ALONG

Bracing required for EQ 800 units: Stonewall Grove  
 Bracing provided for EQ 2209 units:  
 Bracing required for WL 2131 units: Bracing minimum for each  
 Bracing provided for WL 2275 units: line is achieved

| BRACING ELEMENT                                                     |           |          |          | BRACING UNITS |              |            |              | LIN        |        |
|---------------------------------------------------------------------|-----------|----------|----------|---------------|--------------|------------|--------------|------------|--------|
| name                                                                | angle deg | height m | length m | type          | EQ rate BU/m | EQ prov BU | WL rate BU/m | WL prov BU | min BU |
| A1                                                                  | 0         | 2.4      | 1.0      | cp5           | 92           | 92         | 94           | 94         | A      |
| A2                                                                  | 0         | 2.4      | 1.2      | cp5           | 92           | 110        | 94           | 113        |        |
| A3                                                                  | 0         | 2.4      | 1.0      | cp5           | 92           | 92         | 94           | 94         |        |
| A4                                                                  | 0         | 2.4      | 1.0      | sel           | 594          | 594        | 594          | 594        |        |
| A5                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
| A6                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
|                                                                     |           |          |          |               |              | 888        | 895          |            | 80     |
| B1                                                                  | 0         | 2.4      | 1.2      | br7           | 145          | 174        | 145          | 174        | B      |
| B2                                                                  | 0         | 2.4      | 1.0      | cp5           | 92           | 92         | 94           | 94         |        |
| B3                                                                  | 0         | 2.4      | 2.4      | cp9           | 96           | 230        | 108          | 259        |        |
| B4                                                                  | 0         | 2.4      | 2.4      | cp9           | 96           | 230        | 108          | 259        |        |
| B5                                                                  | 0         | 2.4      | 1.0      | sel           | 594          | 594        | 594          | 594        |        |
| B6                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
|                                                                     |           |          |          |               |              | 1321       | 1380         |            | 80     |
| C1                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          | C      |
| C2                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
| C3                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
| C4                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
| C5                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
|                                                                     |           |          |          |               |              | 0          | 0            |            | 0      |
| D1                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          | D      |
| D2                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
| D3                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
| D4                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
| D5                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
| D6                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
|                                                                     |           |          |          |               |              | 0          | 0            |            | 0      |
| E1                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          | E      |
| E2                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
| E3                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
| E4                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
| E5                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
| E6                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
| This program licensed for the sole use of Don Thomson Trial Version |           |          |          | EQ total      |              | 2209       | WL total     |            | 2275   |

## Bracing Schedule - Bottom Storey - ACROSS

Bracing required for EQ 800 units: Stonewall Grove  
 Bracing provided for EQ 3300 units:  
 Bracing required for WL 2353 units: Bracing minimum for each  
 Bracing provided for WL 3423 units: line is achieved

| BRACING ELEMENT                                                     |           |          |          | BRACING UNITS |              |            |              | LINE       |        |
|---------------------------------------------------------------------|-----------|----------|----------|---------------|--------------|------------|--------------|------------|--------|
| name                                                                | angle deg | height m | length m | type          | EQ rate BU/m | EQ prov BU | WL rate BU/m | WL prov BU | min BU |
| M1                                                                  | 0         | 2.4      | 1.0      | cp5           | 92           | 92         | 94           | 94         | M      |
| M2                                                                  | 0         | 2.4      | 2.4      | cp9           | 96           | 230        | 108          | 259        |        |
| M3                                                                  | 0         | 2.4      | 2.4      | cp9           | 96           | 230        | 108          | 259        |        |
| M4                                                                  | 0         | 2.4      | 1.0      | sel           | 594          | 594        | 594          | 594        |        |
| M5                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
|                                                                     |           |          |          |               |              | 1147       |              | 1206       | 75     |
| N1                                                                  | 0         | 2.4      | 0.9      | cp3           | 83           | 75         | 88           | 79         | N      |
| N2                                                                  | 0         | 2.4      | 1.1      | cp5           | 92           | 101        | 94           | 103        |        |
| N3                                                                  | 0         | 2.4      | 1.0      | sel           | 594          | 594        | 594          | 594        |        |
| N4                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
|                                                                     |           |          |          |               |              | 770        |              | 777        | 70     |
| O1                                                                  | 0         | 2.4      | 1.6      | cp5           | 92           | 147        | 94           | 150        | O      |
| O2                                                                  | 0         | 2.4      | 1.7      | br7           | 145          | 247        | 145          | 247        |        |
| O3                                                                  | 0         | 2.4      | 1.2      | cp5           | 92           | 110        | 94           | 113        |        |
| O4                                                                  | 0         | 2.4      | 1.6      | br5           | 102          | 163        | 120          | 192        |        |
|                                                                     |           |          |          |               |              | 667        |              | 702        | 75     |
| P1                                                                  | 0         | 2.4      | 1.2      | br5           | 102          | 163        | 120          | 192        | P      |
| P2                                                                  | 0         | 2.4      | 1.0      | sel           | 594          | 594        | 594          | 594        |        |
| P3                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
| P4                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
|                                                                     |           |          |          |               |              | 716        |              | 738        | 0      |
| Q1                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          | Q      |
| Q2                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
| Q3                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
| Q4                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
|                                                                     |           |          |          |               |              | 0          |              | 0          | 0      |
| R1                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          | R      |
| R2                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
| R3                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
| R4                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
| R5                                                                  | 0         | 2.4      | 0.0      |               | 0            | 0          | 0            | 0          |        |
|                                                                     |           |          |          |               |              | 0          |              | 0          | 0      |
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Note: Sel refers to the diagonal brace.

Strap top Plate to Studs end side of Rafter  
only ever second Rafter has cydore ties  
400 cables

Strap Lintel 2.0 meters & over  
+ studs to both plates  
Double full length stud where linked. Leave  
the 350. where no stud stud.

3.5 Stud with steel

1 grouted flanged beam. fix engineer  
design against uplift

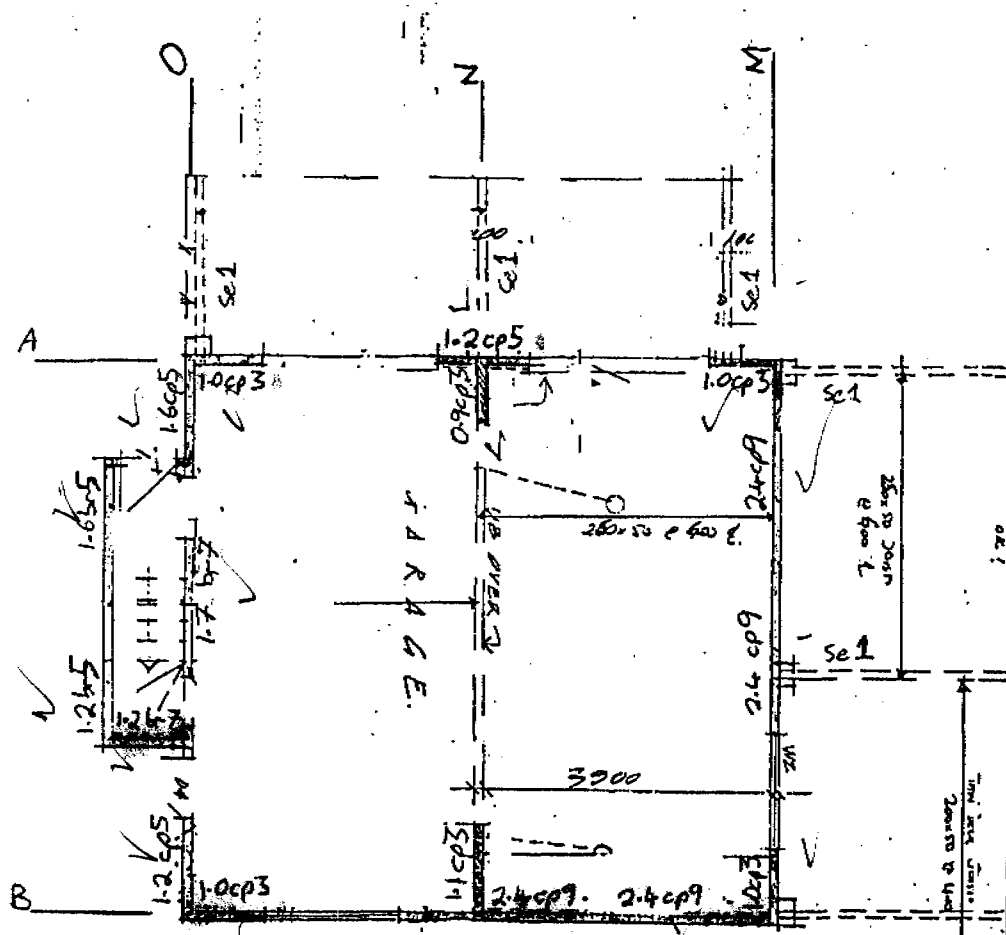
Down Bolt steel Braces 150. each end  
stairs + strap

Bolt framing to R.S.J. North end.  
Solid blocking 3.8 x 39.

Don Thomson  
Consulting Structural Engineer  
68 Harbour View Road, Wellington 5  
Tel 04 475-7933 Fax 04 475-8414



Project: Storewell Grove  
Subject: House  
Sketch: 94740/2 Date: 1-2-94

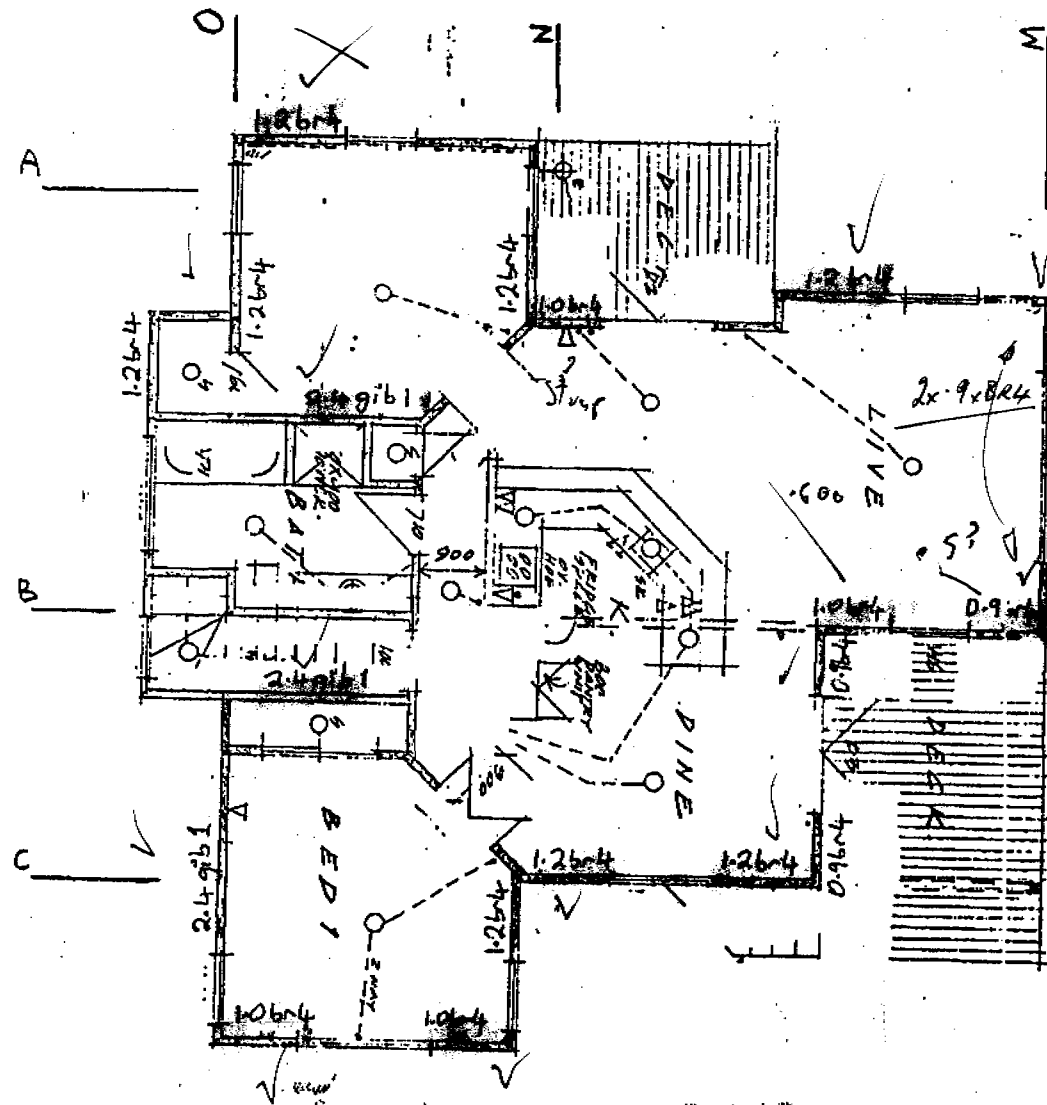


Bracing Plan, Lower level

Don Thomson  
Consulting Structural Engineer  
68 Harbour View Road, Wellington 5  
Tel 04 475-7933 Fax 04 475-8414



Project: Storewell Grove  
Subject: House  
Sketch: 94740/1 Date: 1-2-94



Bracing Plan, upper level

**ACCEPTABLE SOLUTION F4/AS1****1.0 BARRIERS IN BUILDINGS****1.1 Barrier heights**

1.1.1 Minimum barrier heights shall be 1000 mm on floors and landings, and 900 mm on stairs or ramps, measured from the *pitch line* or *nosings*.

**Comment:**

A handrail can be constructed as an integral part of a barrier. Refer NZBC D1 "Access Routes".

**1.2 Barrier construction****1.2.1 Buildings used by young children**

In any building likely to be used by young children barriers shall have:

- a) No openings through which a 100 mm diameter sphere can pass,
- b) No components between the heights of 150 mm and 760 mm above floor (or stair nosing) level which can provide a toehold, and
- c) The triangular opening formed by the riser, tread and bottom rail at the open side of a stairway shall be of such a size that a 150 mm diameter sphere cannot pass through it.

**1.2.2 Low risk areas**

In areas used exclusively for emergency or maintenance purposes in buildings, and in other buildings not frequented by children, barriers may have openings with maximum dimensions of either:

- a) 300 mm horizontally (between vertical balusters), or
- b) 460 mm vertically (between longitudinal rails).

1.2.3 These dimensional limitations apply also to any openable window or panel in a barrier.

**1.2.4 Balconies with fixed seating**

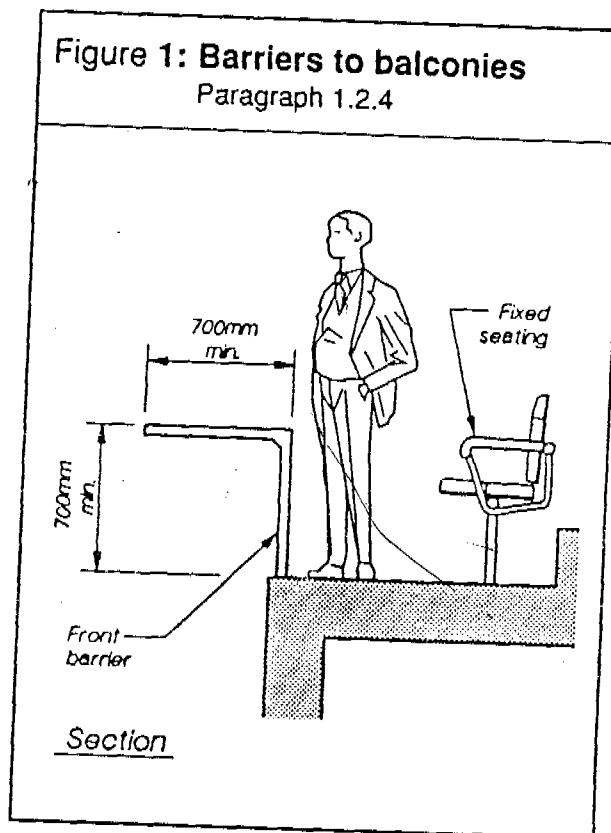
Where a balcony or mezzanine floor accommodates fixed seating, a front barrier as shown in Figure 1 may be used as an alternative to Paragraph 1.2.1 and shall have:

- a) A minimum height of 700 mm above floor level,
- b) A horizontal projection extending at least 700 mm forward of the barrier at the top rail level, and
- c) No opening through which a 100 mm diameter sphere can pass.

**Comment:**

This solution is expected to be used mainly in places such as assembly halls, theatres and cinemas.

**Figure 1: Barriers to balconies**  
Paragraph 1.2.4

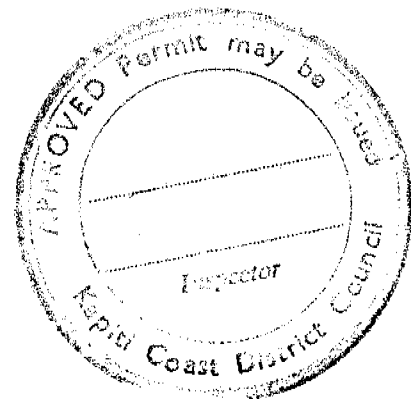


# **SPECIFICATION**

For works and materials required

## **QUINN RESIDENCE**

Stonewall Grove  
Waikanae Beach



## **REID ASSOCIATES ARCHITECTS**

P.O.Box 155 Waikanae  
Phone / Fax (04) 293 3246

## PRELIMINARY AND GENERAL

### MAIN PARTIES TO THE CONTRACT

Owner: Mr and Mrs G.Quinn

Contractor : Redican Allwood Builders Ltd

Architects : Reid Associates.

Engineer : Bob Laybourn, Wellington

### CONDITIONS OF CONTRACT

The conditions of contract, which shall apply to all trades and sections of the work shall be the current Master Builders conditions of Contract and relevant appendices thereto, and any other conditions as may be agreed between the parties by letter or other supporting document. The Contract documents shall be these conditions, this specification, and the contract drawings.

### FEES AND LEVIES

The contractor shall make all allowances and pay when due all local authority fees, levies and deposits applicable to the works.

### GUARANTEES AND WARRANTIES

The contractor shall take all steps to ensure that guarantees and warranties are provided on items specified in the contract and that all conditions for installation and registration are met.

### INSURANCE

The contractor shall arrange for a "Builders all risk" policy to cover all relevant parties to the contract prior to accessing the site. The owner shall ensure that satisfactory Insurance is in place to cover the existing building on the site while building operations are in progress.

### MAINTENANCE

The Contractor shall maintain the works for a period of 60 days ( or as otherwise agreed between the parties ), from "Practical Completion" of the works, making good any defects.

### STANDARD SPECIFICATIONS

The work shall comply with All relevant New Zealand Standard Specifications, Local Authority By- laws, the Building Act, and best trade practice.

## SITE PREPARATION

### TEMPORARY SERVICES

The contractor shall allow for and arrange temporary power and water from the existing building on the site.

### SETTING OUT

All site Boundaries must be clearly established by the contractor. The Owner shall engage a surveyor if boundary positions are in doubt.

### ACCESS TO THE SITE

The contractor shall inspect the site and make any necessary allowances to ensure access for equipment to the works, and allow for making good any damage.

### PROTECTION

The contractor shall take all reasonable steps to protect the existing dwelling and established vegetation on the site.

### EXCAVATION

Excavate all trenches down to solid bearing. Any adverse sub ground conditions that could not be reasonably foreseen and not indicated by the foundation drawings shall be accommodated by agreement between the parties and applied as an extra to the contract.

## CONCRETE WORK

### SCOPE OF WORK

1. perimeter footings
2. Concrete floor Slabs
3. Brace and step Pads

### GENERAL

Materials and workmanship shall comply with N.Z.S.S.1900 clauses 9/3/3 to 9/3/25. 28 Day crushing strength shall reach 17.5 Mpa unless specifically noted as otherwise on drawings.

### REINFORCEMENT

Steel to comply with N.Z.S.S. 197. Steel size and location shall be as detailed on drawings. Hook all rod ends, lap all steel 40 diameters min and tie all joints securely with 16 guage black iron wire and secure in intended position.

### CONCRETE SLAB

Shall be 100mm thick reinforced with 665 equivalent economesh to middle of slab, lapped 100mm and secured at that height. A .25mm polythene damproof underlay shall be provided on compacted sand. Tape all damproof joints with black P.V.C adhesive tape. Seal all penetrations. Slabs open to the weather do not require dampcourse.

### FINISHING

Screed slabs to level or to prescribed falls and then bring to a hard surface with approved power float. Equipment. The finished surface is to be accurate to 6mm in 3000mm.

## FRAMING

### WALLS

All framing timber to be no.1 boric treated Radiata Pine, ex 100x50. Noggings to be at 800mm centres vertically and nailing to comply with NZS 3604 nailing schedule. Noggings and non load bearing studs may be No 2 framing grade.

### CEILINGS

Provide solid dwangs, rafters, or ex 50 x40 battens to fix Gibraltar board linings to comply with lining Manufacturers recommendations

### ROOF FRAMING

Framing to be as shown on drawings, Butynol roofing fabric to be fixed on 12.5mm construction ply on ex 150 x 50 rafters at 400 centres as shown on plan. All butynol work to be strictly to manufacturer's instructions and laid by qualified and experienced Butynol fixers approved by the Supplier. Warranty conditions must be met in full.

### STABILITY

All bottom plates shall be fixed to floors or other support by steel or steel bolts cast and cranked in slabs at 1.4 m max spacings, or by nailing to comply with N.Z.S. 3604 to other framing or bearers. All walls shall be adequately braced to prevent any lateral movement and to comply with overall bracing requirements where applicable under a bracing schedule. Bracing shall be by galvanised steel angle in combination with sheet material or by permitted sheet material only fixed as specified in N.Z.S.3604. All nailed fixings generally shall comply with the nailing schedule set out in the appendix to N.Z.S 3604.

## LININGS

### WALLS - INTERIOR.

---

Refer to drawings and the lining schedule (if given) for type and location of linings which shall comply with the following

#### GIBRALTER BOARD

Line new interior timber walls with 9.5mm gib board supported and nailed off with gib clouts to comply with Manufacturers recommendations and to sheet bracing requirements for GIB 1, BR4 and BR2 bracing as per NZS 3604. Set clouts and align tapered joints to prepare for stopping.

#### PLYWOOD

Line walls shown in garage area with 7.5mm construction plywood nailed to comply with NZS3604 bracing requirements. Sheets to have one fair face.

### WALLS - EXTERIOR

---

Line walls as specified on drawings and on linings schedule (if given) Linings shall comply with the following:

#### WEATHERBOARD

Line upper storey with ex 200 x 25 cedar rusticated weatherboard laid over building paper, and include for ex 75x 25 corner facings and ex 75 x 25 window facings in the same material. All fixings shall be silicon Bronze and special care to be taken to seal all junctions and properly flash all detailing.

#### PLASTER FINISH

Ground floor and upper floor walls as shown on elevations shall be finished with 'Insulacclad' system over 40mm Polyeurathane foam substrate. All work strictly according to manufacturer's instructions and applied by approved applicators. All warranty conditions must be fully complied with.

### CEILINGS.

---

Ceilings shall be lined as specified on drawings and schedule (if supplied) and shall comply with the following

#### GIBRALTER BOARD

Provide solid fixing by way of rafter, batten or nogging at no more than 400mm centres and fix 9.5mm Gib bd to Manufacturers instructions to allow for a completely flush and crack free surface ready for stopping and painting.

#### VERANDAH SOFFITS

Line roof overhang and room overhang soffits with 4.5 mm hardiflex flat sheets. Secure with tan. beading and PVC strip Joints.

#### ROOFING

---

Fix 1.0mm Butynol roofing over 12.5mm construction plywood . perform the work exactly according to manufacturers instructions to comply with all warranty conditions. Allow for all upstands and flashing required to complete a waterproof envelope.

## JOINERY

### EXTERIOR JOINERY

Shall be Powder coated aluminium supplied with Paint Quality pine type jamb liners.

### INTERIOR JOINERY

Doors shall be stock flush hollow core, paint quality of an approved make, hung with 3 100mm pins B.S. butts on ex 40mm solid slimline type pine jambs

### HARDWARE

To be selected by owner against an allowance made by contractor for supply and installation.

### KITCHEN, VANITY CABINET WORK

All cupboards, vanities, shelves etc to be as detailed by other consultant to a monetary allowance by contractor. Construction generally Melteca carcasses and doors with formica rolled edge tops. Cupboards to be fitted with concealed self closing hinges and all exposed edges securely solid pvc taped in matching material.

## INSULATION

### WALLS

All exterior walls except garage shall have R 1.8 fiberglass insulation tightly fitting between studs and nogs

### CEILINGS

Provide R2.4 fiberglass insulation to all first floor ceiling areas and to ceiling area over garage

## PLUMBING

### GENERAL

The works shall be carried out by competent tradesmen possessing the qualifications laid down in spec. 15 and 16 of NZS 671.

### FLASHINGS

Flash as necessary to render the building watertight

### SPOUTING AND DOWNPIPES

Fit PVC system gutters and downpipes straight and with even falls. Dispose to approved soakage pit.

### VENTS AND SOIL STACKS

To be rigid PVC, concealed where possible

### INTERNAL HOT AND COLD WATER RETICULATION

To be approved Polybutylene with standard manufacturer approved connectors and accessories, except in concrete slabs where copper wrapped firmly in plumbers felt shall be used. *Now water pipes permitted in concrete slab*  
180 litre high pressure hot water cylinder shall be supplied in position shown on plan, copper pipe to be used within 1800mm of cylinder.

### FITTINGS

Allow to supply, install and connect all plumbing fittings and accessories listed below. Final selection shall be made by owner and value adjusted against clearly stated allowance from subcontractor for fittings. Allow for all installation.

1. Bath approx 1760 x 800mm acrylic white with selected taps
2. Shower 900 x 750 stainless steel base with white aquapanel lining surround and pivot safety glass door
3. Topliss shower mixer and rose
4. Selected vanity and tap set
5. W.C McSkimmings white with Dux slimline cisterns/matching seat
6. SS wash tub and timber cab. with methven deluxe chrome taps
7. Starmix Single lever chrome mixer to Kitchen
9. Pipeout for sink, dishwasher including shut off tap
11. Exterior taps as shown (2)
12. Pipeout for owners washing machine, include separate tap set.

### TESTING AND COMMISSIONING

Test all systems for operation and watertightness. Remedy all defects before linings are in place. Leave work fully complete and in full working order.

## DRAINAGE

### GENERAL

Provide all fittings necessary to complete the work and lay all drains to an even consistent fall of not less than 1 in 40

### SEWER

Install 100mm PVC gully traps to take wastes and 100 bends to take soil pipe, terminal vent etc. Run drains to on site connection to existing garage drain as shown on plan. Provide cleaning eyes at any change of direction or junction.

### STORMWATER

Take all stormwater to approved <sup>Drainage Kerb Channel</sup> ~~soakage pits~~ as shown on plan

### TESTING AND COMMISSIONING

Arrange and attend local authority inspection and test. Remedy all defects. Backfill all trenches to original level and ground condition. Remove all waste material and leave work area in a clean and tidy condition.

## ELECTRICAL

### GENERAL

Provide all materials and plant necessary to complete the work set out in accordance with best trade practice, the wiring regulations 1969, and to the approval of local Authorities. Obtain all necessary permits from the supply authority prior to commencing work.

### EXTENT OF WORK

Details are on plans and shall consist of;

1. Sub main supply from existing building on site to new house distribution board.
2. general wiring reticulation to house.
3. Supply and installation of all plugs and switches, exterior light fittings
4. Installation only of oven, hot water cylinder and dishwasher wiring, all with isolating switches.
5. Installation of interior light fittings as provided for in PC sum. Include for two dimmer circuits.
6. Door bell and push switch
7. Hot points for auto garage doors
8. One TV outlet and two phone outlets
9. Provision for two ceiling paddle fans, one Scope bathroom heater

Plugs and switches shall be from the PDL 500 series, colour white.

Light fittings will be chosen by owner and accounted separately by subcontractor, who shall allow in main contract for all fitting.

Distribution board shall be PDL flush mount of a size to suit the installation and an allowance for expansion/alteration.

ELECTRICIAN SHALL INSPECT EXISTING BUILDING INSTALLATION TO DETERMINE SUITABILITY FOR SUPPLYING HOUSE, AND ALLOW FOR ANY REMEDIAL WORK OR ALTERNATIVE ARRANGEMENTS AS REQUIRED

## PAINTING

### GENERAL

The painting contract shall be carried out by tradesmen registered with the Master Painters Association, using Materials that are the best of their kind and supplied new and unbroken for the job, and applied to comply with the manufacturers instructions and to best trade standard.

### CARE OF THE WORKS

Protect any surfaces outside the scope of the work and leave the works clean and the paintwork free of blemishes of any kind.

### PAINTING SCHEDULE

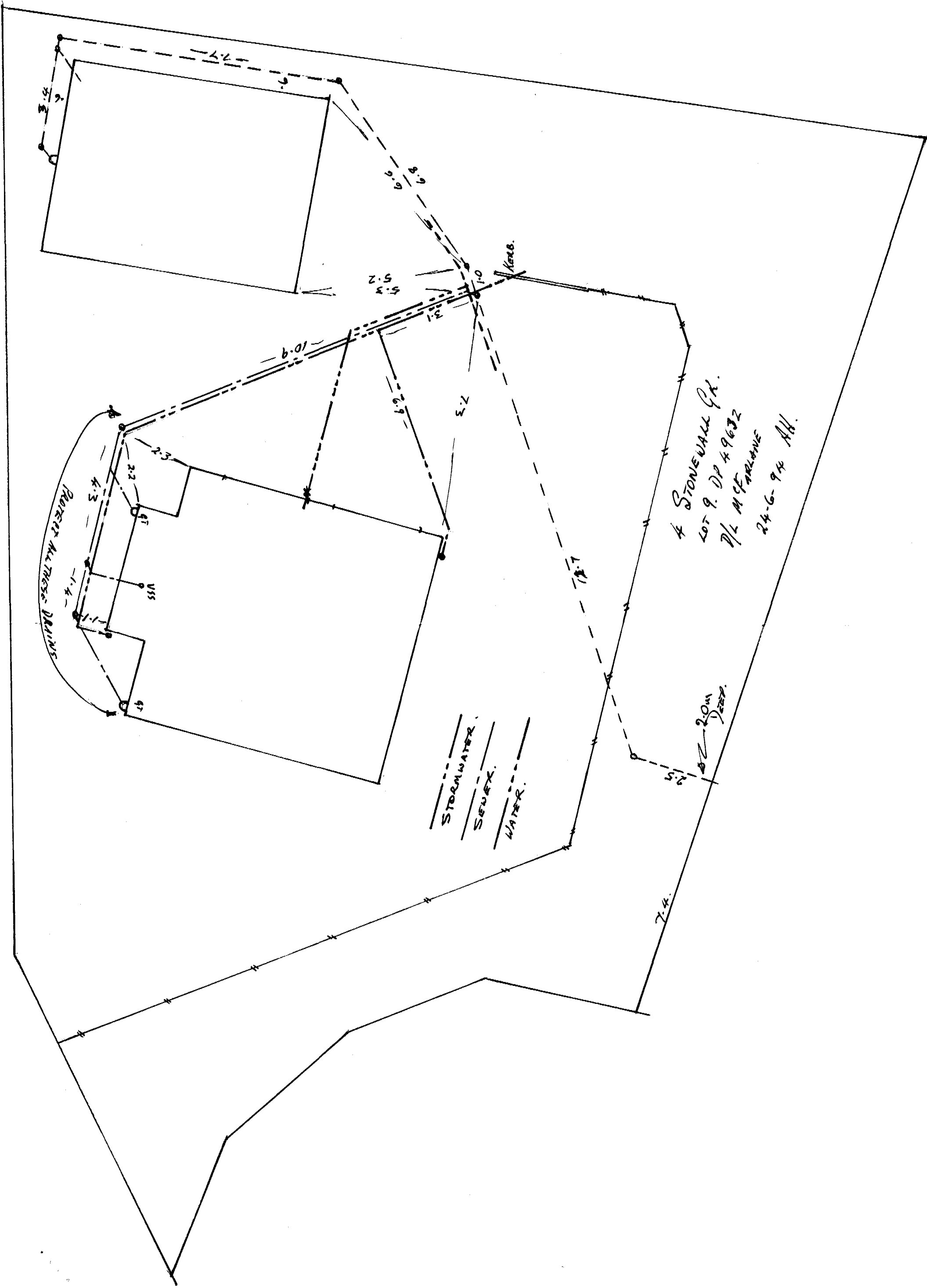
The extent of work and finishes required are as set out below:  
All necessary surfadace preparation, sealing priming and undercoating must be provided strictly according to manufacturer's instructions

#### 1. EXTERIOR

All timber : apply two coats of oil based preservative Stain/sealer  
Hardiflex Soffits : Apply two coats 100% acrylic paint  
Plaster system : apply seal coat, then two coats of 100% acrylic paint

#### 2. INTERIOR

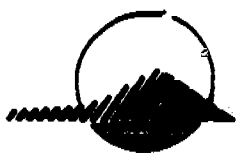
Walls : Alkyd seal, apply two coats vinyl acrylic  
Ceilings : Alkyd seal, apply 2 coats ceiling latex.  
Doors, laminated beam: polyeurathane to semigloss  
Door frames, Window liners, skirting: paint to gloss enamel  
Scotia : paint as for ceiling



4 STONEVALE GK.  
LOT 9. DP 49632  
MCFARLANE  
24-6-94 AH.

STORMWATER.  
SEWER.  
WATER.

2.0m  
DEEP.



# KAPITI COAST DISTRICT COUNCIL

## SITE CHECK SHEET

NAME: G. Quinn  
 ADDRESS: 4 Stonewall Grove  
 LOT: 9 DP: 4962  
 PROJECT: new dwelling  
 PERMIT NO: 941477

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

| COMPONENT TO BE INSPECTED | CHECK | INSP REQUIRED (TICK) | COMMENTS AND/OR RECTIFICATION NOTICE NO                                                           | OK TO PROCEED YES/NO | ADDITION INSPECT YES/NO | DATE, SIGNATURE |
|---------------------------|-------|----------------------|---------------------------------------------------------------------------------------------------|----------------------|-------------------------|-----------------|
| FOUNDATIONS               |       |                      |                                                                                                   |                      |                         |                 |
| Siting                    | ✓     |                      | Sand appears fine probed with 2' rod all the way down                                             | Yes                  | No                      | WCB 3.3.94      |
| Footings                  | ✓     |                      | See Rect No 1184                                                                                  | No                   | Yes                     | WCB 8.3.94      |
| Steel                     |       |                      |                                                                                                   |                      |                         |                 |
| BOND/BEAMS                |       |                      |                                                                                                   |                      |                         |                 |
| 1st                       |       |                      | REC 1184 correct mesh now installed                                                               | YES                  | NO                      | ACH 8.3.94      |
| 2nd                       |       |                      |                                                                                                   |                      |                         |                 |
| 3rd                       |       |                      |                                                                                                   |                      |                         |                 |
| CONCRETE FLOOR            |       |                      |                                                                                                   |                      |                         |                 |
| Building                  |       |                      |                                                                                                   |                      |                         |                 |
| P&D                       |       |                      | Wastes OK                                                                                         | YES                  | NO                      | ACH 8.3.94      |
| Elect                     |       |                      |                                                                                                   |                      |                         |                 |
| Gas                       |       |                      |                                                                                                   |                      |                         |                 |
| EHO                       |       |                      |                                                                                                   |                      |                         |                 |
| SUB FLOOR                 |       |                      |                                                                                                   |                      |                         |                 |
| Connections               |       |                      |                                                                                                   |                      |                         |                 |
| Braces                    |       |                      |                                                                                                   |                      |                         |                 |
| Blocking                  |       |                      |                                                                                                   |                      |                         |                 |
| PRE LINE                  |       |                      |                                                                                                   |                      |                         |                 |
| Wall Framing              | ✓     |                      | See Rect No 259 General framing changed to 9.5 Centre 2.00.8                                      | No                   | Yes                     | WCB 5.5.94      |
| Bracing                   | ✓     |                      |                                                                                                   |                      |                         |                 |
| Fixings                   | ✓     |                      | Pre line inspected. Item 4 Not completed. Stair steel framing Nailed, except for one edge of deck | Yes                  | No                      | WCB 9.5.94      |
| Lintels                   | ✓     |                      |                                                                                                   |                      |                         |                 |
| Roof Framing              | ✓     |                      |                                                                                                   |                      |                         |                 |
| Trusses                   | ✓     |                      | Partial Truss                                                                                     |                      |                         |                 |
| Bracing                   | ✓     |                      | Double nail centres                                                                               | YES                  | NO                      | K Smith 20.5.94 |
| Fixing                    | ✓     |                      | Bracing shots                                                                                     |                      |                         |                 |
| P&D                       | ✓     |                      | Waterpipes backwired                                                                              | Yes                  | NO                      | WCB 4.5.94      |
| Elect                     |       |                      | Kitchen waste to have A.A.V                                                                       |                      |                         |                 |
| Gas                       |       |                      | water-pipes tested to 1500 k.P.A                                                                  |                      |                         |                 |
| EHO                       |       |                      |                                                                                                   |                      |                         |                 |

| COMPONENT TO BE INSPECTED       | C<br>H<br>E<br>C<br>K | INSPECT REQUIRED (TICK) | COMMENTS AND/OR RECTIFICATION NOTICE NO | OK TO PROCEED YES/NO | ADDITION INSPECT YES/NO | DATE, SIGNATURE   |
|---------------------------------|-----------------------|-------------------------|-----------------------------------------|----------------------|-------------------------|-------------------|
| INSULATION                      |                       |                         |                                         |                      |                         |                   |
| Wall/Floors                     |                       |                         |                                         |                      |                         |                   |
| Ceiling/Skillion                |                       |                         |                                         |                      |                         |                   |
| WALL LINING                     |                       |                         |                                         |                      |                         |                   |
| Building                        |                       |                         |                                         |                      |                         |                   |
| EHO                             |                       |                         |                                         |                      |                         |                   |
| EXT CLADDING                    |                       |                         |                                         |                      |                         |                   |
| Walls                           |                       |                         |                                         |                      |                         |                   |
| Roof                            |                       |                         |                                         |                      |                         |                   |
| JOINERY                         |                       |                         |                                         |                      |                         |                   |
| NZS4211                         |                       |                         |                                         |                      |                         |                   |
| NZS4223                         |                       |                         |                                         |                      |                         |                   |
| FIRE FIGHTING EQUIPMENT         |                       |                         |                                         |                      |                         |                   |
| EGRESS COMPONENTS               |                       |                         |                                         |                      |                         |                   |
| DISABLED PERSONS FACILITIES ETC |                       |                         |                                         |                      |                         |                   |
|                                 |                       |                         |                                         |                      |                         |                   |
| <i>Drains Sewers Blower OK.</i> |                       |                         |                                         | <i>YES</i>           | <i>NO</i>               | <i>OK 23.6.94</i> |

*Final No specification for Woodburner.*

### FINAL INSPECTION

*WOODBURNER IS MAGNUM P100 - OK 22-9-95*

**BUILDING COMPONENTS DEEMED COMPLETED**

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

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

Signature

Designation

Date

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

**SECRET**

**NAME :** .....

**ADDRESS :** .....

**LOT:** . . . . .

**DP :** . . .

Date Inspected

[illegible]

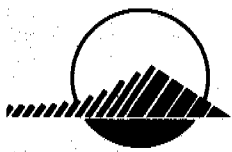
Application No: 94/477

Site Address: Newduelling H Stenewall Grv

**INSPECTIONS = \$35**

**NETWORK UTILITY OPERATORS = Cost + 10%**

| Classification |                                            | \$            |    |   |     |    | Total<br>\$ |  |  |  | Total<br>\$ | Inspections |    |   |     |    |  |     |    | Total<br>\$ | Admin<br>\$ | PIM<br>\$ | Total |
|----------------|--------------------------------------------|---------------|----|---|-----|----|-------------|--|--|--|-------------|-------------|----|---|-----|----|--|-----|----|-------------|-------------|-----------|-------|
|                |                                            |               | PI | D | Bld | EH |             |  |  |  |             | Site        | PI | D | Bld | EH |  |     |    |             |             |           |       |
| 1              | Fire Places, Signs                         | 0-1500        |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 36 | Nil         |             |           |       |
| 2              | Sheds, Carports                            | 1501-4000     |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 36 | Nil         |             |           |       |
| 3              | Garages, Conservatories,<br>Swim Pool, Etc | 4001-10000    |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 36 | 50          |             |           |       |
| 4              | House Additions                            | 4001-10000    |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 36 | 50          |             |           |       |
| 5              | House Additions                            | 10001-50000   |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 36 | 50          |             |           |       |
| 6              | Dwellings                                  | 50001-100000  |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 36 | 100         |             |           |       |
| 7              | Dwellings                                  | 100001-150000 | 5  | 5 | 11  |    | 315         |  |  |  |             | 1           | 2  | 3 | 6   |    |  | 420 | 36 | 100         | 871.        |           |       |
| 8              | Dwellings                                  | 150001-200000 |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 54 | 100         |             |           |       |
| 9              | Dwellings                                  | 200001-250000 |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 54 | 140         |             |           |       |
| 10             | Dwellings                                  | 250001-300000 |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 72 | 140         |             |           |       |
| 11             | Dwellings                                  | 300000 +      |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 72 | 180         |             |           |       |
| 12             | Commercial/Industrial                      | 0-10000       |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 36 | 50          |             |           |       |
| 13             | Commercial/Industrial                      | 10001-50000   |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 36 | 80          |             |           |       |
| 14             | Commercial/Industrial                      | 50001-100000  |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 36 | 100         |             |           |       |
| 15             | Commercial/Industrial                      | 100001-150000 |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 36 | 100         |             |           |       |
| 16             | Commercial/Industrial                      | 150001-200000 |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 54 | 100         |             |           |       |
| 17             | Commercial/Industrial                      | 200001-250000 |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 54 | 140         |             |           |       |
| 18             | Commercial/Industrial                      | 250001-300000 |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 54 | 140         |             |           |       |
| 19             | Commercial/Industrial                      | 350001-400000 |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 54 | 140         |             |           |       |
| 20             | Commercial/Industrial                      | 400001-450000 |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 72 | 180         |             |           |       |
| 21             | Commercial/Industrial                      | 450001-500000 |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 72 | 180         |             |           |       |
| 22             | Commercial/Industrial                      | 500001-550000 |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 72 | 200         |             |           |       |
| 23             | Commercial/Industrial                      | 550000 +      |    |   |     |    |             |  |  |  |             |             |    |   |     |    |  |     | 72 | 250         |             |           |       |



# KAPITI COAST DISTRICT COUNCIL

PRIVATE BAG 601, PARAPARAUMU.  
TELEPHONE (04) 296-5139 FAX (04) 297-2563

250

## NOTICE TO RECTIFY BUILDING WORK

Section 42, Building Act 1991

Issued by Kapiti Coast District Council

To G. Quinn 4 Stonewall Grove

(Owner or person to whom building consent, if any, was issued)

And Radican Allwood Builders

(Any person undertaking the building work concerned):

Building Consent No.: 941477

A preline inspection at 4 Stonewall Grove, Invercargill has revealed the following:

1. Only ever second rafter has cyclone ties fitted provide  
✓ cyclone ties to all Rafters "2" second Rafter.
2. Strap top plate to studs. at each rafter.
2. Strap all lintels ~~over~~ 2 metres and over to studs and  
✓ bottom of studs to bottom plates.
3. Provide double stud full length each side of windows  
✓ where lintel lower than 350 mm where no steel stud has  
not been provide by engineer.
4. Provide fixing each end of laminated rounded beam  
to engineers design against uplift. not completed yet
5. Downstairs bolt steel braces .150 mm each end of brace  
✓ sheet and provide GKN Straps also.
6. Bolt Framing to R.S.J. at North end downstairs  
✓

ADDITIONAL INSPECTION REQUIRED YES/NO

Signed for and on behalf of Council:

Name: W. Blackie

Position: Building Control Officer

Date: 5/5/94



# KAPITI COAST DISTRICT COUNCIL

PRIVATE BAG 601, PARAPARAUMU.  
TELEPHONE (04) 296-5139 FAX (04) 297-2563

1184

## NOTICE TO RECTIFY BUILDING WORK

Section 42, Building Act 1991

Issued by Kapiti Coast District Council

To G. Quinn 4 Stone wall Grove Wairarapa.  
(Owner or person to whom building consent, if any, was issued)

And Redican Allwood Builders  
(Any person undertaking the building work concerned):

Building Consent No.: 941477

A foundation inspection has revealed the following

1. Steel Mesh in floor slab only 668 not  
✓ 665 as per foundation detail.

ADDITIONAL INSPECTION REQUIRED ☒ YES ☐ NO

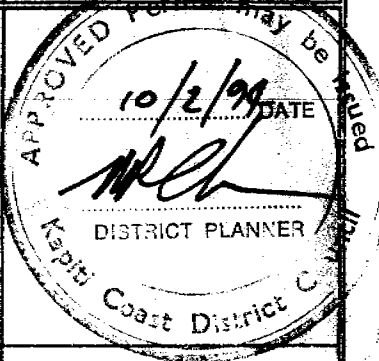
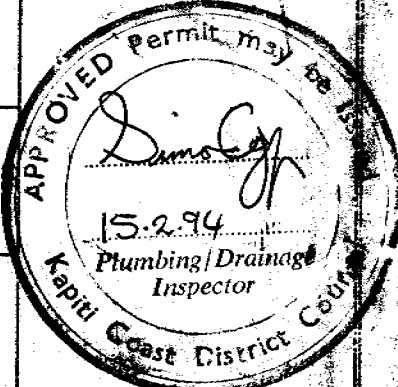
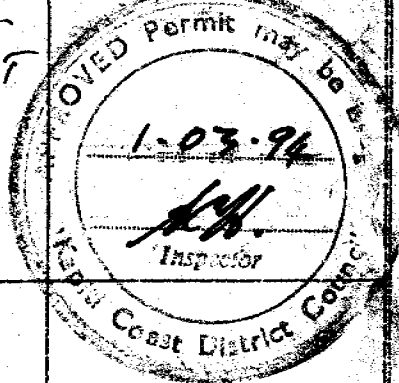
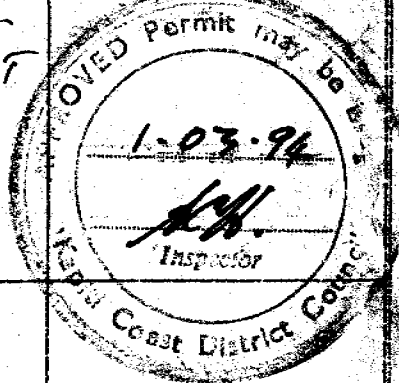
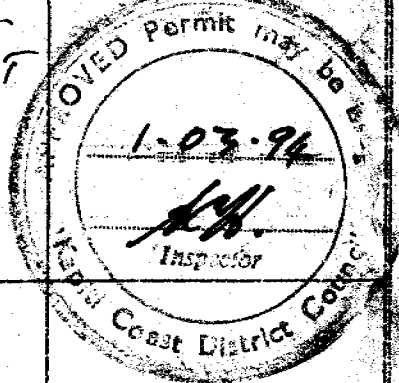
Signed for and on behalf of Council:

Name: DR Clark

Position: Building Control Officer

Date: 8/3/94

|                  |          |  |            |  |             |  |           |  |
|------------------|----------|--|------------|--|-------------|--|-----------|--|
| TYPE OF BUILDING | Dwelling |  | Retail     |  | Additions   |  | Accessory |  |
|                  | New      |  | Industrial |  | Alterations |  | Other     |  |

| DEPARTMENT             | REQUIREMENTS                |     |    | COMMENTS                                                                                                     | CHECKED/DATE STAMP                                                                    |
|------------------------|-----------------------------|-----|----|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Town Planning          |                             | Yes | No |                                                                                                              |    |
|                        | Zoning Conforms             |     |    |                                                                                                              |                                                                                       |
|                        | Dispensation                |     |    |                                                                                                              |                                                                                       |
|                        | Planning Consent            |     |    |                                                                                                              |                                                                                       |
|                        | Special Floor Level         |     |    |                                                                                                              |                                                                                       |
| Plumbing               |                             |     |    |                                                                                                              |   |
| Drainage               |                             |     |    |                                                                                                              |                                                                                       |
| Stormwater             | To Channel                  |     |    |                                                                                                              |  |
|                        | To Drain                    |     |    |                                                                                                              |                                                                                       |
|                        | Confined to Lot             |     |    |                                                                                                              |                                                                                       |
| Building               |                             |     |    | Design Cert etc to comp (Monday) BT                                                                          |                                                                                       |
| Structural             | Specific Design             |     |    |                                                                                                              |  |
|                        | Foundation                  |     |    |                                                                                                              |                                                                                       |
|                        | Structure                   |     |    |                                                                                                              |                                                                                       |
|                        | Roof                        |     |    |                                                                                                              |                                                                                       |
| Subdivisional Engineer |                             |     |    |                                                                                                              |                                                                                       |
|                        | Earthworks Bylaw Conditions |     |    |                                                                                                              |                                                                                       |
| Environmental Health   |                             |     |    |                                                                                                              |                                                                                       |
| Site                   | Very high Wind Area         |     |    | Possible wind blown sand although ground appears firm engineer report may be required when footing excavated |  |



# APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

To : Kapiti Coast District Council

[Cross each applicable box and attach relevant documents in triplicate]

## PART A : GENERAL

(Complete Part A in all cases)

Builder PAID

7 FEB 1994

| APPLICANT*                                                                                                                                                                                                                                                                                                                                                           | PROJECT                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Name: <u>MR &amp; MRS S. QUINN</u>                                                                                                                                                                                                                                                                                                                                   | New <del>or relocated</del> building <input checked="" type="checkbox"/>                                             |
| Mailing address: <u>4- P.O. Box 169 WAIKANA</u>                                                                                                                                                                                                                                                                                                                      | Alteration <input type="checkbox"/>                                                                                  |
| Contact [Print name and position]: <u>BARRY KEDICAN KEDICAN ALLWOOD BUILDERS LTD</u>                                                                                                                                                                                                                                                                                 | Intended use(s) [In detail]: <u>New Dwelling</u>                                                                     |
| Phone: <u>025-440711</u> Fax: <u>04-2937612</u>                                                                                                                                                                                                                                                                                                                      | Intended life: Indefinite but not less than 50 years <input checked="" type="checkbox"/><br>Specified as _____ years |
| *Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force. | Demolition <input type="checkbox"/>                                                                                  |
| FOR COUNCIL USE                                                                                                                                                                                                                                                                                                                                                      | Being stage <u>1</u> of an intended <u>1</u> stages.                                                                 |
| Received: <u>7/2/94</u>                                                                                                                                                                                                                                                                                                                                              | Estimated value (inclusive of GST) : \$ <u>130,000</u>                                                               |
| Application fee: \$ <u>620</u>                                                                                                                                                                                                                                                                                                                                       | PROJECT LOCATION                                                                                                     |
| Receipt No.: <u>407621</u>                                                                                                                                                                                                                                                                                                                                           | Street address [If any]: <u>4 STONEWALL GROVE WAIKANA</u>                                                            |
|                                                                                                                                                                                                                                                                                                                                                                      | Legal description [as shown on certificate of title or rates notice, if any]: Lot <u>9</u>                           |
|                                                                                                                                                                                                                                                                                                                                                                      | DP <u>49632</u>                                                                                                      |

This application is for :

☐ Building consent only, in accordance with project information memorandum number \_\_\_\_\_.

☒ Both building consent and a project information memorandum.

| Floor (tick boxes)                           | Roof (tick boxes)                                            | External Cladding (tick boxes)                   |
|----------------------------------------------|--------------------------------------------------------------|--------------------------------------------------|
| Timber <input checked="" type="checkbox"/>   | Steel Sheeting                                               | Brick                                            |
| Concrete <input checked="" type="checkbox"/> | Steel Tiles                                                  | Concrete                                         |
| Wood Products                                | Concrete Tiles                                               | Concrete Block                                   |
| Other                                        | Shingles                                                     | Cement Board                                     |
| Framing (tick boxes)                         | Aluminium                                                    | Plaster <input checked="" type="checkbox"/>      |
| Timber <input checked="" type="checkbox"/>   | Other <u>BUTYNOL/PLY</u> <input checked="" type="checkbox"/> | Timber <input checked="" type="checkbox"/>       |
| Concrete                                     | Internal linings (tick boxes)                                | Steel                                            |
| Steel                                        | Plaster Board <input checked="" type="checkbox"/>            | Aluminium                                        |
| Aluminium                                    | Fibrous Plaster                                              | Other                                            |
| Other                                        | Wood Products                                                | Size of Building                                 |
|                                              | Other                                                        | Floor area m² <u>166</u> No. of storeys <u>2</u> |
|                                              |                                                              | No. of dwelling units <u>1</u>                   |

**PART B : PROJECT DETAILS**

(Complete Part B only if you have not applied separately for a project information memorandum)

- ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- ☐ New provisions to be made for vehicular access, including parking.
- ☐ Provisions to be made in building over or adjacent to any road or public place.
- ☐ New provisions to be made for disposing of stormwater and wastewater.
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.
- ☐ New connections to public utilities.
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise.
- ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae.

**PART C : BUILDING DETAILS**

(Complete Part C in all cases)

This application is accompanied by [Cross each applicable box, attach relevant documents in duplicate] :

- ☒ The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:
  - ☐ Building certificates
  - ☐ Producer statements
  - ☐ References to accreditation certificates issued by the Building Industry Authority
  - ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any, for inspection during construction.

**PART D : KEY PERSONNEL**

(Complete Part D as far as possible in all cases. Give names, addresses, and telephone numbers. Give relevant registration numbers if known.)

Designer(s): REID ASSOCIATES ARCHITECTS, RICK REID 04-293-3246

Building Certifier(s): KCDC

Builder(s): REDICAN ALLWOOD BUILDERS LTD. 04-2936437  
- BARRY REDICAN. 025-440711.

Registered Drainlayer: ~~XXXXX~~ REG NO.: \_\_\_\_\_

Craftsman Plumber: SA or G McFurdane REG NO.: \_\_\_\_\_

Craftsman Gasfitter: N/A REG NO.: \_\_\_\_\_

Registered Electrician: PAUL COTTER REG NO.: \_\_\_\_\_

Other: \_\_\_\_\_

**PART E : COMPLIANCE SCHEDULE DETAILS****E1 : Systems Necessitating a Compliance Schedule**

(Complete Part E1 for all new buildings and alterations, except single residential dwellings.)

The building will contain the following [Cross each applicable box and attach proposed inspection, maintenance, and reporting procedures]:

- ☐ Automatic sprinkler systems or other systems of automatic fire protection.
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- ☐ Emergency warning systems for fire or other dangers.
- ☐ Emergency lighting systems.
- ☐ Escape route pressurisation systems.
- ☐ Riser mains for fire service use.

- ☐ Any automatic back-flow preventer connected to a potable water supply.
- ☐ Lifts, escalators, or travelators or other similar systems.
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building.
- ☐ Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code.
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings.
- ☐ Such signs as are required by the building code in respect of the above-mentioned system.
- ☐ Non of the above.

**E2 : Other Systems and Features to be included in Compliance Schedule**

(Complete Part E2 only if building contains one or more of the systems listed in Part E1)

The building will contain the following [Cross each applicable box and attach proposed inspection, maintenance, and reporting procedures]:

- ☐ Means of escape from fire.
- ☐ Safety barriers.
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.
- ☐ Handheld hoses for firefighting.
- ☐ Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975.

Signed for and on behalf of the Applicant:

Name: *[Signature]*

Position: REDICAN ALLWOOD BUILDERS LTD

Date: 3/2/94

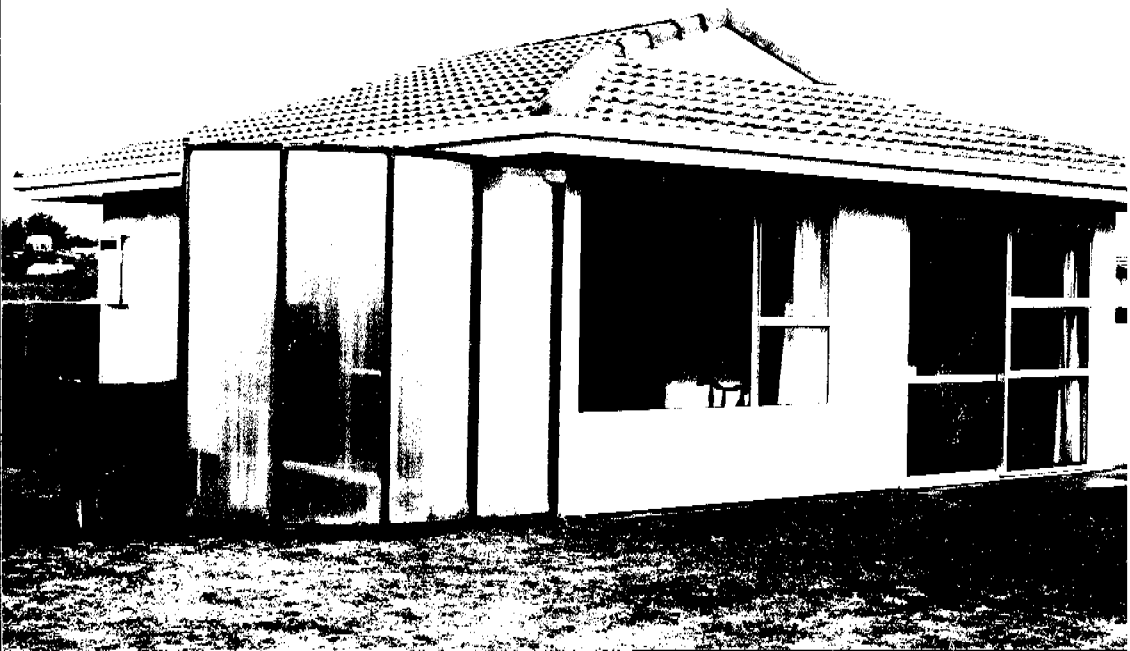
**FOR OFFICE USE ONLY**

| FEES                   |                   | APPLICATION FEE \$ <u>620</u>                           |                    |
|------------------------|-------------------|---------------------------------------------------------|--------------------|
| Building               | \$ <u>371.00</u>  | RECEIPT NO                                              | DATE <u>7-2-94</u> |
| Sewer Connection       | \$                | <u>407621</u>                                           |                    |
| Water Connection       | \$                |                                                         |                    |
| Vehicle Crossing       | \$ <u>EX.</u>     | INVOICE NO                                              | DATE <u>3-3-94</u> |
| Damage Deposit         | \$ <u>400.00</u>  | <u>1466</u>                                             |                    |
| Structural Checking    | \$                |                                                         |                    |
| Building Research Levy | \$ <u>130.00</u>  | RECEIPT NO                                              | DATE <u>3-3-94</u> |
| Development Levy       | \$                | <u>420130</u>                                           |                    |
| <u>BIA</u>             | \$ <u>130.00</u>  | BUILDING CONSENT NO                                     | DATE ISSUED        |
|                        | \$                | <u>941477</u>                                           | <u>9-3-94</u>      |
|                        | \$                |                                                         |                    |
|                        | \$                |                                                         |                    |
|                        | \$                |                                                         |                    |
|                        | \$                |                                                         |                    |
|                        | \$                |                                                         |                    |
|                        | \$                |                                                         |                    |
| SUBTOTAL               | \$ <u>1531.00</u> | AUTHORISATION FOR REFUND OF DEPOSITS                    |                    |
| Less Deposit Paid      | \$ <u>620.00</u>  | Deposit held =                                          | \$ <u>400</u>      |
| TOTAL                  | \$ <u>911.00</u>  | Cost to Repair Damage Caused                            |                    |
| GST INCLUDED           | \$                | During Construction =                                   | \$ <u>NIL</u>      |
|                        |                   | Total Balance to be Refunded =                          | \$ <u>400</u>      |
|                        |                   | Authority Number : <u>4344</u>                          |                    |
|                        |                   | Authorised <u><i>[Signature]</i></u> DATE <u>3.5.94</u> |                    |

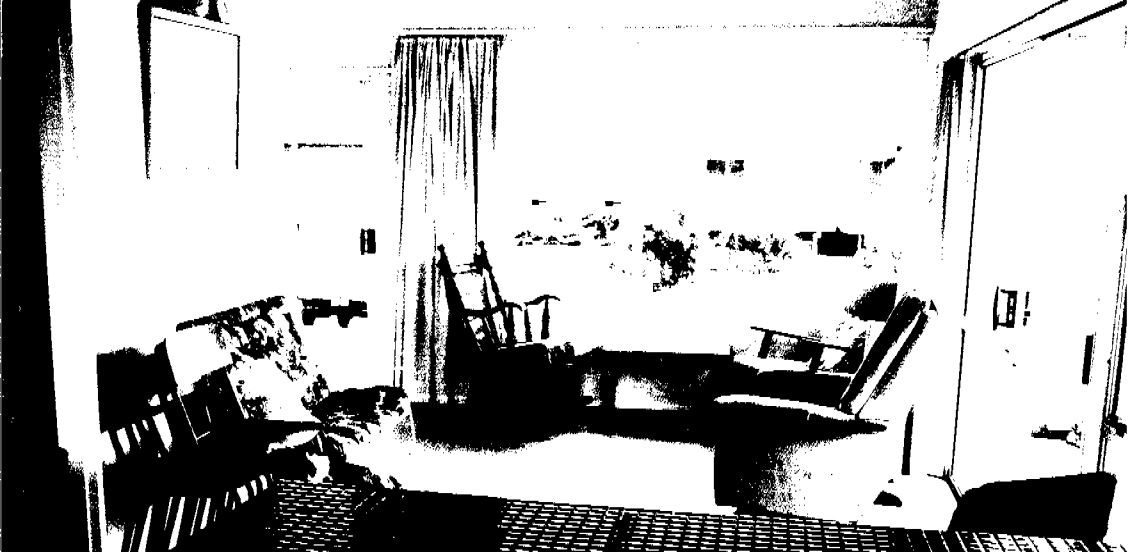


















# KAPITI COAST DISTRICT COUNCIL

File

KAPITI COAST DISTRICT COUNCIL  
REGULATORY SERVICES  
INSPECTORATE BRANCH  
Private Bag 601, Paraparaumu  
Telephone (04) 298-5139

ADDRESS .....  
THE HEATING CENTRE  
6 KAPITI ROAD  
PARAPARAUMU  
DATE .....  
PHONE .....  
PH: (04) 298 6556

Dear Sir

FREE STANDING FIRE OR FIRE PLACE HEATER INSTALLED AT

4 Stonehall Gve Wairarapa

for Quinn

by THE HEATING CENTRE

Address 6 KAPITI ROAD

PARAPARAUMU.

Phone PH: (04) 298 6556

I hereby notify you that the following requirements under NZS 7421:1990 have been met and the solid fuel burning domestic appliance type and model Magnum P100 has been installed in accordance with the manufacturer's installation instructions.

Please tick where applicable the following :

|     |                                                                                                                                                      |   |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 1.  | Building Consent Number ..... issued and sited.                                                                                                      |   |
| 2.  | The chimney has been cleaned.                                                                                                                        |   |
| 3.  | The chimney is in a sound condition.                                                                                                                 |   |
| 4.  | The chimney is of pumice and of correct dimensions to comply with BRANZ zero clearance certificate.                                                  |   |
| 5.  | The chimney is ventilated to manufacturer's requirements.                                                                                            |   |
| 6.  | The appliance is restrained against seismic activity (free standing and fireplace heaters).                                                          | ✓ |
| 7.  | The fireplace heater has been approved by BRANZ as complying with their zero clearance certificate.                                                  |   |
| 8.  | The hearth is an approved type according to manufacturer's requirements.                                                                             | ✓ |
| 9.  | The hearth is restrained against seismic activity.                                                                                                   | ✓ |
| 10. | The fire surround at its connection to the fireplace is fully insulated with approved material [see BRANZ Building Information Bulletin 248 (1986)]. |   |
| 11. | The ash hearth is of correct dimensions to installation instructions.                                                                                | ✓ |

Mark N/A if clause not applicable. Please return promptly after installation.

