



CODE COMPLIANCE CERTIFICATE

SECTION 43(3), BUILDING ACT 1991

APPLICATION

Nikau Trust	No.	041196
Contact: Corben Foskett	Issue date	23/02/05
206 Tutere Street	Application date	18/08/04
WAIKANAE		

PROJECT

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages New Dwelling
Intended Life	Specified as 50 years
Intended Use	Residential
Estimated Value	\$200,000
Location	7 JEANNIE WAY, WAIKANAE
Legal Description	LOT 48 DP 324718
Valuation No.	1492059918

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.

COPY

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

Name:

Date: 23.02.05

APPROVED
BY P & D
Simon Copp
Officer

2/3/04

LEGEND

- 100φ uPVC SEWER DRAIN
- 90φ uPVC STORMWATER DRAIN
- TV TERMINAL VENT
- IJ INSPECTION JUNCTION
- FWG FLOOR WASTE GULLY
- D DOWNPIPE
- BATH AND SHOWER WASTES TO BE IPLEX SMARTWASTE
- GROUND FLOOR WC OUTLET TO BE IPLEX SMARTPAN
- ALL WASTES DISCHARGING TO FWG & ORG TO BE 40MMφ
- PLUMBING & DRAINAGE IN ACCORDANCE WITH AS/NZS 3500 PART 2.2
- CONFIRM LOCATION OF LATERALS ON SITE
- MAX LENGTH OF UNVENTED DRAIN IS 10m

check with subdivider for service locations

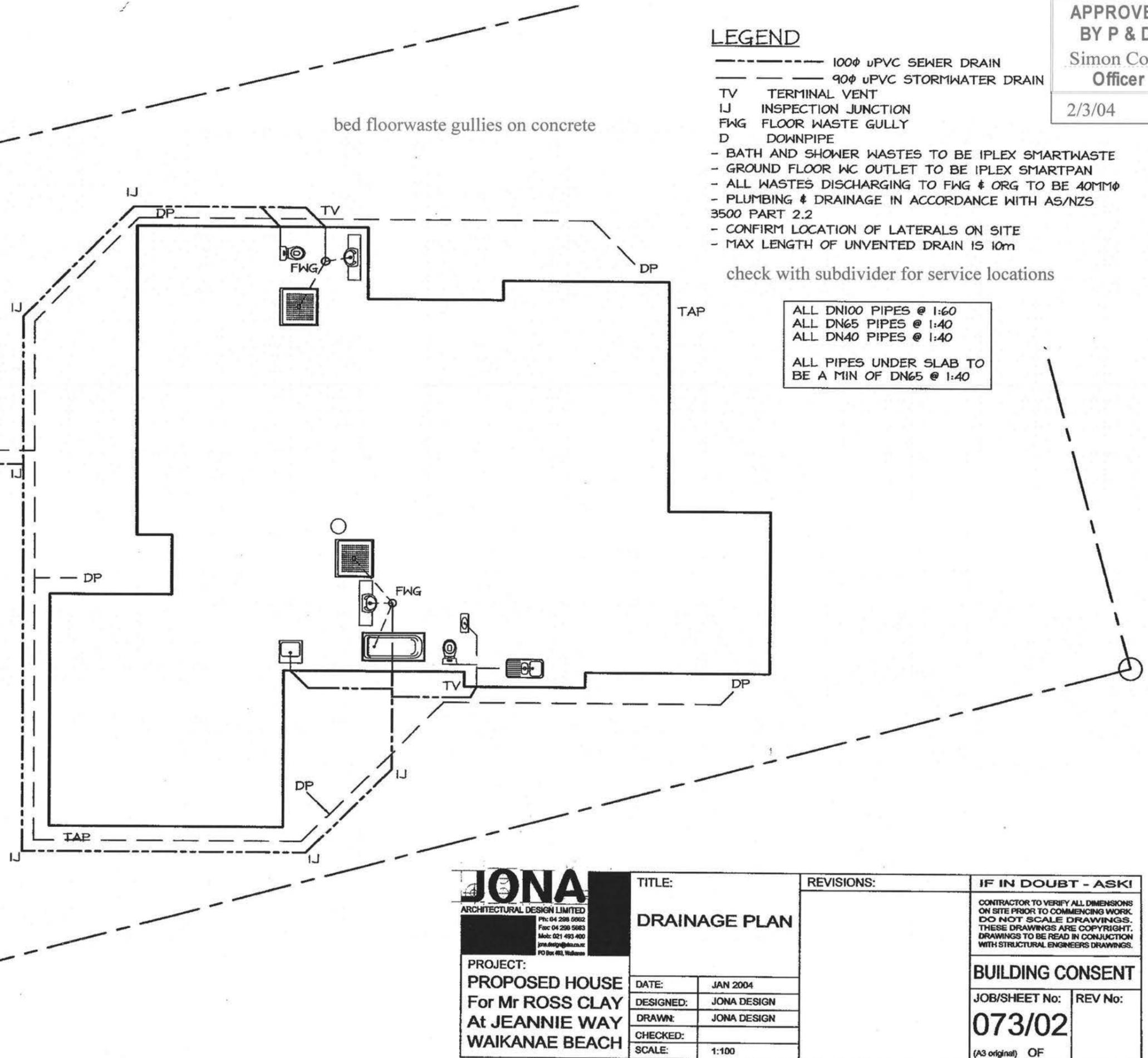
ALL DN100 PIPES @ 1:60
ALL DN65 PIPES @ 1:40
ALL DN40 PIPES @ 1:40

ALL PIPES UNDER SLAB TO
BE A MIN OF DN65 @ 1:40

bed floorwaste gullies on concrete

JEANNIE WAY

TOBY
S/W
S/S



JONA
ARCHITECTURAL DESIGN LIMITED
Ph: 04 296 5962
Fac: 04 296 5963
Mob: 021 493 400
jona.design@xtra.co.nz
PO Box 493, Waiwera

PROJECT:
**PROPOSED HOUSE
For Mr ROSS CLAY
At JEANNIE WAY
WAIKANAE BEACH**

TITLE: DRAINAGE PLAN	
DATE:	JAN 2004
DESIGNED:	JONA DESIGN
DRAWN:	JONA DESIGN
CHECKED:	
SCALE:	1:100

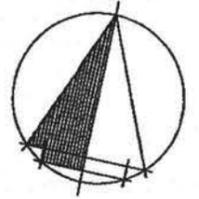
REVISIONS:	

IF IN DOUBT - ASK! <small>CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE COPYRIGHT. DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS.</small>	
BUILDING CONSENT	
JOB/SHEET No:	REV No:
073/02	
<small>(A3 original) OF</small>	

PLUMBER / DRAINLAYER TO FILL OUT ATTACHED PRODUCER STATEMENT FORMS AND RETURN TO COUNCIL ALSO PROVIDE AN ASBUILT DRAINAGE PLAN

APPROVED BY P & D
Simon Copp
Officer

2/3/04



LOT 48
JEANNIE WAY
KENNEDY PARK
WAIKANAЕ BEACH
KAPITI COAST

SITE AREA = 693sqm
HOUSE AREA = 196sqm
SITE COVERAGE = 28% (OK)

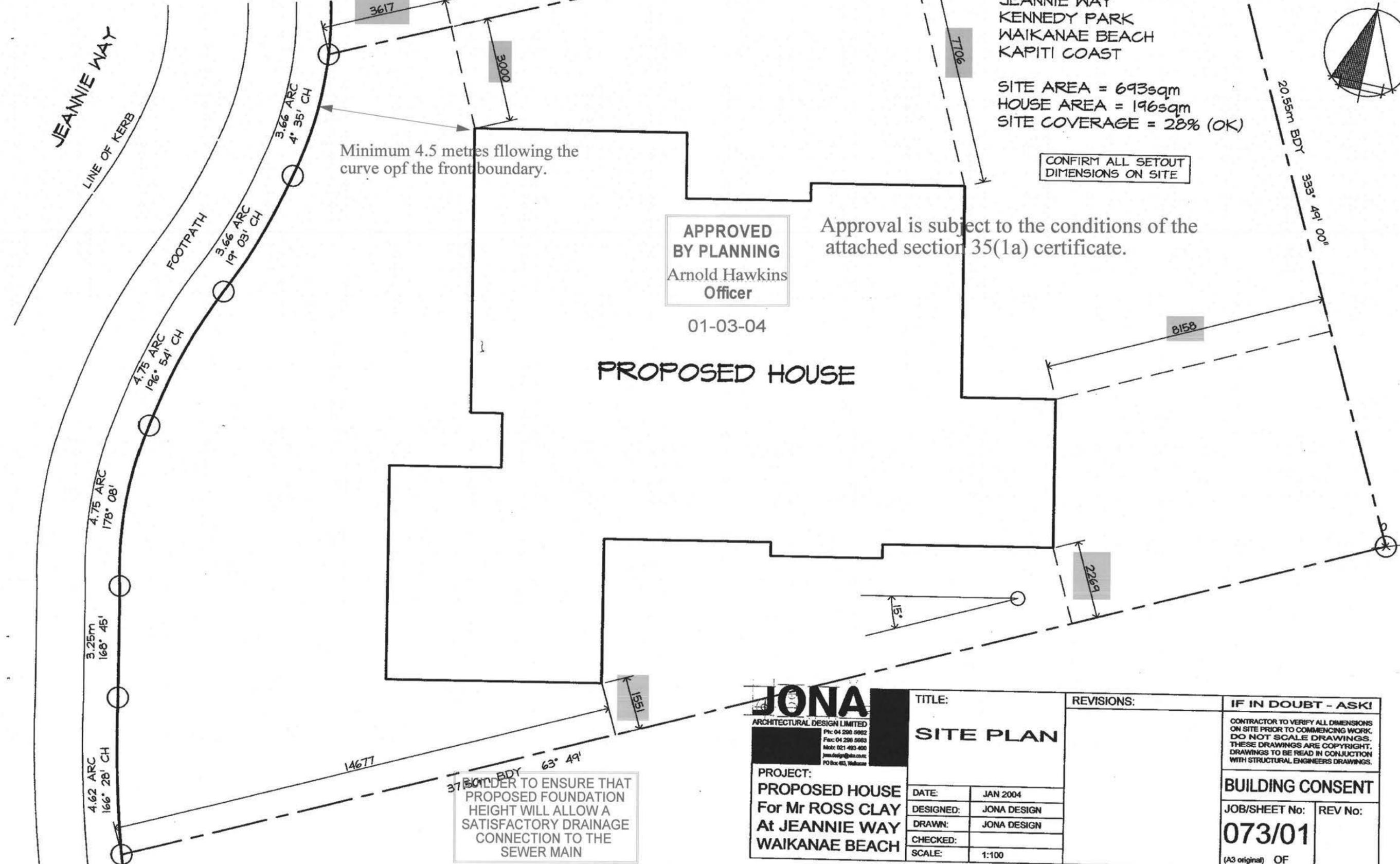
CONFIRM ALL SETOUT DIMENSIONS ON SITE

Approval is subject to the conditions of the attached section 35(1a) certificate.

APPROVED BY PLANNING
Arnold Hawkins
Officer

01-03-04

PROPOSED HOUSE



Minimum 4.5 metres flowing the curve of the front boundary.

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

JONA
ARCHITECTURAL DESIGN LIMITED
Ph: 04 298 5982
Fax: 04 298 5983
Mob: 021 493 400
jona.design@xtra.co.nz
PO Box 403, Waikanae

TITLE:
SITE PLAN

DATE: JAN 2004
DESIGNED: JONA DESIGN
DRAWN: JONA DESIGN
CHECKED:
SCALE: 1:100

REVISIONS:

IF IN DOUBT - ASK!

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE COPYRIGHT. DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS.

