# Council Property File

**Statement Of Passing Over**

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

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

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

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

KAPITI COAST DISTRICT COUNCIL

# CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

APPLICATION

| | | |
|---|---|---|
| M & J SEARLE<br>273 ROSETTA ROAD<br>RAUMATI BEACH | No.<br>Issue date<br>Application date<br>Overseer | 030993<br>30/12/05<br>14/07/03<br>Bob Oliver |

PROJECT

| | |
|---|---|
| Description | New (& prebuilt) House, Unit, Bach, Crib, Town House etc.<br>Being Stage 1 of an intended 1 Stages<br>NEW DWELLING, SWIMMING POOL & GARAGE |
| Intended Life | Indefinite, but not less than 50 years |
| Intended Use | RESIDENTIAL |
| Estimated Value | $436,081 |
| Location | 5 THE PALMS, RAUMATI BEACH |
| Legal Description | LOT 4 DP 90204 -SUBJ TO R/W & EASEMENTS |
| Valuation No. | 1528118002 |

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

The property owner must follow and carry out the manufacturers prescribed maintenance procedures.

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

**Name:** [signature] **Date:** 30/12/05

KAPITI COAST
DISTRICT COUNCIL

# Building Consent

**Section 35, Building Act 1991**

**Application**

| | | |
|---|---|---|
| M & J SEARLE | No. | 030993 |
| 273 ROSETTA ROAD | Issue date | 13/08/03 |
| RAUMATI BEACH | Application date | 14/07/03 |
| | Overseer | BOB OLIVER |

**Project**

| | |
|---|---|
| Description | New Construction |
| | Being Stage 1 of an intended 1 Stages |
| | NEW DWELLING, SWIMMING POOL & GARAGE |
| Intended Life | Indefinite, but not less than 50 years |
| Intended Use | RESIDENTIAL |
| Estimated Value | $436,081 |
| Location | 5 THE PALMS, RAUMATI BEACH |
| Legal Description | LOT 4 DP 90204 -SUBJ TO R/W & EASEMENTS |
| Valuation No. | 1528118002 |

**Charges**

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

| | | |
|---|---|---|
| | $ | 2,291.00 |
| Building Research Levy | $ | 437.00 |
| Building Industry Authority Levy | $ | 284.05 |
| Total | $ | 3,012.05 |

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.

**Signed for and on behalf of the Council:**

**Name:** K. O'Hara **Date:** 13/8/03

**Kapiti Coast District Council**

**Phone (04) 904 5700, Fax (04) 904 5830** 175 Rimu Road, Private Bag 601, Paraparaumu. Website www.kcdc.govt.nz

KAPITI COAST DISTRICT COUNCIL

# APPLICATION FOR WATER SUPPLY AND CONNECTION PERMIT

The Borough Engineer
Private Bag
PARAPARAUMU

I, Searle (full name)
(PLEASE PRINT)

273 Rosetta Rd (Postal a

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

(PROPERTY Address in full if different from above) 5 The Palms

Lot 4 DP

Fees Payable (on application)

Inspection $

Connection $

Total $ Subdivider

Peter
Owners Signature

Note: All dwelling units to pay full inspection fees.

The connection fee to be divided equally between dwelling units situa on the same lot sharing a common lat

Date

THIS PART TO BE COMPLETED BY PLUMBER

I, Peter Robinson (full name)

of (address)

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

(Signature) (Craftsman Licence No.) (Date)

1. Existing Water Supply ..... To be retained/dismantled
2. Pressure: high/low "Header Tank"/Pressure Reducing Valve
3. B/W Cylinder Type Exhaust Pipe/Pressure Relief Valve
4. Approximate Age of [illegible] Piping ..... Copper/PVC/Alkathene .....
5. If premises have [illegible] that capacity ... filter plant Yes/No
6. State precisely how it is proposed to make the new connection:

New House

.....

OFFICE USE ONLY

| Permit No. | Job Inspected | Building Register Entry |
|---|---|---|
| 030993 | | |
| Date Issued | Connection Recored | |
| 13-8-03 | April 2004 | |

KAPITI COAST DISTRICT COUNCIL

APPLICATION FOR SEWER CONNECTION AND PERMIT

The Borough Engineer
Private Bag
PARAPARAUMU

I, Searle (Full name)
PLEASE PRINT
213 Rosetta Rd (Postal Address)

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

(PROPERTY Address in full if different from above) 5 The Palms

Lot 4 DP .....

Fees Payable (on application)

Inspection $
Connection $
Total $ Subdivider Refic

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

..... .....
Owners Signature Date

THIS PART TO BE COMPLETED BY DRAINLAYER

I, Duncan Mckenzie (full name)

..... (address)

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

N.B. Connection NOT permitted until permit obtained New House

..... ..... .....
(Signature) (License No.) (Date)

OFFICE USE ONLY

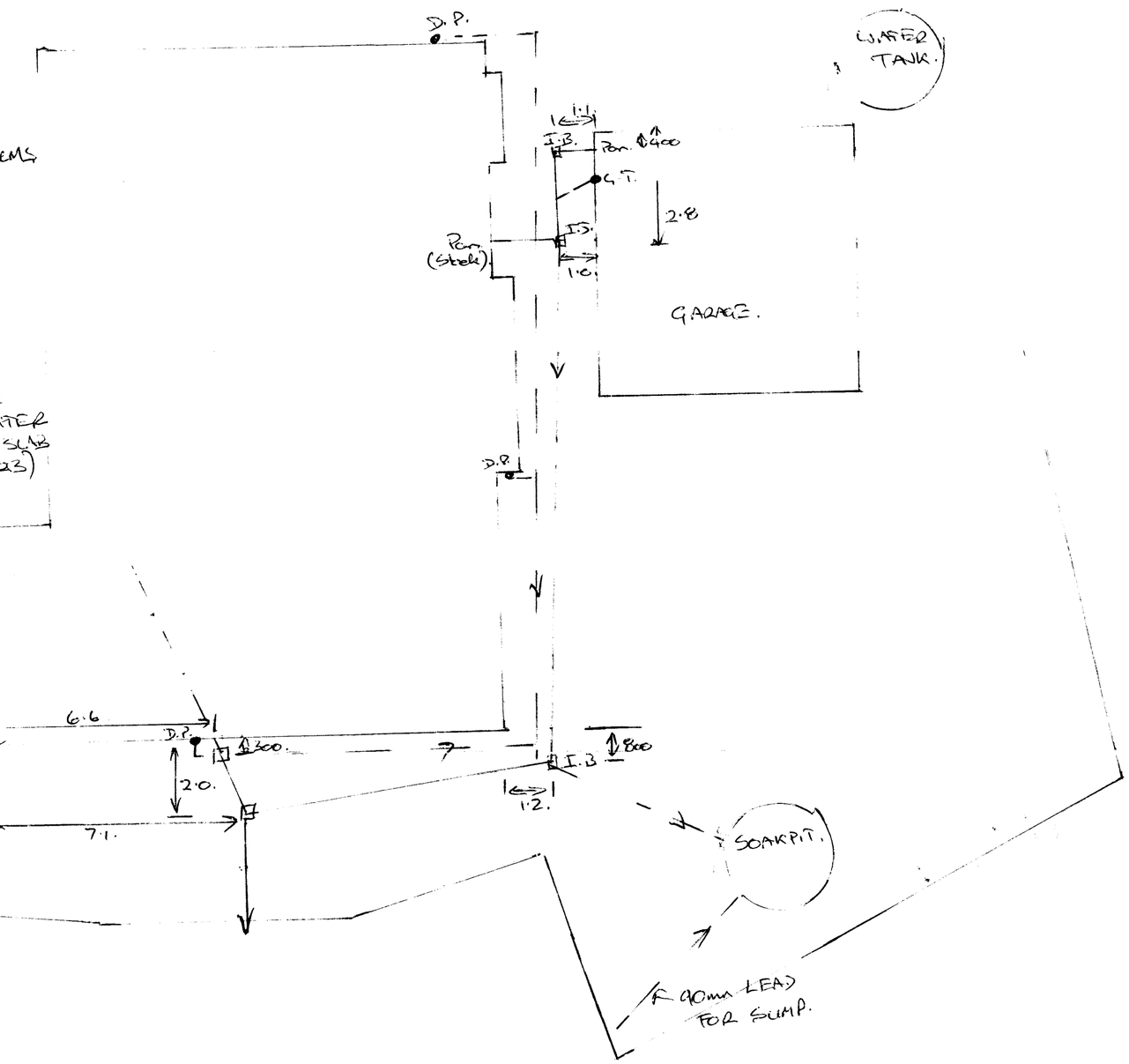
| Permit No. 030993 | Job Inspected | Building Register Entry |
|---|---|---|
| Date Issued | Connection Recored | |

DRAINAGE ASBUILT
FOR LOT 4, THE PALMS
KOHERUHUTU ROAD,
RAUMATI

LAID BY
D. MCKENZIE
30/12/03.

KEY —— - SEWER
- - - - - STORMWATER
— · — UNDER SLAB
(By Others)

SCALE - 1:100.



Murray Seamb
54 the Palms
Raumati Beach
PH 9040593.

10.890

5.40

25.87

9.93

9.25

3.000

13.46

26.20

1.250m HIGH POOL SAFETY FENCE BY SPECIALIST MANUFACTURER. PROPRITORY MODULAR FENCING OR SIMILAR.

SELF CLOSING SAFETY GATE.

SWIMMING POOL BY SPECIALIST MANUFACTUBER

EXIST 50x50mm TRELLIS FENCE 1.500m HIGH.

900mm HIGH GARDEN RETAINING WALL

NEW 1.500m SOLID TIMBER SAFETY FENCE.

SELF CLOSING SAFETY GATE.

14.76

6.41

5.48

UP.

DP

PATIO.

BEDROOM.2.

SEAT.

SOIL & VENT FROM KITCHEN SINK

IB

IJ

GT

WM

TUB

LAUNDRY

UPPER FLOOR SINK.

STORE.

ENTRY.

LIVING ROOM.

WC.

BATHROOM

VANITY.

SH

CUPBD

LIFT.

SELF CLOSING DOOR.

BEDROOM.1.

GARAGE.

WC

BATH

UPPER FLOOR SANITORY FITTINGS, DOTED

SOIL & VENT PIPE.

WC.

STORE.

GARAGE.

SH

S/H SECTIONAL DOOR, REMOTE.

SITE & DRAINAGE 1:100.

KAPITI COAST
DISTRICT COUNCIL

BC030993

29/7/ 2003

M & J Searle
273 Rosetta Road
RAUMATI BEACH

Dear Sir/Madam

**PROPOSED DWELLING - 5 THE PALMS RAUMATI BEACH**

Thank you for your recent building consent application which is currently being processed.

A preliminary check of the documents supporting your application has revealed that the proposal does not comply with the Building Act 1991 Acceptable Solutions.

- The Engineers design & calculations for the items outside the scope of NZS 3604

  are outstanding (including foundation, block walls & slab).

We look forward to completing your consent and would appreciate your prompt attention to these details so as to avoid any unnecessary delays in the processing system.

For further information or clarification of these items please contact Arnold Hawkins on (04) 9045879.

Yours sincerely

Arnold Hawkins
BUILDING CONTROL OFFICER

KAPITI COAST
DISTRICT COUNCIL

FILE

BC030993

15 July 2003

M & J Searle
273 Rosetta Road
RAUMATI BEACH

Dear Sir/Madam

**PROPOSED DWELLING - 5 THE PALMS RAUMATI BEACH**

Thank you for your recent building consent application which is currently being processed.

A preliminary check of the documents supporting your application has revealed that the proposal does not comply with the Building Act 1991 Acceptable Solutions.

Refer.
- Details of the construction of the swimming pool.

Refer.
- A complete site plan showing the house on site and the pool , its enclosure, the type of fencing and the distances from the boundaries and from the house.

We look forward to completing your consent and would appreciate your prompt attention to these details so as to avoid any unnecessary delays in the processing system.

For further information or clarification of these items please contact Arnold Hawkins on (04) 9045879.

Yours sincerely

A Hawkins

Arnold Hawkins
BUILDING CONTROL OFFICER

KAPITI COAST
DISTRICT COUNCIL

# Project Information Memorandum

**Section 31, Building Act 1991**

**Application**

| | | |
|---|---|---|
| M & J SEARLE | No. | 030993 |
| 273 ROSETTA ROAD | Issue date | 7/08/03 |
| RAUMATI BEACH | Application date | 14/07/03 |
| | Overseer | BOB OLIVER |

**Project**

| | |
|---|---|
| Description | New Construction |
| | Being Stage 1 of an intended 1 Stages |
| | NEW DWELLING, SWIMMING POOL & GARAGE |
| Intended Life | Indefinite, but not less than 50 years |
| Intended Use | RESIDENTIAL |
| Estimated Value | $436,081 |
| Location | 5 THE PALMS, RAUMATI BEACH |
| Legal Description | LOT 4 DP 90204 -SUBJ TO R/W & EASEMENTS |
| Valuation No. | 1528118002 |

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

This project information memorandum includes:

___ Information identifying relevant special features of the land concerned

___ Details of relevant utility systems

___ Details of authorisations which have been granted

**Signed for and on behalf of the Council:**

**Name:** M Wayman **Date:** - 7 AUG 2003

Kapiti Coast District Council

**Phone (04) 904 5700, Fax (04) 904 5830** 175 Rimu Road, Private Bag 601, Paraparaumu. Website www.kcdc.govt.nz

KAPITI COAST
DISTRICT COUNCIL

# PROJECT INFORMATION MEMORANDUM - BC 030993

## Application Details

| | |
|---|---|
| Applicant Name : | M & J SEARLE |
| Contact Address : | 273 ROSETTA RD RAUMATI BEACH |
| Location : | 5 THE PALMS, RAUMATI BEACH |
| Legal Description : | LOT 4 DP 90204 -SUBJ TO R/W & EASEMENTS Stat |
| Proposal : | NEW DWELLING AND POOL |

## Application Details

| | |
|---|---|
| Use Permitted : | Permitted activity |
| Resource consent granted : | None listed |
| Designations on property : | None listed |
| Easements : | Right of way, services refer to DP |
| Site subject to inundation : | Not known to be |
| Relocatable zone : | N/A |
| Coastal building line restriction : | N/A |
| Minimum floor level (50 year event) : | N/A |
| Floor level (100 year event) : | N/A |
| Yard and height requirements : | Comply |
| Tree/building preservation : | None listed |

Comments

Note and comply with the conditions of the consent notice registered on the certificate of title.

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

## Special Features of the Land

| | |
|---|---|
| Potential erosion : | / |
| Potential avulsion : | / |
| Potential subsidence : | / |
| Potential slippage : | / |
| Potential alluvion : | / |
| Potential inundation : | / |
| Presence of hazardous contaminants : | / |

Other features

## Plumbing and Drainage Details

| | |
|---|---|
| Sewer available / connected : | Available |
| Water available / connected : | Available |
| Site plan of existing services : | Not supplied |
| Location of sewer lateral : | Plan supplied |
| Location and size of water toby : | Plan supplied |
| Location of public drains (if any) : | N/A |
| Location of easments (if any) : | No easements |
| Stormwater disposal to : | Soak pit |

Plumbing and drainage notes

Be 030993

KAPITICOAST DISTRICT COUNCIL

Nº DOCUMENT REG. 1243

DOCUMENT COPY

BC or RM REFERENCE 5 The Palms

Babbage CONSULTANTS

BAGE CONSULTANTS LIMITED
HOPETOUN STREET, AUCKLAND
OX 2027, AUCKLAND 1, NEW ZEALAND
E 0-9-379 9980, FAX 0-9-377 1170

SCANNED

## THE SPA AND POOL FACTORY

### Fibreglass Swimming Pools

Details as shown on drawings 2841 ( Rev Jan '95 ) are typical details of fibreglass swimming pools. These are liner type fibreglass pools which are not intended to be self-supporting and rely on ground reactions to support water pressure and vice versa. Structural calculations for this type of pool are thus not relevant.

The top rim, wall stiffeners and the scoria-cement backfill are to resist local effects only and are not intended to provide a retaining structure out of the shell.

This form of construction has been used in various areas of New Zealand to these details since 1972 and has been adequate when installed in compliance with the specifications.

Inspections by an Engineer should be made where ground slopes excessively, where ground is soft or filled, or where there are surcharges from slopes, or adjacent buildings, or where other conditions exist which may endanger the stability of the ground or produce forces on the pool, or create other non-desisrable effects.

P. B. Kennedy

5-1-95

Association Consulting Engineers of New Zealand | New Zealand Institute of Architects | Institution Professional Engineers of New Zealand

P.I.M. No.....

Building Regulation Clause(s).....

# PRODUCER STATEMENT - PS1 - DESIGN

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

**ISSUED BY:** PETER R KENNEDY
*(Suitably qualified Design Professional)*

**TO:** .....
*(Owner)*

**TO BE SUPPLIED TO:** DISTRICT COUNCIL
*(Territorial Authority)*

**IN RESPECT OF:** FIBREGLASS SWIMMING POOL
*(Description of Building Work)*

**AT:** .....

.....
*(Address)*

**LOT** ..... **DP** ..... **SO** .....

..... *(Design Firm)* has been engaged by THE SPA & POOL FACTORY *(Owner/Developer/Contractor)*

to provide TYPICAL DETAILS, FABRICATION & INSTALLATION SPECS *(Extent of Engagement)* services in respect of the

requirements of Clause(s) B2 of the Building Regulations 1992 for

☐ All ☑ Part only as specified

of the building work. The design has been prepared in accordance with SEE ATTACHED NOTE *(verification method(s)/acceptable solution(s))*

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

BABBAGE CONSULTANTS LIMITED *(Design Firm)* drawings titled TYPICAL DETAILS (Rev JAN '95)

and numbered 2841-N1, N2, B, P, M, and the specification and other documents according to which the building is proposed to be constructed. F, U10, U9, A, C9

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: where installed in

(i) the site verification of the following design assumptions normal soils without surcharge.
Special provisions required where ground is unstable or pool is to be emptied & where ground water level is above pool base.

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.

P.K. Kennedy
*(Signature suitably qualified Design Professional)*

Date 5.1.95

BE.
*(Professional Qualifications)*

ERB/~~AERB~~ Reg No. 4115

5A HOPETOUN ST. AUCKLAND
*(Address)*

Member ACENZ ☑

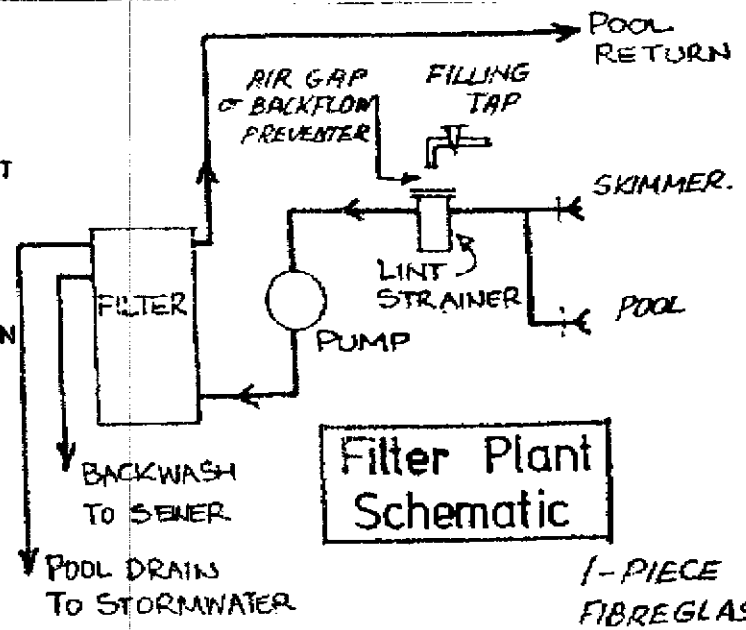
IPENZ ☑ ☐ NZIA

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

18/07/2003 15:07 64-7-8461236 SPA POOL FACT HAMILT PAGE 04

## N O T E S

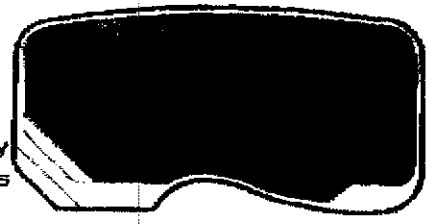
* THE POOL LINER IS NOT DESIGNED TO BE SELF SUPPORTING WITHOUT SUPPORT FROM BACKFILL OR OTHER MEANS.
* REFER TO ACCOMPANING SPECIFICATIONS FOR FABRICATION & INSTALLATION REQUIREMENTS.
* THE POOL IS NORMALLY TO REMAIN FULL OF WATER AT ALL TIMES REFER TO SPECIFICATIONS FOR PRECAUTIONS IF EMPTIED.

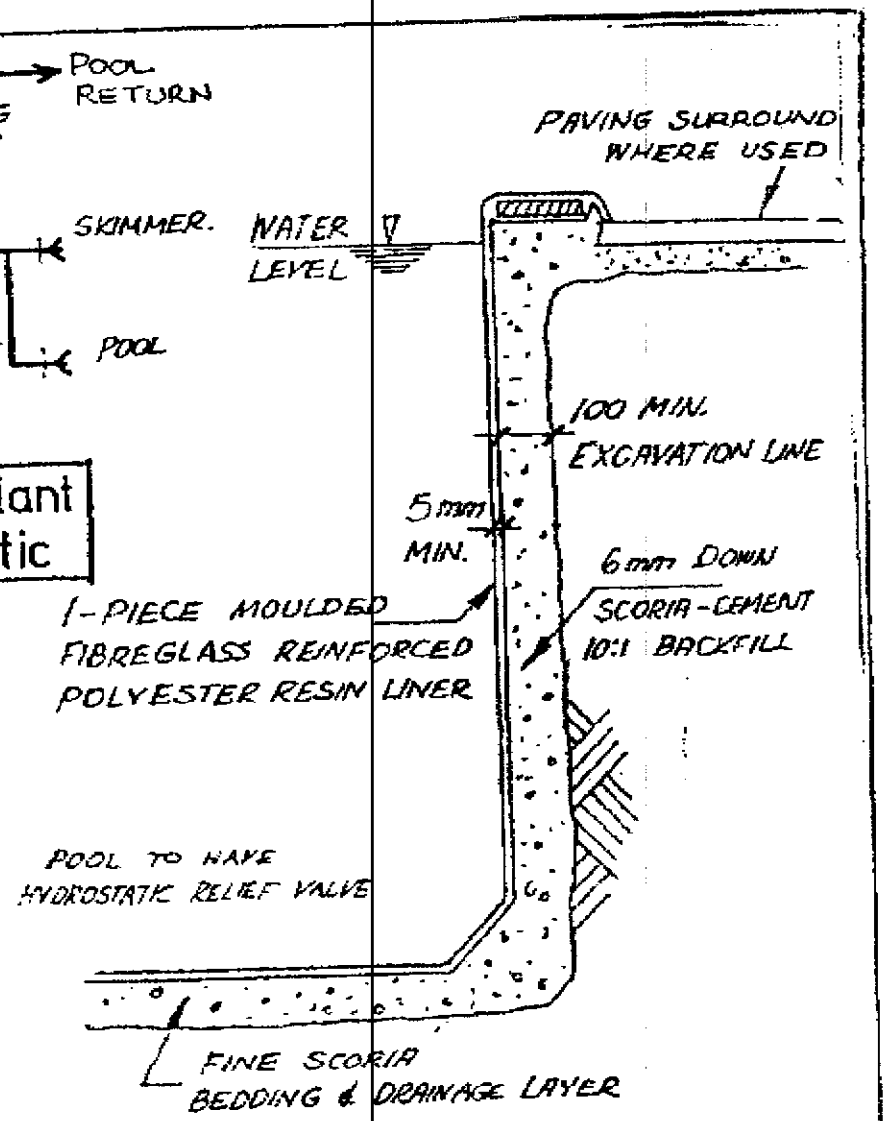



Filter Plant Schematic

# ULTIMATE 9

Capacity: Approximately 65,000 Litres






TYPICAL SECTION THRU WALL

BABBAGE & PARTNERS
Architects, Planners
Consulting Engineers
P.O. Box 2027 Auck
PH: 3799980

**The Spa & Pool Factory Ltd**

TYPICAL DETAILS
PRK OCT '75
FIBREGLASS POOLS
2841

# Addenda to Application

**Application**

| | | |
|---|---|---|
| M & J SEARLE<br>273 ROSETTA ROAD<br>RAUMATI BEACH | No. | 030993 |

**Project**

| | |
|---|---|
| Description | New Construction<br>Being Stage 1 of an intended 1 Stages<br>NEW DWELLING, SWIMMING POOL & GARAGE |
| Intended Life | Indefinite, but not less than 50 years |
| Intended Use | RESIDENTIAL |
| Estimated Value | $436,081 |
| Location | 5 THE PALMS, RAUMATI BEACH |
| Legal Description | LOT 4 DP 90204 -SUBJ TO R/W & EASEMENTS |
| Valuation No. | 1528118002 |

Builder: DAVIDE RUTTEN BUILDING

**General Requirements**

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

1. INITIAL INSPECTION - PREVIOUSLY COMPLETED
2. FOUNDATION INSPECTION
3. PRE-CONCRETE SLAB INSPECTION OF PLUMBING
4. PRE-SLAB INSPECTION, CONCRETE FLOOR
5. EXTERIOR CLADDING INSPECTION
6. PRE TEXTURE COATING INSPECTION
7. PRELINING INSPECTION, MOISTURE TEST, CHECK BRACING
8. POST-LINING INSPECTION, LININGS, FIXED AS PER BRACE DESIGN
9. WATER TEST ON SEWER DRAINS
10. COMPLETION INSPECTION