(PRINT) INSTALLERS NAME P GARDNER

SIGNED

# KAPITI COAST DISTRICT COUNCIL

Ref:

## BUILDING CONSENT Section 35, Building Act 1991

### APPLICANT

MR & MRS G QUINN  
C/- P O BOX 169  
WAIKANAE

### CONSENT DETAILS

Consent/PIM No.: 941477  
Date issued: 9/03/94  
Date of applicn: 7/02/94  
Valn No: 1492048800  
Overseer: A Hawkins

PROJECT DESCRN: NEW CONSTRUCTION  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
DWELLING

INTENDED LIFE: INDEFINITE, BUT NOT LESS THAN 50 YEARS

INTENDED USES: RESIDENTIAL

PROJECT LOCATION: 4 STONEWALL GROVE, WAIKANAE

LEGAL DESCRIPTION: LOT 9 DP 49632 CT 19D/1220

ESTIMATED VALUE: \$ 130,000

CHARGES: The Council's charges paid on uplifting this  
Building Consent, in accordance with the attached  
details, are:

|                        |             |
|------------------------|-------------|
|                        | \$ 1,401.00 |
| Building Research Levy | \$ 130.00   |
| TOTAL:                 | \$ 1,531.00 |

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

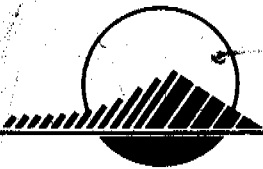
This building consent is issued subject to previously advised conditions.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: G Ball BUILDING CONTROL OFFICER

DATE: 9-3-94

Ngarara Building, Rimu  
Road, Private Bag 601  
Paraparaumu.  
Telephone (04) 298-5133  
Fax (04) 297-2563



# KAPITI COAST DISTRICT COUNCIL

Ref:

BUILDING CONSENT ADDENDA 941477

APPLICANT: MR & MRS G QUINN : C/- P O BOX 169 : WAIKANAE  
LOCATION: 4 STONEWALL GROVE, WAIKANAE  
BUILDER: REDICAN & ALLWOOD BUILDERS LTD : P O BOX 169 WAIKANAE : 2936437

## General requirements

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

INITIAL INSPECTION

PRELINING INSPECTION OF PLUMBING

FINAL INSPECTION OF PLUMBING

WATER TEST ON SEWER DRAINS

FINAL INSPECTION GULLIES, ETC

FINAL INSPECTION STORMWATER

INITIAL INSPECTION

FOUNDATION INSPECTION

PRE-SLAB INSPECTION, CONCRETE FLOOR

SUBFLOOR INSPECTION, SUSPENDED FLOOR

PRELINING INSPECTION, MOISTURE TEST, CHECK BRACING

POST-LINING INSPECTION, LININGS, FIXED AS PER BRACE DESIGN

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



# KAPITI COAST DISTRICT COUNCIL

Ref:

BUILDING CONSENT ADDENDA 941477 [Continued]

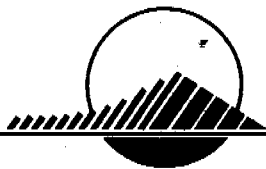
## FINAL INSPECTION BUILDING

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

### Conditions of consent

- 1 It is the owner's responsibility to ensure the satisfactory over all standard of the workmanship. The issue of the Building Consent does not in any way guarantee or imply continuous supervision of the works by the District Inspector. All work approved by an approved certifier requires a building certificate to be supplied to the territorial authority. Failure to have the required inspections carried out may result in non-issue of Code Compliance Certificates.
- 2 Note and comply with endorsements on approved plans.
- 3 Both hot and cold water pipes are to be tested to 1500 KPA pressure.
- 4 Owner/builder is to ensure that the proposed foundation height will allow a satisfactory drainage connection to the sewer main.
- 5 Roof stormwater to be piped to kerb and channel in an approved manner.
- 6 A tempering valve is to be installed on the hot water cylinder.
- 7 The inspection of all specific design components of the building is the responsibility of the design engineer who is also required to supply a written report to Council.
- 8 All foundations are to be to solid bearing minimum of 300mm
- 9 Work to comply with NZS3604-1990.

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



# KAPITI COAST DISTRICT COUNCIL

Ref:

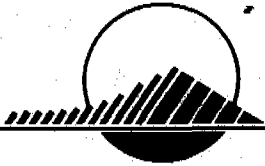
## BUILDING CONSENT ADDENDA 941477 [Continued]

- 10 Metal head flashings required over all exterior joinery.
- 11 As this building is located within the very high wind zone all exterior load bearing walls require 100 x 50 studs at 480mm centres maximum, and 16kn cyclone ties to rafters and trusses.
- 12 Note and comply with endorsements on approved plan  
Minimum heights of finished concrete slab on ground floors above adjoining finished ground level to comply with fig E1 NZS 3604.  
Deck and stair balustrades with greater drop than 1.0m, require min. height balustrade measured from floor or tread, max 150mm, bottom rail to floor, max 100mm, space or hole between vertical rails.
- 13 Heater installation must comply with makers specifications and be secured against seismic movements ie Earthquake.  
ON COMPLETION OF NEW DWELLING THE EXISTING BUILDING IS TO BE REINSTATED TO ITS ORIGINAL PERMITTED USE AS A GARAGE.
- 14 CONSENT APPROVAL IS SUBJECT TO THE PROVISION OF A DESIGN CERTIFICATE FROM YOUR DESIGN ENGINEER.

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

OWNER/BUILDER/AUTHORISED PERSON \_\_\_\_\_ DATE \_\_\_\_\_

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



# KAPITI COAST DISTRICT COUNCIL

Ref:

## PROJECT INFORMATION MEMORANDUM Section 31, Building Act 1991

### APPLICANT

MR & MRS G QUINN  
C/- P O BOX 169  
WAIKANAE

### CONSENT DETAILS

Consent/PIM No.: 941477  
Date issued: 1/03/94  
Date of applicn: 7/02/94  
Valn No: 1492048800  
Overseer: A Hawkins

PROJECT DESCRN: NEW CONSTRUCTION  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
DWELLING

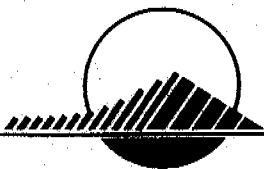
INTENDED LIFE: INDEFINITE, BUT NOT LESS THAN 50 YEARS

INTENDED USES: RESIDENTIAL

PROJECT LOCATION: 4 STONEWALL GROVE, WAIKANAE

LEGAL DESCRIPTION: LOT 9 DP 49632 CT 19D/1220

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



# KAPITI COAST DISTRICT COUNCIL

Ref:

PROJECT INFORMATION MEMORANDUM No.: 941477 [continued]

This project information memorandum includes:

- \_\_\_ Information identifying relevant special features of the land concerned
- \_\_\_ Details of relevant utility systems
- \_\_\_ Details of authorisations which have been granted

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: A. Chaudhary BUILDING CONTROL OFFICER

DATE: 2-03-94

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



# KAPITI COAST DISTRICT COUNCIL

TELEPHONE (04) 298-5139 FAX (04) 297-2563

File

## PROJECT INFORMATION MEMORANDUM Planning Requirements

APPLICANT: G Quinn

MAILING ADDRESS: Box 169 Waihanui

SITE ADDRESS: 4 Stonewall Grove Waihanui

LOT NO: 9 DP: 49632

PROJECT: New Building ☒ Alteration ☐  
Removal/Demolition ☐ Relocated Building ☐  
(approx. age \_\_\_\_\_ years)

INTENDED USE: Dwelling

ZONING: Residential E

USE PERMITTED: Yes

RESOURCE CONSENT GRANTED: NIL

DESIGNATIONS ON PROPERTY: NIL

EASEMENTS: NIL

SITE SUBJECT TO INUNDATION: No

COASTAL BUILDING LINE RESTRICTION: N/A

RELOCATABLE ZONE: N/A

MINIMUM FLOOR LEVEL: N/A

YARD & HEIGHT REQUIREMENTS: OK

TREE PRESERVATION: —

OTHER COMMENTS: —

TIME TAKEN TO SUPPLY ABOVE: \_\_\_\_\_



# KAPITI COAST DISTRICT COUNCIL

TELEPHONE (04) 298-5139 FAX (04) 297-2563

File

## PROJECT INFORMATION MEMORANDUM

Subdivisional Engineer

APPLICANT: C Quinn

MAILING ADDRESS: Box 169 Waikanae

SITE ADDRESS: 4 Stonewall Grove Waikanae

LOT NO: 9 DP: 49632

PROJECT: New Building ☒ Alteration ☐  
Removal/Demolition ☐ Relocated Building ☐  
(approx. age \_\_\_\_\_ years)

INTENDED USE: Dwelling

### SPECIAL FEATURES OF THE ABOVE LAND

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

|                                    |                          |
|------------------------------------|--------------------------|
| Potential Erosion                  | <input type="checkbox"/> |
| Potential Avulsion                 | <input type="checkbox"/> |
| Potential Subsidence               | <input type="checkbox"/> |
| Potential Slippage                 | <input type="checkbox"/> |
| Potential Alluvion                 | <input type="checkbox"/> |
| Potential Inundation               | <input type="checkbox"/> |
| Presence of Hazardous Contaminants | <input type="checkbox"/> |

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Time taken to supply above \_\_\_\_\_



# KĀPITI COAST DISTRICT COUNCIL

TELEPHONE (04) 298-5139 FAX (04) 297-2563

File

## PROJECT INFORMATION MEMORANDUM

(Plumbing & Drainage)

APPLICANT: G. Quinn

MAILING ADDRESS: Box 169 Waikanae

SITE ADDRESS: 4 Stonewall Grove Waikanae

LOT NO: 9 DP: 49632

PROJECT: New Building ☒ Alteration ☐  
Removal/Demolition ☐ Relocated Building ☐  
(approx. age \_\_\_\_\_ years)

INTENDED USE: Drilling

SEWER ~~AVAILABLE~~/CONNECTED \_\_\_\_\_

WATER ~~AVAILABLE~~/CONNECTED \_\_\_\_\_

SITE PLAN OF EXISTING SERVICES (IF ANY) attached Plan show sewer drain

LOCATION OF SEWER LATERAL attached Plan

LOCATION AND SIZE OF WATER TAP 15 mm attached Plan

LOCATION OF EASEMENTS (IF ANY) unknown

LOCATION OF PUBLIC DRAINS (IF ANY) no record of any

STORMWATER DISPOSAL TO CHANNEL ☒  
DRAIN ☐  
ON SITE ☐

### ADDITIONAL COMMENTS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Time taken to supply above \_\_\_\_\_



## KAPITI COAST DISTRICT COUNCIL

File

TELEPHONE (04) 298-5139 FAX (04) 297-2563

## PROJECT INFORMATION MEMORANDUM

(Electrical Supply)

APPLICANT: G. QuinnMAILING ADDRESS: Box 169 WaikanaeSITE ADDRESS: 4 Stonewall Grove WaikanaeLOT NO: 9 DP: 49632PROJECT: New Building ☒  
Removal/Demolition ☐Alteration ☐  
Relocated Building ☐  
(approx. age \_\_\_\_\_ years)INTENDED USE: Dwelling

## INFORMATION TO BE PROVIDED BY HOROWHENUA ENERGY

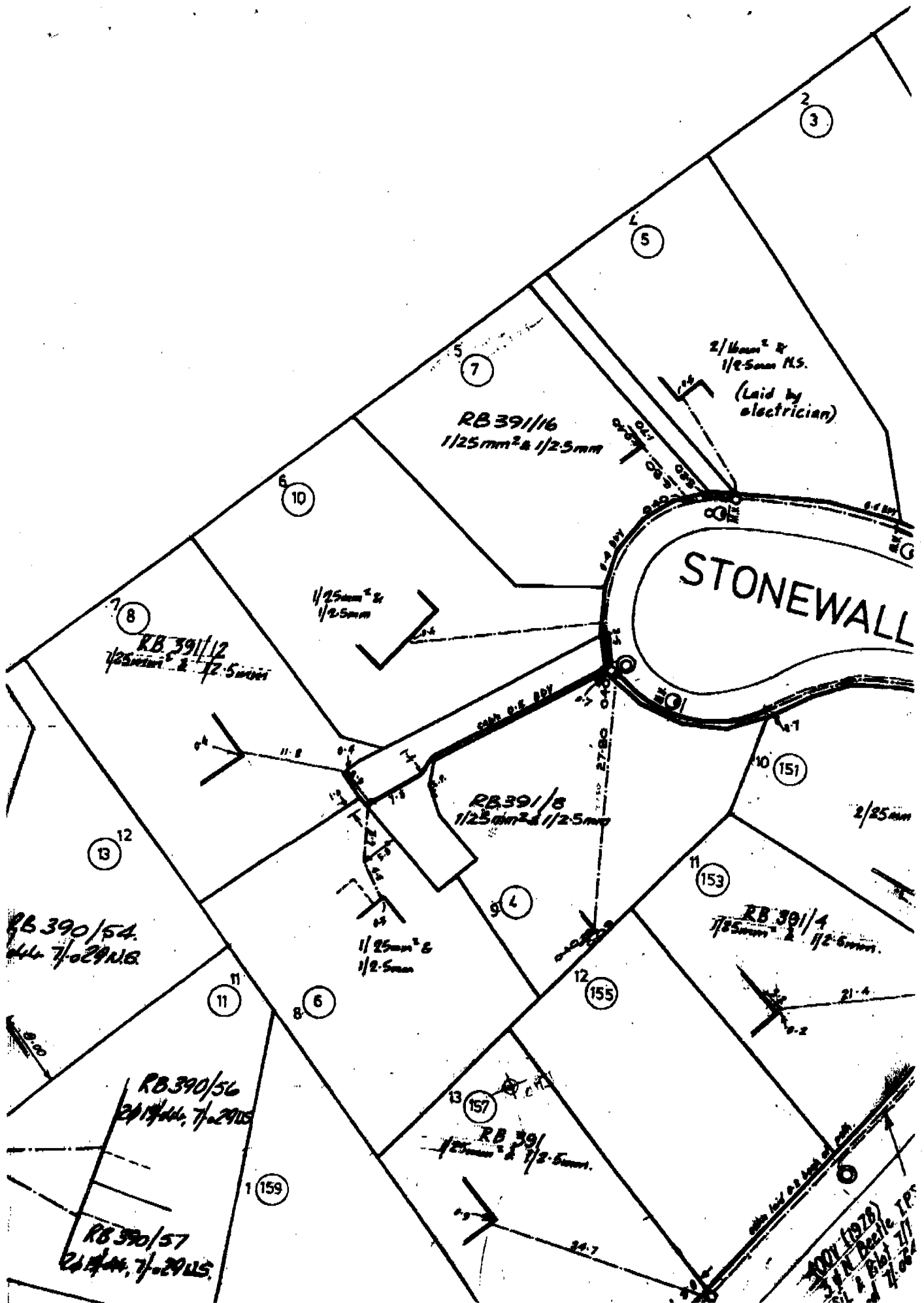
Site Plan of Existing Services (if any): 1/25mm<sup>2</sup> & 1/2.5mm as follows

Availability of Power:

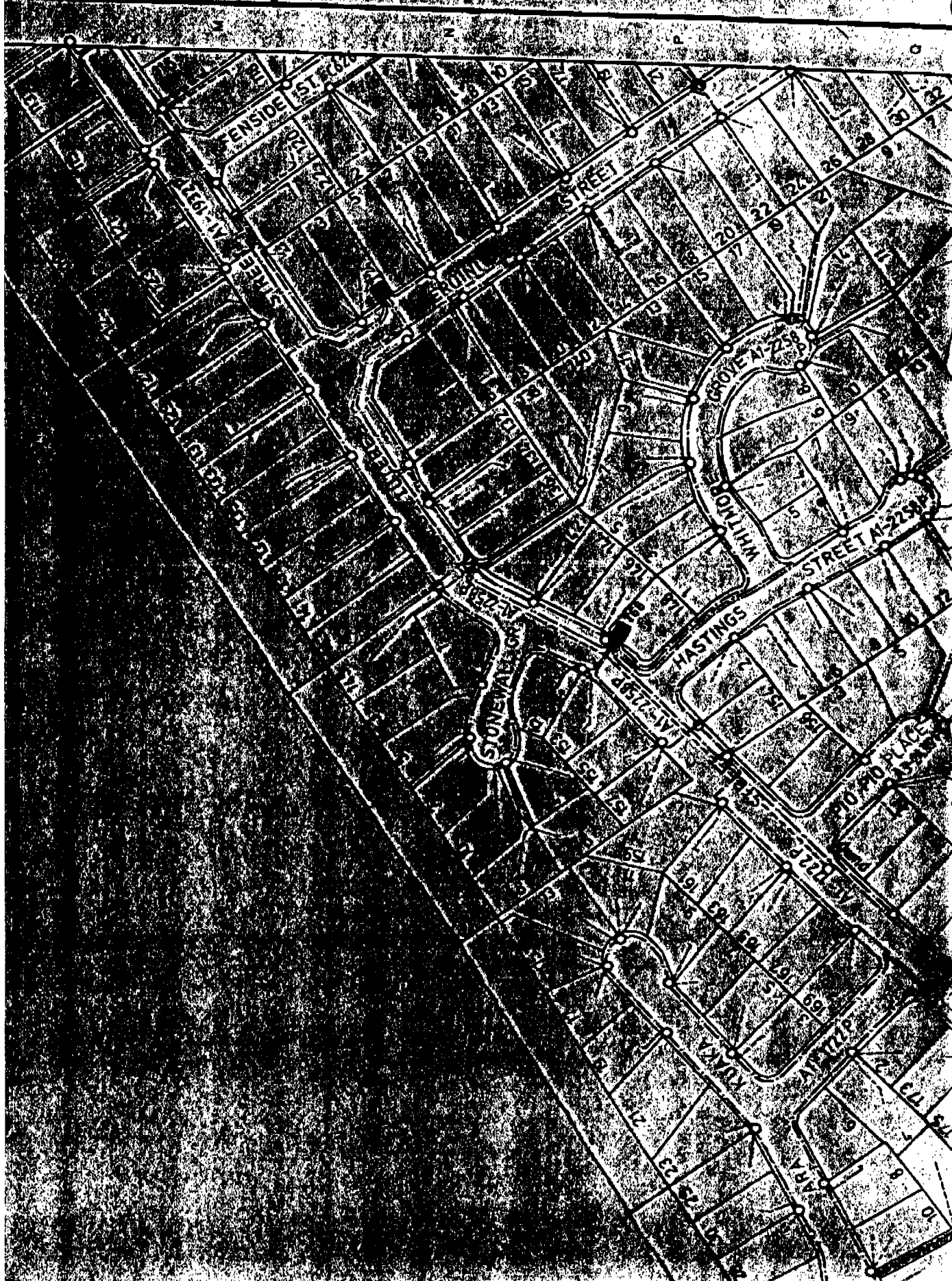
Location: from RFAK T68

Reserve Capacity: \_\_\_\_\_

Location of Electricity Easement (if any): none recordedLocation of Overhead Lines Crossing Site (if any): none recordedRequirements of Disabling Service (where applicable): none recordedHorowhenua Energy Charges: \$ 20 incl GST.



NOTES



DISTRIBUTION

NATURAL GAS CORPORATION

KAPITI COAST DISTRICT COUNCIL

DATE 10-2-94

PROJECT INFORMATION MEMORANDUM

Situation Address 4 STONEWALL GROVE - WAIKANAE  
Legal Description LOT 9 - DP 49632  
Applicant G QUINN  
Date of Request 7-2-94

a) ~~A gas main of medium/intermediate pressure fronts this property (refer attachment).~~

b) This property is serviced, or is traversed from one boundary point to another by medium/intermediate pressure gas pipeline (refer attachment). The following condition applies:

~~For any building work (as defined by Section [2] of the Building Act 1991) that will disturb over and around any gas pipeline or service and prior to the commencement of that work, the applicant shall be required to contact the nearest Natural Gas Corporation gas Centre for authorization to proceed.~~

(c) No gas pipeline is in the vicinity of this property.

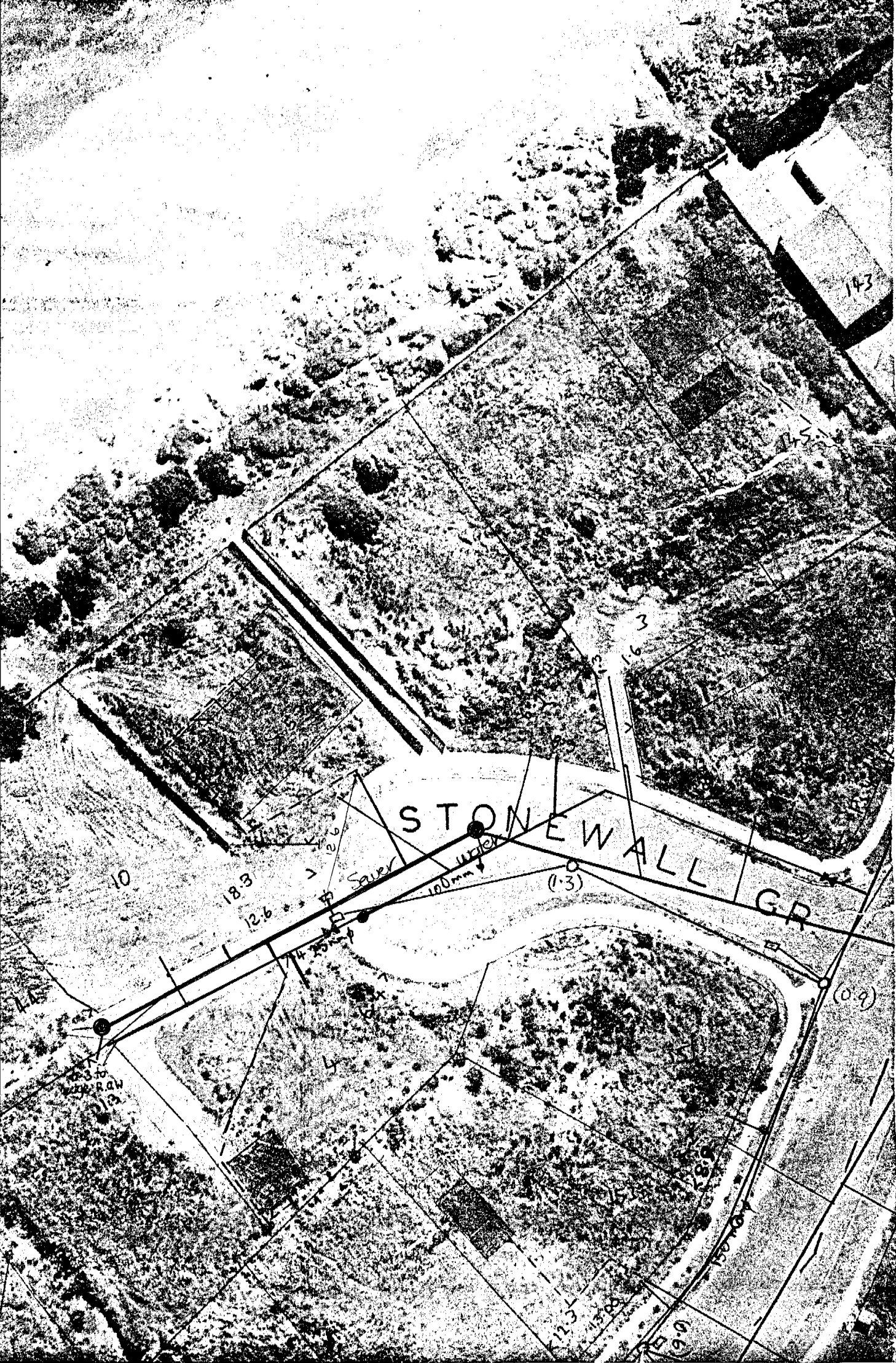
Yours faithfully

*T. Hyslop*

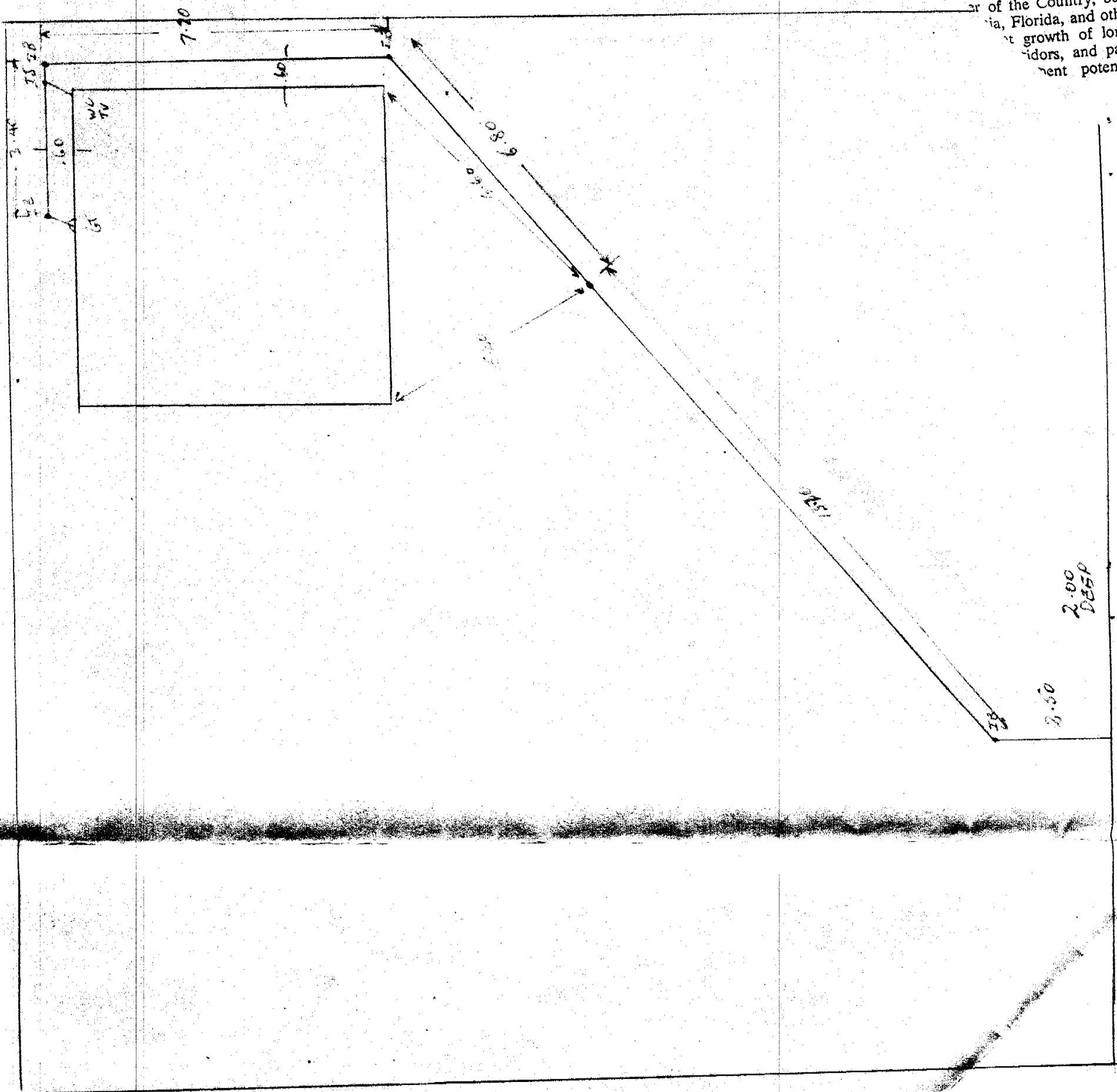
Note: No liability in the Corporation's obligations to the Building Act 1991 and the Local Government Official Information and Meetings Amendments Act (No 2) 1991 is implied by this and all attached documents. The Corporation does not accept liability for on site interpretation of the attached drawings. A pipe location service is available upon request.

FOR OFFICE USE

|  |
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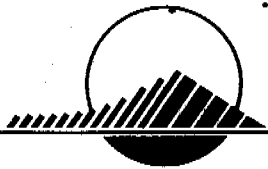


perpetuating the existing capacity for expanded and improved local or regional needs. Especially in the northeastern part of the Country, but also in Florida, and other areas, growth of long super-riders, and particularly potential and



STONEWALL GROVE

ROAD - STONEWALL CR.  
 LOT  
 DT  
 DRAWN BY M. F. H. CHAP.  
 OWNER - JOHNSON  
 DATE - 20-5-80  
 P.F.E. - TERRAIN P.V.C.



# KAPITI COAST DISTRICT COUNCIL

Ref:

7/02/94

MR & MRS G QUINN  
C/- P O BOX 169  
WAIKANAE

Dear Sir/Madam

Re your building consent application no. 941477  
DWELLING  
4 STONEWALL GROVE, WAIKANAE

Your application for a building consent has been checked.

The proposal does not comply with the requirements of the New Zealand Building Code in the following respects:

PLEASE PROVIDE ENGINEERS DESIGN FOR THE FOLLOWING

1

U B BEAM OVER GARAGE

2

CURVED LAMINATED BEAM

3

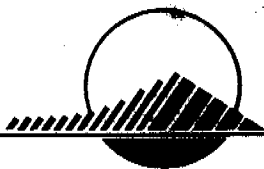
ANGLED BRACES SUPPORTING CANTILEVERED ENDS OF  
BUILDING

When your plans and/or specifications have been amended to conform with the above comments, approval of your application will again be considered.

Yours faithfully

K Smith  
Building Control Officer

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



# KAPITI COAST DISTRICT COUNCIL

Ref:

7/02/94

MR & MRS C QUINN  
C/- P O BOX 169  
WAIKANAE

DIAG 2201-100

Dear Sir/Madam

Re your building consent application no. 941477  
DWELLING  
4 STONEWALL GROVE, WAIKANAE

Your application for a building consent has been checked.

The proposal does not comply with the requirements of the New Zealand Building Code in the following respects:

PLEASE PROVIDE ENGINEERS DESIGN FOR THE FOLLOWING

- 1  
U B BEAM OVER GARAGE
- 2  
CURVED LAMINATED BEAM
- 3  
ANGLED BRACES SUPPORTING CANTILEVERED ENDS OF BUILDING

When your plans and/or specifications have been amended to conform with the above comments, approval of your application will again be considered.

Yours faithfully

K Smith  
Building Control Officer

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

## KAPITI COAST DISTRICT COUNCIL

Form 9

## ADVICE OF COMPLETION OF BUILDING WORK

Section 43(1), Building Act 1991

To Kapiti Coast District Council

[Cross each applicable box and attach relevant documents]

Under Building Consent No.: 94/1477

From [Owner]:

Name: MR & MRS G. QUINNMailing address: 4 STONEWALL GROVE  
location WAIKANAG

You are hereby advised that

- ☒ All  
☐ Part only as specified in the attached particulars

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

You are requested to issue

- ☒ A final  
☐ An interim

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

The attached particulars include:

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

Signed by *or* for and on behalf of the owner:Name: B. D. AllwoodPosition: BuilderDate: 19/7/94

(e) That the security for the said loan shall be a special rate, such rate to be sufficient to meet all loan charges plus ten percent (10%) upon the rateable land value of all rateable property in the Otaki Ward of the Kapiti Coast District.

3. That the Kapiti Coast District Council further resolves that the foregoing resolution shall be presented to the Special Meeting of the Council to be held in the Council chambers, Rimu Road, Paraparaumu on Wednesday, 31 August 1994 at 4.00 pm for confirmation as a Special Order.

Report prepared by:



W H Read  
Financial Manager

TML

18 July 1994

5 July 1994

*Master Build*

REDICAN ALLWOOD BUILDERS LTD  
P O BOX 169  
WAIKANAE  
WELLINGTON

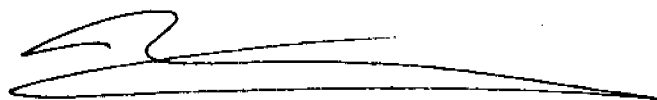
Dear Sir

MASTER BUILD 5 YEAR NEW HOME GUARANTEE  
GUARANTEE NO.727, 4 STONEWALL GROVE, WELLINGTON

We are pleased to advise that the inspection of the above property has been completed and the dwelling has been approved by the Companies Inspector.

According to the Inspectors report the house is well built and you are to be congratulated upon another successful housing project completed.

Yours faithfully



H. A. Symmes  
ADMINISTRATION MANAGER

Master Build  
Services Ltd  
P O Box 1796  
Wellington  
Tel: 385-8999  
Fax: 385-8995

- (e) That the security for the said loan shall be a special rate, such rate to be sufficient to meet all loan charges plus ten percent (10%) upon the rateable land value of all rateable property in the Waikanae Ward of the Kapiti Coast District.

3. That the Kapiti Coast District Council further resolves that the foregoing resolution shall be presented to the Special Meeting of the Council to be held in the Council chambers, Rimu Road, Paraparaumu on Wednesday, 31 August 1994 at 4.00 pm for confirmation as a Special Order.

Report prepared by:

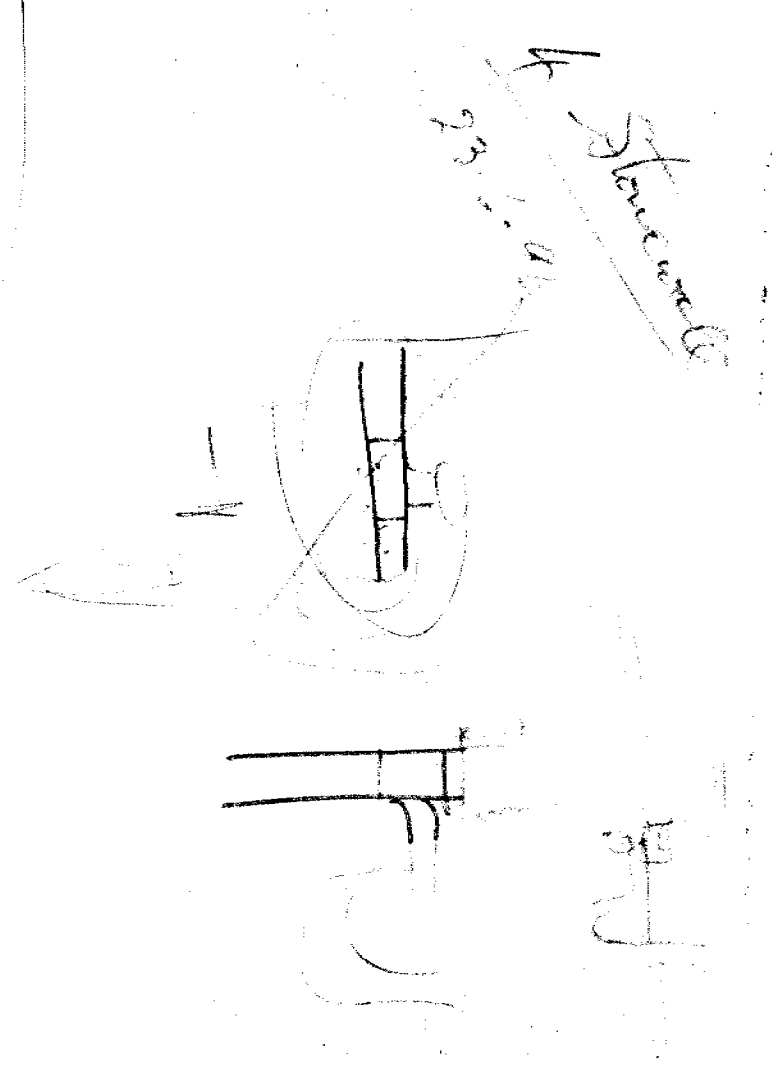
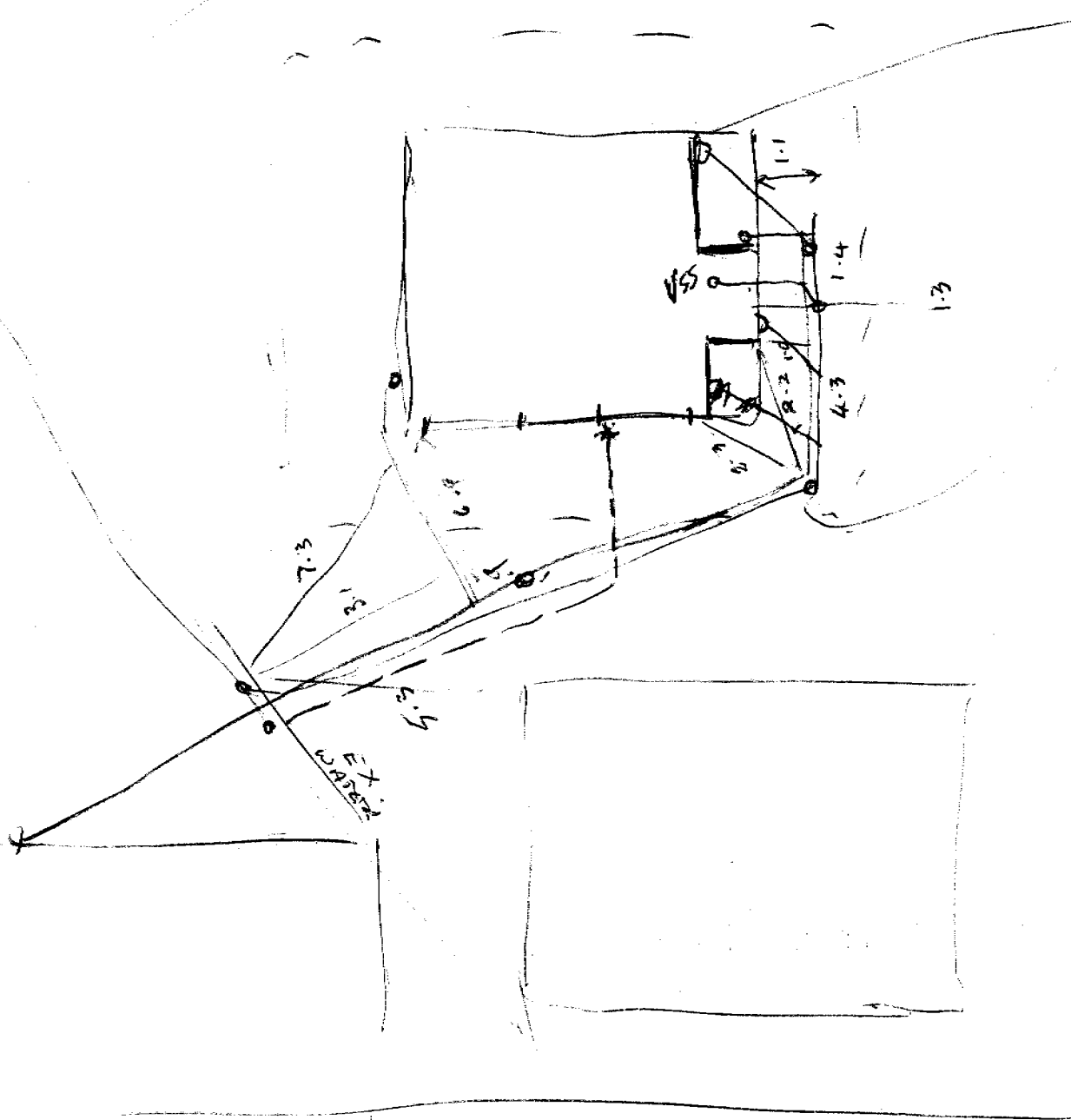


**W H Read**  
**Financial Manager**

TML

18 July 1994

Protect all down



# Smith & Smith glass

Wapiti Court District Council

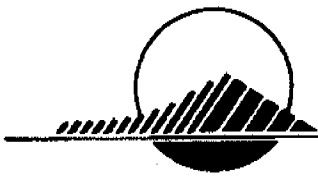
Simon Smith Games  
1410 Wapiti Rd  
Pawson, Alberta  
11/8/94

✓  
Re. H. Stonewall Grove  
Whitman

THIS IS TO CONFIRM CHECK TERMINATED FROM  
GLASS WAS USED IN BALUSTRADES AT NO 4  
STONEMAN GROVE. THESE PANNES HAVE  
BEEN KEPT WITH N2. STANDED MARK.

Item 2. Contravention  
Notice consent 941477.  
O/C

Roberts  
Gibbs



# KAPITI COAST DISTRICT COUNCIL

Ref:

## ADVICE OF COMPLETION OF BUILDING WORK Section 43(1), Building Act 1991

To: KAPITI COAST DISTRICT COUNCIL

Under Building Consent No.: 941477

From: MR & MRS G QUINN  
C/- P O BOX 169  
WAIKANAE  
Project location: 4 STONEWALL GROVE, WAIKANAE  
Valn No.: 1492048800  
Project descrn: NEW CONSTRUCTION  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
DWELLING  
Intended life: INDEFINITE, BUT NOT LESS THAN 50 YEARS  
Intended uses: RESIDENTIAL

You are hereby advised that

☐ All  
☐ Part only as specified in the attached particulars

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

You are requested to issue

☐ A final  
☐ An interim

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

The attached particulars include:

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

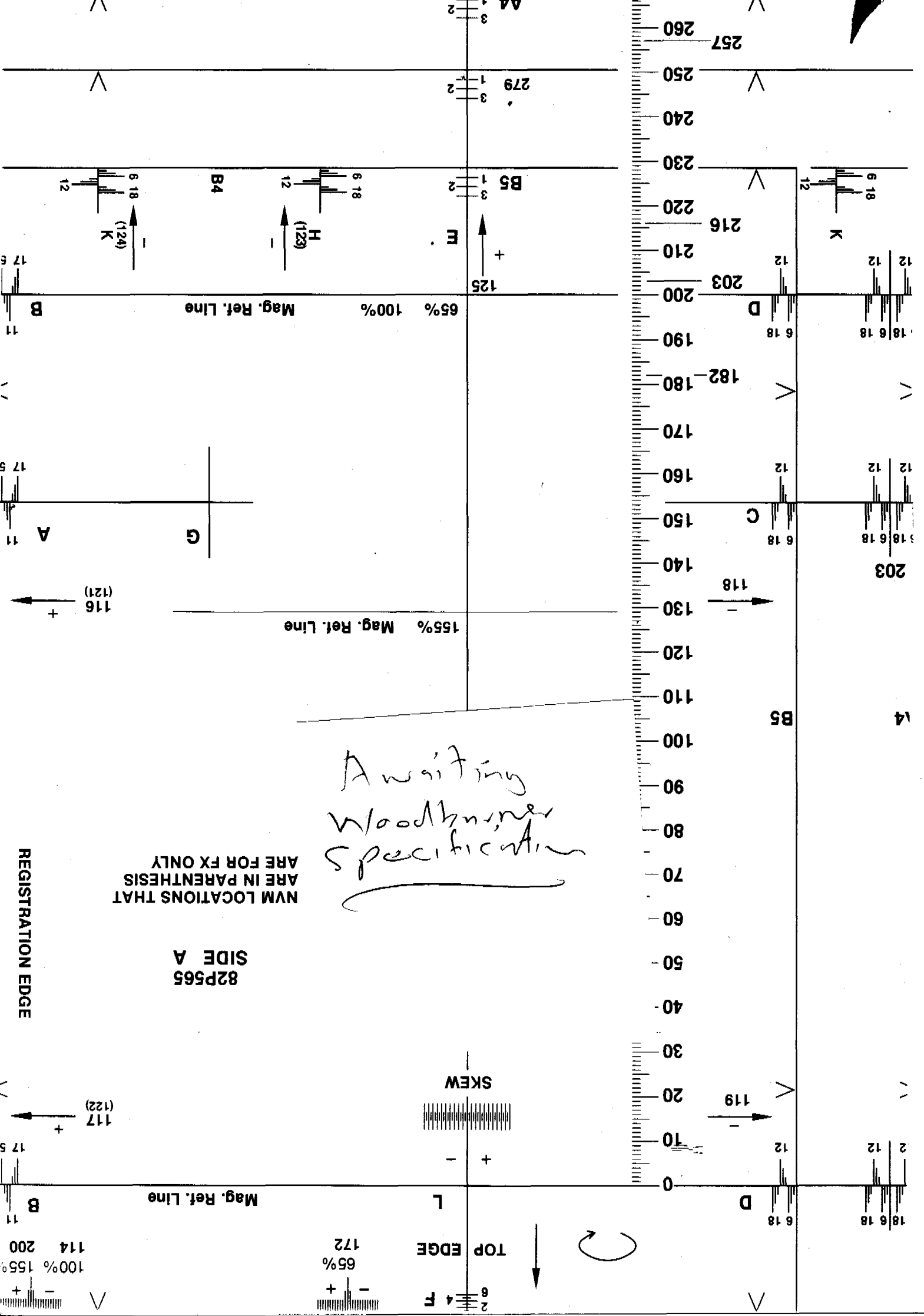
Signed by or for and on behalf of the owner:

Name: B. D. Ollwood

Position: Builder Date: 17.8.94

Business hours contact phone no.: 025 440713

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





# KAPITI COAST DISTRICT COUNCIL

Ref:

## NOTICE TO RECTIFY BUILDING WORK Section 42, Building Act 1991

**Applicant**

MR & MRS G QUINN  
C/- P O BOX 169  
WAIKANAE

**Consent Details**

Consent/PIM No.: 941477  
Date issued: 8/08/94  
Valn No: 1492048800  
Overseer: A Hawkins

**Project Descrn:** NEW CONSTRUCTION  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
DWELLING

**Intended Life:** INDEFINITE, BUT NOT LESS THAN 50 YEARS

**Intended Uses:** RESIDENTIAL

**Project Location:** 4 STONEWALL GROVE, WAIKANAE

**Legal Description:** LOT 9 DP49632 CT 19D/1220

**Estimated Value:** \$ 130,000

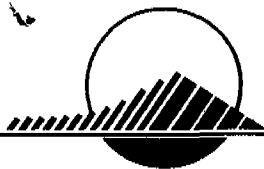
**Builder:** REDICAN & ALLWOOD BUILDERS LTD P O BOX 169 WAIKANAE 2936437

You are hereby notified to rectify building work on the project described above that was not done in accordance with the Building Act 1991 or the building code, as detailed in the attached page(s) headed Particulars of Contravention.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: MR Quin BUILDING CONTROL OFFICER DATE: 9.8.94

Ngarara Building, Rangi  
Road, Private Bag 111  
Rangiora  
Phone: 0437 83169  
Fax: 0437 83169



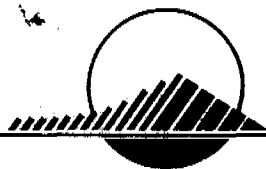
# KAPITI COAST DISTRICT COUNCIL

Ref:

## PARTICULARS OF CONTRAVENTION 941477

- 1 1.PROVIDE SPECIFICATION FROM MANUFACTURE TO .  
COUNCIL FOR FREE STANDING FIRE INSTALLED AT THE .  
ABOVE ADDRESS.AND ARRANGE FOR A FURTHER INSPECTION .  
✓ 2.PROVIDE TO COUNCIL LETTER FROM GLAZIER THAT .  
GLASS FITTED IN TO BALCONY HANDRAIL IS SAFTEY .  
GLASS [A GRADE]. .

Ngarara Building  
Road, Private Bag 501,  
Paradise Hill  
Telephone (04) 298-5139  
Fax (04) 297-2663



# KAPITI COAST DISTRICT COUNCIL

Ref:

## ADVICE OF COMPLETION OF BUILDING WORK Section 43(1), Building Act 1991

To: KAPITI COAST DISTRICT COUNCIL

Under Building Consent No.: 941477

From: MR & MRS G QUINN  
C/- P O BOX 169  
WAIKANAE  
Project location: 4 STONEWALL GROVE, WAIKANAE  
Valn No.: 1492048800  
Project descrn: NEW CONSTRUCTION  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
DWELLING  
Intended life: INDEFINITE, BUT NOT LESS THAN 50 YEARS  
Intended uses: RESIDENTIAL

You are hereby advised that

- ☐ All  
☐ Part only as specified in the attached particulars

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

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

The attached particulars include:

- ☐ Building certificates  
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☐ Producer statements

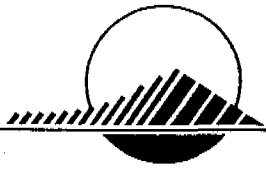
Signed by or for and on behalf of the owner:

Name: \_\_\_\_\_

Position: \_\_\_\_\_ Date: \_\_\_\_\_

Business hours contact phone no.: \_\_\_\_\_

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



# KAPITI COAST DISTRICT COUNCIL

Ref:

7 02/94

MR & MRS G QUINN  
C/- P O BOX 169  
WAIKANAE

Dear Sir/Madam

Re your building consent application no. 941477  
DWELLING  
4 STONEWALL GROVE, WAIKANAE

Your application for a building consent has been checked.

The proposal does not comply with the requirements of the New Zealand Building Code in the following respects:

PLEASE PROVIDE ENGINEERS DESIGN FOR THE FOLLOWING

- 1  
U B BEAM OVER GARAGE
- 2  
CURVED LAMINATED BEAM
- 3  
ANGLED BRACES SUPPORTING CANTILEVERED ENDS OF  
BUILDING

When your plans and/or specifications have been amended to conform with the above comments, approval of your application will again be considered.

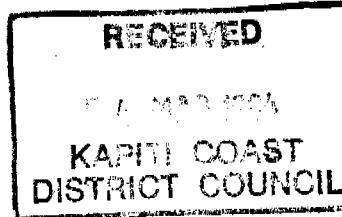
Yours faithfully

K Smith  
Building Control Officer

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

# Redican Allwood Builders Ltd

P.O. Box 169 • 5 Omaha Street, Waikanae • Telephone (04) 293-6437 Fax (04) 293-7116



Kapiti Coast District Council  
Rimur Rd  
Paraparaumu  
Building Division.

2.3.94

Dear Sir,

Please note highlighted  
Amendments to Quin House - Stonewall  
Grove Waikanae. Engineers details are  
included where necessary.

Please contact the undersigned for  
any further details required.

Regards Bruce Allwood

Revised  
21/2/94

Diagonal prop

length = 3.3 m

Axial load = 23 kN

Capacity of 90x90 green painted at 9 mpa  
at 3.5 long = 24 kN OK

Horizontal restraint required

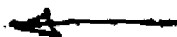
$$= \frac{23}{\sqrt{2}} = 16 \text{ kN}$$

As Horizontal member supporting floor joists

span = 2.8 m

Consider as a beam supporting joists  
spanning 3.5 m

$$D+L = \frac{(0.4 + 1.5) \times 3.5}{250 \times 100} = 6.7 \text{ kN/m}$$



Later structural changes

Diagonal prop to be

150 x 150  
150 x 150

OK

Horizontal beam to be

250 x 150  
250 x 150

OK

Bracing Schedule - Top or Single Storey - ALONG

Bracing required for EQ 400 units: Stonewall Grove  
 Bracing provided for EQ 1100 units:  
 Bracing required for WL 635 units: Bracing minimum for each  
 Bracing provided for WL 1365 units: line is achieved

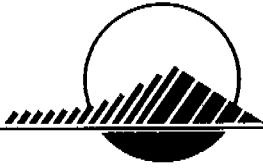
| BRACING ELEMENT |              |             |             | BRACING UNITS      |                 |               |                 |               | LINE      |
|-----------------|--------------|-------------|-------------|--------------------|-----------------|---------------|-----------------|---------------|-----------|
| name            | angle<br>deg | height<br>m | length<br>m | type               | EQ rate<br>BU/m | EQ prov<br>BU | WL rate<br>BU/m | WL prov<br>BU | min<br>BU |
| A1              | 0            | 2.2         | 1.2         | br4                | 93              | 111           | 109             | 131           | A         |
| A2              | 0            | 2.4         | 1.2         | br4                | 85              | 102           | 100             | 120           |           |
| A3              | 0            | 2.4         | 1.0         | br4                | 85              | 85            | 100             | 100           |           |
| A4              | 0            | 2.4         | 0.0         |                    | 0               | 0             | 0               | 0             |           |
| A5              | 0            | 2.4         | 0.0         |                    | 0               | 0             | 0               | 0             |           |
| A6              | 0            | 2.4         | 0.0         |                    | 0               | 0             | 0               | 0             |           |
|                 |              |             |             |                    |                 | 298           |                 | 351           | 120       |
| B1              | 0            | 2.9         | 2.4         | gib1               | 41              | 99            | 62              | 149           | B         |
| B2              | 0            | 2.9         | 0.9x        | <del>Deleted</del> |                 |               |                 |               |           |
| B3              | 0            | 2.9         | 1.0x        | <del>Deleted</del> |                 |               |                 |               |           |
| B4              | 0            | 2.9         | 0.0         |                    | 0               | 0             | 0               | 0             |           |
| B5              | 0            | 2.9         | 0.0         |                    | 0               | 0             | 0               | 0             |           |
| B6              | 0            | 2.9         | 0.0         |                    | 0               | 0             | 0               | 0             |           |
|                 |              |             |             |                    |                 | 99            |                 | 149           | 70        |
| C1              | 0            | 2           | 1.0         | br4                | 102             | 102           | 120             | 120           | C         |
| C2              | 0            | 2           | 1.0         | br4                | 102             | 102           | 120             | 120           |           |
| C3              | 0            | 2           | 1.2         | br4                | 102             | 122           | 120             | 144           |           |
| C4              | 0            | 2           | 1.2         | br4                | 102             | 122           | 120             | 144           |           |
| C5              | 0            | 2.4         | 2.4         | gib1               | 50              | 120           | 75              | 180           |           |
|                 |              |             |             |                    |                 | 569           |                 | 708           | 120       |
| D1              | 0            | 2           | 0.0         |                    | 0               | 0             | 0               | 0             | D         |
| D2              | 0            | 2           | 0.0         |                    | 0               | 0             | 0               | 0             |           |
| D3              | 0            | 2           | 0.0         |                    | 0               | 0             | 0               | 0             |           |
| D4              | 0            | 2.9         | 0.0         |                    | 0               | 0             | 0               | 0             |           |
| D5              | 0            | 2.9         | 0.0         |                    | 0               | 0             | 0               | 0             |           |
| D6              | 0            | 2.9         | 0.0         |                    | 0               | 0             | 0               | 0             |           |
|                 |              |             |             |                    |                 | 0             |                 | 0             | 0         |
| E1              | 0            | 2.9         | 0.0         |                    | 0               | 0             | 0               | 0             | E         |
| E2              | 0            | 2.9         | 0.0         |                    | 0               | 0             | 0               | 0             |           |
| E3              | 0            | 2.9         | 0.0         |                    | 0               | 0             | 0               | 0             |           |
| E4              | 0            | 2.9         | 0.0         |                    | 0               | 0             | 0               | 0             |           |
| E5              | 0            | 2.9         | 0.0         |                    | 0               | 0             | 0               | 0             |           |
| E6              | 0            | 2.9         | 0.0         |                    | 0               | 0             | 0               | 0             |           |
|                 |              |             |             |                    |                 | 0             |                 | 0             | 0         |
| EQ total        |              |             |             |                    |                 | 1100          | WL total        | 1365          |           |

This program licensed for  
the sole use of  
Don Thomson  
Trial Version

This program licensed for  
 the sole use of  
 Don Thomson  
 Trial Version

Revised  
 22/2/94

63  
 76  
 967  
 74  
 85  
 1209



# KAPITI COAST DISTRICT COUNCIL

Ref:

B U I L D I N G   C O N S E N T   A D D E N D A   941477

APPLICANT:   MR & MRS G QUINN : C/- P O BOX 169 : WAIKANAЕ  
LOCATION:   4 STONEWALL GROVE, WAIKANAЕ  
BUILDER:   REDICAN & ALIWOOD BUILDERS LTD : P O BOX 169   WAIKANAЕ : 2936437

## General requirements

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

INITIAL INSPECTION

PRELINING INSPECTION OF PLUMBING

FINAL INSPECTION OF PLUMBING

WATER TEST ON SEWER DRAINS

FINAL INSPECTION GULLIES, ETC

FINAL INSPECTION STORMWATER

INITIAL INSPECTION

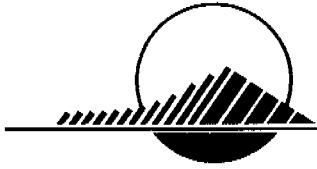
FOUNDATION INSPECTION

PRE-SLAB INSPECTION, CONCRETE FLOOR

SUBFLOOR INSPECTION, SUSPENDED FLOOR

PRELINING INSPECTION, MOISTURE TEST, CHECK BRACING

POST-LINING INSPECTION. LININGS, FIXED AS PER BRACE DESIGN



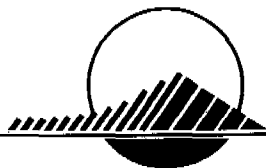
## BUILDING CONSENT ADDENDA 941477 [Continued]

### FINAL INSPECTION BUILDING

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

### Conditions of consent

- 1 It is the owner's responsibility to ensure the satisfactory over all standard of the workmanship. The issue of the Building Consent does not in any way guarantee or imply continuous supervision of the works by the District Inspector. All work approved by an approved certifier requires a building certificate to be supplied to the territorial authority. Failure to have the required inspections carried out may result in non-issue of Code Compliance Certificates.
- 2 Note and comply with endorsements on approved plans.
- 3 Both hot and cold water pipes are to be tested to 1500 KPA pressure.
- 4 Owner/builder is to ensure that the proposed foundation height will allow a satisfactory drainage connection to the sewer main.
- 5 Roof stormwater to be piped to kerb and channel in an approved manner.
- 6 A tempering valve is to be installed on the hot water cylinder.
- 7 The inspection of all specific design components of the building is the responsibility of the design engineer who is also required to supply a written report to Council.
- 8 All foundations are to be to solid bearing minimum of 300mm
- 9 Work to comply with NZS3604-1990.



# KAPITI COAST DISTRICT COUNCIL

Ref:

## BUILDING CONSENT ADDENDA 941477 [Continued]

- 10 Metal head flashings required over all exterior joinery.
- 11 As this building is located within the very high wind zone all exterior load bearing walls require 100 x 50 studs at 480mm centres maximum, and 16kn cyclone ties to rafters and trusses.
- 12 Note and comply with endorsements on approved plan  
Minimum heights of finished concrete slab on ground floors above adjoining finished ground level to comply with fig E1 NZS 3604.  
Deck and stair balustrades with greater drop than 1.0m, require min. height balustrade measured from floor or tread, max 150mm, bottom rail to floor, max 100mm, space or hole between vertical rails.
- 13 Heater installation must comply with makers specifications and be secured against seismic movements ie Earthquake.  
ON COMPLETION OF NEW DWELLING THE EXISTING BUILDING IS TO BE REINSTATED TO ITS ORIGINAL PERMITTED USE AS A GARAGE.
- 14 CONSENT APPROVAL IS SUBJECT TO THE PROVISION OF A DESIGN CERTIFICATE FROM YOUR DESIGN ENGINEER.

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

OWNER/BUILDER/AUTHORISED PERSON

*S. Allwood*

DATE

*2.3.94*

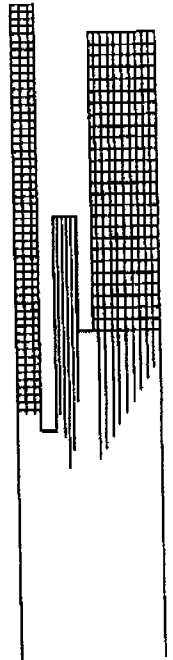
Ngarara Building, Rimu  
Road. Private Bag 601,  
Paraparaumu.  
Telephone (04) 298-5139  
Fax (04) 297-2563

**Redican & Allwood Builders Ltd**

P.O. Box 169 • Waikanae • Telephone (04) 293-6437

**FAX MESSAGE**To: Don Blakey KCAC.

Fax No.: \_\_\_\_\_

Date: 3.5.94Sheet: 1 Of: 2Don.

Engineers letter re bracing at W6  
to follow.

Regards,

## Bracing Schedule - Top or Single Storey - ALONG

Bracing required for EQ 400 units: Stonewall Grove  
 Bracing provided for EQ 1100 units:  
 Bracing required for WL 635 units: Bracing minimum for each  
 Bracing provided for WL 1365 units: line is achieved

| BRACING ELEMENT |       |        |        | BRACING UNITS      |         |          |         |         | LINE |
|-----------------|-------|--------|--------|--------------------|---------|----------|---------|---------|------|
| name            | angle | height | length | type               | EQ rate | EQ prov  | WL rate | WL prov | min  |
|                 | deg   | m      | m      |                    | BU/m    | BU       | BU/m    | BU      | BU   |
| A1              | 0     | 2.2    | 1.2    | br4                | 93      | 111      | 109     | 131     | A    |
| A2              | 0     | 2.4    | 1.2    | br4                | 85      | 102      | 100     | 120     |      |
| A3              | 0     | 2.4    | 1.0    | br4                | 85      | 85       | 100     | 100     |      |
| A4              | 0     | 2.4    | 0.0    |                    | 0       | 0        | 0       | 0       |      |
| A5              | 0     | 2.4    | 0.0    |                    | 0       | 0        | 0       | 0       |      |
| A6              | 0     | 2.4    | 0.0    |                    | 0       | 0        | 0       | 0       |      |
|                 |       |        |        |                    |         | 298      |         | 351     | 120  |
| B1              | 0     | 2.9    | 2.4    | gib1               | 41      | 99       | 62      | 149     | B    |
| B2              | 0     | 2.9    | 0.9x   | <del>Deleted</del> |         |          |         |         |      |
| B3              | 0     | 2.9    | 1.0x   | <del>Deleted</del> |         |          |         |         |      |
| B4              | 0     | 2.9    | 0.0    |                    | 0       | 0        | 0       | 0       |      |
| B5              | 0     | 2.9    | 0.0    |                    | 0       | 0        | 0       | 0       |      |
| B6              | 0     | 2.9    | 0.0    |                    | 0       | 0        | 0       | 0       |      |
|                 |       |        |        |                    |         | 99       |         | 149     | 70   |
| C1              | 0     | 2      | 1.0    | br4                | 102     | 102      | 120     | 120     | C    |
| C2              | 0     | 2      | 1.0    | br4                | 102     | 102      | 120     | 120     |      |
| C3              | 0     | 2      | 1.2    | br4                | 102     | 122      | 120     | 144     |      |
| C4              | 0     | 2      | 1.2    | br4                | 102     | 122      | 120     | 144     |      |
| C5              | 0     | 2.4    | 2.4    | gib1               | 50      | 120      | 75      | 180     |      |
|                 |       |        |        |                    |         | 569      |         | 708     | 120  |
| D1              | 0     | 2      | 0.0    |                    | 0       | 0        | 0       | 0       | D    |
| D2              | 0     | 2      | 0.0    |                    | 0       | 0        | 0       | 0       |      |
| D3              | 0     | 2      | 0.0    |                    | 0       | 0        | 0       | 0       |      |
| D4              | 0     | 2.9    | 0.0    |                    | 0       | 0        | 0       | 0       |      |
| D5              | 0     | 2.9    | 0.0    |                    | 0       | 0        | 0       | 0       |      |
| D6              | 0     | 2.9    | 0.0    |                    | 0       | 0        | 0       | 0       |      |
|                 |       |        |        |                    |         | 0        |         | 0       | 0    |
| E1              | 0     | 2.9    | 0.0    |                    | 0       | 0        | 0       | 0       | E    |
| E2              | 0     | 2.9    | 0.0    |                    | 0       | 0        | 0       | 0       |      |
| E3              | 0     | 2.9    | 0.0    |                    | 0       | 0        | 0       | 0       |      |
| E4              | 0     | 2.9    | 0.0    |                    | 0       | 0        | 0       | 0       |      |
| E5              | 0     | 2.9    | 0.0    |                    | 0       | 0        | 0       | 0       |      |
| E6              | 0     | 2.9    | 0.0    |                    | 0       | 0        | 0       | 0       |      |
|                 |       |        |        |                    |         | 0        |         | 0       | 0    |
| EQ total        |       |        |        |                    | 1100    | WL total |         | 1365    |      |

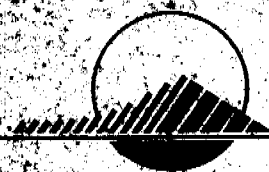
This program licensed for the sole use of Don Thomson Trial Version

This program licensed for  
 the sole use of  
 Don Thomson  
 Trial Version

-63  
 -76  
 467

-74  
 -85  
 1209

Revised  
 22/12/94



# KAITIAKI COAST DISTRICT COUNCIL

Ref:

## PROJECT INFORMATION MEMORANDUM Section 31, Building Act 1991

### APPLICANT

MR & MRS G QUINN  
C/- P O BOX 169  
WAIKANAÉ

### CONSENT DETAILS

Consent/PIM No.: 941477  
Date issued: 1/03/94  
Date of applion: 7/02/94  
Valu No: 1492048800  
Overseer: A Hawkins

PROJECT DESCRN: NEW CONSTRUCTION  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
DWELLING

INTENDED LIFE: INDEFINITE, BUT NOT LESS THAN 50 YEARS

INTENDED USES: RESIDENTIAL

PROJECT LOCATION: 4 STONEWALL GROVE, WAIKANAÉ

LEGAL DESCRIPTION: LOT 9 DP 49632 CT 19D/1220

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

# KAPITI COAST DISTRICT COUNCIL

PROJECT INFORMATION MEMORANDUM No.: 94-1477 [continued]

This project information memorandum includes:

- \_\_\_ Information identifying relevant special features of the land concerned
- \_\_\_ Details of relevant utility systems
- \_\_\_ Details of authorisations which have been granted

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME:

*A. C. [Signature]*

BUILDING CONTROL OFFICER

DATE: *1-03-94*

Ngarara Building, Rimu  
Road, Private Bag 660  
Poroporo  
Telephone 04 236 1000

15-194 10E 08:18 10.000000000000000

# B T L

## Test Report

STR 227/2  
6 September 1993  
Page 6 of 24 Pages

TABLE 1 SUMMARY OF EVALUATED BRACING STRENGTHS FOR 1.2 m WIDE PANEL  
(WITH STRAPS)

| Loading Condition | Bracing Units Per Panel | Bracing Units Per Metre |
|-------------------|-------------------------|-------------------------|
| Wind              | 154                     | 128                     |
| Earthquake        | 145                     | 121                     |

TABLE 2 SUMMARY OF EVALUATED BRACING STRENGTHS FOR 2.4 m WIDE PANEL  
(WITHOUT STRAPS)

| Loading Condition | Bracing Units Per Panel | Bracing Units Per Metre |
|-------------------|-------------------------|-------------------------|
| Wind              | 255                     | 106                     |
| Earthquake        | 239                     | 99                      |

Plots in the appendix show the strains measured with the two 45° gauges, G6 and G7. The sheet Modulus of Rigidity (G), calculated using the following equations, is given in Table 3. (The theory for these equations was published by Thurston and Flack in Central Laboratories Report 5-80/10). Note that Panel 1 had different P/ε slopes for positive and negative load and the average of these two slopes was used for the calculations used to determine values in Table 3.

$$G = 0.5v/\epsilon \quad (1)$$

where:  $v$  = shear stress =  $P/(Lt)$

$\epsilon$  = average strain measured at 45°

$P$  = applied load

$L$  = sheet width = 1.2 m

$t$  = nominal sheet thickness = 9 mm.