BUILDING CONSENT

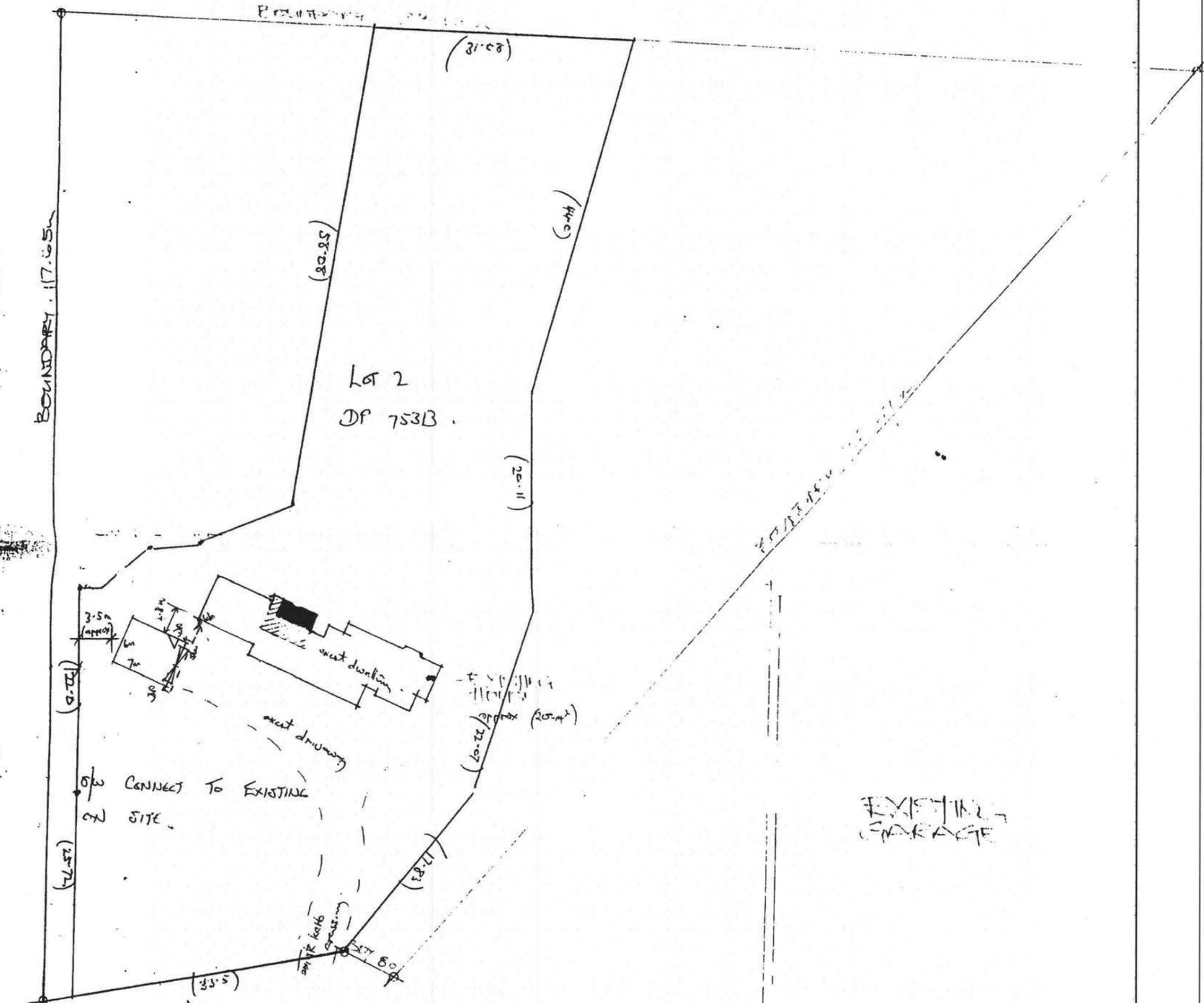
JOB/SHEET No: REV No:

073/01

(A3 original) OF

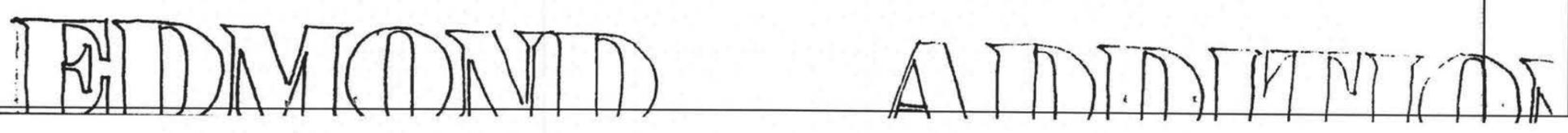
APPROVED
BY BUILDING
Andrew Wood
Officer
25/08/2004

Amended Plan



25 WOODLEIGH ~~ROAD~~

SITE PLAN 1:500.

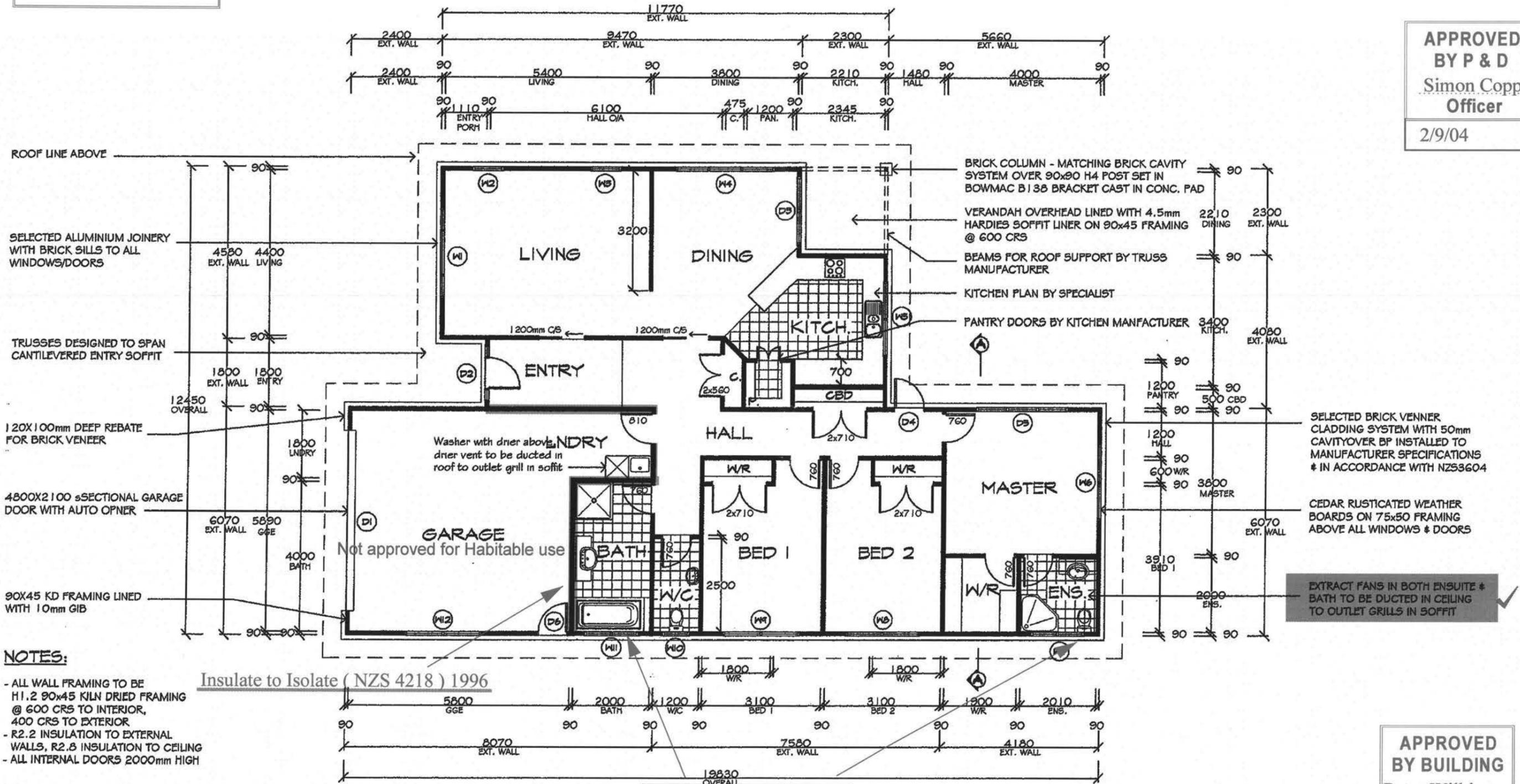


All habitable / service rooms to have 5% of their floor area as opening windows or approved alternative, to achieve ventilation requirements.

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

APPROVED
BY P & D
Simon Copp
Officer

2/9/04



- NOTES:**
- ALL WALL FRAMING TO BE H1.2 90x45 KILN DRIED FRAMING @ 600 CRS TO INTERIOR, 400 CRS TO EXTERIOR
 - R2.2 INSULATION TO EXTERNAL WALLS, R2.8 INSULATION TO CEILING
 - ALL INTERNAL DOORS 2000mm HIGH

FLOOR PLAN
SCALE 1:100
FLOOR AREA - 196 m²

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

APPROVED
BY BUILDING
Peter Wilkinson
Officer

2/09/2004

WATER PIPES TESTED TO 1500KPA

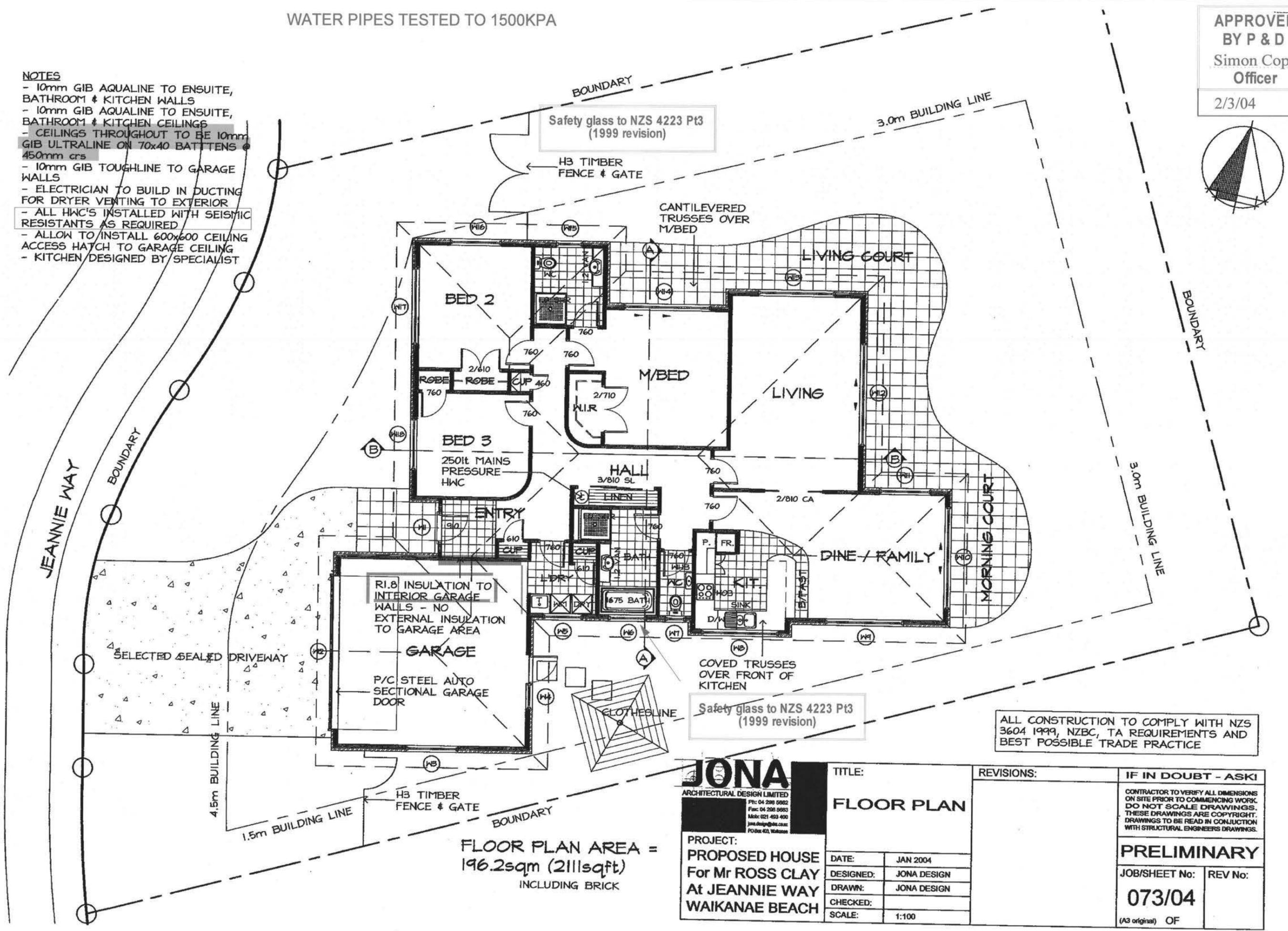
GIL-PLANS		ARCHITECTURAL DESIGN & DRAUGHTING SERVICES		304 Te Hapua Rd, RD1, Te Horo KAPITI COAST, New Zealand email: gil-plans@xtra.co.nz		Ph (06) 364 3936 Fax (06) 364 3936 Mob 021 875 015	
DRAWING: FLOOR PLAN		DESIGNED: NIKAU TRUST		JOB No. 101804		SHEET No. 3	
PROJECT: NEW RESIDENCE		DRAWN: B GILPIN		STAGE 1 of 1		OF 9	
CLIENT: NIKAU TRUST		DATE: AUG 04					
		SCALE: 1:100					
		CHECKED:					
<small>ALL WORK TO COMPLY WITH THE NZ BUILDING ACT, NEW ZEALAND BUILDING STANDARDS, & TERRITORIAL AUTHORITY BYLAWS. ALL DIMENSIONS TO BE CHECKED ON-SITE BEFORE COMMENCING WORK. REPORT ANY DEFICIENCIES TO DESIGNER. THESE DRAWINGS ARE COPYRIGHT & REMAIN THE PROPERTY OF GIL-PLANS.</small>							