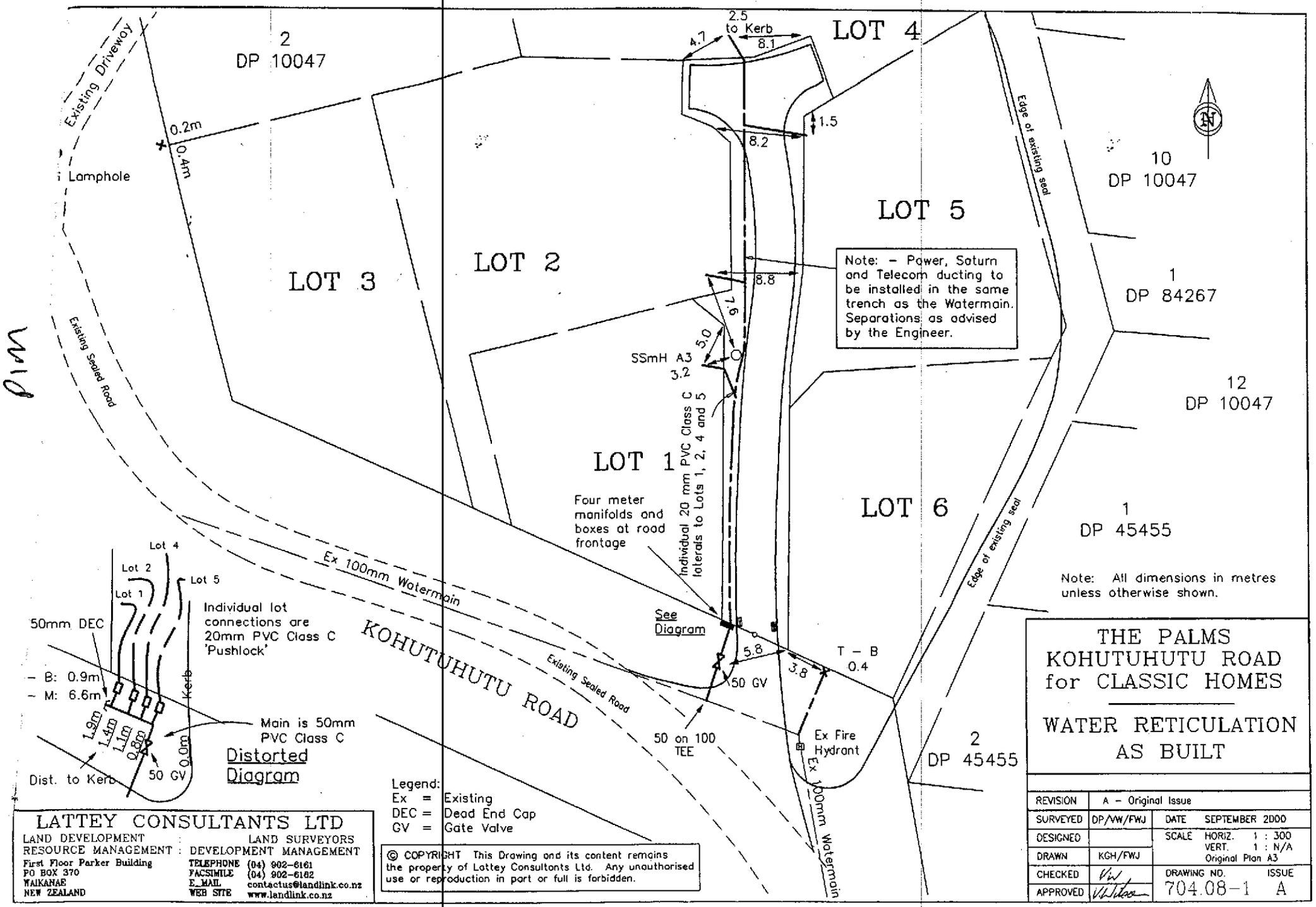
b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 902 2845 between the hours of 8.00am and 4.30pm.

| 2 | **Addenda to Application 030993** |
|---|---|

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. 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.
3. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
4. Fit head, jamb, sill flashings and proprietary sill tray to external joinery. Fit airseals to the inside edges of the window reveals.
5. 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 light roofs require 16 kN cyclone ties to rafters and trusses. Purlins to light roofs require 1 - 'Z' nail additional securement, top and bottom edge
6. As this building is located within the Very High Wind Zone, light roofs require 16 kN cyclone ties to rafters and trusses. Purlins require 1 - 'Z' nail additional securement, top and bottom edge.
7. All glazing, construction system and components to comply with Very High Wind Area (50 m/s) and 500 m Coastal Corrosion Zone if applicable.
8. Note and comply with endorsements on approved plans.
9. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
10. Provide from your Contractor a roof warranty covering the product and its installation.
11. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.
12. Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire. Alarms are to be of a type which include a reset and test buttons.
13.

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

**OWNER/BUILDER/**
**AUTHORISED PERSON** _____ **Date:** _____




# THE PALMS KOHUTUHUTU ROAD for CLASSIC HOMES

## WATER RETICULATION AS BUILT

| | | | |
|---|---|---|---|
| REVISION | A - Original Issue | | |
| SURVEYED | DP/VW/FWJ | DATE | SEPTEMBER 2000 |
| DESIGNED | | SCALE | HORIZ. 1 : 300<br>VERT. 1 : N/A<br>Original Plan A3 |
| DRAWN | KGH/FWJ | | |
| CHECKED | | DRAWING NO. | ISSUE |
| APPROVED | | 704.08-1 | A |


LATTEY CONSULTANTS LTD
LAND DEVELOPMENT : LAND SURVEYORS
RESOURCE MANAGEMENT : DEVELOPMENT MANAGEMENT
First Floor Parker Building
PO BOX 370
WAIKANAE
NEW ZEALAND
TELEPHONE (04) 902-6161
FACSIMILE (04) 902-6162
E_MAIL contactus@landlink.co.nz
WEB SITE www.landlink.co.nz



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# KAPITI COAST DISTRICT COUNCIL

# CONSENT NOTICE PURSUANT TO SECTION 221

# OF THE RESOURCE MANAGEMENT ACT 1991

# IN THE MATTER OF LAND TRANSFER PLAN 90203

# BEING THE SUBDIVISION OF LOT 6 DP 10116 AND LOTS 7 & 8 DP 10047,

# 14 KOHUTUHUTU ROAD, RAUMATI,

# FOR M SEARLE

**The District Land Registrar at Wellington:**

**PURSUANT** to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and the following conditions are to be complied with on a continuing basis:

1. The bulk and location of the dwelling to be constructed within lot 3 shall be in general accordance with the plans drawn by Rob Meecham Draughting & Design Service titled "Proposed new residence Lot 3, Kohutuhutu Road, Raumati Beach for Classic Homes Oct.99, revised Nov.99" submitted with application RM980463. The yard encroachments of the dwelling shall not exceed the encroachments shown on the plans.

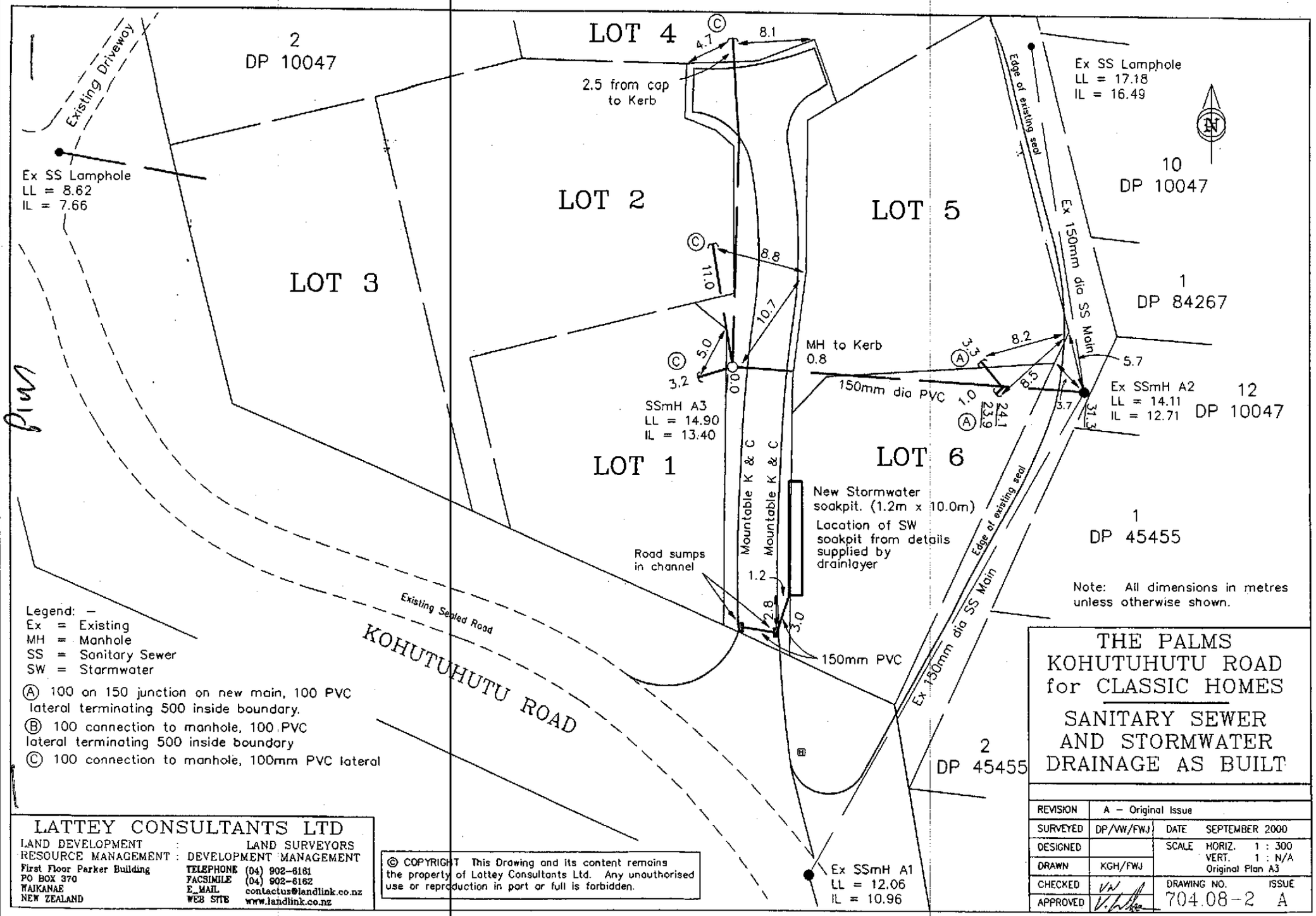
2. That foundation design and construction for any new dwelling or additions and alterations to a dwelling on Lots 1, 2, 4, 5 & 6 land transfer plan 90203 shall be in accordance with the recommendations within the geo-technical assessment prepared by MM Developments, dated 16 September 2000, submitted to Council in relation to application No. RM 990463 a copy of which is available in Council's Resource Consents Office.

3. Except for minor boundary adjustments no further subdivision of lot 4 shall be allowed.

4. Landscaping and planting of the road frontage in front of Lots 1 & 3 shall be in accordance with the landscaping plan "Classic Homes Ltd" submitted to Council on 31 January 2000. No Pheonix Palms shall be planted within the road reserve. It is the on-going responsibility of the owners and occupiers of lots 1 and 3 to ensure that the landscaping and planting on the road reserve in front of lots 1 & 3 is maintained generally in accordance with the approved landscape plan. A copy of the approved plan is held on file No. RM990463 at the Council offices.

Issued in respect of application No. RM 990463 on this 28th day of November 2000.

**AUTHORISED OFFICER** **AUTHORISED OFFICER**




Legend: –
Ex = Existing
MH = Manhole
SS = Sanitary Sewer
SW = Stormwater

Ⓐ 100 on 150 junction on new main, 100 PVC lateral terminating 500 inside boundary.

Ⓑ 100 connection to manhole, 100 PVC lateral terminating 500 inside boundary

Ⓒ 100 connection to manhole, 100mm PVC lateral

Note: All dimensions in metres unless otherwise shown.

# THE PALMS KOHUTUHUTU ROAD for CLASSIC HOMES

## SANITARY SEWER AND STORMWATER DRAINAGE AS BUILT

| | | | |
|---|---|---|---|
| REVISION | A – Original Issue | | |
| SURVEYED | DP/VW/FWJ | DATE | SEPTEMBER 2000 |
| DESIGNED | | SCALE | HORIZ. 1 : 300<br>VERT. 1 : N/A<br>Original Plan A3 |
| DRAWN | KGH/FWJ | | |
| CHECKED | VW | DRAWING NO. | ISSUE |
| APPROVED | | 704.08-2 | A |


LATTEY CONSULTANTS LTD
LAND DEVELOPMENT : LAND SURVEYORS
RESOURCE MANAGEMENT : DEVELOPMENT MANAGEMENT
First Floor Parker Building
PO BOX 370
WAIKANAE
NEW ZEALAND
TELEPHONE (04) 902-6161
FACSIMILE (04) 902-6162
E_MAIL contactus@landlink.co.nz
WEB SITE www.landlink.co.nz



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# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

**Historical Search Copy**

R.W. Muir
Registrar-General
of Land

| | |
|---|---|
| **Identifier** | **WN57D/246** |
| **Land Registration District** | **Wellington** |
| **Date Issued** | 07 February 2001 |

**Prior References**

WN568/135 WN572/204

| | |
|---|---|
| **Estate** | Fee Simple |
| **Area** | 1267 square metres more or less |
| **Legal Description** | Lot 4 Deposited Plan 90203 |

**Original Proprietors**

Murray James Searle as to a 1/2 share

Murray James Searle as to a 1/2 share

| | |
|---|---|
| **Estate** | Fee Simple - 1/7 share |
| **Area** | 343 square metres more or less |
| **Legal Description** | Lot 8 Deposited Plan 10116 |

**Original Proprietors**

Murray James Searle

**Interests**

Fencing Agreement in Transfer 213873 (affects part formerly Lot 6 DP 10116)

Fencing Agreement in Transfer 105750 (affects part formerly Lot 6 DP 10116)

B820963.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 7.2.2001 at 1.30 pm (Affects Lot 4 herein)

Appurtenant hereto is a right of way and rights to sewage and stormwater drainage, water, electricity, gas and telecommunications as specified in Easement Certificate B820963.6 - 7.2.2001 at 1.30 pm

Subject to a right of way and rights to sewage and stormwater drainage, water, electricity, gas and telecommunications over part markedC, J and O on DP 90203 as specified in Easement Certificate B820963.6 - 7.2.2001 at 1.30 pm

The easements specified in Easement Certificate B820963.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a sewage drainage right (in gross) over part marked J on DP 90203 in favour of The Kapiti District Council created by Transfer B820963.8 - 7.2.2001 at 1.30 pm

The easements created by Transfer B820963.8 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer B820963.9 - 7.2.2001 at 1.30 pm (Affects Lot 4 herein)

B820963.10 Covenant pursuant to Section 6 Historic Places Act 1993 - 7.2.2001 at 1.30 pm (Affects Lot 4 herein)

5217611.1 Mortgage to Bank of New Zealand - 10.5.2002 at 3:40 pm

KAPITI COAST
DISTRICT COUNCIL

# SITE INSPECTIONS - BC 030993

## Application Details

| | |
|---|---|
| Applicant Name : | M & J SEARLE |
| Contact Address : | 273 ROSETTA RD RAUMATI BEACH |
| Location : | 5 THE PALMS, RAUMATI BEACH |
| Legal Description : | LOT 4 DP 90204 -SUBJ TO R/W & EASEMENTS Statı |
| Proposal : | NEW DWELLING AND POOL |

# INITIAL INSPECTION

**COMMENTS**

Tick (✓) approved inspections  Cross (x) inspections not approved  Strike out inspections not applicable

***WORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED, APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR***

## FOUNDATIONS

Date 15/8/2013 Officer: ..... Builder/Contractor/Owner: .....

Approved building consent documents on site: YES / NO

**SITING:** APPEARS O/K.

| | | | | | |
|---|---|---|---|---|---|
| Front yard | ☑ | Left hand side yard | ☑ | Conforms with approved plan | YES / NO |
| Rear yard | ☑ | Right hand side yard | ☐ | If no, has new site plan been requested | YES / NO |

| | | | | | |
|---|---|---|---|---|---|
| Minimum floor level | ☐ | Footing size | ☑ | Foundation wall reinforcing | ☐ |
| Pile hole size | ☐ | Footing reinforcing | ☑ | Foundation wall size | ☐ |
| Anchor pile size | ☐ | Subfloor vents | ☐ | Specific design | YES/NO |
| Pile hole spacing | ☐ | Steps/stairs | ☐ | If yes, has Engineer inspected | YES/NO |

Has a **Site Instruction** been issued? Yes/No Instruction No: .....

Is a reinspection required? Yes/No Proposed date of follow up inspection .....

Labels in place? Yes/No Producer Statement Yes/No/NA

**COMMENTS**

NOTED PILES DRIVEN PREVIOUSLY.

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

# PRE-SLAB

**PLUMBING AND DRAINAGE**:

Date: 19/5/03 Officer: Simon Copp Builder/Contractor/Owner: Peter Robinson

| UNDERSLAB PLUMBING | | UNDERSLAB DRAINAGE | |
|---|---|---|---|
| Pipe sizes | ☐ | Pipe sizes | ☑ |
| Falls | ☐ | Falls | ☑ |
| Pipe protection | ☐ | Pipe protection | ☑ |

Has a **Site Instruction** been issued? ~~Yes~~/No Instruction No: .....

Is a reinspection required? Yes/~~No~~ Proposed date of follow up inspection .....

Labels in place? Yes/~~No~~ Producer Statement Yes/No/NA

**COMMENTS** Pipes run to AS3500 not filled with water

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

# PRE-SLAB

**BUILDING**

Date: 21/8/2003 Officer: ..... Builder/Contractor/Owner: .....

| | | | |
|---|---|---|---|
| Minimum floor level | ☑ | Mesh | ☑ |
| DPC | ☑ | Mesh chairs | ☑ |
| Joints taped | ☑ | Slab thickening | ☑ |
| Penetrations | ☑ | Bottom plate fixings | ☐ |
| Specific design | Yes / No | | |
| If yes, has Engineer inspected | Yes / No | | |

Has a **Site Instruction** been issued? Yes/No Instruction No: .....

Is a reinspection required? Yes/No Proposed date of follow up inspection .....

Labels in place? Yes/No Producer Statement Yes/No/NA

**COMMENTS**

25/8/03, Suspended floor slab, OK.

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

# EXTERIOR CLADDING

Solid Plaster/Textured Finish

Date: ..... Officer: ..... Builder/Contractor/Owner: .....

| | | | |
|---|---|---|---|
| Rigid backing | ☐ | Reinforcement | ☐ |
| Non rigid backing | ☐ | Spacers | ☐ |
| Building paper | ☐ | Nailing (Hardies) | ☐ |
| Battens (non rigid) | ☐ | Flashings | ☐ |
| Cavity (non rigid) | ☐ | Control joints | ☐ |
| Sheet set out (Hardies) | ☐ | | |

Has a **Site Instruction** been issued? Yes/No Instruction No: .....

Is a reinspection required? Yes/No Proposed date of follow up inspection .....

Producer Statement Yes/No/NA

**COMMENTS**

_____

_____

_____

_____

_____

_____

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

# PRE-TEXTURE COATING

**COMMENTS**

Tick (✓) approved inspections  Cross (x) inspections not approved  Strike out inspections not applicable

# PRELINE

**PLUMBING AND DRAINAGE**: Plumber: .....

Date: ..... Officer: .....Builder/Contractor/Owner: .....

| | | | |
|---|---|---|---|
| Pressure test | ☐ | Joint strain | ☐ |
| Visual leak check | ☐ | Pipe insulation | ☐ |
| Pipe support/clips | ☐ | Stacks | ☐ |
| Pipe size | ☐ | Wastes | ☐ |
| Pipe material | ☐ | Supply tank | ☐ |

Has a **Site Instruction** been issued? Yes/No Instruction No: .....

Is a reinspection required? Yes/No Proposed date of follow up inspection .....

Preline Labels in place? Yes/No Producer Statement Yes/No/NA

**COMMENTS**

**BUILDING** – UPPER LEVEL HOUSE ONLY.

Date: 2/6/2004 Officer: R/L .....Builder/Contractor/Owner: .....

| | | | |
|---|---|---|---|
| Timber treatment | | Bracing straps TO COMPLETE. | ✓ |
| Ceiling diaphragm | | Timber grade | ✓ |
| Dragon ties | | Wall dwangs | ✓ |
| Studs - size/spacing | ✓ | Trimming studs | ✓ |
| Wall insulation ON SITE. | | Truss/rafter - fix/space | ✓ |
| Posts - size/fixing | | Ceiling joists | |
| Lintels/bms - size/fixings | ✓ | Plate fixings | ✓ |
| Ext joinery - labels | ✓ | Ventilation | ✓ |
| Ceiling runners | | Ceiling battens | ✓ |
| Wall bracing | ✓ | Check exterior claddings | |
| Mech ventilation | | | |
| Moisture Content Walls | % 11-14% | Ceiling | % |

Has a **Site Instruction** been issued? Yes/No Instruction No: .....

Is a reinspection required? Yes/No Proposed date of follow up inspection .....

Preline Labels in place? Yes/No Producer Statement Yes/No/NA

**COMMENTS** Some BR bolts/straps to Complete, as discussed. – Done O/K 11/6

2/6/2004 – GARAGE + STUDIO AREAS O/K to Line.

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

# POSTLINE

Date: 2/9/2004 Officer: ..... Builder/Contractor/Owner: .....

Sheets nailed as per your schedule ☑ Insulation to walls ☑

Has a **Site Instruction** been issued? Yes/No Instruction No: .....

Is a reinspection required? Yes/No Proposed date of follow up inspection .....

Postline Label in place? (Yes)/No

**COMMENTS**

1 BK6, 1 BK5 Required few EXTRA fixings — Builder doing O/K.

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

# DRAINS

Drainlayer: .....

Date: ..... Officer: .....Builder/Contractor/Owner: .....

| | | | |
|---|---|---|---|
| Drain depth | ☐ | Gully traps | ☐ |
| Subsoil drains | ☐ | Granular bedding | ☐ |
| Pipe material | ☐ | Terminal vents | ☐ |
| Disposal field | ☐ | Even gradient/line | ☐ |
| Drains under building | ☐ | Soil stack | ☐ |
| Connection to main | ☐ | Manhole - haunching | ☐ |
| Pipe supports | ☐ | Inspection/bends | ☐ |
| Manhole - structure | ☐ | SW to kerb | ☐ |
| Lamp holes | ☐ | Sumps | ☐ |
| Drain test | ☐ | | |

Has a **Site Instruction** been issued? Yes/No Instruction No: .....

Is a reinspection required? Yes/No Proposed date of follow up inspection .....