Note:  $P/\epsilon$  = average slope of curves plotted in the appendix.

TABLE 3 MODULUS OF RIGIDITY CALCULATED FROM 1200 mm WIDE PANEL TESTS

| Panel Number | Modulus of Rigidity (GPa) |
|--------------|---------------------------|
| 1            | 1.58                      |
| 2            | 1.50                      |
| 3            | 1.59                      |
| Average      | 1.56                      |

SJT

BLD

\*\*\*\*\*  
\*\*\* ACTIVITY REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

|                |             |
|----------------|-------------|
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| CONNECTION ID  |             |
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| USAGE TIME     | 00'42       |
| PAGES          | 1           |
| RESULT         | OK          |

\*\*\*\*\* COVER SHEET \*\*\*\*\*

MAY.08'94 19:13

TO :

04 2972563

FROM : LAYBOURN

FAX NO. : 064 4 4757506

01 PAGE(S) TO FOLLOW

\*\*\*\*\*  
 \*\*\* ACTIVITY REPORT \*\*\*  
 \*\*\*\*\*

TRANSMISSION OK

|                |              |
|----------------|--------------|
| TX/RX NO.      | 6211         |
| CONNECTION TEL | 64 4 4990008 |
| CONNECTION ID  |              |
| START TIME     | 27/04 11:15  |
| USAGE TIME     | 00'41        |
| PAGES          | 1            |
| RESULT         | OK           |

## TRANSMITTAL

To: KAPITI COAST DISTRICT COUNCIL

Attention: DON BLAKEY

Fax No: 2972536

Date: 7/5/94

No of pages including this Header: 4

Job No: 300

Bob Laybourn, Consulting Engineer

146 Pembroke Road, Wellington 5

Phone/Fax : (04) 475 7506

---

Building Consent 94/1477

Quinn House.

Letter attached



\*\*\*\*\*  
\*\*\* ACTIVITY REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

|                |              |
|----------------|--------------|
| TX/RX NO.      | 6405         |
| CONNECTION TEL | 64 4 2982436 |
| CONNECTION ID  |              |
| START TIME     | 02/05 11:34  |
| USAGE TIME     | 00'39        |
| PAGES          | 1            |
| RESULT         | OK           |



Bob Laybourn, Consulting Engineer  
ED BE (Civil) NZCE MIPENZ. Reg. Eng.  
2nd Floor  
190 Thorndon Quay  
Wellington 1  
Phone: (04) 471 0021  
Fax: (04) 471 0092

5 May 1994

Kapiti Coast District Council  
Private Bag 601  
Paraparaumu

Dear Sir

Quinn House, Stonewall Grove, Waikeane Beach  
Building Consent No. 941477

1. The use of 12 mm customwood as a sheet bracing material is permitted by NZS 3604. Appendix K 4.2 a (iii). The 9mm customwood has been tested by BTL (Test Report STR 227/2 of 6 September 1993), for nail fixings to obtain results as on attached page.

The screw fixing used on the Quinn House will give bracing values greater than this and more than adequate for the values required by the bracing schedule.

2. Fixing of curved glue lam beam against uplift.

External wall — stud each side of beam nailed with min 4 (100 x 3.75 nails).  
Internal wall — nail strap over beam and into support stud below.

3. Anchorage of rafters (roof joists)

At present the rafters (at 400 cc) are fixed with Cyclone ties to top plate at every second rafter.

As this house is considered a 'very high' wind zone the rafters without cyclone ties should be fixed to top plate with Z nails as NZS 3604 10.2.5.1 for trusses.

4. Anchorage of top plate to studs

The present fixing of top plate to studs at every second rafter is adequate and complies with the intent of NZS 3604 10.2.5.3.

\*\*\*\*\*  
\*\*\* ACTIVITY REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

|                |                  |
|----------------|------------------|
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| CONNECTION ID  | BELL TEA COMPANY |
| START TIME     | 02/05 10:53      |
| USAGE TIME     | 00'52            |
| PAGES          | 1                |
| RESULT         | OK               |

5. Anchorage of Lintels to be in accordance with NZS 3604 clause 6.6.15 and figure 6.8, copy enclosed.

On walls clad with weatherboard the fixing of trimming stud to blocking on joist is also required.

Yours sincerely



R A (Bob) Laybourn

Encls:

Copy to  
Redican Allwood Ltd  
P O Box 169  
Waikanae

\*\*\*\*\*  
\*\*\* ACTIVITY REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

|                |                  |
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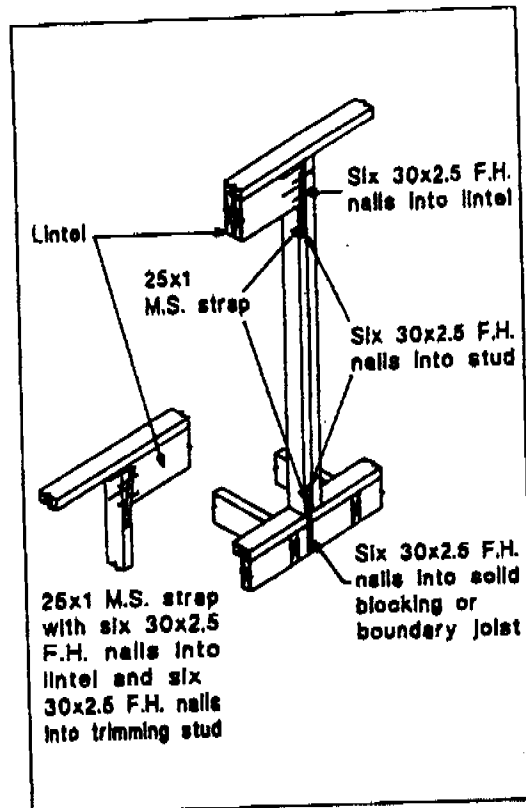


Fig. 6.8  
FIXING OF LINTELS AGAINST UPLIFT

\*\*\*\*\*  
\*\*\* ACTIVITY REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

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| RESULT         | OK          |

\*\*\*\*\* COVER SHEET \*\*\*\*\*

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TO :

04 2972563

FROM : LAYBOURN

FAX NO. : 064 4 4757506

04 PAGE [S] TO FOLLOW

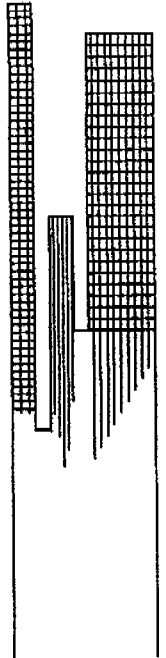
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\*\*\* ACTIVITY REPORT \*\*\*  
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TRANSMISSION OK

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| CONNECTION ID  | SEWAGE PLANT |
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| PAGES          | 1            |
| RESULT         | OK           |

**Redican & Allwood Builders Ltd**

P.O. Box 169 • Waikanae • Telephone (04) 293-6437

**FAX MESSAGE**To: KC.DC. ATTN Don BLAKOW.

Fax No.: \_\_\_\_\_

Date: 8.5.94Sheet: 1 Of: 5

Don.

Re Quin House  
Stonewall Grove.To follow details of fixings  
certified as requestedRA.

Regards,

\*\*\*\*\*  
\*\*\* ACTIVITY REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

|                |              |
|----------------|--------------|
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| RESULT         | OK           |

MAY.08'94 17:50 064 4 4757506

LAYBOURN 146 PEMBROKE RD WGTN 5 001 P01

**Bob Laybourn, Consulting Engineer**

ED BE (CIV) NZCE MIPENZ. Reg.Eng.

2nd Floor

190 Thorndon Quay

Wellington 1

Phone:(04) 471 0021

Fax:(04) 471 0092

**5 May 1994****Kapiti Coast District Council  
Private Bag 601  
Paraparaumu****Dear Sir****Quinn House, Stonewall Grove, Waikanae Beach  
Building Consent No. 941477**

1. The use of 12 mm customwood as a sheet bracing material is permitted by NZS 3604. Appendix K 4.2 a (iii). The 9mm customwood has been tested by BTL (Test Report STR 227/2 of 6 September 1993), for nail fixings to obtain results as on attached page.

The screw fixing used on the Quinn House will give bracing values greater than this and more than adequate for the values required by the bracing schedule.

2. Fixing of curved glue lam beam against uplift.

External wall — stud each side of beam nailed with min 4 (100 x 3.75 nails).  
Internal wall — nail strap over beam and into support stud below.

3. Anchorage of rafters (roof joists)

At present the rafters (at 400 cc) are fixed with Cyclone ties to top plate at every second rafter.

As this house is considered a 'very high' wind zone the rafters without cyclone

\*\*\*\*\*  
\*\*\* ACTIVITY REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

|                |             |
|----------------|-------------|
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| CONNECTION ID  |             |
| START TIME     | 27/04 08:57 |
| USAGE TIME     | 04'20       |
| PAGES          | 8           |
| RESULT         | OK          |

ties should be fixed to top plate with Z nails as NZS 3604 10.2.5.1 for trusses.

4. Anchorage of top plate to studs

The present fixing of top plate to studs at every second rafter is adequate and complies with the intent of NZS 3604 10.2.5.3.

R A Laybourn, Consulting Engineer, 146 Pembroke Road, Wellington 5  
WP51\consult\300.03

Ph/Fax 04 475 7506

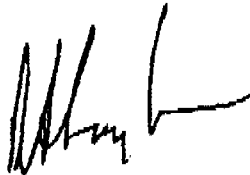
MAY.08'94 17:50 064 4 4757506

LAYBOURN 146 PEMBROKE RD WGTN 5 001 P02

5. Anchorage of Lintels to be in accordance with NZS 3604 clause 6.6.15 and figure 6.8, copy enclosed. *Lintels over 2m in length.*

On walls clad with weatherboard the fixing of trimming stud to blocking on joist is also required.

Yours sincerely



R A (Bob) Laybourn

Encls:

Copy to  
Redican Allwood Ltd  
P O Box 169  
Waikanae

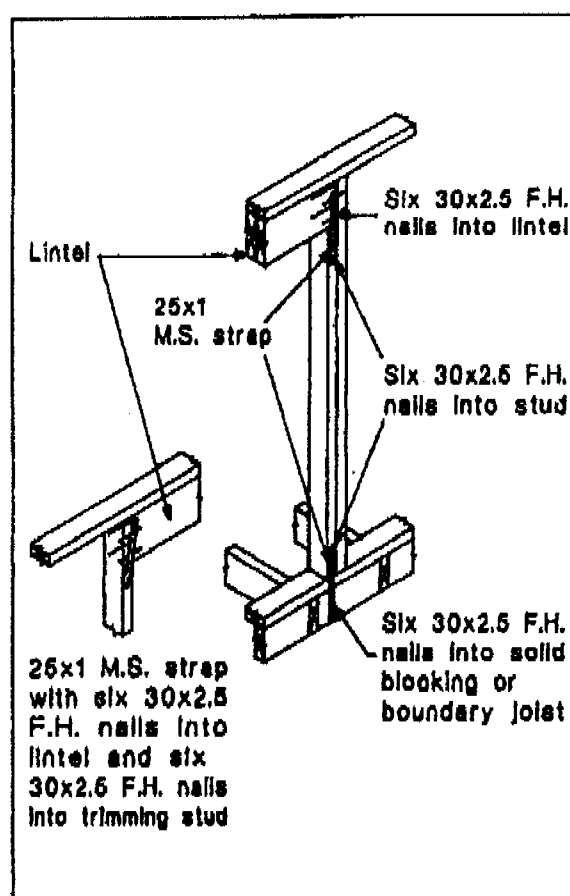
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LAYBOURN 146 PEMBROKE RD WGTN 5 001 P03



**Fig. 6.8**  
**FIXING OF LINTELS AGAINST UPLIFT**

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***  MULTI TRANSACTION REPORT  ***  
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INCOMPLETE TX/RX

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[ 16] 2982436

[ 17] 2984828

WAIK WTP

SEWAGE DEPOT

SEWAGE PLANT

ERROR

MAY.08'94 17:51 064 4 4757506

LAYBOURN 146 PEMBROKE RD WGTN 5 001 P04

\*\*\*\*\* COVER SHEET \*\*\*\*\*

MAY.08'94 17:51

TO :

64 4 2937116

FROM : LAYBOURN

MAY.08'94 17:51 064 4 4757506

LAYBOURN 146 PEMBROKE RD WGTN 5 001 P04

\*\*\*\*\* COVER SHEET \*\*\*\*\*

MAY.08'94 17:51

TO :

64 4 2937116

FROM : LAYBOURN

FAX NO. : 064 4 4757506

03 PAGE(S) TO FOLLOW

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LAYBOURN 146 PEMBROKE RD WGTN 5 004 P01

**B T L**  
**Test Report****FAXED**STR 227/2  
6 September 1993  
Page 6 of 24 Pages**TABLE 1 SUMMARY OF EVALUATED BRACING STRENGTHS FOR 1.2 m WIDE PANEL  
(WITH STRAPS)**

| Loading Condition | Bracing Units Per Panel | Bracing Units Per Metre |
|-------------------|-------------------------|-------------------------|
| Wind              | 154                     | 128                     |
| Earthquake        | 145                     | 121                     |

**TABLE 2 SUMMARY OF EVALUATED BRACING STRENGTHS FOR 2.4 m WIDE PANEL  
(WITHOUT STRAPS)**

| Loading Condition | Bracing Units Per Panel | Bracing Units Per Metre |
|-------------------|-------------------------|-------------------------|
| Wind              | 255                     | 106                     |

**Lynette Phillips**

|      |                              |     |       |
|------|------------------------------|-----|-------|
| 6561 | Nearing Bulls                | OIL | \$360 |
| 6562 | En Route to Palmerston North | OIL | \$160 |

**Peg Rowe**

|      |           |     |       |
|------|-----------|-----|-------|
| 6572 | Backwater | OIL | \$240 |
|------|-----------|-----|-------|

**Raewyn Solomon**

|      |                              |     |       |
|------|------------------------------|-----|-------|
| 6582 | Sheridans Stream Otaki Gorge | OIL | \$380 |
|------|------------------------------|-----|-------|

**Mervyn Wrennall**

|      |               |     |       |
|------|---------------|-----|-------|
| 6592 | Clinton River | OIL | \$280 |
|------|---------------|-----|-------|

**Lily Ganic**

|      |                           |             |       |
|------|---------------------------|-------------|-------|
| 6731 | Fantasy of Wildflowers    | WATERCOLOUR | \$260 |
| 6732 | Looking Through The Trees | WATERCOLOUR | \$250 |

**Paul Hanrahan**

|      |                          |             |       |
|------|--------------------------|-------------|-------|
| 6761 | Optimists Waimeha Lagoon | WATERCOLOUR | \$485 |
| 6762 | Waikanae Estuary         | WATERCOLOUR | \$500 |

**Wynne Healy**

|      |                         |             |       |
|------|-------------------------|-------------|-------|
| 6771 | Early Morning Akatarawa | WATERCOLOUR | \$150 |
|------|-------------------------|-------------|-------|

**Judith McNeill**

|      |             |             |       |
|------|-------------|-------------|-------|
| 6791 | Fraser Town | WATERCOLOUR | \$175 |
| 6792 | Corfu       | WATERCOLOUR | \$125 |

**H G Markham**

|      |                 |             |       |
|------|-----------------|-------------|-------|
| 6802 | Between Showers | WATERCOLOUR | \$296 |
|------|-----------------|-------------|-------|

**Mary Thum**

|      |        |             |       |
|------|--------|-------------|-------|
| 6821 | Spring | WATERCOLOUR | \$200 |
|------|--------|-------------|-------|

**Antony Turner**

|      |               |            |       |
|------|---------------|------------|-------|
| 5891 | Bush Stream   | PHOTOGRAPH | \$290 |
| 5892 | Effervescence | PHOTOGRAPH | \$290 |

**Carol Aldridge**

|      |                        |             |       |
|------|------------------------|-------------|-------|
| 6011 | Flowers & Fruit        | WATERCOLOUR | \$295 |
| 6012 | A Corner of the Garden | WATERCOLOUR | \$220 |

**Roy Bainbridge**

|      |     |             |      |
|------|-----|-------------|------|
| 6021 | Tui | WATERCOLOUR | \$95 |
|------|-----|-------------|------|

**Joan Brooks**

|      |             |     |       |
|------|-------------|-----|-------|
| 6031 | The Kitchen | OIL | \$240 |
|------|-------------|-----|-------|

**V Carruthers**

|      |        |        |       |
|------|--------|--------|-------|
| 6051 | Dancer | PASTEL | \$360 |
|------|--------|--------|-------|

**Sonia K Derby**

|      |                      |     |       |
|------|----------------------|-----|-------|
| 6082 | Cecile Brunner Roses | OIL | \$200 |
|------|----------------------|-----|-------|

**Ruth Gardiner**

|      |                 |                 |       |
|------|-----------------|-----------------|-------|
| 6101 | Flight Patterns | W/COLOUR PASTEL | \$495 |
| 6102 | Flower Power    | W/COLOUR PASTEL | \$495 |

**May Iremonger**

|      |                          |                 |       |
|------|--------------------------|-----------------|-------|
| 6111 | A Magic Carpet For Harry | W/COLOUR/PENCIL | \$200 |
| 6112 | Kapiti Flowers           | WATERCOLOUR     | \$500 |

**Dana Jackson**

|      |          |             |       |
|------|----------|-------------|-------|
| 6132 | Tea Time | WATERCOLOUR | \$140 |
|------|----------|-------------|-------|

**Johanna Kramer**

|      |               |     |       |
|------|---------------|-----|-------|
| 6141 | Kapiti Island | OIL | \$140 |
|------|---------------|-----|-------|

Plots in the appendix show the strains measured with the two 45° gauges, G6 and G7. The sheet Modulus of Rigidity (G), calculated using the following equations, is given in Table 3. (The theory for these equations was published by Thurston and Flack in Central Laboratories Report 5-80/10). Note that Panel 1 had different P/ε slopes for positive and negative load and the average of these two slopes was used for the calculations used to determine values in Table 3.

$$G = 0.5v/\epsilon \quad (1)$$

where:  $v$  = shear stress =  $P/(Lt)$   
 $\epsilon$  = average strain measured at 45°  
 $P$  = applied load  
 $L$  = sheet width = 1.2 m  
 $t$  = nominal sheet thickness = 9 mm.

Note:  $P/\epsilon$  = average slope of curves plotted in the appendix.

TABLE 3 MODULUS OF RIGIDITY CALCULATED FROM 1200 mm WIDE PANEL TESTS

| Test Panel Number | Modulus of Rigidity (GPa) |
|-------------------|---------------------------|
| 1                 | 1.58                      |
| 2                 | 1.50                      |
| 3                 | 1.59                      |
| Average           | 1.56                      |

SJT

BLD

MAY.08'94 19:14 064 4 4757506

LAYBOURN 146 PEMBROKE RD WGTN 5 004 P02

\*\*\*\*\* COVER SHEET \*\*\*\*\*

MAY.08'94 19:14

TO :

64 4 2937116

FROM : LAYBOURN

FAX NO. : 064 4 4757506

01 PAGE(S) TO FOLLOW

**Lynette Phillips**

|      |                              |     |       |
|------|------------------------------|-----|-------|
| 6561 | Nearing Bulls                | OIL | \$360 |
| 6562 | En Route to Palmerston North | OIL | \$160 |

**Peg Rowe**

|      |           |     |       |
|------|-----------|-----|-------|
| 6572 | Backwater | OIL | \$240 |
|------|-----------|-----|-------|

**Raewyn Solomon**

|      |                              |     |       |
|------|------------------------------|-----|-------|
| 6582 | Sheridans Stream Otaki Gorge | OIL | \$380 |
|------|------------------------------|-----|-------|

**Mervyn Wrennall**

|      |               |     |       |
|------|---------------|-----|-------|
| 6592 | Clinton River | OIL | \$280 |
|------|---------------|-----|-------|

**Lily Ganic**

|      |                           |             |       |
|------|---------------------------|-------------|-------|
| 6731 | Fantasy of Wildflowers    | WATERCOLOUR | \$260 |
| 6732 | Looking Through The Trees | WATERCOLOUR | \$250 |

**Paul Hanrahan**

|      |                          |             |       |
|------|--------------------------|-------------|-------|
| 6761 | Optimists Waimeha Lagoon | WATERCOLOUR | \$485 |
| 6762 | Waikanae Estuary         | WATERCOLOUR | \$500 |

**Wynne Healy**

|      |                         |             |       |
|------|-------------------------|-------------|-------|
| 6771 | Early Morning Akatarawa | WATERCOLOUR | \$150 |
|------|-------------------------|-------------|-------|

**Judith McNeill**

|      |             |             |       |
|------|-------------|-------------|-------|
| 6791 | Fraser Town | WATERCOLOUR | \$175 |
| 6792 | Corfu       | WATERCOLOUR | \$125 |

**H G Markham**

|      |                 |             |       |
|------|-----------------|-------------|-------|
| 6802 | Between Showers | WATERCOLOUR | \$296 |
|------|-----------------|-------------|-------|

**Mary Thum**

|      |        |             |       |
|------|--------|-------------|-------|
| 6821 | Spring | WATERCOLOUR | \$200 |
|------|--------|-------------|-------|

**Antony Turner**

|      |               |            |       |
|------|---------------|------------|-------|
| 5891 | Bush Stream   | PHOTOGRAPH | \$290 |
| 5892 | Effervescence | PHOTOGRAPH | \$290 |

**Carol Aldridge**

|      |                        |             |       |
|------|------------------------|-------------|-------|
| 6011 | Flowers & Fruit        | WATERCOLOUR | \$295 |
| 6012 | A Corner of the Garden | WATERCOLOUR | \$220 |

**Roy Bainbridge**

|      |     |             |      |
|------|-----|-------------|------|
| 6021 | Tui | WATERCOLOUR | \$95 |
|------|-----|-------------|------|

**Joan Brooks**

|      |             |     |       |
|------|-------------|-----|-------|
| 6031 | The Kitchen | OIL | \$240 |
|------|-------------|-----|-------|

**V Camuthers**

|      |        |        |       |
|------|--------|--------|-------|
| 6051 | Dancer | PASTEL | \$360 |
|------|--------|--------|-------|

**Sonia K Derby**

|      |                      |     |       |
|------|----------------------|-----|-------|
| 6082 | Cecile Brunner Roses | OIL | \$200 |
|------|----------------------|-----|-------|

**Ruth Gardiner**

|      |                 |                 |       |
|------|-----------------|-----------------|-------|
| 6101 | Flight Patterns | W/COLOUR PASTEL | \$495 |
| 6102 | Flower Power    | W/COLOUR PASTEL | \$495 |

**May Iremonger**

|      |                          |                 |       |
|------|--------------------------|-----------------|-------|
| 6111 | A Magic Carpet For Harry | W/COLOUR/PENCIL | \$200 |
| 6112 | Kapiti Flowers           | WATERCOLOUR     | \$500 |

**Dana Jackson**

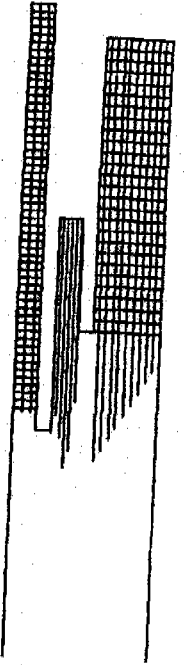
|      |          |             |       |
|------|----------|-------------|-------|
| 6132 | Tea Time | WATERCOLOUR | \$140 |
|------|----------|-------------|-------|

**Johanna Kramer**

|      |               |     |       |
|------|---------------|-----|-------|
| 6141 | Kapiti Island | OIL | \$140 |
|------|---------------|-----|-------|

**Redican & Allwood Builders Ltd**

P.O. Box 169 • Waikanae • Telephone (04) 293-6437

**FAX MESSAGE**To: K.C.D.C. Don BRAGG.

Fax No.: \_\_\_\_\_

Date: 9-4-94Sheet: 1 Of: 1

Re: Quinn House: consent No 941477  
STONWALL GROVE  
WAIKANAE

As requested this is to confirm  
use of 9.5 inch customwood to garage lining  
in lieu of 7.5 inch ply. Fixings with gal  
screws as per engineers letter.

B.D. Allwood

Regards,

Bruce Allwood

Association  
Consulting  
Engineers of  
New Zealand

New Zealand  
Institute of  
Architects

Institution  
Professional  
Engineers of  
New Zealand

Consent

P.T.M. No.

941477

Building Regulation Clause(s)

B1

## PRODUCER STATEMENT - DESIGN

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: R. A. LAYBOURN

(Suitably qualified Design Professional)

TO: G. P. QUINN

(Owner)

IN RESPECT OF: QUINN HOUSE - NEW HOUSE

(Description of Building Work)

AT: STONEWALL GROVE - WAIKANA E BEACH

(Address)

LOT DP SO

BOB LAYBOURN CONSULTING

(Design Firm)

has been engaged by

REDICAN & ALLWOOD LTD

(Owner/Developer/Contractor)

ENGINEER

to provide STRUCTURAL ENGINEERING

(Extent of Engagement)

services in respect of the

requirements of Clause(s)

B1

of the Building Regulations 1992 for

☐ All

☒

Part only as specified on attached letter 300.04 of 13 May

of the building work. The design has been prepared in accordance with

B1. VM.1, B1. AS1

(verification method(s)/acceptable solution(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on

BOB LAYBOURN CONSULTING ENGINEER

(Design Firm)

drawings titled

CALCULATIONS

and numbered

300 / 1 to / 1

and the specification and other documents according to which the

building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, I BELIEVE ON REASONABLE GROUNDS that subject to:

(i) the verification of the following design assumptions

and (ii) all proprietary products meeting the performance specification requirements,

the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

(Signature suitably qualified Design Professional)

BE CIVIL

(Professional Qualifications)

Date

12/5/94

ERB/AERB Reg No.

9382

Member ACENZ

☒

IPENZ

☒

☐ NZIA

146 PEMBROKE ROAD WGT S

(Address)

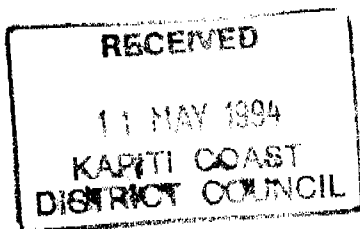
This form to accompany Form 3 of the Building Regulations 1992 for the application of a Building Consent.



**Kapiti Coast Community Arts Council**

**Easter Arts Celebration 1994**

**Catalogue of Paintings, Photographs  
and Drawings**



Bob Laybourn, Consulting Engineer  
ED BE (Civil) NZCE MIPENZ. Reg.Eng.  
2nd Floor  
190 Thorndon Quay  
Wellington 1  
Phone: (04) 471 0021  
Fax: (04) 471 0092

5 May 1994

Kapiti Coast District Council  
Private Bag 601  
Paraparaumu

*1 No BRANE #12000000*  
*we will now accept bracing units*  
*under Table K.2. of NZS 3604*  
**FAXED** *View*

Dear Sir

**Quinn House, Stonewall Grove, Waikanae Beach**  
**Building Consent No. 941477**

1. The use of 12 mm customwood as a sheet bracing material is permitted by NZS 3604. Appendix K 4.2 a (iii). The 9mm customwood has been tested by BTL (Test Report STR 227/2 of 6 September 1993), for nail fixings to obtain results as on attached page.

The screw fixing used on the Quinn House will give bracing values greater than this and more than adequate for the values required by the bracing schedule.

2. Fixing of curved glue lam beam against uplift.

External wall — stud each side of beam nailed with min 4 (100 x 3.75 nails).  
Internal wall — nail strap over beam and into support stud below.

3. Anchorage of rafters (roof joists)

At present the rafters (at 400 cc) are fixed with Cyclone ties to top plate at every second rafter.

As this house is considered a 'very high' wind zone the rafters without cyclone ties should be fixed to top plate with Z nails as NZS 3604 10.2.5.1 for trusses.

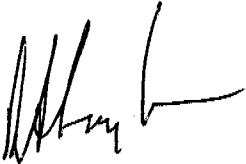
4. Anchorage of top plate to studs

The present fixing of top plate to studs at every second rafter is adequate and complies with the intent of NZS 3604 10.2.5.3.

5. Anchorage of Lintels to be in accordance with NZS 3604 clause 6.6.15 and figure 6.8, copy enclosed.

On walls clad with weatherboard the fixing of trimming stud to blocking on joist is also required.

Yours sincerely



R A (Bob) Laybourn

FAXED

Encls:

Copy to  
Redican Allwood Ltd  
P O Box 169  
Waikanae

**TABLE 1 SUMMARY OF EVALUATED BRACING STRENGTHS FOR 1.2 m WIDE PANEL (WITH STRAPS)**

| Loading Condition | Bracing Units Per Panel | Bracing Units Per Metre |
|-------------------|-------------------------|-------------------------|
| Wind              | 154                     | 128                     |
| Earthquake        | 145                     | 121                     |

**TABLE 2 SUMMARY OF EVALUATED BRACING STRENGTHS FOR 2.4 m WIDE PANEL (WITHOUT STRAPS)**

| Loading Condition | Bracing Units Per Panel | Bracing Units Per Metre |
|-------------------|-------------------------|-------------------------|
| Wind              | 255                     | 106                     |
| Earthquake        | 239                     | 99                      |

Plots in the appendix show the strains measured with the two 45° gauges, G6 and G7. The sheet Modulus of Rigidity (G), calculated using the following equations, is given in Table 3. (The theory for these equations was published by Thurston and Flack in Central Laboratories Report 5-80/10). Note that Panel 1 had different P/e slopes for positive and negative load and the average of these two slopes was used for the calculations used to determine values in Table 3.

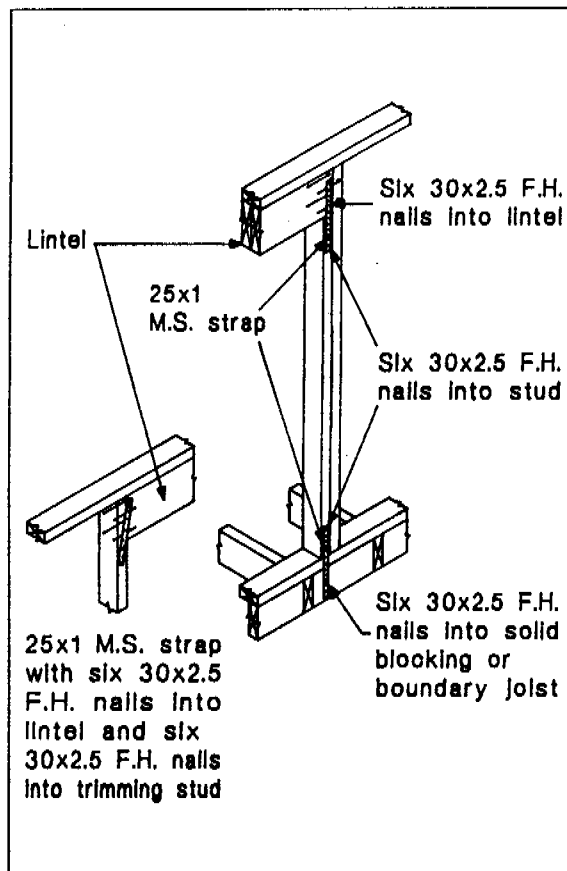
$$G = 0.5v/e \dots\dots\dots (1)$$

where:  $v$  = shear stress =  $P/(Lt)$   
 $e$  = average strain measured at 45°  
 $P$  = applied load  
 $L$  = sheet width = 1.2 m  
 $t$  = nominal sheet thickness = 9 mm.

Note: P/e = average slope of curves plotted in the appendix.

**TABLE 3 MODULUS OF RIGIDITY CALCULATED FROM 1200 mm WIDE PANEL TESTS**

| Panel Number | Modulus of Rigidity (GPa) |
|--------------|---------------------------|
| 1            | 1.58                      |
| 2            | 1.50                      |
| 3            | 1.59                      |
| Average      | 1.56                      |



**Fig. 6.8**  
**FIXING OF LINTELS AGAINST UPLIFT**

FAXED



Bob Laybourn, Consulting Engineer  
ED BE (Civil) NZCE MIPENZ. Reg. Eng.  
2nd Floor  
190 Thorndon Quay  
Wellington 1  
Phone: (04) 471 0021  
Fax: (04) 471 0092

16 May 1994

Kapiti Coast District Council  
Private Bag 601  
Paraparaumu

Dear Sir

**Quinn House, Stonewall Grove, Waikanae Beach**  
**Building Consent 941477**  
**Producer Statement**

The attached 'Producer Statement — Design' is to certify the adequacy of 9mm chipboard screw fixed as a suitable bracing material to substitute for the construction ply and braced line bracing panels in the bracing schedule for the ground floor garage walls of the Quinn House.

Yours sincerely



R A (Bob) Laybourn

Copy to

Redican Allwood Ltd  
P O Box 169  
Waikanae

## TRANSMITTAL

To: KAPITI COAST DISTRICT COUNCIL

Attention: DON BLAKEY

Fax No: 04 297 2563

Date: 7/5/94

No of pages including this Header: 4

Job No: 300

Bob Laybourn, Consulting Engineer

146 Pembroke Road, Wellington 5

Phone/Fax : (04) 475 7506

---

Building Consent 94/1477

Quinn House.

Letter attached





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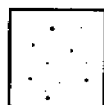
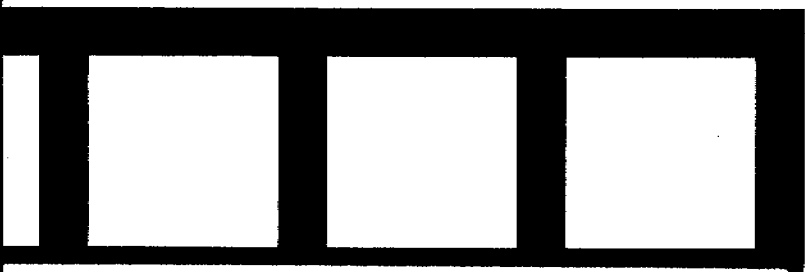
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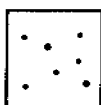
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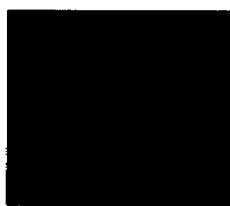


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rszdj al

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n iE allh

B



A



TOP



Bob Laybourn, Consulting Engineer  
ED BE (CIV) NZCE MIPENZ. Reg.Eng.  
2nd Floor  
190 Thorndon Quay  
Wellington 1  
Phone: (04) 471 0021  
Fax: (04) 471 0092

13 May 1994

Kapiti Coast District Council  
Private Bag 601  
Paraparaumu

Dear Sir

Quinn House, Stonewall Grove, Waikanae Beach  
Building Consent 941477  
Producer Statement

The attached 'Producer Statement — Design' is to certify the adequacy of 12mm chipboard screw fixed as a suitable bracing material to substitute for the construction ply and bracing panels in the bracing schedule for the ground floor garage walls of the Quinn House.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R A Laybourn'.

R A (Bob) Laybourn

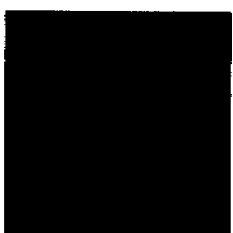
Copy to

Redican Allwood Ltd  
P O Box 169  
Waikanae

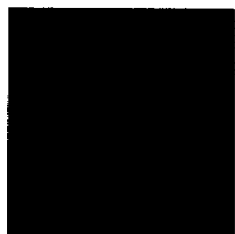


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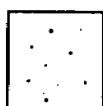
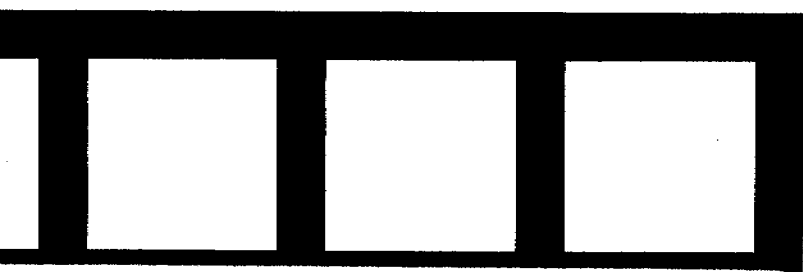


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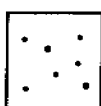
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Association  
Consulting  
Engineers of  
New Zealand

New Zealand  
Institute of  
Architects

Institution  
Professional  
Engineers of  
New Zealand

consent 941477

Building Regulation Clause(s) B1

## PRODUCER STATEMENT - DESIGN

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: R. A. LAYBOURN  
(Suitably qualified Design Professional)

TO: G.P. QUINN  
(Owner)

IN RESPECT OF: QUINN HOUSE  
(Description of Building Work)

AT: STONE WALL GROVE  
WAIKANA BEACH  
(Address)

LOT — DP — SO —

Bob Laybourn Consulting Engineer has been engaged by Redican & Allwood Ltd  
(Design Firm) (Owner/Developer/Contractor)

to provide Structural Engineering services in respect of the  
(Extent of Engagement)

requirements of Clause(s) B1 of the Building Regulations 1992 for

☐ All

☒

Part only as specified on attached letters 2004 of 13th 94

of the building work. The design has been prepared in accordance with B1 VM1, B1 AS1  
(verification method(s)/acceptable solution(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on

BOB LAYBOURN CONSULTING ENGINEER drawings titled Calculations  
(Design Firm)

and numbered 300/1 to 6 and the specification and other documents according to which the  
building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum  
value of \$200,000, I BELIEVE ON REASONABLE GROUNDS that subject to:

(i) the verification of the following design assumptions

and (ii) all proprietary products meeting the performance specification requirements,  
the drawings, specifications, and other documents according to which the building is proposed to be constructed  
comply with the relevant provisions of the building code.

R. A. Laybourn Date 12/5/94  
(Signature of Design Professional)

BE CIVIL

(Professional Qualification)

ERB/AERB Reg No. 9382

Member ACENZ ☒

IPENZ ☒

☐ NZIA

This form to accompany Form 3 of the Building Regulations 1992 for the application of a Building Consent.

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Top row: Rognm h, rszdj al, mFnmfel, n iE allh

Bottom row: Rognm h, rszdj al, mFnmfel, n iE allh

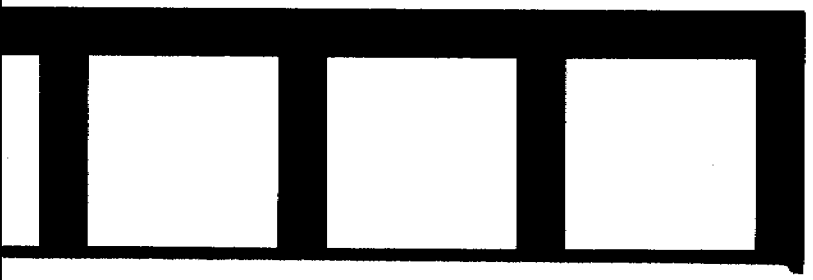
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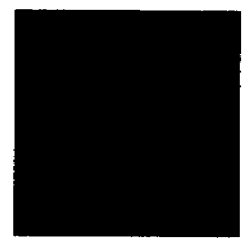


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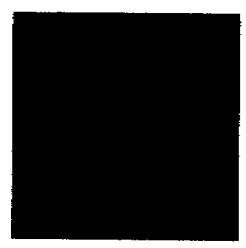
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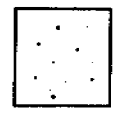
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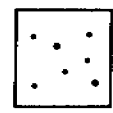
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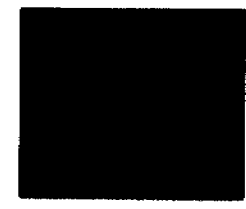


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\*\*\*\*\* COVER SHEET \*\*\*\*\*

MAY.15'94 20:55

TO :

04 2972563

FROM : LAYBOURN

FAX NO. : 064 4 4757506

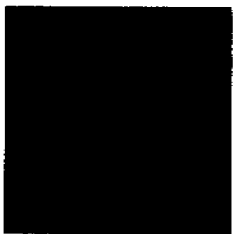
03 PAGE[S] TO FOLLOW



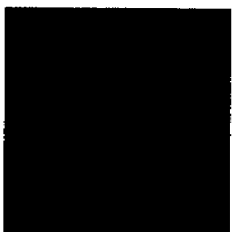
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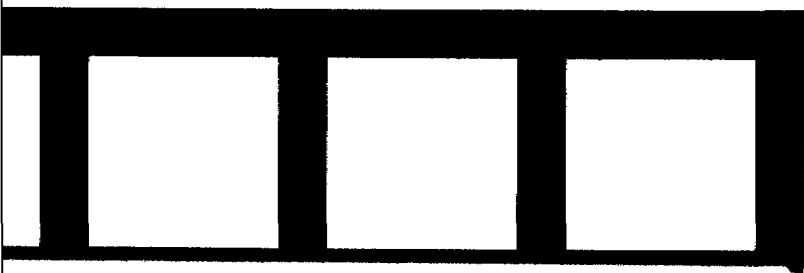
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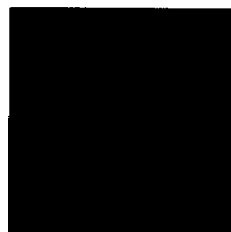
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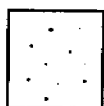
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Third row: R o g m h i j k l m n o p q r s t u v w x y z  
Fourth row: r s z d j a l i j k l m n o p q r s t u v w x y z

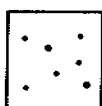
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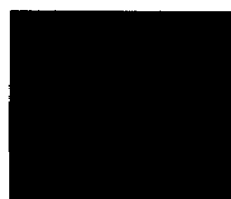


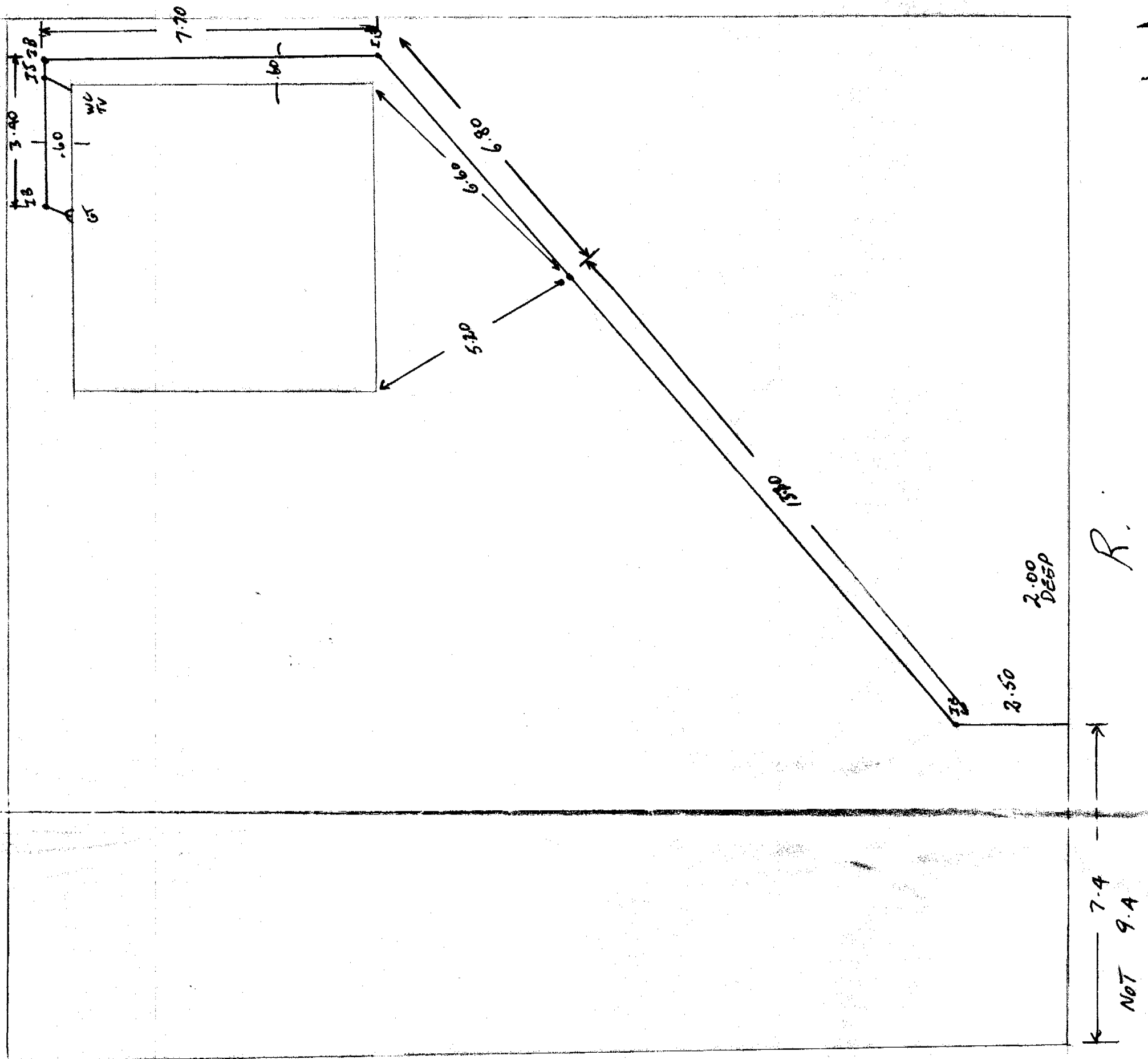
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STONEWALL GROVE

ROAD - STONEWALL GR.

LOT

D.P.

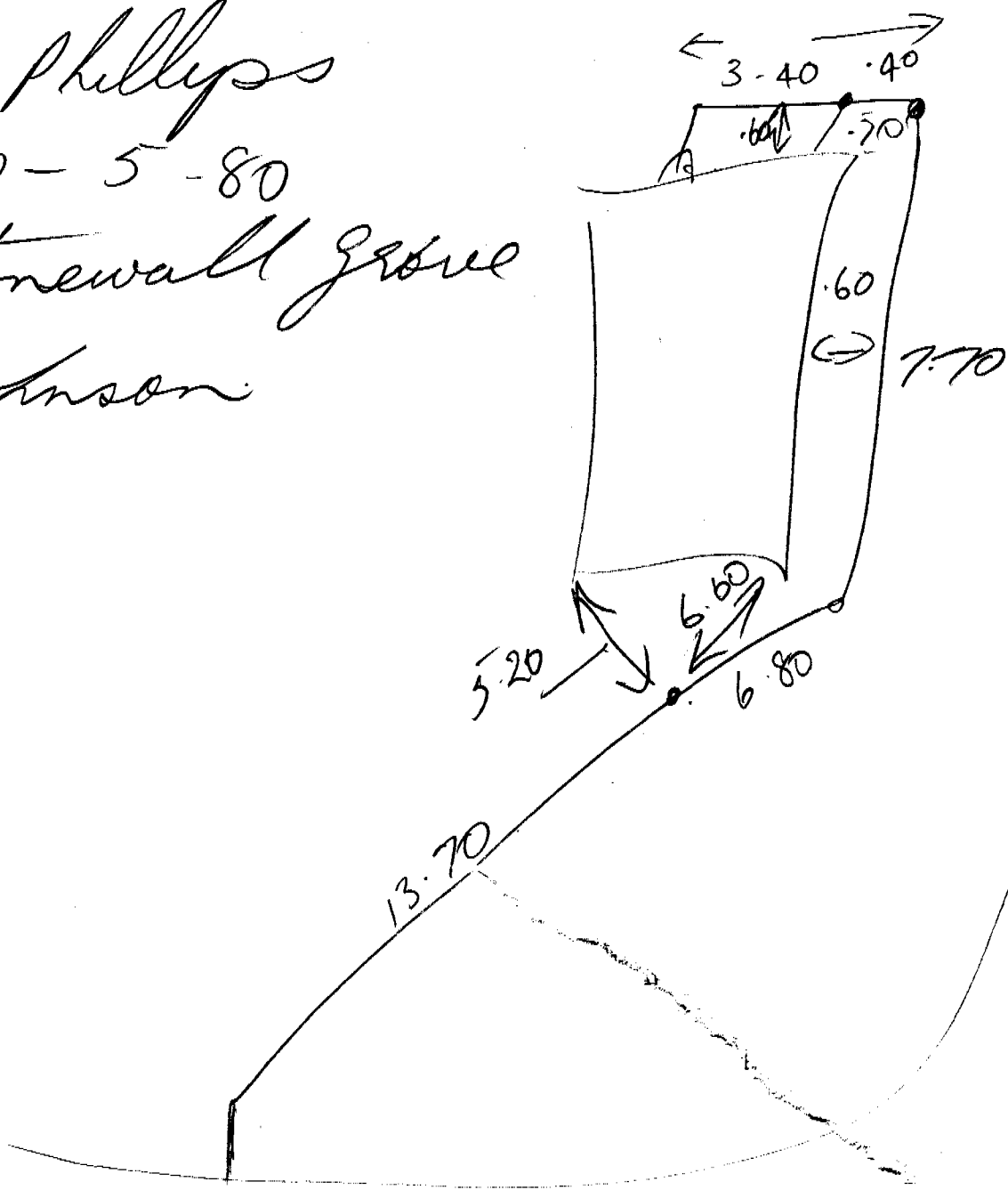
DRAINLAYER - M. PHILLIPS

OWNER - JOHNSON

DATE - 20-5-80

PIPE - TERRAIN P.V.C.

m Phillips  
20-5-80  
Stonewall Grove  
Johnson



# WAIKANAE DISTRICT COMMUNITY PLAN OF ALLOTMENT - PROPOSED DRAINAGE LAYOUT

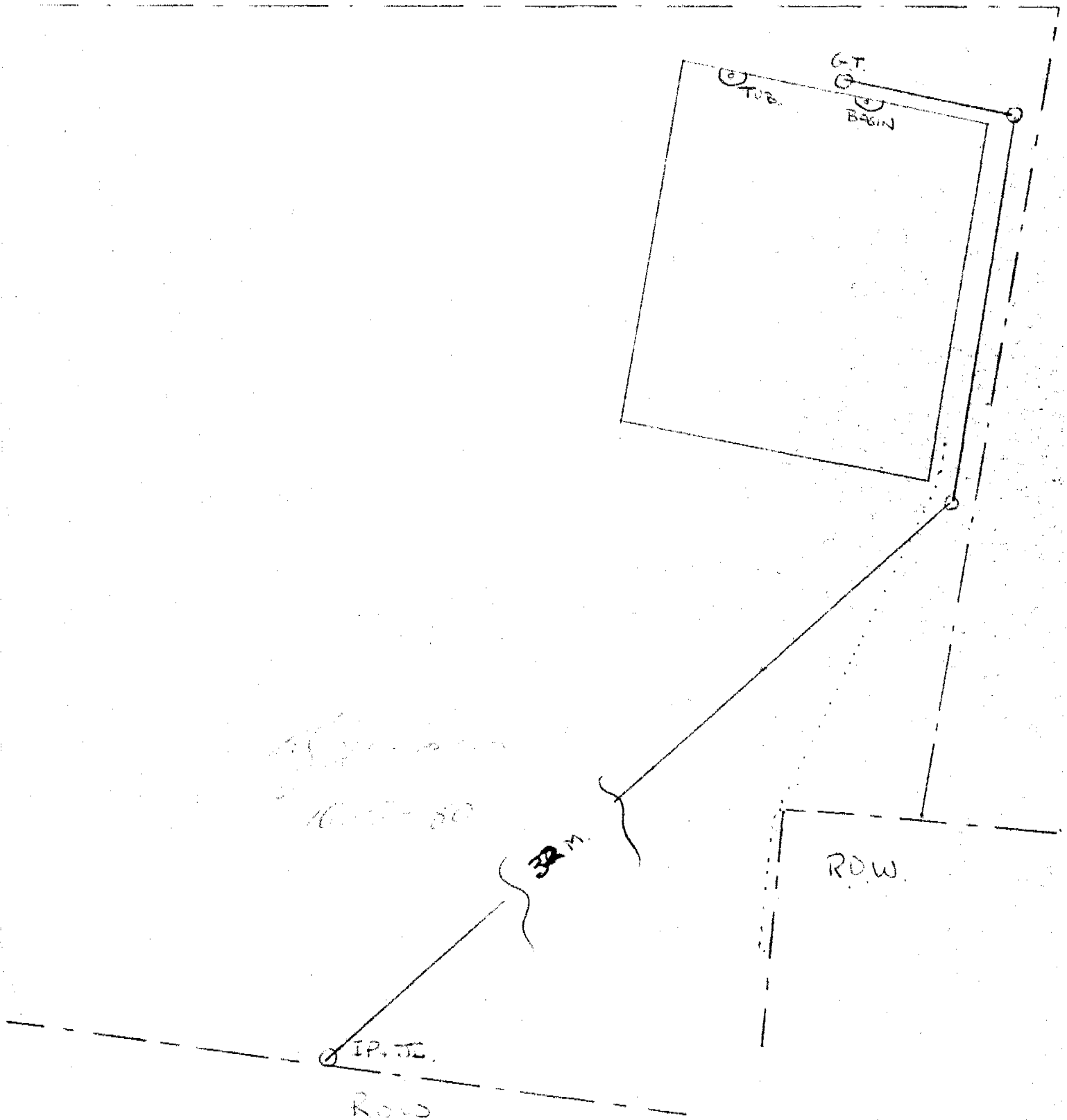
Showing existing buildings and drainage layout and proposed drainage layout to the sewer  
scale 1-100.

Boundary Lines to be shown thus: — — — — —

Frontage to

4 STERLING CR.

Road



PERMIT **W** No **3862****HOROWHENUA COUNTY COUNCIL****WAIKANAE COUNTY TOWN****PERMIT FOR A PLUMBER OR DRAINLAYER TO CARRY OUT PLUMBING OR DRAINAGE WORK**Mr m. Phillips  
3 millvale St  
Waikanae.

(a licensed plumber or drainlayer), is hereby authorised to carry out the work described herein, and as set forth in the plan deposited with me, on the premises owned (or occupied) by

Mr K. R. Johnson and situated in 4 Stonewall Grove Street (or Road), Waikanae being described as lot 9 DP 49632Description of work: Sewer line & water main Outside water tap.  
Connect Hot & Cold water to basin & tub.  
Estimated Value of work including materials: Hot water cylinder & supply tank.Estimated Cost \$ 120.00Permit Fee \$ 18.00Receipt No. 13910Connection Fee \$           **TOTAL** \$ 18.00

Such work is to be carried out in strict accordance with the Plumbing and Drainage Regulations 1959 and Horowhenua County Council By-Law No. 9, and shall be completed on or before the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

Date 9.6.80

County Engineer

This permit is issued subject to:

**HOROWHENUA COUNTY COUNCIL****WAIKANAE COUNTY TOWN****Notice of Completion of Work and Request for Inspection**To: The Health Inspector,  
Horowhenua County Council  
**LEVIN.**

I HEREBY GIVE NOTICE that I have completed at premises situated at \_\_\_\_\_

\_\_\_\_\_ Street/Road, owner by Mr \_\_\_\_\_ the plumbing/drainage

works specified in Permit No. \_\_\_\_\_, issued on \_\_\_\_\_ 19\_\_\_\_, and I do hereby request that such works should be inspected.

Dates this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

Plumber/Drainlayer

Address of Plumber: \_\_\_\_\_

**FOR OFFICE USE ONLY**

The works above referred to in Permit No. \_\_\_\_\_

I HEREBY CERTIFY that the work has been examined and found satisfactory.

Date: \_\_\_\_\_ 19\_\_\_\_

Inspector

[illegible]

ALL DATA AND MATERIALS TO REMAIN UNCLASSIFIED  
UNLESS INDICATED OTHERWISE AND LOCAL COPY DESTROYED

[illegible]

CONCRETE, 2x12 FLOOR, 180 MM THICK WITH CHST REIN. APPROX. ONE  
FOURTH OF THE FLOOR SAND, BASE OF FOOTING IS 180 MM THICK

FILED FOR THE UNITED STATES DEPARTMENT OF JUSTICE

Roof: "Green" tiles laid by hand, covered to  
Residential and Building Dept.

姓名: 王德成 性别: 男 年龄: 45 职业: 教师 住址: 北京市朝阳区 电话: 13910101234  
 身份证号: 110101197901010001 电子邮箱: wangdecheng@example.com 备注: 无

EXPLOSION GAMES AND SHOTS. ALL GAMES AND GAMES RULES  
DOGS. ALUMINUM WIRE AND BATTERED PILES AND  
FUSED WIRE. SODIUM, WEDG. FUSING. CHARGE  
AND BATTERY. BATTERY. TO COMBUSTION. FUSION AND, 1972  
STATIONING. BATTERY TO BATTERY. IN R. 13

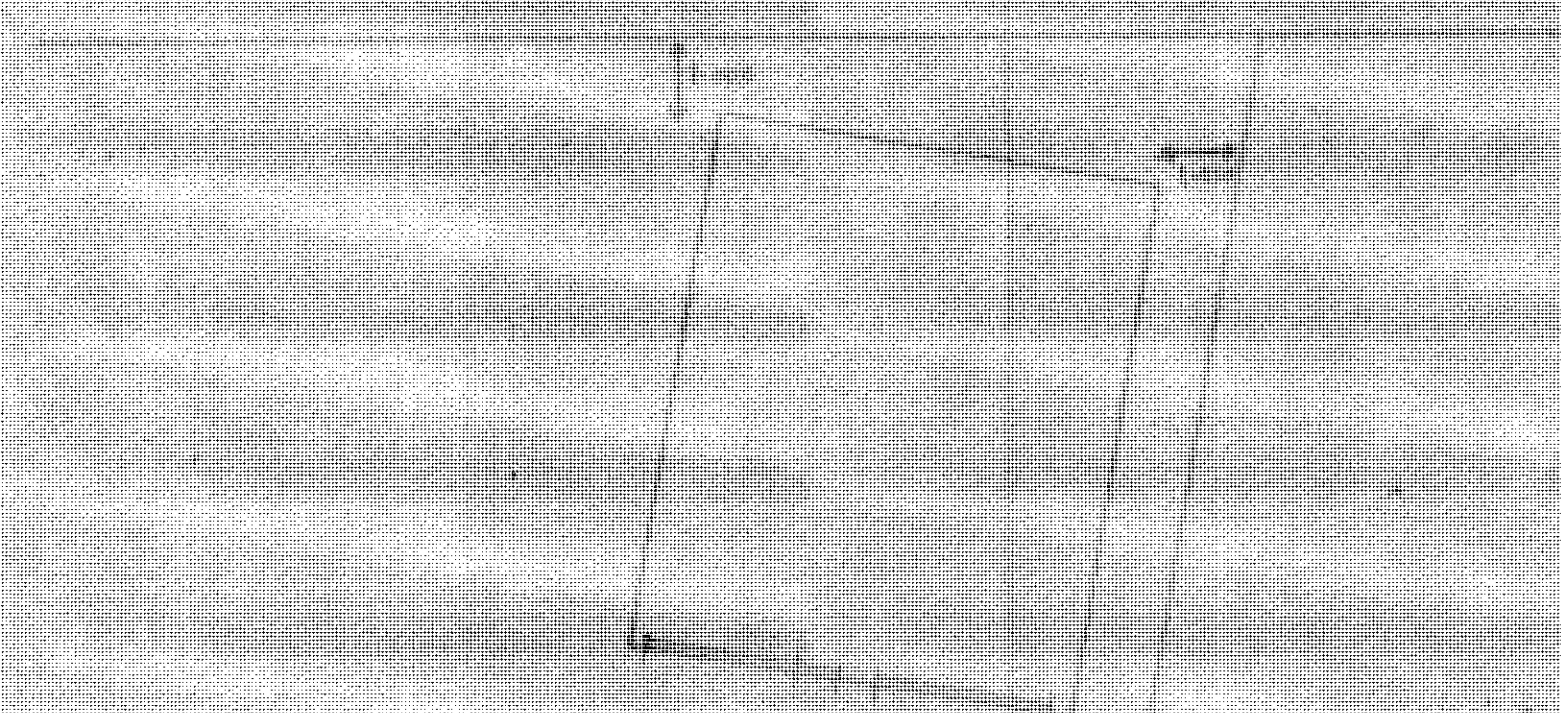
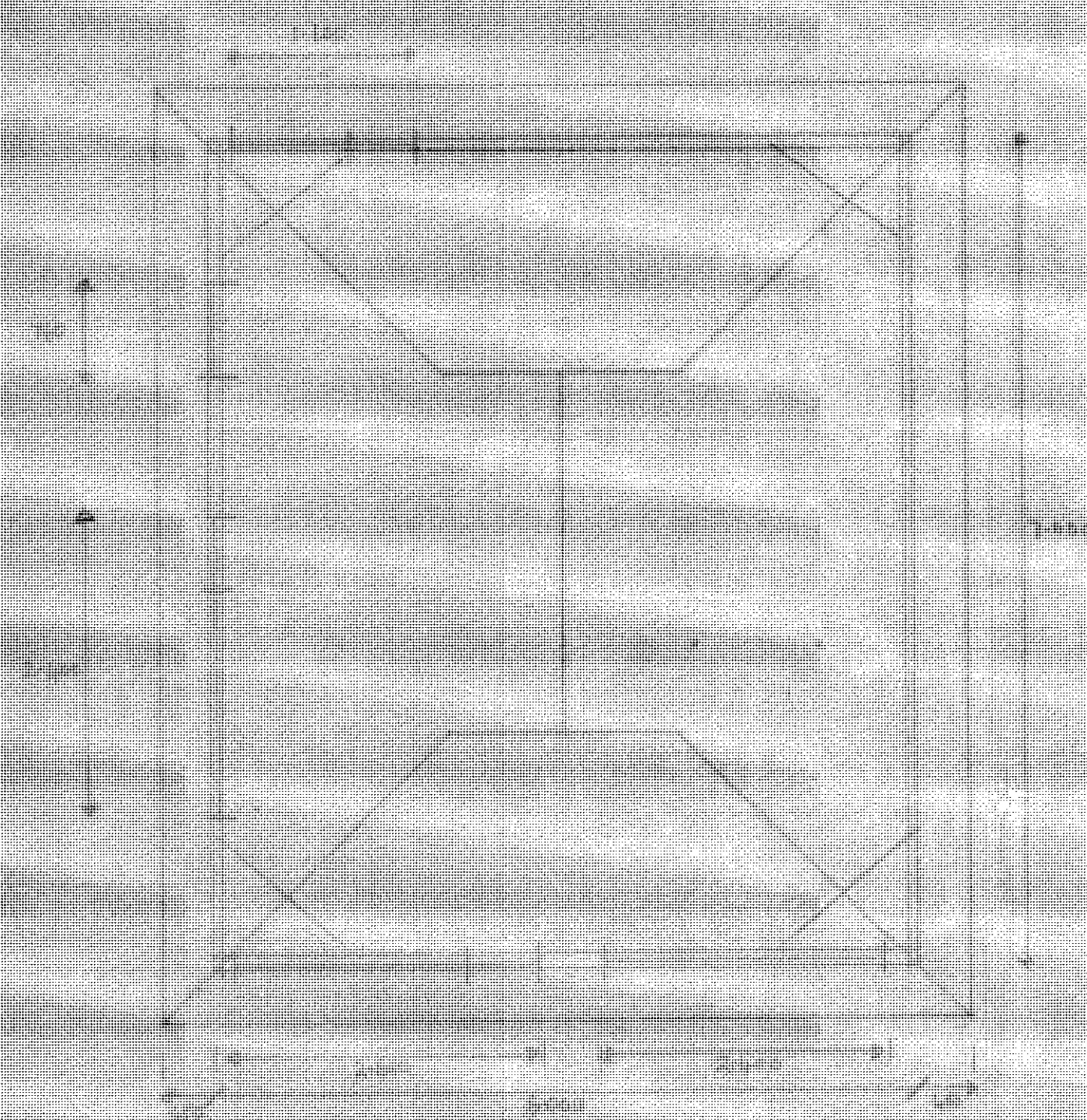
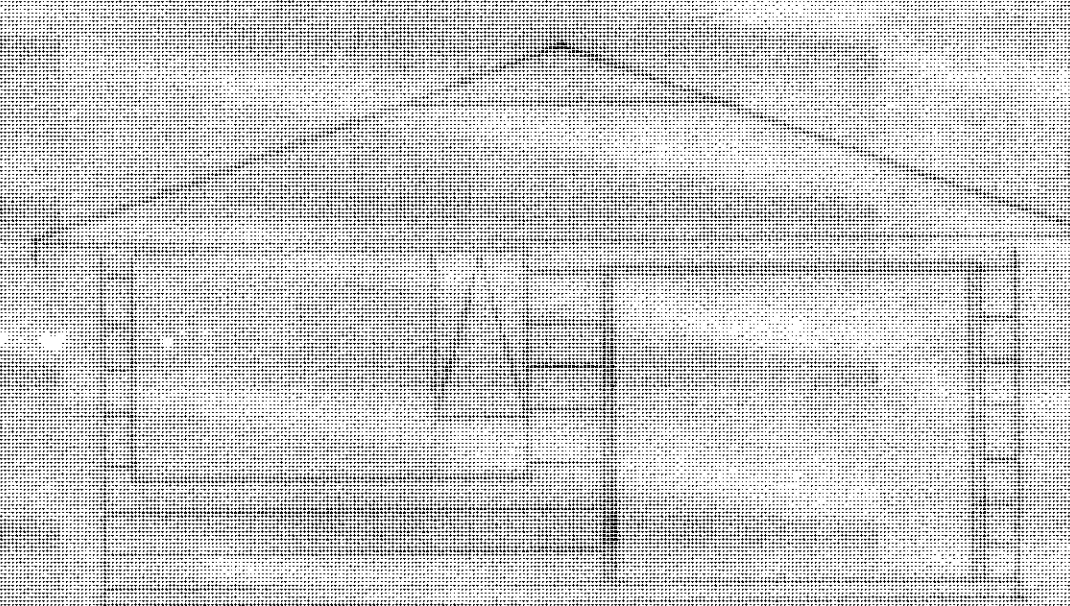
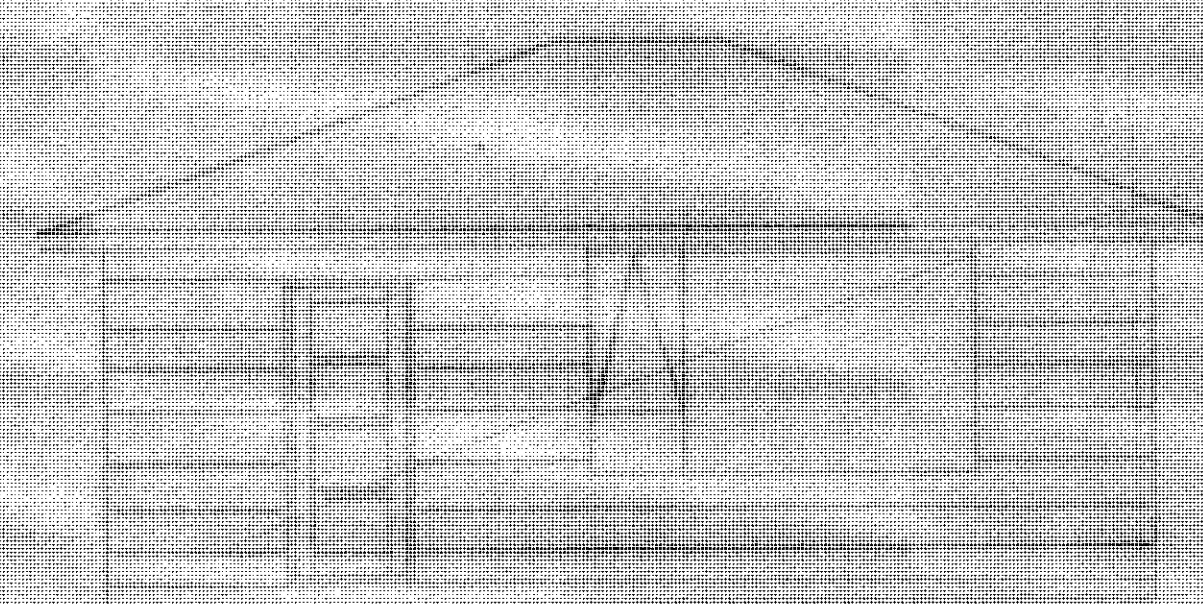


Figure 1. The effect of the number of iterations on the accuracy of the proposed algorithm. The figure shows two line graphs. The left graph plots 'Accuracy' (0.0 to 1.0) against 'Iteration' (0 to 100). The right graph plots 'Accuracy' (0.0 to 1.0) against 'Iteration' (0 to 100). Both graphs show a rapid increase in accuracy, stabilizing around 0.95 after approximately 20 iterations.