WATER PIPES TESTED TO 1500KPA

APPROVED
BY P & D
Simon Copp
Officer
2/3/04



- NOTES**
- 10mm GIB AQUALINE TO ENSUITE, BATHROOM & KITCHEN WALLS
 - 10mm GIB AQUALINE TO ENSUITE, BATHROOM & KITCHEN CEILINGS
 - CEILINGS THROUGHOUT TO BE 10mm GIB ULTRALINE ON 70x40 BATTENS @ 450mm crs
 - 10mm GIB TOUGHLINE TO GARAGE WALLS
 - ELECTRICIAN TO BUILD IN DUCTING FOR DRYER VENTING TO EXTERIOR
 - ALL HWC'S INSTALLED WITH SEISMIC RESISTANTS AS REQUIRED
 - ALLOW TO INSTALL 600x600 CEILING ACCESS HATCH TO GARAGE CEILING
 - KITCHEN DESIGNED BY SPECIALIST



FLOOR PLAN AREA =
196.2sqm (2111sqft)
INCLUDING BRICK

JONA
ARCHITECTURAL DESIGN LIMITED
Ph: 04 298 5882
Fax: 04 298 5883
Mob: 021 493 400
jona.design@xpl.co.nz
PO Box 40, Waikanae

PROJECT:
PROPOSED HOUSE
For Mr ROSS CLAY
At JEANNIE WAY
WAIKANAЕ BEACH

TITLE: FLOOR PLAN	
DATE:	JAN 2004
DESIGNED:	JONA DESIGN
DRAWN:	JONA DESIGN
CHECKED:	
SCALE:	1:100

REVISIONS:	IF IN DOUBT - ASKI
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE COPYRIGHT. DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS.	
PRELIMINARY	
JOB/SHEET No:	REV No:
073/04	
(A3 original) OF	

ALL CONSTRUCTION TO COMPLY WITH NZS 3604 1999, NZBC, TA REQUIREMENTS AND BEST POSSIBLE TRADE PRACTICE

Producer Statement

Stormwater Drains

Construction Review

Issued by.....*Brian Kelly*..... Registration Number.....*4208*.....

To Kapiti Coast District Council

In respect to the following

Stormwater Drains installed in accordance with E1 AS1 as shown on the approved plans or as per the attached amended plan

Installed at.....*7 Jeanie Way*.....

Building Consent No.....*041196*.....

As a registered drainlayer, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.

Signed.....*B97*..... Date.....*1-12-04*.....

Note: Fully dimensioned as built drain plan to be supplied. (scale 1:100)

Producer Statement
Private Sewer Drains

Construction Review

Issued by.....Brian Kelly..... Registration Number.....4208.....

To Kapiti Coast District Council

In respect to the following

Private Sewer Drains installed in accordance with G13 AS2 or AS/NZS 3500 .2.2 as shown on the approved plans or as per the attached amended plan

Installed at.....7 Jeanie Way Waikanae.....

Building Consent No.....041196.....

As a registered drainlayer, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.

Signed.....[Signature].....Date.....1-12-04.....

Note: Fully dimensioned as built drain plan to be supplied.(scale 1:100)

Drains may be laid and backfilled without inspection provided that the drain is left under test with a min of 1.0 m head and the inspection at the lateral left exposed.

Producer Statement
Piped Services
&
Sanitary Plumbing Stacks

Construction Review

Issued by John Kelly Registration Number 14785

To Kapiti Coast District Council

In respect to the following

Piped Services installed in accordance with G12/AS1 as shown on the approved plans or as per the attached amended plan and Sanitary Plumbing Stacks installed in accordance with G13/AS1 or AS/NZS 3500.2.2

Installed at 7 Jeanie Way Waikanae

Building Consent No. 041196

As a Craftsman plumber, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code. Both hot and cold systems have been pressure tested for a period of 15 minutes at a pressure of 1500 kPa.

Signed John Kelly Date 1-12-04

Producer Statement

Private Sewer Drains

Construction Review

Issued by..... Registration Number.....

To Kapiti Coast District Council

In respect to the following

Private Sewer Drains installed in accordance with G13 AS2 or AS/NZS 3500 .2.2 as shown on the approved plans or as per the attached amended plan

Installed at.....

Building Consent No.....

As a registered drainlayer, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.

Signed.....Date.....

Note: Fully dimensioned as built drain plan to be supplied.(scale 1:100)

Drains may be laid and backfilled without inspection provided that the drain is left under test with a min of 1.0 m head and the inspection at the lateral left exposed.

Producer Statement

Stormwater Drains

Construction Review

Issued by..... Registration Number.....

To Kapiti Coast District Council

In respect to the following

Stormwater Drains installed in accordance with E1 AS1 as shown on the approved plans or as per the attached amended plan

Installed at.....

Building Consent No.....

As a registered drainlayer, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.

Signed.....Date.....

Note: Fully dimensioned as built drain plan to be supplied. (scale 1:100)

Producer Statement
Piped Services
&
Sanitary Plumbing Stacks

Construction Review

Issued by..... Registration Number.....

To Kapiti Coast District Council

In respect to the following

Piped Services installed in accordance with G12/AS1 as shown on the approved plans or as per the attached amended plan and Sanitary Plumbing Stacks installed in accordance with G13/AS1 or AS/NZS 3500.2.2

Installed at.....

Building Consent No.....

As a Craftsman plumber, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code. Both hot and cold systems have been pressure tested for a period of 15 minutes at a pressure of 1500 kPa.

Signed.....Date.....

APPLICATION FOR WATER SUPPLY AND CONNECTION PERMIT

The Borough Engineer
Private Bag
PARAPARAUMU

I, Clay + Watson (full name)
PLEASE PRINT

(Postal address)

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) 7 Jeannie Way
Lot 48 DP 324718

Fees Payable (on application)

Inspection \$
Connection \$
Total \$ N/L

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 late

Owners Signature

Date

THIS PART TO BE COMPLETED BY PLUMBER

I, G Gardie (full name)
of ----- (address)

being a Licensed Craftsman Plumber apply for permission to connect the above premises to the Kapiti Borough Water Supply. I agree to comply in every respect with the Kapiti Borough Water Supply By-laws. 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 <u>new duty</u> | Exhaust Pipe/Pressure Relief Valve |
| 4. Approximate Age of Water Piping | Copper/PVC/Alkathene |
| 5. If premises have swimming pool what capacity | Filter plant Yes/No |
| i. State precisely how it is proposed to make the new connection:
..... | |

OFFICE USE ONLY

Permit No. <u>040173</u>	Job Inspected	Building Register Entry
Date Issued	Connection Recorded	

Location 7 Jeannie Way

RECEIPT NO.	DATE
-------------	------

VALUATION ROLL NUMBER					
1 4					

VALUATION ROLL NUMBER					
1 5					

LOT 48 D.P. 324718

WATER CONNECTION FEE

NO. DWELLING <u>(new duty)</u>	17-18 UNITS	14-15 UNITS
	AVAILABLE	19-20 UNITS

INSPECTION \$ -----
CONNECTION \$ -----

Connected

WATER SUPPLY AND CONNECTION PERMIT

KAPITI COAST DISTRICT COUNCIL

APPLICATION FOR SEWER CONNECTION AND PERMIT

The Borough Engineer
Private Box
PARAPARAUMU

I, Chay + Watson (Full name)
PLEASE PRINT

(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) 7 Jeannie Way
Lot 48 DP 324718

Fees Payable (on application)
Inspection \$ _____
Connection \$ _____
Total \$ n/c

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, A. G. O'W (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. Inewdwy

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

OFFICE USE ONLY

Permit No. <u>040173</u>	Job Inspected	Building Register Entry
Date Issued	Connection Recorded	

address 7 Jeannie Way
RECEIPT NO. _____ DATE _____

VALUATION ROLL NUMBER
1 | 4 | | | | | | | | | |

LOT 48 D.P. 324718

VALUATION ROLL NUMBER
1 | 5 | | | | | | | | | |

NO. DWELLING	<u>11</u>	UNITS
<u>Inewdwy</u>	<u>12</u>	UNITS

SEWER CONNECTION FEE

INSPECTION \$ _____
CONNECTION \$ _____

Waikanae
Sewer connected

APPLICATION FOR WATER SUPPLY AND CONNECTION PERMIT

The Borough Engineer
Private Bag
PARAPARAUMU

I, Aikau Trist (full name)

PLEASE PRINT

c/o 206 Tutere St Wainkurae (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) 7 Jeanie Way

Lot 48 DP 32718

Fees Payable (on application)

Inspection \$
Connection \$
Total \$ n/c

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 late

Owners Signature Date

THIS PART TO BE COMPLETED BY PLUMBER

I, ----- (full name)

of ----- (address)

being a Licensed Craftsman Plumber apply for permission to connect the above premises to the Kapiti Borough Water Supply. I agree to comply in every respect with the Kapiti Borough Water Supply By-Laws. 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 <u>new duty</u> | Exhaust Pipe/Pressure Relief Valve |
| 4. Approximate Age of Water Piping | Copper/PVC/Alkathene |
| 5. If premises have swimming pool what capacity | Filter plant Yes/No |
| 6. State precisely how it is proposed to make the new connection: | |
| | |

OFFICE USE ONLY

Permit No. <u>041196</u>	Job Inspected <u>Producer Statement</u>	Building Register Entry
Date Issued	Connection Recorded	



SITE INSPECTIONS - BC 041196

Application Details

Applicant Name :	Nikau Trust
Contact Address :	Contact: Corben Foskett 206 Tutere Street WAIKA
Location :	7 JEANNIE WAY, WAIKANAE
Legal Description :	LOT 48 DP 324718
Proposal :	New Dwelling

INITIAL INSPECTION

COMMENTS

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

FOUNDATIONS

Date: 20/9/04 Officer: Leon Smith Builder/Contractor/Owner: Carlben

Approved building consent documents on site: YES / NO

SITING:

Front yard	<input checked="" type="checkbox"/> Left hand side yard	<input checked="" type="checkbox"/> Conforms with approved plan	YES / NO
Rear yard	<input checked="" type="checkbox"/> Right hand side yard	<input checked="" type="checkbox"/> If no, has new site plan been requested	YES / NO

siting as plan but road curve is different

Minimum floor level	<input type="checkbox"/> Footing size	<input checked="" type="checkbox"/> Foundation wall reinforcing	<input checked="" type="checkbox"/> YES/NO
Pile hole size	<input checked="" type="checkbox"/> Footing reinforcing	<input type="checkbox"/> Foundation wall size	<input checked="" type="checkbox"/> YES/NO
Anchor pile size	<input checked="" type="checkbox"/> Subfloor vents	<input checked="" type="checkbox"/> Specific design	<input checked="" type="checkbox"/> YES/NO
Pile hole spacing	<input checked="" type="checkbox"/> Steps/stairs	<input checked="" type="checkbox"/> If yes, has Engineer inspected	<input checked="" type="checkbox"/> 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

- OK To Continue

PRE-SLAB

PLUMBING AND DRAINAGE:

Date: 21/9/09 Officer: [Signature] Builder/Contractor/Owner: S. KELLY

UNDERSLAB PLUMBING

Pipe sizes
Falls
Pipe protection

UNDERSLAB DRAINAGE

Pipe sizes
Falls
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

100mm P.V.C. A3500-2 P.V.C. REPAIRING
IN PLACE
Inspected 5/11/09 All appear

PRE-SLAB

BUILDING

Date: 23/1/04 Officer: *Leah Smith* Builder/Contractor/Owner: *Corken*

Minimum floor level

DPC

Joints taped

Penetrations

Specific design

If yes, has Engineer inspected



Yes/No

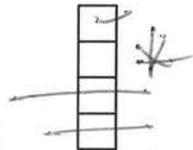
Yes/No

Mesh

Mesh chairs

Slab thickening

Bottom plate fixings



as Corken it is going to see Buro.