Producer Statement Yes/No/NA

**COMMENTS**

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

Application No: 030993
Date: 14-7-03
Site Address: 5 The Palms

# COSTING SHEET

ADMIN = $42 per hour
PLAN VETTING = $63 per hour
INSPECTIONS = $55
DIGITAL SCANNING = $22.50

TECHNICAL CONSULTANTS = Cost + 10%
* Minor Works 1 = fire places, signs, minor plumbing and drainage
* Minor Works 2 = sheds, parapools, carports
* Minor Works 3 = garages, conservatories, swimming pools

| | CLASSIFICATION | $ PROJECT VALUE | PLAN VETTING | | | | TOT $ | CONSULTANTS | | | TOT $ | INSPECTIONS | | | | | TOT | SET FEE | PIM | CC C | DIG SCAN | TOT |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Pl | D | Bld | EH | | DP | | | | Site | Pl | D | Bld | EH | | | | | Y/N | |
| 1. | Minor Works 1* | 0 - 1,500 | | | | | | | | | | | | | | | | 32 | Nil | Nil | | |
| 2. | Minor Works 2* | 1501 - 4,000 | | | | | | | | | | | | | | | | 74 | 63 | Nil | | |
| 3. | Minor Works 3* | 4,001 - 10,000 | | | | | | | | | | | | | | | | 105 | 63 | 30 | | |
| 4. | House Adds | 4,000 – 10,000 | | | | | | | | | | | | | | | | 126 | 63 | 30 | | |
| 5. | House Adds | 10,001 – 40,000 | | | | | | | | | | | | | | | | 158 | 63 | 30 | | |
| 6. | House Adds | 40,001 – 70,000 | | | | | | | | | | | | | | | | 250 | 110 | 30 | | |
| 7. | House Adds | 70,001 – 100,000 | | | | | | | | | | | | | | | | 250 | 110 | 30 | | |
| 8. | House Adds | 100,001 – 150,000 | | | | | | | | | | | | | | | | 263 | 110 | 30 | | |
| 9. | House Adds | 150,001+ | | | | | | | | | | | | | | | | 263 | 110 | 30 | | |
| 10. | Dwellings | 40,000 – 70,000 | | | | | | | | | | | | | | | | 263 | 110 | 30 | | |
| 11. | Dwellings | 70,001 – 100,000 | | | | | | | | | | | | | | | | 336 | 110 | 30 | | |
| 12. | Dwellings | 100,001 – 150,000 | | | | | | | | | | | | | | | | 389 | 110 | 30 | | |
| 13. | Dwellings | 150,001 – 200,000 | | | | | | | | | | | | | | | | 441 | 158 | 30 | | |
| 14. | Dwellings | 200,001 – 250,000 | | | | | | | | | | | | | | | | 546 | 158 | 30 | | |
| 15. | Dwelling | 250,001 – 300,000 | | | | | | | | | | | | | | | | 683 | 158 | 30 | | |
| 16. | Dwellings | 300,001 – 350,000 | 3 | 3 | 14 | | $315 | 2 | | | $31.50 | 1 | 2 | | 7 | | $550 | 784 | 158 | 30 | | $2,268.50 |
| | | 350,001+ $50 per additional $10,000 value | | | | | | | | | | | | | | | + 400 | | | | | |
| 17. | Comm/Ind | 0 – 10,000 | | | | | | | | | | | | | | | $1,184 | 126 | 63 | 30 | | |
| 18. | Comm/Ind | 10,001 – 50,000 | | | | | | | | | | | | | | | | 210 | 63 | 30 | | |
| 19. | Comm/Ind | 50,001 – 90,000 | | | | | | | | | | | | | | | | 315 | 110 | 30 | | |
| 20. | Comm/Ind | 90,001 – 130,000 | | | | | | | | | | | | | | | | 420 | 110 | 30 | | |
| 21. | Comm/Ind | 130,001 – 170,000 | | | | | | | | | | | | | | | | 578 | 110 | 30 | | |
| 22. | Comm/Ind | 170,001 – 210,000 | | | | | | | | | | | | | | | | 788 | 110 | 30 | | |
| 23. | Comm/Ind | 210,001 – 250,000 | | | | | | | | | | | | | | | | 840 | 186 | 30 | | |
| 24. | Comm/Ind | 250,001 – 290,000 | | | | | | | | | | | | | | | | 998 | 186 | 30 | | |
| 25. | Comm/Ind | 290,001 – 330,000 | | | | | | | | | | | | | | | | 1,208 | 186 | 30 | | |
| 26. | Comm/Ind | 330,001 – 370,000 | | | | | | | | | | | | | | | | 1,418 | 186 | 30 | | |
| 27. | Comm/Ind | 370,001 – 410,000 | | | | | | | | | | | | | | | | 1,628 | 220 | 30 | | |
| 28. | Comm/Ind | 410,001 – 450,000 | | | | | | | | | | | | | | | | 1,838 | 220 | 30 | | |
| 29. | Comm/Ind | 450,001 – 500,000 | | | | | | | | | | | | | | | | 2,048 | 220 | 30 | | |
| | | 500,001+ $150 per additional $100,000 value | | | | | | | | | | | | | | | | | | | | |

# FINAL INSPECTION

| **Building Exterior** | **CHECK PLANS** | |
|---|---|---|
| Subfloor - ventilation | Flashings - roof penet | Gulley dishes |
| Decks - structure | hips | Wastes to gullys |
| Balustrades - design | valleys | Terminals vents |
| height | gables | Spouting - Downpipes |
| Steps/Stairs - design | flues | Landscaping & ground levels |
| handrail | Cladding (ground clearance) | Texture Coating Warranty |
| Flashings - windows | Roofing & Fixings (roofing warranty) | |

| **Building Interior** | **CHECK FITTINGS** | |
|---|---|---|
| Service area floors & walls | Food storage | Water temperature |
| ~~Stair design~~ | ~~Nat. ventilation~~ | ~~Solid fuel heater~~ |
| Handrails | Mech. Ventilation | Supply tank |
| Barriers | Insulation | Trap seals & AA Valves |
| Lightings | Hot water cylinder flues | Cistern flushing |
| Laundering | Hot water cylinder valves | WC pan connection |
| Cooking facilities | Hot water cylinder rest | Septic Tank |
| | Tempering valve | (engineers inspc report) |
| | | Windows - labels |
| | | Safety glass |

Footpath crossing installed Yes/No Berm damaged Yes/No
Refund crossing deposit Yes/No Engineering site reports required Yes/No
Stormwater & site drainage appear satisfactory Yes/No Engineering site reports received Yes/No

Has a Site Instruction been issued? Yes/No NTR Instruction No. .....

Producer Statement Yes/No/NA

OK to issue final code compliance certificate. Yes/No

~~If an interim certificate is issued please list proposed conditions on the reverse of this form.~~

Is a reinspection required? Yes/No Proposed date of follow up inspection .....

Comments:

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

## CONSENT DATA INPUT REQUIREMENTS

| REQUIRED INSPECTIONS | STANDARD ADDENDA | | | |
|---|---|---|---|---|
| 14 ✓ | 32 | ✓ | 21 | ✓ |
| 1 ✓ | 2 | ✓ | 22 | |
| 17 | 3 | | 23 | |
| 7 ✓ | 4 | ✓ | 23A | |
| 16 | 5 | | 24 | |
| 2 ✓ | 6 | | 25 | |
| 3 | 7 | ✓ | 26 | |
| 22 ✓ | 8 | ✓ | 27 | ✓ |
| 20 ✓ | 8A | ✓ | 28 | |
| 18 | 8B | ✓ | 29 | |
| 19 | 9 | ✓ | 30 | |
| 4 ✓ | 10 | | 31 | |
| 8 | 11 | | 33 | |
| 5 ✓ | 12 | | 34 | |
| 15 ✓ | 13 | | 38 | |
| 10 ✓ | 14 | | 39 | |
| | 15 | | 40 | |
| | 16 | | 41 | |
| | 17 | | 42 | |
| | 18 | | 43 | |
| | 19 | | 44 | ✓ |
| | 20 | | | |

24A ✓

| STANDARD CONSENT CONDITIONS |
|---|
| 35 |
| 36 |
| 37 |

## NON STANDARD ADDENDA

ROB MEECHAM DRAUGHTING & DESIGN WAIKANAE 04 905 7868

# Proposed New Residence
# at
# 5, The Palms, Kohutuhutu Road,
# Raumati Beach.
# for
# Classic Homes Ltd

June 2003

APPROVED
BY P & D
John Hickey
Officer

ROB MEECHAM DRAUGHTING & DESIGN WAIKANAE 04 905 7868

31/07/2003

APPROVED
BY BUILDING
MARK FITZPATRICK
Officer

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Non Endorsed sheets of species have not been reproduced by Council, refer main set supplied by Architect if required to view.

Provide Electrical Certification after completion and prior to Code Compliance Certificate being issued

Recessed Downlights shall be installed to prevent transfer of moisture into ceiling spaces and maintain minimum clearances from insulation as required by NZECP 54:2001.

Be 030993

[redacted]

Babbage

BAGE CONSULTANTS LIMITED
NOPETOUN STREET, AUCKLAND
ON 2027, AUCKLAND 1, NEW ZEALAND
E 0-9-379 9900, FAX 0-9-377 1170

## THE SPA AND POOL FACTORY

### Fibreglass Swimming Pools

Details as shown on drawings 2841 ( Rev Jan '95 ) are typical details of fibreglass swimming pools. These are liner type fibreglass pools which are not intended to be self-supporting and rely on ground reactions to support water pressure and vice versa. Structural calculations for this type of pool are thus not relevant.

The top rim, wall stiffeners and the scoria-cement backfill are to resist local effects only and are not intended to provide a retaining structure out of the shell.

This form of construction has been used in various areas of New Zealand to these details since 1972 and has been adequate when installed in compliance with the specifications.

Inspections by an Engineer should be made where ground slopes excessively, where ground is soft or filled, or where there are surcharges from slopes, or adjacent buildings, or where other conditions exist which may endanger the stability of the ground or produce forces on the pool, or create other non-desisrable effects.

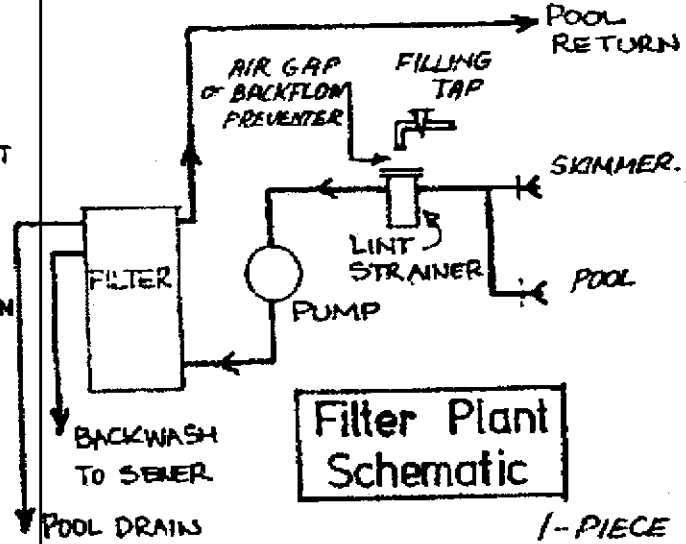
P. B Kennedy

5·1·95

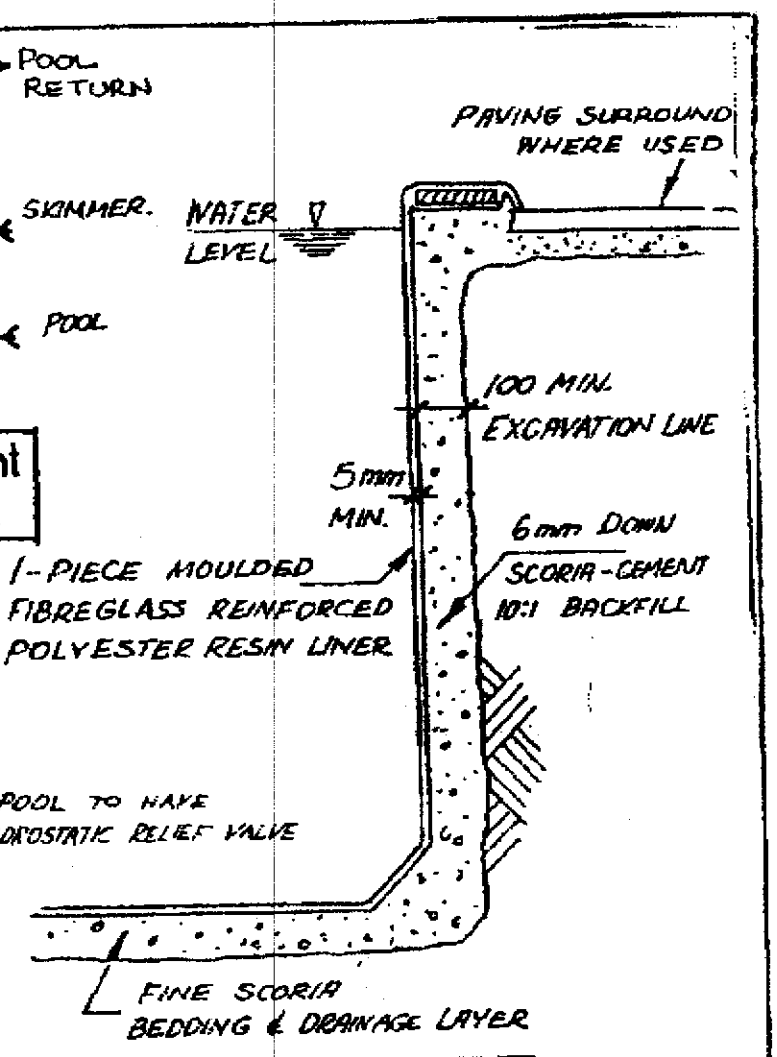
18/07/2003 15:07 64-7-8461236 SPA POOL FACT HAMILT PAGE 04

NOTES

* THE POOL LINER IS NOT DESIGNED TO BE SELF SUPPORTING WITHOUT SUPPORT FROM BACKFILL OR OTHER MEANS.
* REFER TO ACCOMPANING SPECIFICATIONS FOR FABRICATION & INSTALLATION REQUIREMENTS.
* THE POOL IS NORMALLY TO REMAIN FULL OF WATER AT ALL TIMES REFER TO SPECIFICATIONS FOR PRECAUTIONS IF EMPTIED.



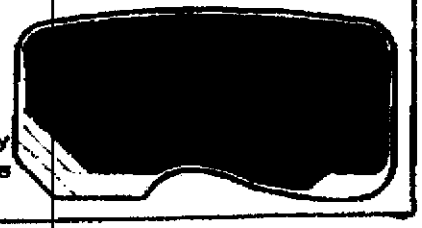

Filter Plant Schematic




TYPICAL SECTION THRU WALL.

**ULTIMATE 9**

Capacity: Approximately 65,000 Litres

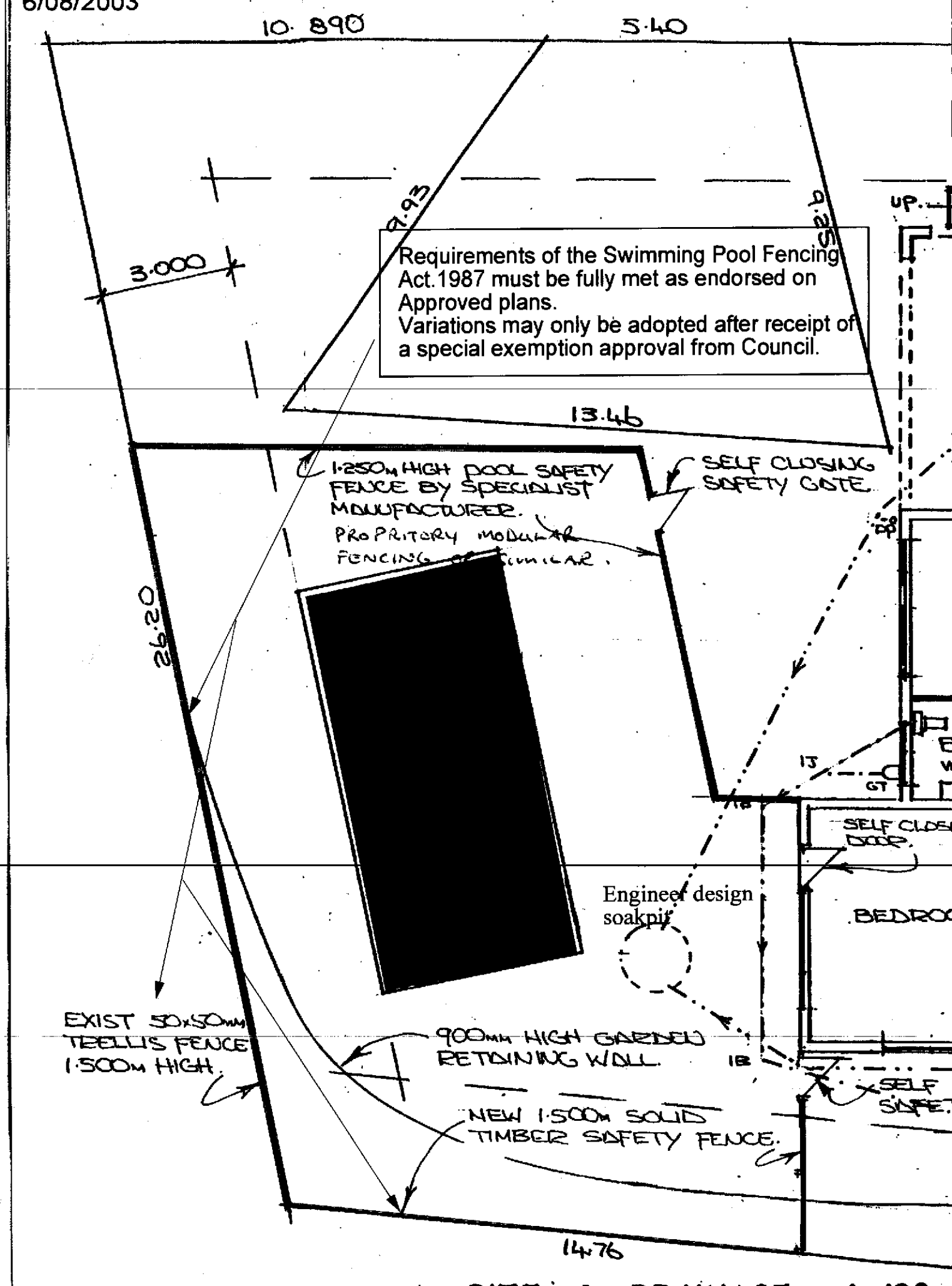


BABBAGE & PARTNERS
Architects, Planners
Consulting Engineers
P.O. Box 2027 Auck
PH: 3799980

**The Spa & Pool Factory Ltd**

TYPICAL DETAILS
PRK OCT '75
FIBREGLASS POOLS
2841

6/08/2003

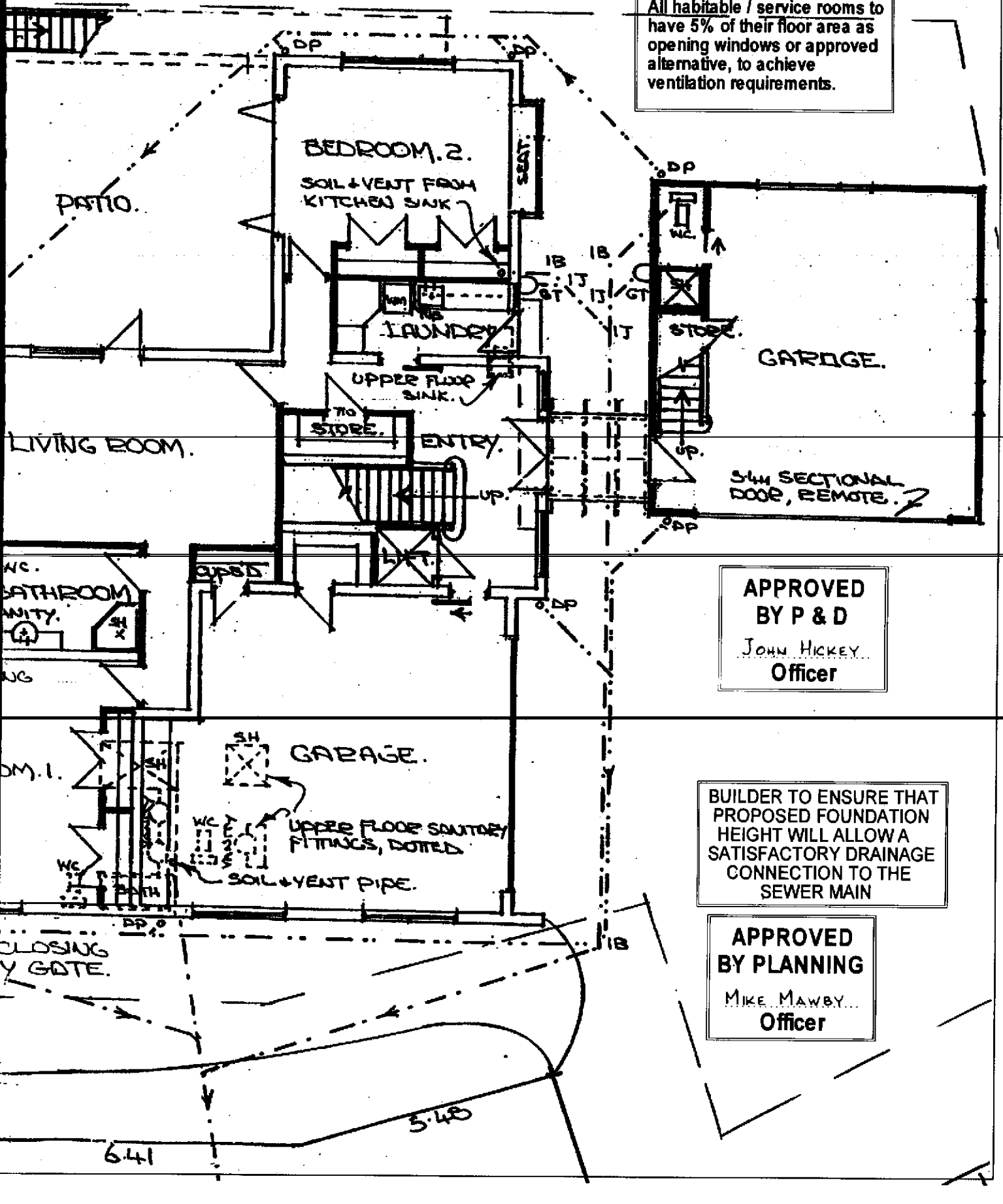



SITE & DRAINAGE 1:100

25 87

Murray Searle

# Amended Plan



ACCESS ELEVATORS Ltd.
**Box 3141 TAURANGA, NEW ZEALAND.**
**Ph: 07 541 3734 Fax: 07 543 1031 Mobile: 025 963096 A/H: 07 5767 288**
**Manufacturers and installers of affordable water hydraulic lifts.**

2 December, 2004

PRODUCER STATEMENT (post construction review)

Kapiti Coast District Council
Building Inspections Dept
Private Bag 601
PARAPARAUMU

Re: Lift installation into a new residence constructed by Classic Builders at 5 The Palms, Raumati Beach for Murray Searle.

Lift # 204108 Model: R2 Magic Carpet® platform lift.

Dear Sir/Madam,

We advise that the lift installation was completed on 16th November 2004. This unit has been supplied with a pump system that recirculates the water, the minimum water level in the reservoir being maintained by a ballcock connected to the mains water supply. Maximum periodic top-up requirement is 100ml.
Minimum air-gap separation as per G12 has been utilized as the back-flow prevention system.
This lift is installed in accordance with the Building Regulations 1992, D2: Alternative Solution.

All work was completed by competent and qualified personnel, to an exacting standard: Dennis Ireland of Petone Electrical, our Wellington installation agent with 6 years experience in installation of our product. Dennis was previously installing "Stairmaster" lifts for approximately 4 years.

Yours faithfully,
ACCESS ELEVATORS LTD

Brian McDonald

RECEIVED
2 4 OCT 2003
KAPITI COAST
DISTRICT COUNCIL

SCANNED

Murray Seale.
273 Rosetta Rd
Raumati Bch
Ph (04) 904

Scan for ~~Small~~ 030993 A
Plan Sett.

Building Division. KCDC.

BC 030993

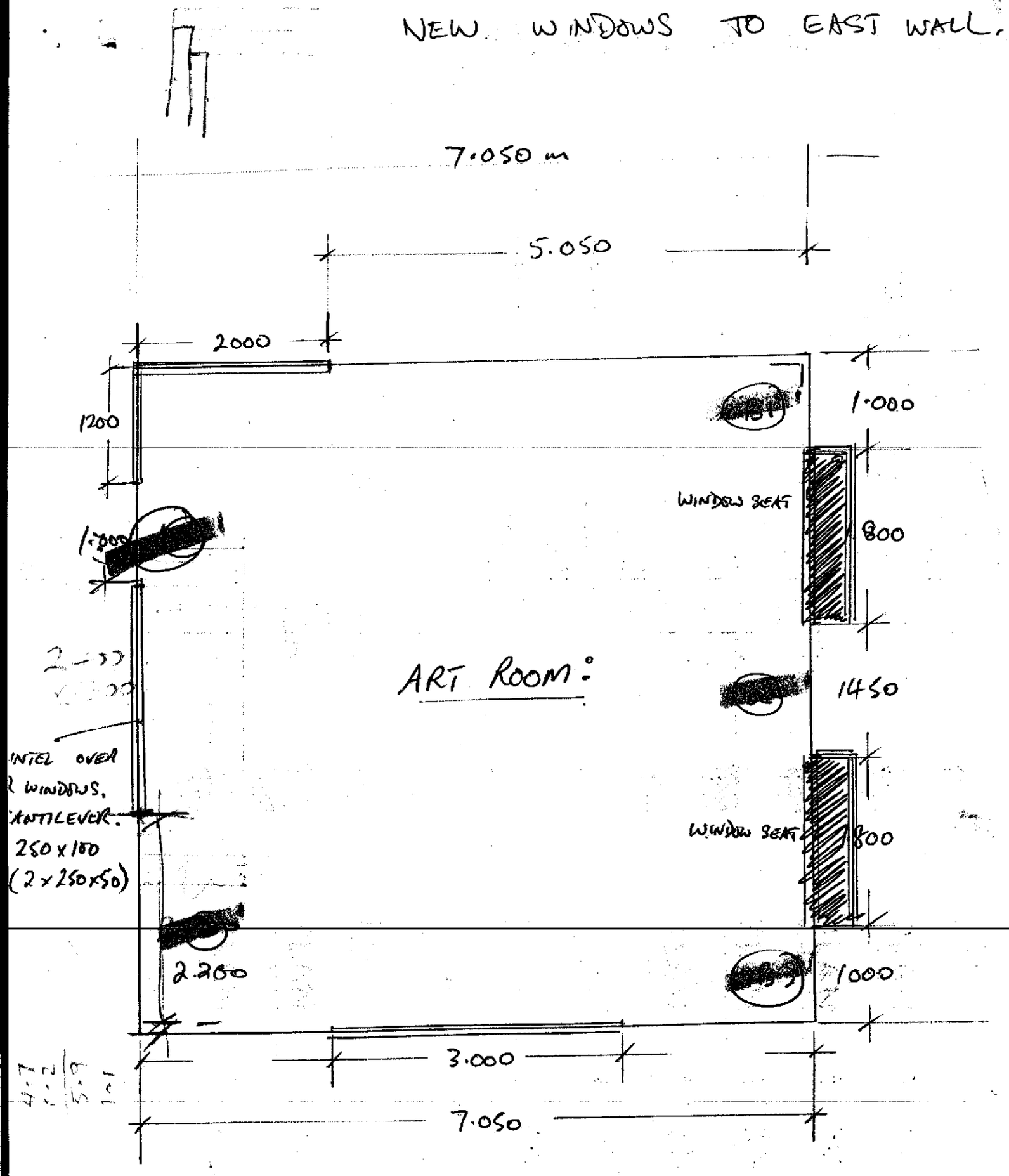
RE NEW HOUSE AT NO 5 The Palms.

Change to Windows to ART Room.
Thus altering the Bracing : new calculations as per attached.

Yours faithfully

Murray Seale.