Figure 1. The effect of the number of trials on the mean number of correct responses. The number of correct responses was significantly higher for the 10 trials condition than for the 5 trials condition. Error bars represent the standard error of the mean.

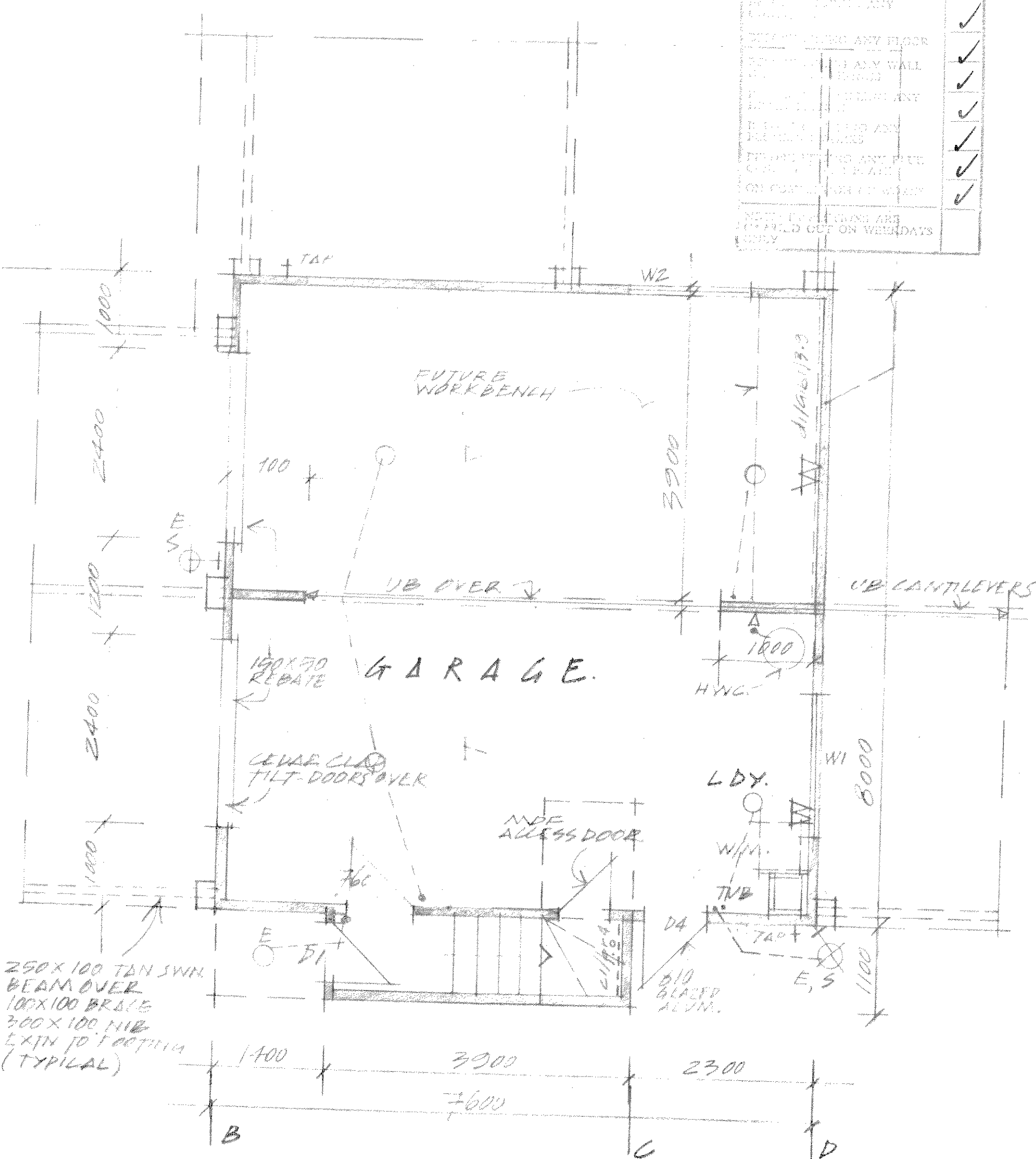
[illegible][illegible][illegible]

Page(s) 14444 - Worksheet for 1 StreetView Group Changes

For the purpose of this study, the following hypotheses were formulated:

|          |          |       |        |          |
|----------|----------|-------|--------|----------|
| CHRYSLER | CHRYSLER | REALE | 1-1-55 | CHRYSLER |
| CHRYSLER | CHRYSLER | REALE | 1-1-55 | CHRYSLER |

IMPORTANT  
24 HRS NOTICE MUST BE GIVEN  
THE INSPECTOR FOR ALL STAGES  
OF WORK LISTED BELOW.

[illegible]

LOWER FLOOR PLAN 1:50

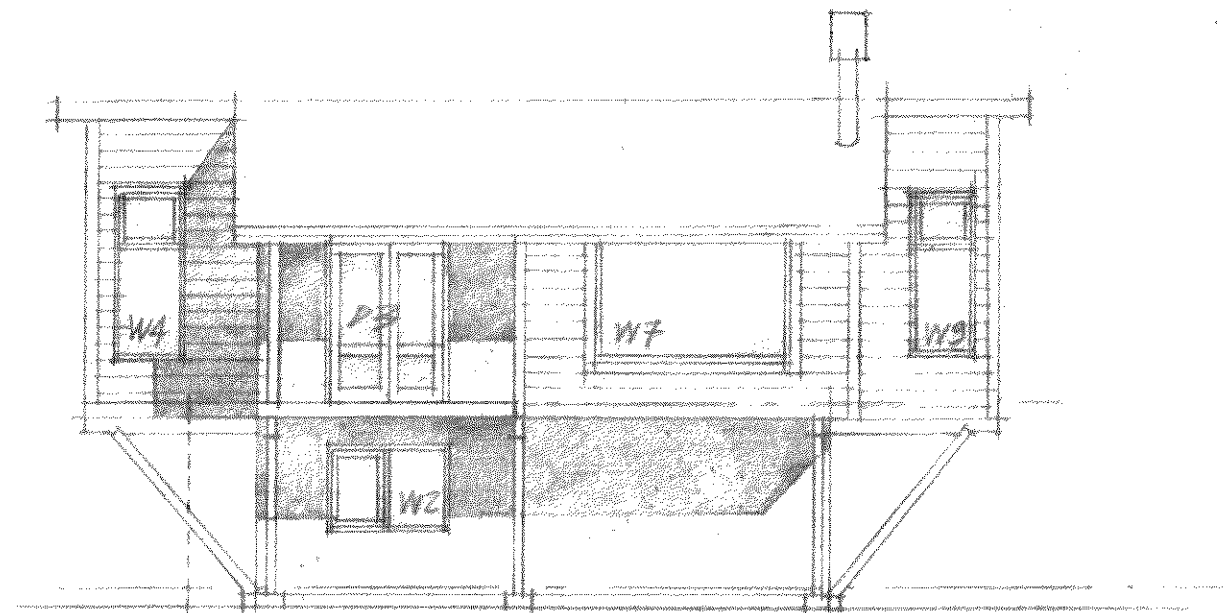
- NOTE: ALLOW FOR 40 MM FOAM CLADDING  
WHERE APPLICABLE.  
Due to the close proximity of the kitchen to the wc a door closer  
is recommended on the bathroom door.  
Hot and cold waterpipes are to be water tested to a pressure of 1500 k.Pa.  
A tempering valve is to be installed on the hot water cylinder.  
Waterpipes longer than 3.5m are to be banded.

### ELEVATION KEY

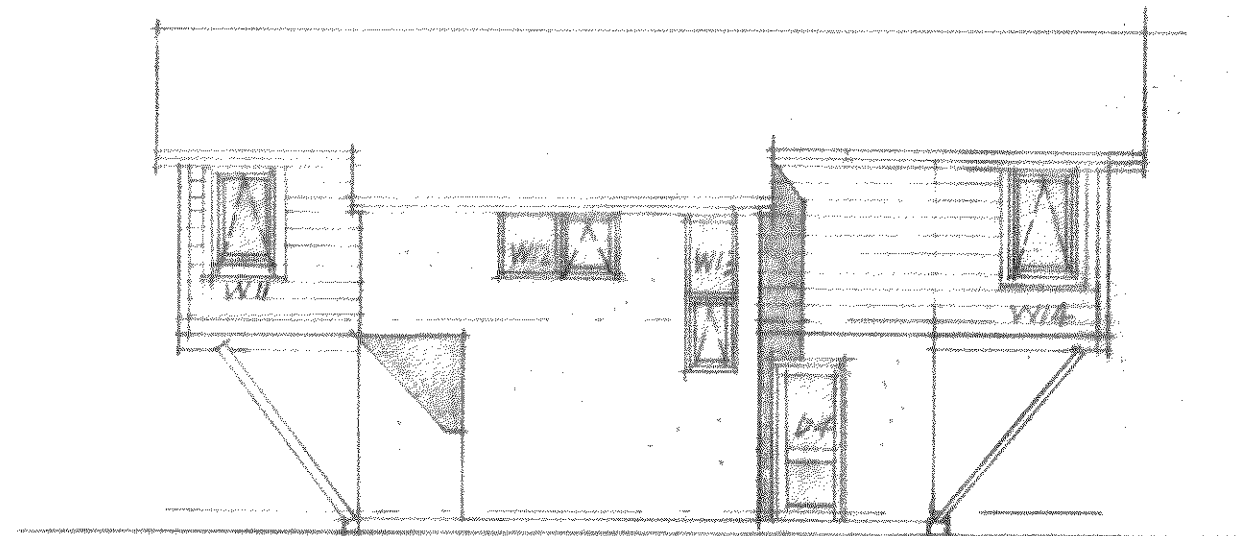
A C Hanson

9405 B  
7  
JAN 1994

REID ASSOCIATES ARCHITECTS PO BOX 155 / PH 04 2933246 WAIKANA E - FOR REDICAN ALLWOOD BUILDERS LTD.

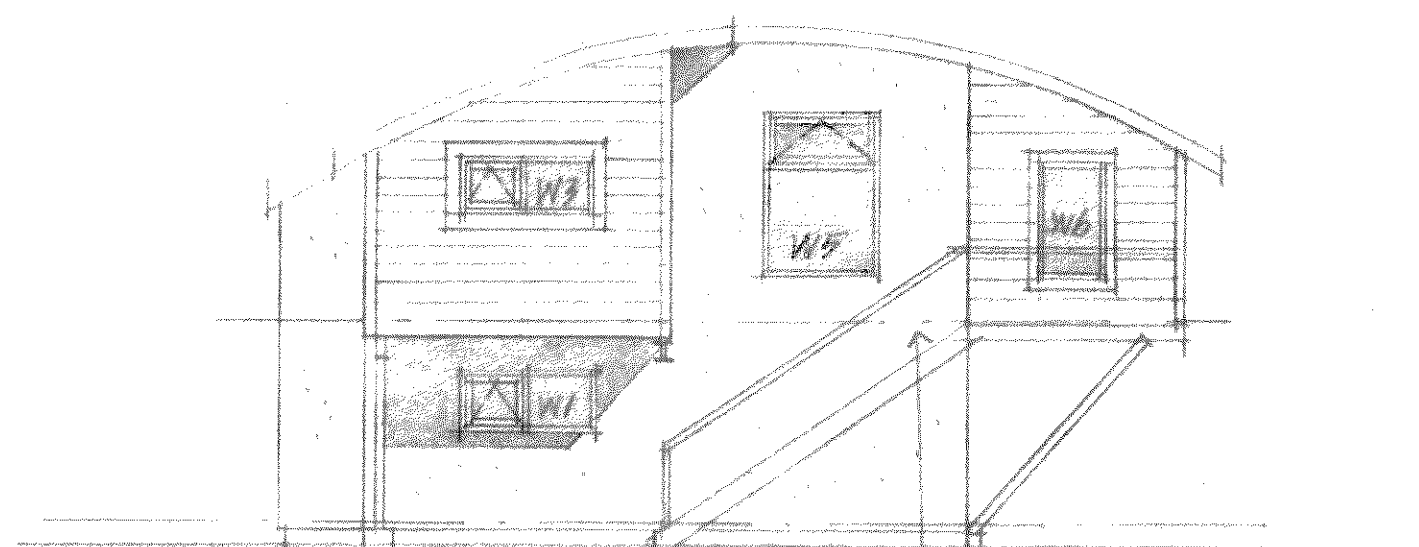


ELEVATION 1



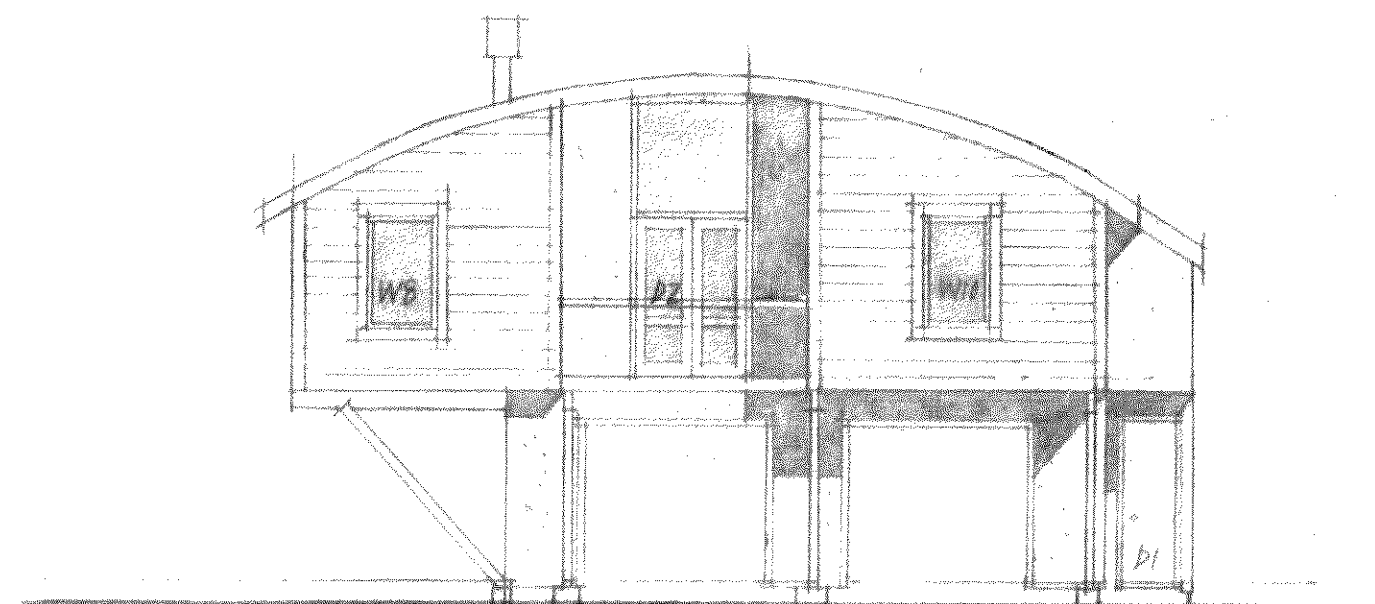
ELEVATION 3

Glazing & Joinery to NZS 4211 Performance  
& NZS 4223 Safety.

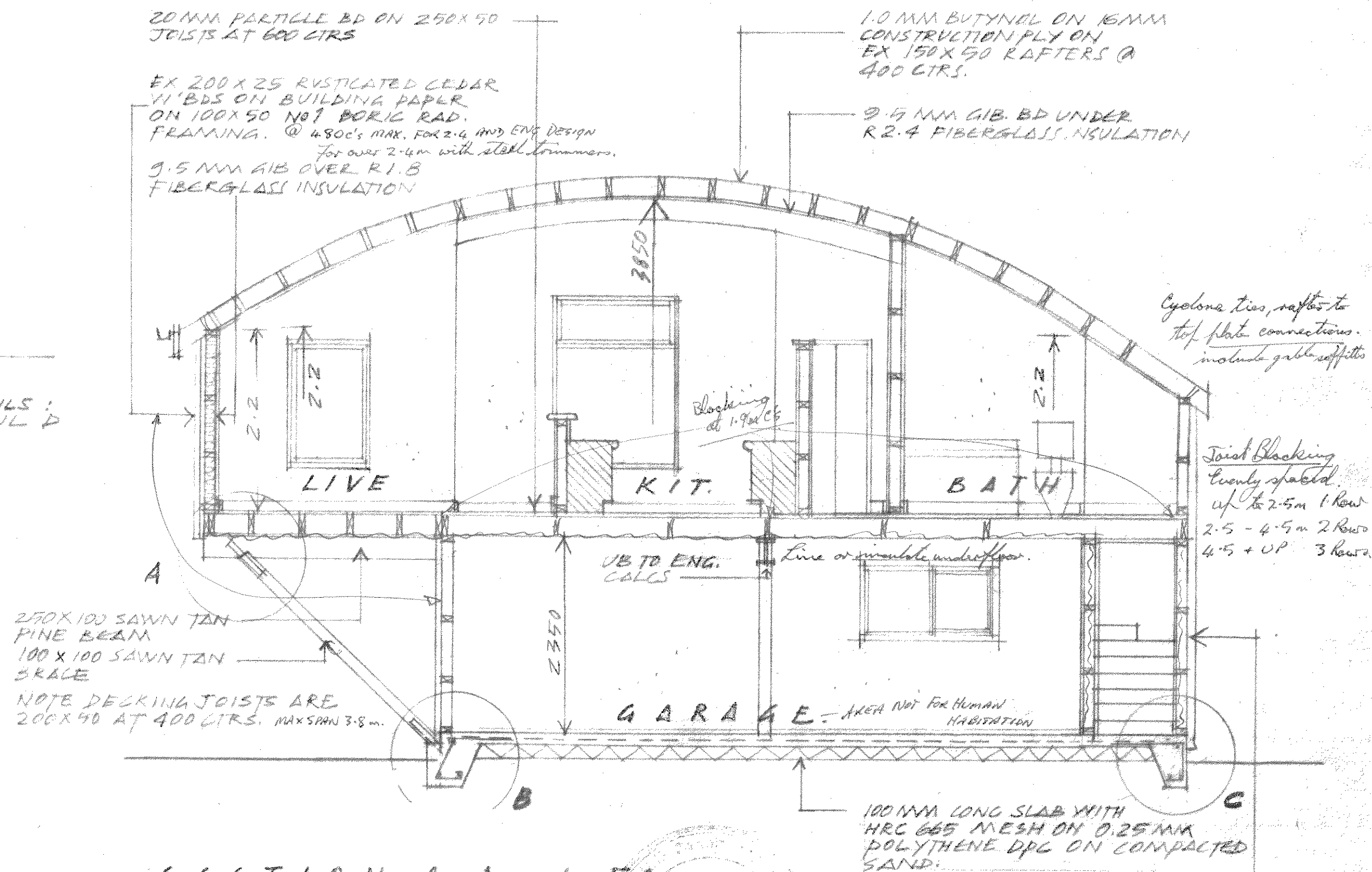


ELEVATION 4

ALL HANDRAILS:  
REFER DETAIL D  
PAGE 4



ELEVATION 2



SECTION A-A 1:50

QUINN RESIDENCE - WAIKANAE BEACH

REID ASSOCIATES ARCHITECTS PO BOX 155 / PH 042933246 WAIKANAE - FOR REDICAN ALLWOOD BUILDERS

9405 B  
2



Simco Gfr  
15.2.94

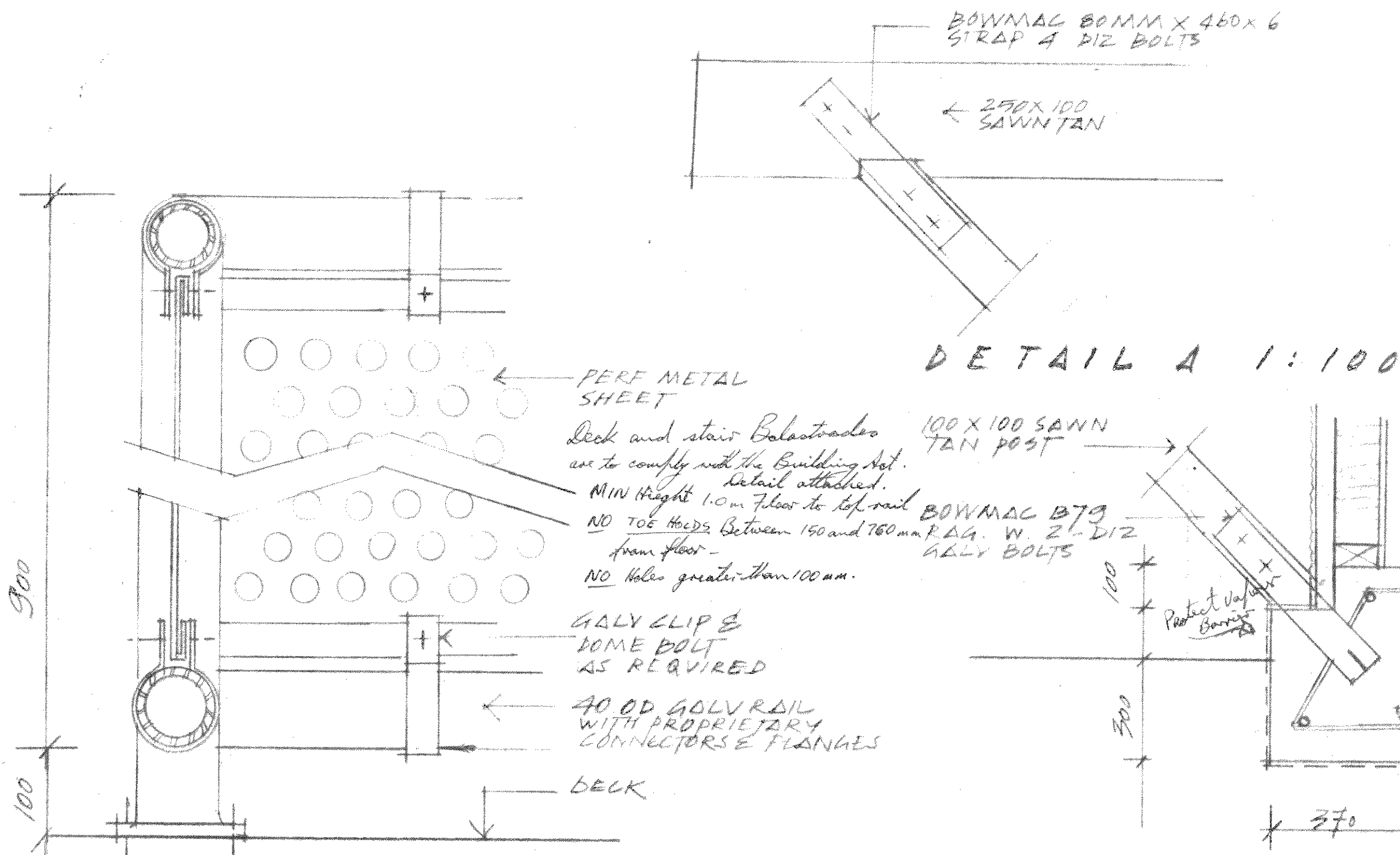
SITE PLAN & DRAINAGE 1:100  
OF LOT 9 DP 49632 698 M2

BUILDER TO ENSURE THAT PROPOSED  
FOUNDATION HEIGHT WILL ALLOW A  
SATISFACTORY DRAINAGE CONNECTION  
TO THE OTHER SIDE.

Drains are to be water tested to a 1.0m head  
Stormwater drain is to run to K+C on driveway

APPROVED Permit may be issued  
10/2/94 DATE  
District Planner  
Kapiti Coast District Council

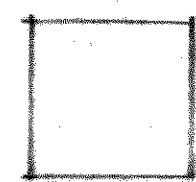
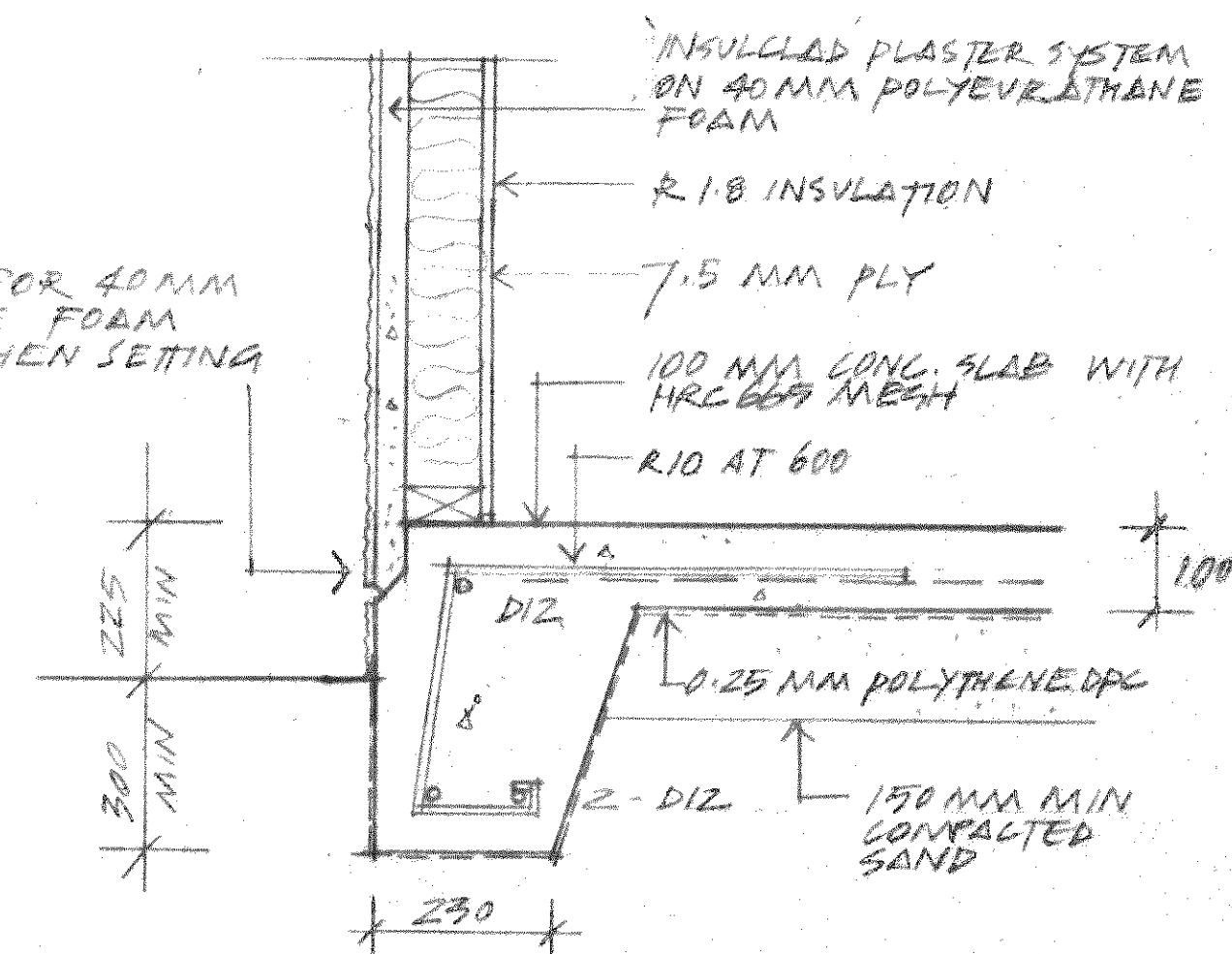
Permit may be issued  
ACM  
Council



DETAIL D 1:5

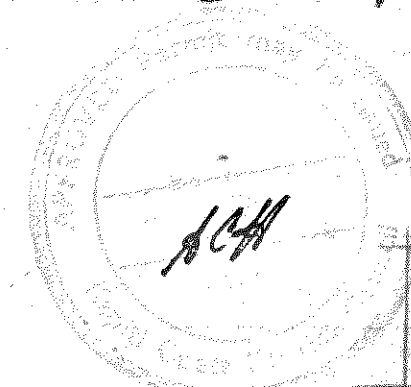
CONFIRM DETAILS WITH ARCHITECT ON SITE  
ALL MATERIAL GALVANISED AFTER FABRICATION

DETAIL B 1:100



QUINN RESIDENCE WAIKANA E BEACH

REID ASSOCIATES ARCHITECTS P.O BOX 155 / PH 04 29 33 246 WAIKANA E



9405 B.

4

JAN 1994

Permit NO. 11673 Garage / Workshop .  
W3862 SEWER CONN. - P. 51

LOT 9

D.P. 49632

STREET Stonewall Grove

HOUSE NO. 4

NAME ~~A. K. Johnson~~

Quinn.

## SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.

In any dispute as to value, the County Engineer shall have the absolute determination of the value of the proposed work or building.

| ESTIMATED VALUE OF WORK |           |                   | FEES      |  |          |
|-------------------------|-----------|-------------------|-----------|--|----------|
| Over                    | \$400     | Not exceeding     | \$400     |  | \$3.00   |
|                         |           | and not exceeding | \$600     |  | \$4.50   |
| "                       | \$600     | "                 | \$800     |  | \$6.00   |
| "                       | \$800     | "                 | \$1,000   |  | \$7.50   |
| "                       | \$1,000   | "                 | \$1,200   |  | \$9.00   |
| "                       | \$1,200   | "                 | \$1,400   |  | \$10.50  |
| "                       | \$1,400   | "                 | \$1,600   |  | \$12.00  |
| "                       | \$1,600   | "                 | \$1,800   |  | \$13.50  |
| "                       | \$1,800   | "                 | \$2,000   |  | \$15.00  |
| "                       | \$2,000   | "                 | \$2,500   |  | \$18.00  |
| "                       | \$2,500   | "                 | \$3,000   |  | \$21.00  |
| "                       | \$3,000   | "                 | \$3,500   |  | \$24.00  |
| "                       | \$3,500   | "                 | \$4,000   |  | \$27.00  |
| "                       | \$4,000   | "                 | \$5,000   |  | \$31.50  |
| "                       | \$5,000   | "                 | \$6,000   |  | \$36.00  |
| "                       | \$6,000   | "                 | \$7,000   |  | \$40.50  |
| "                       | \$7,000   | "                 | \$8,000   |  | \$45.00  |
| "                       | \$8,000   | "                 | \$9,000   |  | \$49.50  |
| "                       | \$9,000   | "                 | \$10,000  |  | \$54.00  |
| "                       | \$10,000  | "                 | \$12,000  |  | \$60.00  |
| "                       | \$12,000  | "                 | \$14,000  |  | \$66.00  |
| "                       | \$14,000  | "                 | \$16,000  |  | \$72.00  |
| "                       | \$16,000  | "                 | \$18,000  |  | \$78.00  |
| "                       | \$18,000  | "                 | \$20,000  |  | \$84.00  |
| "                       | \$20,000  | "                 | \$25,000  |  | \$96.00  |
| "                       | \$25,000  | "                 | \$30,000  |  | \$108.00 |
| "                       | \$30,000  | "                 | \$35,000  |  | \$120.00 |
| "                       | \$35,000  | "                 | \$40,000  |  | \$132.00 |
| "                       | \$40,000  | "                 | \$50,000  |  | \$147.00 |
| "                       | \$50,000  | "                 | \$60,000  |  | \$162.00 |
| "                       | \$60,000  | "                 | \$70,000  |  | \$177.00 |
| "                       | \$70,000  | "                 | \$80,000  |  | \$192.00 |
| "                       | \$80,000  | "                 | \$90,000  |  | \$207.00 |
| "                       | \$90,000  | "                 | \$100,000 |  | \$222.00 |
| "                       | \$100,000 | "                 | \$120,000 |  | \$237.00 |
| "                       | \$120,000 | "                 | \$140,000 |  | \$252.00 |
| "                       | \$140,000 | "                 | \$160,000 |  | \$267.00 |
| "                       | \$160,000 | "                 | \$180,000 |  | \$282.00 |
| "                       | \$180,000 | "                 | \$200,000 |  | \$297.00 |
| "                       | \$200,000 | "                 | \$240,000 |  | \$315.00 |
| "                       | \$240,000 | "                 | \$280,000 |  | \$330.00 |

For every \$40,000 or part thereof in excess of \$280,000 add additional fee of \$15.00

## FEES PAYABLE FOR SPECIAL DUTIES

|                                                                                                                                            |        |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------|
| For inspection required in the case of proposed structural alterations before plans for approval                                           | \$6.00 |
| For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building                               | \$6.00 |
| For inspecting old timber before re-using the same in a new building                                                                       | \$6.00 |
| For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid | \$6.00 |
| For inspecting any timber or building outside the County prior to re-using or re-siting within the County (plus car mileage allowance)     | \$6.00 |

For structurally checking plans and specifications by Council's Engineers, an increase of 25% of the building permit fee based upon the total value of the work will be charged.

To Mr. K R Johnson  
5 Larsen Bros.  
TAWA

## Horowhenua County Council

PERMIT No. 11643.

JCH465.

LOCALITY

Waiharakeke

DATE RECEIVED

2 : 8 : 79

DATE ISSUED

24 : 8 : 79

APPLICATION  
FOR BUILDING PERMIT

OWNER'S NAME

K R Johnson

FOR OFFICE USE ONLY

REMARKS:

|                  |
|------------------|
| APPROVED         |
| JM Bove          |
| COUNTY ENGINEER. |
| DATE 23/8/79     |

HOROWHENUA COUNTY COUNCIL

NOTE: This application is approved on condition that the building is not used for human habitation.

NOTE.—

1 All Plans and Specifications must be in ink.

a/c forwarded  
8/8/79

## APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR,  
Horowhenua County Council,  
Bath Street,  
Levin.

Postal Address: Horowhenua County Council,  
P.O. Box 258,  
Levin.

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the under-mentioned particulars in Waikanae RIDING.

1. Type of Building: GARAGE / WORKSHOP  
Dwellings, etc.; additions or alterations.

Particulars of Building: Foundations: CONCRETE Walls: TIMBER /  
WIDE PLANK Roof: CONCRETE TILE  
Total floor area: 42 sq. metres.

2. Purpose for which every part of Building is to be used or occupied. (Describing separately each part intended for use or occupation for a separate purpose) GARAGE FOR CARAVAN DURING  
WINTER SEASON

3. Allotment: Lot: 9 DP: 49632 Section: \_\_\_\_\_  
Area: 698 sq. m. Block: \_\_\_\_\_ S.D. \_\_\_\_\_ Locality: WAIKANA BEACH.

4. Owner's Full Name: ALLAN KEITH JOHNSON  
Address: 5 LARSEN CRES. TAWA.

5. Previous Owner ☐ If Section has been recently transferred ☒ (TO STONEWALL GA.)

6. Frontage (Length): 18.5 m. Name of Street or Road: STONEWALL GROVE

7. Estimated Value of Building— \$ 3450 : 00  
Plumbing and Drainage— \$ : Total \$ 3450 : 00

8. Fees \$ 24.00 : No. of Receipt 3414

See Scales of Fees on Back Page.

Building Research Levy \$ 4.00 : Footpath Damage Deposit \$ :

All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate to be provided.

Together with every application there shall be submitted to the Engineer, in duplicate, detailed plans, elevations, cross sections, and specifications, which shall together furnish complete details of design and qualities and descriptions of all materials of construction and workmanship, and which shall be of sufficient clarity to show to the satisfaction of the Engineer the exact nature and character of the proposed undertaking and the provision made for full compliance with the requirements of the By-laws including:

- A Floor plan of each floor level;
- An elevation of each external wall;
- The type and location of each foundation element (for example; reinforced masonry foundation wall. Anchor pile, cantilevered pile, etc.);
- Adequate information on all subfloor, floor, wall and roof framing, including the type and location of each subfloor brace, diagonal brace, and wall bracing element and the number of bracing units assigned to each wall bracing element;
- The type and location of cladding, sheathing and lining.
- Where a building requires Plumbing and Drainage Work, a separate application form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant AK Johnson as BUILDER or OWNER.

Address 5 LARSEN CRES. TAWA.

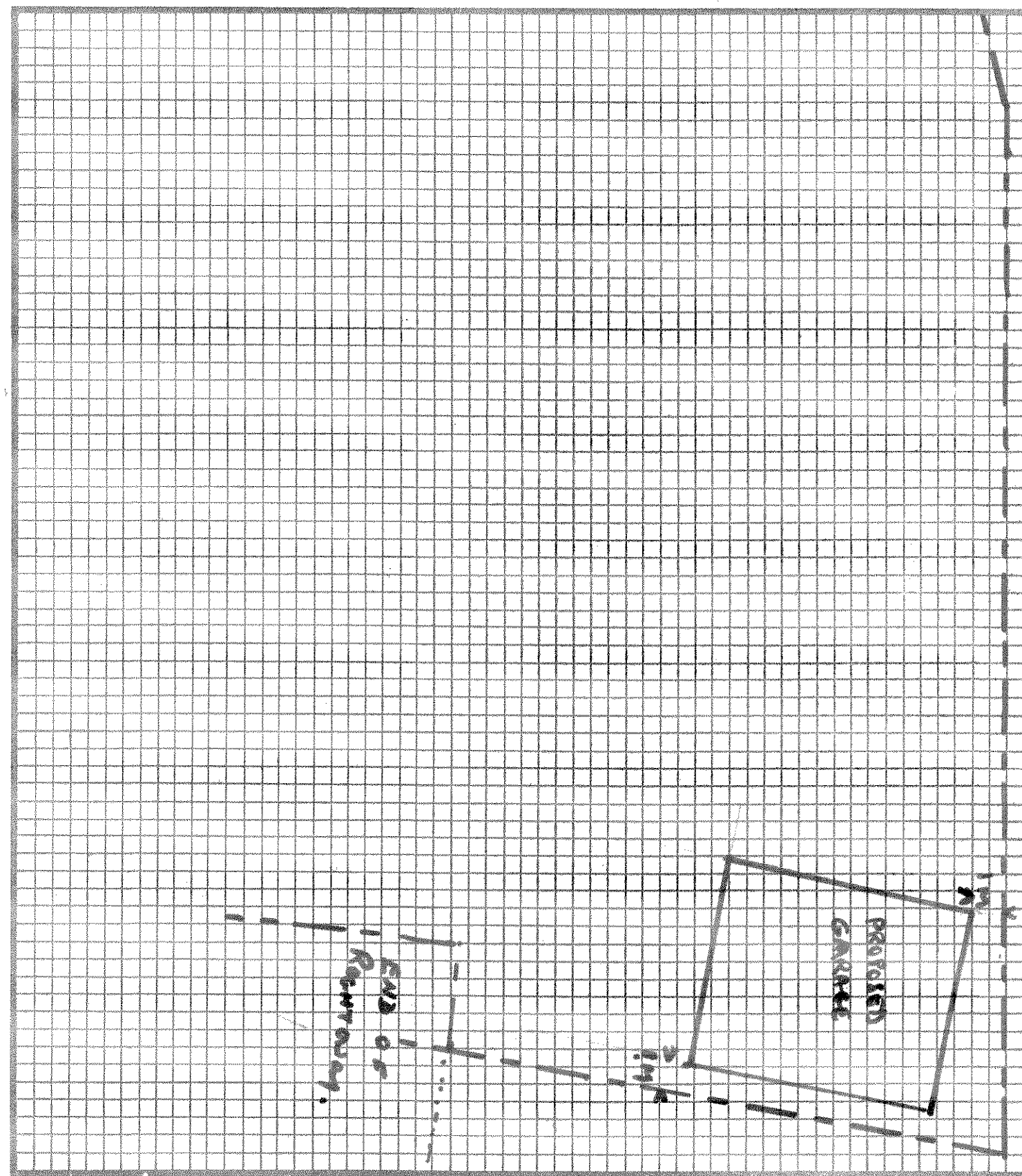
Builder's Name ☐ if not the applicant \_\_\_\_\_ and Address \_\_\_\_\_

## PLAN OF ALLOTMENT

Showing position of proposed building on such allotment.  
NOTE.—Distances of each building from boundary lines must be clearly indicated.  
(Scale: Two squares to one metre.)

Boundary Lines to be shown thus: \_\_\_\_\_  
Generally DWELLINGS must NOT be ERECTED within 1.5 METRES of ADJOINING properties.

Frontage to STONEWALL GROVE



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

459

H.C.C./D.1

# Horowhenua County Council

PERMIT No. W 3862

LOCALITY

*Waiwharangi*

DATE RECEIVED

DATE ISSUED 9 : 6 : 80

FEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE

## APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME

FOR OFFICE USE ONLY

REMARKS:

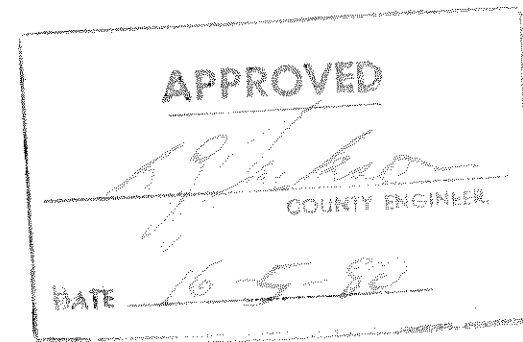
### SCALE OF PERMIT FEES

Estimated Labour Value of Work:

Fee Payable:

|                                            |      |
|--------------------------------------------|------|
| Not exceeding \$50                         | \$6  |
| In excess of \$50 but not exceeding \$75   | \$9  |
| In excess of \$75 but not exceeding \$100  | \$12 |
| In excess of \$100 but not exceeding \$200 | \$18 |
| In excess of \$200 but not exceeding \$300 | \$24 |
| In excess of \$300 but not exceeding \$400 | \$30 |

Plus \$6 for every \$100 or part thereof in excess of \$400.



NOTE.—In all cases where septic tanks are installed the site and position must be first approved by the County Health Inspector.

*cg. V.H.*

# Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR,  
Horowhenua County Council,  
Bath Street,  
Levin.

Postal Address:  
Horowhenua County Council,  
P.O. Box 258,  
Levin.

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work SEWER LINE & WATER MAIN AS SHOWN. OUTSIDE WATER TAP  
CONNECT HOT & COLD WATER TO BATH & TUB. HOT WATER CYLINDER SUPPLY TANK  
IN CEILING.

Allotment. Lot: 9 D.P.: 49632 Section: Area: 690 m<sup>2</sup>

Block: S.D.: Locality:

Previous Owner { If Section has been recently transferred }

Frontage (Length) 18.5 m. (Name of Street or Road) 4 STONEWALL GROVE

Water Supply (Description) MAINS SUPPLY

Estimated Material Value of Plumbing Work \$

Estimated Labour Value of Plumbing Work \$

Estimated Material Value of Drainage Work \$ 300.

Estimated Labour Value of Drainage Work \$ 120. Total \$ 420.

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1978 and Amendments.

Permit Fee Based on Labour Value \$ 18. Receipt No.: 13910

Water Connection Fee \$ Receipt No.:

Full Name and Address of Owner: KATH ROY JOHNSON

4 STONEWALL GROVE WAIKANAHE BEACH.

NOTE.—The following MUST accompany this Application:—

(a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page. For a sewer connection, complete enclosed carbonised form.

(b) Specifications of work materials to be used.

Plan showing drain should be drawn to scale of 1-100.

Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: [Signature]

Address 4 STONEWALL GROVE WAIKANAHE BEACH.

Craftsman  
Plumber's Signature,  
Address, and  
Registered No.

#04815, 3 MILWAUKEE ST WAIKANAHE BEACH.

Registered Drainlayer's  
Signature, Address, and  
Registered No. AS ABOVE.

MR MARTIN PHILLIPS

## PLAN OF ALLOTMENT

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators, Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

No Septic Tank or Effluent Drainage System may be installed within 3.3 metres of a dwelling or 1.5 metres of any boundary.

Boundary Lines to be shown thus: ————

Frontage to Road

# MORISON TAYLOR & CO.

## BARRISTERS AND SOLICITORS

RAMON FREDERICK PETHIG, LL.B.  
JOHN TERENCE INGERSON, LL.B.  
RICHARD HAROLD CATHIE, LL.B.  
IAN RONALD MILLARD, LL.M., B.C.A.  
GEOFFREY FRASER ELLIS, LL.B.  
SIMON PHILLIP MARK, LL.B. (Hons.)

WAKEFIELD HOUSE (5th Floor)  
90 THE TERRACE  
WELLINGTON  
NEW ZEALAND

P.O. BOX 83 TELEPHONE: 736-029  
CABLES & TELEGRAMS: "PROBATUS"

OUR REFERENCE:

MR. BRAY

16th May 1980

The Chief Building Inspector  
Horowhenua County Council  
P.O.Box 258  
LEVIN

Dear Sir

re: WEGGERY & CO. - Deposited Plan No. 49632

We have been asked by our clients Weggery & Co., to forward you the enclosed copy Transfer creating a restrictive covenant over certain Lots on the above plan

The lots which are affected are :

|       |   |      |          |   |        |               |
|-------|---|------|----------|---|--------|---------------|
| Lot 6 | - | C/T. | 19D/1217 | - | height | (4.57 metres) |
| Lot 7 | - | C/T. | 19D/1218 | " | "      | "             |
| Lot 8 | - | C/T. | 19D/1219 |   |        |               |
| Lot 9 | - | C/T. | 19D/1220 |   |        |               |

Yours faithfully  
MORISON, TAYLOR & CO.,

P: 

Enc.

.....WELLINGTON..... *Land Registry Office*

(hereinafter called the Transferor) being registered as proprietor of an estate set out in the schedule below subject to such interests as are therein notified.

ESTATE: FER SIMPLE ~~LEASEHOLD~~ ~~JOINT TENANCE~~ ~~MORTGAGE~~ ~~ENDOWMENT~~  
(Delete those which do not apply)

### ENCUMBRANCES, LIENS AND INTERESTS

1. ALL THAT part of the land described in Schedule A containing EIGHT HUNDRED AND FOUR SQUARE METRES (804m<sup>2</sup>) more or less being Lot 6 on D.P. 49632 and all the land in Certificate of Title Volume 200 Folio 217 (Wellington Registry) SUBJECT TO Easement Certificate

AND so as to bind the said Lot 6 D.P. 49632 the Transferees HEREBY COVENANT AND AGREE with the Transferors for the benefit of Lots 8 and 9 on D.P. 49632 that no dwellinghouse outbuilding or other structure shall be erected or at any time hereafter be permitted to be erected on the said Lot 6 D.P. 49632 of a height greater than FOUR DECIMAL FIVE SEVEN METRES (4.57m) above the top of the sewer manhole lid at the southwest end of the right of way to Lots 6, 7, 8 and 9 on D.P. 49632 TO THE END AND INTENT that this restriction shall forever be appurtenant to the said Lots 8 and 9 D.P. 49632 for all purposes connected with the use and enjoyment thereof.

2. ALL THAT part of the land described in Schedule A containing EIGHT HUNDRED AND TWO SQUARE METRES (802m<sup>2</sup>) more or less being Lot 7 on D.P. 49632 and being all the land in Certificate of Title Volume 1910 Folio 200 (Wellington Registry) SUBJECT TO Easement Certificate 1911 AND so as to bind the said Lot 7 D.P. 49632 the Transferees HEREBY COVENANT AND AGREE with the Transferors for the benefit of Lots 8 and 9 D.P. 49632 that no dwellinghouse outbuilding or other structure shall be erected or at any time hereafter be permitted to be erected on the said Lot 7 D.P. 49632 of a height greater than FOUR DECIMAL FIVE SEVEN METRES (4.57m) above the top of the sewer manhole lid at the southwest end of the right of way to Lots 6, 7, 8 and 9 D.P. 49632 TO THE END AND INTENT that this restriction shall forever be appurtenant to the said Lots 8 and 9 for all purposes connected with the use and enjoyment thereof ~~AND THAT the Transferees and their successors in Title will not at any time hereafter except with the prior written consent of the owner of Lot 8 D.P. 49632 first had and obtained erect grow or suffer to be erected or grown on the adjoining boundary with the said Lot 8 D.P. 49632 any dividing or boundary fence or hedge or trees of more than ONE DECIMAL THREE METRES (1.3m) in height from the existing ground level TO THE END AND INTENT that this restriction shall forever be appurtenant to the said Lots 8 and 9 D.P. 49632 for all purposes connected with the use and enjoyment thereof.~~

References  
Prior N/C 1 586/107

Transfer No.  
N/C Order No. 277235.2

SEARCHED  
(15 MAY 1980)  
COPY

Land and Deeds 69

No. 190 / 1218

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

seised 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 802 square metres more or less situate in Block V Kaitawa Survey District being Lot 7 on Deposited Plan 49632

Assistant Land Registrar  
WELLINGTON

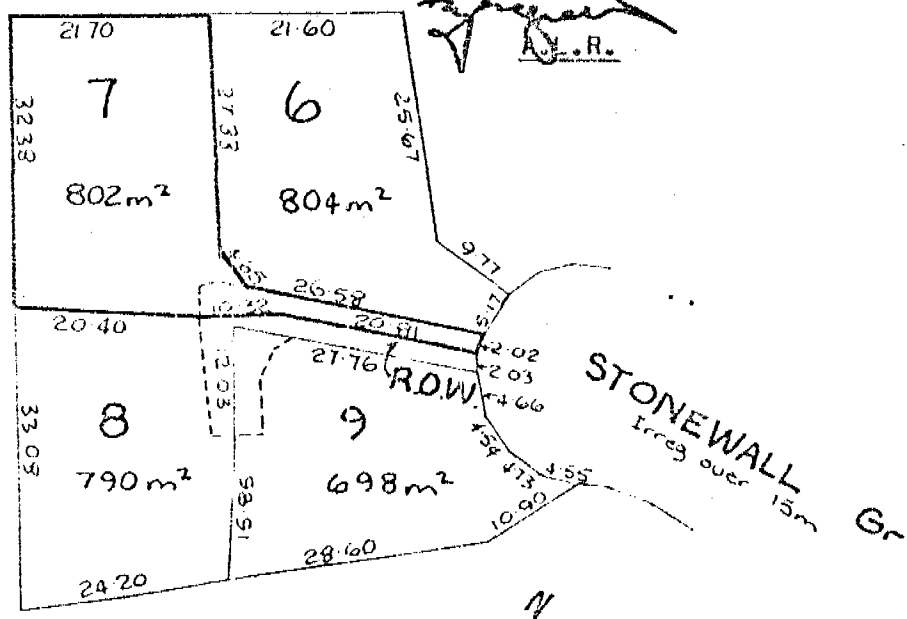
No. 277235.3 Easement Certificate pursuant to Section 90A Land Transfer Act 1952

| TENEMENTS PLAN 49632 |               |              |
|----------------------|---------------|--------------|
| Nature               | Servient      | Dominant     |
| R.O.W.               |               |              |
| Gas                  | Pt. Lot 7 "A" | Lots 6, 8, 9 |
| Power &              | Pt. Lot 8 "B" | Lot 7        |
| Telephone            | Pt. Lot 9 "C" | Lot 7        |
| Water                |               |              |
| Sewer &              |               |              |
| Stormwater           |               |              |

Transfer 343414.1 to Mabel Weggery Eric Ronald Weggery and Noeline Una Hicks all abovenamed as tenants in common in equal shares - 22.11.1979 at 11.41 a.m.

Restrictive Covenant in Transfer 343414.1

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



Measurements are Metric

# Details of Covenant on Titles.

ie. Height restriction of 4.5 m  
(A) from level of M.H.

(B) Fence - Planting height of 1.3 m.

LOT S 6-7-8?

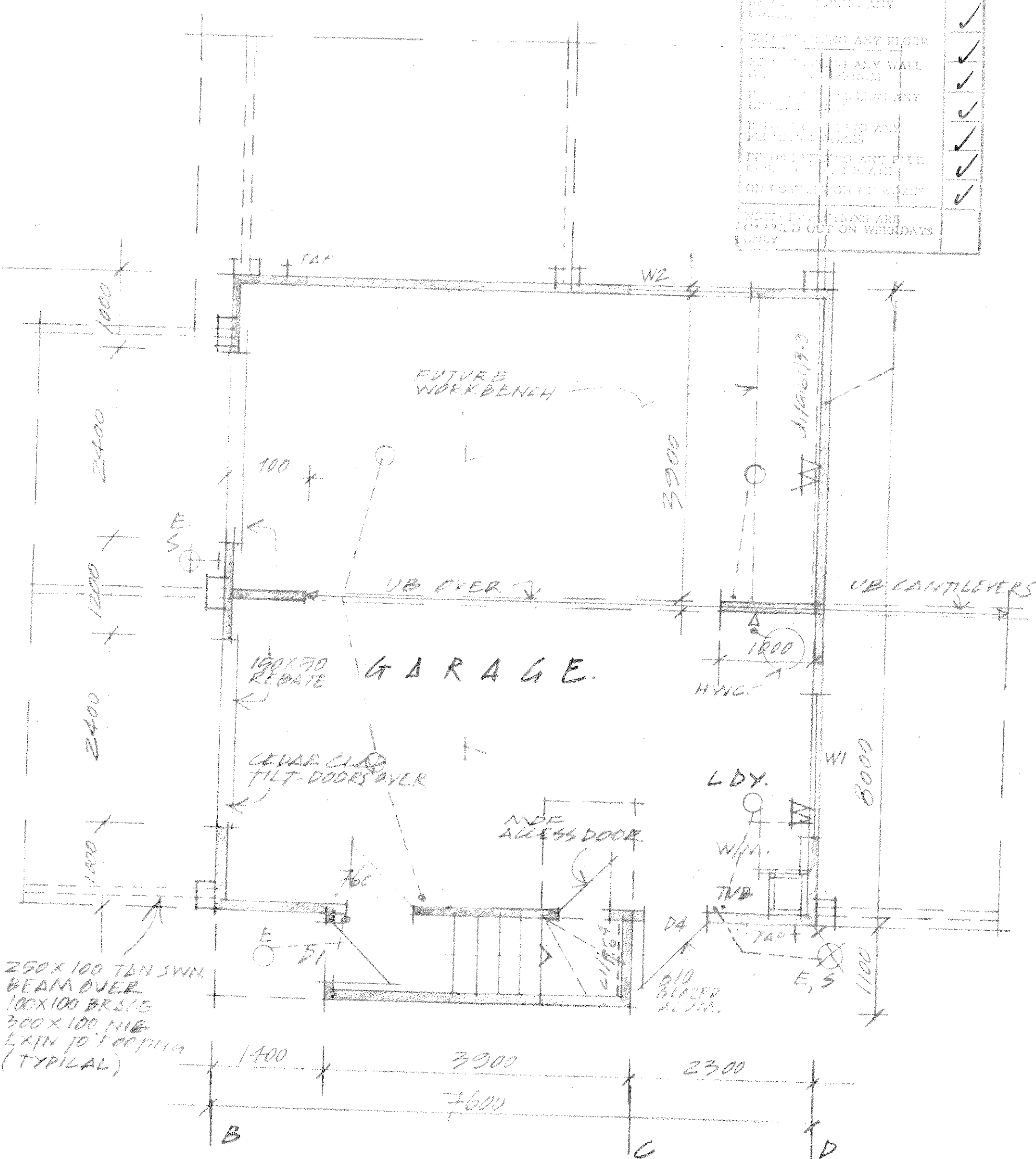
D.P. 49632

STREET Stonewall

HOUSE NO. 44

NAME Weggery Est.

**IMPORTANT**  
24 HRS NOTICE MUST BE GIVEN  
THE INSPECTOR FOR ALL STAGES  
OF WORK LISTED BELOW.

[illegible]

LOWER FLOOR PLAN 1:50

- NOTE: ALLOW FOR 40 MM FOAM CLADDING  
WHERE APPLICABLE.  
Due to the close proximity of the kitchen to the wc a door closer  
is recommended on the bathroom door.  
Hot and cold waterpipes are to be water tested to a pressure of 1500 k.Pa.  
A tempering valve is to be installed on the hot water cylinder.  
Waterpipes longer than 3.5m are to be banded.