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
Yes/No

Producer Statement

Yes/No/NA

COMMENTS

= Mesh is not on channel

mesh short from edge of slab

Extend mesh to within 75mm of out edge of slab

24/1/04 now all ok ok to pour

- Pre clad inspection 13/10/04
 - Note 1 sp: missing O carbide on plan
 - All STAPS to initials
-
- Root paper ^{for paper.} ~~used~~ used for losp

EXTERIOR CLADDING

Solid Plaster/Textured Finish

Date: Officer: Builder/Contractor/Owner:

Rigid backing	<input type="checkbox"/>
Non rigid backing	<input type="checkbox"/>
Building paper	<input type="checkbox"/>
Battens (non rigid)	<input type="checkbox"/>
Cavity (non rigid)	<input type="checkbox"/>
Sheet set out (Hardies)	<input type="checkbox"/>

Reinforcement	<input type="checkbox"/>
Spacers	<input type="checkbox"/>
Nailing (Hardies)	<input type="checkbox"/>
Flashings	<input type="checkbox"/>
Control joints	<input type="checkbox"/>

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

15/10/04
Paper around & sill wrap in place. windows
in & window headers in place. CPC in place but needs extensions
at the bottom where it has been cut short.

BRICK VENEER

COMMENTS

29/10/24

check DPC were it required extensions at the bottom of windows. O.K.

PRELINE

PLUMBING AND DRAINAGE: Plumber:

Date: Officer: Builder/Contractor/Owner:

Pressure test
 Visual leak check
 Pipe support/clips
 Pipe size
 Pipe material

Joint strain
 Pipe insulation
 Stacks
 Wastes
 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

Date: 19/10/04 Officer: L Smith Builder/Contractor/Owner: Carben

Timber treatment
~~Ceiling diaphragm~~
~~Dragon ties~~
 Studs - size/spacing
 Wall insulation
 Posts - size/fixing
 Lintels/bms - size/fixings
 Ext joinery - labels
~~Ceiling runners~~
 Wall bracing
 Mech ventilation
 Moisture Content Walls 15-20%

Bracing straps
 Timber grade
 Wall dwangs
 Trimming studs
 Truss/rafter - fix/space
~~Ceiling joists~~
 Plate fixings
 Ventilation
 Ceiling battens
 Check exterior claddings
 Ceiling 10-15%

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

Bricklayer on-site ✓

East bottom ext plate 25% moisture ✓

Missing BR9. **on** plan ✓

28/10/04 reinspection

the 20 countings

Bricks completed

MEG framing board

1 STRAP in place

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

POSTLINE

Date: 2/11/04 Officer: Leon Smith Builder/Contractor/Owner: Casper Foshell

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
All As per Approved plans
Appear OK TO CONTINUE

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) Y.T.C.	

Building Interior	CHECK FITTINGS	
Service area floors & walls ✓	Food storage ✓	Water temperature ✓
Stair design ✓	Nat. ventilation ✓	Solid fuel heater <i>limited SO</i>
Handrails ✓	Mech. Ventilation ✓	Supply tank <i>inbuilt gas hr.</i>
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 <i>ENS.</i>
	Tempering valve ✓	(engineers inspc report)
<i>NU look VH. ✓</i>	<i>infinity 24</i>	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 Yes/ No
 Engineering site reports received Yes/ No
 appear satisfactory

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:

Gas cert req'd
~~seal GI pipes.~~
 Berm to be re-instated for refund.

Costing Sheet Minor Work & Residential New Dwellings

Application No: 041 196	Admin = \$45 per hour	Engineering
Date: 18-8-04	Plan Vetting = \$70 per hour	Technical Assessment/Peer Review
Site Address: 7 Jeannie Way NMIKANAIE	Inspections = \$65	Cost + 10%

1	Classification	Plan Vetting				Consultants			Inspections				Set Fee Portion of Consent Fee	PIM Portion Of Consent Fee	Total Fee Excluding BRANZ, BIA Levies & Refundable Damage Deposits	Total (A) Plus	
		Plumber	Drainage	Building	E Health	District Plan	Fire	Engineering	Site	Plumbing	Drainage	Building					E Health
	Solid Fuel Heater												\$45	Nil	\$110		
	Plumbing Work												\$45	\$68	\$175		
	Drainage Work												\$45	\$68	\$175		
	Sheds/Retaining Walls/Carports												\$144	\$130	\$307		
	Decks/Swimming & Spa Pools Conservatories/Pergolas & Other Minor Works												\$144	\$130	\$298		
	Minor Farm Buildings												\$144	\$130	\$372		
	Proprietary Garages, Standard												\$189	\$130	\$482		
	Proprietary Garages, with Firewall												\$189	\$130	\$549		
	Garages, Custom Design												\$189	\$130	\$617		
	Residential New Dwellings																
	Single Story Brick Veneer												\$420	\$165	\$1378		
	Single Story Weatherboard												\$420	\$165	\$1443		
	Single Story Stucco/Texture Coating/Ply/Steel/Block												\$420	\$165	\$1573		
	Multi Story Brick Veneer												\$740	\$165	\$1838		
	Multi Story Weatherboard												\$740	\$165	\$1903		
	Multi Story Stucco/Texture Coating/Ply/Steel/Block												\$740	\$165	\$2033		
30	Relocated Residential Dwellings												\$281	\$165	\$749		

*Note. Double Units charged at Single Unit Rate plus 50%
Dwellings with Multiple Cladding Types Charged at Stucco/Texture Coating/Ply/Steel/Block rate*

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS		STANDARD ADDENDA	
14 ✓	✓	32	✓
1	✓	2	
17		3	✓
7 ✓		4	✓
16	✓	5	
2	✓	6	✓
3	✓	7	
22	✓	8	
20		8A	✓
18	✓	8B	✓
19	✓	9	
4	✓	10	
8	✓	11	
5	✓	12	
15 ✓		13	
10 ✓		14	
		15	
		16	
		17	
		18	
		19	
		20	
			21
			22
			23
			23A
			24
			24A
			25
			26
			27
			28
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			44

STANDARD CONSENT CONDITIONS
35
36
37

NON STANDARD ADDENDA

Note and conform to wall bracing design endorsements.
 Site is within Waikeanae River estuary 'Very High Wind Zone'.

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents	/		AG 2-9-04
Plumbing and Drainage	/		2/9/04
Building	/		2-9-04
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
Site- Footpath & Entrance Conditions		Ground	
UNDUNATING BUILDING SITE NEW VEHICLE CROSSING REQUIRED ROAD, KERB, BERM & FOOTPATH IN NEW CONDITION UNOBTAINED		SOFT SAND ON TOP FIRM AT APPROX 250mm TO 350mm APPEARS SATISFACTORY	25/8/04
		NOTES: HAS BEEN PRECOMPACTED TO ENGINEERS REQUIREMENTS	

Costing Sheet Minor Work & Residential New Dwellings

Application No: 041 196	Admin = \$45 per hour	Engineering
Date: 18-8-04	Plan Vetting = \$70 per hour	Technical Assessment/Peer Review
Site Address: 7 Jeannie Way WAIKANAE	Inspections = \$65	Cost + 10%

No	Classification	Plan Vetting				Consultants			Inspections					Set Fee Portion of Consent Fee	PIM Portion Of Consent Fee	Total Fee Excluding BRAN Z, BIA Levies & Refundable Damage Deposits	Total (A) Plus
		Plumbing	Drainage	Building	E health	District Plan	Fire	Engineering	Site	Plumbing	Drainage	Building	E Health				
1	Solid Fuel Heater													\$45	Nil	\$170	
2	Plumbing Work													\$45	\$68	\$175	
3	Drainage Work													\$45	\$68	\$175	
4	Sheds/Retaining Walls/Carports													\$144	\$130	\$307	
5	Decks/Swimming & Spa Pools Conservatories/Pergolas & Other Minor Works													\$144	\$130	\$298	
6	Minor Farm Buildings													\$144	\$130	\$372	
7	Proprietary Garages, Standard													\$189	\$130	\$482	
8	Proprietary Garages, with Firewall													\$189	\$130	\$549	
9	Garages, Custom Design													\$189	\$130	\$617	
	Residential New Dwellings																
10	Single Story Brick Veneer													\$420	\$165	\$1378	
11	Single Story Weatherboard													\$420	\$165	\$1443	
12	Single Story Stucco/Texture Coating/Ply/Steel/Block													\$420	\$165	\$1573	
13	Multi Story Brick Veneer													\$740	\$165	\$1838	
14	Multi Story Weatherboard													\$740	\$165	\$1903	
15	Multi Story Stucco/Texture Coating/Ply/Steel/Block													\$740	\$165	\$2033	
30	Relocated Residential Dwellings													\$281	\$165	\$749	

Note. Double Units charged at Single Unit Rate plus 50%

Dwellings with Multiple Cladding Types Charged at Stucco/Texture Coating/Ply/Steel/Block rate

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	✓	24A	✓
3		7	✓	25	
22		8		26	
20		8A	✓	27	
18		8B	✓	28	✓
19		9		29	
4		10		30	
8		11		31	
5		12		33	
15	✓	13		34	
10	✓	14		38	
		15		39	
		16		40	
		17		41	
		18		42	
		19		43	
		20		44	✓

STANDARD CONSENT CONDITIONS

35
36
37

NON STANDARD ADDENDA

Note and conform to wall bracing design endorsements.
Site is within Waukanac River estuary 'Very High Wind Zone'.

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents	✓		AG 2-9-04
Plumbing and Drainage	✓		2/9/04
Building	✓		W. 2-9-04
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
Site- Footpath & Entrance Conditions	Ground		
UNDAMAGED BUILDING SITE NEW VEHICLE CROSSING REQUIRED ROAD, KERB, BERM & FOOTPATH IN NEW CONDITION UNDAMAGED		SOFT SAND ON TOP FIRM AT APPROX 250mm TO 350mm APPEARS SATISFACTORY	25/8/04
<p>NOTES: HAS BEEN PRECOMPACTED TO BENEFICIAL REQUIREMENTS</p>			



175 Rimu Road
Private Bag 601
Paraparaumu
Phone: [04] 9045700
Fax [04] 9045830



External cladding (tick all relevant boxes)	
Brick	✓
Concrete	
Concrete Block	
Cement Board - Fibre	
Plaster	
Timber	
Steel	
Aluminium	
EIFS (polystyrene)	
Other	

APPLICATION FOR BUILDING CONSENT
Section 33, Building Act 1991

To: Kapiti Coast District Council [Tick each applicable box and attach relevant documents] App. No. BC041196

ANTICIPATED COMMENCEMENT DATE: AUG 04 FINISH DATE: NOV 04

PART A : GENERAL

[Complete Part A in all Cases - Refer over for Part B, C and D, sign and date]

APPLICANT	PROJECT
<p>Owner Name: <u>NIKA TRUST</u></p> <p>Mailing Address: <u>206 TUTERE ST</u> <u>WAIKANAЕ</u></p> <p>Contact Name: <u>CORBEN FOSKETT</u></p> <p>Phone: Wk: _____ Hm <u>04 9055040</u></p> <p>Cellphone No: <u>021 778 750</u></p> <p>Fax: _____</p> <p>*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.</p>	<p>New or Relocated Building <input checked="" type="checkbox"/></p> <p>Alterations or Additions <input type="checkbox"/></p> <p>Accessory Building or Fire <input type="checkbox"/></p> <p>Building demolition or Removal <input type="checkbox"/></p> <p>Intended use, e.g Dwelling, Carport, Garage etc <u>NEW DWELLING</u></p> <p>Being stage <u>1</u> of an intended <u>1</u> stages.</p> <p>Estimated value (inclusive of GST) <u>\$200,000</u></p> <p>Intended life: (of building) <u>WB</u></p> <p>Indefinite but not less than 50 years <input type="checkbox"/></p> <p>Specified as <u>50</u> years <input type="checkbox"/></p>
FOR COUNCIL USE	PROJECT LOCATION
<p>Received: <u>16 / 8 / 04</u></p> <p>Application Fee: \$ <u>420-00</u></p> <p>Receipt No: <u>746666</u></p> <p>Balance of Fees: \$ _____</p> <p>Receipt No: _____</p> <p>Date: <u> / /</u></p> <p>NOTE: Balance of fees are payable on consent approval</p>	<p>Street Address (if any) <u>7</u> <u>LOT 48 JEANNIE</u> <u>WAY, WAIKANAЕ BEACH</u></p> <p>Legal description (as shown on certificate of title rates notice, if any)</p> <p>Lot <u>48</u> DP <u>324718</u></p> <p>Valuation No. <u>1492059918</u></p>
<p>This application is for:</p> <p><input type="checkbox"/> Building Consent only, in accordance with Project Information Memorandum</p> <p><input type="checkbox"/> Both Building Consent and a Project Information Memorandum</p>	

SCANNED

PART B : BUILDING DETAILS

(Complete Part B in all cases)

This application is accompanied by (tick each applicable box, attach relevant documents in duplicate):

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

PART C : PROJECT DETAILS

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

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

PART D : KEY PERSONNEL

Designer(s): BILL PLANS

Building Certifier(s): _____

Builder/s: NIKAU BUILDERS

Registered Drainlayer: _____ REG NO: _____

Craftsman Plumber: _____ REG NO: _____

Other: _____

PLEASE NOTE

The information provided in support of this application is public and as such is freely available on request. However under Section 27(3) of the Building Act 1991 you may for security and/or copyright reasons request the plans and specifications pertaining to this application be marked as confidential by completing the following section.