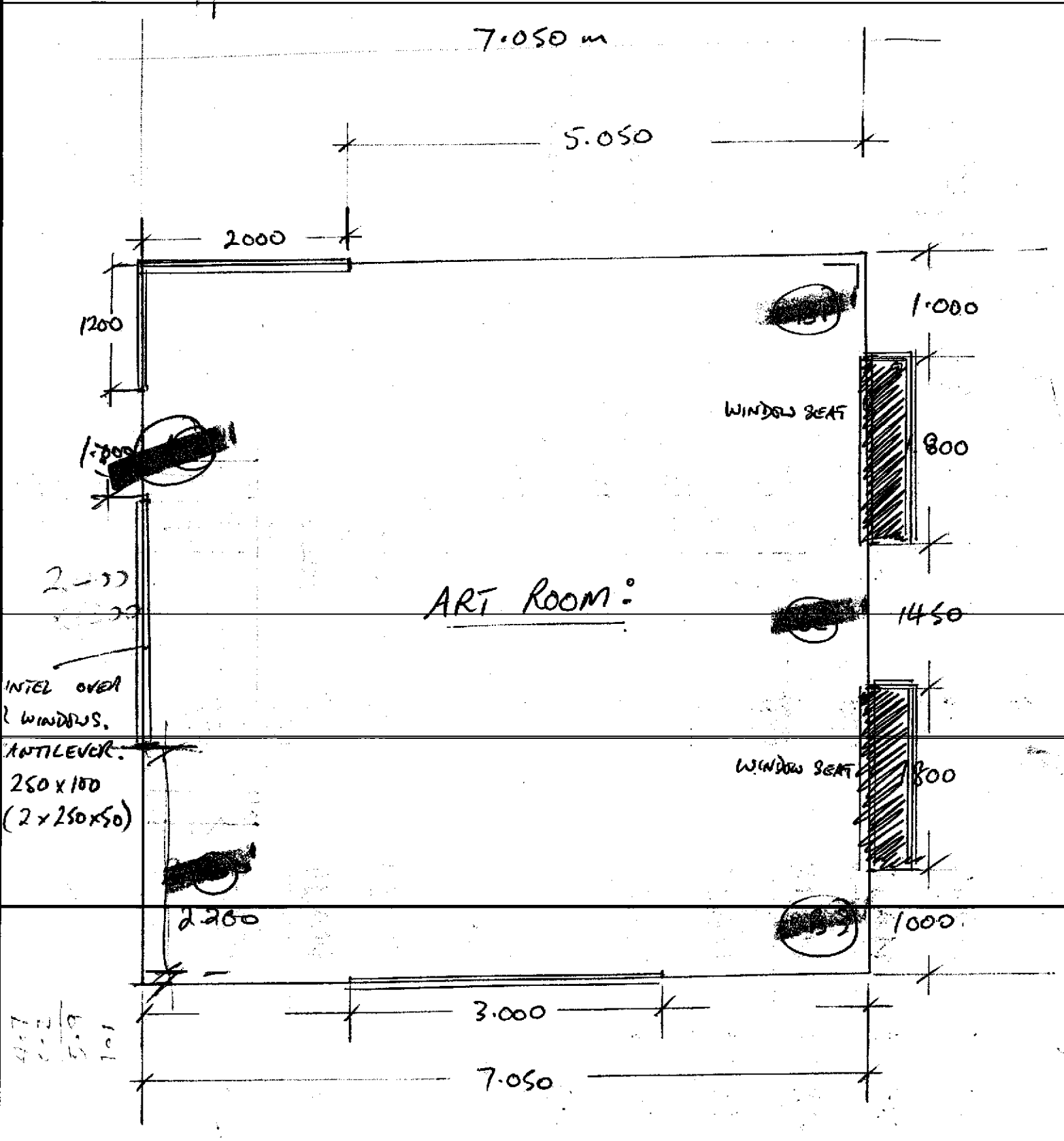
# NEW WINDOWS TO EAST WALL.




LINTEL HEIGHT = 2110

TRIMMER HEIGHT 800 ( ~~copy~~ different for window seats

# NEW WINDOWS TO EAST WALL.




LINTEL HEIGHT = 2110

TRIMMER HEIGHT 800 ( ~~copy~~ different for window seats.

6/08/2003

Murray Searle
5 The Ridings
Rainworth Beach
PH 7645913

# Amended Plan

Requirements of the Swimming Pool Fencing Act.1987 must be fully met as endorsed on Approved plans.
Variations may only be adopted after receipt of a special exemption approval from Council.

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

APPROVED BY P & D
JOHN HICKEY
Officer

APPROVED BY PLANNING
MIKE MAWBY
Officer

BUILDER TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW A SATISFACTORY DRAINAGE CONNECTION TO THE SEWER MAIN

10.890
5.40
25.87
9.93
9.25
3.000
13.46
26.20
14.76
5.48
6.41
1.250m HIGH POOL SAFETY FENCE BY SPECIALIST MANUFACTURER.
PROPRITORY MODULAR FENCING OR SIMILAR.
SELF CLOSING SAFETY GATE.
EXIST 50x50mm TRELLIS FENCE 1.500m HIGH.
900mm HIGH GARDEN RETAINING WALL
NEW 1.500m SOLID TIMBER SAFETY FENCE.
Engineer design soakpit
SELF CLOSING SAFETY GATE.
PATIO.
LIVING ROOM.
BEDROOM.2.
SOIL & VENT FROM KITCHEN SINK
LAUNDRY
UPPER FLOOR SINK.
STORE.
ENTRY.
WC.
BATHROOM
VANITY.
SELF CLOSING DOOR.
BEDROOM.1.
GARAGE.
UPPER FLOOR SANITORY FITTINGS, DOTTED
SOIL & VENT PIPE.
BATH
SEAT
GARAGE.
STORE.
54m SECTIONAL DOOR, REMOTE.
LIFT.
UP.
DP
IB
IJ
GT
SH
WC

SITE & DRAINAGE 1:100

COUNCIL COPY

KAPITI COAST
DISTRICT COUNCIL

# Building Control Services

Thank you for choosing KCDC Building Control Services to process and inspect your building project.
It is our aim to provide you with timely and professional building control services. We welcome any suggestions for improvements to the services we provide.

Ken Smith
Building Control Manager
Ph (04) 904 5855
Cell 027 4501509

Building Consent Number : 030993 COUNCIL COPY

Applicant Name : M & J SEARLE

Proposal : NEW DWELLING AND POOL

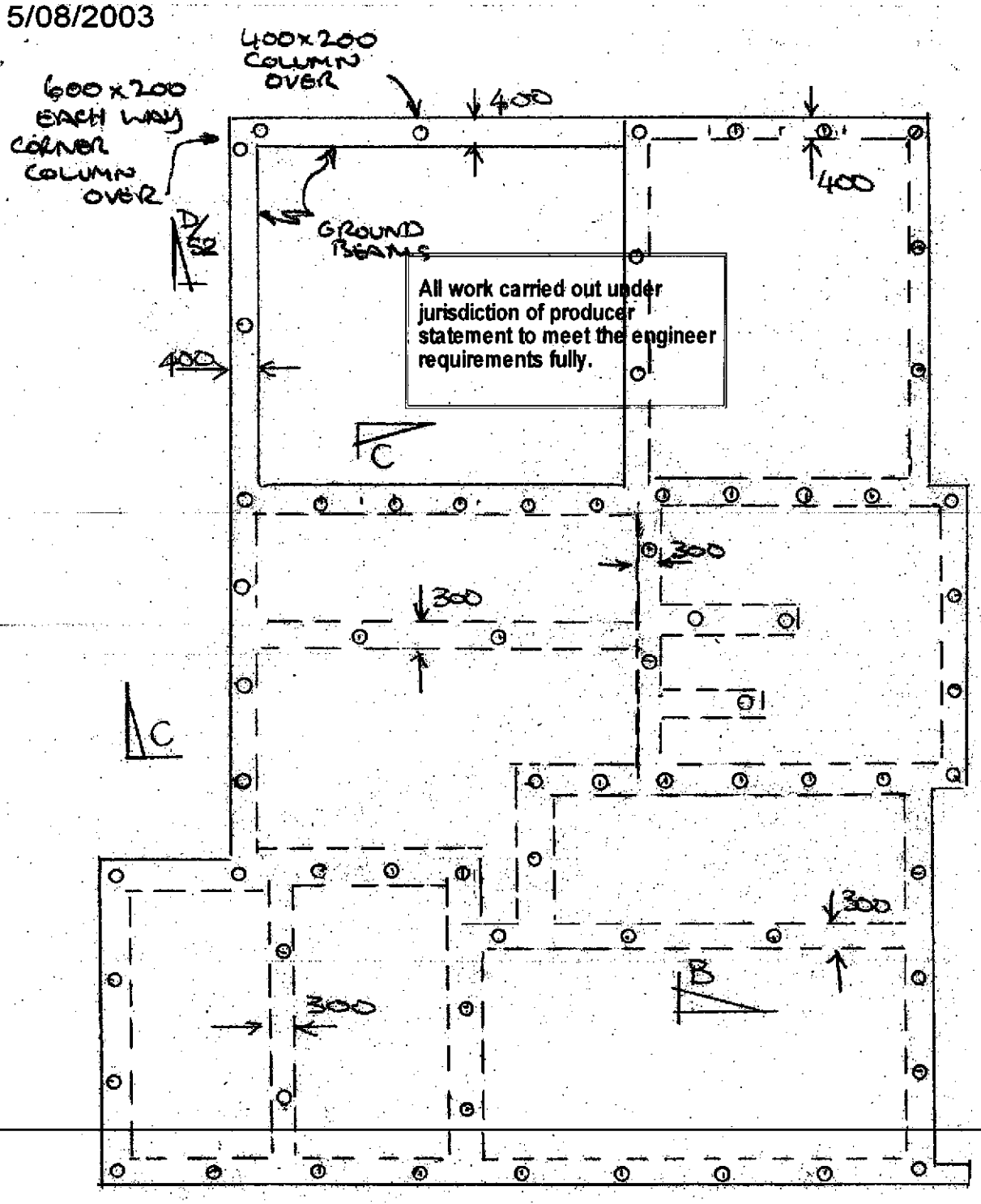
Location : 5 THE PALMS, RAUMATI BEACH

Legal Description : LOT 4 DP 90204 -SUBJ TO R/W &

Please note the list below which identifies the inspections required for this project. Whenever possible allow sufficient time to notify KCDC Building Control Services to enable those inspections to be carried out. You will notice some additional inspections which are extra to those commonly required. These are to ensure Compliance with the NZ Building Code and have benefits for you. They will be provided at no additional cost to you or your contractor.

| Inspection | Required | Sign off | Date |
|---|---|---|---|
| Initial (previously completed) | Yes | | |
| Foundation | Yes | | 19/8/2003 |
| Sub floor pre b-boards (reloc) | No | | |
| Pre slab plumbing | Yes | | |
| Pre block fill | No | | |
| Pre slab | Yes | | 29/8/03 |
| Sub floor | No | | |
| Exterior cladding (general) | Yes | | |
| Pre texture coating | Yes | | |
| Pre stucco | No | | |
| Brick veneer | No | | |
| Pre lining Mortar OK - 11/6/2004 | Yes | | 9/6/04 |
| Post lining | Yes | | 2/9/2004 |
| Drain test | Yes | | |
| Completion | Yes | | |
| | | | |
| | | | |

5/08/2003




FOUNDATION PLAN

NOTES

PILES TO BE HS 150 SED DRIVEN TO A SET OF 200mm /10 BLOWS FOR ALL EXCEPT FOUNDATIONS UNDER INTERNAL BLOCK WALLS WHERE SET SHALL BE 100mm /10 BLOWS FOR 480kg HAMMER FALLING 1000mm.

RECORD ALL SETS AND LENGTHS AND SUBMIT COPY TO ENGINEER

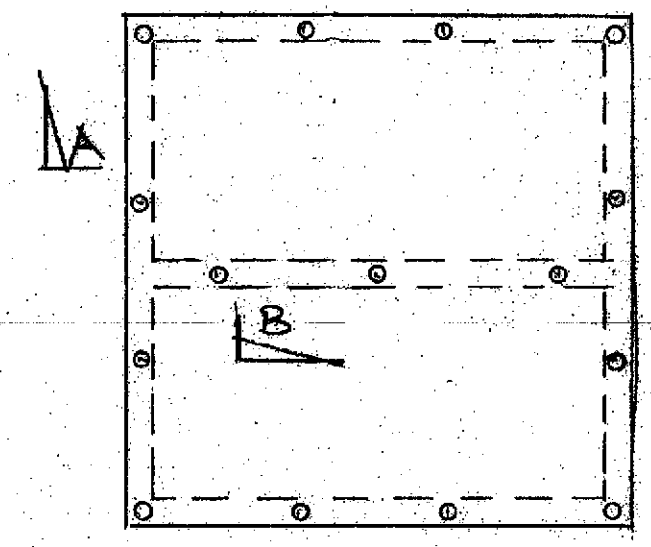
ALL PILES TO HAVE D20-1000 LONG THRU CAP.

CONCRETE TO BE 20MPA AT 28 DAYS. VIBRATED IN PLACE. ADD NO WATER ON SITE.

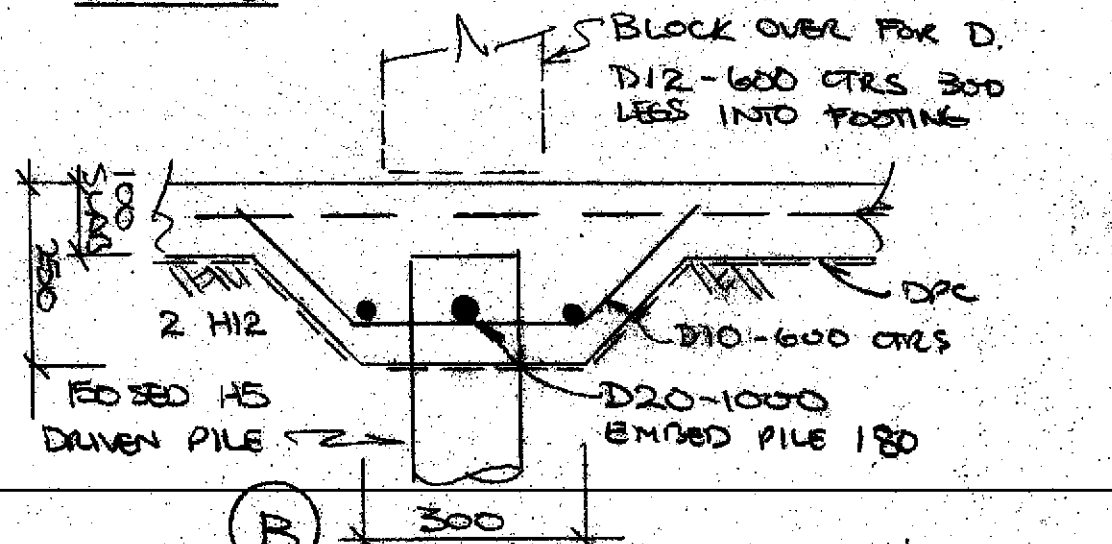
REFER ARCHITECTURAL PLANS FOR DIMENSIONS

ALL FOOTINGS 400 WIDE EXCEPT WHERE SHOWN

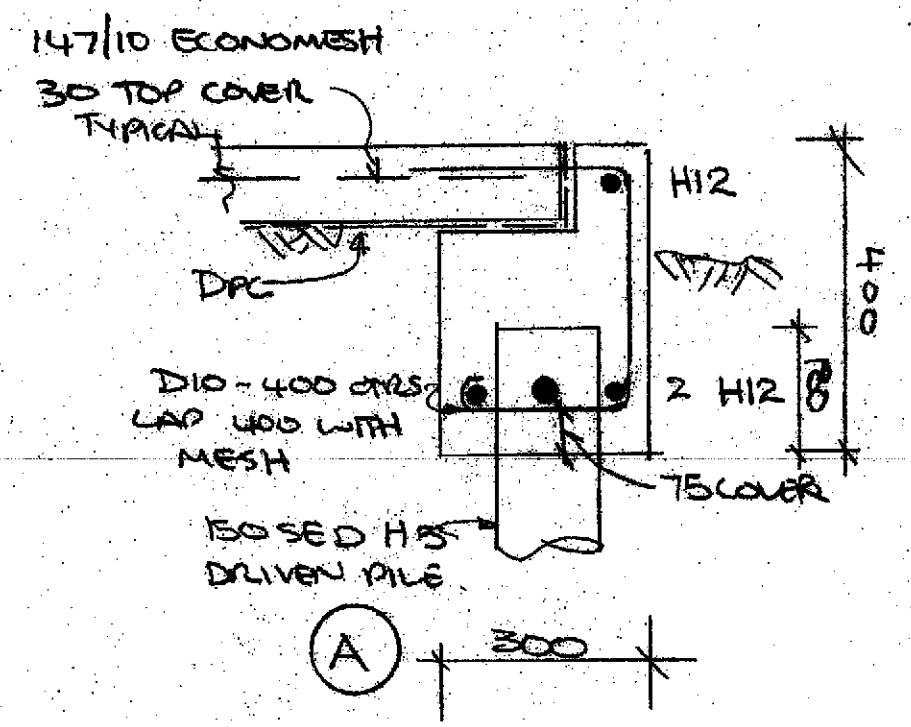
RETURN ALL H12 300 INTO ADJOINING GROUND BEAMS




GARAGE




H12-GRADE 430
MINIMUM LAP 500
MINIMUM COVER 50
EXCEPT WHERE SHOWN




| Issue | Amendment | By | Date |
|---|---|---|---|
| 2 | CONSENT | | 4/5 |
| 1 | PRELIM | | 1/4 |


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Paraparaumu (04) 297 0088
Fax (06) 367 0088
Email base@paradise.net.nz

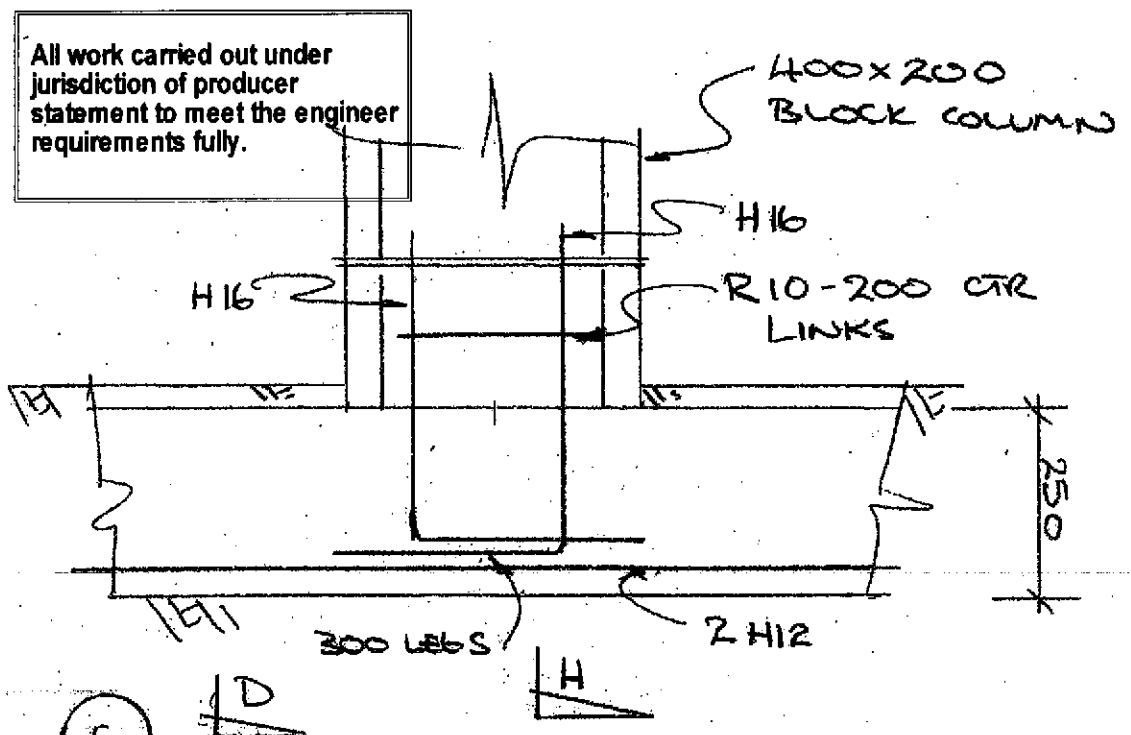

FOUNDATION PLAN
FOUNDATION DETAILS

SEARLE DWELLING
5 THE PALMS
RAUMATI

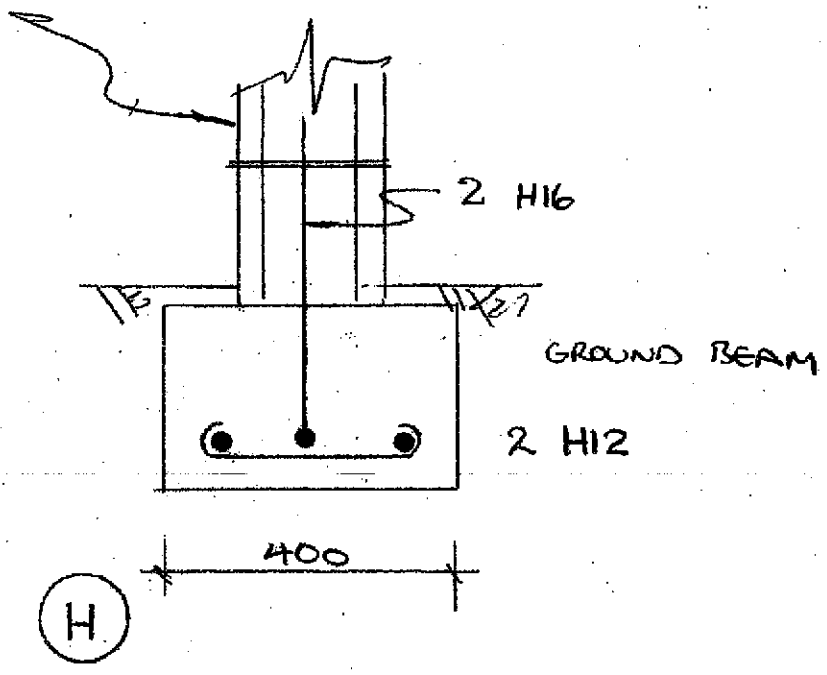
| Date | Scale | Sheet |
|---|---|---|
| AUG 03 | 1:100 1:10 | A3 |
| Surveyed | Drawing No. | 1 of 2 |
| Designed PB | 43126 | S1 |
| Drawn PB | | |
| Checked | | |

5/08/2003

All work carried out under jurisdiction of producer statement to meet the engineer requirements fully.

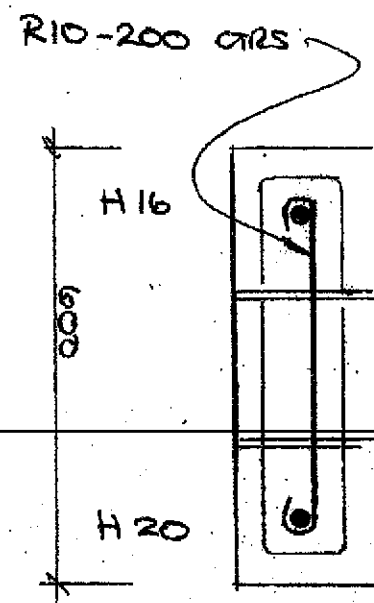



G

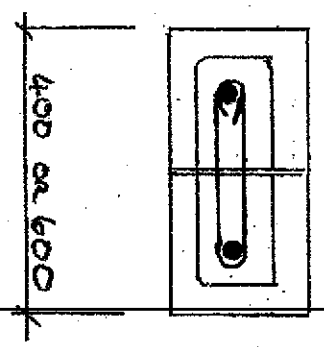



H

REINFORCING FOR 600x200 CORNER PIER TO BE H16 VERT 200 CTRS (5) R10 LINKS 400 CTRS HORIZONTAL REFER PAGE 5 DWGS

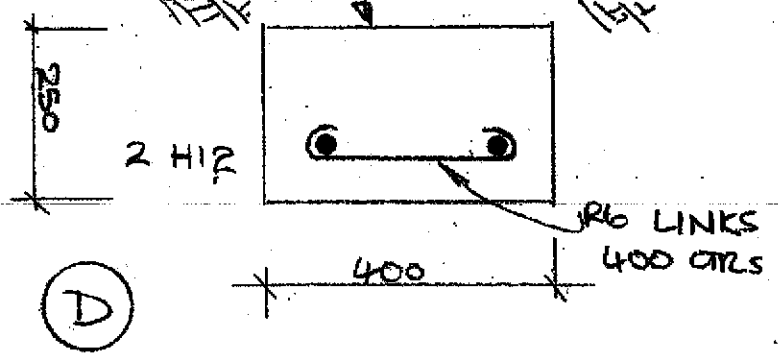



E ALL OTHER LINTELS




F PATIO BEAM
SPAN 2900.

'GROUND BEAM BETWEEN BLOCK PIERS




D

| Issue | Amendment | By | Date |
|---|---|---|---|
| 2 | CONSENT | PM | 4/8 |


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Levin

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Paraparaumu (04) 297 0088
Fax (06) 367 0068
Email base@paradise.net.nz


BLOCK LINTELS
FOUNDATION DETAIL

SEARLE DWELLING
5 THE PALMS
RAUMATI

| Date | Scale | Sheet |
|---|---|---|
| AUG 03 | 1:10 | A3 |
| Surveyed | Drawing No. | 2 of 2 |
| Designed PMW | | 43126-S2 |
| Drawn | | |
| Checked | | |

5/08/2003

All work carried out under jurisdiction of producer statement to meet the engineer requirements fully.

CS1.

CS2.

PATIO.

3m WIDE BI-FOLD DOORS

BEDROOM. 2.

ROBES

ROBES

LAUNDRY

LIVING ROOM.

100x50mm No1, H1, PG. FRAMING, SEC. 8.

ENTRY.

STORE.

UP.

LIFT.

WC.

BATHROOM

VANITY.

CUPBD.

GARAGE.

STORE.

WC.

5.4m SECTIONAL DOOR, REMOTE.

GLAZED ROOF OVER.

OUTLINE OF UPPER STOREY.