### ELEVATION KEY

Sinar Ceria  
15.2.94

1.03.  
~~24-08~~

A. C. Hanson

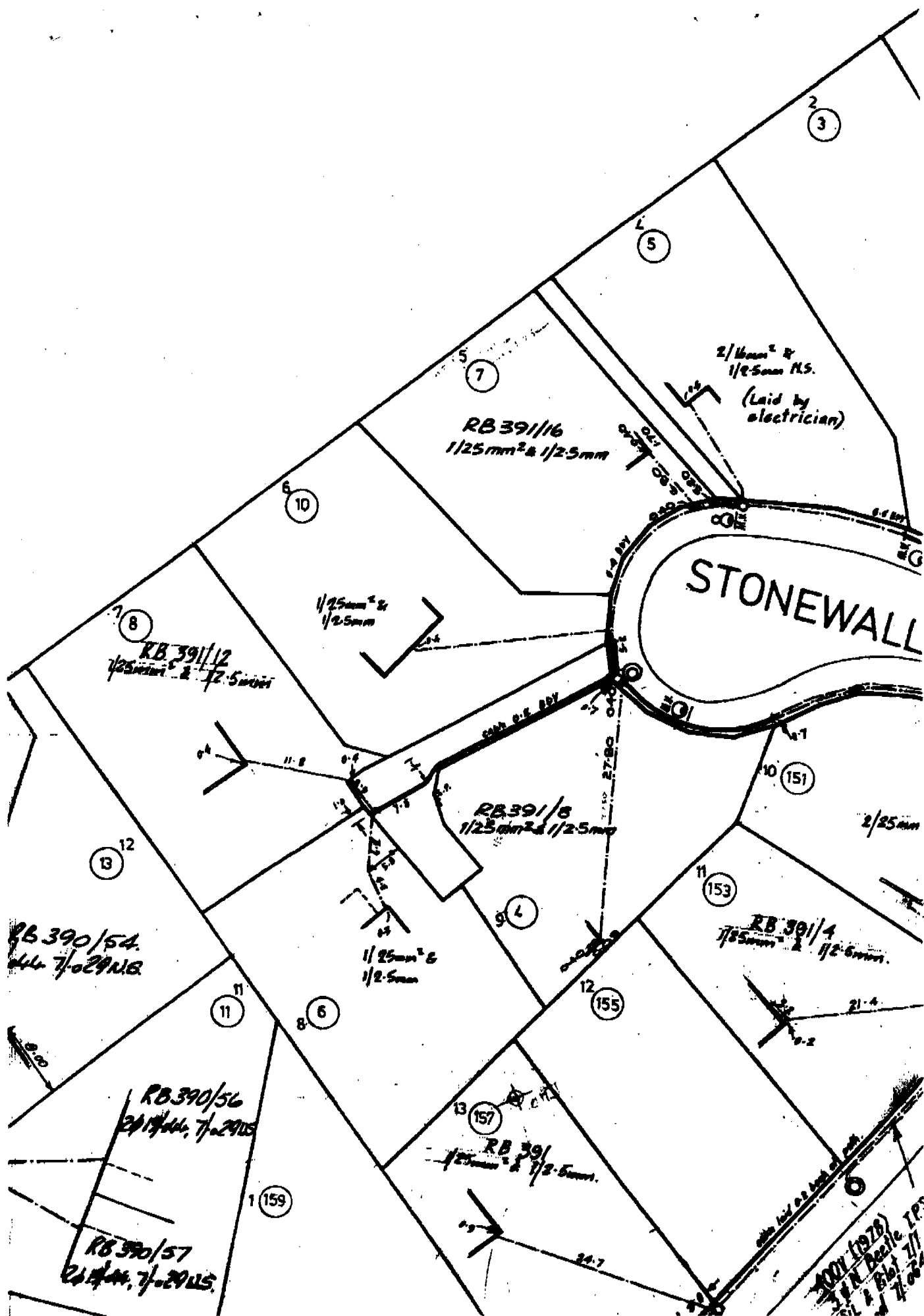
9405 B  
7  
JAN 1994

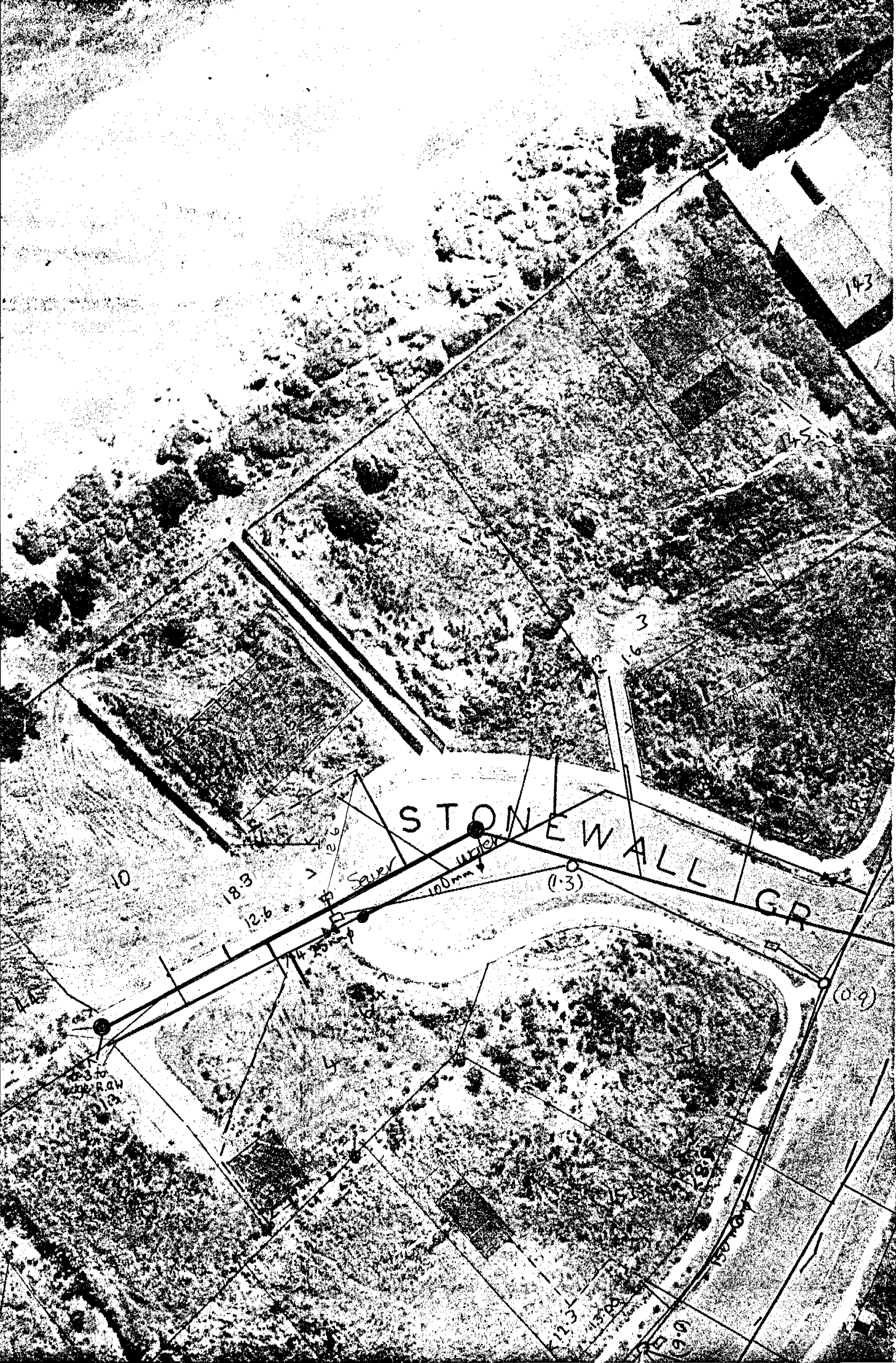
REID ASSOCIATES ARCHITECTS PO BOX 155 / PH 04 2933246 WAIKANA E - FOR REDICAN ALLWOOD BUILDERS LTD.

21 OCT 2015

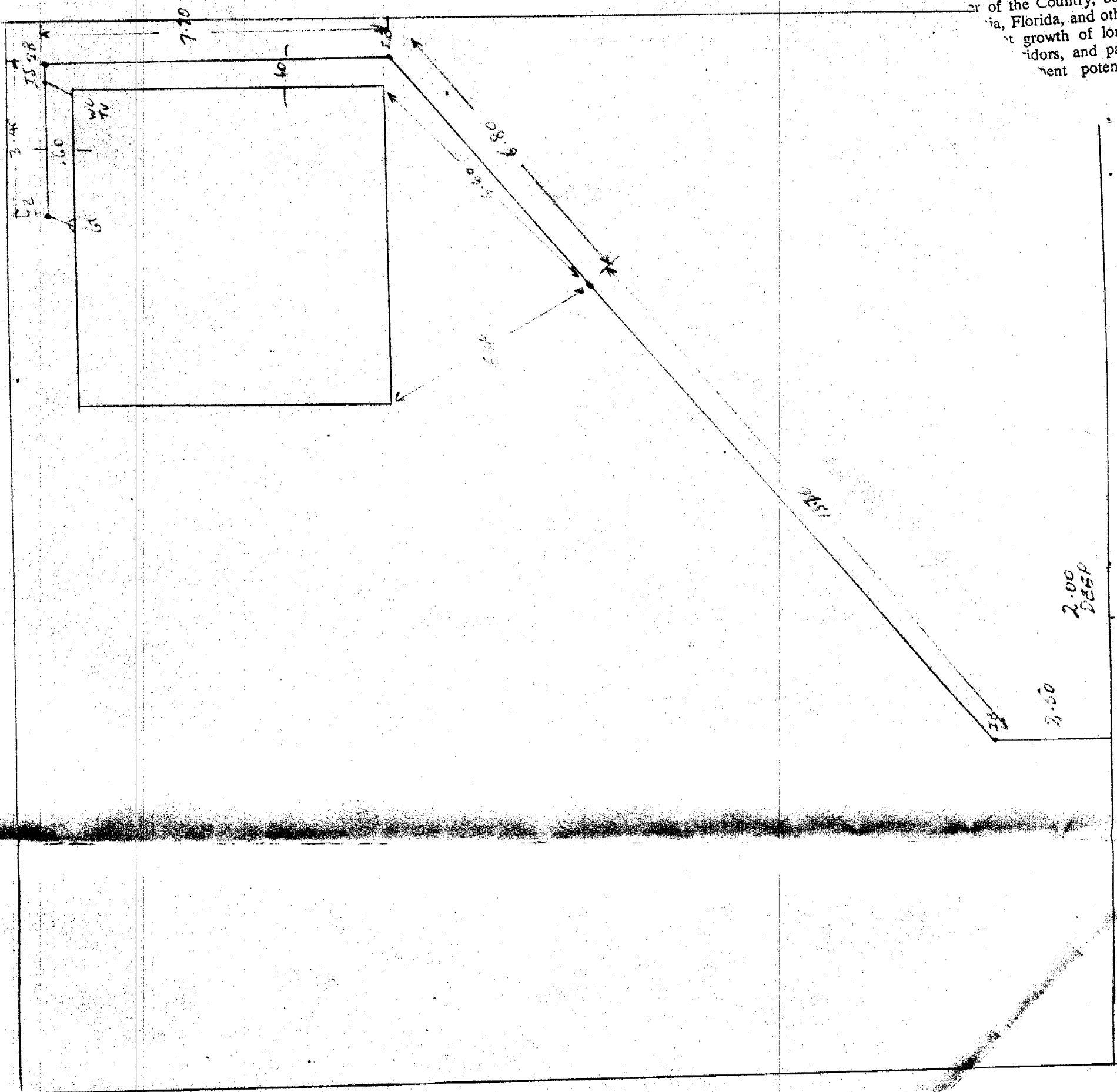
2-20m

[illegible]





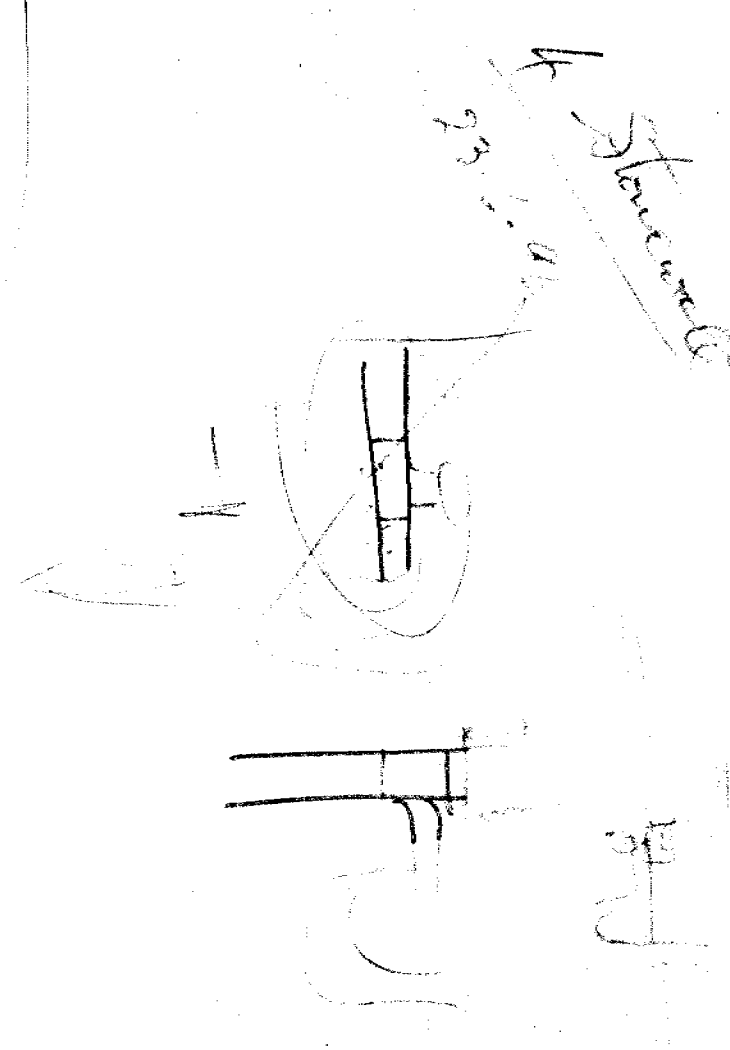
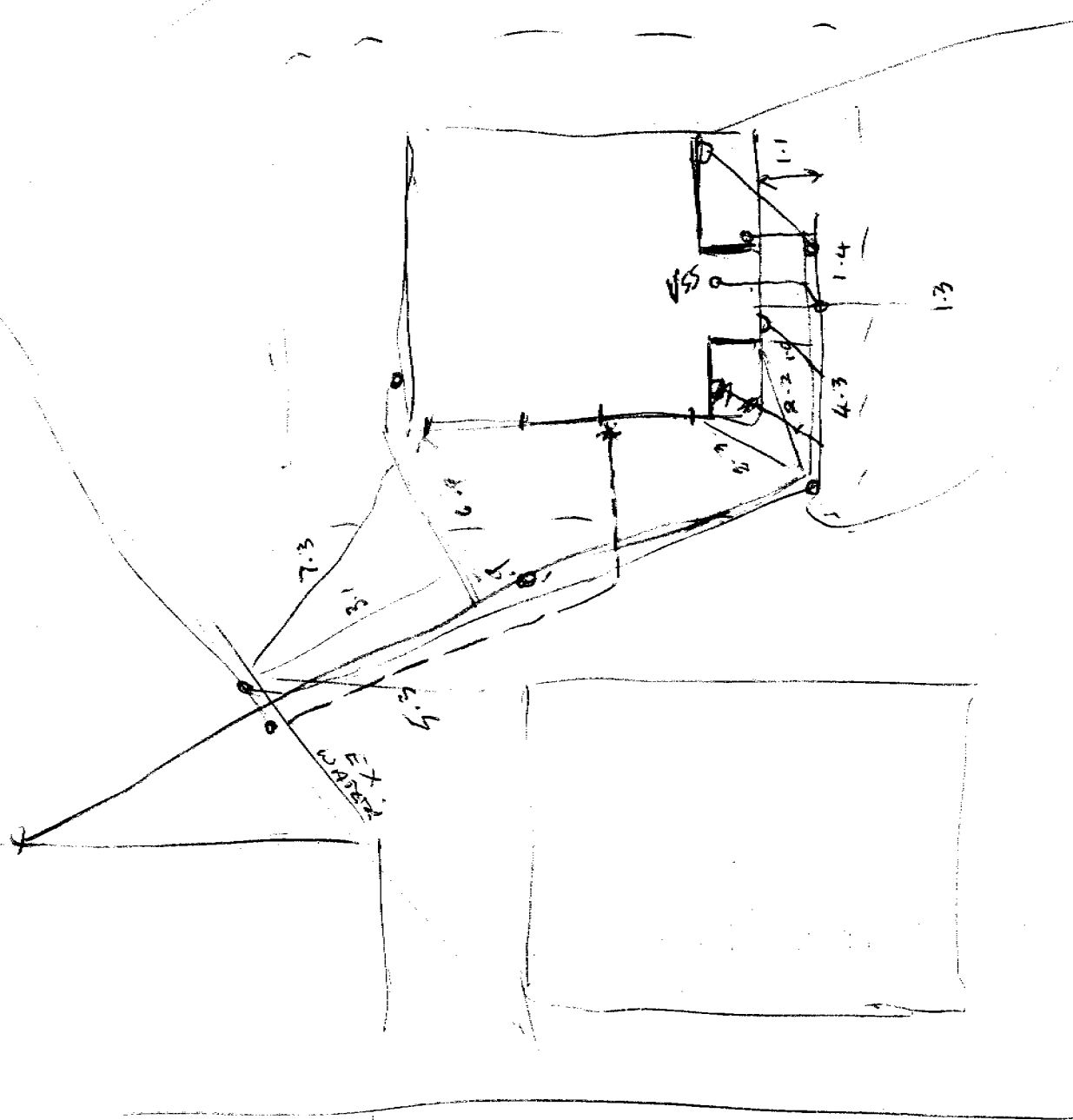
perpetuating the existing capacity for expanded and improved local or regional needs. Especially in the northeastern part of the Country, but also in Florida, and other areas, growth of long super-riders, and particularly potential and



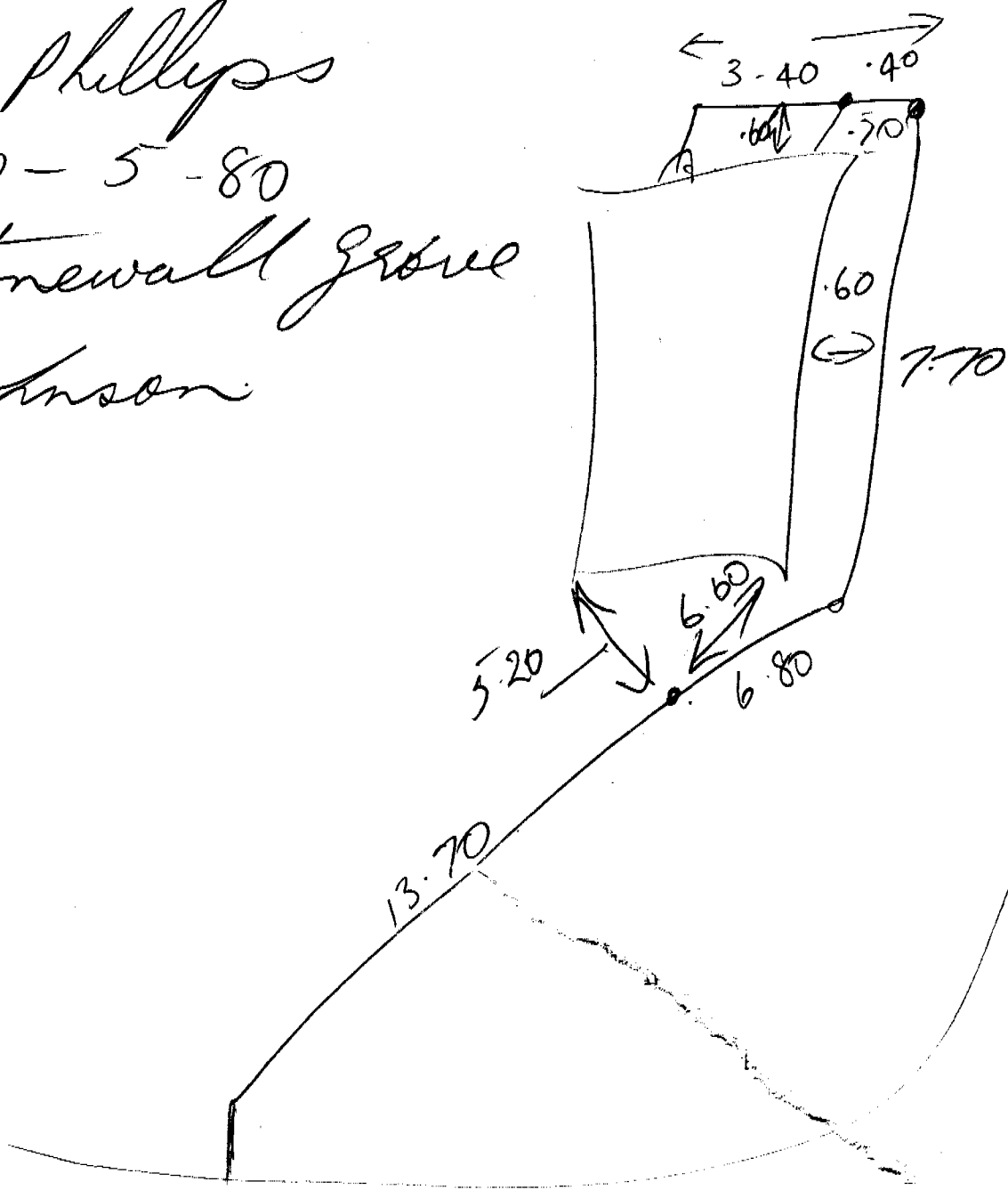
STONEWALL GROVE

ROAD - STONEWALL CR.  
 LOT  
 DT  
 DRAWN BY M. F. H. CHAP.  
 OWNER - JOHNSON  
 DATE - 20-5-80  
 P.F.E. - TERRAIN P.V.C.

Protect all down



m Phillips  
20-5-80  
Stonewall Grove  
Johnson



# WAIKANAE DISTRICT COMMUNITY PLAN OF ALLOTMENT - PROPOSED DRAINAGE LAYOUT

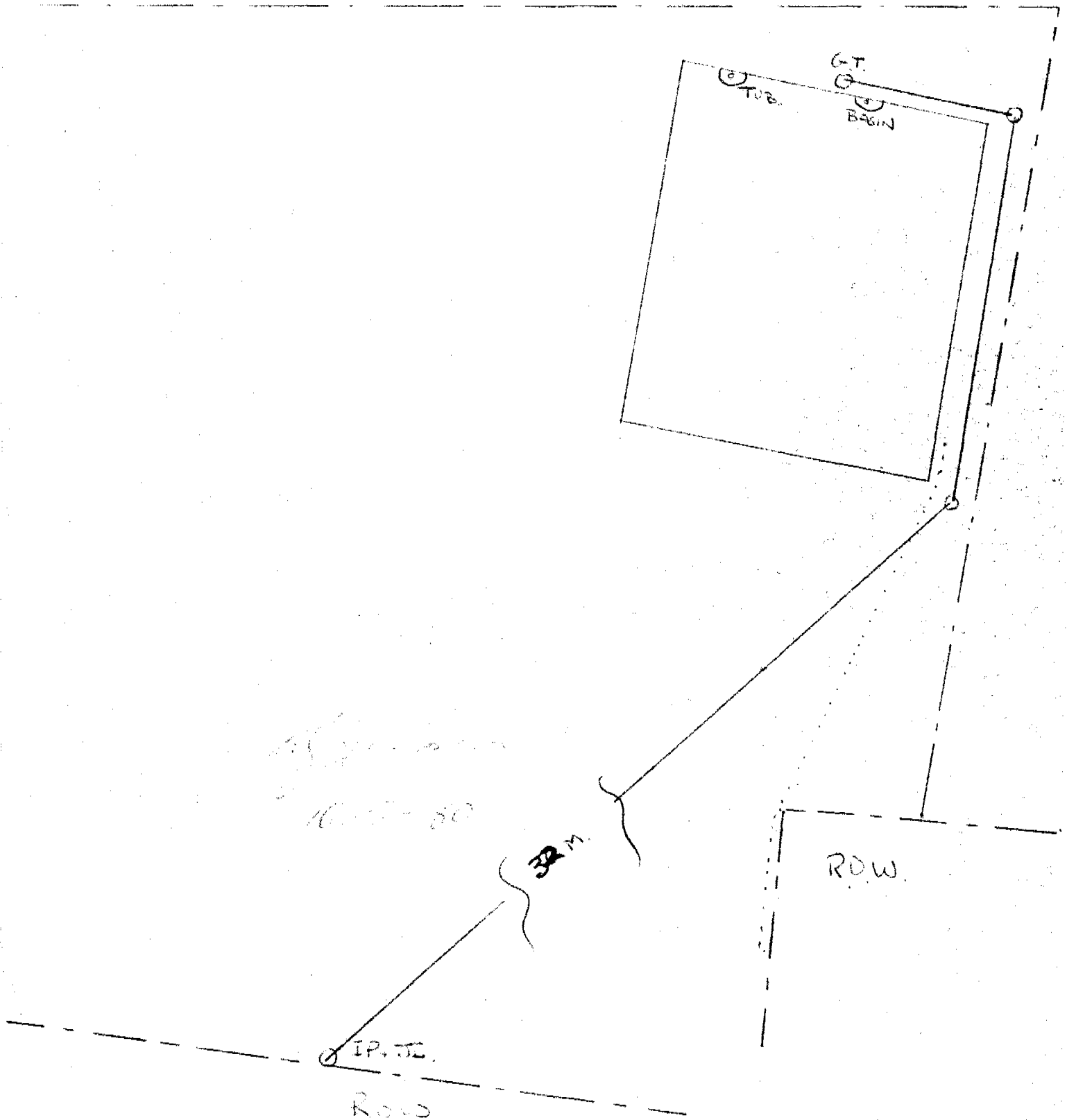
Showing existing buildings and drainage layout and proposed drainage layout to the sewer  
scale 1-100.

Boundary Lines to be shown thus: — — — — —

Frontage to

4 STERLING CR.

Road



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

22 March 2021

Dear Building Consent Applicant / Building Owner

**Notification of Code Compliance Certificate Decision**  
**Building Consent: 170652**

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

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: 170652.

Yours sincerely



Michelle Salmon  
**Building Inspections Team Leader**

## 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

ELLIS.

9 May 2018

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

RESPONSES  
BELOW  
+  
AMENDED DRAWINGS  
G20, G30, G60,  
AMENDED  
SPENCER HOLMES  
DRAWING E17 0699 03  
REV A  
AMENDED CALCS  
J. Ellis  
11.5.18

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

- re: steel grading of engineers components, The engineers details still specify a galvanized central ring to the cross brace, please revise accordingly. **CHANGED TO STAINLESS STEEL. REFER SPENCER HOLMES DWG. E17-0699-03 REV A**
- 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 accordingly. **REFER TO DWG G 3 REVISION C - ADDITIONAL BARRIER POSTS**
- Please confirm which type of balustrade will be used, timber framed with laminated glass in fills or metro glass frameless. **JARRAH TIMBER POSTS WITH TIMBER INFILL FRAMES & LAMINATED TOUGHENED GLASS. SEE CORRECTED DWG G 6 REV. C.**  
If metro is to be used please provide the producer statement and specifications for this to demonstrate compliance with clause B1 (Not Applicable)
- 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. **REFER AMENDED ENGINEER'S ATTACHED**

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](mailto: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](mailto:Jeremy.lincoln@kapiticoast.govt.nz) referencing Building Consent No 170652.

Regards



Jeremy Lincoln  
Building Officer

cc Building Owner

#### Gordon Moller

**From:** Leanna Hutchinson  
**Sent:** Thursday, May 10, 2018 9:13 AM  
**To:** [gordon@mollerarchitects.com](mailto:gordon@mollerarchitects.com)  
**Cc:** [jonty.ellis@ellisterry.com](mailto:jonty.ellis@ellisterry.com)  
**Subject:** Request for further information - Building Consent 170652 4 Stonewall Grove Waikanae  
**Attachments:** Request for further information - Building Consent 170652 4 Stonewall Grove Waikanae.pdf

Please see attached Request for further information - Building Consent 170652 4 Stonewall Grove Waikanae

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.

Information can be posted, emailed to [Building.Approvals@kapiticoast.govt.nz](mailto: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 Jeremy lincoln or [Jeremy.lincoln@kapiticoast.govt.nz](mailto:Jeremy.lincoln@kapiticoast.govt.nz) referencing Building Consent No 170652.

Thanks

Leanna Hutchinson  
Customer Services Officer  
Āpiha Pūtahi Āwhina

Tel 04 2964 700



# STRUCTURAL CALCULATIONS

FOR

NEW DECK

TO

4 STONEWALL GROVE  
WAIKANAE BEACH  
WAIKANAE

FOR

A & J ELLIS

Spencer Holmes Limited  
8 Willis Street  
P O Box 588  
WELLINGTON  
Phone (04) 472 2261 Fax (04) 471 2372

14/5/18  
Reference 170699B02  
April 2018



170699P02

Building Regulation Clause(s) .....B1.....

## PRODUCER STATEMENT - PS1 - DESIGN

ISSUED BY: Spencer Holmes Limited  
TO: Jonty Ellis  
TO BE SUPPLIED TO: Kapiti Coast District Council  
IN RESPECT OF: New Deck  
AT: 4 Stonewall Grove, Waikanae Beach, WAIKANAE

We have been engaged by the owner/ developer referred to above to provide *structural engineering and design* services in respect of the requirements of Clause(s) NZBC B1 of the Building Code for

☐ All ☒ Part only (as specified in the attachment to this statement)

Structural aspects of the works as shown on the Spencer Holmes Limited Drawings stated below of the proposed building work.

The design carried out by us has been prepared in accordance with Compliance Documents issued by Ministry of Business, Innovation and Employment verification methods B1/VM1 and B1/VM4 and the Approved Documents of the NZBC.

The proposed building work covered by this producer statement is described on the drawings titled *Structural Details for New Deck and numbered E17-0699-00 (details E17-0699-01 to E17-0699-03 inclusive) and dated April 2018*; together with the specification reference 170699S01 and dated August 2017, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the existing structure, and the minimum ultimate ground bearing capacity to 300kPa under all foundations or as per the drawings,
- (ii) specific design elements of structure and other assumed design criteria stated on drawings being confirmed by a Chartered Professional Engineer to a construction monitoring level of CM3.
- (iii) non specific aspects of structural design complying with the requirements of NZS 3604: 2011, for an "Very High" wind speed zone,

and

- (iv) all proprietary products meeting the performance specification requirements;

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

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

I, Peter Colin Smith am registered as: ☒ CPEng Number: 27209

I am a Member of: ☒ IPENZ and hold the following qualifications: BE, FIPENZ

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000\*. The Design firm is a member of ACENZ.

SIGNED BY Peter Colin Smith ON BEHALF OF Spencer Holmes Limited

DATE 10<sup>th</sup> April 2018 .....(Signature)

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000\*.

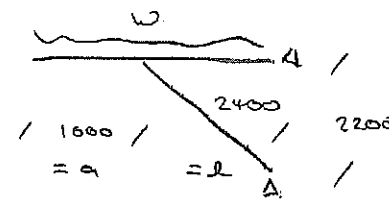
This form to accompany Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent.

Project STONEWALL GROVE

Description DECK FRAMING

|                    |
|--------------------|
| Page               |
| By<br>TDS          |
| Date<br>APR 2018   |
| Job Ref<br>E170699 |

### DECK FRAMING



$$W = 2.05 \times (0.5 \times 1.2 + 1.5 \times 2.0)$$

$$= 7.38 \text{ kN/m} \quad \text{@ ULS}$$

$$= 4.92 \text{ kN/m} \quad \text{@ SLS}$$

$$M^* = 7.38 \times 12^2 / 2$$

$$= 3.69 \text{ kNm}$$

$$F_{\text{post}} = \frac{W_0}{24GA} (4a^2l - l^3 + 3a^3) \quad (x=a)$$

$$\Rightarrow 4.92 \times 1000 / (24 \times 6.7 \times 2.5) \times (4 \times 1000^2 \times 2400 - 2400^3 + 3 \times 1000^3)$$

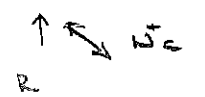
$$= -15 \times 10^6 \text{ mm}^4$$

ASSUMING MIN 2-240x45 S&B  $I = 103 \times 10^6$   
 $D = 0.4 \text{ mm}$

$$\Rightarrow \text{AT ULS} \quad \phi M = 0.8 \times 0.8 \times 11.7 = 864 \times 10^3$$

$$= 6.5 \text{ kNm} > M^* \quad \underline{\underline{\text{OK}}}$$

AXIAL LOAD ON STRUT



$$R = \frac{W}{2L} (1+a)^2 = 17.8 \text{ kN}$$

$$N_c = 17.8 / \sin 45$$

$$= 25.1 \text{ kN}$$

$$\text{STRUT} = 200 \times 250 \Rightarrow \phi N_c = 0.8 \times 0.8 \times 18 \times 250 \times 200 = 6.84$$

$$= 482 \text{ kN} > N_c \quad \underline{\underline{\text{OK}}}$$

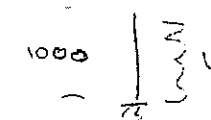
Project 4 STONEWALL GROVE

Description BALUSTRADE

|                    |
|--------------------|
| Page               |
| By<br>TDS          |
| Date<br>FEB 2018   |
| Job Ref<br>E170699 |

### BALUSTRADE

POST AT MAX 1500CS WITH GLAZING BETWEEN POSTS



$$W_{\text{IMPACT}} = 1.0 \times 1.5$$

$$= 1.5 \text{ kPa}$$

$$W_{\text{WIND}} = 1.42 \times 1.5$$

$$= 2.13 \text{ kPa}$$

$\Rightarrow$  WIND DOMINATES

$$W = 2.13 \times 1.5$$

$$= 3.2 \text{ kN/m}$$

$$M^* = 100^2 / 2 \times 3.2$$

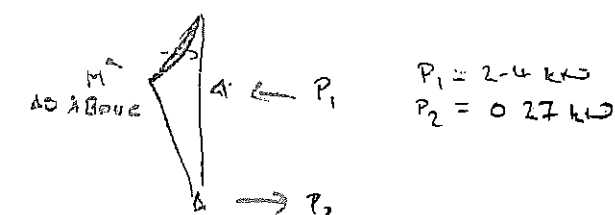
$$= 1.60 \text{ kNm}$$

$$100 \times 100 \text{ S&B POST } \phi M = 0.8 \times 1.0 \times 100^3 / 6 \times 67$$

$$(JARRAH) = 8.90 \text{ kNm} > M^* \quad \underline{\underline{\text{OK}}}$$

$\Rightarrow$  100x100 S&B POST ACCEPTABLE

FULL HEIGHT POSTS



$$\text{BOWMAC BRACKET } V^* = P_2 = 0.3 \text{ kN}$$

$$\phi V_{\text{PLAT}} = 0.9 \times 0.6 \times 250 \times 50 \times 5$$

$$= 33.8 \text{ kN} > V^* \Rightarrow \text{PLATE CAST IN ACCEPTABLE}$$

$$2 \text{ - M12 BOLT } \perp \text{ TO GRAIN } \phi U = 21.1 \text{ kN FOR 2 NO BOLTS}$$

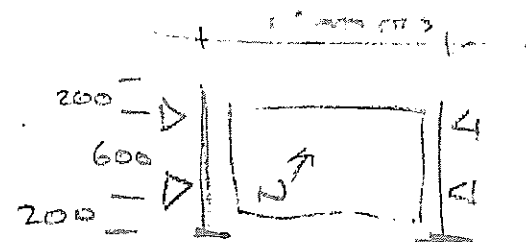
$\Rightarrow$  BASE BOLT EXCEEDS DEMAND

Project 4 - STONE WALL GROVE

Description 200V3600

|         |
|---------|
| Page    |
| By      |
| Date    |
| Job Ref |

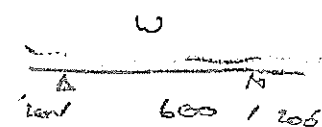
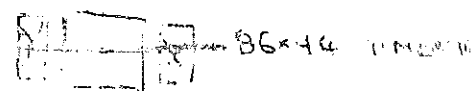
INFILL



$$N = 1.0 \times 1.5 = 1.5 \text{ kPa}$$

$$U_{IND} = 2.13 \text{ kPa}$$

FROM D7 & D8



$$U = 1.5 / 2 \times 2.0 = 1.6 \text{ kN/m}$$

$$M^* = 0.032 \text{ kNm}$$

$$\phi M = 0.8 \times 1.0 \times 11.7 = 9.36 \text{ kNm}$$

$$M12 \text{ BOLTS } \phi V = 2.4 \text{ kN}$$

$$V^* = 1.6 \times 1.5 / 2 = 0.8 \text{ kN}$$

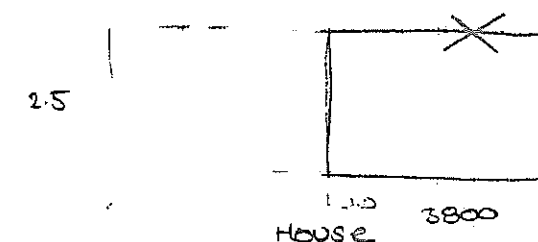
Project STONE WALL GROVE

Description DECK BRACING

|         |
|---------|
| Page    |
| By      |
| Date    |
| Job Ref |

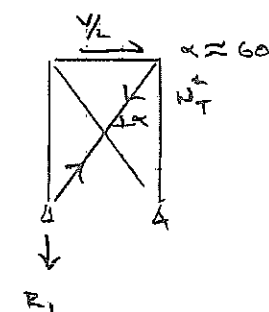
NEW DECK BRACING

ONLY 2.5m WIDE SECTION REQUIRES BRACING



$$V^* = (2.5 \times 4 / 2) \times 7.5 / 20 = 2.0 \text{ kN}$$

2 BAYS OF CROSS BRACING



$$N_T^* = 2.0 / \cos(60) = 4.0 \text{ kN}$$

TAKING D12 ROD BRACING

$$\phi N_T = 113 \times 200 \times 0.9 = 30.5 \text{ kN}$$

$$R_1 = 12.0 \tan(60) = 20.8 \text{ kN}$$

$$\text{GRAVITY ON POST} = 1.8 \times 2.5 / 2 \times (0.5 + 0.3 \times 2.0) = 2.475 \text{ kN}$$

$$\Rightarrow \text{UPLIFT} = 3.5 - 2.475 = 1.0 \text{ kN}$$

$$M^* \text{ ON RING} = 4.0 \times 0.07 = 0.30 \text{ kNm}$$

$$\Rightarrow \text{CORE VOL} = 1.924 = 0.042 \text{ m}^3$$

$$V^* \text{ REQ'D} = 1244 \text{ mm}^3$$

$$\Rightarrow 350 \times 350 \times 350 \text{ OR } 400 \phi, 350 \text{ DEEP}$$

$$\Rightarrow 110 \text{mm WIDE REQ } t = 9.4 \text{ mm}$$

$$\Rightarrow \text{USE } 125 \text{ NB SCHEDULE 80S PIPE } 110 \text{mm WIDE. FOR RING OR } 150 \text{ NB } 110 \text{mm WIDE. FOR RING}$$

14.5.18

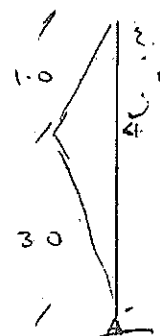
14.5.18

Project STONEDRAL CROWN

Description DECK POST

|                   |
|-------------------|
| Page              |
| By<br>TOS         |
| Date<br>AUG 2017  |
| Job Ref<br>170619 |

DECK POST



$$W = 0.8 \times 0.5 \times 1.5 = 0.6 \text{ kN/m}$$

$$M^* = 1/2 \times 0.6 \times 3.0 = 0.9 \text{ kNm}$$

$$\phi M = 0.8 \times 1.0 \times 11.7 \times 100^3 / 6 = 1.56 \text{ kNm} > M^* \quad \underline{\underline{OK}}$$

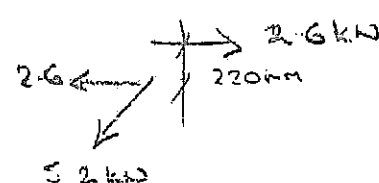
⇒ 100x100 POST ACCEPTABLE FOR BALUSTRADE

PAD FLOORS

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

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

ECCENTRIC LOADING FROM TERRACE



$$M^* = 2.6 \times 0.22 = 0.572 \text{ kNm} < \phi M = 1.56 \text{ kNm} \quad (\text{ABOVE})$$

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

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

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

$$\phi N_c = 41.2 \text{ kN}$$

$$\phi M = 1.2 \text{ kNm}$$

$$\text{COMBINED} = \frac{7.2}{41.2} + \frac{0.78}{1.2} = 0.85 < 1.0$$

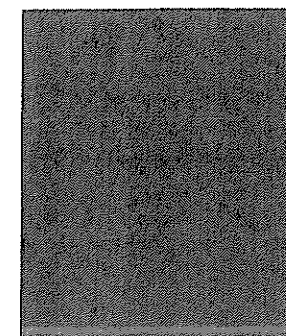
⇒ 100x100 POST ACCEPTABLE

14.5.18



**Rosenfeld  
Kidson**

Species Fact Sheet



**Jarrah** – *Eucalyptus marginata*

Other Names: Jarrah

Country of Origin: South Western Australia

#### SPECIES OVERVIEW:

Jarrah heartwood is a rich dark brownish-red, sometimes marked with short, dark brown radial flecks. Gum veins or pockets may also be present. The grain is usually straight but often interlocked or wavy. The texture is even but moderately coarse. A very durable timber known for its fire resistant properties and high resistance to termite and marine borer attack.

Pre-boring necessary for nailing and screwing. Gluing properties are good and the wood polishes very well.

#### MECHANICAL PROPERTIES:

This very heavy timber has a moderate steam bending classification, with medium bending strength and high crushing strength.

#### MAIN USES:

T&G strip flooring, interior and exterior furniture and joinery, boatbuilding and heavy construction.

#### AVAILABILITY:

Specifications stocked at Rosenfeld Kidson are: Sawn 25mm, 40mm, 50mm, 75mm thicknesses in varying fixed widths. T&G strip flooring and overlay profiles.

#### WORKING PROPERTIES:

The timber is rather difficult to work with hand tools and fairly hard to machine with moderate blunting effect.

#### GRADING:

Prime, Structural.

|                                |                    |                  |
|--------------------------------|--------------------|------------------|
| DENSITY (kg/m <sup>3</sup> )*: | 820                |                  |
| DURABILITY:                    | Durable            |                  |
| STRENGTH GROUP:                | SD4                |                  |
| MOR (MPa):                     | Unseasoned<br>67   | Seasoned<br>107  |
| MOE (GPa):                     | Unseasoned<br>10.5 | Seasoned<br>12.7 |
| JANKA (kN):                    | 8.0                |                  |
| SHRINKAGE GREEN TO 12% M.C.    | Tangential<br>9.0  | Radial<br>6.0    |

\*Air Dry Density (kg/m<sup>3</sup>) is average indication only and actual value may vary. Refer to timber properties tables over page for strength, shrinkage and durability classifications.

Email: rk@rosenfeldkidson.co.nz  
Web: www.rosenfeldkidson.co.nz

**Auckland Branch:**  
Telephone: +64 9 573 0503  
Fax: +64 9 573 0504  
513 Mount Wellington Highway  
Mount Wellington  
Auckland 1060

**Christchurch Branch:**  
Telephone: +64 3 349 3316  
Fax: +64 3 349 3317  
15 Edmonton Road  
Hornby  
Christchurch 8042

**Postal Address:**  
P O Box 621  
Shortland Street  
Auckland 1140

14.5.18



Rosenfeld  
Kidson

## Timber Properties

### STRENGTH GROUPINGS:

| Minimum values for strength groups<br>(unseasoned timber)<br>(units are Mpa = 145 lb/sq.inch) |                    |                       |                           | Minimum values for strength groups<br>(seasoned timber)<br>(units are Mpa = 145 lb/sq.inch) |                    |                       |                           |
|-----------------------------------------------------------------------------------------------|--------------------|-----------------------|---------------------------|---------------------------------------------------------------------------------------------|--------------------|-----------------------|---------------------------|
| Strength group                                                                                | Modulus of rupture | Modulus of elasticity | Maximum crushing strength | Strength group                                                                              | Modulus of rupture | Modulus of elasticity | Maximum crushing strength |
| S1                                                                                            | 103                | 16300                 | 52                        | SD1                                                                                         | 150                | 21500                 | 80                        |
| S2                                                                                            | 76                 | 14200                 | 43                        | SD2                                                                                         | 130                | 18500                 | 70                        |
| S3                                                                                            | 73                 | 12400                 | 36                        | SD3                                                                                         | 110                | 16000                 | 61                        |
| S4                                                                                            | 62                 | 10700                 | 31                        | SD4                                                                                         | 94                 | 14000                 | 54                        |
| S5                                                                                            | 52                 | 9100                  | 26                        | SD5                                                                                         | 78                 | 12500                 | 47                        |
| S6                                                                                            | 43                 | 7900                  | 22                        | SD6                                                                                         | 65                 | 10500                 | 41                        |
| S7                                                                                            | 36                 | 6900                  | 18                        | SD7                                                                                         | 55                 | 9100                  | 36                        |
|                                                                                               |                    |                       |                           | SD8                                                                                         | 45                 | 7900                  | 30                        |

### SHRINKAGE CLASSIFICATIONS:

| Description of shrinkage | Shrinkage from Green to Oven-dry (12% MC)<br>(%) before reconditioning |        |
|--------------------------|------------------------------------------------------------------------|--------|
|                          | Tangential                                                             | Radial |
| Very low                 | 0 - 3.5                                                                | 0 - 2  |
| Low                      | 3.5 - 5.0                                                              | 2 - 3  |
| Medium                   | 5.0 - 6.5                                                              | 3 - 4  |
| High                     | 6.5 - 8.0                                                              | 4 - 5  |
| Very high                | > 8.0                                                                  | > 5    |

### DURABILITY CLASSIFICATIONS:

| Grade of durability | Approximate service life (years) |                       |                    |
|---------------------|----------------------------------|-----------------------|--------------------|
|                     | Fully protected                  | Above ground, exposed | In-ground, exposed |
| Very durable        | >50                              | >40                   | >25                |
| Durable             | >50                              | 15-40                 | 15-25              |
| Moderately durable  | 50                               | 15                    | 15                 |
| Non-durable         | 10                               | 0-7                   | 0-5                |

Email: [rk@rosenfeldkidson.co.nz](mailto:rk@rosenfeldkidson.co.nz)  
Web: [www.rosenfeldkidson.co.nz](http://www.rosenfeldkidson.co.nz)

Auckland Branch:  
Telephone: +64 9 573 0503  
Fax: +64 9 573 0504  
513 Mount Wellington Highway  
Mount Wellington  
Auckland 1060

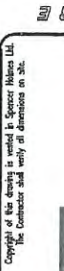
Christchurch Branch:  
Telephone: +64 3 349 3316  
Fax: +64 3 349 3317  
15 Edmonton Road  
Hornby  
Christchurch 8042

Postal Address:  
P O Box 621  
Shortland Street  
Auckland 1140

14.5.18

Copyright of this drawing is vested in Spencer Holmes Ltd.  
The Contractor shall verify all dimensions on site.

Copyright of this drawing is vested in Spencer Holmes Ltd.  
The Contractor shall verify all dimensions on site.



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engineers • surveyors • planners

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engineers • surveyors • planners

|                                                                                                                                           |                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| David B. 689<br>Phone (80) 792-2381                                                                                                       | 6 Wilma Street<br>Boulder, CO 80501<br>adrian@pointblankinc.com                                          |
| CLIENT<br>A & J ELLIS                                                                                                                     |                                                                                                          |
| PRINCIPAL CONSULTANT<br>MOLLER ARCHITECTS                                                                                                 |                                                                                                          |
| PROJECT<br>STONEWALL GROVE<br>WAIKANAЕ                                                                                                    |                                                                                                          |
| DRAWING TITLE<br>DRAWING REGISTER                                                                                                         |                                                                                                          |
| <input type="checkbox"/> DESIGNED<br><input type="checkbox"/> DRAWN<br><input type="checkbox"/> CHECKED<br><input type="checkbox"/> SCALE | <input type="checkbox"/> CAD FILE<br><input type="checkbox"/> PLOT BOOK<br><input type="checkbox"/> DATE |
| DRAWING NUMBER<br>E17-0699-00                                                                                                             | SIZE<br>8 1/2"                                                                                           |



NOTE : FIX 250x50 SGB  
WITH M2 @ 400 C/S ALT  
TOP + BOTTOM  
ADD BLOCKING AS NECESSARY

TYPICAL POST FOOTING  
350 x 350 x 300 WITH  
B578 BOWAC BRACKET CAST IN  
TO FDN

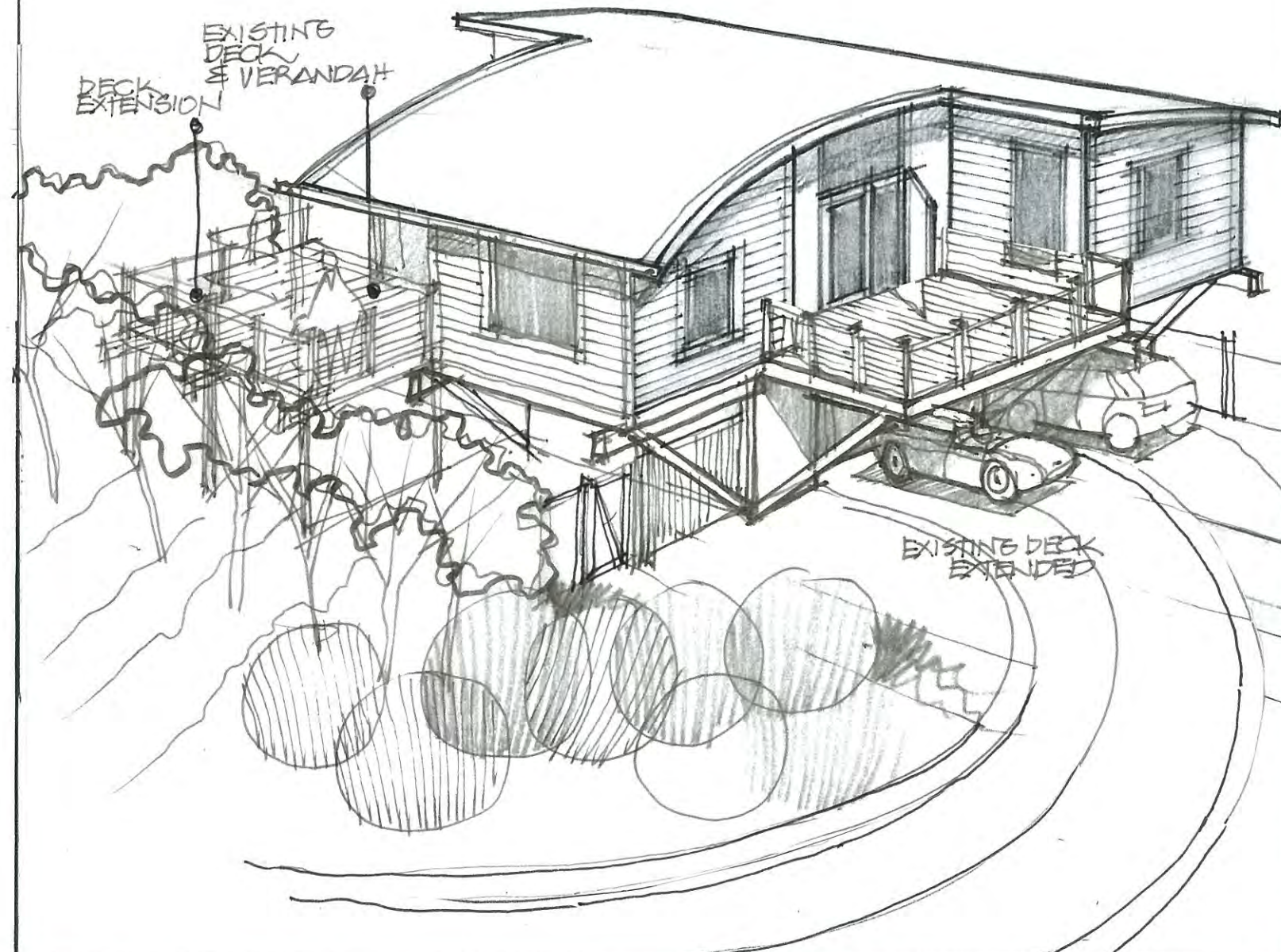
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|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-------------|----|
| <input type="checkbox"/> DESIGNED<br><input type="checkbox"/> DRAWN<br><input type="checkbox"/> CHECKED | <input type="checkbox"/> CAD FILE<br><input type="checkbox"/> FIELD BOOK<br><input type="checkbox"/> DATE | SIZE        | A3 |
| SCALE AS SHOWN                                                                                          |                                                                                                           | REV         |    |
| DRAWING NUMBER                                                                                          |                                                                                                           | E17-0699-01 |    |



4.5.18

# OUTLINE SPECIFICATION

- NEW DECK CONSTRUCTION TO COMPLY WITH NZ BUILDING CODE DURABILITY B2 & KAITI COAST DISTRICT COUNCIL REGULATIONS.
- ALL TIMBER POSTS HARDWOOD DRESSED JARRAH OR MERBAU OR SIMILAR APPROVED
- ALL DECKING DRESSED VITEX OR SIMILAR 90x100x25 OR VEX 150x25
- TIMBER JOISTS & BEAMS BAND SAWN .H3.1 PINUS RADIATA
- ALL BOLTED FIXINGS STAINLESS STEEL & BOWMAR FOR BRACKETS.
- BALUSTRADE (NEW) REFER DRAWING G<sup>m</sup>9
- BALUSTRADES (NEW - ALTERNATIVE OPTION) METRO CANTILEVERED SAFETY GLASS WITH STAINLESS STEEL FIXINGS. METRO DESIGN & PS. 7 FORMS.
- CONCRETE 30 MPa OR BETTER

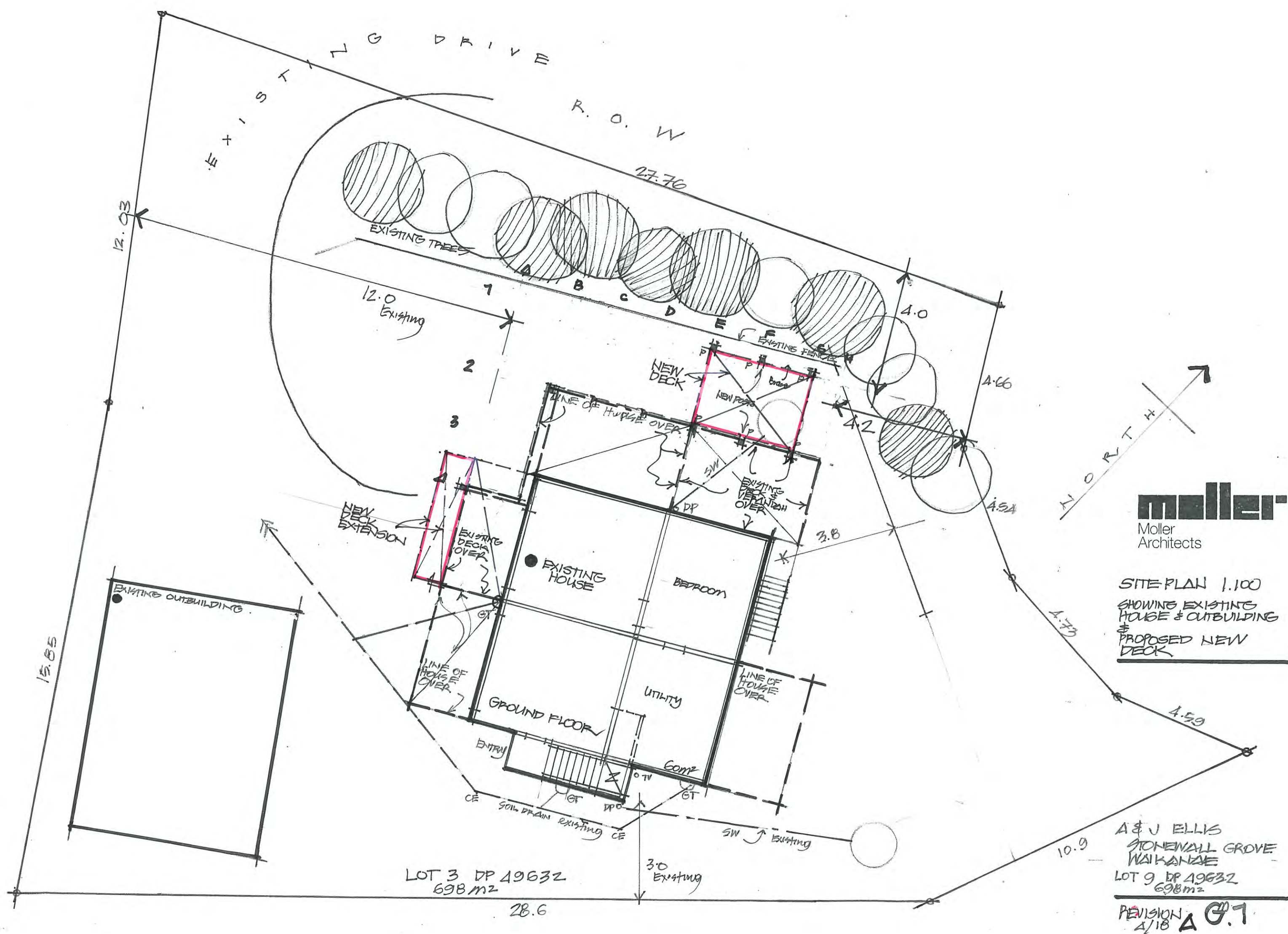


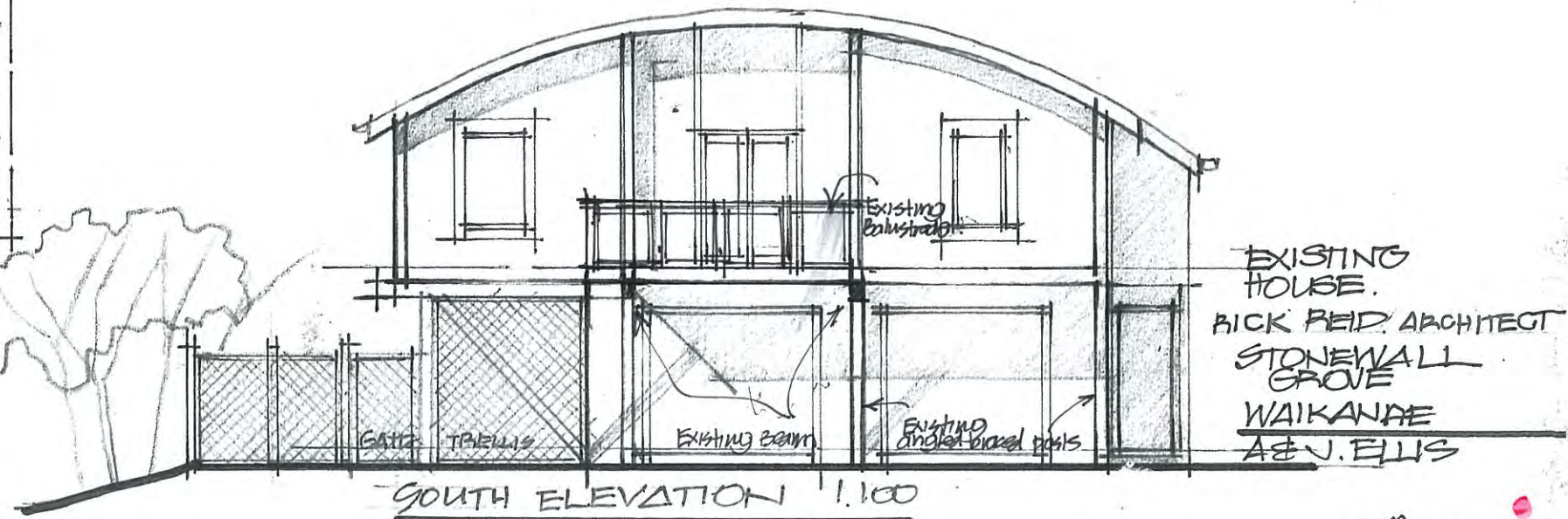
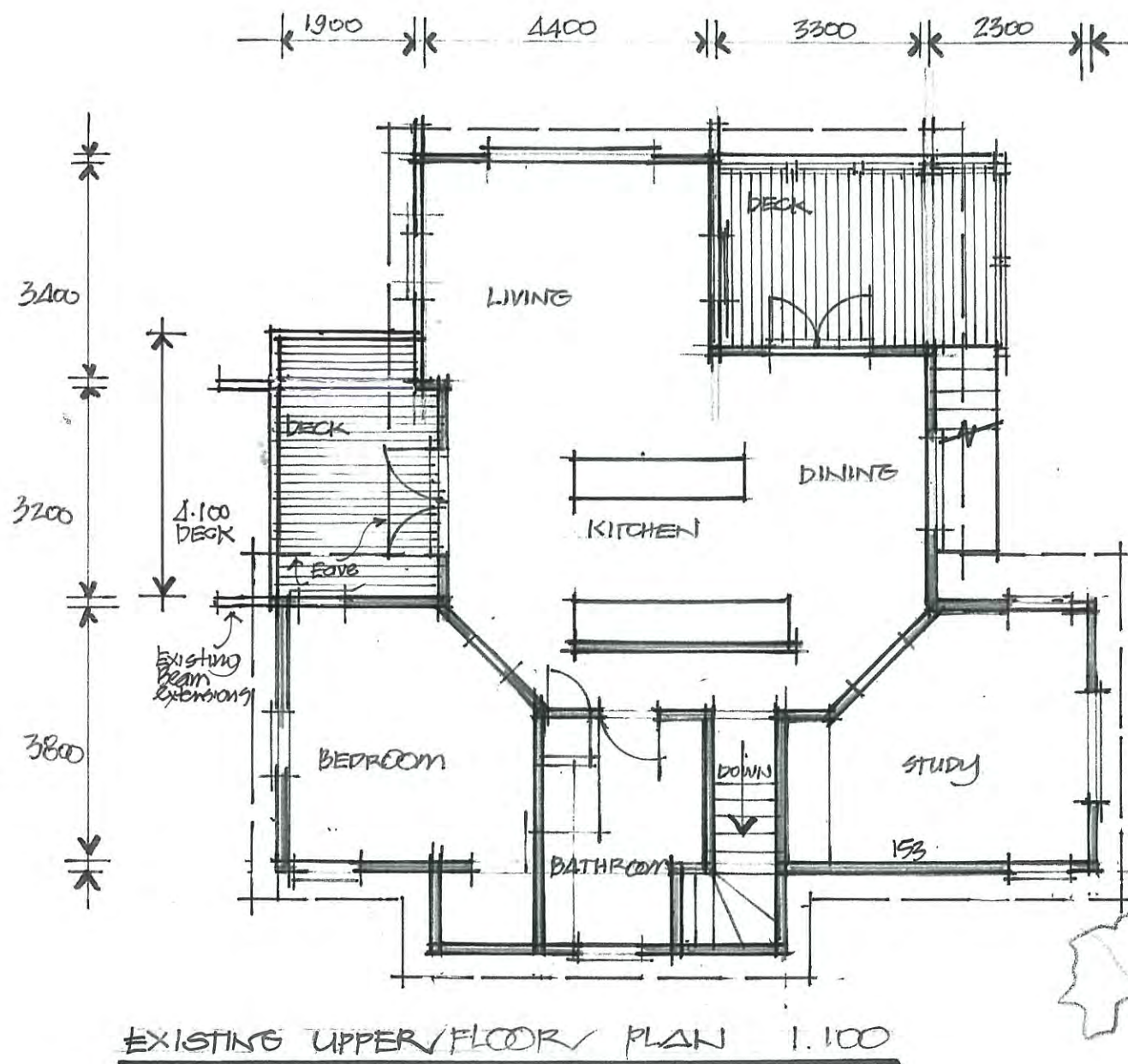
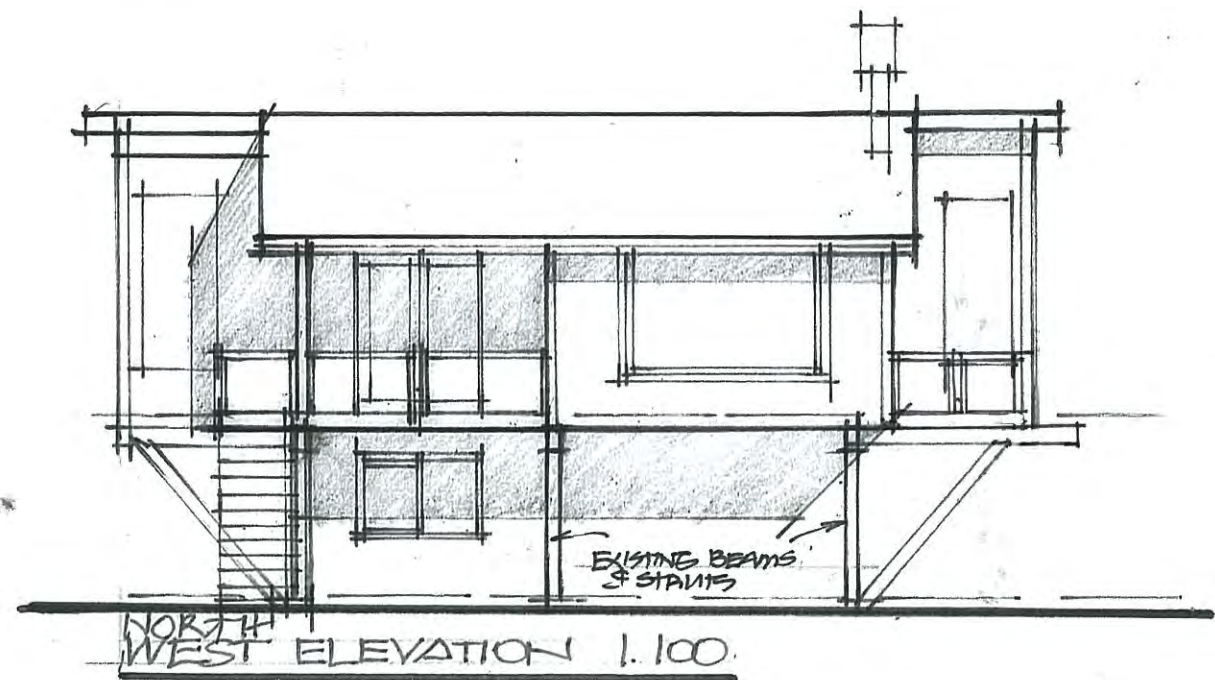
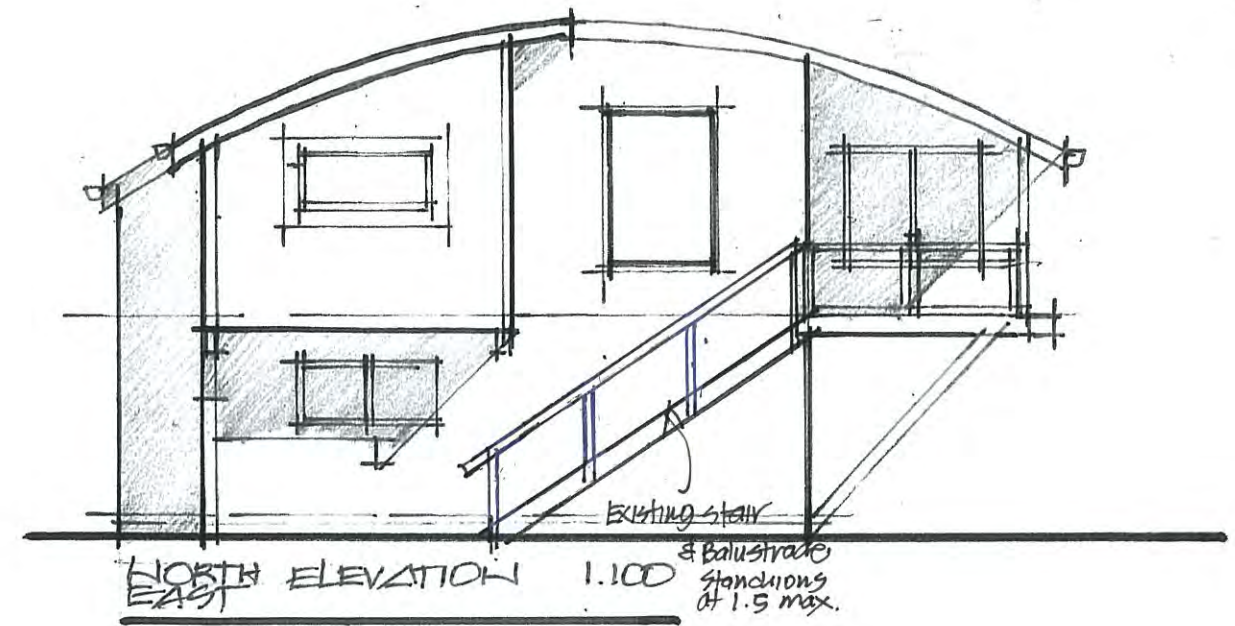
**moller**  
Moller  
Architects