CONFIDENTIALITY	SIZE OF BUILDING
Plans and Specifications	Floor area m ² <u>196</u>
I/We require that my/our: 1. <input type="checkbox"/> plans 2. <input type="checkbox"/> specifications be treated as confidential in order to protect either: 3. <input type="checkbox"/> the security of the building; and/or 4. <input type="checkbox"/> the copyright Signed: _____	No of stories <u>1</u>
	No of Units

Signed for and on behalf of the Applicant:

Name: J. K. Marchant / Justice

Position: _____ Date: 16/8/04

FOR OFFICE USE ONLY

FEE'S	AMOUNT	APPLICATION DEPOSIT	AMOUNT
Building	\$1,349.50		\$420.00
Sewer Connection	\$.....	RECEIPT NO	DATE.....
Water Connection	\$.....	<u>74666</u>	<u>16/8/04</u>
Vehicle Crossing } Damage Deposit }	\$..... \$700.00	INVOICE NO	DATE.....
Structural Checking	\$.....	<u>1149</u>	<u>3-9-04</u>
Building Research Levy	\$200.00	RECEIPT NO	DATE.....
Development Levy	\$.....	<u>835912</u>	<u>7/9/04</u>
BIA Levy	\$130.00	FEES PAID BY:	
Compliance Schedule	\$.....	<u>Nikau Trust</u>	
Digital Storage Fee	\$28.50	BUILDING CONSENT	DATE ISSUED
Certificate of Title Charge	\$.....	NUMBER	
Photocopying	\$.....	AUTHORISATION FOR REFUND OF DEPOSIT	
SUBTOTAL	\$3,217.00	Deposit held =	\$.....
Less Deposit Paid	\$420.00	Cost to Repair Damage Caused During	
TOTAL	\$2,797.00	Construction =	\$.....
GST INCLUDED	\$.....	Total Balance to be Refunded	
		Authority Number:	
		Authorised:	DATE:

DIF 72 / Wark Sewage \$389.00
79 / Comm Fee \$420.00
\$809.00

Received with thanks by 47/01
KAPITI COAST DISTRICT COUNCIL

7-09-04 11:55 Receipt no. 83596

COPY *COPY* *COPY*
DR BC041196 NIKAU TRUST 2,797.00-
Nikau Trust::Contact: Corben Foskett:20
CQ N
Nikau Trust 2,797.00

Received with thanks by 46/01
KAPITI COAST DISTRICT COUNCIL

16-08-04 16:52 Receipt no. 74666

COPY *COPY* *COPY*
DR BC041196 NIKAU TRUST 420.00-
Nikau Trust::206 Tutere Street:WAIKANA
CQ N
Nikau Trust 420.00



Building Consent

Section 35, Building Act 1991

Application

Nikau Trust
Contact: Corben Foskett
206 Tutere Street
WAIKANAE

No.	041196
Issue date	7/09/04
Application date	18/08/04

Project

Description	New Construction Being Stage 1 of an intended 1 Stages New Dwelling
Intended Life	Specified as 50 years
Intended Use	Residential
Estimated Value	\$200,000
Location	7 JEANNIE WAY, WAIKANAE
Legal Description	LOT 48 DP 324718
Valuation No.	1492059918

Charges

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

	\$	2,078.00
Building Research Levy	\$	200.00
Building Industry Authority Levy	\$	130.00
Total	\$	2,408.00

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

PAID

Signed for and on behalf of the Council:

Name: Wattay

Kapiti Coast District Council

Date: 7/9/04

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

Addenda to Application

Application

Nikau Trust Contact: Corben Foskett 206 Tutere Street WAIKANAE	No.	041196
---	-----	--------

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages New Dwelling
Intended Life	Specified as 50 years
Intended Use	Residential
Estimated Value	\$200,000
Location	7 JEANNIE WAY, WAIKANAE
Legal Description	LOT 48 DP 324718
Valuation No.	1492059918

Builder: Nikau Builders

Designer: Gil-Plans

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. Other external cladding inspection
 6. Brick veneer inspection
 7. Prelining Inspection, moisture test, check bracing
 8. Post-lining inspection, linings, fixed as per brace design
 9. Completion inspection
 10. Water test on sewer drains
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

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. All foundations are to be to solid bearing minimum of 300mm
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. All glazing, construction system and components to comply with Very High Wind Area (50 m/s) and 500 m Coastal Corrosion Zone if applicable.
6. Note and comply with endorsements on approved plans.
7. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
8. 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.
9. Provide from your Contractor a warranty covering the roof and fascia gutter system, including product, design and installation.
10. 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.
11. Note and conform to wall bracing design endorsements. Site is within Waikanae River estuary `Very High Wind Zone`.

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

**OWNER/BUILDER/
AUTHORISED PERSON**

Date:

COUNCIL COPY



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

COUNCIL COPY

Building Consent Number : 041196
 Applicant Name : Nikau Trust
 Proposal : New Dwelling
 Location : 7 JEANNIE WAY, WAIKANAE
 Legal Description : LOT 48 DP 324718

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		
Sub floor pre b-boards (reloc)	No		
Pre slab plumbing	Yes	<i>[Signature]</i>	21/9/04
Pre block fill	No		
Pre slab <i>23/9/04 Inspection required</i>	Yes	<i>[Signature]</i>	21/9/04
Sub floor	No		
Exterior cladding (general)	Yes		
Pre texture coating	No		
Pre stucco	No		
Brick veneer	Yes	<i>[Signature]</i>	7/10/04
Pre lining	Yes	<i>[Signature]</i>	26/10/04
Post lining	Yes		
Drain test	Yes	<i>[Signature]</i>	28/10/04
Completion	Yes	<i>[Signature]</i>	

NEW RESIDENCE FOR NIKAU TRUST AT LOT 48 JEANNIE WAY, WAIKANAE BEACH

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

APPROVED
BY P & D
Simon Copp
Officer
2/9/04

APPROVED
BY BUILDING
Peter Wilkinson
Officer
2/09/2004

GIL-PLANS
ARCHITECTURAL DESIGN
& DRAUGHTING SERVICES
304 Te Hapua Rd Ph (06) 364 3936
RD1, Te Horo Fax (06) 364 3936
KAPITI COAST Mob (021)676 016
email: gil-plans@xtra.co.nz

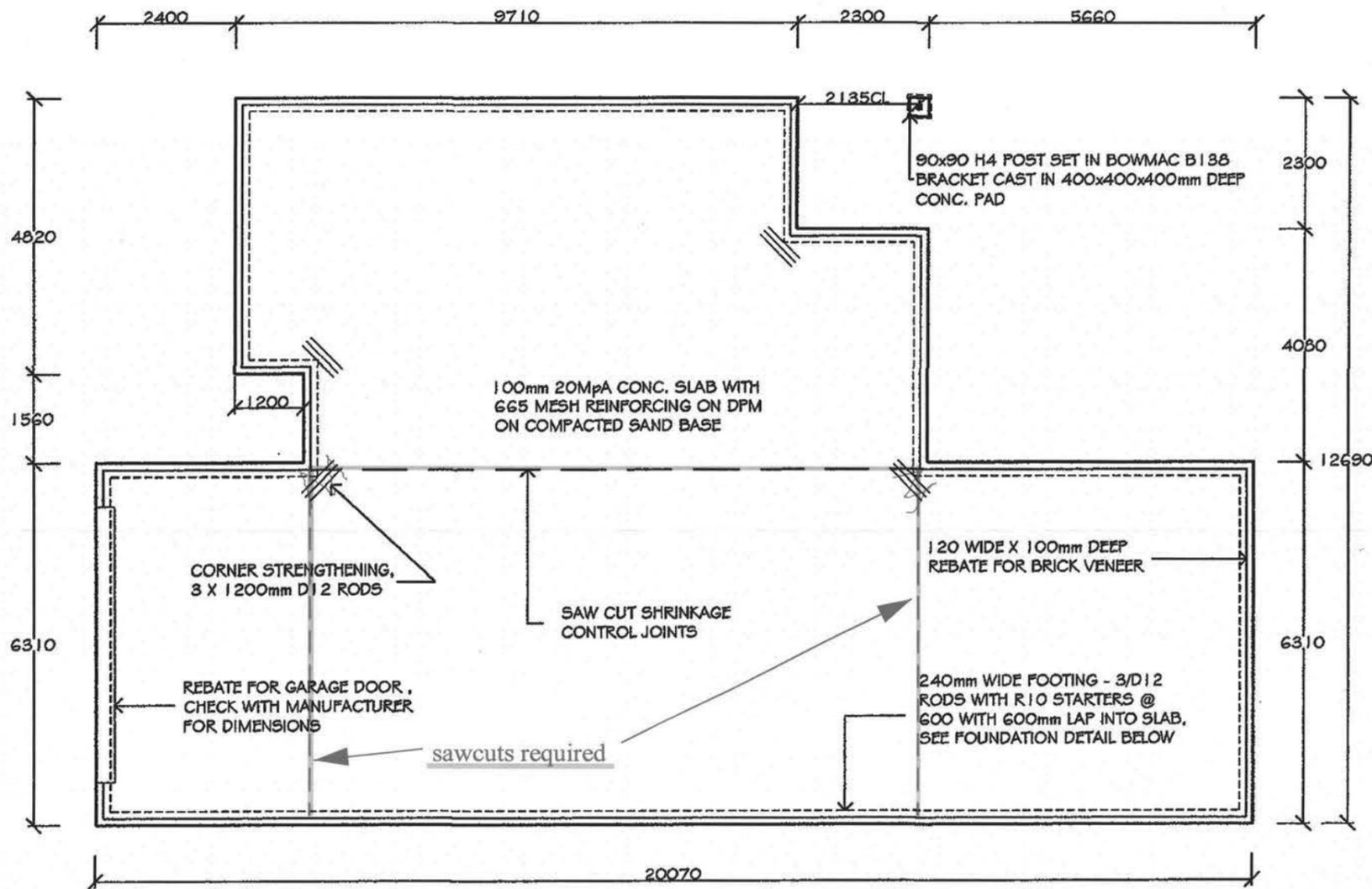
PROJECT:
NEW RESIDENCE AT
LOT 28 JEANNIE WAY
CLIENT:
NIKAU TRUST

REVISION:	
DESIGNED:	NIKAU TRUST
DRAWN:	B GILPIN
DATE:	AUG 04

ALL WORK TO COMPLY WITH THE NZ BUILDING ACT,
NEW ZEALAND BUILDING STANDARDS, & TERRITORIAL
AUTHORITY DRIVING. ALL DIMENSIONS TO BE CHECKED
ON-SITE BEFORE COMMENCING WORK. FOR ANY
DISCREPANCIES TO RESOLVE,
THESE DRAWINGS ARE COPYRIGHT & REMAIN
THE PROPERTY OF GIL-PLANS.

JOB No.	101804	SHEET No.	0
STAGE	1 of 1	OF	9

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

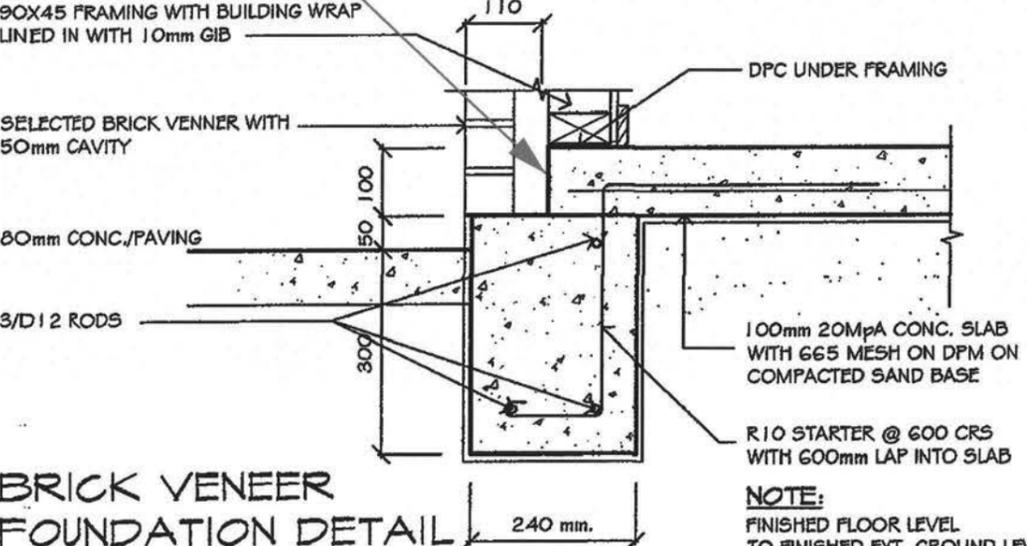


Bottom Plate Fixing
 10mm dia. max 900mm crs.
 12mm dia. max 1400mm crs.
 Approved anchors (fixed to manufactures instructions.) Ramset Dynabolt "Plus", Trubolts & Reid Anchors.