BEDROOM. 1.

ROBES

ROBES

WORK BENCH

GARAGE.

5.4m SECTIONAL DOOR, REMOTE

200 SERIES CONCRETE BLOCKWORK.

# GROUND FLOOR PLAN. 1:100.

AMENDED 5 AUG 03

[redacted]

5

A1

**GIBRALTAR BOARD**
**Wall Bracing Systems**

# WALLBRACING CALCULATION SHEET A

(For use with NZS 3604 : 1990)

Name: CLASSIC HOMES LTD

1. Location of STOREY: foundation / single / (upper of two) / lower of two

SITE WIND ZONE: (Table 2.4) low / medium / high / (very high)

EARTHQUAKE ZONE: (Fig. 2.2, Table 2.3) (A) / B / C

**SITE ADDRESS**

City/Town or District: KAPITI

Street and Number: THE PALMS

or

LOT AND D.P. Number:

2. **FOR EARTHQUAKE**

Roof weight: (light) / heavy
Average Roof Pitch: 12½°
Type of Cladding: (light) / heavy
Earthquake Zone: A
Storey in Roof space: yes / (no)

E = 6.2 BU's/m²

3. **FOR WIND**

Building Height : 8m
Roof Height : 2.8m
Stud Height : 2.7m
Wind Speed : VHIGH.

W = [redacted] BU's/m Along
W = [redacted] BU's/m Across

4. ~~ROOF~~ or BUILDING LENGTH BL = 18 m
~~ROOF~~ or BUILDING WIDTH BW = 14.9 m
GROSS ~~ROOF~~ or BUILDING PLAN AREA GPA = 176 m²

5. EARTHQUAKE LOAD (ACROSS and ALONG) E x GPA = 6.2 x 176 = 1091 BU's
WIND LOAD: ACROSS [redacted] >∴OK
WIND LOAD: ALONG [redacted] >∴OK

[redacted]

| WALL OR BRACING LINE | | BRACING ELEMENTS PROVIDED | | | EARTHQUAKE | | WIND | |
|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 EQ | 7 EQ | 6 W | 7 W |
| Line Label | Minimum BU's Required | Bracing Element No. | Bracing Type | Length Element (m) L | Rating BU/m EQ | BU's Achieved (BU/m x L) EQ | Rating BU/m W | BU's Achieved (BU/m x L) W |
| A | 100 | A1 | BP9 | .6 | 95 | 57 | 110 | 66 |
| | | A2 | " | .6 | " | 57 | " | 66 |
| | | A3 | BR4 | 1.0 | 85 | 85 | 100 | 100 |
| B | 70 | B1 | BB6 | 1.2 | 110 | 132 | 150 | 180 |
| | | B2 | BB9 | .6 | 95 | 57 | 110 | 66 |
| | | B3 | " | .6 | " | 57 | " | 66 |
| C | 70 | B4 | GIB2 | 2.4 | 70 | 168 | 80 | 192 |
| | | C1 | GIB2 | 2.4 | " | 168 | " | 192 |
| | | C2 | " | 3.6 | " | 252 | " | 288 |
| D | 140 | C3 | BP9 | .8 | 95 | 76 | 110 | 88 |
| | | C4 | BR4 | 1.1 | 85 | 93 | 100 | 110 |
| | | D1 | " | 1.0 | " | 85 | " | 100 |
| E | | D2 | GIB1 | 2.3 | 50 | 115 | 55 | 126 |
| | | D3 | BB5 | 1.2 | 85 | 102 | 115 | 138 |
| | | | | | | | | |
| | | | | | | | | |
| TOTALS ACHIEVED | | | | | EQ | 1504 | W | 1678 >∴OK |
| TOTALS REQUIRED | | | | | EQ | 1091 | W | [redacted] >∴OK |

[redacted]

| WALL OR BRACING LINE | | BRACING ELEMENTS PROVIDED | | | EARTHQUAKE | | WIND | |
|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 EQ | 7 EQ | 6 W | 7 W |
| Line Label | Minimum BU's Required | Bracing Element No. | Bracing Type | Length Element (m) L | Rating BU/m EQ | BU's Achieved (BU/m x L) EQ | Rating BU/m W | BU's Achieved (BU/m x L) W |
| | | M1 | SP 4 | 0.45 | | | 85 | 38 |
| M | 70 | ~~M2~~ | ~~BB6~~ | ~~1.7~~ | ~~95~~ | ~~161~~ | ~~110~~ | ~~77~~ |
| | | M2 | BB5 | 1.9 | 85 | 161 | 115 | 218 |
| N | 70 | | | | | | | |
| | | O1 | BB6 | 1.2 | 110 | 132 | 150 | 180 |
| O | 70 | O2 | GIB2 | 3.6 | 70 | 252 | 80 | 288 |
| | | P1 | GIB2 | 3.5 | 70 | 245 | 80 | 280 |
| P | 70 | P2 | " | 2.6 | " | 182 | " | 208 |
| | | P3 | " | 2.4 | " | 168 | " | 192 |
| | | P4 | GIB1 | 3.6 | 50 | 180 | 75 | 270 |
| Q | 73 | Q1 | " | 2.4 | " | 168 | " | 180 |
| | | Q2 | " | 2.4 | " | 168 | " | 180 |
| | | | | | | | | |
| | | | | | | | | |
| TOTALS ACHIEVED | | | | | EQ | 1722 | W | 2073 >∴OK |
| TOTALS REQUIRED | | | | | EQ | 1091 | W | [redacted] >∴OK |

BCE 43126
ADD

9

5/08/2003

ENGINEER STRUCTURAL DESIGN TAKES PRECEDENCE

GIBRALTAR BO.
Wall Bracing Sy

# WALLBRACING CALCULATION SHEET A

(For use with NZS 3604 : 1990)

All work carried out under jurisdiction of producer statement to meet the engineer requirements fully.

Name: CLASSIC HOMES

1.

| | |
|---|---|
| Location of STOREY | foundation<br>single<br>upper of two |
| SITE WIND ZONE: (Table 2.4) | low / medium<br>high / very high |
| EARTHQUAKE ZONE: (Fig. 2.2, Table 2.3) | A / B / C |

SITE ADDRESS

City/Town or District: KAPITI

Street and Number: THE PALMS

or

LOT AND D.P. Number:

2. FOR EARTHQUAKE

Roof weight: light / heavy
Average Roof Pitch: 18°
Type of Cladding: light / heavy
Earthquake Zone:
Storey in Roof space: yes / no

E = 9.9 BU's/m²

3. FOR WIND

Building Height : 7 m
Roof Height : 1.5 m
Stud Height : 2.4m
Wind Speed : V HIGH

W = 178 BU's/m Along
W = 165 BU's/m Across

4.

| | | |
|---|---|---|
| ~~ROOF~~ or BUILDING LENGTH | BL | = 7.0 m |
| ~~ROOF~~ or BUILDING WIDTH | BW | = 7.0 m |
| GROSS ~~ROOF~~ or BUILDING PLAN AREA | GPA | = 49 m² |

5.

| | | | |
|---|---|---|---|
| EARTHQUAKE LOAD (ACROSS and ALONG) E x GPA | = 9.9 x 49 | = 485 | BU's |
| WIND LOAD: ACROSS | W ACROSS x BL = 165 x 7.0 | = 1155 | BU's |
| WIND LOAD: ALONG | W ALONG x BW = 178 x 7.0 | = 1246 | BU's |

[redacted]

| WALL OR BRACING LINE | | BRACING ELEMENTS PROVIDED | | | EARTHQUAKE | | WIND | |
|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 EQ | 7 EQ | 6 W | 7 W |
| Line Label | Minimum BU's Required | Bracing Element No. | Bracing Type | Length Element (m) L | Rating BU/m EQ | BU's Achieved (BU/m x L) EQ | Rating BU/m W | BU's Achieved (BU/m x L) W |
| A | 70 | A1 | BRS | 3.6 | 185 | 306 | 115 | 414 |
| | | A2 | BR6 | 1.2 | 110 | 132 | 150 | 180 |
| | | A3 | " | 1.2 | " | 132 | " | 180 |
| B | 70 | B1 | BRS | 2.2 | 185 | 187 | 115 | 253 |
| | | B2 | " | 2.2 | " | 187 | | 253 |
| C | | | | | | | | |
| D | | | | | | | | |
| E | | | | | | | | |
| TOTALS ACHIEVED | | | | | EQ | 944 | W | 1280 |
| TOTALS REQUIRED | | | | | EQ | 485 | W | 1246 |

[redacted]

| WALL OR BRACING LINE | | BRACING ELEMENTS PROVIDED | | | EARTHQUAKE | | WIND | |
|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 EQ | 7 EQ | 6 W | 7 W |
| Line Label | Minimum BU's Required | Bracing Element No. | Bracing Type | Length Element (m) L | Rating BU/m EQ | BU's Achieved (BU/m x L) EQ | Rating BU/m W | BU's Achieved (BU/m x L) W |
| M | 70 | M1 | BR6 | 2.2 | 110 | 242 | 150 | 330 |
| | | M2 | " | 2.2 | " | 242 | " | 330 |
| N | 70 | N1 | BR9 | 1.0 | 95 | 95 | 110 | 110 |
| | | N2 | BR9 | 9 | " | 85 | ~~99~~ | 99 |
| O | | O1 | HT14B | 2.2 | | | 190 | 418 |
| | | O2 | HT14B | 2.2 | | | 190 | 418 |
| P | | P1 | BR4 | 0.9 | | | 100 | 90 |
| Q | | Q1 | HT11B | 1.0 | | | 191 | 191 |
| | | Q2 | HT9 | 0.6 | | | 93 | 96 |
| TOTALS ACHIEVED | | | | | EQ | 664 | W | ~~869~~ 1173 |
| TOTALS REQUIRED | | | | | EQ | 485 | W | 1155 |

see page 12

5/08/2003

[redacted]

TITAN BOARD

NB:- FIX CEILING GIB TO ART ROOM & GARAGE TO FORM STRUCTURAL DIAPHRAGMS TO NZS 3604:13.5.

See page 10. for BRACING ACHIEVED & REQUIRED

All work carried out under jurisdiction of producer statement to meet the engineer requirements fully.

PATIO

GLASS BALUSTRADE.

SUN'M.

PATIO.

DINING ROOM.

KITCHEN.

LIVING ROOM.

GAS FIRE.

ROBES

COSTS

BEDR'M.3

MASTER BEDROOM.

EN-STE.

STUDY.

PATIO.

ART ROOM.

STORE.

GARAGE.

01 HT14 B 2.2

02 HT14 B 2.2

01-HT 11 B

02 HT 9

Ground Floor.

All work carried out under jurisdiction of producer ~~statement to meet the engineer~~ requirements fully.

Garage timber walls

18.000

14.900

7.000

UPPER FLOOR BRACING PLAN. 1 : 100.

31/07/2003

APPROVED BY BUILDING
MARK FITZPATRICK
Officer

CAUTION
Plans have been digitally reproduced and may not be to scale.

All references to standards and codes etc shall be taken as reference to latest version including amendments.

Note area is [redacted] area, and components must meet 50yr durability requirements of NZ Bldg Code

# Proposed New Residence
# at
# 5, The Palms, Kohutuhutu Road, Raumati Beach.
# for
# Classic Homes Ltd

Section F7 of the New Zealand Building Code requires the installation of an approved [redacted] for detection and warning of fire.

**June 2003**

NOTE : WHOLE SITE PLAN AND POOL INFORMATION AT THE END OF THIS COMPUTER FILE

APPROVED BY PLANNING
MIKE MAWBY
Officer

APPROVED BY P & D
JOHN HICKEY
Officer

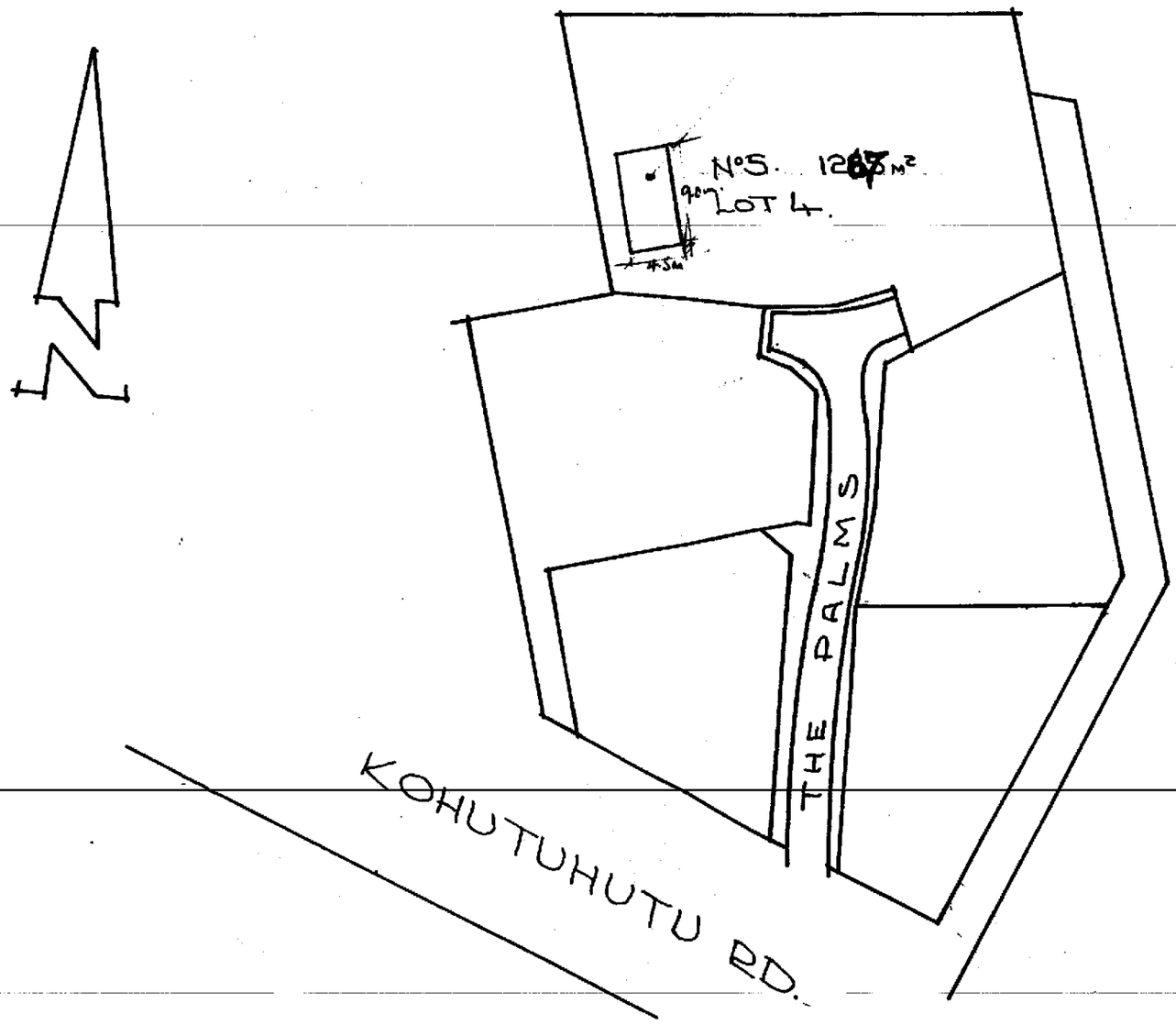
ROB MEECHAM DRAUGHTING & DESIGN WAIKANAE 04 905 7868

ROB MEECHAM DRAUGHTING & DESIGN WAIKANAE 04 905 7868

6/08/2003

POOL POSITION.

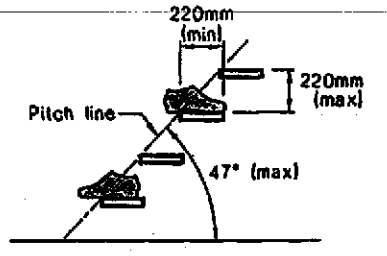
POOL TO BE FENCED IN ACCORDANCE WITH LOCAL BODY REQUIREMENTS



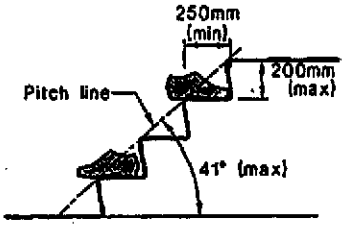

LOCATION PLAN. Reduced.

## Figure 11: Pitch, risers and treads for stairs

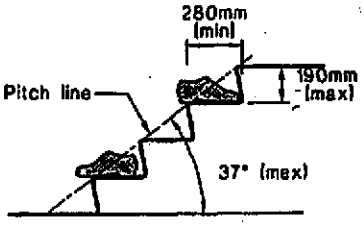
Paragraphs 4.1.1, 4.1.4, 4.4.2, 4.5.1 (a) and Figure 17



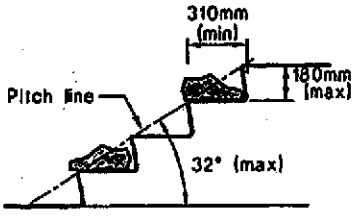

**Service stairways and minor private stairways**



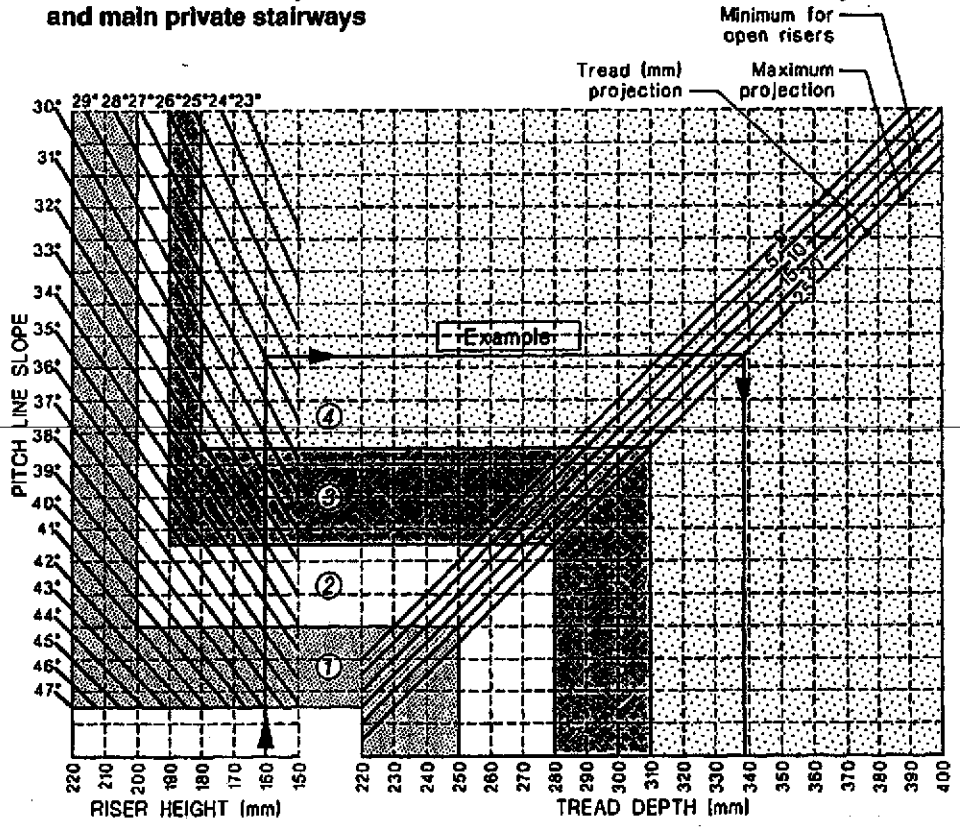

**Secondary private stairways**




**Common stairways and main private stairways**




**Accessible stairways**



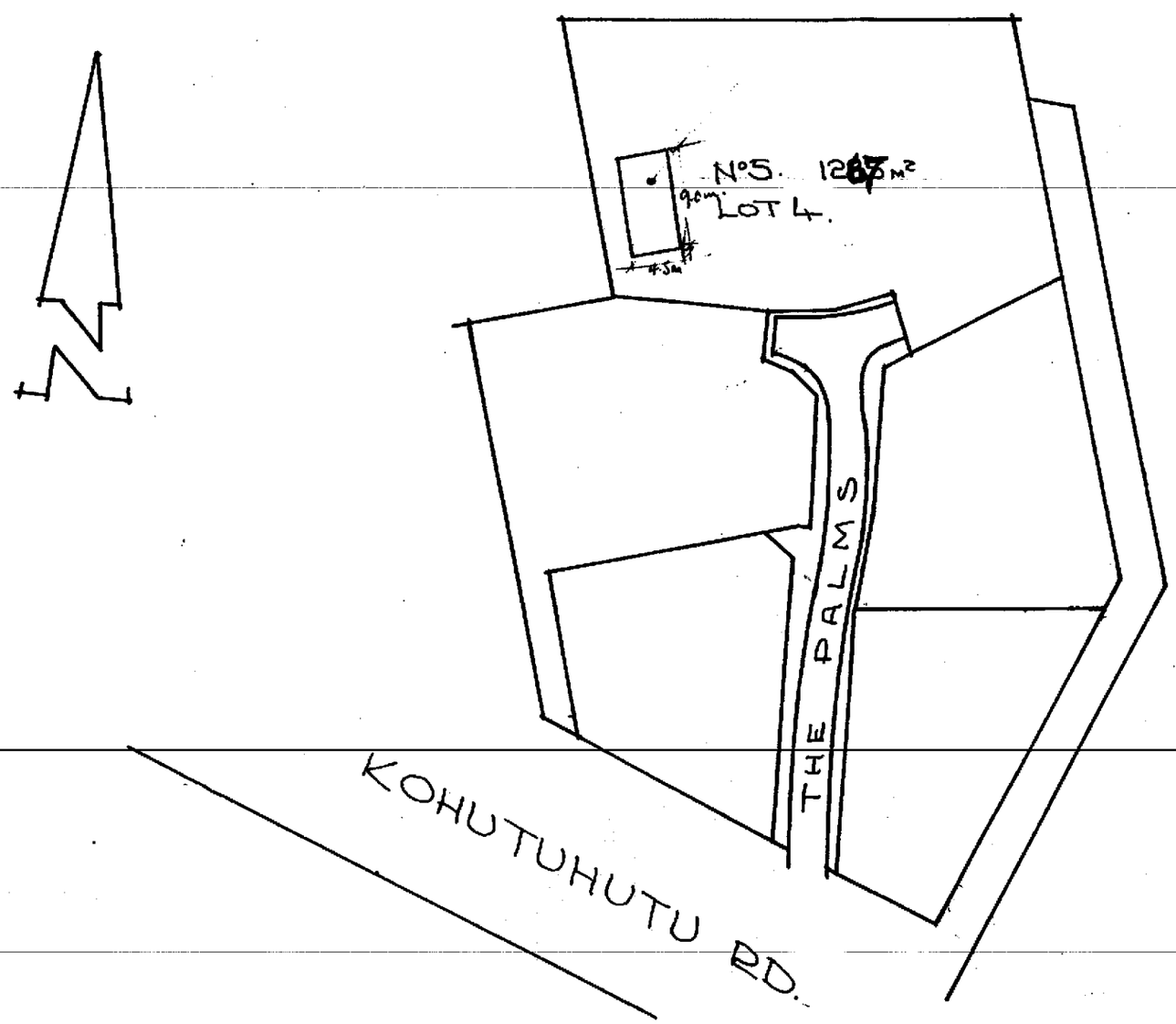

**Example of accessible stairway**

For a riser height of 160 mm, pitch line slope of 27°, and tread projection of 25 mm, the design tread depth is 340 mm.

6/08/2003

POOL POSITION.

POOL TO BE FENCED IN ACCORDANCE WITH LOCAL BODY REQUIREMENTS.




LOCATION PLAN. Reduced.

Lintels where specified other than to tables of NZS 3604:1999 and all proprietory beams & trusses must be confirmed by the Supplying Licensed Prenailer or Registered Engineer.

5.40

25.87

9.93

9.25

13.46

24.17

UP.

DP

PATIO.

BEDROOM.2.

SOIL + VENT FROM KITCHEN SINK

SEAT.

LAUNDRY

UPPER FLOOR SINK.

STORE.

ENTRY.

LIVING ROOM.

WC.

BATHROOM

VANITY.

GT

IJ

IB

GARAGE.

S/M SECTIONAL DOOR, REMOTE.

L.ET.

DPBD

90mm Ø P.V.C. STORMWATER DRAIN, 1 IN 90 MIN. FALL SOAKPIT.

STORMWATER SOAKPIT TO K.C.D.C APPROVAL.

BEDROOM.1.

SH

WC.

BATH

UPPER FLOOR SANITARY FITTINGS, DOTTED.

SOIL + VENT PIPE.

100mm Ø P.V.C. SANITARY DRAIN. 1 IN 120 MIN. FALL TO S.S.LAT.

14.76

6.41

5.48

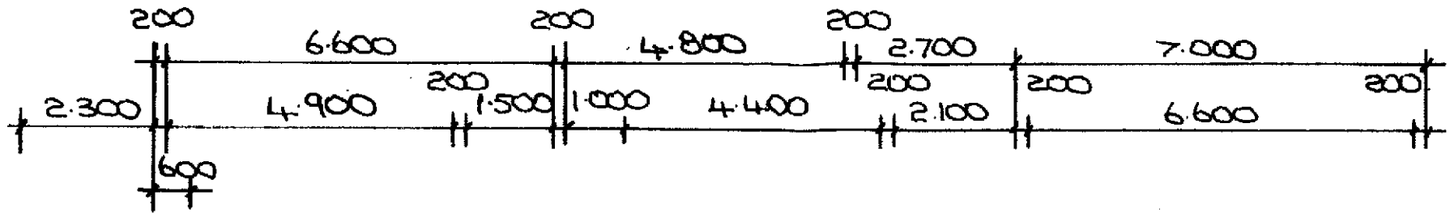
15.38

SITE & DRAINAGE 1:100.