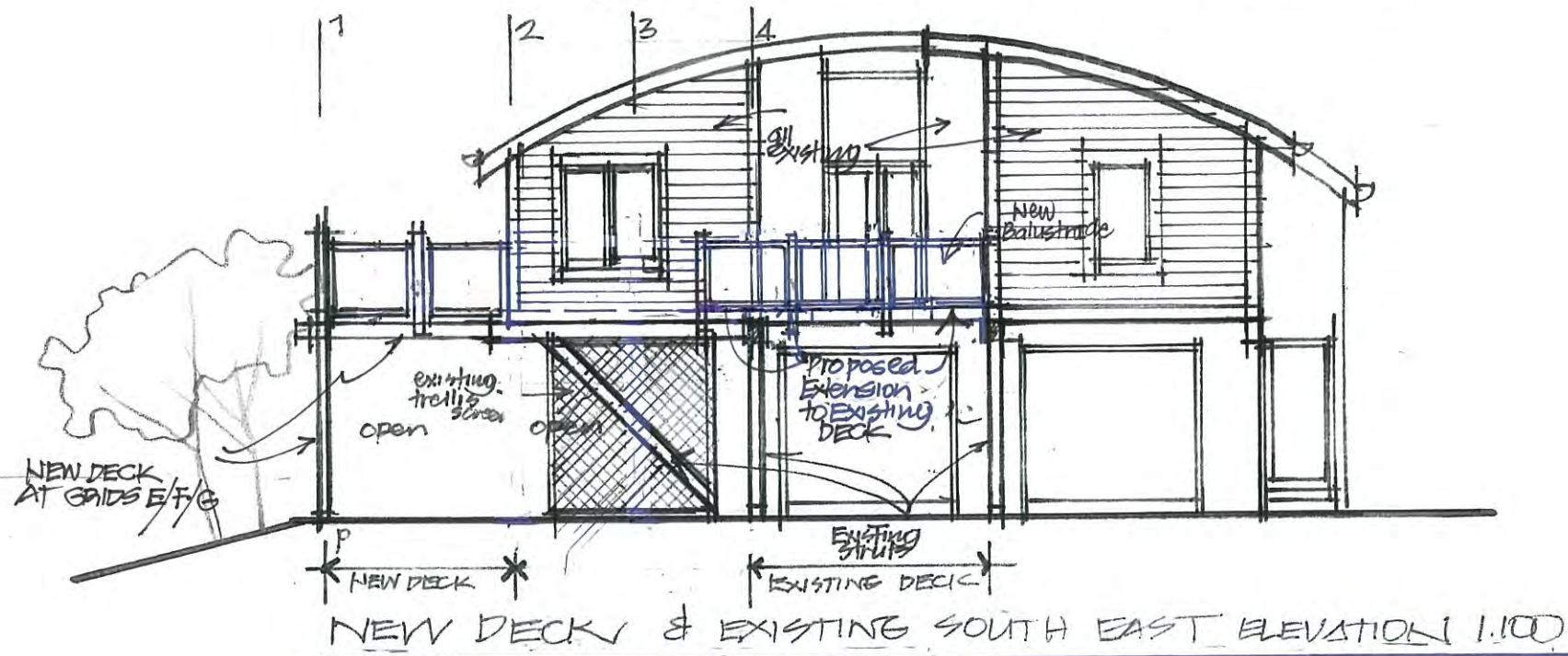
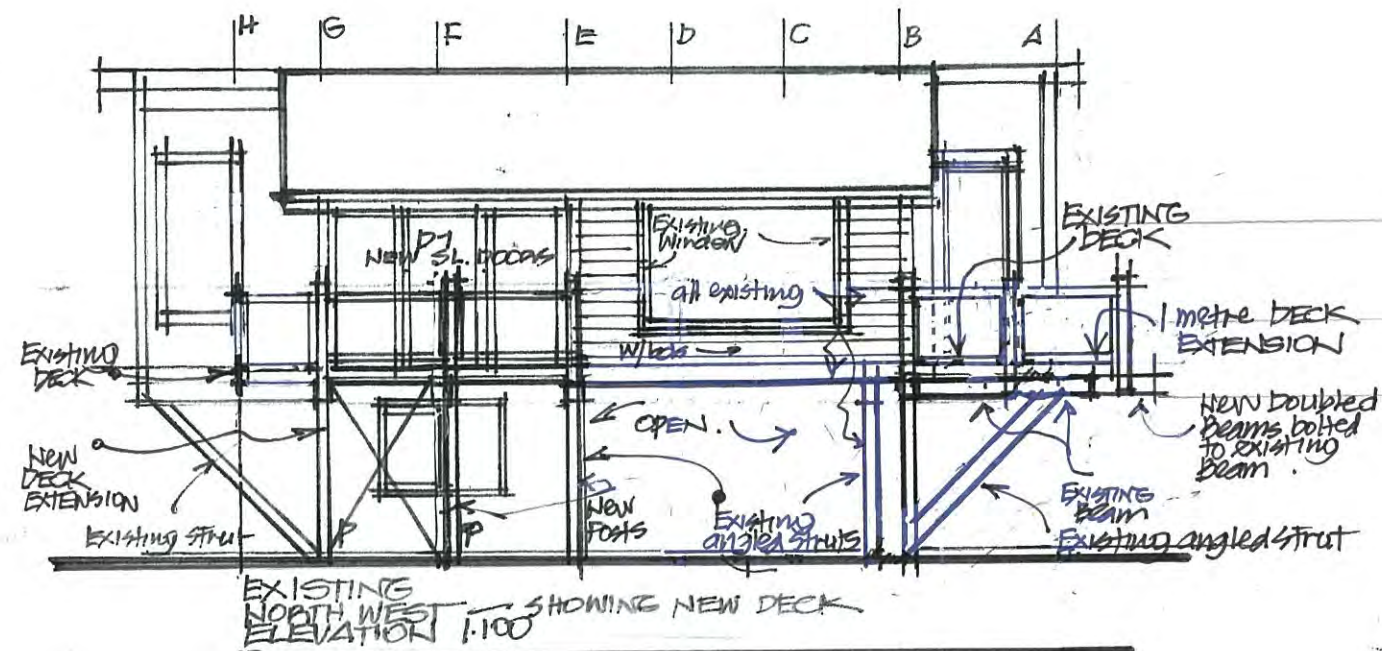
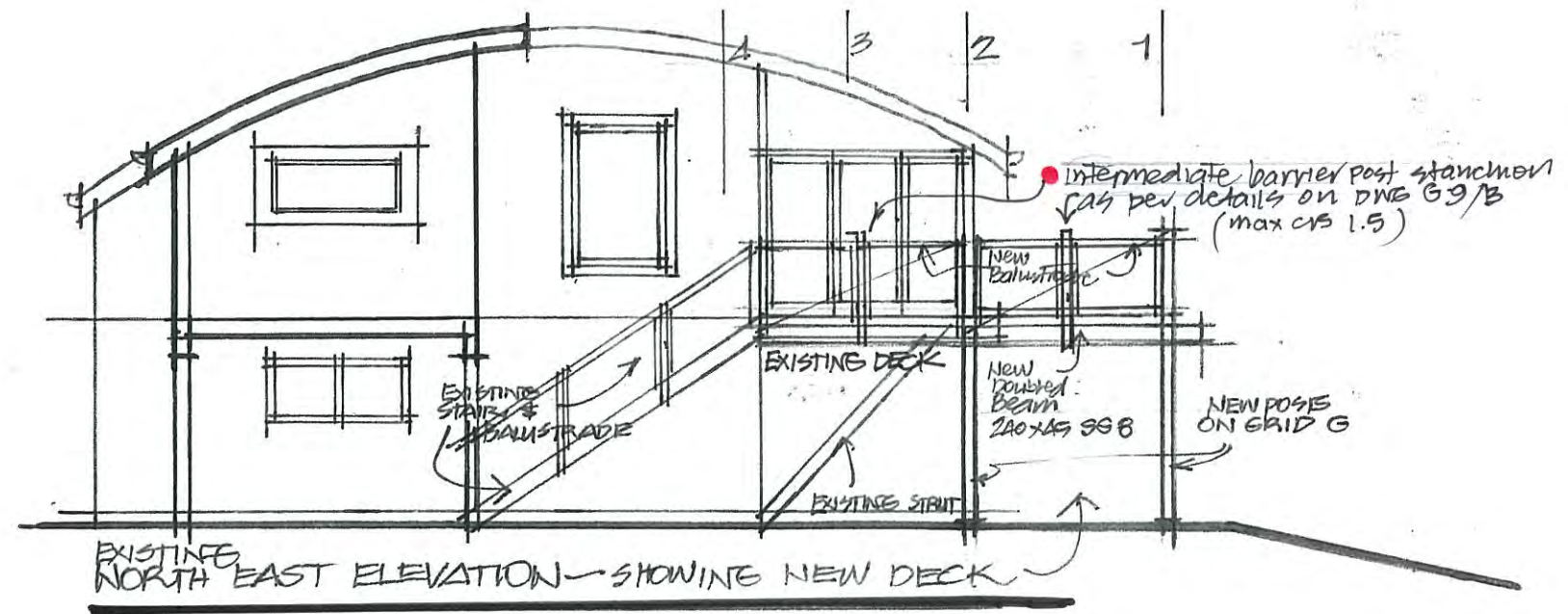
PROPOSED NEW DECK  
FOR  
A. & J. ELLIS  
STONEWALL GROVE  
WAIKANA E

moller 8/2017

G.01  
REVISION  
5/18 C



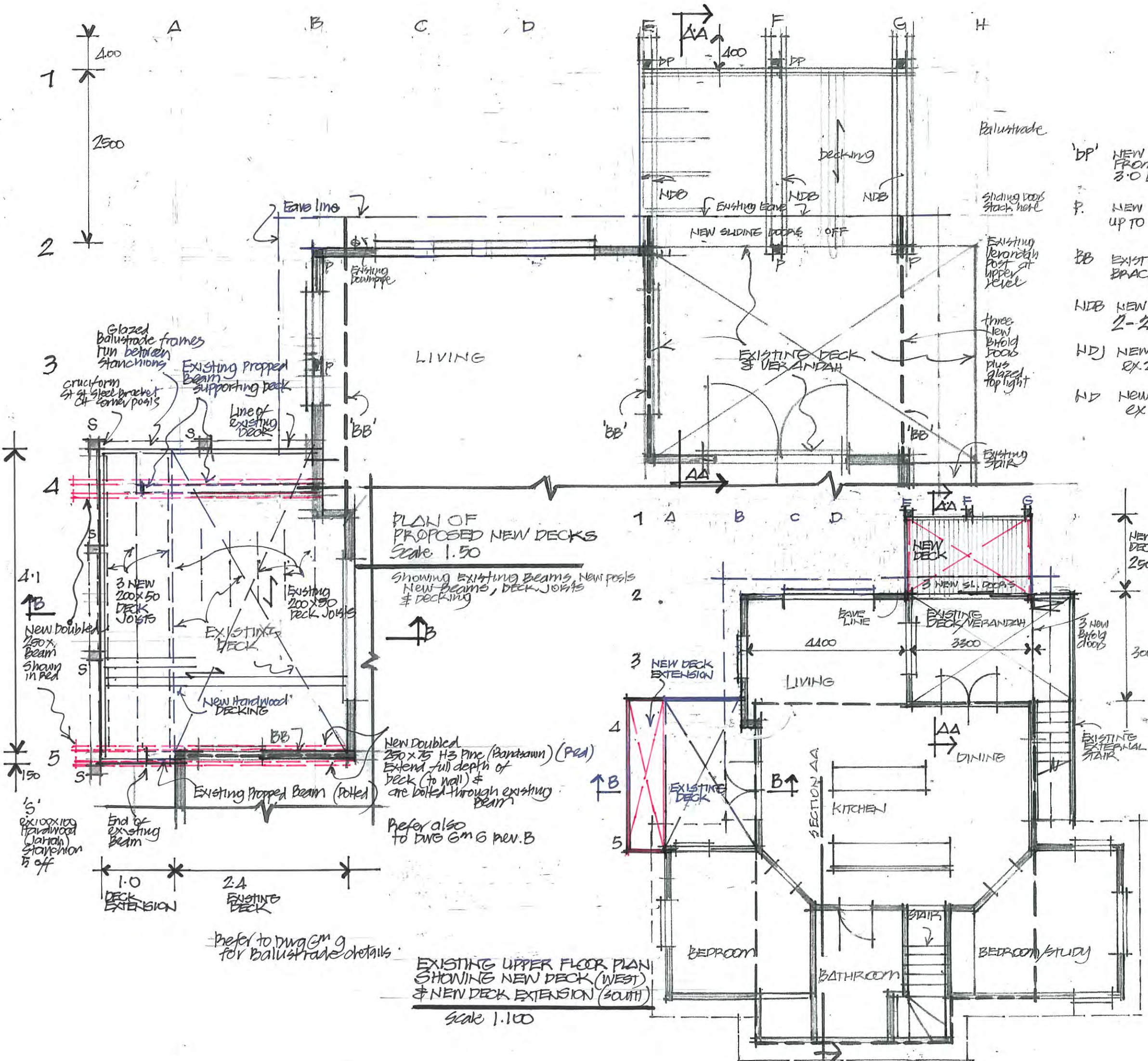




**moller**  
Moller  
Architects

PROPOSED NEW DECK  
for  
A & U ELLIS  
STONEWALL GROVE  
WAIKANA E  
moller 8/2017

6.3  
5/18 REVISION C



**moller**

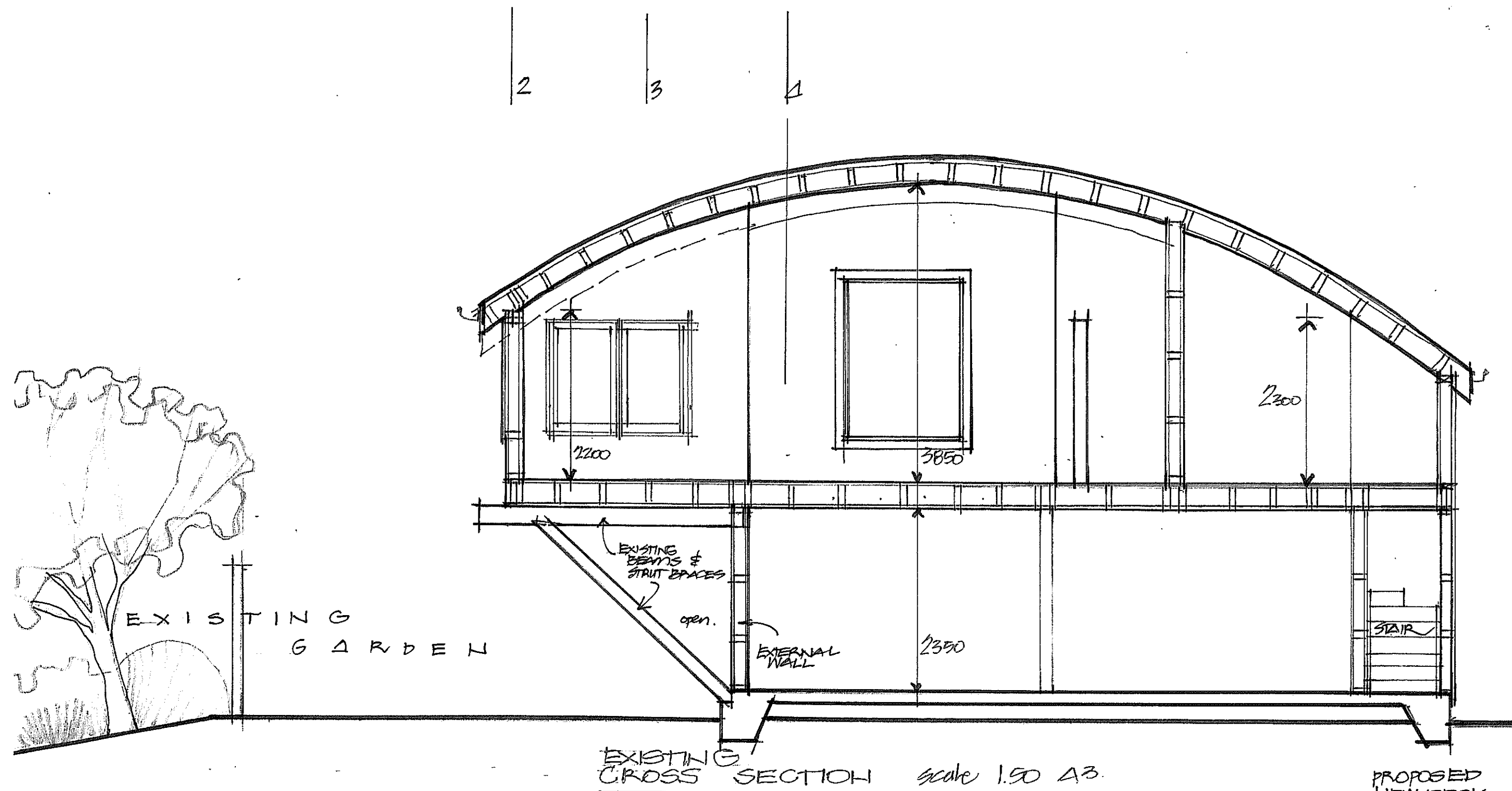
Moller Architects

PROPOSED NEW DECK  
for  
A & J ELLIS  
STONEWALL GROVE  
WAIKANA

moller 8/2017

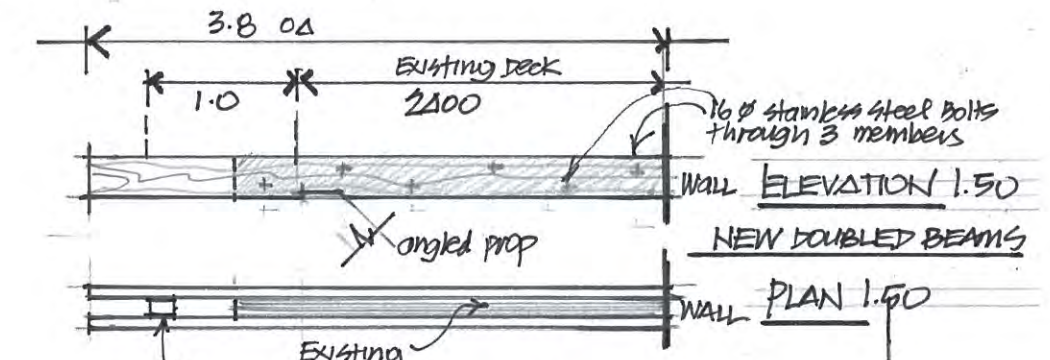
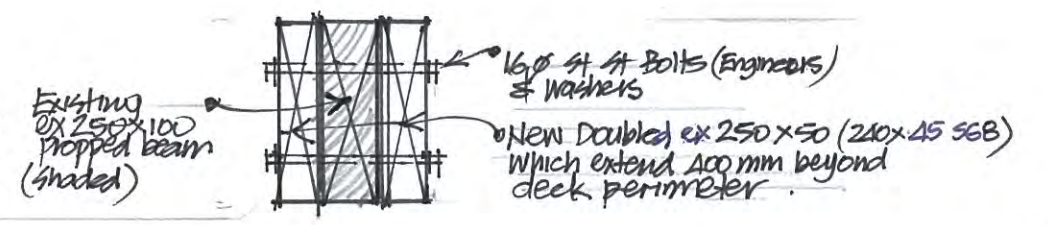
Gm 4

4/18 REV. 4

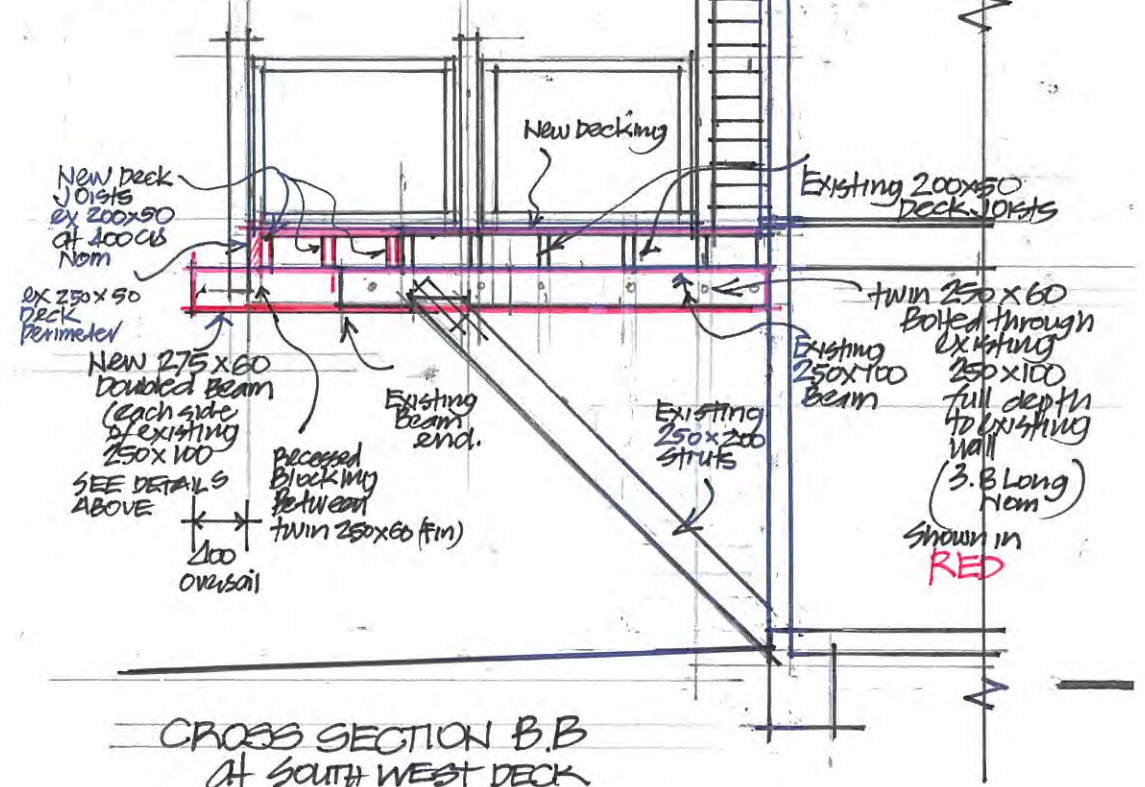


PROPOSED  
NEW DECK for  
A & J. ELLIS  
STONEWALL GROVE  
WAIKANAĒ

DETAIL  
CROSS SECTION  
OF  
EXTENDED  
BEAMS  
Scale 1:10



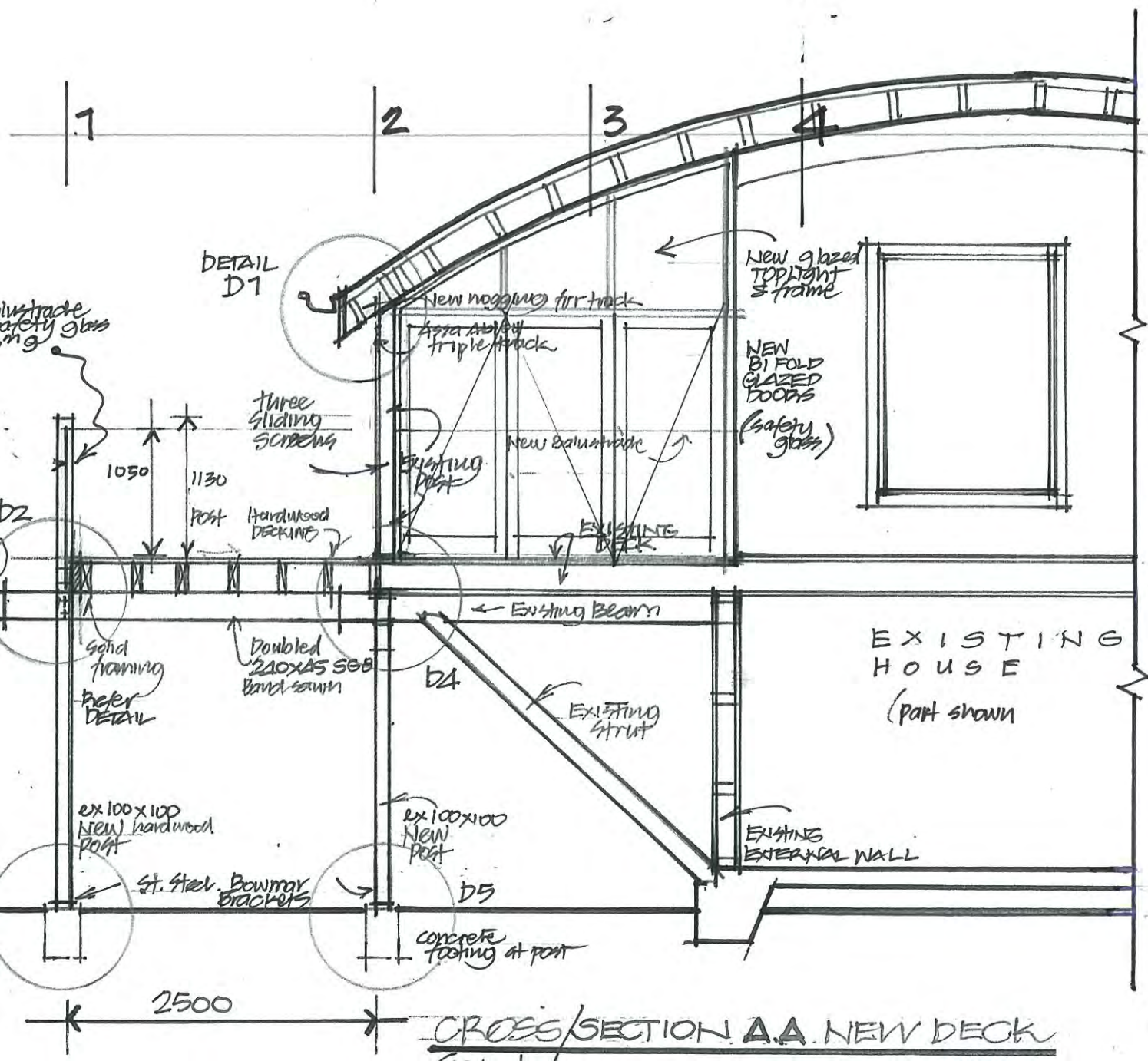
see G<sup>m</sup> 9  
for balustrade  
details.



CROSS SECTION B.B  
AT SOUTH WEST DECK

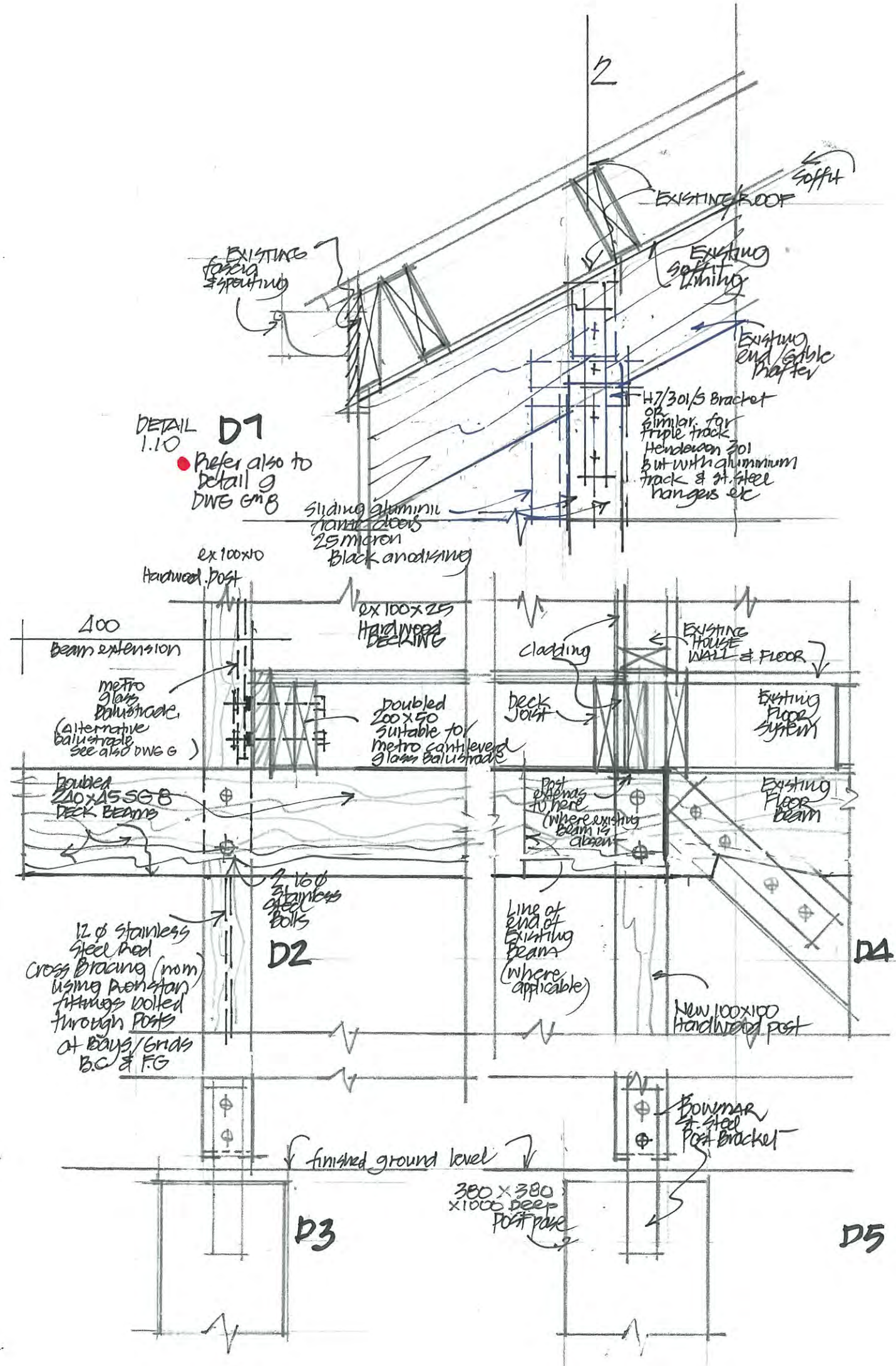
PROPOSED  
NEW DECK  
ASU ELLIS  
STONEMALL GROVE  
WAIKANAHE

REV.  
G<sup>m</sup> 6 5/18 C



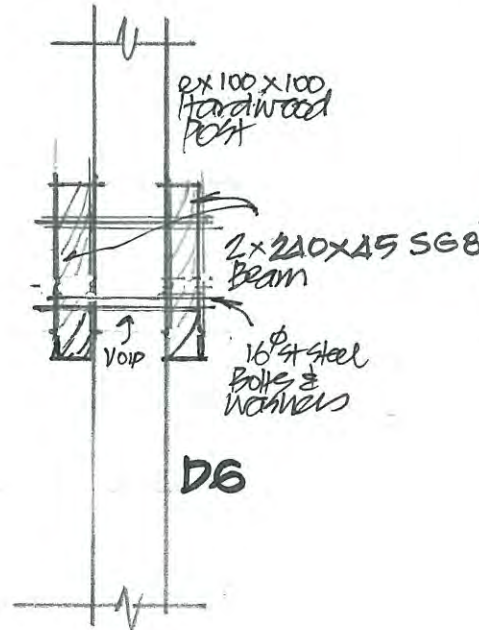
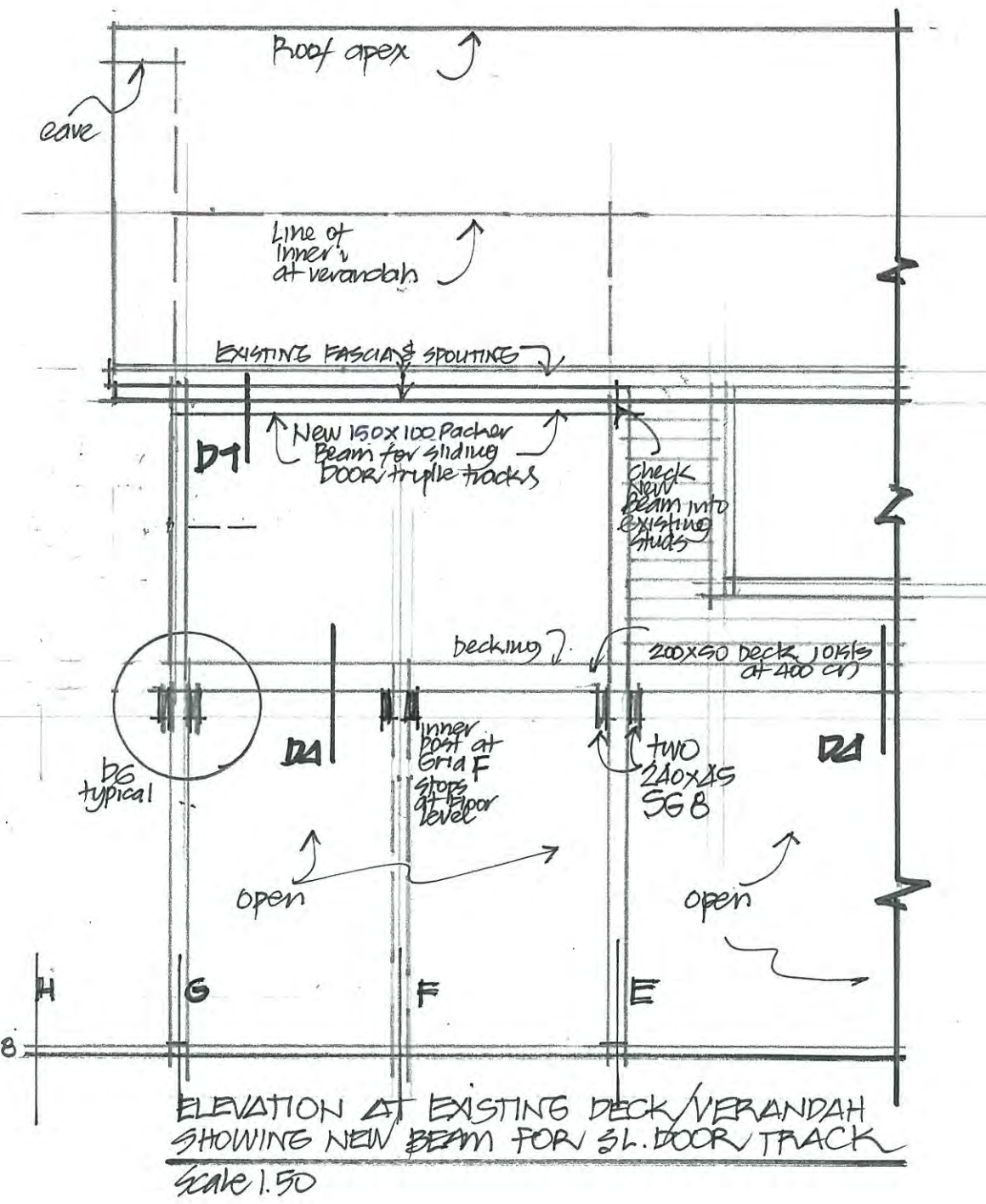
CROSS SECTION A.A NEW DECK  
Scale 1:50

→ Timber framed Balustrade  
with laminated safety glass  
- Refer Drawing G<sup>m</sup> 9



DETAIL D1  
1.10

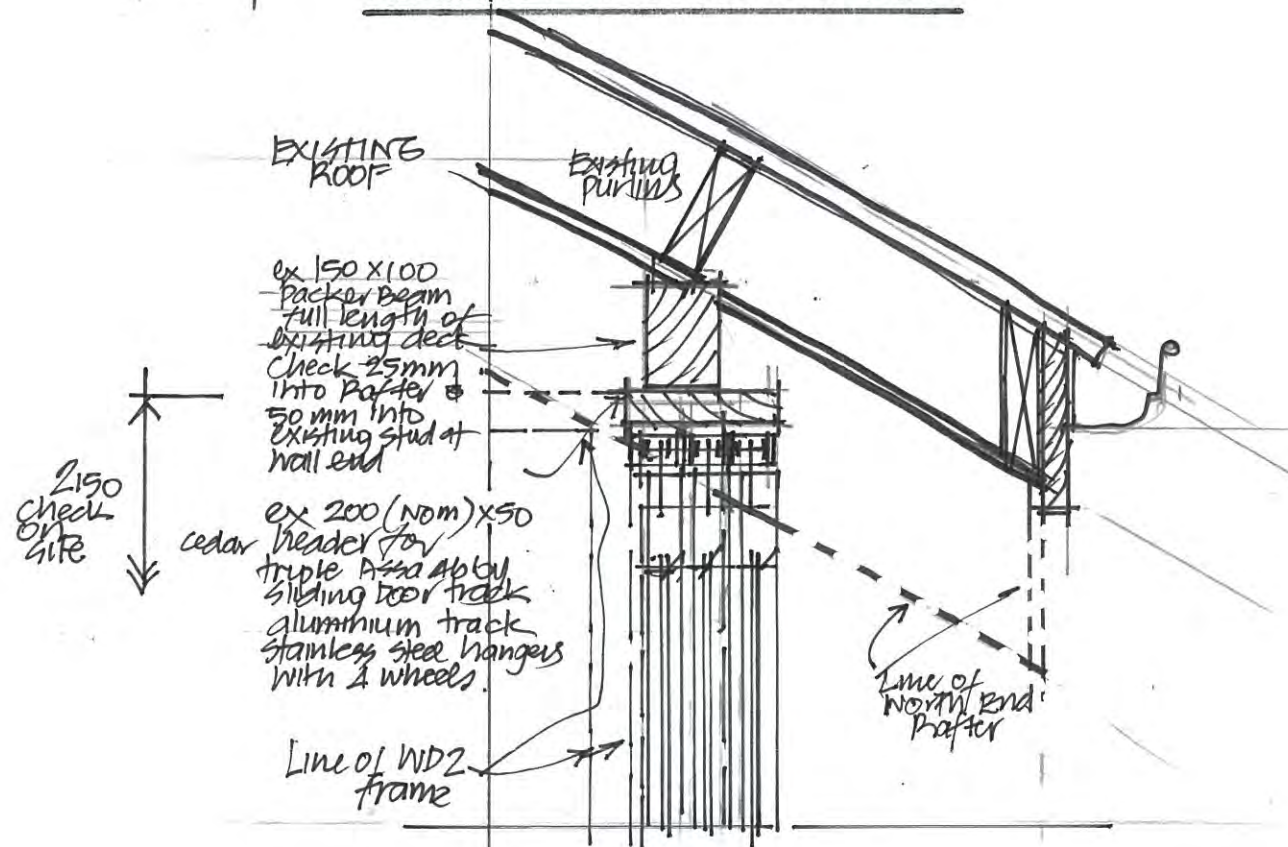
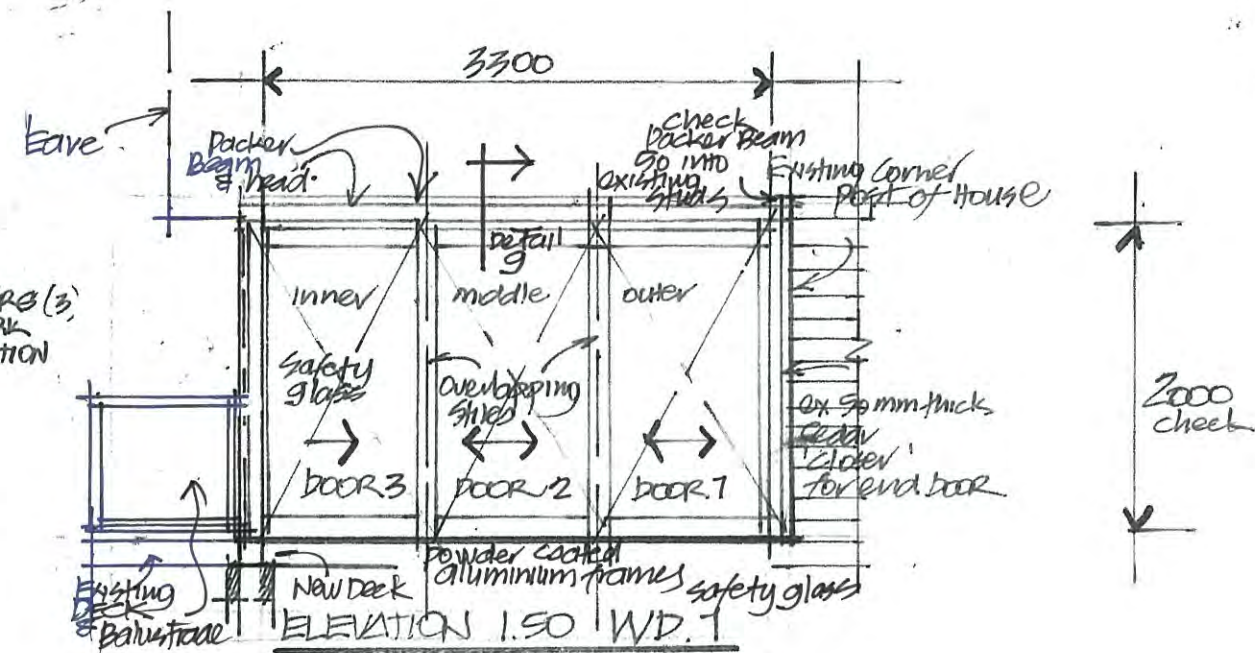
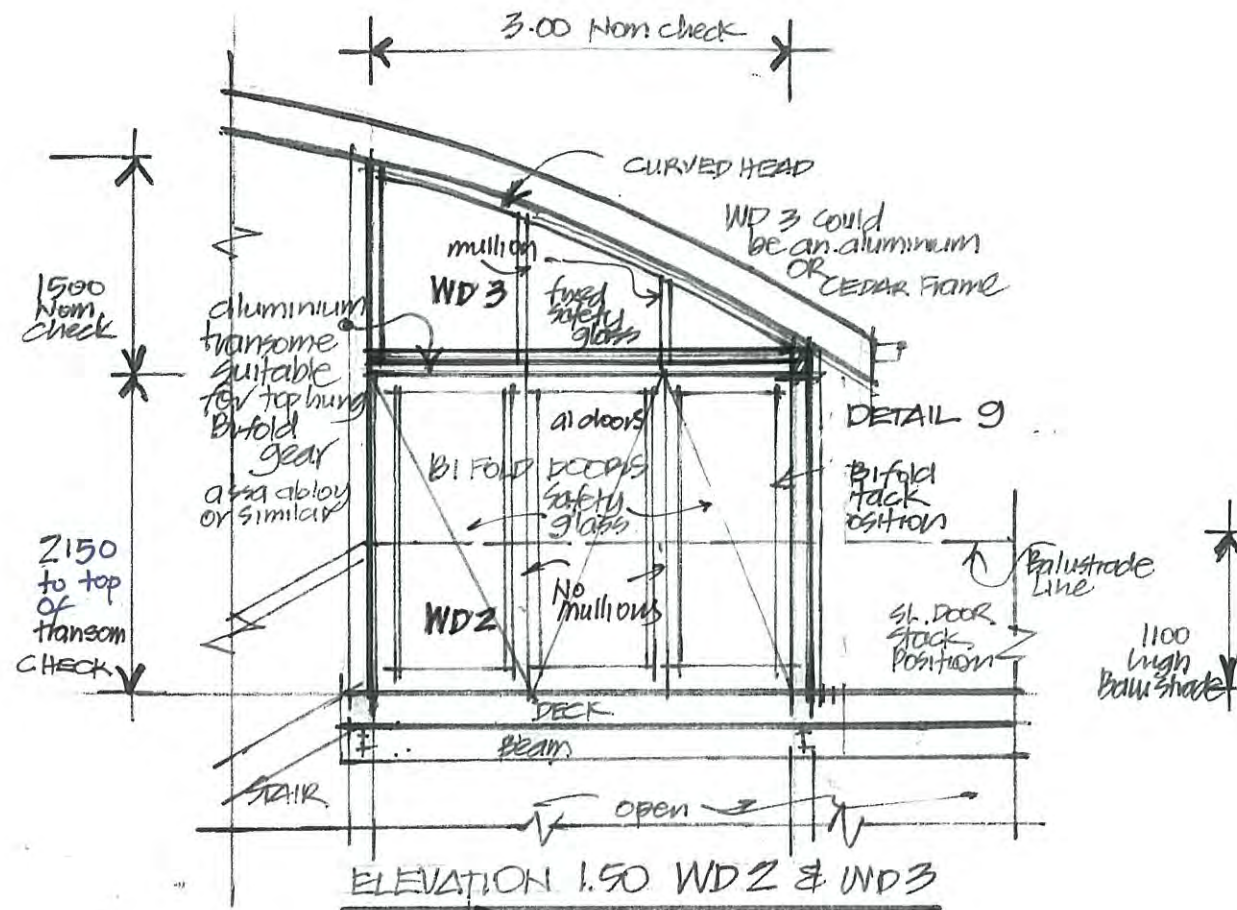
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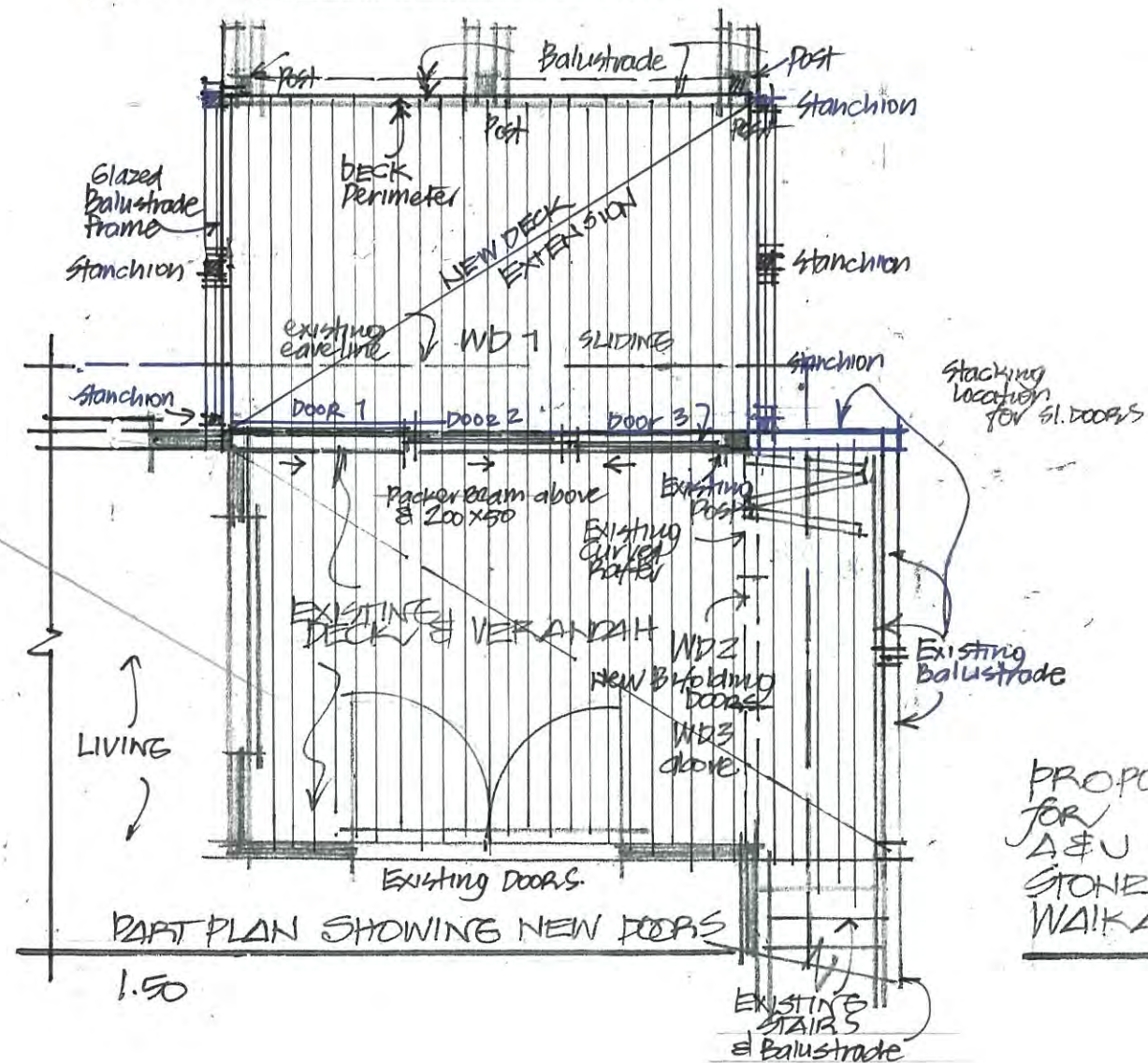
PROPOSED NEW DECK FOR  
A. & J. ELLIS  
STONEWALL GROVE  
WAIKANA  
moller 8/2017

1/18 REVISION. G.F.



DETAIL 9 1.10

Refer also to Detail D1 Dwg 07 Rev A

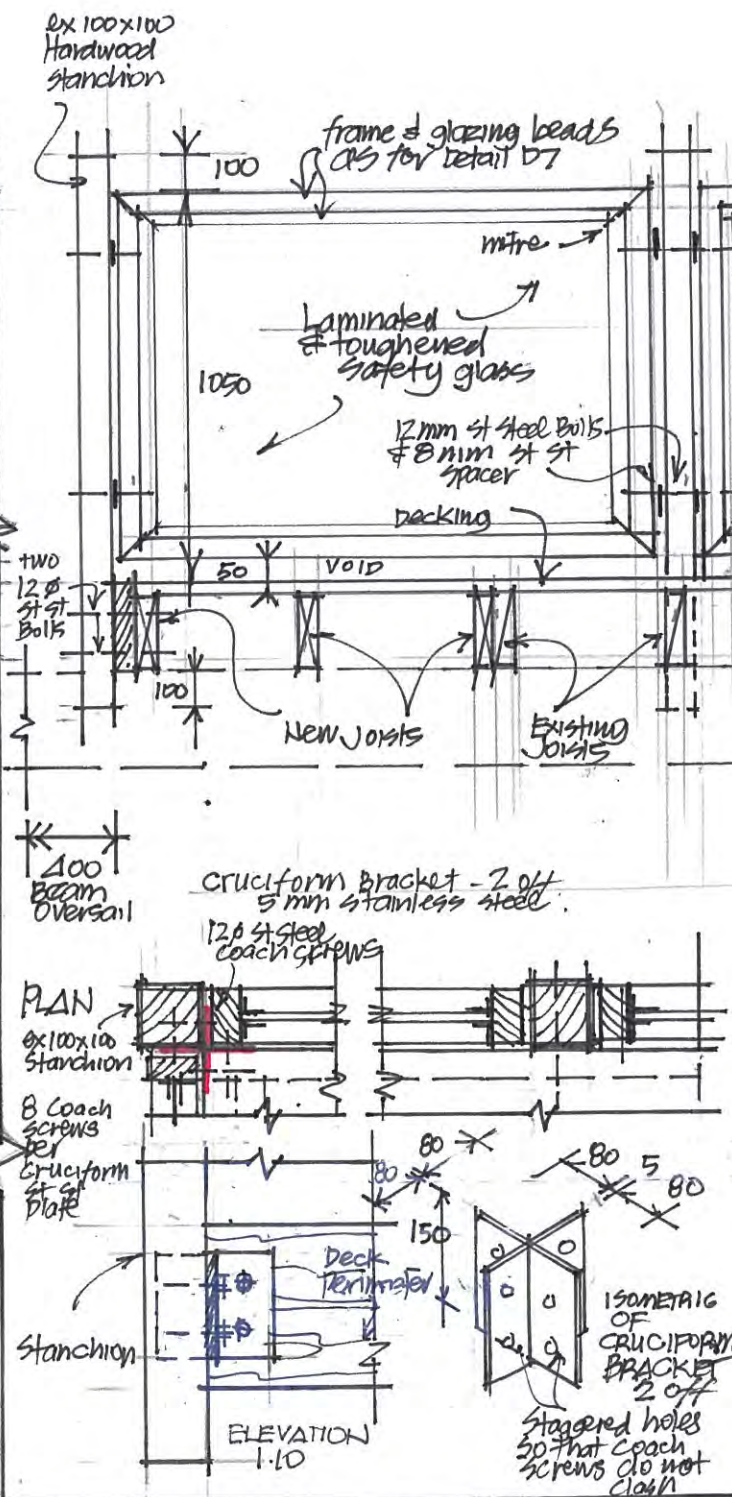
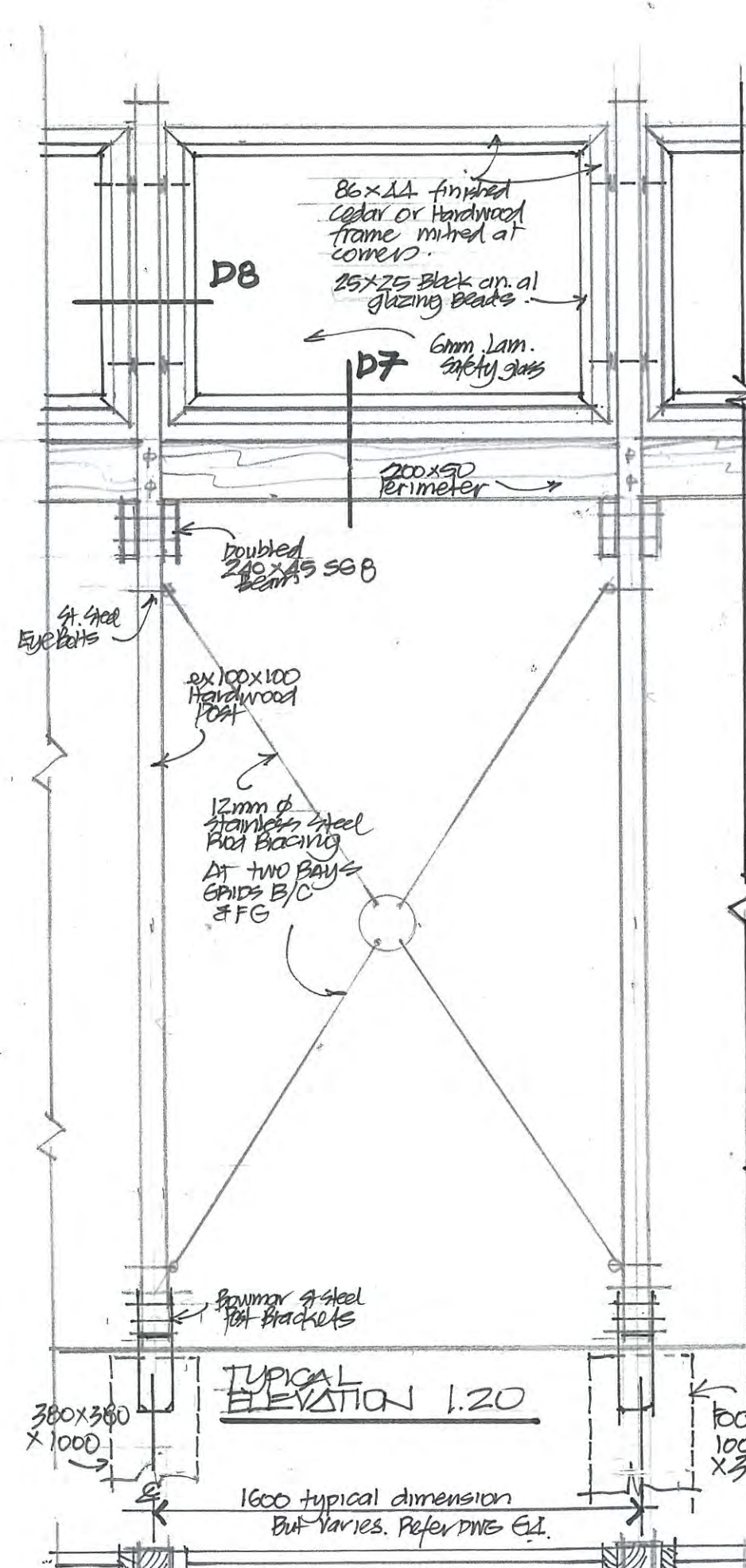
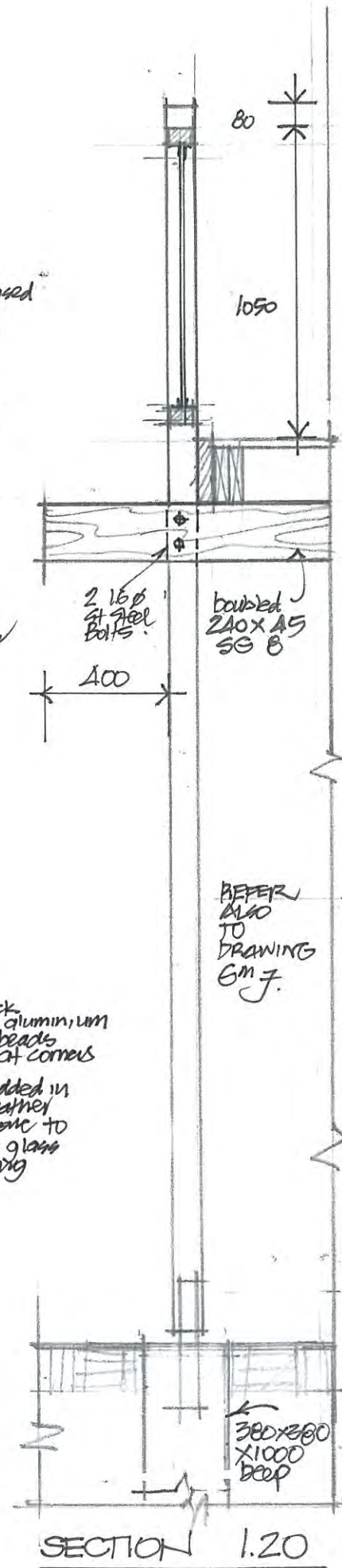
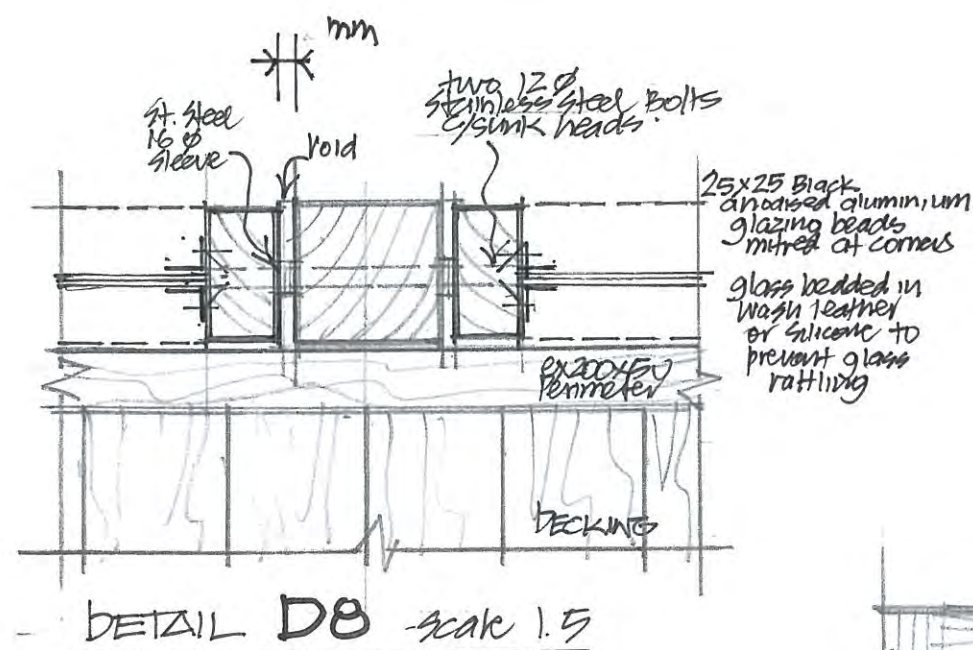
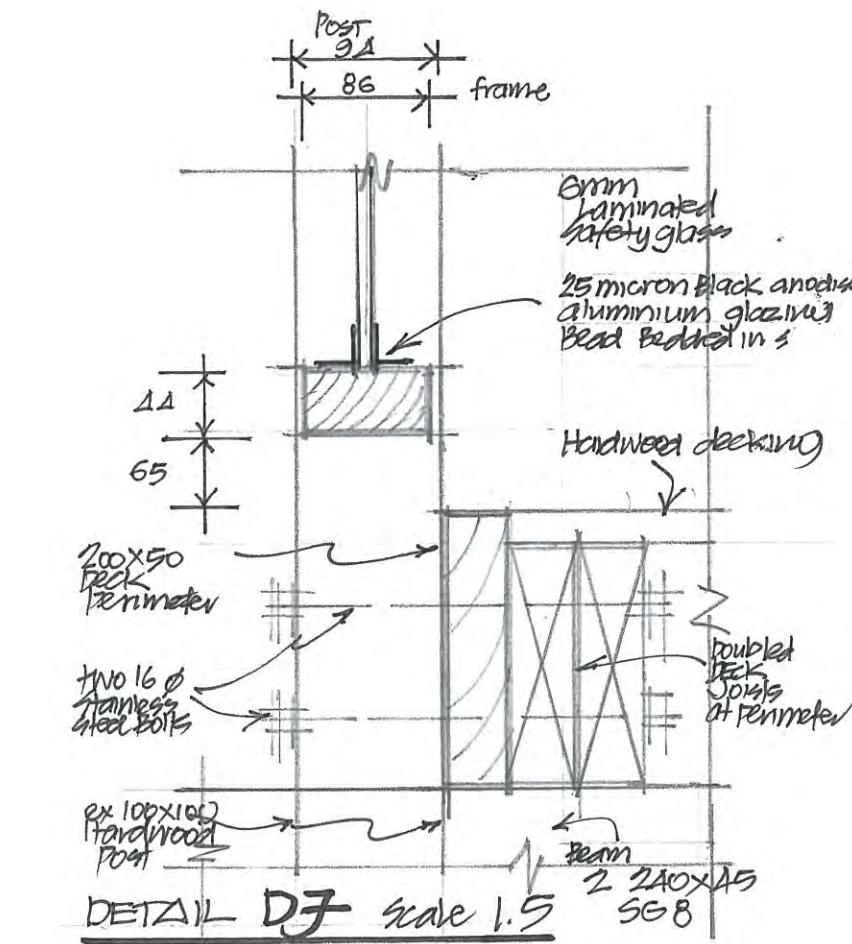


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PROPOSED NEW DECK  
FOR  
A & U ELLIS  
STONEWALL GROVE  
WAIKANA E

0.8

4/18 REVISION A



PROPOSED DECK  
for  
A & J. ELLIS  
STONEWALL GROVE  
WAIKANA  
miller B/2017

Hi Anthony, how are you?

I am just emailing in regards to the attached failed inspection for 4 Stonewall Grove, Waikanae - Consent # 170652

I have attached the revised design for 170652 - updated 14/05/2018. This stipulates that there is a 'new-alternative option' for a glass and stainless steel balustrade. I haven't attached the complete drawings as it is huge and I would assume this would be on file?

If you need more than this, can you please let me know as soon as possible.