SLAB PLAN
 SCALE 1:100
 FLOOR AREA - 196 m²

max. slab length/width ratio is 2:1
 hence need for extra sawcut control joint.

seal slab edges within veneer rebates.



BRICK VENEER FOUNDATION DETAIL
 SCALE 1:10

NOTE:
 FINISHED FLOOR LEVEL TO FINISHED EXT. GROUND LEVEL
 - 125mm MIN. TO PAVED/SEALED GROUND
 - 150mm min. TO UNPROTECTED GROUND

APPROVED BY BUILDING
 Peter Wilkinson
 Officer
 2/09/2004

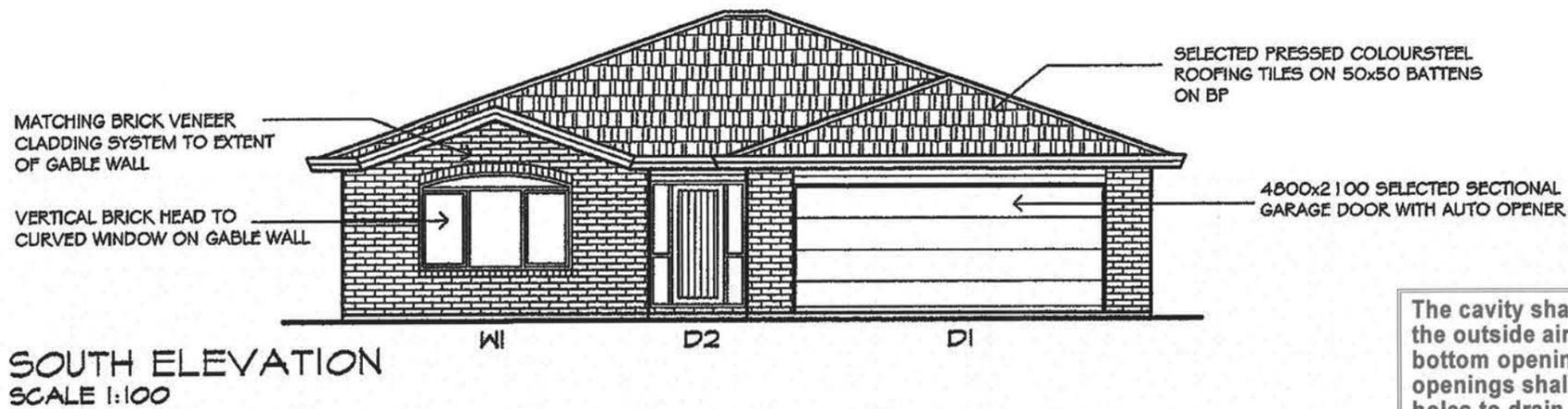
GIL-PLANS		ARCHITECTURAL DESIGN & DRAUGHTING SERVICES		304 Te Hapua Rd, RD1, Te Horo KAPITI COAST, New Zealand email:gil-plans@xtra.co.nz		Ph (06) 364 3936 Fax (06) 364 3936 Mob 021 675 015	
DRAWING: SLAB PLAN/ DETAIL	DESIGNED: NIKAU TRUST	JOB No. 101804	SHEET No. 2	PROJECT: NEW RESIDENCE	DRAWN: B GILPIN	STAGE 1 of 1	OF 9
CLIENT: NIKAU TRUST	DATE: AUG 04	SCALE: 1:100/1:10	CHECKED:	ALL WORK TO COMPLY WITH THE NZ BUILDING ACT, NEW ZEALAND BUILDING STANDARDS, & TERRITORIAL AUTHORITY BYLAWS. ALL DIMENSIONS TO BE CHECKED ON-SITE BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES TO DESIGNER. THESE DRAWINGS ARE COPYRIGHT & REMAIN THE PROPERTY OF GIL-PLANS.			

APPROVED
BY P & D
Simon Copp
Officer

2/9/04

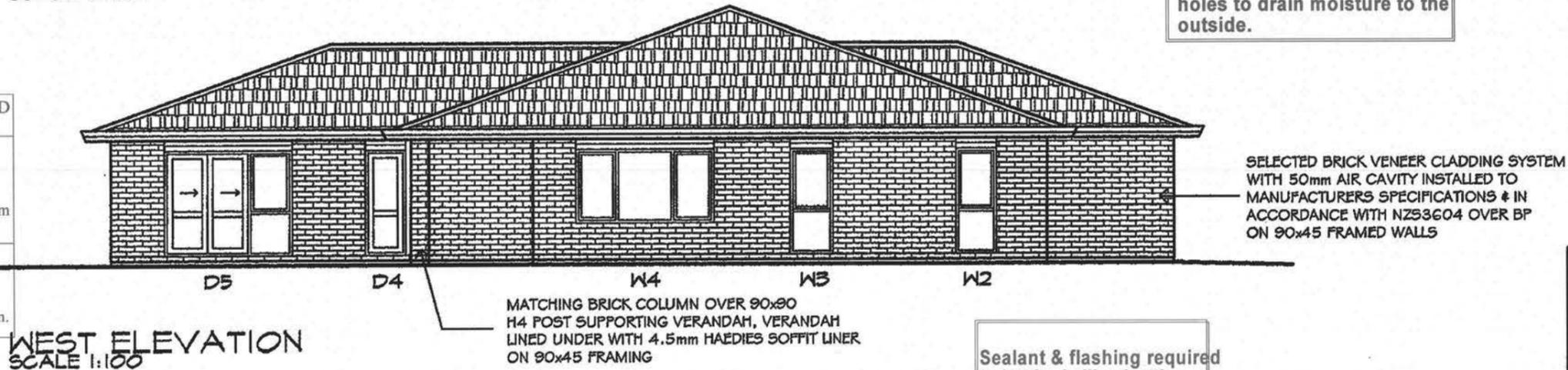
APPROVED
BY BUILDING
Peter Wilkinson
Officer

2/09/2004



The cavity shall be ventilated to the outside air with top and bottom openings. The bottom openings shall serve as weep holes to drain moisture to the outside.

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.

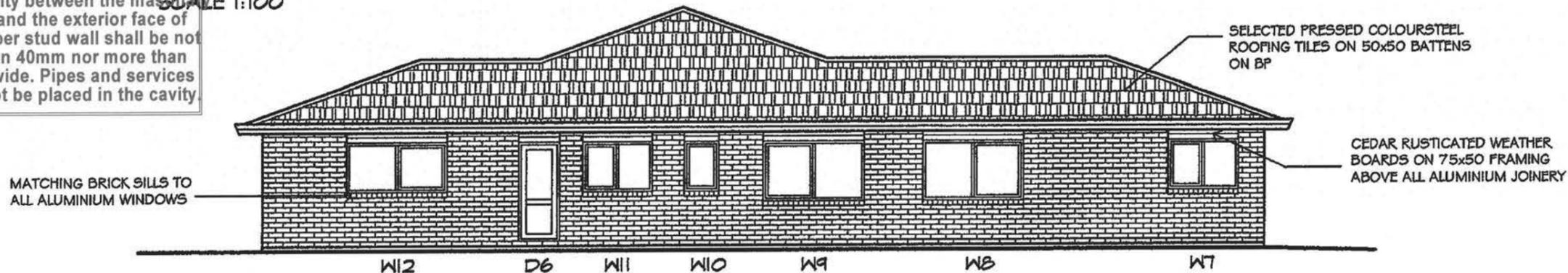


WEST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

The cavity between the masonry veneer and the exterior face of the timber stud wall shall be not less than 40mm nor more than 75mm wide. Pipes and services shall not be placed in the cavity



EAST ELEVATION
SCALE 1:100

GIL-PLANS
ARCHITECTURAL DESIGN
& DRAUGHTING SERVICES

304 Te Hapua Rd Ph (06) 364 3936
RD1, Te Horo Fax (06) 364 3936
KAPITI COAST Mob (021)875 015
email gil-plans@xtra.co.nz

PROJECT:
NEW RESIDENCE
LOT 48 JEANNIE WAY
CLIENT:
NIKAU TRUST

DRAWING:
ELEVATIONS

REVISION:	
DESIGNED:	NIKAU TRUST
DRAWN:	B GILPIN
DATE:	AUG 04
SCALE:	1:100
CHECKED:	

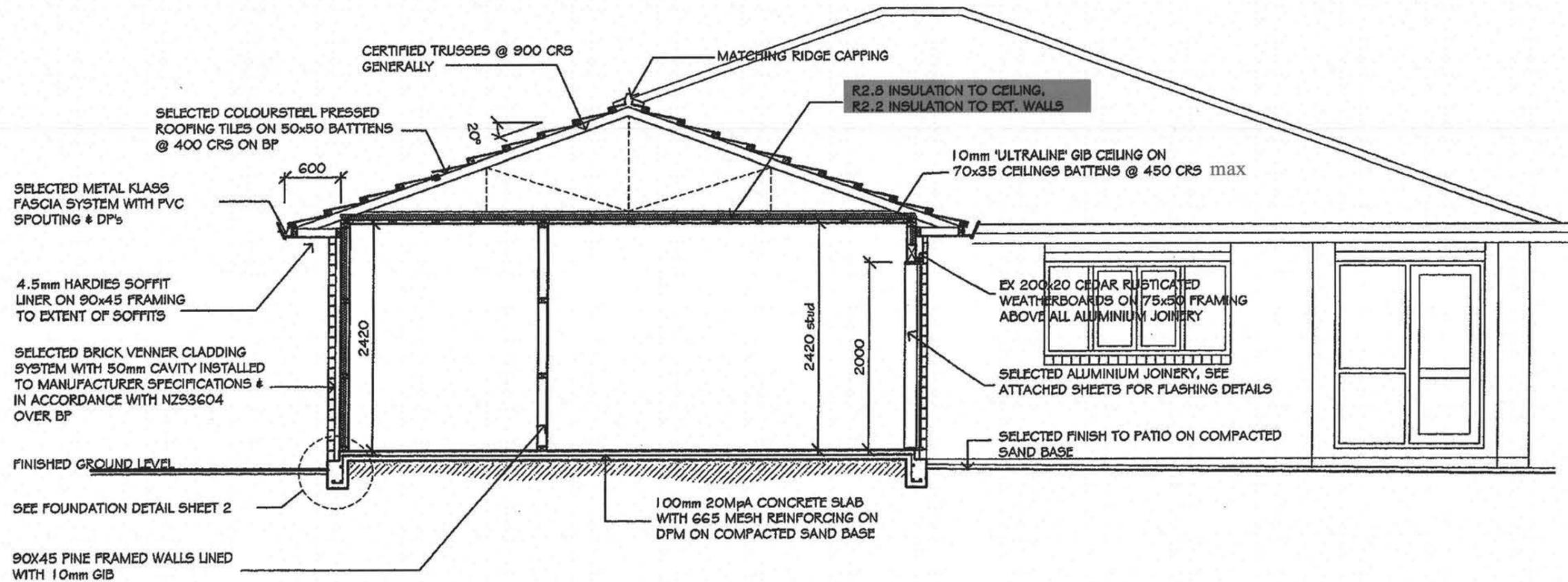
ALL WORK TO COMPLY WITH THE NZ BUILDING ACT, NEW ZEALAND BUILDING STANDARDS, & TERRITORIAL AUTHORITY BYLAWS. ALL DIMENSIONS TO BE CHECKED ON-SITE BEFORE COMMENCING WORK, REPORT ANY DISCREPANCIES TO DESIGNER. THESE DRAWINGS ARE COPYRIGHT & REMAIN THE PROPERTY OF GIL-PLANS.

JOB No. 101804	SHEET No. 4
STAGE 1 of 1	OF 9

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.