2

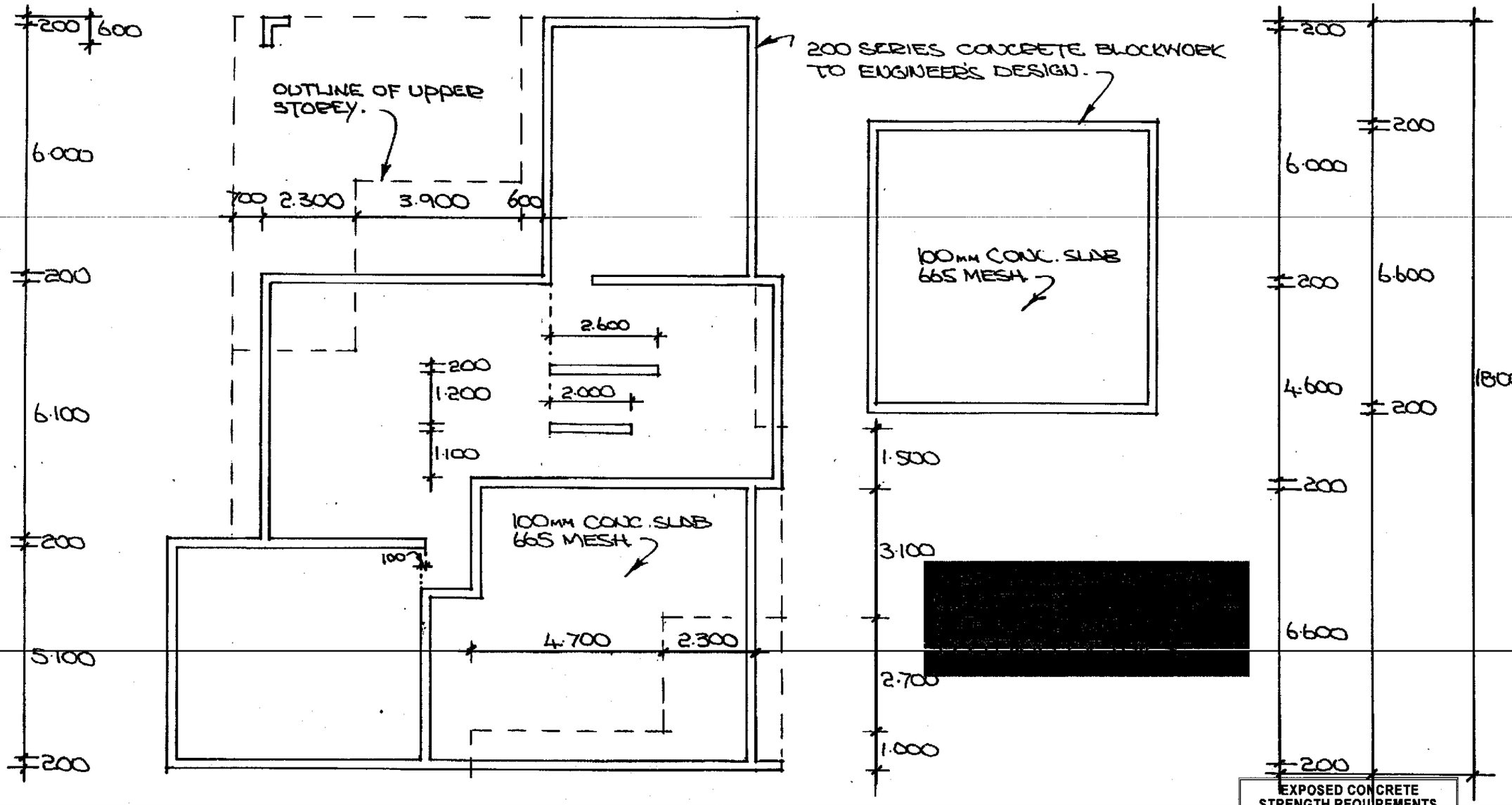
31/07/2003

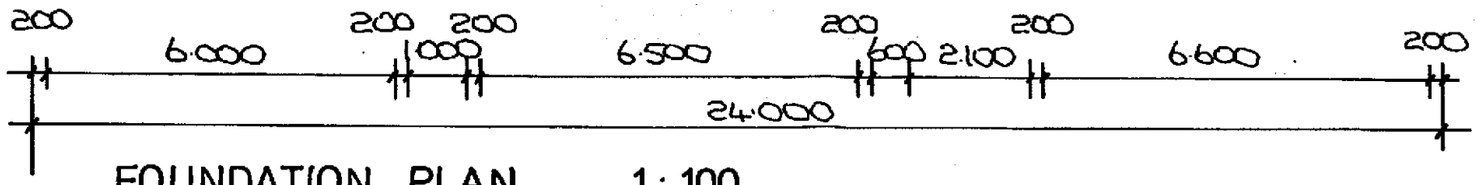
**APPROVED BY BUILDING**
MARK FITZPATRICK
**Officer**




**FOUNDATION WALL FOOTINGS**

| | |
|---|---|
| REINFORCED CONCRETE : | |
| Single storey 165* wide | 1 rod |
| Two Storey 200* wide | 2 rods |
| REINFORCED MASONARY : | |
| Single storey 190* wide | 2 rods |
| Two Storey 240* wide | 4 rods |



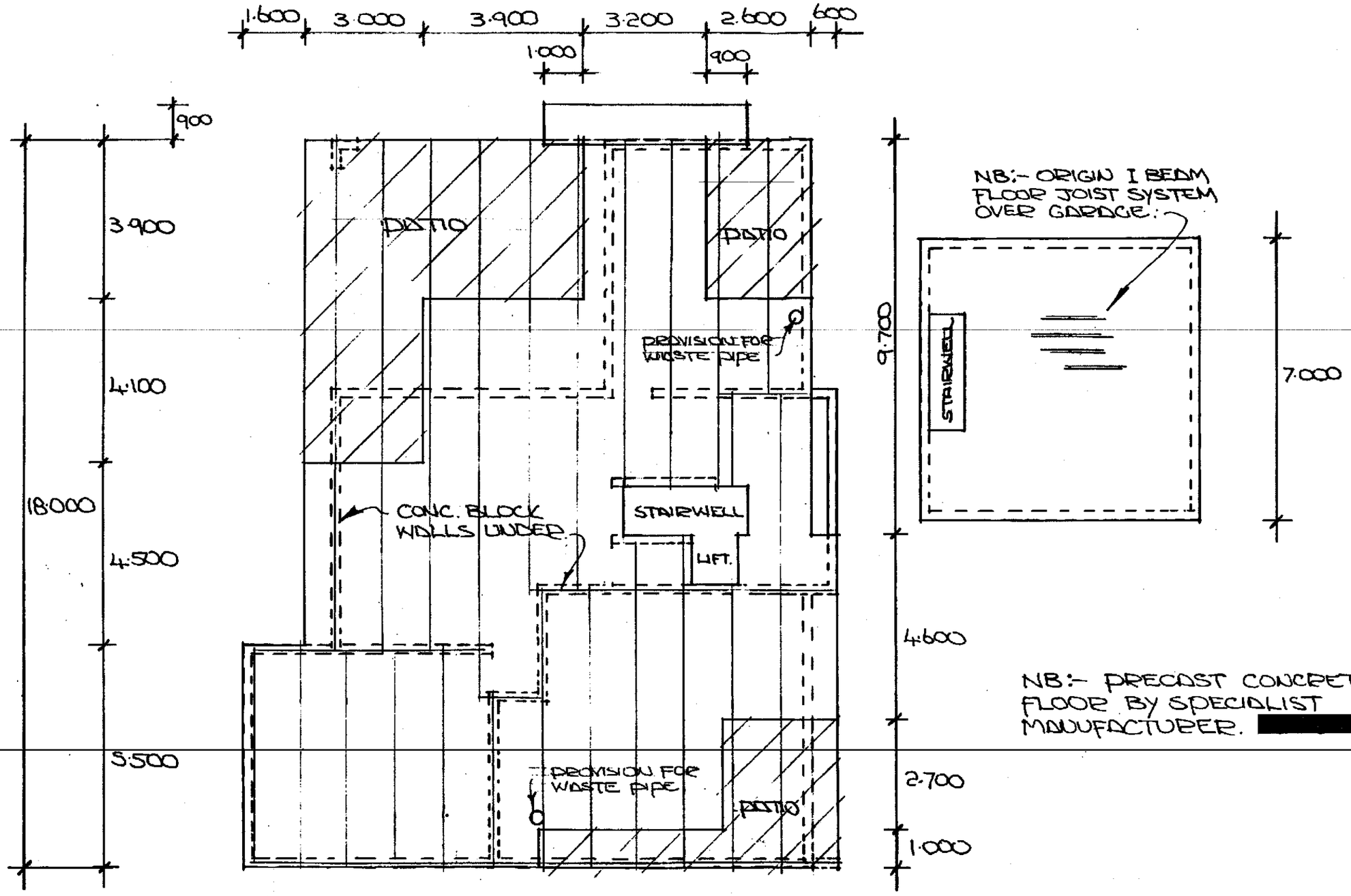




FOUNDATION PLAN. 1 : 100.

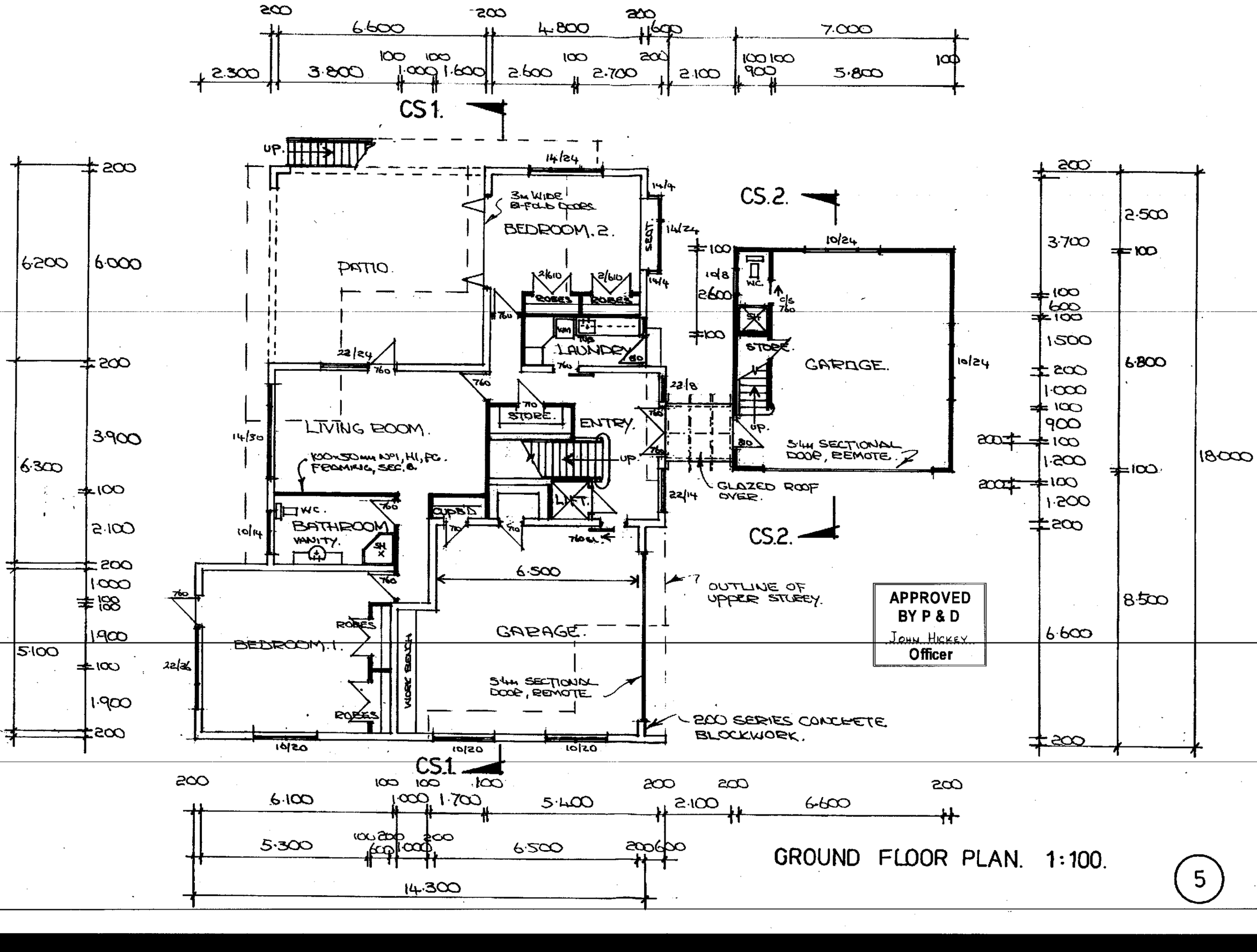
**EXPOSED CONCRETE STRENGTH REQUIREMENTS**

| |
|---|
| Within 500m of mean high tide - 25mpa |
| Beyond 500m of mean high tide - 20mpa |

3




UPPER FLOOR CONC. SLAB PLAN. 1 : 100.

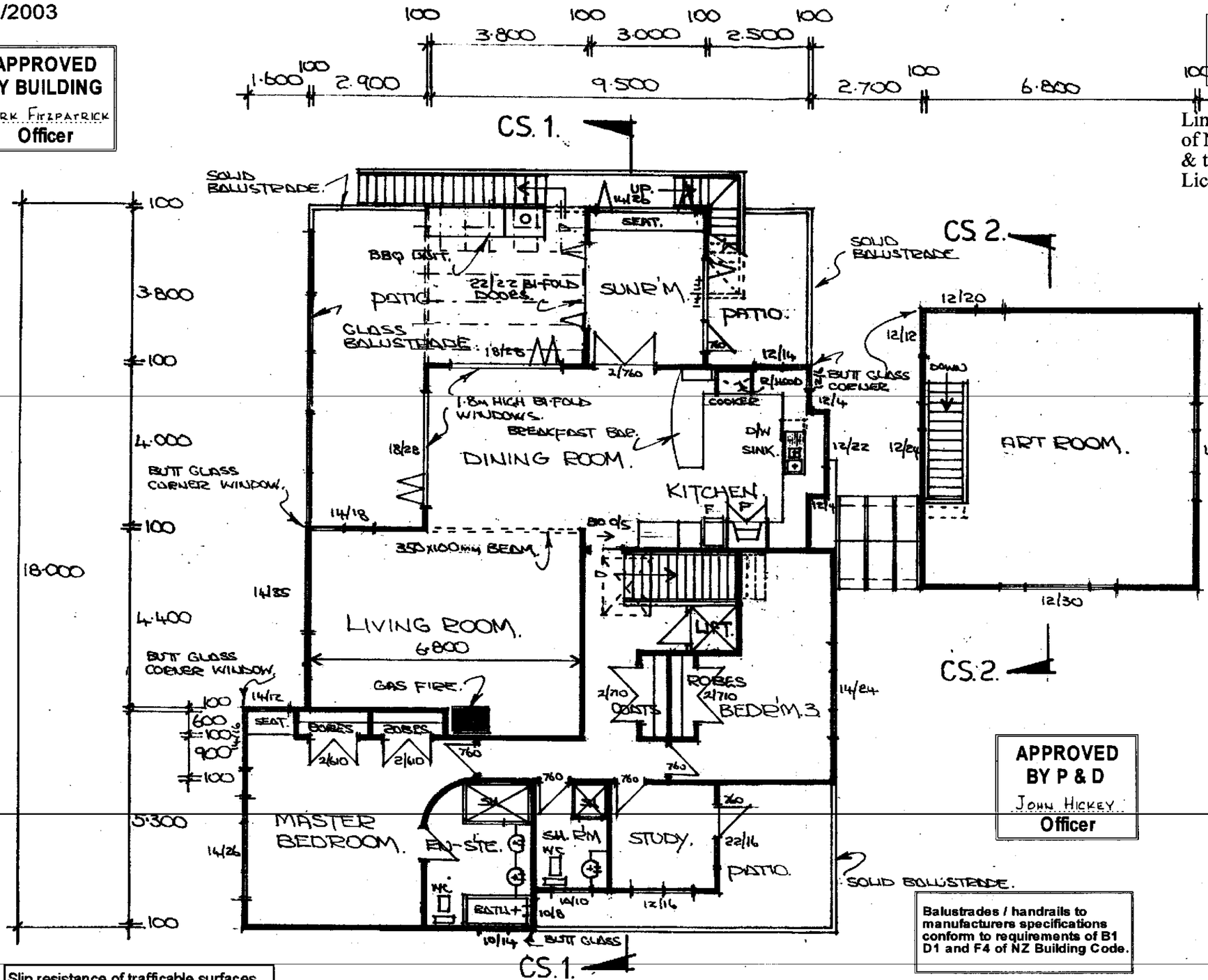

CS1.
CS2.
UP.
PATIO.
3m WIDE BI-FOLD DOORS
BEDROOM.2.
SEAT.
ROBES
ROBES
LAUNDRY
LIVING ROOM.
100x50mm No1, H1, F8. FRAMING, SEC.8.
STORE.
ENTRY.
LIFT.
WC.
BATHROOM
VANITY.
CUPBD
BEDROOM.1.
ROBES
ROBES
WORK BENCH
GARAGE.
5.4m SECTIONAL DOOR, REMOTE.
OUTLINE OF UPPER STOREY.
WC.
STORE.
GARAGE.
5.4m SECTIONAL DOOR, REMOTE.
GLAZED ROOF OVER.
200 SERIES CONCRETE BLOCKWORK.
APPROVED BY P & D
JOHN HICKEY.
Officer
GROUND FLOOR PLAN. 1:100.
5

6/08/2003

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Officer

Stress graded framing to conform to relevant manuf' producer statement and selection tables.

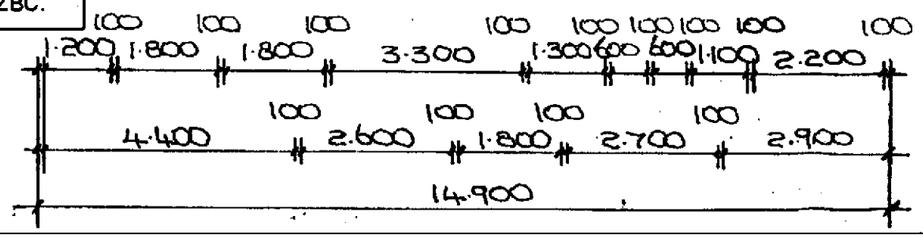
Lintels where specified other than to tables of NZS 3604:1999 and all proprietory beams & trusses must be confirmed by the Supplying Licensed Prenailer or Registered Engineer.

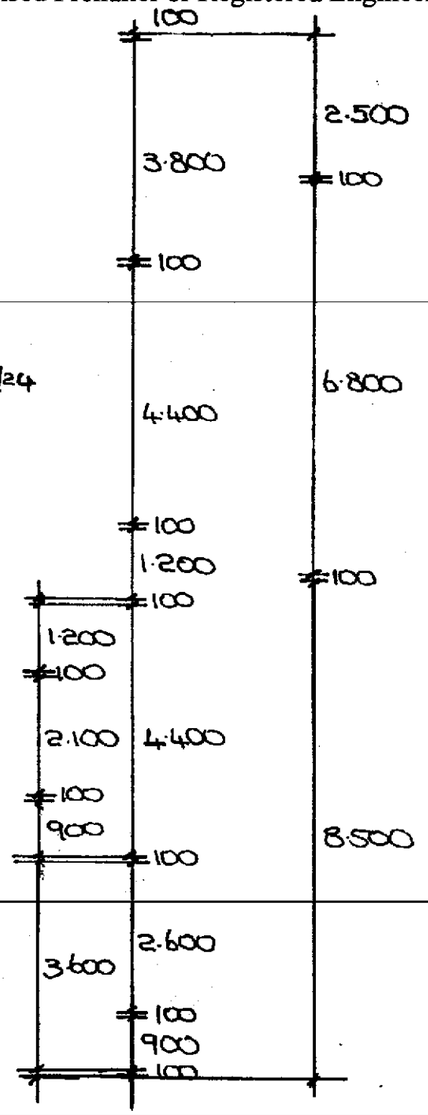



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BY P & D
JOHN HICKEY.
Officer

Balustrades / handrails to manufacturers specifications conform to requirements of B1 D1 and F4 of NZ Building Code.

Slip resistance of trafficable surfaces to conform toTable.2. of D1.NZBC.



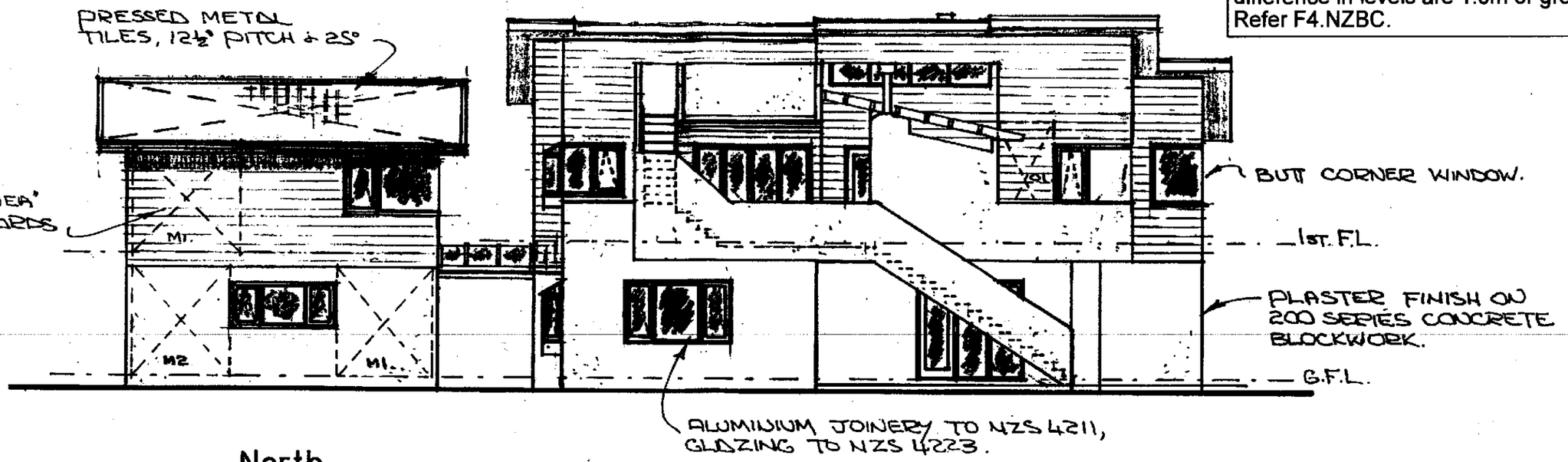




UPPER FLOOR PLAN. 1:100.

31/07/2003

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Restrictor stays limiting sash opening to max.100mm must be fitted wherever sill height is less than 760mm and the difference in levels are 1.0m or greater. Refer F4.NZBC.



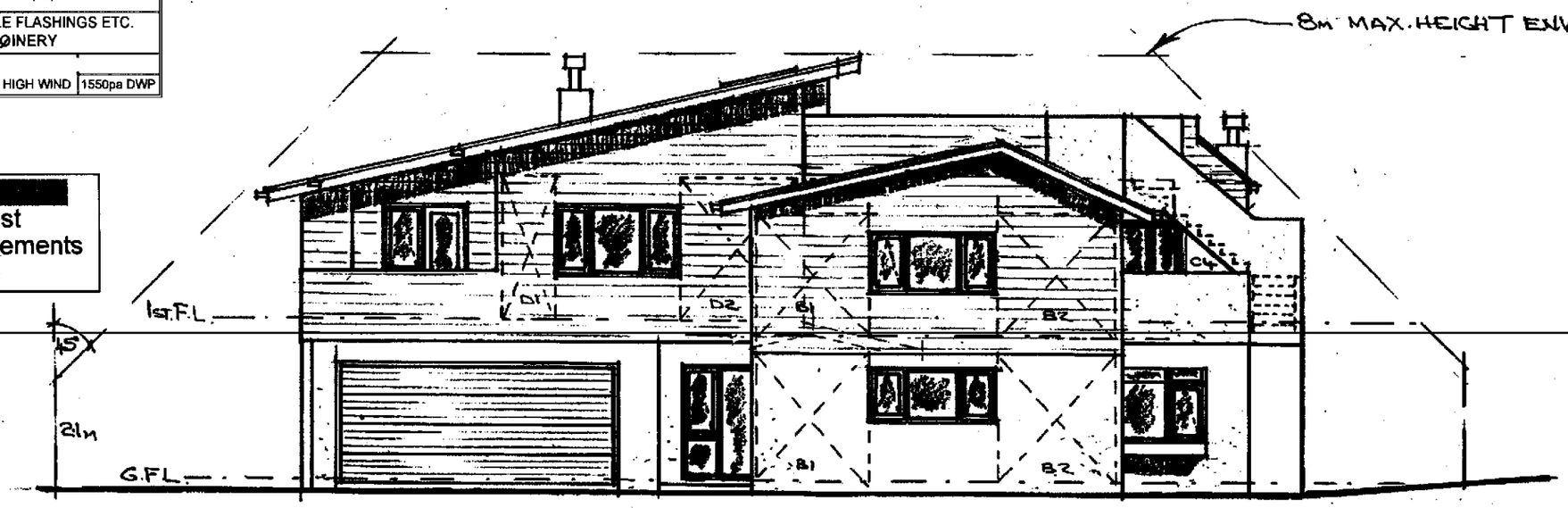

North.

GLAZING CONFORM NZS 4223 PARTS 1, 2, 3.

FIT SUITABLE FLASHINGS ETC. JOINERY

VERY HIGH WIND | 1550pa DWP

Note area is [redacted] area, and components must meet 50yr durability requirements of NZ Bldg Code




East.