Many thanks

Hayley  
Hardscape Building Ltd

0

**BC170652**  
**Received by**  
**Kapiti Coast District Council**  
**22/09/20**  
**via Email**

BC170652  
Further Information Received  
14/05/2018

BC170652  
Received by  
Kaitiaki Coast  
District  
Council  
22/09/20  
via Email

APPROVED BY  
BUILDING  
jeremy  
OFFICER  
14/05/2018

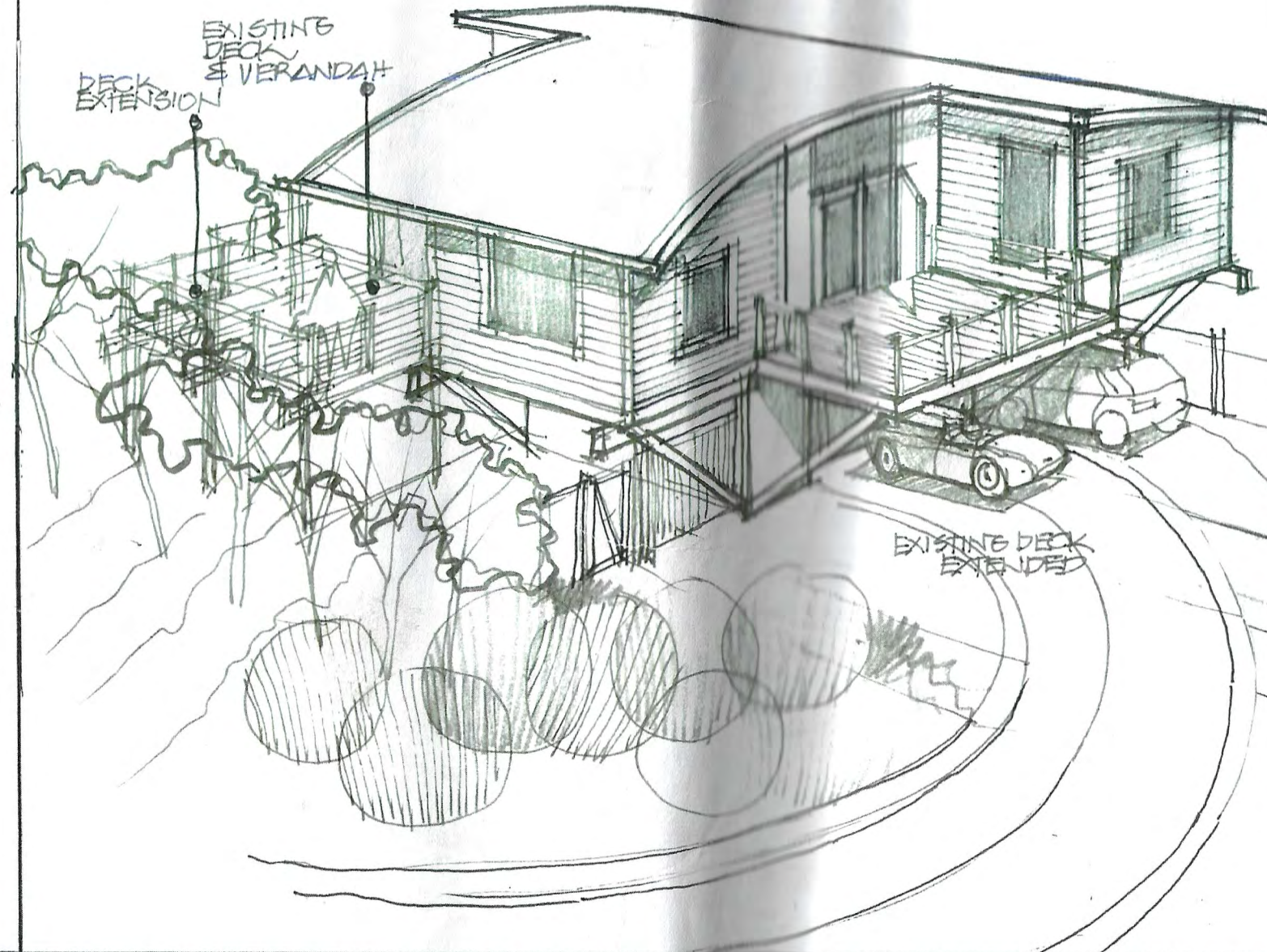
#### ENGINEERS DESIGN

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.

CHECKED  
THROUGH  
PLUMBING  
AND  
DRAINAGE  
25/8/2017

#### OUTLINE SPECIFICATION

- NEW DECK CONSTRUCTION TO COMPLY WITH NZ BUILDING CODE DURABILITY B2 & KAITI COAST DISTRICT COUNCIL REGULATIONS.
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- ALL DECKING DRESSED VITEX OR SIMILAR OR 100X25 OR 150X25
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- ALL BOLTED FIXINGS STAINLESS STEEL & BOWMAR FOR BRACKETS
- BALUSTRADE (NEW) REFER DRAWING G<sup>m</sup>9
- BALUSTRADES (NEW - ALTERNATIVE OPTION) METRO CANTILEVERED SAFETY GLASS WITH STAINLESS STEEL FIXINGS. METRO DESIGN & PS. 7 FORMS.
- CONCRETE 30 MPa OR BETTER



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Moller  
Architects

PROPOSED NEW DECK  
FOR  
A. & J. ELLIS  
STONEWALL GROVE  
WAIKANAHE

moller 8/2017

G.01  
REVISION  
5/18 C



BC170652  
Received by  
Kapiti Coast District Council  
22/09/20  
via Email

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

## 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

APPROVED BY  
BUILDING  
jeremy  
OFFICER  
14/05/2018

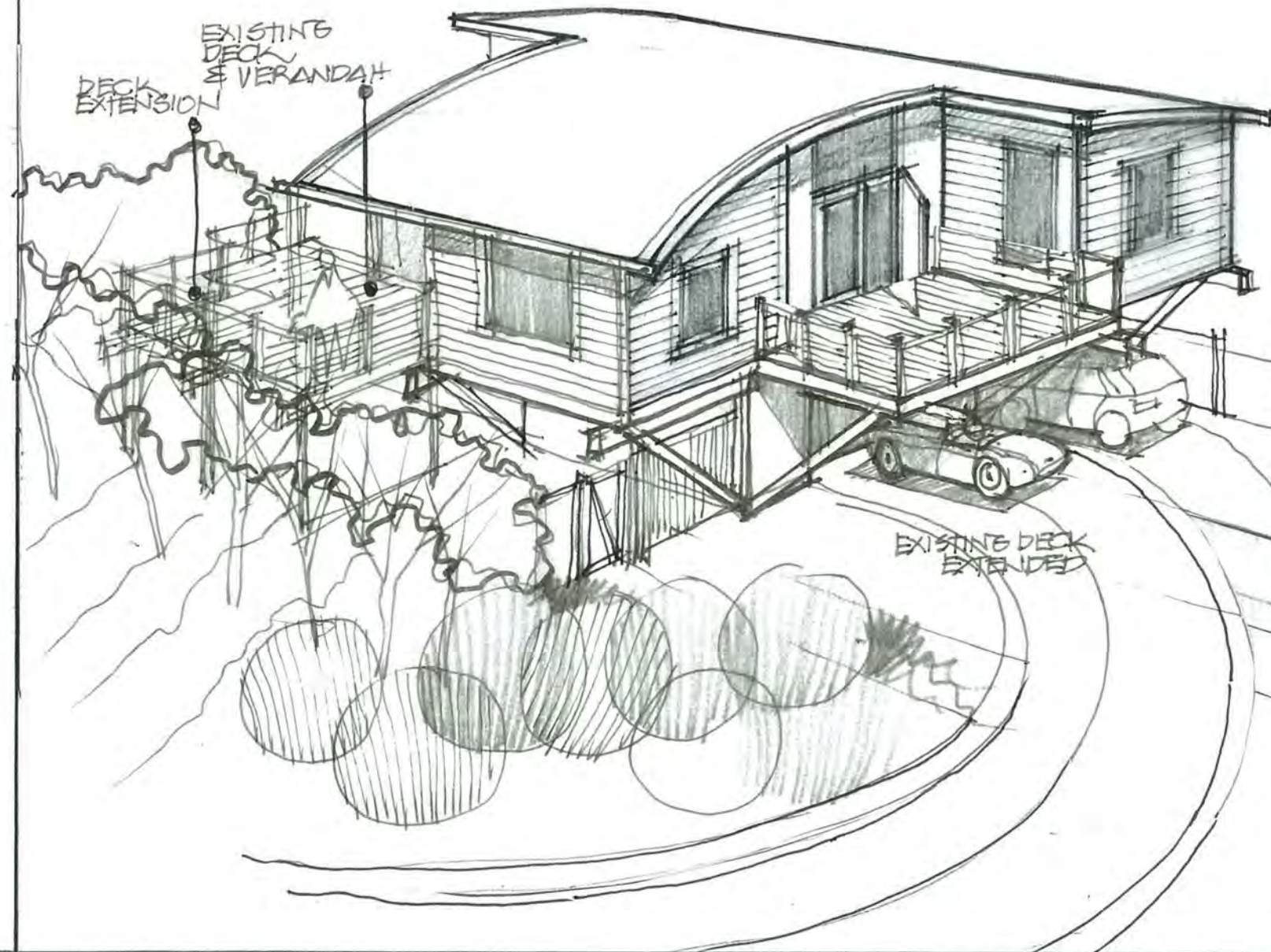
ENGINEERS DESIGN  
This project contains elements specifically  
designed by an engineer. The  
owner/builder  
is required to ensure the engineer inspects  
the work and provides KCDC with written  
evidence of the inspection

4.5.18

CHECKED  
THROUGH  
PLUMBING  
AND  
DRAINAGE  
25/8/2017

#### OUTLINE SPECIFICATION

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- CONCRETE 30 MPA OR BETTER



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Moller  
Architects

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

moller 8/2017

G.01  
REVISION  
5/18 C

BC170652  
Further Information Received  
14/05/2018

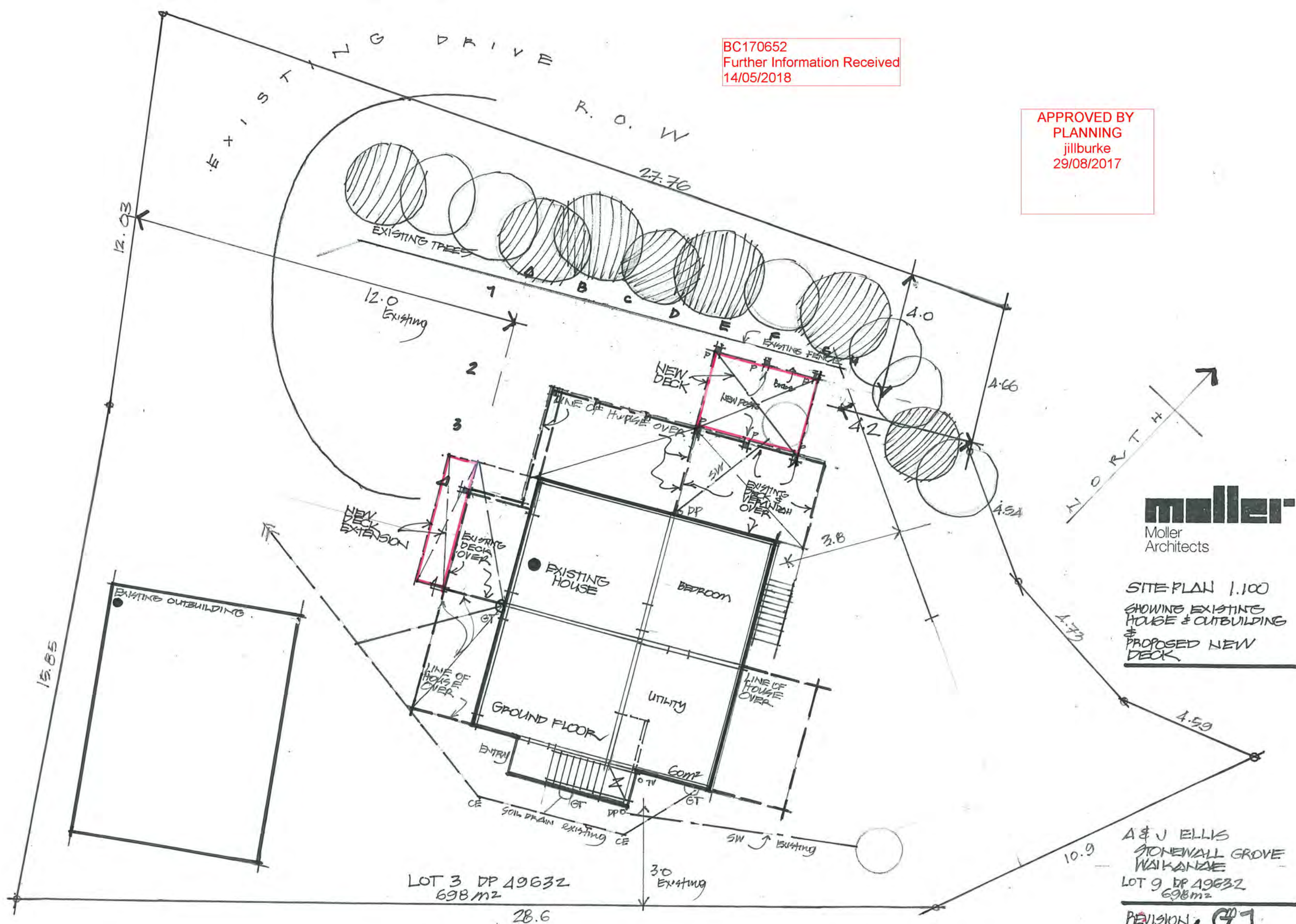
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PLANNING  
jillburke  
29/08/2017

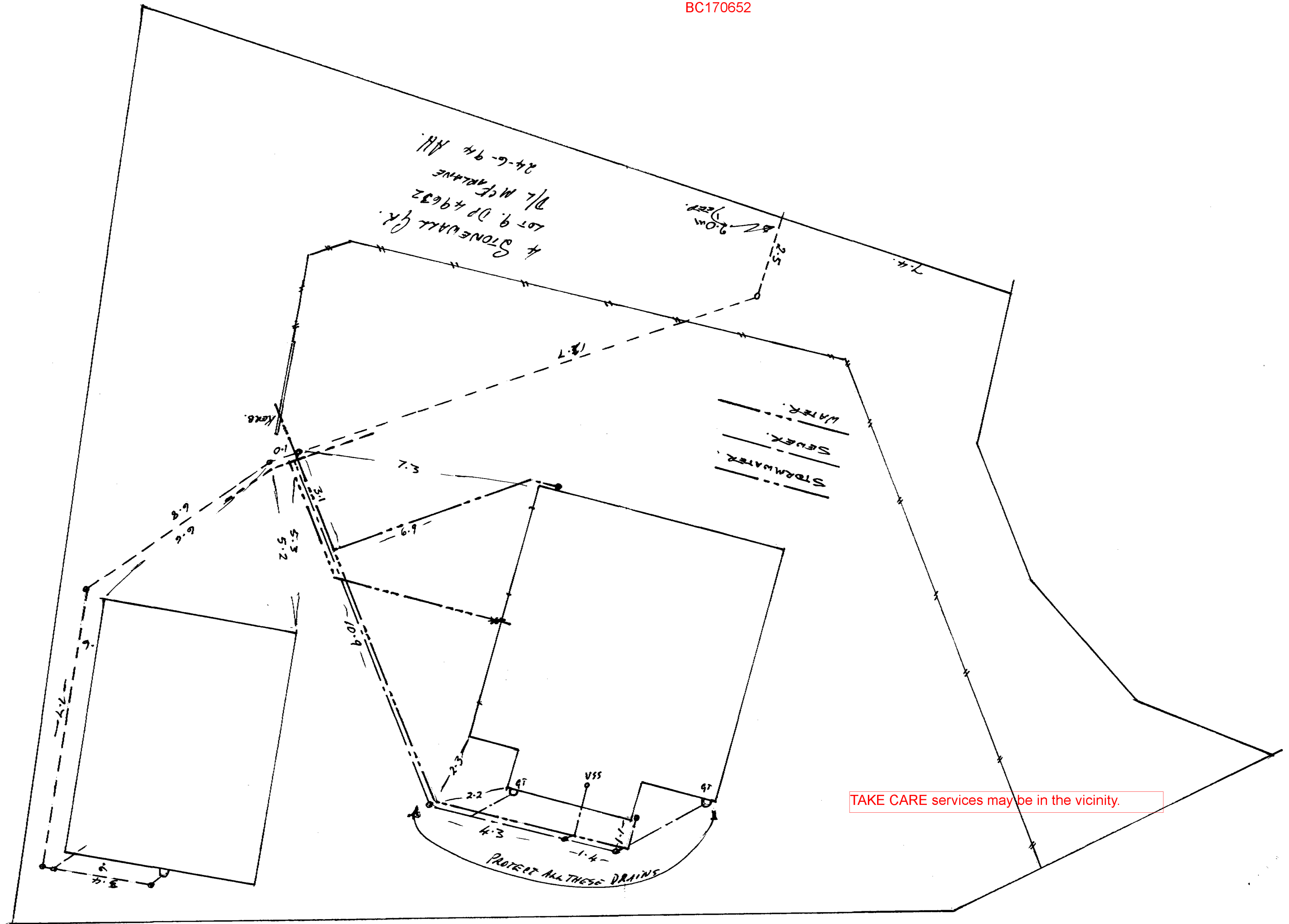
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Moller  
Architects

SITE PLAN 1.100  
SHOWING EXISTING  
HOUSE & OUTBUILDING  
&  
PROPOSED NEW  
DECK

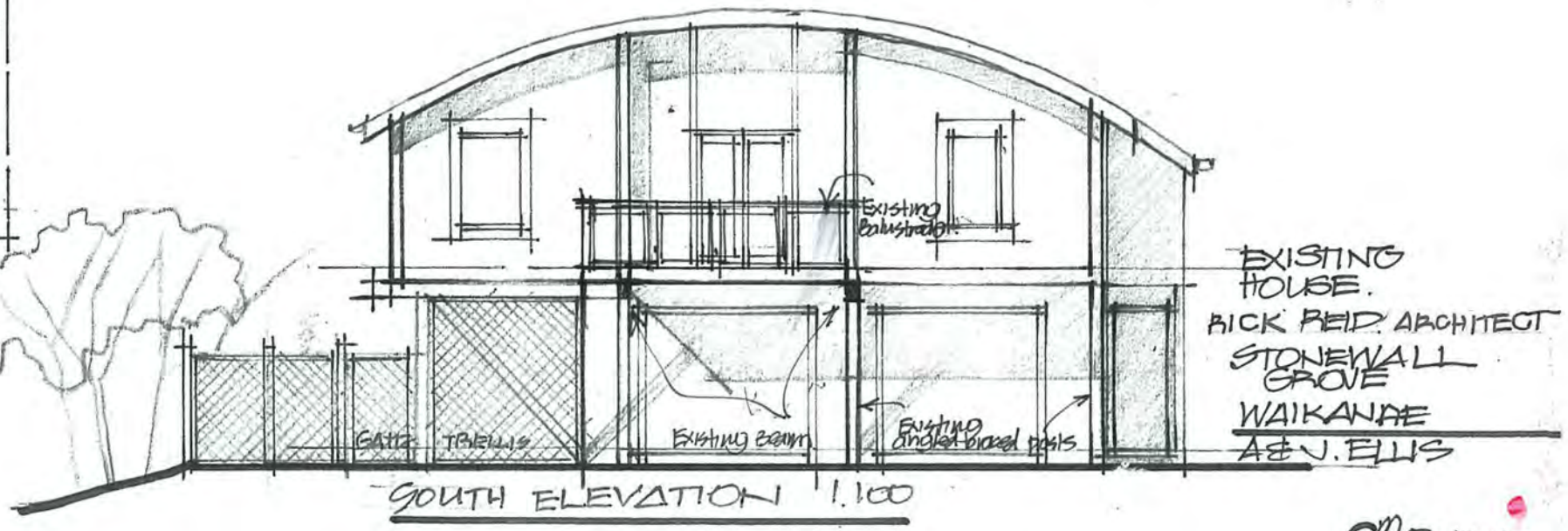
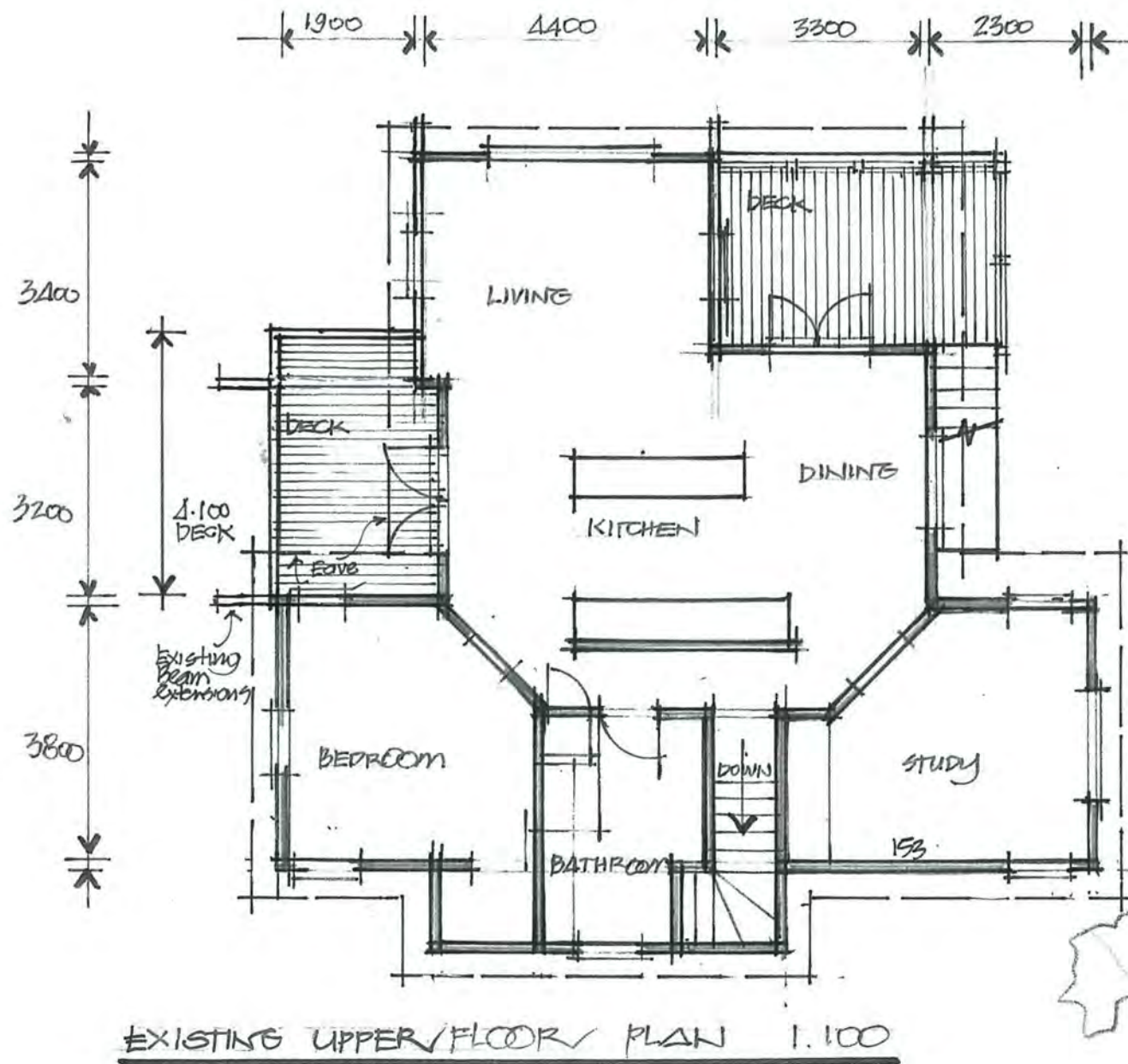
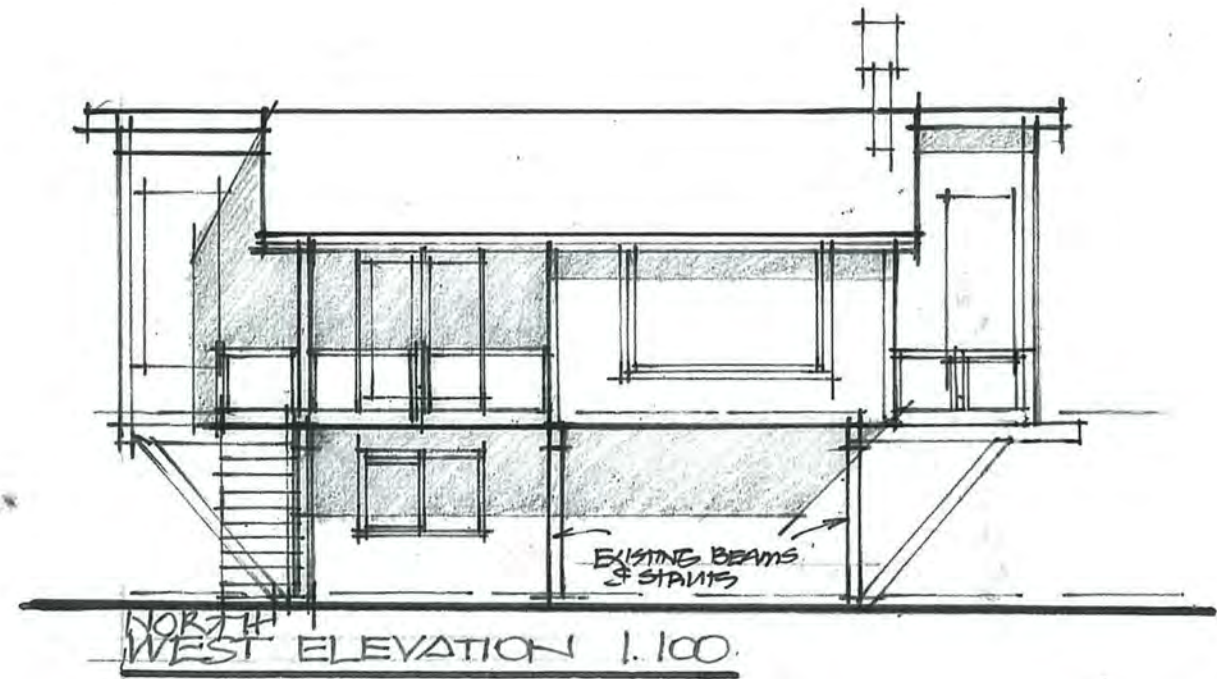
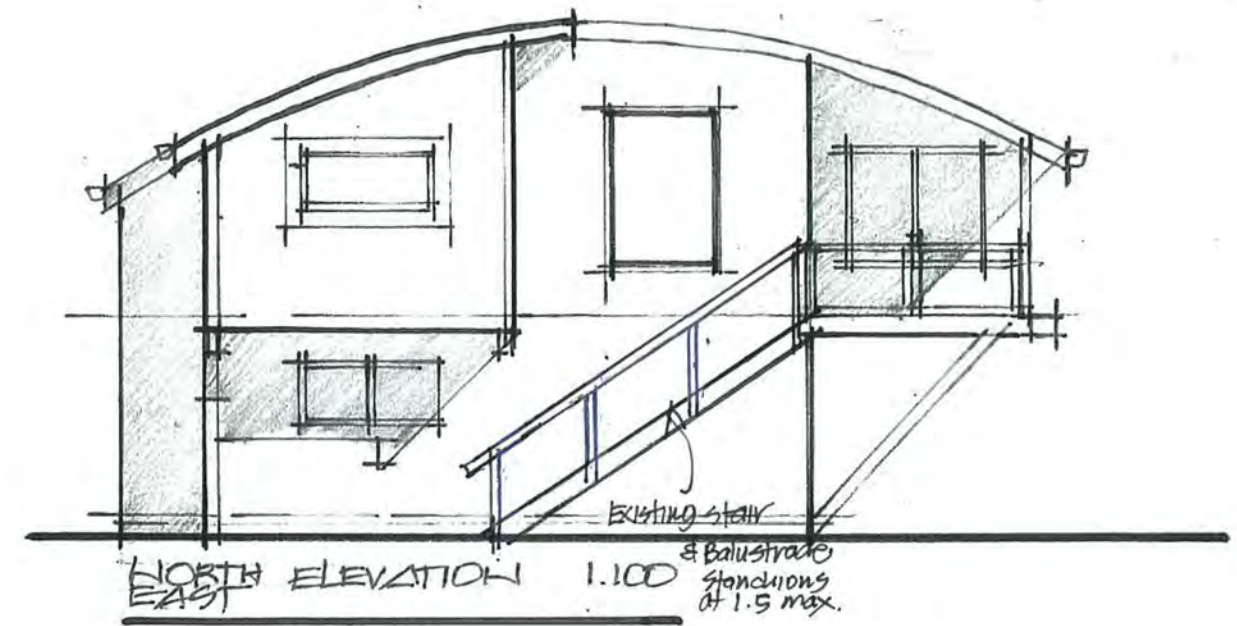
A & J ELLIS  
STONEMALL GROVE  
WAIKANAHE  
LOT 9 DP 49632  
698m<sup>2</sup>

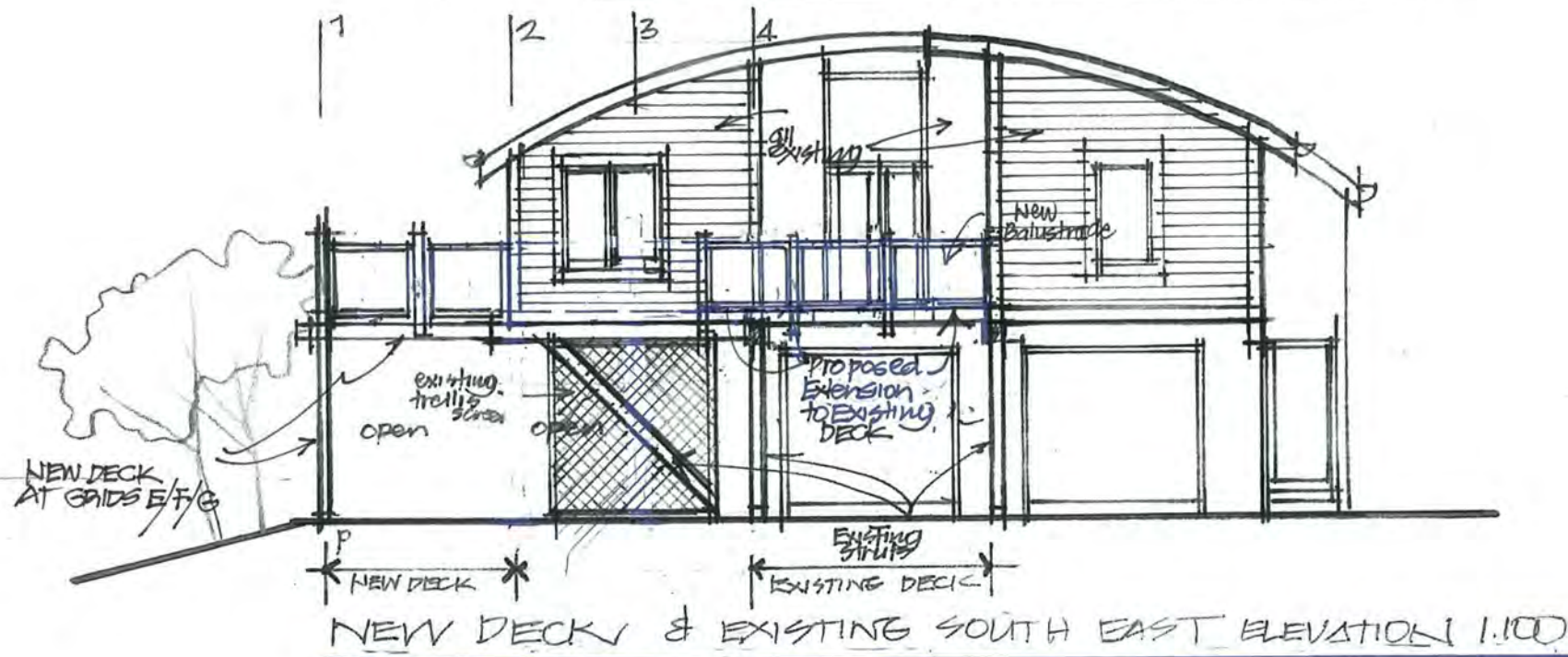
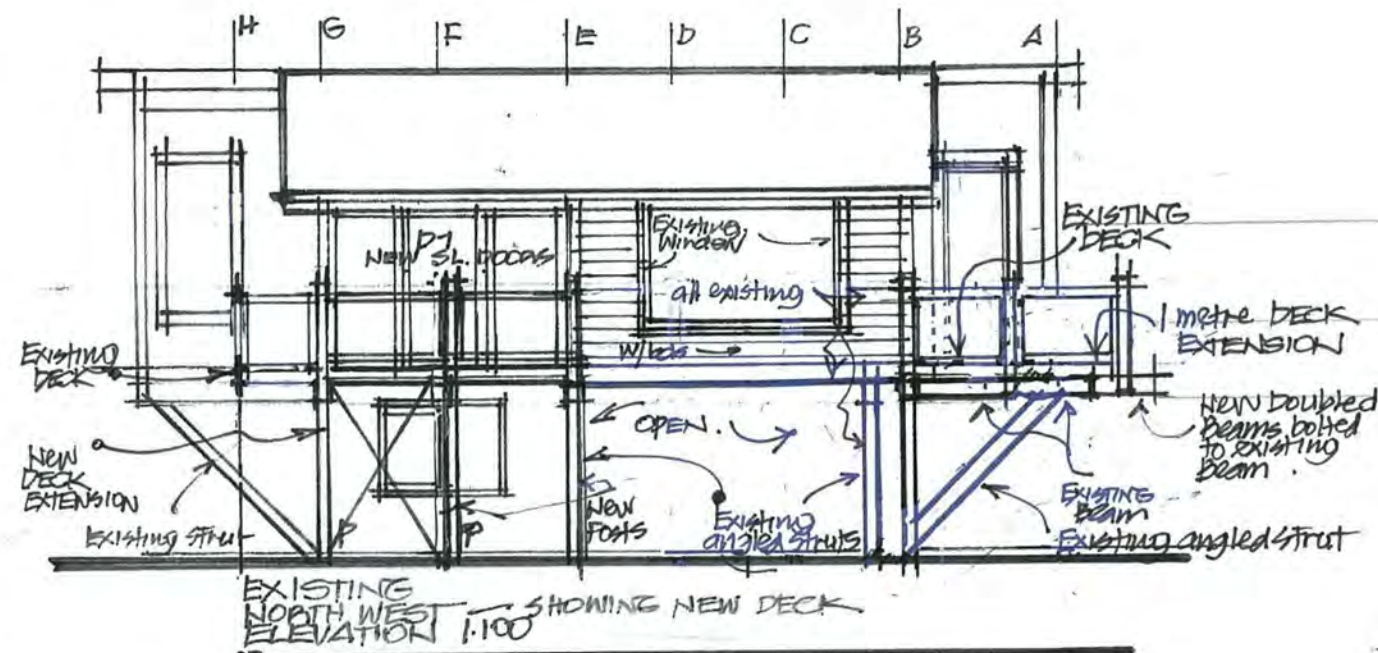
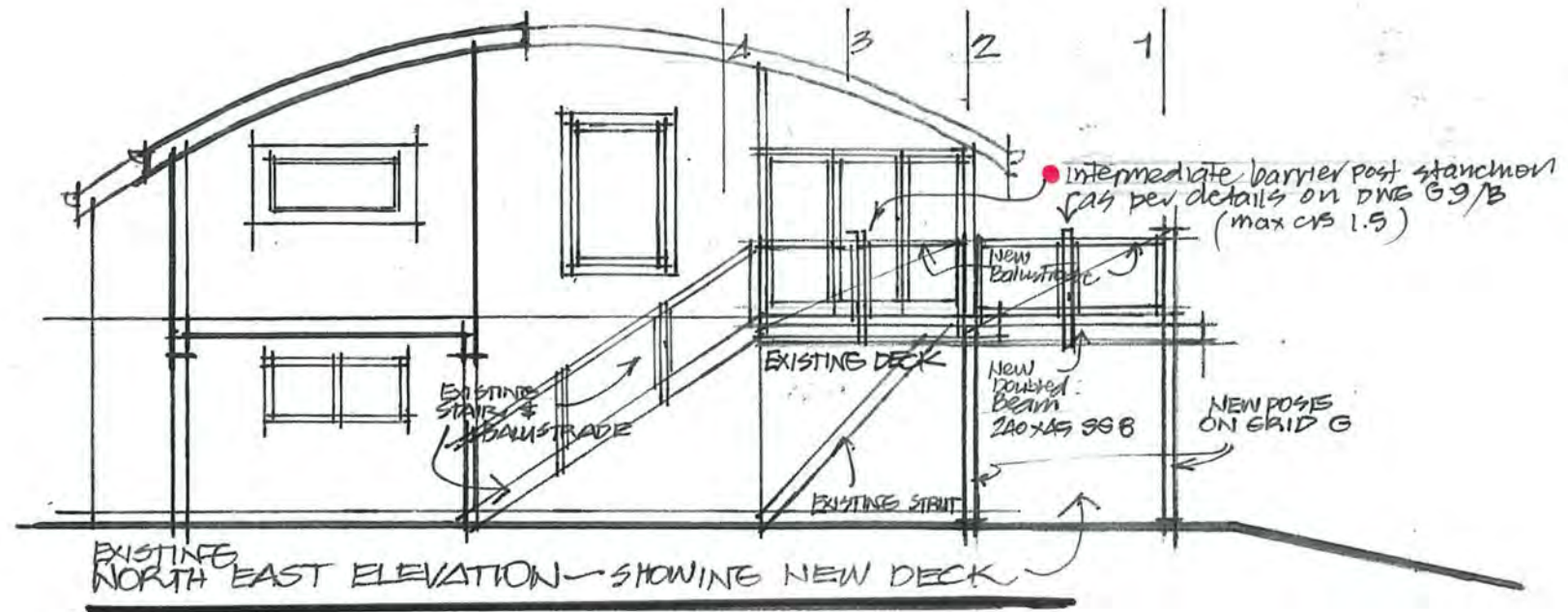
REVISION <sup>4</sup>18 Δ G.7





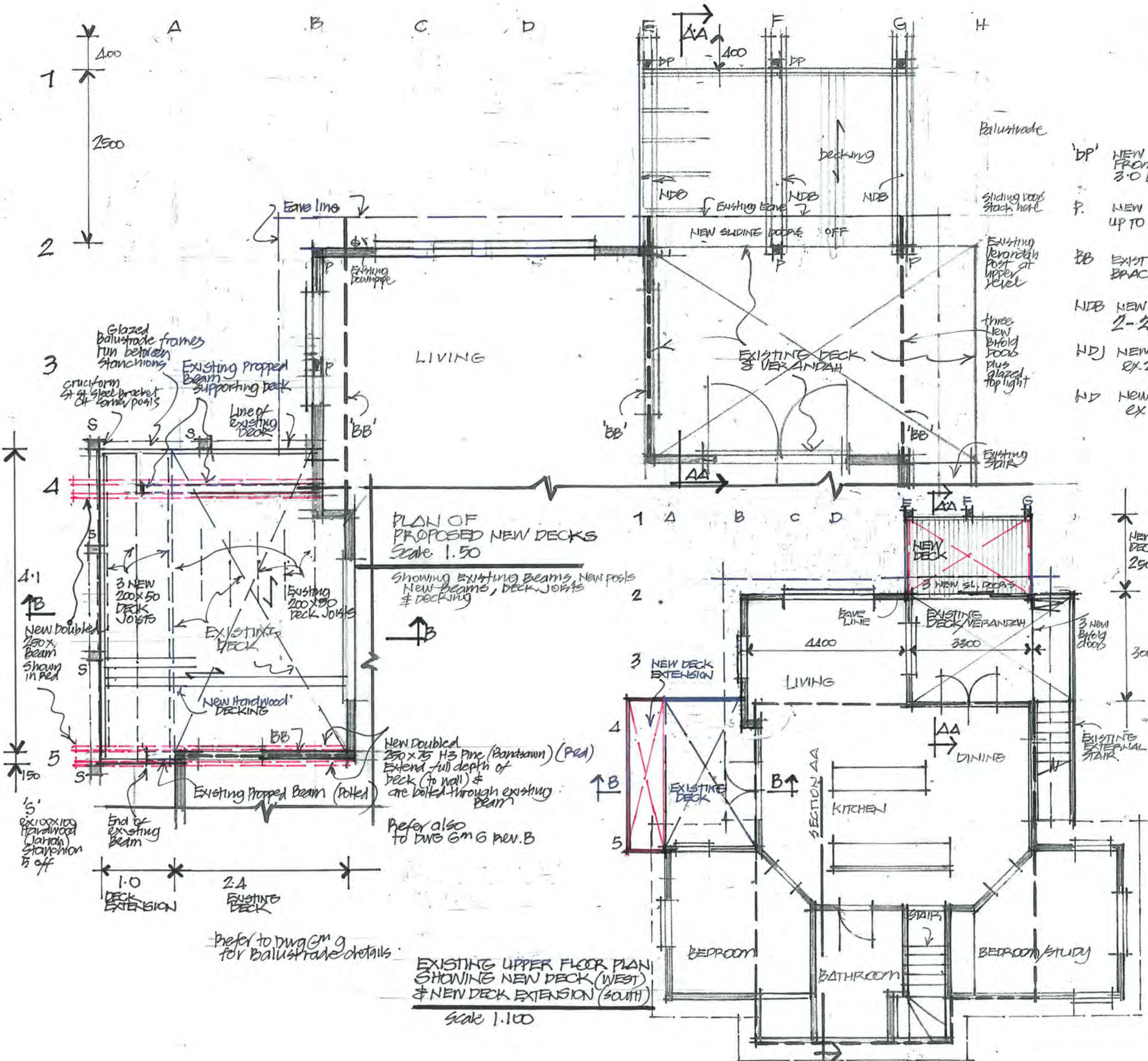
TAKE CARE services may be in the vicinity.





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Moller  
Architects

PROPOSED NEW DECK  
for  
A & U ELLIS  
STONEWALL GROVE  
WAIKANA  
moller 8/2017



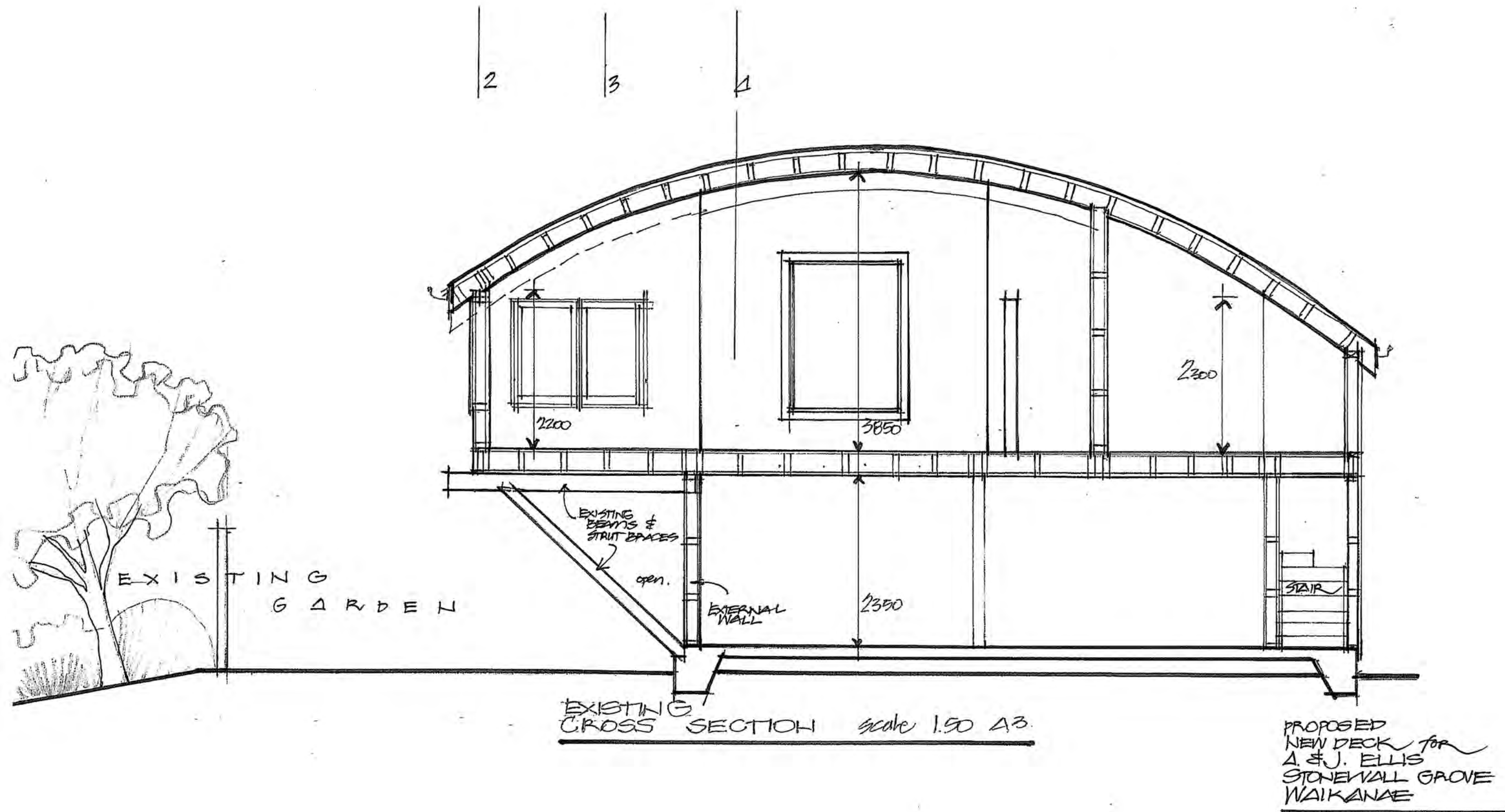
**moller**  
Moller  
Architects

PROPOSED NEW DECK  
FOR  
B & J ELLIS  
STONEWALL GROVE  
WAIKANA E

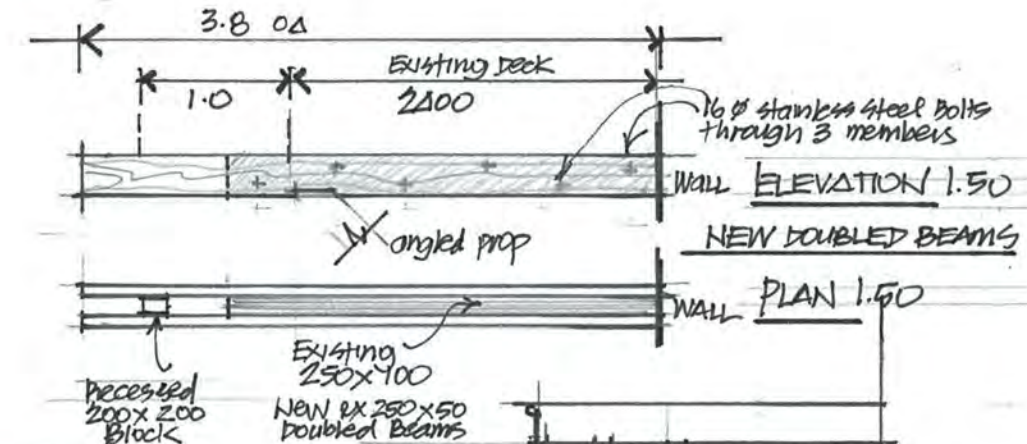
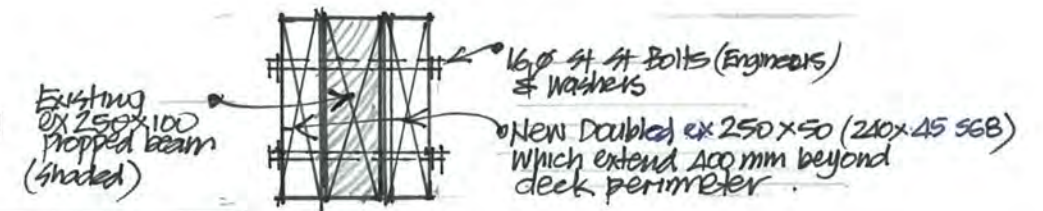
moller 8/2017

Gm Δ

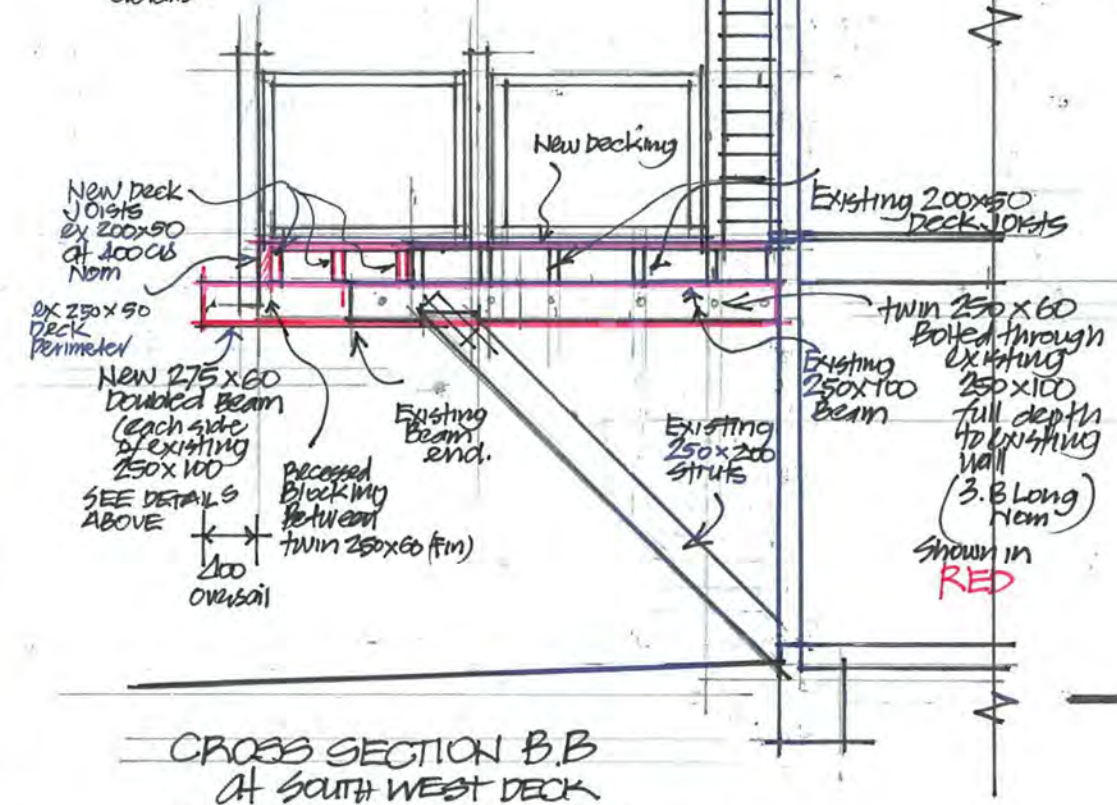
4/18 REV. Δ



DETAIL  
CROSS SECTION  
OF  
EXTENDED  
BEAMS  
Scale 1:10



see Gm 9  
for balustrade  
details.



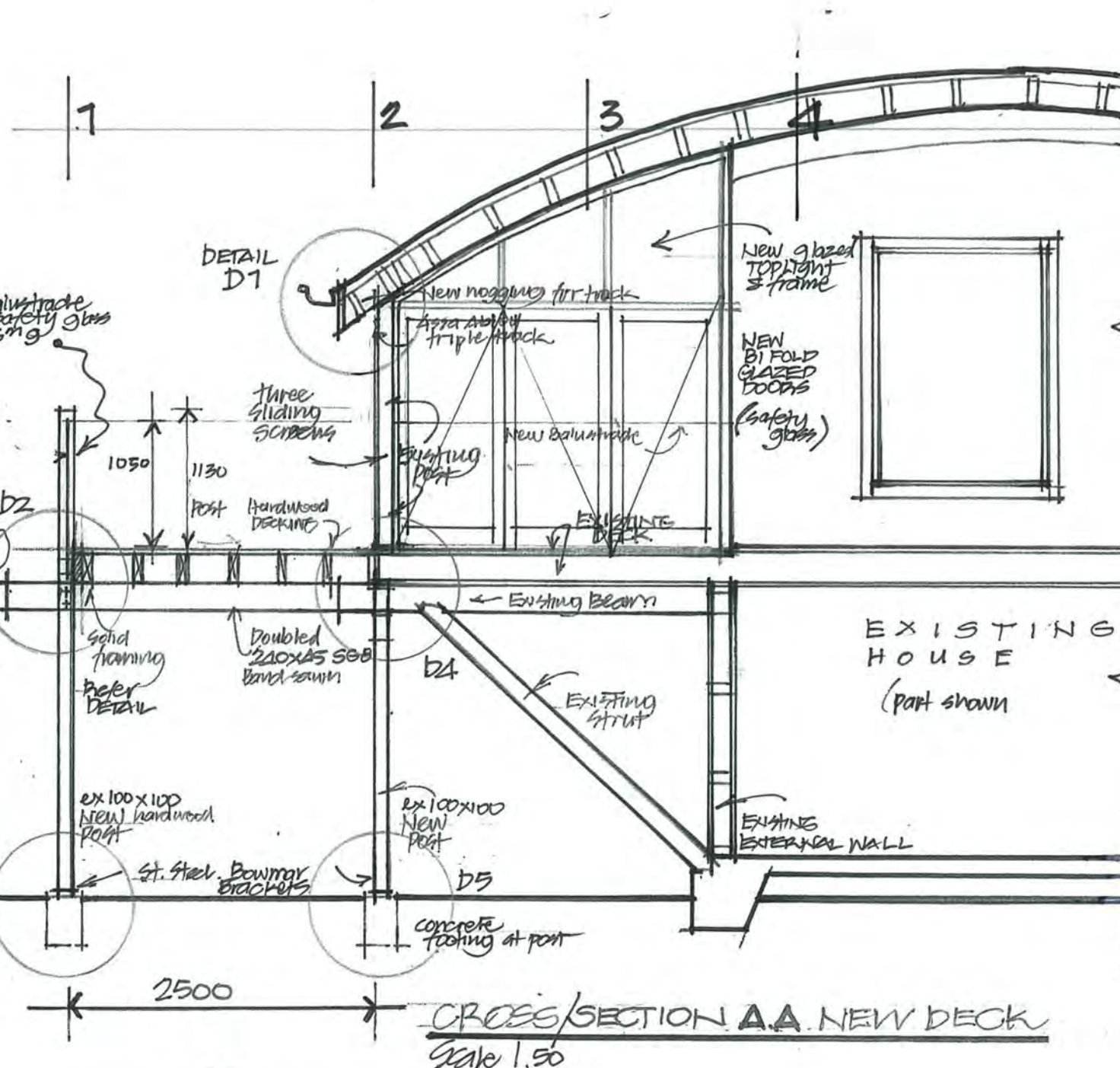
CROSS SECTION B.B  
AT SOUTH WEST DECK

PROPOSED  
NEW DECK  
ASU ELLIS  
STONEMALL GROVE  
WAIKANAHE

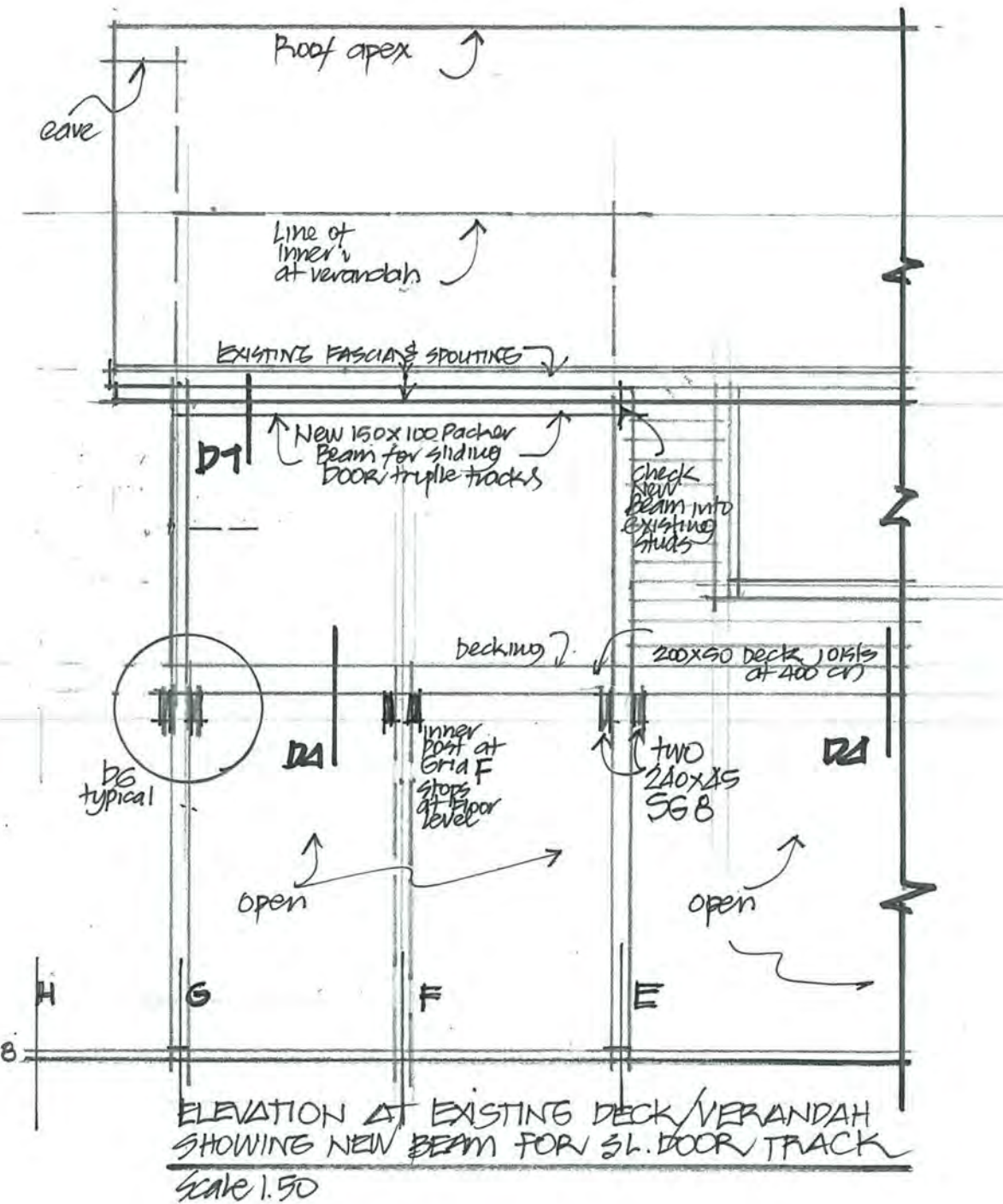
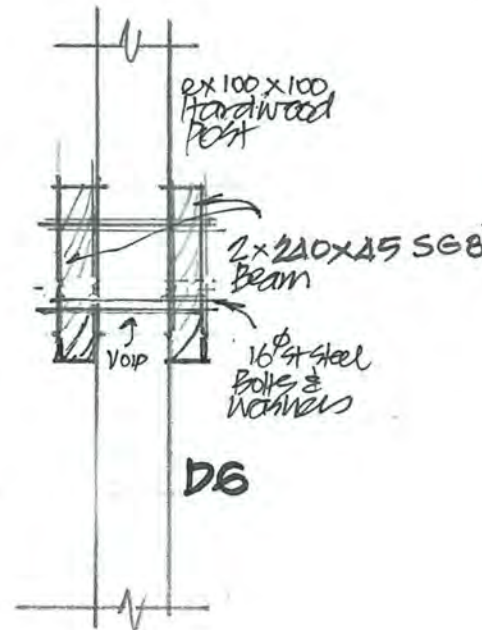
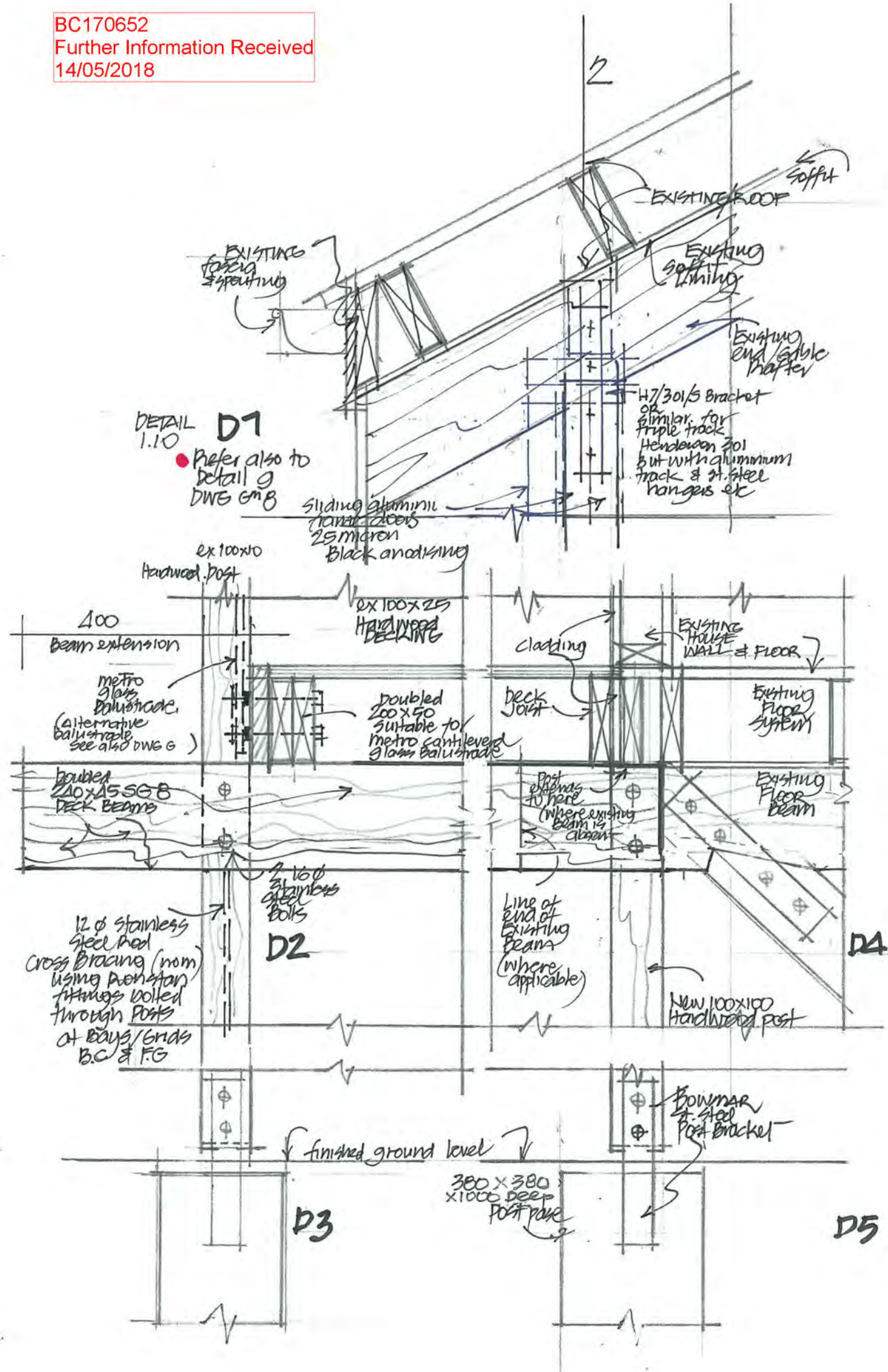
REV.  
Gm 6 5/18 C