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



CROSS SECTION AA
 SCALE 1:50

GIL-PLANS

ARCHITECTURAL DESIGN & DRAUGHTING SERVICES

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 KAPITI COAST Mob (021) 675 015
 email gil-plans@xtra.co.nz

PROJECT:
NEW RESIDENCE
 LOT 48 JEANNIE WAY
 CLIENT:
NIKAU TRUST

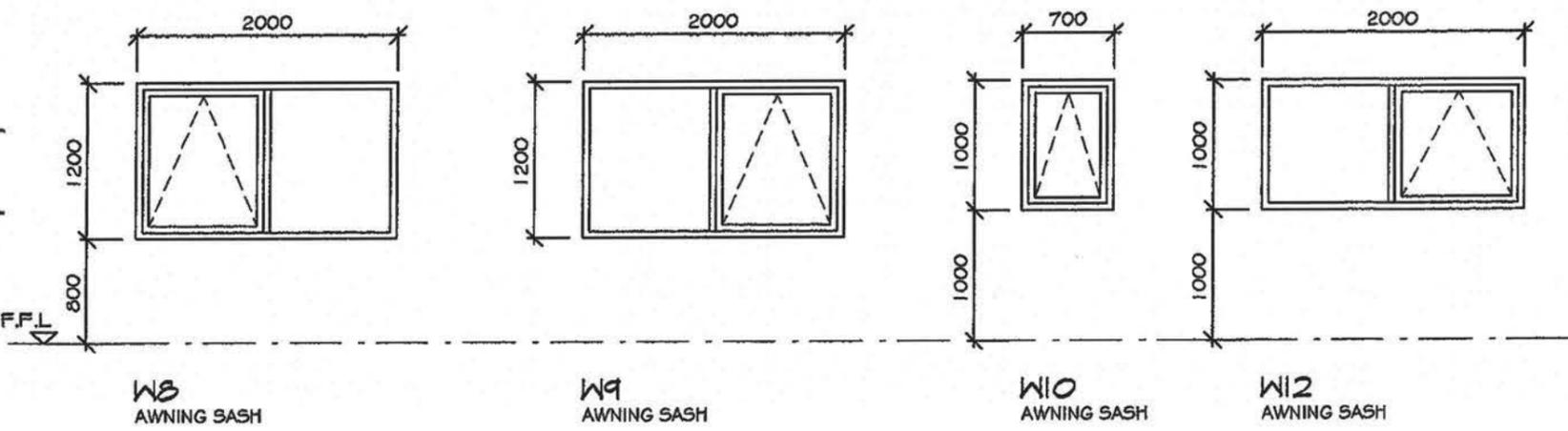
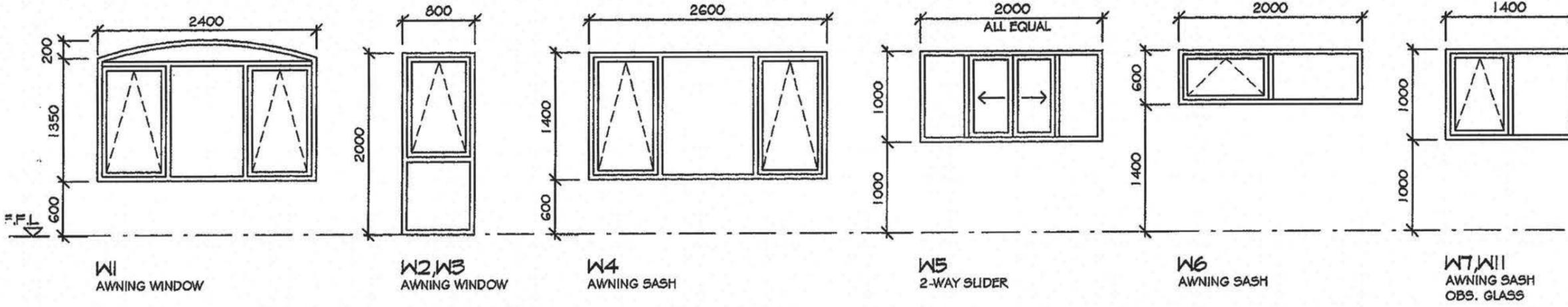
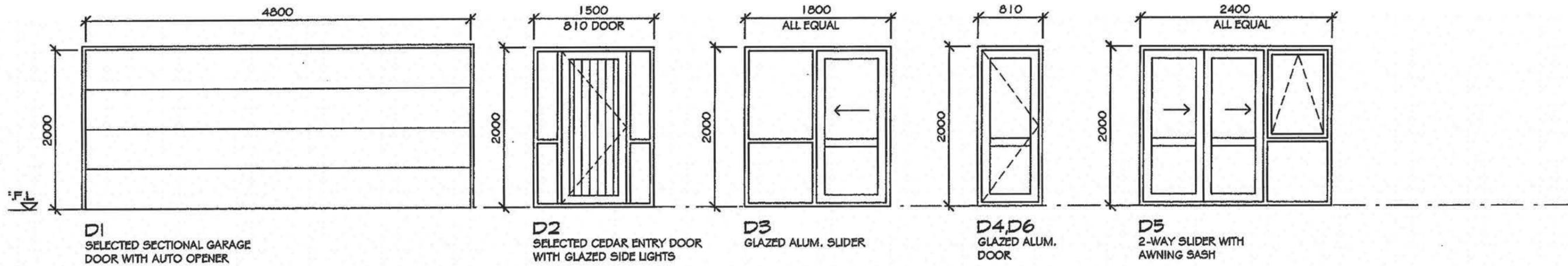
DRAWING:
CROSS SECTION AA

REVISION:	
DESIGNED:	NIKAU TRUST
DRAWN:	B GILPIN
DATE:	AUG 04
SCALE:	1:50
CHECKED:	

ALL WORK TO COMPLY WITH THE NZ BUILDING ACT, NEW ZEALAND BUILDING STANDARDS, & TERRITORIAL AUTHORITY BYLAWS. ALL DIMENSIONS TO BE CHECKED ON-SITE BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES TO DESIGNER. THESE DRAWINGS ARE COPYRIGHT & REMAIN THE PROPERTY OF GIL-PLANS.

JOB No. 101804	SHEET No. 5
STAGE 1 of 1	OF 9

APPROVED BY BUILDING
 Peter Wilkinson
 Officer
 2/09/2004



NOTES:

- WINDOWS SHOWN AS VIEWED FROM OUTSIDE
- ALL POWDERCOAT FINISH SELECTED BY OWNER
- GLAZING TO NZS4223
- ALUMINIUM JOINER TO CHECK ALL OPENINGS SIZES ON-SITE BEFORE MANUFACTURE
- REVEALS TO BE PINE 19mm WITH SLIMLINE FINISH
- WRAP ALL OPENINGS IN BUILDING PAPER & PROTECTIVE TAPE TO NZBC E2
- ALL WINDOWS TO HAVE MATCHING POWDERCOATED HEAD FLASHINGS, REFER ATTACHED SHEET FOR DETAILS

GIL-PLANS
ARCHITECTURAL DESIGN & DRAUGHTING SERVICES
 304 Te Hapua Rd Ph (06) 364 3936
 RD1, Te Horo Fax (06) 364 3936
 KAPITI COAST Mob (021)875 015
 email gil-plans@xtra.co.nz

PROJECT:
NEW RESIDENCE
LOT 48 JEANNIE WAY
 CLIENT:
NIKAU TRUST

DRAWING:
WINDOW SCHEDULE

REVISION:	
DESIGNED:	NIKAU TRUST
DRAWN:	B GILPIN
DATE:	AUG 04
SCALE:	1:50
CHECKED:	

ALL WORK TO COMPLY WITH THE NZ BUILDING ACT, NEW ZEALAND BUILDING STANDARDS, & TERRITORIAL AUTHORITY BYLAWS. ALL DIMENSIONS TO BE CHECKED ON-SITE BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES TO DESIGNER. THESE DRAWINGS ARE COPYRIGHT & REMAIN THE PROPERTY OF GIL-PLANS.

JOB No.	101804	SHEET No.	6
STAGE	1 of 1	OF	9

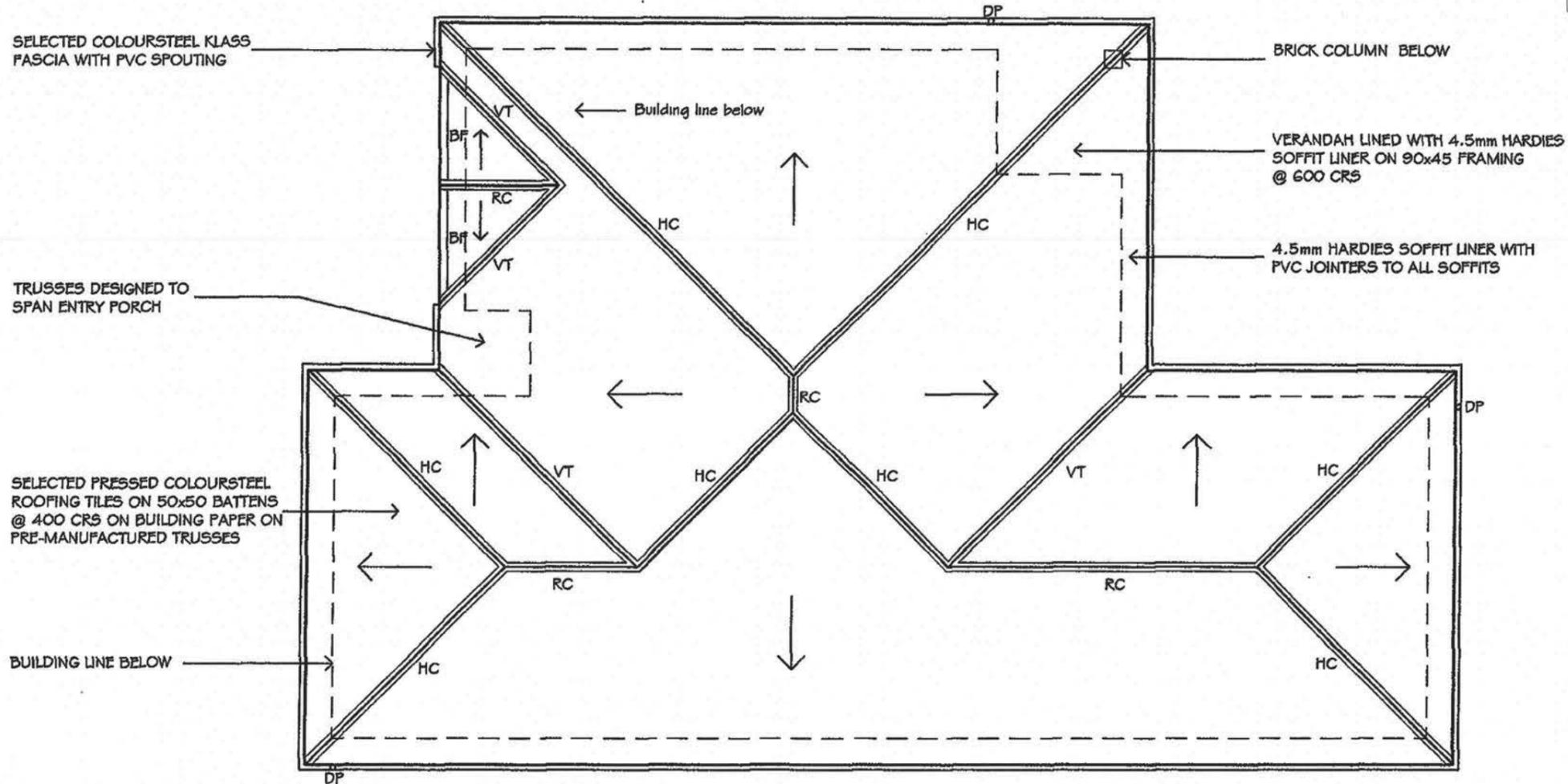
GLAZING CONFORM NZS 4223 PARTS 1, 2, 3.	
FIT SUITABLE FLASHINGS ETC. JOINERY	
HIGH WIND	1100pa DWP
VERY HIGH WIND	1550pa DWP

WINDOW SCHEDULE
 SCALE 1:50

APPROVED BY BUILDING
 Peter Wilkinson
 Officer
 2/09/2004

Roofing material to be installed to manufacturers requirements. In particular, fixing and minimum pitch (reference also sect. 8 of E2 NZ Building Code.)