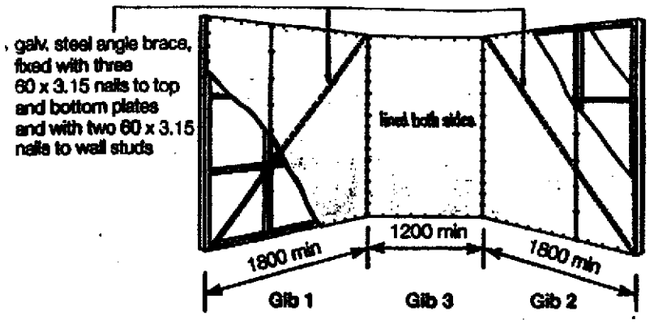
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BY P & D
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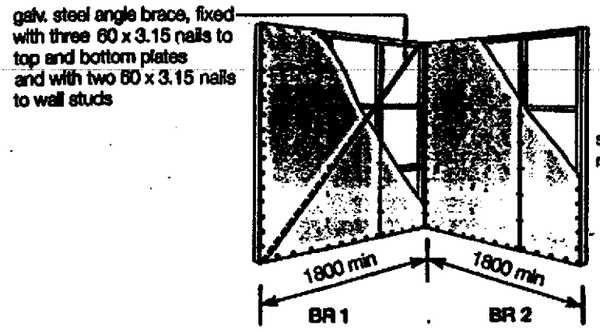
ELEVATIONS. 1:100.

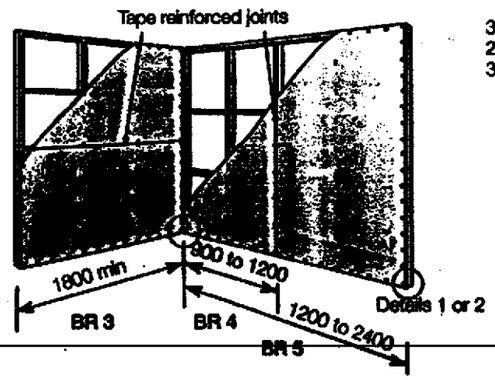
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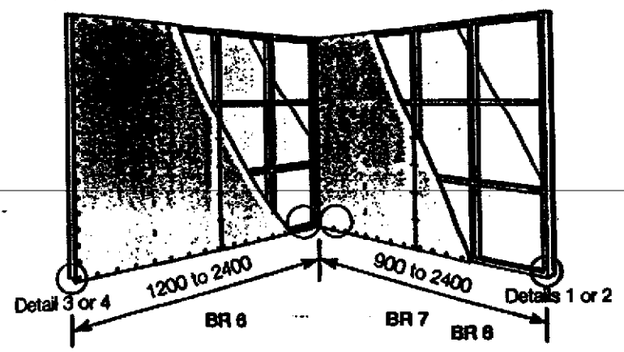
# Gib® Bracing Systems

*Please Photocopy*

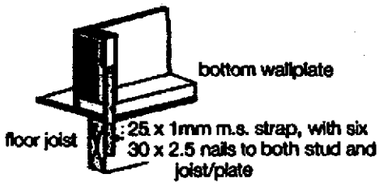


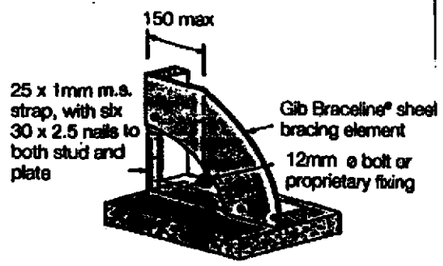



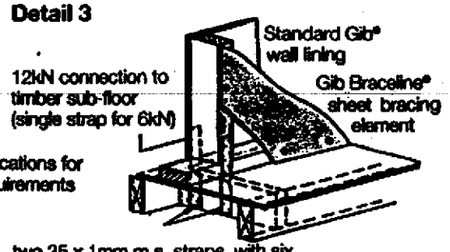

**Detail 1**
6kN connection to timber sub-floor (both sides of stud strapped for 12kN)




**Detail 2**
6kN connection to concrete.

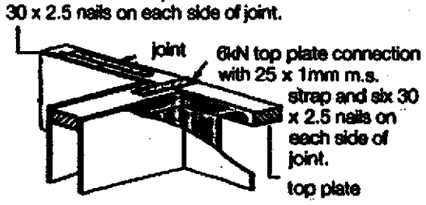



**Detail 3**

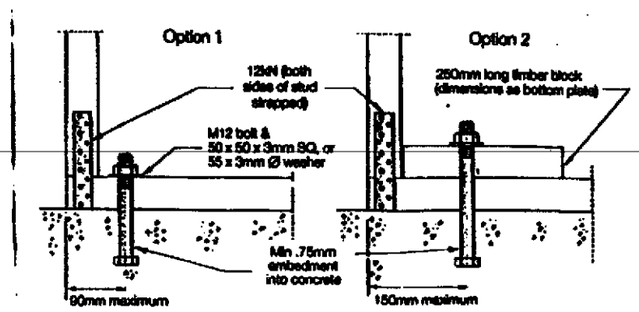



**Top Plate Connections**

3kN top plate connection, with 25 x 1mm m.s. strap and three 30 x 2.5 nails on each side of joint.




**Detail 4**
12kN connection to concrete

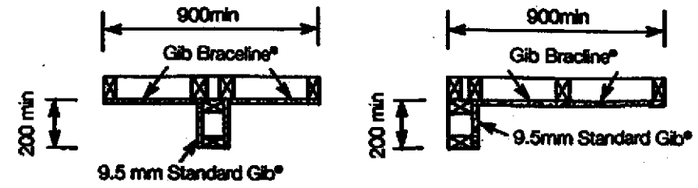



(complies with NZS 3604 : 1990)

| Specifications | | | |
|---|---|---|---|
| **Type** | **Description** | **Additional Requirements** | **Nailing & Stopping** |
| Gib 1 | 9.5mm Standard Gib® on one face. Min. length 1800mm | Diagonal brace | Gib 1, 2 and 3 30 x 2.5 Gib Clouts® at 150mm ccs. around the perimeter of the bracing element and double nailed at 300mm ccs. to intermediate framing. Tape and stop all joints within the bracing element. |
| Gib 2 | 9.5mm Standard Gib® on both sides. Min. length 1800mm | Diagonal brace | |
| Gib 3 | 9.5mm Standard Gib® on both sides. Min. length 1200mm | No additional requirement | |
| BR 1 | Gib Braceline® on one face. Min. length 1800mm | Diagonal brace | BR 1, 2, 3, 4, 5, 6, 7 and 8 30 x 2.5 Gib Clouts® fitted with Gib Braceline® washers at 150mm ccs. around the perimeter of the bracing element. |
| BR 2 | Gib Braceline® vertical on one face. Min. length 1800mm | No additional requirement | |
| BR 3 | Gib Braceline® horizontal on one face. Min. length 1800mm | No additional requirement. | |
| BR 4 | Gib Braceline® on one face. Length 900 to 1200mm | 6 kN end-stud fixings | Double nail to intermediate framing at 300mm centres. |
| BR 5 | Gib Braceline® on one face. Length 1200 to 2400mm | 6 kN end-stud fixings | Tape and stop all joints within the bracing element. |
| BR 6 | Gib Braceline® and Gib Board® on opp. sides. Length 1200 to 2400mm | 12 kN end-stud fixings | Plywood and Hardboard shall be fixed with 30 x 2.5mm Gib® Clouts at 150mm ccs around sheet perimeters and at 300mm ccs to intermediate framing. |
| BR 7 | Gib Braceline® on one face 7.5mm ply on other. Length 900 to 2400mm | 6 kN end-stud fixings | |
| BR 8 | Gib Braceline® on one face 4.75mm hardboard on other. Length 900 to 2400mm | 6 kN end-stud fixings | |
| BR 9 | Gib Braceline® on one face min length 0.6m max length 1.2m | Metal strap of 6kN capacity fixed to both wall end-studs and bottom plate to floor fixing. | Nailing type and pattern as illustrated on page 18. |

## Guidelines for Intersecting Walls

Types BR1 to BR8 may have Standard Gib® intersecting walls with a minimum length of 200mm. Gib® Braceline sheets shall be fixed and jointed as given on pages 16 and 17. Nails and washers are required around the perimeter of the bracing element . Vertical joints at T-junctions (illustrated on the left) shall be fixed and jointed as specified for intermediate sheet joints.




Where Wall Bracing Elements are interrupted by T or L junctions (as illustrated in the 900mm example above) they should be considered as follows:
The Gib Braceline® has been cut to accomodate the junction. Nevertheless, in respect of calculating Bracing Units, the Bracing Element is deemed to be continuous for the whole length (900mm in this particular case).

31/07/2003

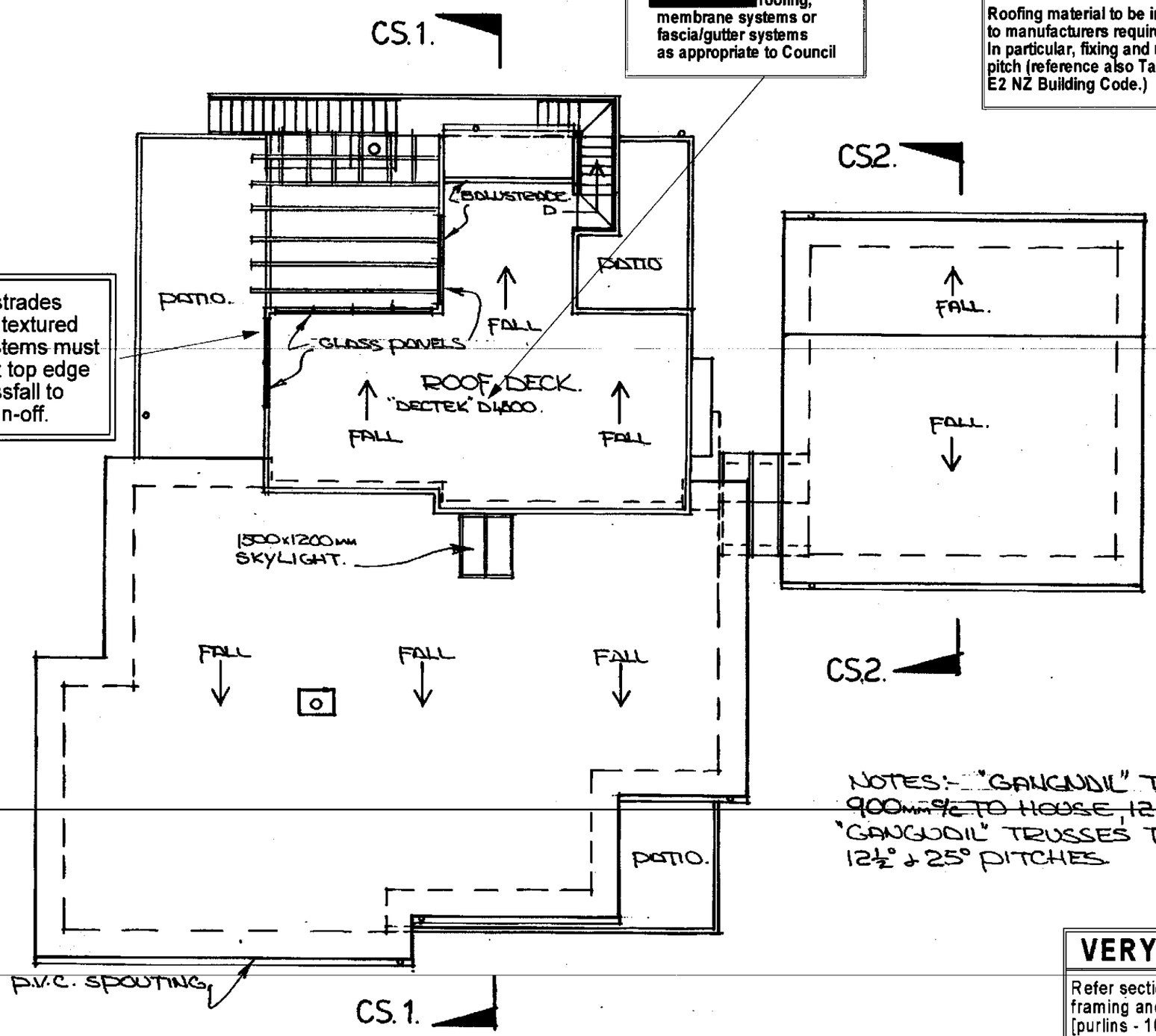
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**Officer**

Supply copy of relevant [redacted] roofing, membrane systems or fascia/gutter systems as appropriate to Council

Roofing material to be installed to manufacturers requirements. In particular, fixing and minimum pitch (reference also Table 1 of E2 NZ Building Code.)

All parapets or solid balustrades finished in either sprayed textured acrylic or solid plaster systems must be flashed and finished at top edge with a min 15 degree crossfall to ensure adequate water run-off.

The truss manufacturer must confirm the minimum size requirement of all lintels or beams supporting girder truss point loads. Provide in writing to Council and contractor.




ROOF PLAN. 1:100.

NOTES:- "GANGNAIL" TRUSSES @ 900mm c/c TO HOUSE, 12½° MIN. PITCH, "GANGNAIL" TRUSSES TO ART ROOM 12½° & 25° PITCHES.

**VERY HIGH WIND ZONE**

Refer section 10 of NZS 3604 (1999) for roof framing and fixing requirements.
[purlins - 10.2.1.16], [rafters - 10.2.1.3], [trusses - 10.2.2]

**Max stud spacing 480mm - refer NZS 3604 stud tables.**

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ROOF:- PRESSED METAL TILES + BATTENS, UNDERLAY ON "GANGNAIL" TRUSSES @ 900mm c/c R2.6 BATTS, 70x40mm CEILING BATTENS + 10mm GIB BOARD.

ROOF DECK:- "DECTEC D4800" MEMBRANE SYSTEM ON 18mm CONSTRUCTION PLY, 250x50mm JOISTS @ 400mm c/c, R2.6 FIBREGLASS BATTS + 10mm GIB B'ED.

STAINLESS STEEL FLUE + FLASHING TO FIRE MANUFACTURER'S SPECS.

Flashing

Max span 4.4m

NB:- SOLID BALUSTRADE, 100x50mm H3 P.G. FRAMING, B/PAPER, 40mm INSULCLAD EPS TEXTURE COATED + LINEA W/BDS, SEE ELEV'S

12½°

600

Textured systems should be applied by licensed, trained applicators only. Supply copy of warranty to council.

3° FALL

100

Note - change of level

change of level.

STUDY.

LOUNGE.

DINING ROOM

SUN ROOM

2720

1000

2420

2700

GARAGE.

BEDROOM 2.

900

200

GL

600

FIRST FLOOR:- [redacted], CONCRETE TOPPING + REINFORCEMENT TO MANUFACTURERS (STRESSCRETE) DESIGN + SPECIFICATIONS

GROUND FLOOR WALLS:- [redacted] "HOTBLOC" [redacted] REINFORCED TO ACCOMODATE UNISPAN FLOOR SYSTEM.

GROUND FLOOR:- 100mm CONCRETE SLAB, 665 MESH, 0.25mm POLYTHENE VAPOUR BARRIER ON SAND BLINDED COMPACTED APPROVED FILL.

| MINIMUM FINISHED GROUND LEVEL CLEARANCES. |
|---|
| BRICK VENEER |
| Protected ground minimum 100mm. |
| Unprotected ground minimum 150mm |
| OTHER CLADDINGS |
| Protected ground minimum 150mm. |
| Unprotected ground minimum 225mm. |

CROSS SECTION. 1. 1:50.

NZS.3604:1999 and NZS.4210:2001 require all structural masonry work to be carried out by an experienced tradesman Registered with the NZ Masonry Registration Board.

15

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**Officer**

Lintels where specified other than to tables of NZS 3604:1999 and all proprietory beams & trusses must be confirmed by the Supplying Licensed Prenailer or Registered Engineer.

1500x1200mm ALUMINIUM SKYLIGHT.

ROOF :- PRESSED METAL TILES + BATTENS, UNDERLAY ON "GANGNAIL" TRUSSES @ 900mm c/c BY SPECIALIST MANUFACTURER, R2.6 BATTS, 70x40mm CEILING BATTENS @ 400mm c/c + 10mm GIB.



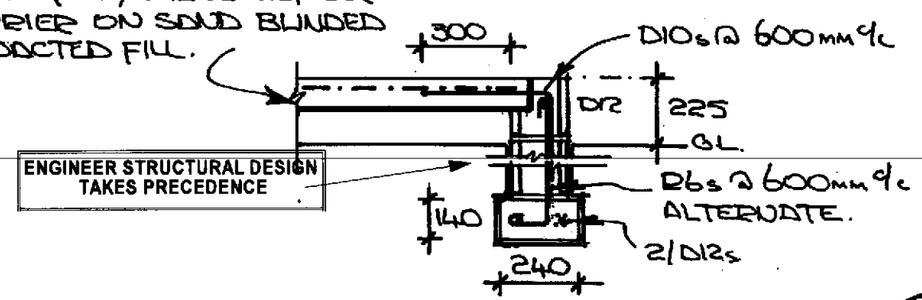

5.4m WIDE BY 2.2m HIGH CEDAR SECTIONAL DOOR, REMOTE CONTROL

100mm CONCRETE SLAB, 665 MESH, 0.25mm POLYTHENE VAPOUR BARRIER ON SOUND BLINDED COMPACTED FILL.

EXTERNAL WALL (UPPER FLOOR) "HARDIES LINEA W/BRD., SYSTEM, BUILDING PAPER ON 100x50mm N°1, H1, P.G. FRAMING TO NZS 3604 SECTION 8, R1.8 FIBREGLASS BATTS + 10mm GIB BOARD.
LOWER FLOOR EXT. WALL CLADDING "INSULCLAD" E.P.S. SYSTEM TEXTURE COATED.

**BOTTOM PLATE FIXINGS**
10o max 900mm crs.
12o max 1.400m crs.
Approved anchors (fixed to maufacturers instructions.)
'Ramset' Dynabolt 'PLUS' only.

CROSS SECTION. 2. 1:50




**ENGINEER STRUCTURAL DESIGN TAKES PRECEDENCE**

Foundation Wall Detail. 1:20.

16

ADDENDUM TO SPECIFICATION. PROJECT. NEW DWELLING, THE PALMS. OWNER. CLASSIC HOMES

DATE. JULY 03

FOUNDATION WALL. 20 SERIES CONC BLOCKWORK

FLOOR. UNISPAN PRECAST SYSTEM BY STRESSCRETE.

EXTERNAL CLADDING.
- Ground Floor. PLASTER FINISH ON 20SERIES C/B
- Upper Floor. HARDIES LINEA W/BRD & TEXTURE
- Gable Ends. COATED INSULCLAD
- Dormers.

WALL FRAMING.
- Ground Floor. 20SERIES CONC BLCKWK 2100x50MM N°1.
- Upper Floor. 100x50MM N°1, H1, P.G. FRAMING TO NZS 3604 SECTION 8. V.H. WINA.

JOINERY. ALUMINIUM TO NZS 4211 GLAZING TO NZS 4223

INSULATION.
- Floor.
- Walls. BRADFORD GOLD BATTS R1.8
- Ceilings. " " " R2.6

INTERNAL LININGS.
- Walls & Ceilings. 10MM GIB BOARD.
- Walls Wet Areas. " " " AQUALINE
- .. .. .. Floors.

ROOF COVERING.
- Covering. PRESSED METAL TILES
- System. "GANGNAIL" TRUSSES @ 900MM C/C BY REGISTERED MANUFACTURER

PLUMBING.
- Cold Water Supply. MAINS
- .. .. .. Piping. "BUTELINE" POLYBUTYLENE
- Hot Water Piping. " " " "
- Hot Water Cylinder. RHEEM 180 LTR MAINS. PRES.
- C.W. Storage Tank. N/A

Fittings.
- W.C. Pan & Cistern. FOWLER
- Bidet. N/A
- Bath. ENGELFIELD ACRYLIC
- Shower & Fittings. " GREENS NZ LTD
- Vanity. ATHENA ACRYLIC

- Sink. BLANCO S/S
- Waste Disposal. WASTEMASTER
- Tub. BURNS FERRAL S/S

TAPS. GREENS NZ LTD

WASTE PIPES/TRAPS/FITTINGS. MARLEY P.V.C.

DRAINS (SANITARY) 100MM Ø MARLEY P.V.C.

DISPOSAL. Sewer/Septic Tank. K.C.D.C. SANITARY SEWER

STORMWATER SYSTEM. CONTINUOUS COPPER

DRAINS (Stormater.) 90MM Ø P.V.C. MARLEY

DISPOSAL. Sewer/Soak Pits. SOAKPIT

COOKING APPLIANCE. FISHER & PAYKEL ELEC.

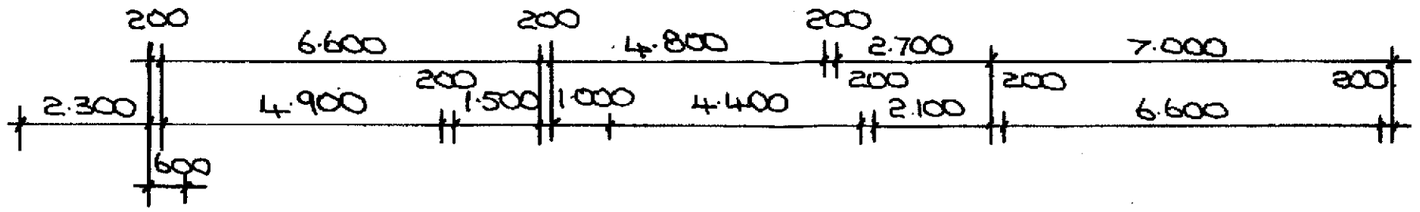
HEATING APPLIANCE. RINNAI LIVING FLAME GAS.

APPROVED
BY P & D
JOHN HICKEY
Officer

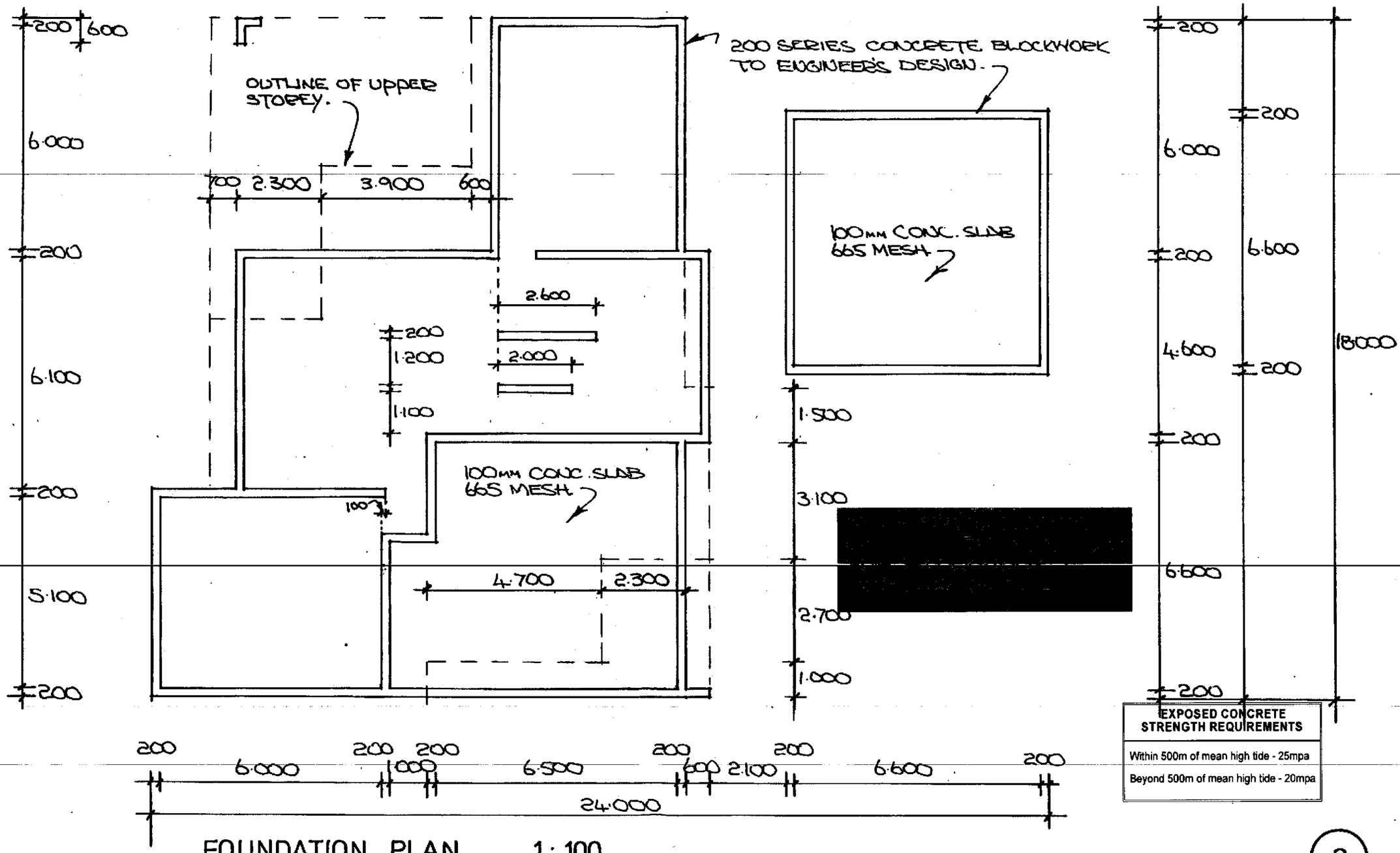
NB:- ALL MATERIALS FITTINGS AND APPLIANCES TO BE FIXED AND INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS TO COMPLY WITH RELEVANT NEW ZEALAND STANDARDS NZS 3604 AND THE NEW ZEALAND BUILDING CODE

31/07/2003

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MARK FITZPATRICK
**Officer**




| FOUNDATION WALL FOOTINGS | |
|---|---|
| REINFORCED CONCRETE : | |
| Single storey 165* wide | 1 rod |
| Two Storey 200* wide | 2 rods |
| REINFORCED MASONARY : | |
| Single storey 190* wide | 2 rods |
| Two Storey 240* wide | 4 rods |



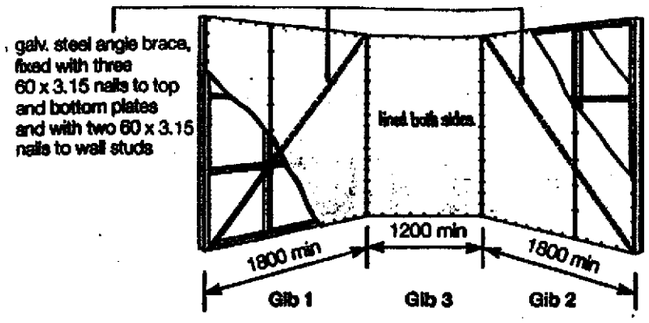

[redacted]

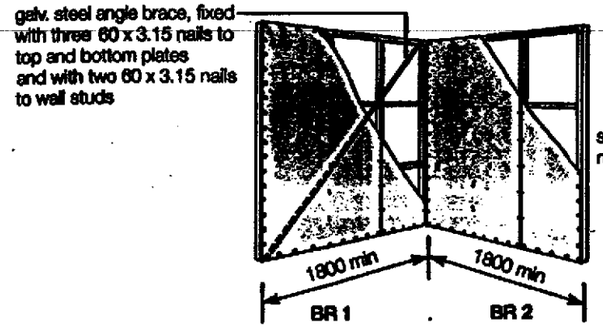
| EXPOSED CONCRETE STRENGTH REQUIREMENTS |
|---|
| Within 500m of mean high tide - 25mpa |
| Beyond 500m of mean high tide - 20mpa |

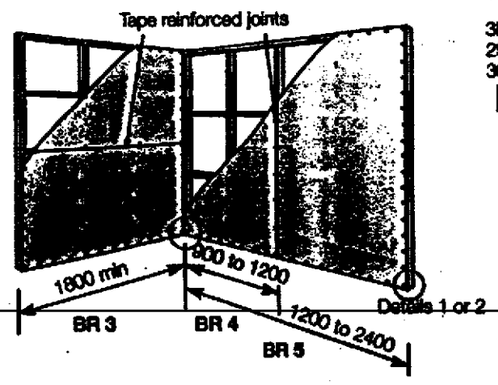
FOUNDATION PLAN. 1 : 100.