→ Timber framed Balustrade  
with Laminated safety glass  
- Refer Drawing Gm 9

DETAIL  
D1



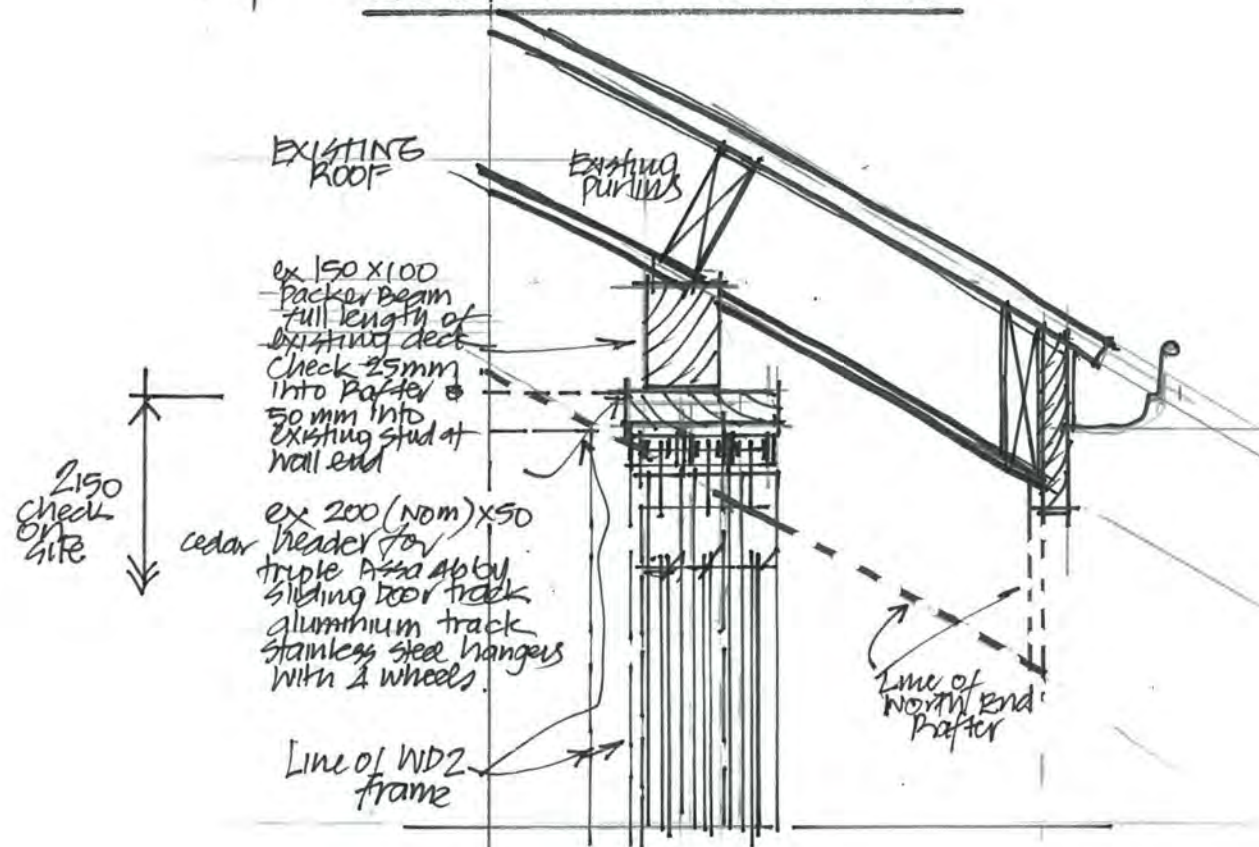
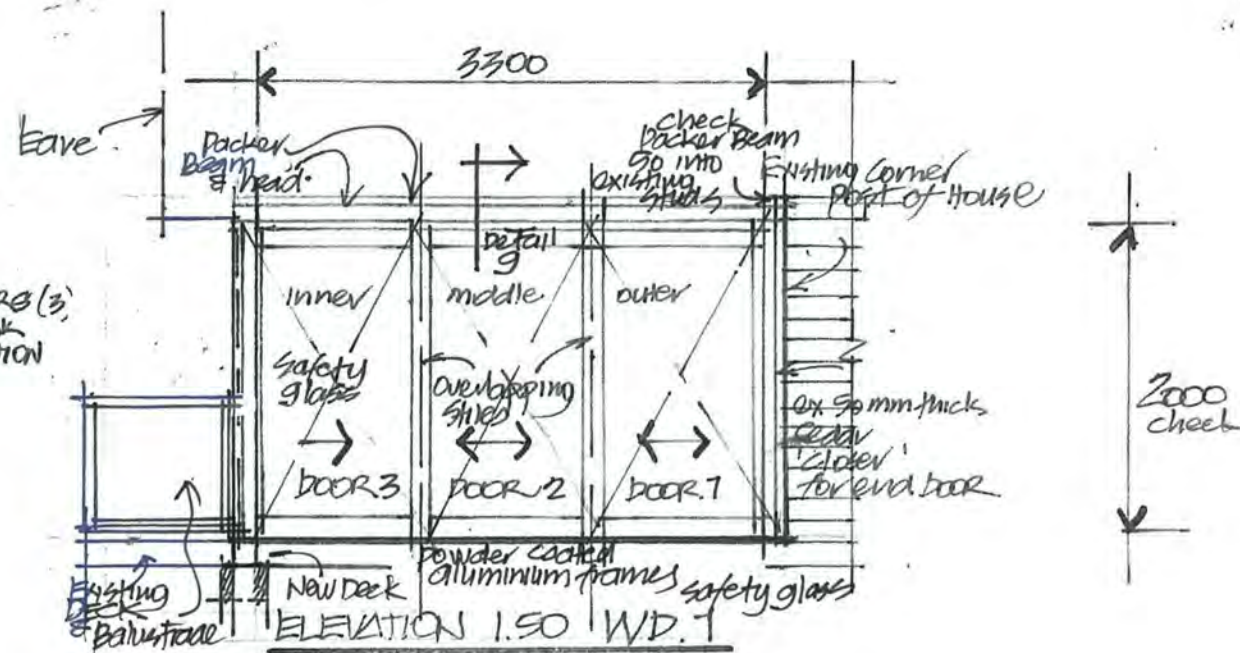
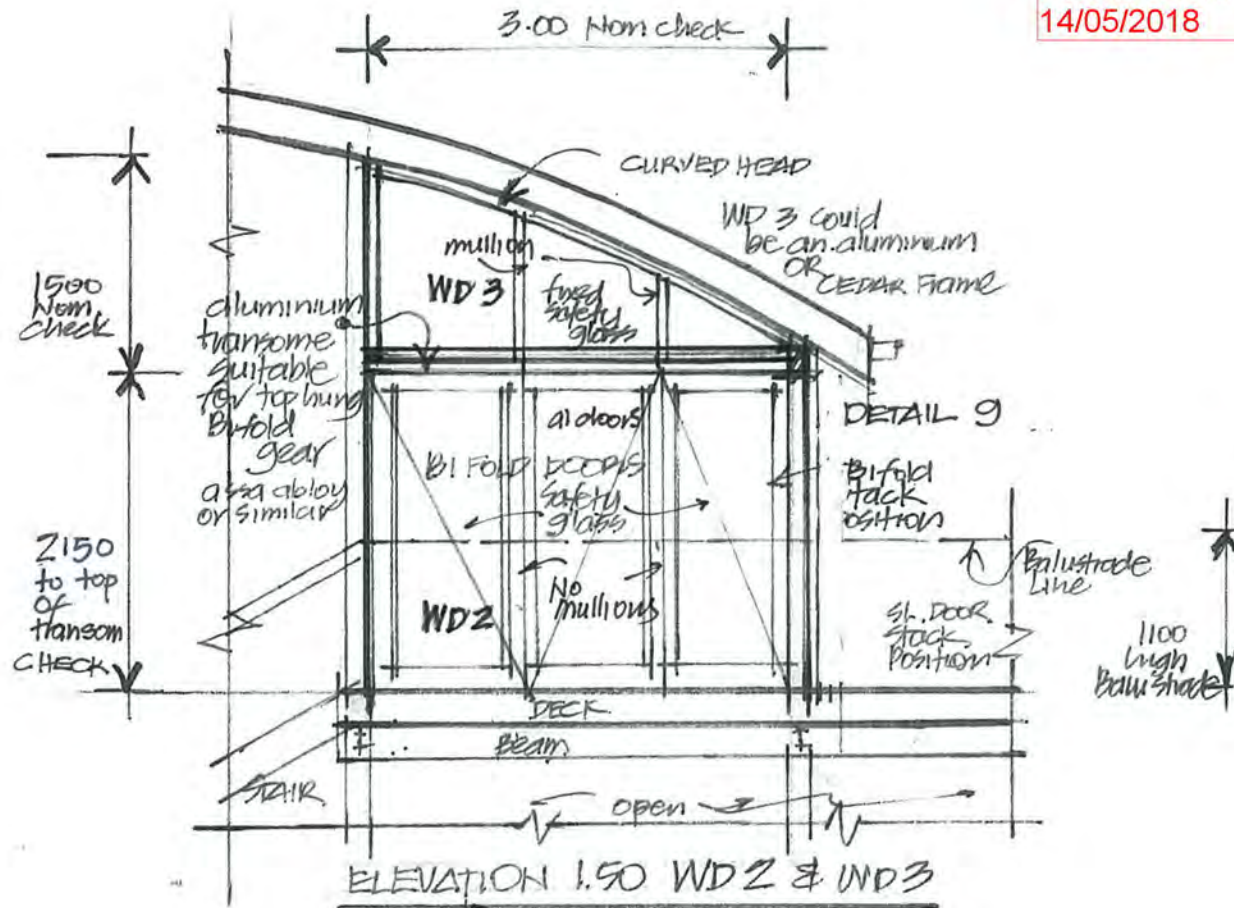
CROSS SECTION AA NEW DECK  
Scale 1:50



**moller**  
Moller Architects

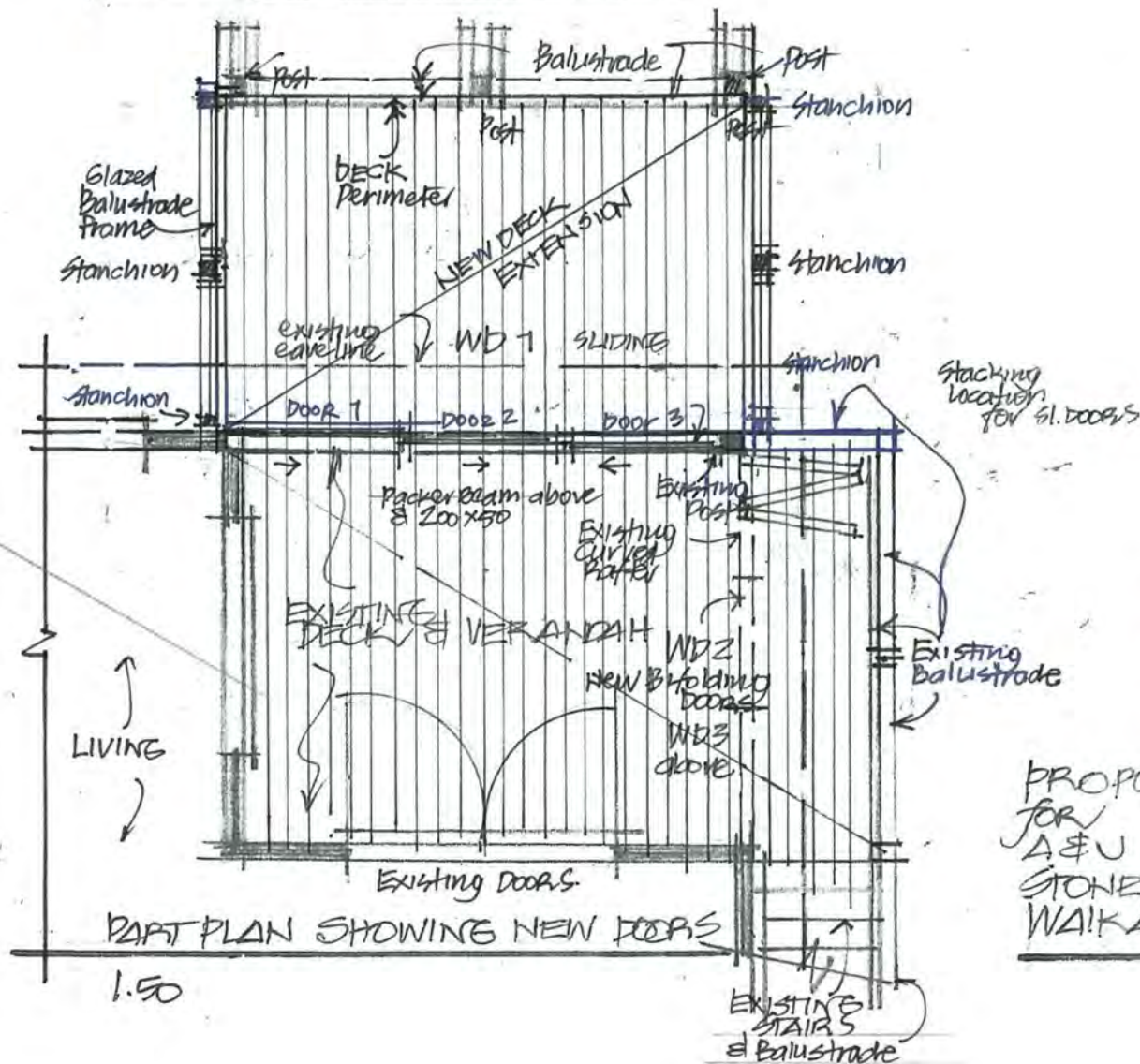
PROPOSED NEW DECK  
FOR  
A. & J. ELLIS  
STONEWALL GROVE  
WAIKANA  
moller 8/2017

Δ 18 REVISION. G. J. r



DETAIL 9 1.10

Refer also to Detail D1 Dwg 07 Rev A

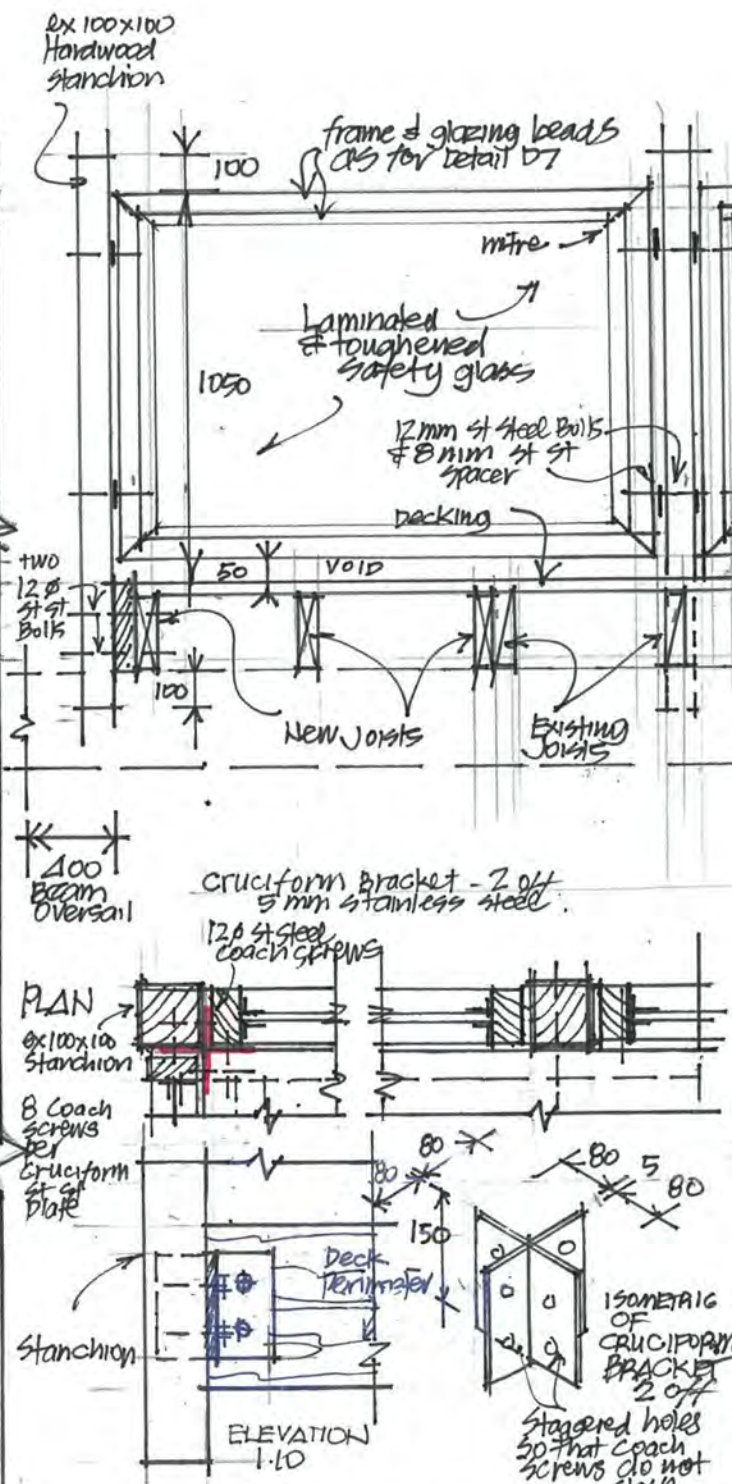
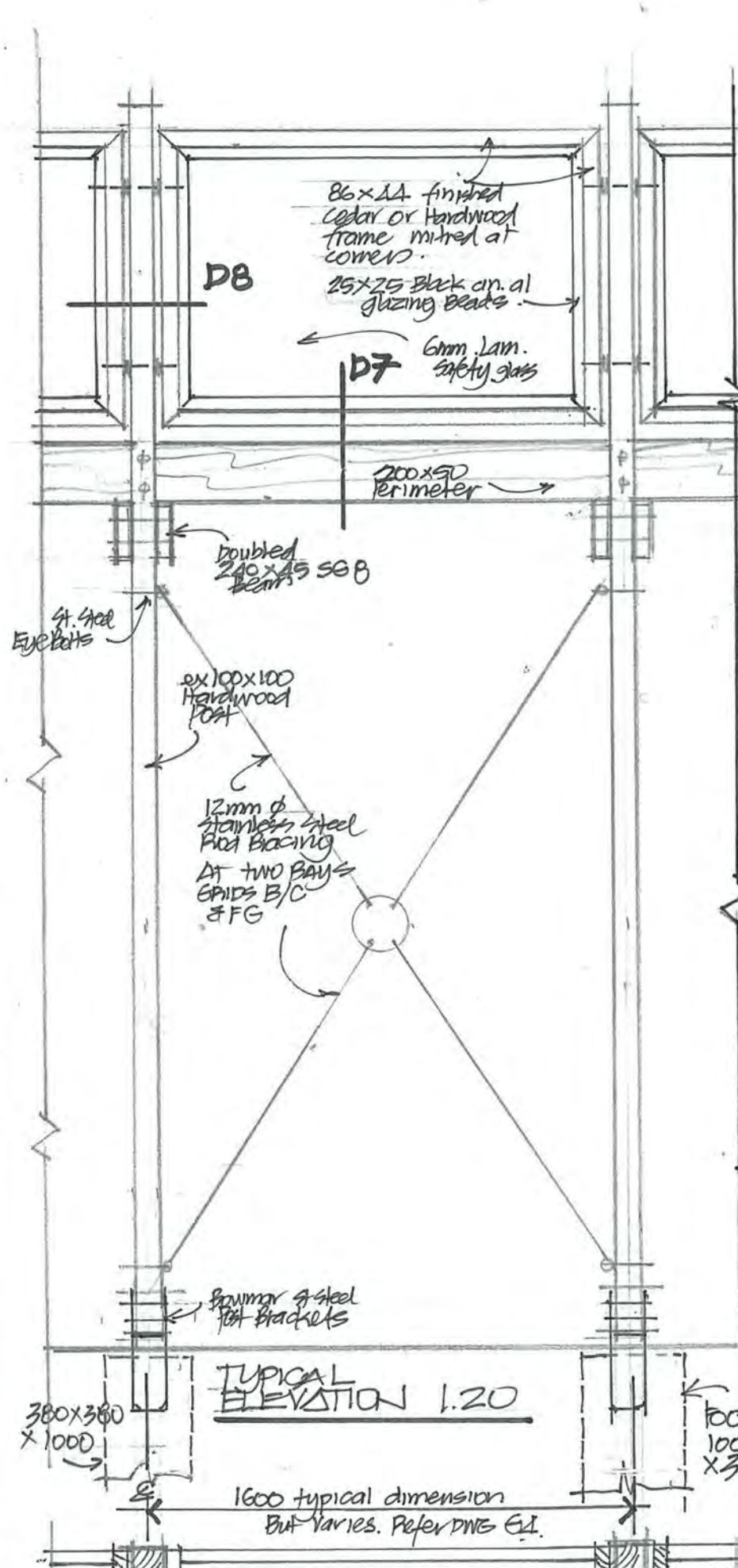
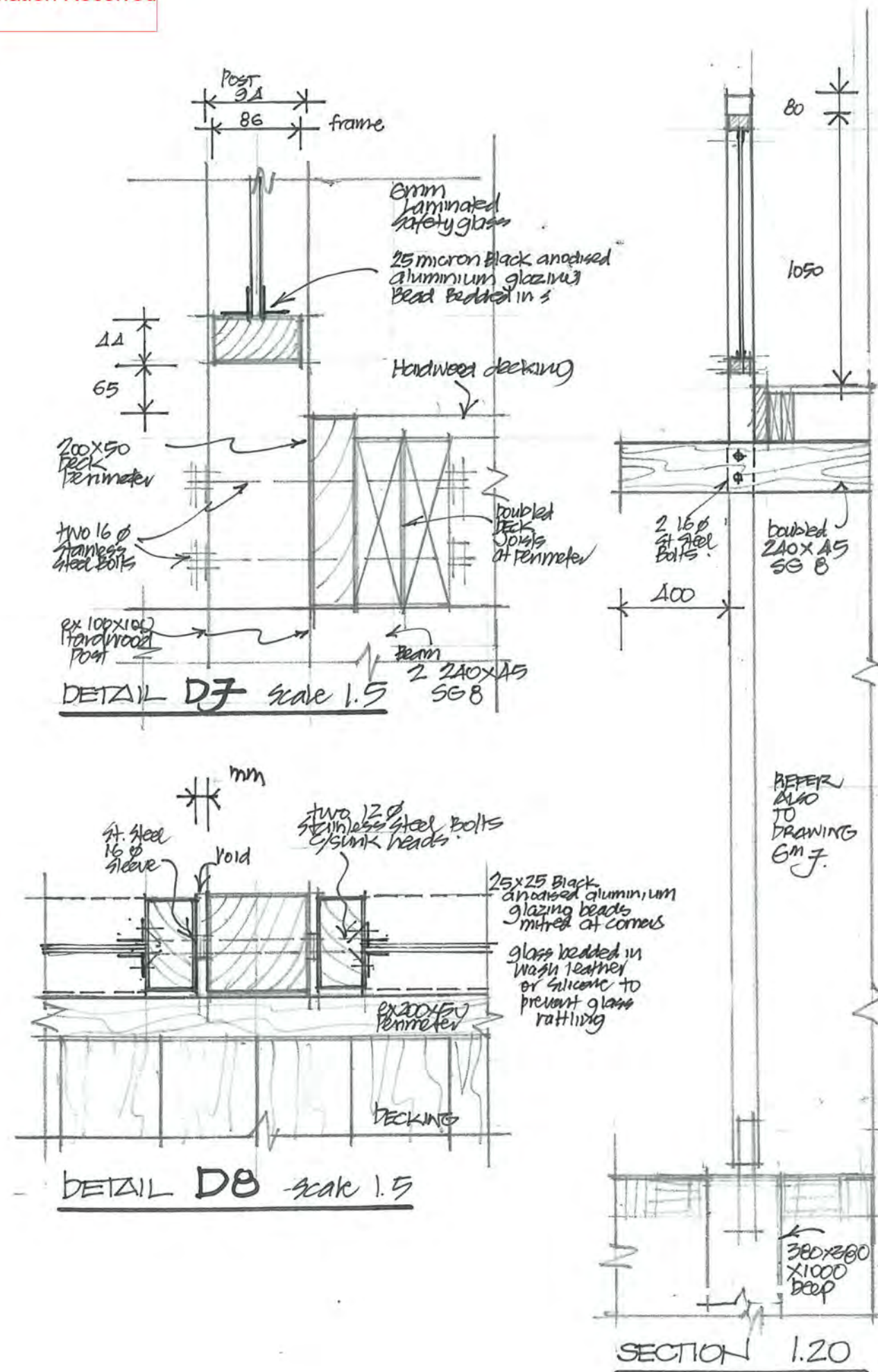


**moller**  
Moller Architects

PROPOSED NEW DECK  
FOR  
A&U ELLIS  
STONEWALL GROVE  
WAIKANA E

E. 8

4/18 REVISION A



PROPOSED DECK  
for  
A & J. ELLIS  
STONEWALL GROVE  
WAIKANA  
miller B/2017



# STRUCTURAL CALCULATIONS

FOR

NEW DECK

TO

4 STONEWALL GROVE  
WAIKANAE BEACH  
WAIKANAE

FOR

A & J ELLIS

Spencer Holmes Limited  
8 Willis Street  
P O Box 588  
WELLINGTON  
Phone (04) 472 2261 Fax (04) 471 2372

14/5/18  
Reference 170699B02  
April 2018



Building Regulation Clause(s) .....B1.....

170699P02

## PRODUCER STATEMENT - PS1 - DESIGN

ISSUED BY: Spencer Holmes Limited  
TO: Jonty Ellis  
TO BE SUPPLIED TO: Kapiti Coast District Council  
IN RESPECT OF: New Deck  
AT: 4 Stonewall Grove, Waikanae Beach, WAIKANAE

We have been engaged by the owner/ developer referred to above to provide *structural engineering and design* services in respect of the requirements of Clause(s) NZBC B1 of the Building Code for

☐ All ☒ Part only (as specified in the attachment to this statement)

Structural aspects of the works as shown on the Spencer Holmes Limited Drawings stated below of the proposed building work.

The design carried out by us has been prepared in accordance with Compliance Documents issued by Ministry of Business, Innovation and Employment verification methods B1/VM1 and B1/VM4 and the Approved Documents of the NZBC.

The proposed building work covered by this producer statement is described on the drawings titled *Structural Details for New Deck and numbered E17-0699-00 (details E17-0699-01 to E17-0699-03 inclusive) and dated April 2018*; together with the specification reference 170699S01 and dated August 2017, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the existing structure, and the minimum ultimate ground bearing capacity to 300kPa under all foundations or as per the drawings,
- (ii) specific design elements of structure and other assumed design criteria stated on drawings being confirmed by a Chartered Professional Engineer to a construction monitoring level of CM3.
- (iii) non specific aspects of structural design complying with the requirements of NZS 3604: 2011, for an "Very High" wind speed zone,

and

- (iv) all proprietary products meeting the performance specification requirements;

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

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

I, Peter Colin Smith am registered as: ☒ CPEng Number: 27209

I am a Member of: ☒ IPENZ and hold the following qualifications: BE, FIPENZ

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000\*. The Design firm is a member of ACENZ.

SIGNED BY Peter Colin Smith ON BEHALF OF Spencer Holmes Limited

DATE 10<sup>th</sup> April 2018 .....(Signature)

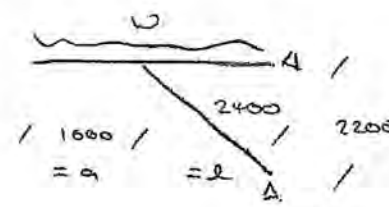
Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000\*.

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

Project STONEWALL GROVE

Description DECK FRAMING

### DECK FRAMING



$$W = 2.05 \times (0.5 \times 1.2 + 1.5 \times 2.0)$$

$$= 7.38 \text{ kN/m} \quad @ \text{ ULS}$$

$$= 4.92 \text{ kN/m} \quad @ \text{ SLS}$$

$$M^+ = 7.38 \times 12^2 / 2$$

$$= 3.69 \text{ kNm}$$

$$F_{BBQ} = \frac{W_a}{246A} (4a^2l - l^3 + 3a^3) \quad (x=a)$$

$$\Rightarrow 4.92 \times 1000 / (24 \times 6.7 \times 2.5) < (4 \times 1000^2 / 2400 - 2400^3 / 3 \times 1000^3)$$

$$= -15 \times 10^6 \text{ mm}^4$$

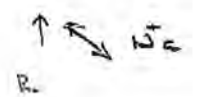
ASSUMING MIN 2-240x45 S&B  $I = 103 \times 10^6$

$D = 64 \text{ mm}$

$$\Rightarrow \text{AT ULS } \phi M = 0.8 \times 0.8 \times 11.7 = 864 \times 10^3$$

$$= 65 \text{ kNm} > M^+ \quad \underline{\underline{OK}}$$

### AXIAL LOAD ON STRUT



$$R = \frac{W}{2L} (1+a)^2 = 17.8 \text{ kN}$$

$$N_c = 17.8 / \sin 45$$

$$= 25.1 \text{ kN}$$

STRUT = 200x250  $\Rightarrow \phi N_c = 0.8 \times 0.8 \times 18 \times 250 \times 200 = 684$

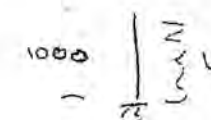
$$= 482 \text{ kN} > N_c \quad \underline{\underline{OK}}$$

Project 4 STONEWALL GROVE

Description BALUSTRADE

### BALUSTRADE

POST AT MAX 1500CS WITH GLAZING BETWEEN POSTS



$$W_{IMPACT} = 1.0 \times 1.5$$

$$= 1.5 \text{ kPa}$$

$$W_{WIND} = 1.42 \times 1.5$$

$$= 2.13 \text{ kPa}$$

$\Rightarrow$  WIND DOMINATES

$$W = 2.13 \times 1.5$$

$$= 3.2 \text{ kN/m}$$

$$M^+ = 100^2 / 2 \times 3.2$$

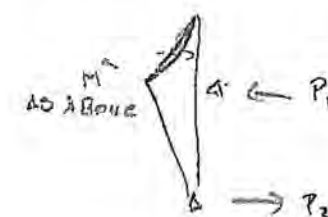
$$= 1.60 \text{ kNm}$$

100x100 S&B POST  $\phi M = 0.8 \times 1.0 \times 100^3 / 6 \times 67$

(JARRAH)  $= 890 \text{ kNm} > M^+ \quad \underline{\underline{OK}}$

$\Rightarrow$  100x100 S&B POST ACCEPTABLE

### FULL HEIGHT POSTS



$$P_1 = 2.4 \text{ kN}$$

$$P_2 = 0.27 \text{ kN}$$

BOWMAC BRACKET  $V^+ = P_2 = 0.3 \text{ kN}$

$$\phi V_{PLAT} = 0.9 \times 0.6 \times 250 \times 50 \times 5$$

$$= 33.8 \text{ kN} > V^+ \Rightarrow \text{PLATE CAST IN ACCEPTABLE}$$

2-M12 BOLT  $\perp$  TO GRAIN  $\phi U = 21.1 \text{ kN}$  FOR 2 BOLTS

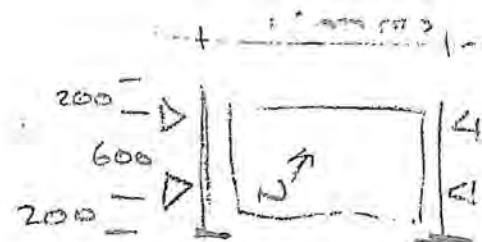
$\Rightarrow$  BASE JOINT EXCEEDS DEMAND

Project 4 - STONE WALL GROVE

Description 200mm x 200mm

|         |
|---------|
| Page    |
| By      |
| Date    |
| Job Ref |

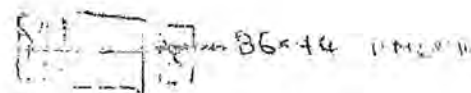
INFLUENCE



$$N = 1.0 \times 1.5 = 1.5 \text{ kPa}$$

$$WIND = 2.16 \text{ kN}$$

FROM DZ & DS



$$W = 1.5 / 2 \times 2.0 = 1.6 \text{ kN/m}$$

$$M^* = 0.032 \text{ kNm}$$

$$0.04 \text{ kNm}$$

$$\phi M = 0.8 \times 1.0 \times 11.7 = 9.36 \text{ kNm}$$

$$= 0.5 \text{ kNm} \quad \underline{\underline{OK}}$$

M12 BOLTS  $\phi V = 2.4 \text{ kN}$  (0.25 x 3.14 x 1)

$$V^* = 1.6 \times 1.5 / 2 = 0.8 \text{ kN} \Rightarrow \text{M12} \quad \underline{\underline{OK}}$$

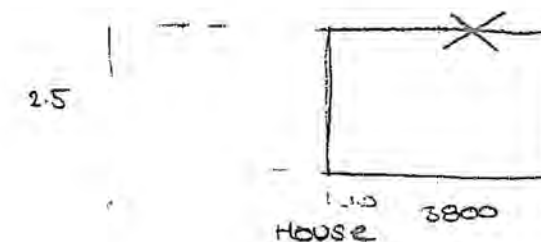
Project STONE WALL GROVE

Description DECK BRACING

|         |
|---------|
| Page    |
| By      |
| Date    |
| Job Ref |

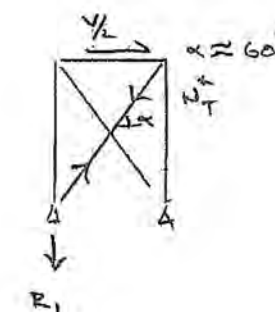
NEW DECK BRACING

ONLY 2.5m WIDE SECTION REQUIRES BRACING



$$\rightarrow V^* = (2.5 \times 4 / 2) \times 7.5 / 20 = 2.0 \text{ kN}$$

2 BAYS OF CROSS BRACING



$$\Rightarrow N_T^* = 2.0 / \cos(60) = 4.0 \text{ kN}$$

TAKING D12 ROD BRACING

$$\phi W_T = 113 \times 300 \times 0.9 = 30.5 \text{ kN} \quad \underline{\underline{OK}}$$

$$R_1 = 12.0 \tan(60) = 20.8 \text{ kN}$$

$$\text{GRAVITY ON POST} = 1.8 \times 2.5 / 2 \times (0.5 + 0.3 \times 2.0) = 2.475 \text{ kN}$$

$$\Rightarrow \text{UPLIFT} = 3.58 - 2.475 = 1.105 \text{ kN}$$

$$M^* \text{ ON RING} = 4.0 \times 0.07 = 0.28 \text{ kNm}$$

$$\Rightarrow \text{CONC VOL} = 1.924 = 0.042 \text{ m}^3$$

$$V^* \text{ ROD} = 1244 \text{ mm}^3$$

$$\Rightarrow 350 \times 350 \times 350 \text{ OR } 400 \phi, 350 \text{ DEEP}$$

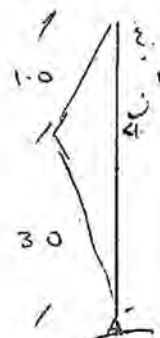
$$\Rightarrow 110 \text{ mm WIDE REQ } f = 9.4 \text{ mm}$$

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

Project STONEWALL CROWN

Description DECK POST

DECK POST



$$W = 0.8 \times 0.5 \times 1.5 = 0.6 \text{ kN/m}$$

$$M^* = 1^2/2 \times 0.6 = 0.3 \text{ kNm}$$

$$\phi M = 0.8 \times 1.0 \times 11.7 \times 100^3/6 = 1.56 \text{ kNm} > M^* \quad \underline{\underline{OK}}$$

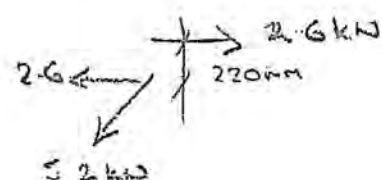
⇒ 100x100 POST ACCEPTABLE FOR BALUSTRADE

PAD FLOORS

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

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

ECCENTRIC LOADING FROM TURNER



$$M^* = 2.6 \times 0.22 = 0.572 \text{ kNm} < \phi M = 1.56 \text{ kNm} \quad (\text{above})$$

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

$$\text{AXIAL LOAD ON POST} = 7.2 \text{ kN} \\ M^* = 0.78 \text{ kNm}$$

$$\phi N_c = 41.2 \text{ kN} \\ \phi M = 1.2 \text{ kNm}$$

$$\text{COMBINED} = \frac{7.2}{41.2} + \frac{0.78}{1.2} = 0.8 < 1.0 \quad \underline{\underline{OK}}$$

⇒ 100x100 POST ACCEPTABLE

14.5.18



**Rosenfeld  
Kidson**

Species Fact Sheet



**Jarrah** – *Eucalyptus marginata*

Other Names: Jarrah

Country of Origin: South Western Australia

#### SPECIES OVERVIEW:

Jarrah heartwood is a rich dark brownish-red, sometimes marked with short, dark brown radial flecks. Gum veins or pockets may also be present. The grain is usually straight but often interlocked or wavy. The texture is even but moderately coarse. A very durable timber known for its fire resistant properties and high resistance to termite and marine borer attack.

Pre-boring necessary for nailing and screwing. Gluing properties are good and the wood polishes very well.

#### MECHANICAL PROPERTIES:

This very heavy timber has a moderate steam bending classification, with medium bending strength and high crushing strength.

#### AVAILABILITY:

Specifications stocked at Rosenfeld Kidson are: Sawn 25mm, 40mm, 50mm, 75mm thicknesses in varying fixed widths. T&G strip flooring and overlay profiles.

#### MAIN USES:

T&G strip flooring, interior and exterior furniture and joinery, boatbuilding and heavy construction.

#### WORKING PROPERTIES:

The timber is rather difficult to work with hand tools and fairly hard to machine with moderate blunting effect.

#### GRADING:

Prime, Structural.

|                                |                    |                  |
|--------------------------------|--------------------|------------------|
| DENSITY (kg/m <sup>3</sup> )*: | 820                |                  |
| DURABILITY:                    | Durable            |                  |
| STRENGTH GROUP:                | SD4                |                  |
| MOR (MPa):                     | Unseasoned<br>67   | Seasoned<br>107  |
| MOE (GPa):                     | Unseasoned<br>10.5 | Seasoned<br>12.7 |
| JANKA (kN):                    | 8.0                |                  |
| SHRINKAGE GREEN TO 12% M.C.    | Tangential<br>9.0  | Radial<br>6.0    |

\*Air Dry Density (kg/m<sup>3</sup>) is average indication only and actual value may vary. Refer to timber properties tables over page for strength, shrinkage and durability classifications.

Email: rk@rosenfeldkidson.co.nz  
Web: www.rosenfeldkidson.co.nz

Auckland Branch:  
Telephone: +64 9 573 0503  
Fax: +64 9 573 0504  
513 Mount Wellington Highway  
Mount Wellington  
Auckland 1060

Christchurch Branch:  
Telephone: +64 3 349 3316  
Fax: +64 3 349 3317  
15 Edmonton Road  
Hornby  
Christchurch 8042

Postal Address:  
P O Box 621  
Shortland Street  
Auckland 1140

14.5.18



Rosenfeld  
Kidson

## Timber Properties

### STRENGTH GROUPINGS:

| Minimum values for strength groups<br>(unseasoned timber)<br>(units are Mpa = 145 lb/sq.inch) |                    |                       |                           | Minimum values for strength groups<br>(seasoned timber)<br>(units are Mpa = 145 lb/sq.inch) |                    |                       |                           |
|-----------------------------------------------------------------------------------------------|--------------------|-----------------------|---------------------------|---------------------------------------------------------------------------------------------|--------------------|-----------------------|---------------------------|
| Strength group                                                                                | Modulus of rupture | Modulus of elasticity | Maximum crushing strength | Strength group                                                                              | Modulus of rupture | Modulus of elasticity | Maximum crushing strength |
| S1                                                                                            | 103                | 16300                 | 52                        | SD1                                                                                         | 150                | 21500                 | 80                        |
| S2                                                                                            | 76                 | 14200                 | 43                        | SD2                                                                                         | 130                | 18500                 | 70                        |
| S3                                                                                            | 73                 | 12400                 | 36                        | SD3                                                                                         | 110                | 16000                 | 61                        |
| S4                                                                                            | 62                 | 10700                 | 31                        | SD4                                                                                         | 94                 | 14000                 | 54                        |
| S5                                                                                            | 52                 | 9100                  | 26                        | SD5                                                                                         | 78                 | 12500                 | 47                        |
| S6                                                                                            | 43                 | 7900                  | 22                        | SD6                                                                                         | 65                 | 10500                 | 41                        |
| S7                                                                                            | 36                 | 6900                  | 18                        | SD7                                                                                         | 55                 | 9100                  | 36                        |
|                                                                                               |                    |                       |                           | SD8                                                                                         | 45                 | 7900                  | 30                        |

### SHRINKAGE CLASSIFICATIONS:

| Description of shrinkage | Shrinkage from Green to Oven-dry (12% MC)<br>(%) before reconditioning |        |
|--------------------------|------------------------------------------------------------------------|--------|
|                          | Tangential                                                             | Radial |
| Very low                 | 0 - 3.5                                                                | 0 - 2  |
| Low                      | 3.5 - 5.0                                                              | 2 - 3  |
| Medium                   | 5.0 - 6.5                                                              | 3 - 4  |
| High                     | 6.5 - 8.0                                                              | 4 - 5  |
| Very high                | > 8.0                                                                  | > 5    |

### DURABILITY CLASSIFICATIONS:

| Grade of durability | Approximate service life (years) |                       |                    |
|---------------------|----------------------------------|-----------------------|--------------------|
|                     | Fully protected                  | Above ground, exposed | In-ground, exposed |
| Very durable        | >50                              | >40                   | >25                |
| Durable             | >50                              | 15-40                 | 15-25              |
| Modestly durable    | 50                               | 5                     | 15                 |
| Non-durable         |                                  | 0-7                   | 0-5                |

Copyright of this drawing is vested in Spencer Holmes Ltd.  
The Contractor shall verify all dimensions on site.

| Drawing No: | Rev: | Description       |
|-------------|------|-------------------|
| E17-0699-00 |      | DRAWING REGISTER  |
| E17-0699-01 |      | DECK FRAMING PLAN |
| E17-0699-02 |      | DECK BRACING PLAN |
| E17-0699-03 |      | DETAILS           |

## 170699S01 STRUCTURAL SPECIFICATION



**LOCATION OF SITE**  
NOT TO SCALE

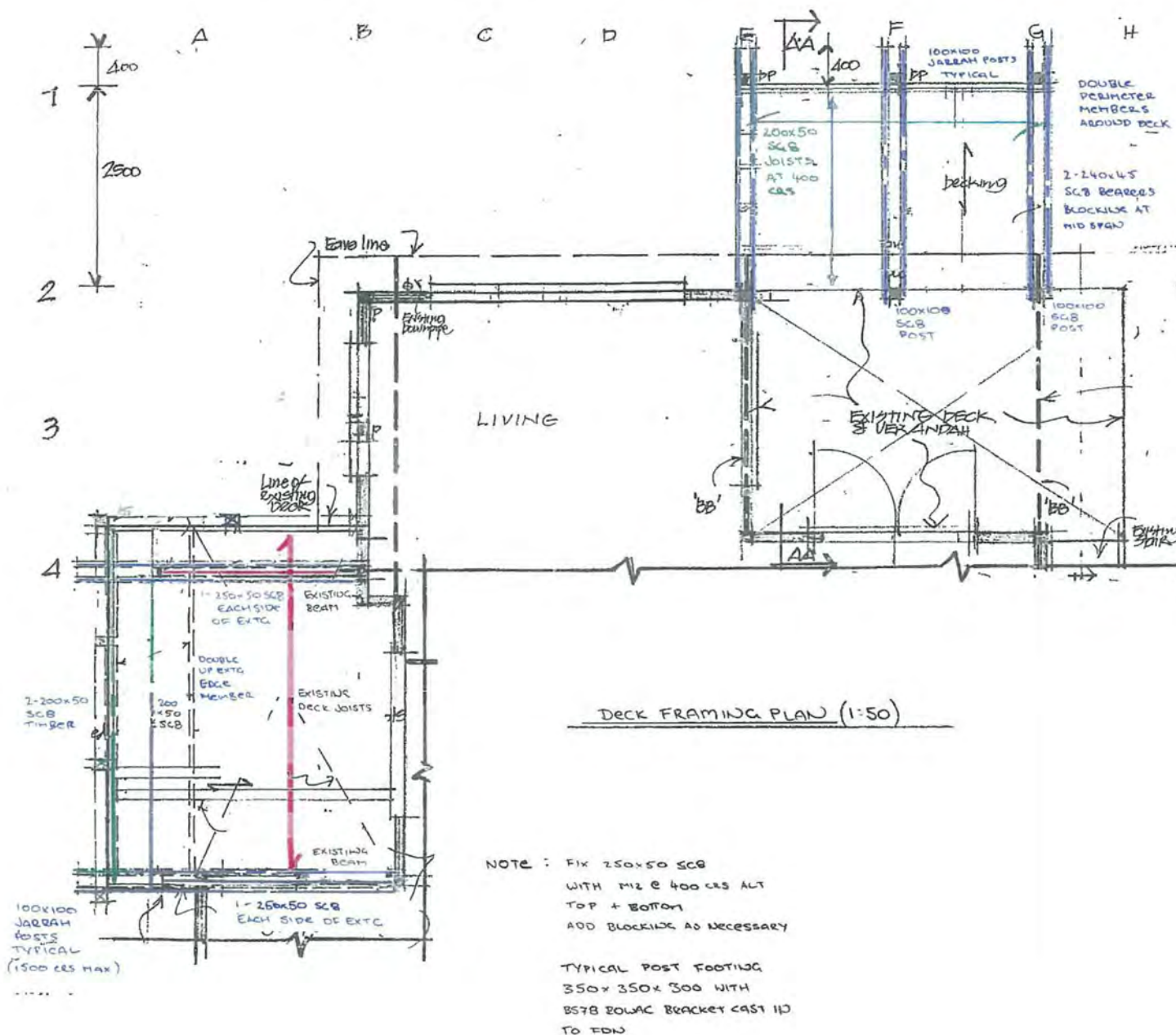
|                                                                                                         |                                                                                                              |
|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|                      |                                                                                                              |
| <b>SpencerHolmes</b><br>engineers + surveyors                                                           |                                                                                                              |
| Level 6<br>PO Box 508<br>Phone (04) 472-2251                                                            | 6 Yilla Street<br>Wellington, NZ<br><a href="mailto:admin@spencerholmes.co.nz">admin@spencerholmes.co.nz</a> |
| CLIENT<br>A & J ELLIS                                                                                   |                                                                                                              |
| PRINCIPAL CONSULTANT<br>MOLLER ARCHITECTS                                                               |                                                                                                              |
| PROJECT<br>STONEWALL GROVE<br>WAIKANAЕ                                                                  |                                                                                                              |
| DRAWING TITLE<br>DRAWING REGISTER                                                                       |                                                                                                              |
| <input type="checkbox"/> DESIGNED<br><input type="checkbox"/> DRAWN<br><input type="checkbox"/> CHECKED | <input type="checkbox"/> CAD FILE<br><input type="checkbox"/> FIELD BOOK<br><input type="checkbox"/> DATE    |
| SCALE                                                                                                   | SIZE                                                                                                         |
| DRAWING NUMBER<br>E17-0699-00                                                                           | REV                                                                                                          |

RESOURCE MANAGEMENT - LAND PLANNING - SURVEYING - STRUCTURAL - CIVIL - FIRE

| Q | REVISION | BY | DATE |
|---|----------|----|------|
|   |          |    |      |
|   |          |    |      |
|   |          |    |      |
|   |          |    |      |

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The Contractor shall verify all dimensions on site.

Daylight of this drawing is vested in Spencer Holmes Ltd.  
The Contractor shall verify all dimensions on site.



NOTE : Fix 250x50 SCB  
WITH M2 @ 400 CRS ALT  
TOP + BOTTOM  
ADD BLOCKING AS NECESSARY

TYPICAL POST FOOTING  
350 x 350 x 300 WITH  
B578 BOWAC BRACKET CAST IN  
TO FDN

**SpencerHolmes**  
engineers • surveyors • planners

Level 6  
PO Box 558  
Phone (04) 472-2281  
Email [admin@spencerholmes.com.au](mailto:admin@spencerholmes.com.au)

B Wills Street  
Wagga Wagga, NSW  
Fax (04) 471-2371

**CLIENT**  
A & J ELWIS

**PRINCIPAL CONSULTANT**  
MOWLER ARCHITECTS

**PROJECT**  
STONEWALL GROVE  
WAINMANAE

**DRAWING TITLE**  
DECK FRAMING  
PLAN

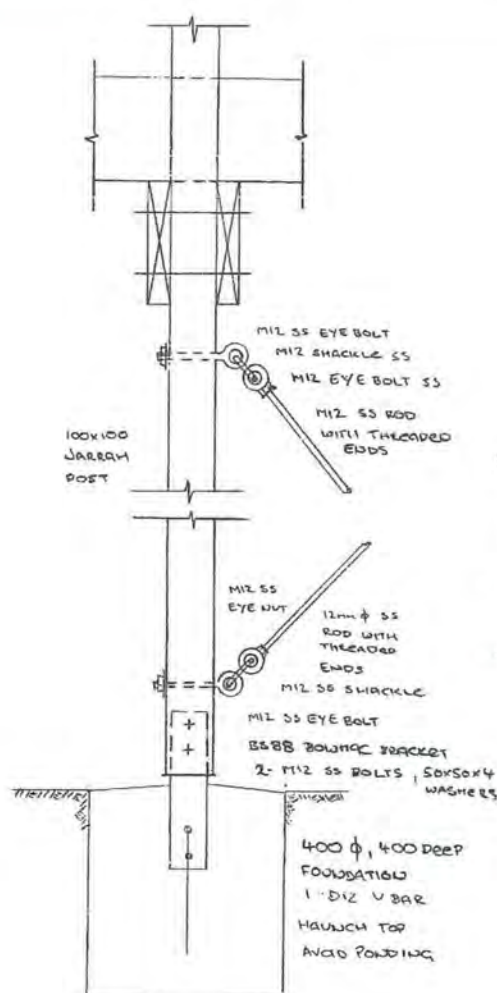
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| <input type="checkbox"/> DRAWN     | <input type="checkbox"/> FIELD BOOK |
| <input type="checkbox"/> CHECKED   | <input type="checkbox"/> DATE       |

|                                      |                  |
|--------------------------------------|------------------|
| <b>SCALE</b><br>AS SHOWN             | <b>SIZE</b><br>A |
| <b>DRAWING NUMBER</b><br>E17-0699-01 | <b>REV</b>       |

|   |     |                                                                             |
|---|-----|-----------------------------------------------------------------------------|
| 3 | RES | RESOURCE MANAGEMENT - LAND PLANNING - SURVEYING - STRUCTURAL - CIVIL - FIRE |
|---|-----|-----------------------------------------------------------------------------|

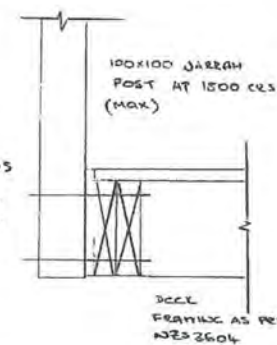
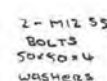
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|    |          |    |      |

Copyright of this drawing is vested in Spencer Holmes Ltd.  
The Contractor shall verify all dimensions on site.



NOTE USE NYLON WASHERS  
BETWEEN SS NUT AND

- STAINLESS STEEL. 'PIPE' SECTION



CANTILEVERED BALUSTRADE/110

CROSS BRACE DETAILS (1:10)

**SpencerHolmes**  
engineers • surveyors • architects

Level 5  
PO Box 588  
Phone (04) 471-2261  
Email [admin@spencerholmes.co.nz](mailto:admin@spencerholmes.co.nz)

8 Willis Street  
Wellington, NZ  
Fax (04) 471-2372

**CLEAN**

A + J ELLIS

PRINCIPAL CONSULTANT

HOUSE ARCHITECTS

PROJECT

STONE WALK GROVE  
WAIKALAE

DRAWING TITLE

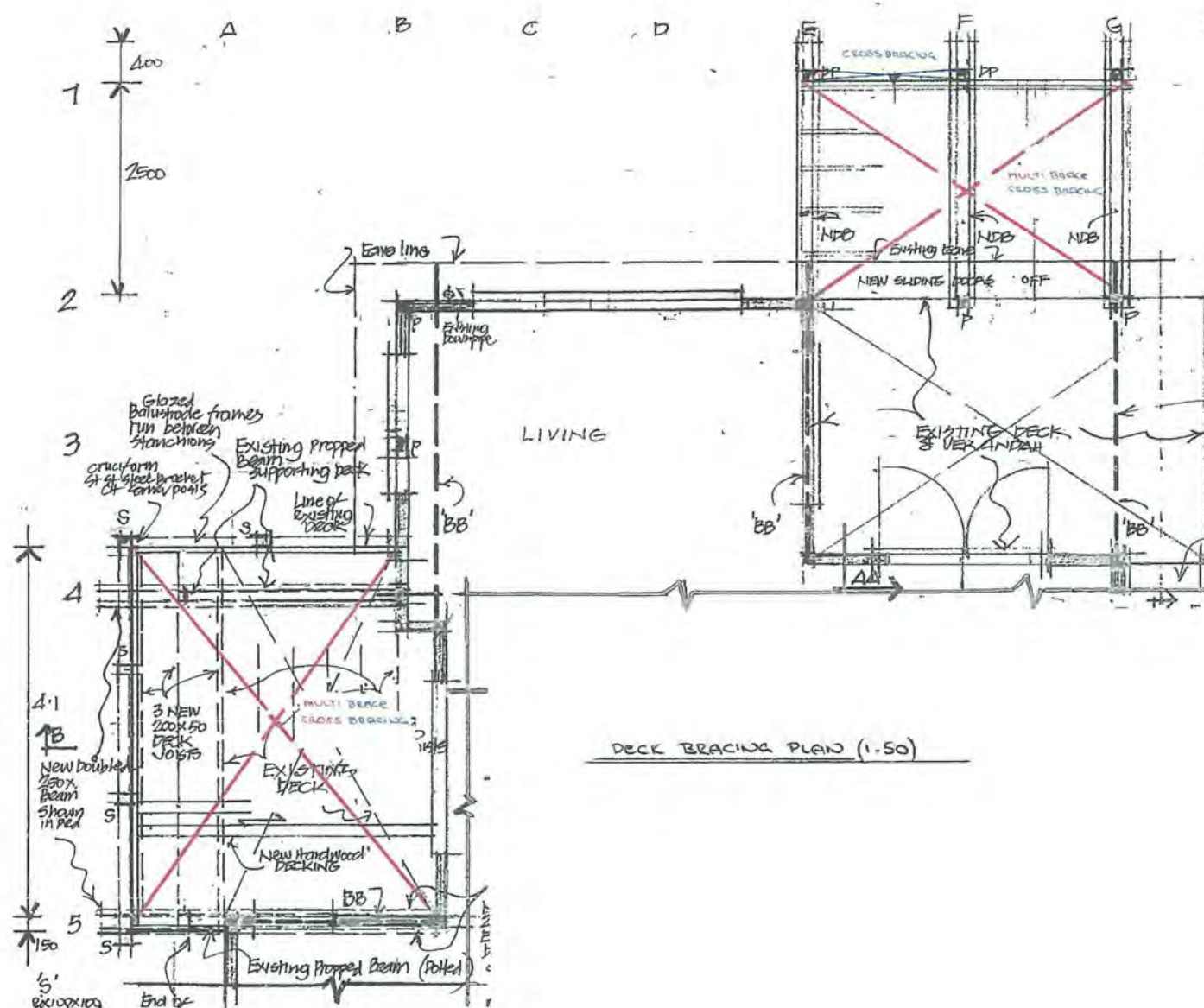
DETAILS

|                                                                                                         |                                                                                                              |       |    |
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| <input type="checkbox"/> REVISION<br><input type="checkbox"/> DRAWN<br><input type="checkbox"/> CHECKED | <input type="checkbox"/> CAD FILE<br><input type="checkbox"/> FIELD BOOK<br><input type="checkbox"/> IN DATE |       |    |
| SCALE                                                                                                   | AS SHOWN                                                                                                     | SHEET | A3 |
| DRAWING NUMBER                                                                                          |                                                                                                              | REV   |    |

E17-0698-03

- REVISED 11/5/18

REV. A



DECK BRACING PLAN (1-50)

NOTE: REFCH 03 FOR  
CROSS BRACING  
DETAILS

**SpencerHolmes**  
engineers • architects • planners

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Wellington, NZ  
Fax (34) 471-2372  
[www.spencerholmes.co.nz](http://www.spencerholmes.co.nz)

CLIENT

A + J ELLIS

PRINCIPAL CONSULTANT

MOLLER ARCHITECTS

PROJECT

STONEWALL GROVE  
WAIKANA E

DRAWING TITLE

DECK BRACING  
PLAN

☐ REVISIONS  
☐ APPROV  
☐ DISEASED

☐ DOG PILE  
☐ FIELD PILE  
☐ DATE

SCALE AS SHOWN

DATE A3

DRAWING NUMBER E-17-0686-02

REV

RESOURCE MANAGEMENT - LAND PLANNING - SURVEYING - STRUCTURAL - CIVIL - FINE



# STRUCTURAL DOCUMENTATION

FOR

NEW DECK

TO

4 STONEWALL GROVE  
WAIKANAE BEACH  
WAIKANAE

FOR

J ELLIS

*Spencer Holmes Limited  
8 Willis Street  
P O Box 588  
WELLINGTON  
Phone (04) 472 2261 Fax (04) 471 2372*

*Reference 170699B01  
August 2017*



00011



170699P01

Building Regulation Clause(s) .....B1.....

**PRODUCER STATEMENT - PS1 - DESIGN**

ISSUED BY: Spencer Holmes Limited  
 TO: Jonty Ellis  
 TO BE SUPPLIED TO: Kapiti Coast District Council  
 IN RESPECT OF: New Deck  
 AT: 4 Stonewall Grove, Waikanae Beach, WAIKANAe

We have been engaged by the owner/ developer referred to above to provide *structural engineering and design* services in respect of the requirements of Clause(s) *NZBC B1* of the Building Code for

☐ All ☒ Part only (as specified in the attachment to this statement)

**Structural aspects of the works as shown on the Spencer Holmes Limited Drawings stated below**  
 of the proposed building work.

The design carried out by us has been prepared in accordance with Compliance Documents issued by Ministry of Business, Innovation and Employment *verification methods B1/VM1 and B1/VM4 and the Approved Documents of the NZBC.*

The proposed building work covered by this producer statement is described on the drawings titled *Structural Documentation for New Deck and numbered 170699B01 (drawings 3, 4, 6, 7, 9 inclusive) and dated August 2017*; together with the specification reference *170699S01* and dated August 2017, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the existing structure, and the minimum ultimate ground bearing capacity to 300kPa under all foundations or as per the drawings,
- (ii) specific design elements of structure and other assumed design criteria stated on drawings being confirmed by a Chartered Professional Engineer to a construction monitoring level of CM3.
- (iii) non specific aspects of structural design complying with the requirements of NZS 3604: 2011, for an "Very High" wind speed zone,

and

- (iv) all proprietary products meeting the performance specification requirements;

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

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

I, Peter Colin Smith am registered as: ☒ CPEng Number: 27209

I am a Member of: ☒ IPENZ and hold the following qualifications: BE, FIPENZ

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000\*. The Design firm is a member of ACENZ.

SIGNED BY Peter Colin Smith ON BEHALF OF Spencer Holmes Limited

DATE 17<sup>th</sup> August 2017  (Signature)

*Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000\*.*

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

**7.4.2 Bracing****7.4.2.1**

Decks with stringers and/or joists bolted to the building on one or more sides and which project no more than 2 m from the building, do not require subfloor bracing.

**7.4.2.2**

Decks which project more than 2 m from the building shall have subfloor bracing provided by anchor and/or braced piles, at half the bracing demand required by table 5.8 for "light/light/light" cladding, for 0° roof slope and for "subfloor structures".

**7.4.3 Decking**

The thickness of the decking shall be not less than:

- (a) 32 mm for 600 mm joist centres; or
- (b) 19 mm for 450 mm joist centres.

**7.4.4 Surface**

Deck surfaces that provide the main access to a building shall have a slip resistance not less than 0.4 when wet.

**C7.4.4**

Uncoated profiled timber has a slip resistance from 0.45 – 0.60 across the direction of travel. Uncoated smooth timber has a slip resistance of 0.20 – 0.35 (i.e. it does not meet the requirements of this clause).

**7.5 CONCRETE SLAB-ON-GROUND FLOORS FOR TIMBER BUILDINGS****7.5.1 General**

This clause sets down requirements for concrete slab-on-ground floors with a maximum dimension of 24 m either way between free joints, or between free joints and the slab edge, for an occupancy loading of up to 3 kPa. Slabs exceeding the maximum dimension are outside the scope of this Standard and require SED (see C7.5.1 and 7.5.8.5).

**C7.5.1**

The various spacings for construction and shrinkage control joints are set out in 7.5.8.6. Other useful information can be found in the BRANZ publication "Good practice guide – Concrete floors and basements". Slabs longer than 24 m may be constructed provided they are comprised of sections separated by free joints.

**7.5.2 Finished floor levels and foundation edge construction****7.5.2.1**

The finished concrete floor level of a slab-on-ground floor shall be a minimum height above the ground level as follows:

- (a) Where the adjoining ground is protected by permanent paving:
  - (i) Masonry veneer exterior wall covering: 100 mm where the adjoining ground adjacent to the permanent paving is at least 150 mm below floor level;
  - (ii) Any other exterior wall covering: 150 mm; or
- (b) Where the adjoining ground is not protected by permanent paving:
  - (i) Masonry veneer exterior wall covering: 150 mm;
  - (ii) Any other exterior wall covering: 225 mm.

See figure 7.11.

Table 7.1 – Floor joists – SG 8 up to 2 kPa floor loads (see 7.1.1.1)

## (a) 1.5 kPa floor load SG 8 (dry in service)

| Floor joist size<br>(mm x mm) | Maximum span* of joists at a maximum<br>spacing (mm) of: |            |            |
|-------------------------------|----------------------------------------------------------|------------|------------|
|                               | 400<br>(m)                                               | 450<br>(m) | 600<br>(m) |
| 90 x 45                       | 1.45                                                     | 1.40       | 1.25       |
| 140 x 35                      | 2.10                                                     | 2.00       | 1.80       |
| 140 x 45                      | 2.70                                                     | 2.60       | 2.00       |
| 190 x 45                      | 3.55                                                     | 3.45       | 3.15       |
| 240 x 45                      | 4.40                                                     | 4.30       | 3.90       |
| 290 x 45                      | 5.20                                                     | 5.05       | 4.60       |

## (b) 2 kPa floor load SG 8 and SG 8 (Wet) (wet in service)

| Floor joist size<br>(mm x mm) | Maximum span* of joists at a maximum<br>spacing (mm) of: |            |            |
|-------------------------------|----------------------------------------------------------|------------|------------|
|                               | 400<br>(m)                                               | 450<br>(m) | 600<br>(m) |
| 90 x 45                       | 1.60                                                     | 1.50       | 1.30       |
| 140 x 35                      | 2.20                                                     | 2.05       | 1.80       |
| 140 x 45                      | 2.50                                                     | 2.35       | 2.05       |
| 190 x 45                      | 3.40                                                     | 3.20       | 2.75       |
| 240 x 45                      | 4.30                                                     | 4.05       | 3.50       |
| 290 x 45                      | 5.20                                                     | 4.90       | 4.25       |

\* Spans may be increased by 10 % for joists continuous over 2 or more spans.

Table 6.4 – Bearers – SG 8 for up to 2 kPa floor loads (see 6.12.2.1)

| Maximum span of bearer<br>continuous over 2 or<br>more spans       | Loaded<br>dimension* of<br>bearer | Bearer size (width<br>x thickness) |
|--------------------------------------------------------------------|-----------------------------------|------------------------------------|
| (m)                                                                | (m)                               | (mm x mm)                          |
| <b>(a) 1.5 kPa floor load SG 8 (dry in service)</b>                |                                   |                                    |
| 1.30                                                               | 1.5                               | 90 x 70                            |
|                                                                    | 1.9                               | 90 x 90                            |
|                                                                    | 3.6                               | 140 x 70                           |
|                                                                    | 4.6                               | 140 x 90                           |
|                                                                    | 6.6                               | 190 x 70                           |
| 1.65                                                               | 2.2                               | 140 x 70                           |
|                                                                    | 2.8                               | 140 x 90                           |
|                                                                    | 4.1                               | 190 x 70                           |
| 2.00                                                               | 1.5                               | 140 x 70                           |
|                                                                    | 1.9                               | 140 x 90                           |
|                                                                    | 2.8                               | 190 x 70                           |
| <b>(b) 2.0 kPa floor load SG 8 and SG 6 (Wet) (wet in service)</b> |                                   |                                    |
| 1.30                                                               | 1.2                               | 90 x 90                            |
|                                                                    | 2.3                               | 140 x 70                           |
|                                                                    | 3.0                               | 140 x 90                           |
|                                                                    | 4.3                               | 190 x 70                           |
| 1.65                                                               | 0.7                               | 90 x 90                            |
|                                                                    | 1.4                               | 140 x 70                           |
|                                                                    | 1.8                               | 140 x 90                           |
|                                                                    | 2.7                               | 190 x 70                           |
| 2.00                                                               | 1.2                               | 140 x 90                           |
|                                                                    | 1.8                               | 190 x 70                           |

\* For definition of loaded dimension see 1.3.

NOTE – Members 70 mm and 90 mm thick may be substituted with built-up members sized and nailed in accordance with 2.4.4.7.

#### 6.12.5 Crook (Round)

*Bearers shall be laid so that any crook in them will straighten under load.*

#### 6.12.6 Landing

*Bearers shall have a minimum landing on their supports of:*

- (a) Where *bearers* are butted over the support: 45 mm;
- (b) In all other cases: 90 mm.

Any packing necessary beneath *bearers* shall be of a material as durable and as incompressible as the *bearer* itself.

#### C6.12.6

*Packing beneath bearers should be avoided if possible.*