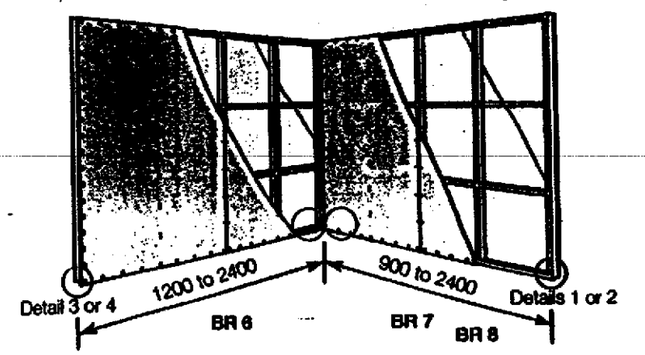
# Gib® Bracing Systems

*Please Photocopy*

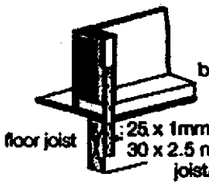


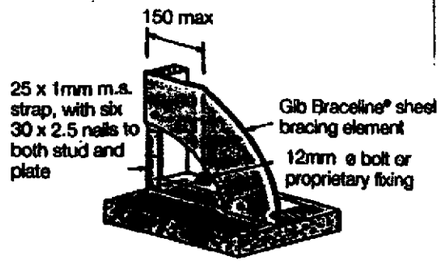



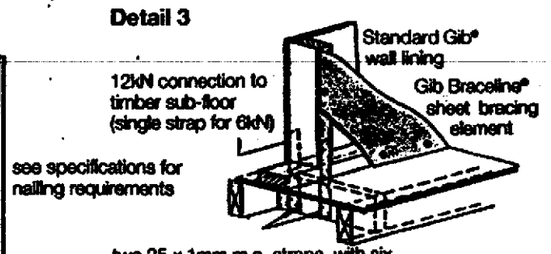

**Detail 1**
6kN connection to timber sub-floor (both sides of stud strapped for 12kN)




**Detail 2**
6kN connection to concrete.

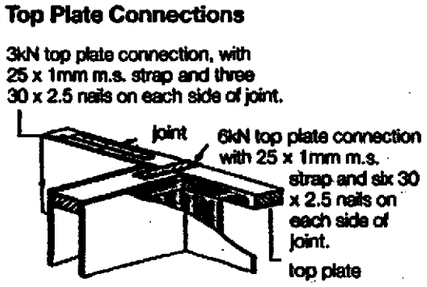



**Detail 3**

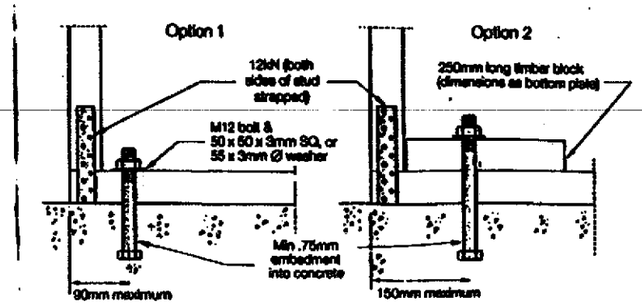



**Top Plate Connections**

3kN top plate connection, with 25 x 1mm m.s. strap and three 30 x 2.5 nails on each side of joint.




**Detail 4**
12kN connection to concrete

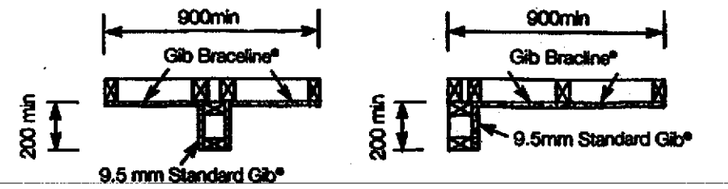



(complies with NZS 3604 : 1990)

| Specifications | | | |
|---|---|---|---|
| **Type** | **Description** | **Additional Requirements** | **Nailing & Stopping** |
| Gib 1 | 9.5mm Standard Gib® on one face. Min. length 1800mm | Diagonal brace | Gib 1, 2 and 3 30 x 2.5 Gib Clouts® at 150mm ccs. around the perimeter of the bracing element and double nailed at 300mm ccs. to intermediate framing. Tape and stop all joints within the bracing element. |
| Gib 2 | 9.5mm Standard Gib® on both sides. Min. length 1800mm | Diagonal brace | |
| Gib 3 | 9.5mm Standard Gib® on both sides. Min. length 1200mm | No additional requirement | |
| BR 1 | Gib Braceline® on one face. Min. length 1800mm | Diagonal brace | BR 1, 2, 3, 4, 5, 6, 7 and 8 30 x 2.5 Gib Clouts® fitted with Gib Braceline® washers at 150mm ccs. around the perimeter of the bracing element. |
| BR 2 | Gib Braceline® vertical on one face. Min. length 1800mm | No additional requirement | |
| BR 3 | Gib Braceline® horizontal on one face. Min. length 1800mm | No additional requirement. | |
| BR 4 | Gib Braceline® on one face. Length 900 to 1200mm | 6 kN end-stud fixings | Double nail to intermediate framing at 300mm centres. |
| BR 5 | Gib Braceline® on one face. Length 1200 to 2400mm | 6 kN end-stud fixings | Tape and stop all joints within the bracing element. |
| BR 6 | Gib Braceline® and Gib Board® on opp. sides. Length 1200 to 2400mm | 12 kN end-stud fixings | Plywood and Hardboard shall be fixed with 30 x 2.5mm Gib® Clouts at 150mm ccs around sheet perimeters and at 300mm ccs to intermediate framing. |
| BR 7 | Gib Braceline® on one face 7.5mm ply on other. Length 900 to 2400mm | 6 kN end-stud fixings | |
| BR 8 | Gib Braceline® on one face 4.75mm hardboard on other. Length 900 to 2400mm | 6 kN end-stud fixings | |
| BR 9 | Gib Braceline® on one face min length 0.6m max length 1.2m | Metal strap of 6kN capacity fixed to both wall end-studs and bottom plate to floor fixing. | Nailing type and pattern as illustrated on page 18. |

## Guidelines for Intersecting Walls

Types BR1 to BR8 may have Standard Gib® intersecting walls with a minimum length of 200mm. Gib® Braceline sheets shall be fixed and jointed as given on pages 16 and 17. Nails and washers are ~~required around the perimeter of the bracing element. Vertical joints at T junctions (illustrated on the~~ left) shall be fixed and jointed as specified for intermediate sheet joints.




Where Wall Bracing Elements are interrupted by T or L junctions (as illustrated in the 900mm example above) they should be considered as follows:
The Gib Braceline® has been cut to accomodate the junction. Nevertheless, in respect of calculating Bracing Units, the Bracing Element is deemed to be continuous for the whole length (900mm in this particular case).

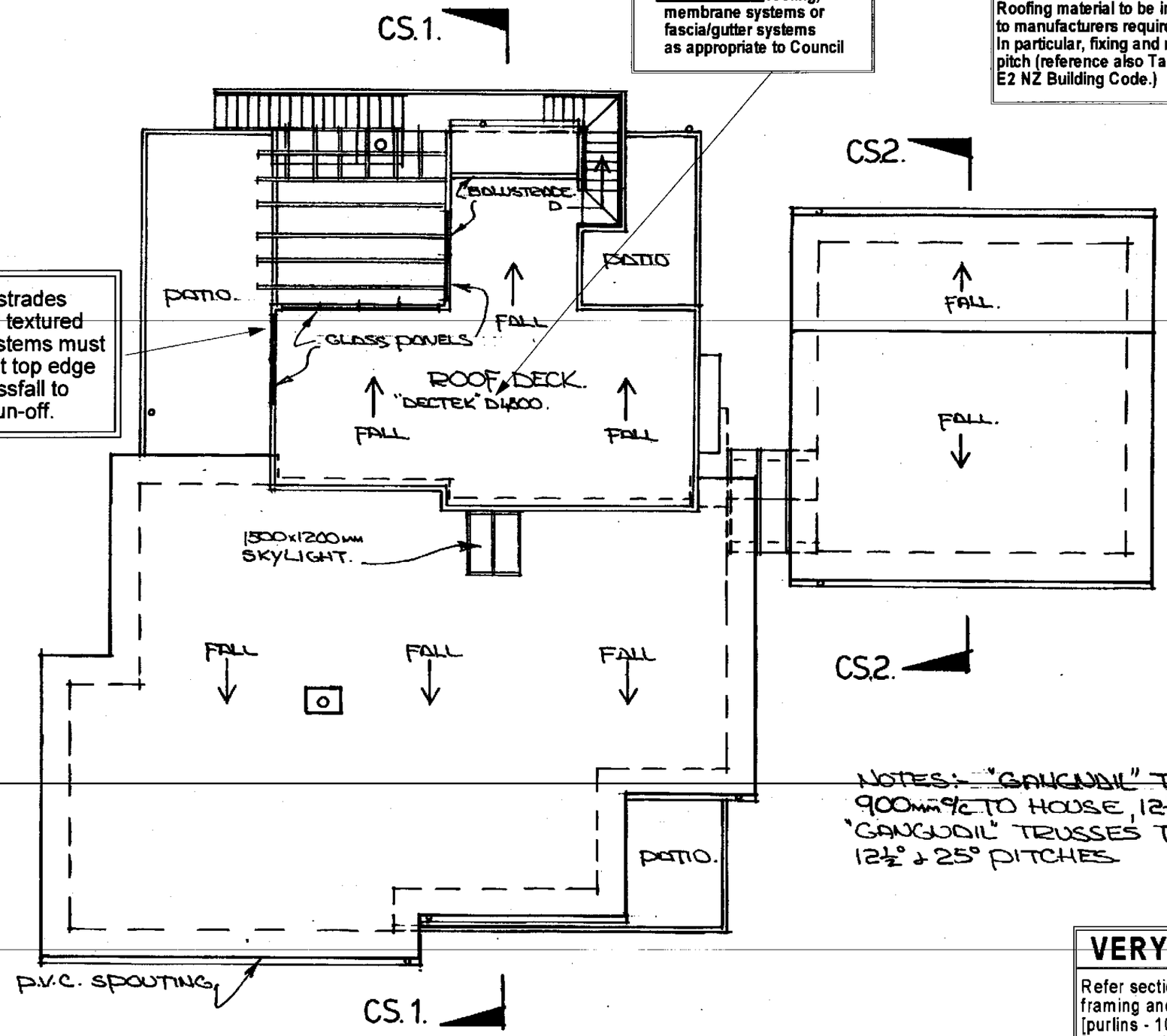
31/07/2003

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Officer

Supply copy of relevant [redacted] roofing, membrane systems or fascia/gutter systems as appropriate to Council

Roofing material to be installed to manufacturers requirements. In particular, fixing and minimum pitch (reference also Table 1 of E2 NZ Building Code.)

All parapets or solid balustrades finished in either sprayed textured acrylic or solid plaster systems must be flashed and finished at top edge with a min 15 degree crossfall to ensure adequate water run-off.







The truss manufacturer must confirm the minimum size requirement of all lintels or beams supporting girder truss point loads. Provide in writing to Council and contractor.

ROOF PLAN. 1:100.

NOTES:- "GANGNAIL" TRUSSES @ 900mm c/c TO HOUSE, 12½° MIN. PITCH, "GANGNAIL" TRUSSES TO ART ROOM 12½° & 25° PITCHES

**VERY HIGH WIND ZONE**

Refer section 10 of NZS 3604 (1999) for roof framing and fixing requirements.
[purlins - 10.2.1.16], [rafters - 10.2.1.3], [trusses - 10.2.2]

Max stud spacing 480mm - refer NZS 3604 stud tables.

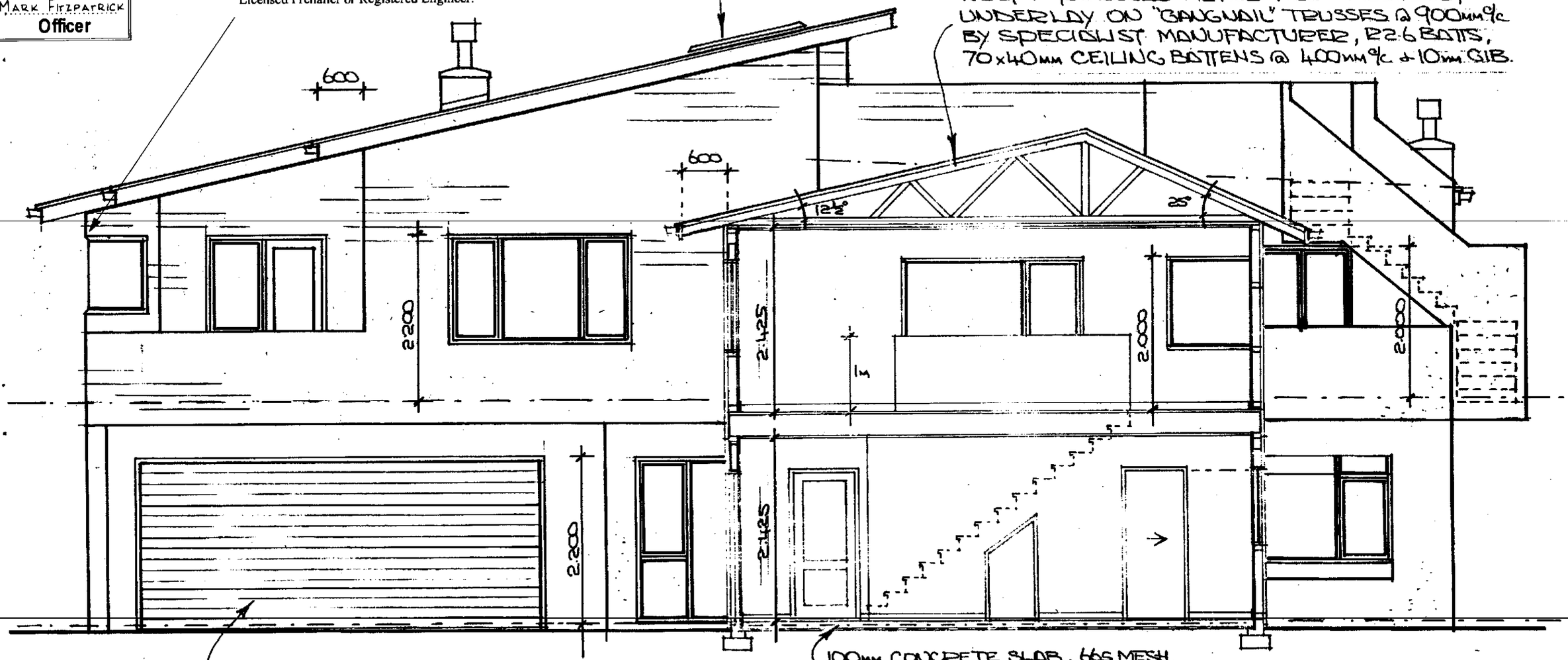
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**Officer**

Lintels where specified other than to tables of NZS 3604:1999 and all proprietory beams & trusses must be confirmed by the Supplying Licensed Prenailer or Registered Engineer.

1500x1200mm ALUMINIUM SKYLIGHT.

ROOF :- PRESSED METAL TILES + BATTENS, UNDERLAY ON "GANGNAIL" TRUSSES @ 900mm c/c BY SPECIALIST MANUFACTURER, R2.6 BATTS, 70x40mm CEILING BATTENS @ 400mm c/c + 10mm GIB.




5.4m WIDE BY 2.2m HIGH CEDAR SECTIONAL DOOR, REMOTE CONTROL.

100mm CONCRETE SLAB, 665 MESH, 0.25mm POLYTHENE VAPOUR BARRIER ON SOUND BLINDED COMPACTED FILL.

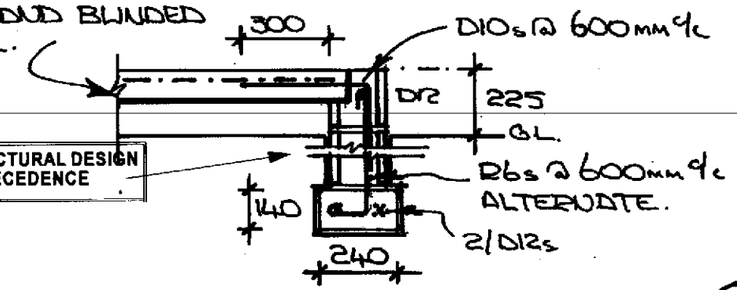
EXTERNAL WALL (UPPER FLOOR) "HARDIES LINEA" W/BRD., SYSTEM, BUILDING PAPER ON 100x50mm N°1, H1, P.G. FRAMING TO NZS 3604 SECTION 8, R1.8 FIBREGLASS BATTS + 10mm GIB BOARD. LOWER FLOOR EXT. WALL CLADDING "INSULCLAD" E.P.S. SYSTEM TEXTURE COATED.

**BOTTOM PLATE FIXINGS**

10o max 900mm crs.
12o max 1.400m crs.
Approved anchors (fixed to maufacturers instructions.)
'Ramset' Dynabolt 'PLUS' only.

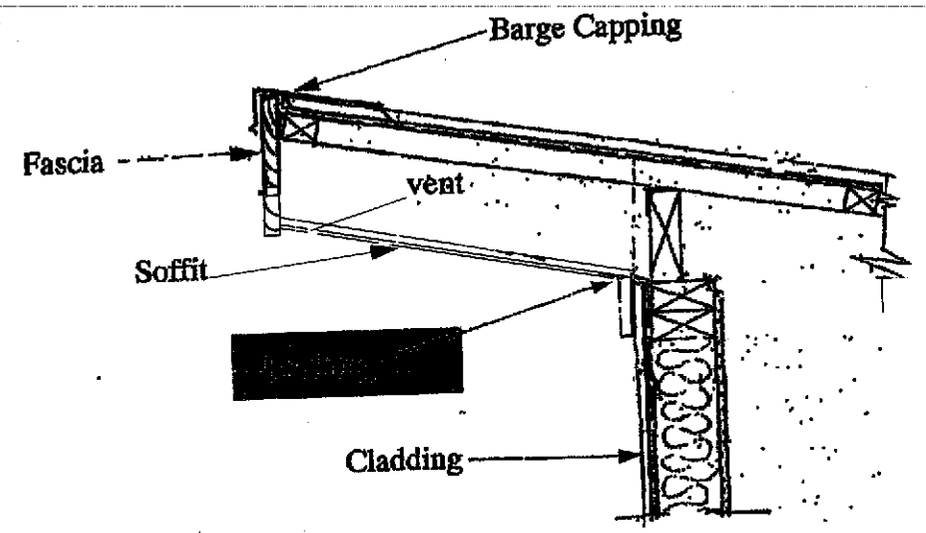
CROSS SECTION. 2. 1:50

**ENGINEER STRUCTURAL DESIGN TAKES PRECEDENCE**



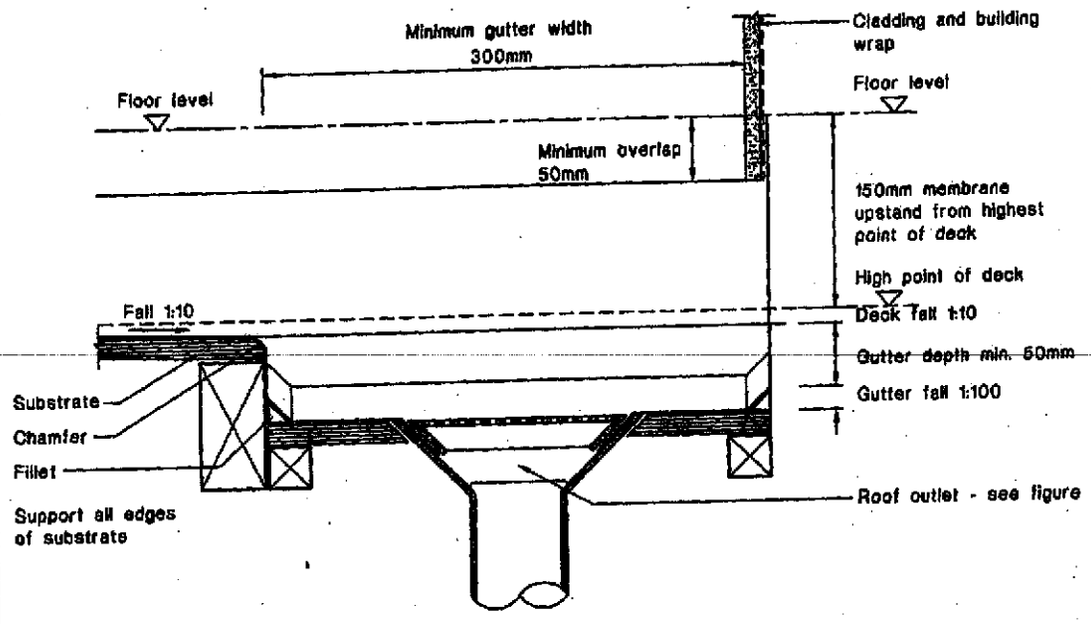

Foundation Wall Detail. 1:20.

16




# EAVES DETAIL

Figure **7.9.13b-c:**




NewE2AS1FIG7.9.13b-c.dwg 070403

**GIBRALTAR BOARD**
***Wall Bracing Systems***

# WALLBRACING CALCULATION SHEET A

(For use with NZS 3604 : 1990)

Name: CLASSIC HOMES

1.

| | |
|---|---|
| Location of STOREY: GARAGE | foundation / single / (upper of two) / lower of two |
| SITE WIND ZONE: (Table 2.4) | low / medium / high / (very high) |
| EARTHQUAKE ZONE: (Fig. 2.2, Table 2.3) | (A) / B / C |

**SITE ADDRESS**

City/Town or District: KAPITI

Street and Number: THE PALMS

or

LOT AND D.P. Number:

2.

**FOR EARTHQUAKE**

| | |
|---|---|
| Roof weight: | (light) / heavy |
| Average Roof Pitch: | 19° |
| Type of Cladding: | (light) / heavy |
| Earthquake Zone: | A |
| Storey in Roof space: | yes / (no) |

E = 5.6 BU's/m²

3.

**FOR WIND**

| | |
|---|---|
| Building Height | : 7 m |
| Roof Height | : 1.5 m |
| Stud Height | : 2.4 m |
| Wind Speed | : V HIGH |

W = 81 BU's/m Along
W = 69 BU's/m Across

4.

| | | | |
|---|---|---|---|
| ~~ROOF~~ or BUILDING LENGTH | BL | = 7.0 | m |
| ~~ROOF~~ or BUILDING WIDTH | BW | = 7.0 | m |
| GROSS ~~ROOF~~ or BUILDING PLAN AREA | GPA | = 49 | m² |

5.

| | | | |
|---|---|---|---|
| EARTHQUAKE LOAD (ACROSS and ALONG) E x GPA | = 5.6 x 49 | = 275 | BU's |
| WIND LOAD: ACROSS — W ACROSS x BL | = 69 x 7.0 | = 483 | BU's |
| WIND LOAD: ALONG — W ALONG x BW | = 81 x 7.0 | = 567 | BU's |