Supply copy of relevant warranties for roofing, membrane systems or fascia/gutter systems as appropriate to Council



NOTES:

- ALL ROOF PITCHES - 20 DEG.
- RC - RIDGE CAPPING
- HC - HIP CAPPING
- VT - VALLEY TRAYS
- BC - BARGE CAPPING

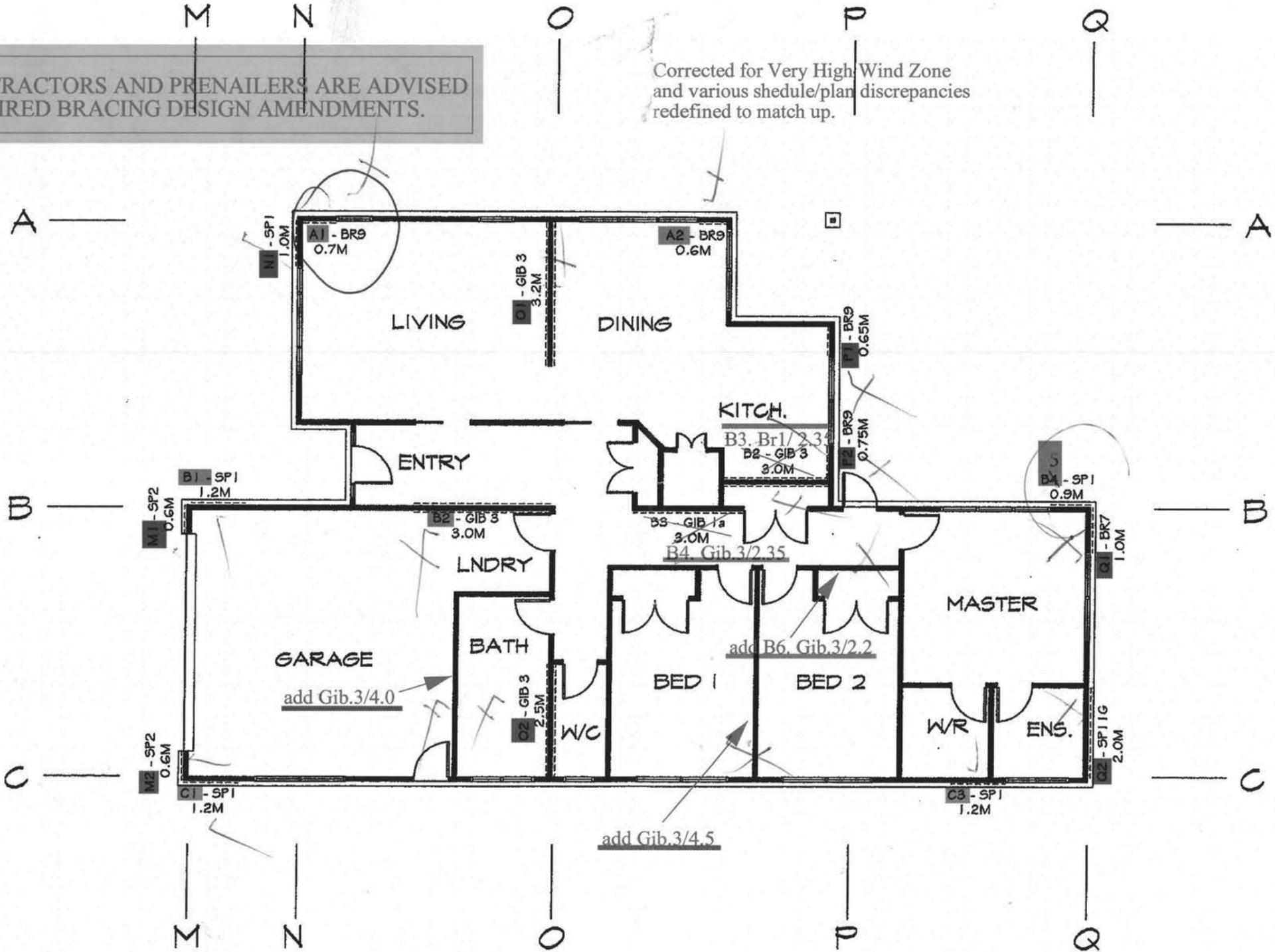
ROOF PLAN
SCALE 1:100

APPROVED BY BUILDING
Peter Wilkinson
Officer
2/09/2004

GIL-PLANS		ARCHITECTURAL DESIGN & DRAUGHTING SERVICES		304 Te Hapua Rd, RD1, Te Horo KAPITI COAST, New Zealand email:gil-plans@xtra.co.nz		Ph (06) 364 3936 Fax (06) 364 3936 Mob 021 675 015	
DRAWING: FLOOR PLAN	ALL WORK TO COMPLY WITH THE NZ BUILDING ACT, NEW ZEALAND BUILDING STANDARDS, & TERRITORIAL AUTHORITY BYLAWS. ALL DIMENSIONS TO BE CHECKED ON-SITE BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES TO DESIGNER. THESE DRAWINGS ARE COPYRIGHT & REMAIN THE PROPERTY OF GIL-PLANS.	DESIGNED:	NIKAU TRUST	JOB No.	101804	SHEET No.	7
PROJECT: NEW RESIDENCE		DRAWN:	B GILPIN	STAGE	1 of 1	OF	9
CLIENT: NIKAU TRUST		DATE:	AUG 04				
		SCALE:	1:100				
		CHECKED:					

ENSURE CONTRACTORS AND PRENAILERS ARE ADVISED OF THE REQUIRED BRACING DESIGN AMENDMENTS.

Corrected for Very High Wind Zone and various shedule/plan discrepancies redefined to match up.



APPROVED BY BUILDING
Peter Wilkinson
Officer

2/09/2004

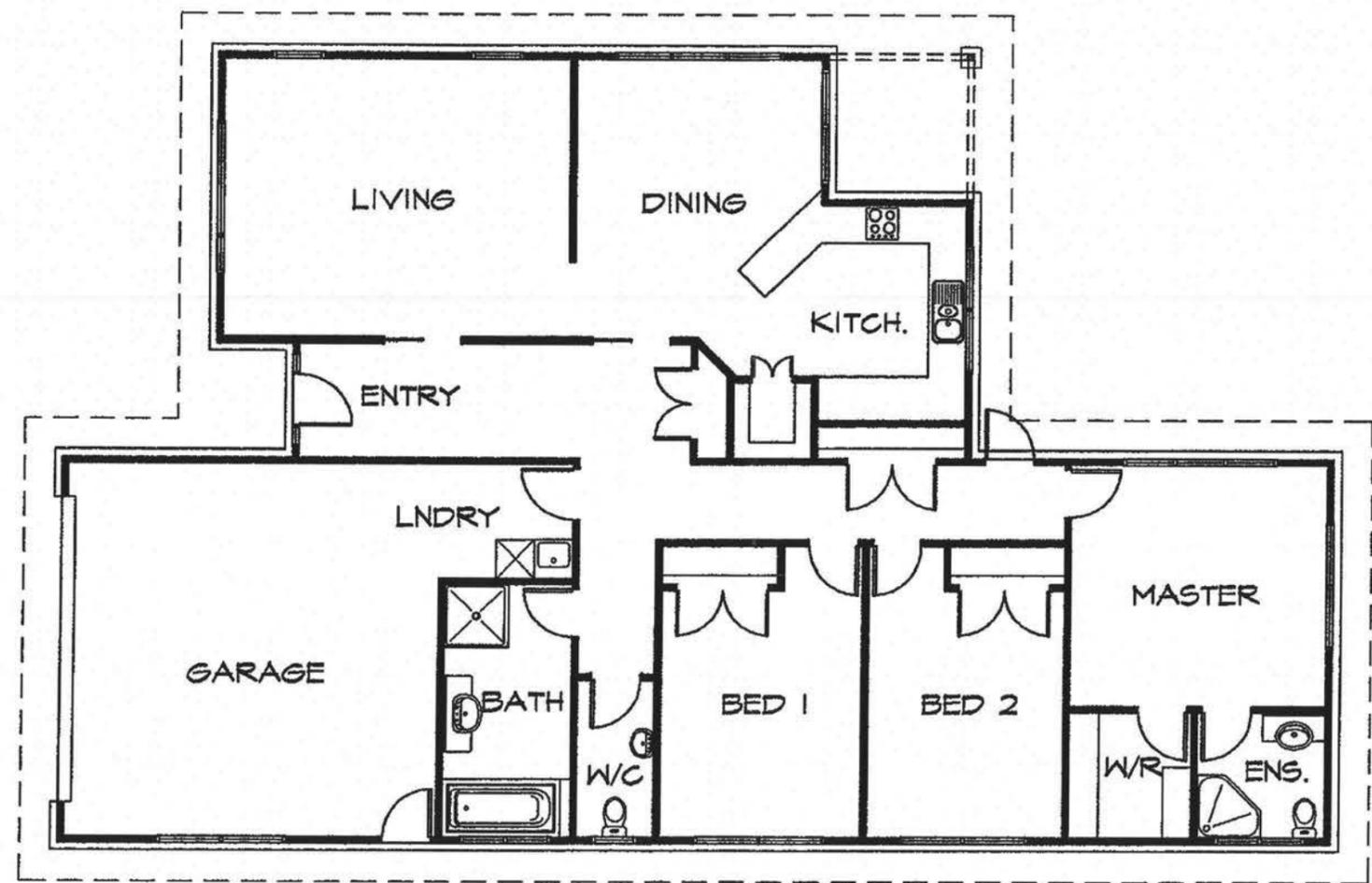
BRACING PLAN
SCALE 1:100

NOTES:

- ALL GIB WALL BRACES FIXED TO MANUFACTURERS SPECIFICATIONS, REFER TO GIB BRACING SHEET
- ALL PLY BRACE FIXED TO MANUFACTURERS SPECIFICATIONS, REFER TO PLY BRACING SHEET

GIL-PLANS		ARCHITECTURAL DESIGN & DRAUGHTING SERVICES		304 Te Hapua Rd, RD1, Te Horo KAPITI COAST, New Zealand email:gil-plans@xtra.co.nz		Ph (06) 364 3936 Fax (06) 364 3936 Mob 021 675 015	
DRAWING: BRACING PLAN		DESIGNED:	NIKAU TRUST	JOB No.	101804	SHEET No. 8	
PROJECT: NEW RESIDENCE		DRAWN:	B GILPIN	DATE:	AUG 04	OF 9	
CLIENT: NIKUA TRUST		SCALE:	1:100	CHECKED:		STAGE	1 of 1
ALL WORK TO COMPLY WITH THE NZ BUILDING ACT, NEW ZEALAND BUILDING STANDARDS, & TERRITORIAL AUTHORITY BYLAWS. ALL DIMENSIONS TO BE CHECKED ON-SITE BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES TO DESIGNER. THESE DRAWINGS ARE COPYRIGHT & REMAIN THE PROPERTY OF GIL-PLANS.							

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.



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

APPROVED BY BUILDING
 Peter Wilkinson
 Officer
 2/09/2004

ELECTRICAL PLAN
 SCALE 1:100

- NOTES:**
- ALL FITTINGS CHOSEN & SUPPLIED BY OWNER
 - ELECTRICAL CONTRACTOR & OWNER TO DECIDE ON ELECTRICAL PLAN

GIL-PLANS		ARCHITECTURAL DESIGN & DRAUGHTING SERVICES		304 Te Hapua Rd, RD1, Te Horo KAPITI COAST, New Zealand email:gil-plans@xtra.co.nz		Ph (06) 364 3936 Fax (06) 364 3936 Mob 021 675 015		
DRAWING: ELECTRICAL PLAN	ALL WORK TO COMPLY WITH THE NZ BUILDING ACT, NEW ZEALAND BUILDING STANDARDS, & TERRITORIAL AUTHORITY BYLAWS. ALL DIMENSIONS TO BE CHECKED ON-SITE BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES TO DESIGNER. THESE DRAWINGS ARE COPYRIGHT & REMAIN THE PROPERTY OF GIL-PLANS.	DESIGNED:	NIKAU TRUST	JOB No.	101804	SHEET No.	9	
PROJECT: NEW RESIDENCE		DRAWN:	B GILPIN	STAGE	1 of 1	OF	9	
CLIENT: NIKAU TRUST		DATE:	AUG 04					
		SCALE:	1:100					
		CHECKED:						

041196

PIPER & PHILLIPS INDUSTRIES LTD 2 Nov 2002
A Member of Frame and Truss Manufactures Association NZ

PRODUCER STATEMENT

This producer statement is issued by PIPER & PHILLIPS Industries Ltd

To Builder : Nikau Trust

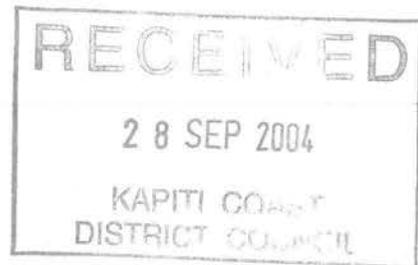
Mitek Components: Ganglams, Trusses, Fitch Beams, Posistruts,

Job Address : Lot 28 Jeannie Way Waikanae

our drawings

Building Consent No:

Job Reference: 40663 ()



As a MITEK component fabricator accredited by MITEK NZ Ltd,

our design is based on standard designs selected from

the MITEK System Manual or MiTek 2100 or 20:20 Ver V43

Computer-Aided Design Program produced and certified by MITEK NZ Ltd

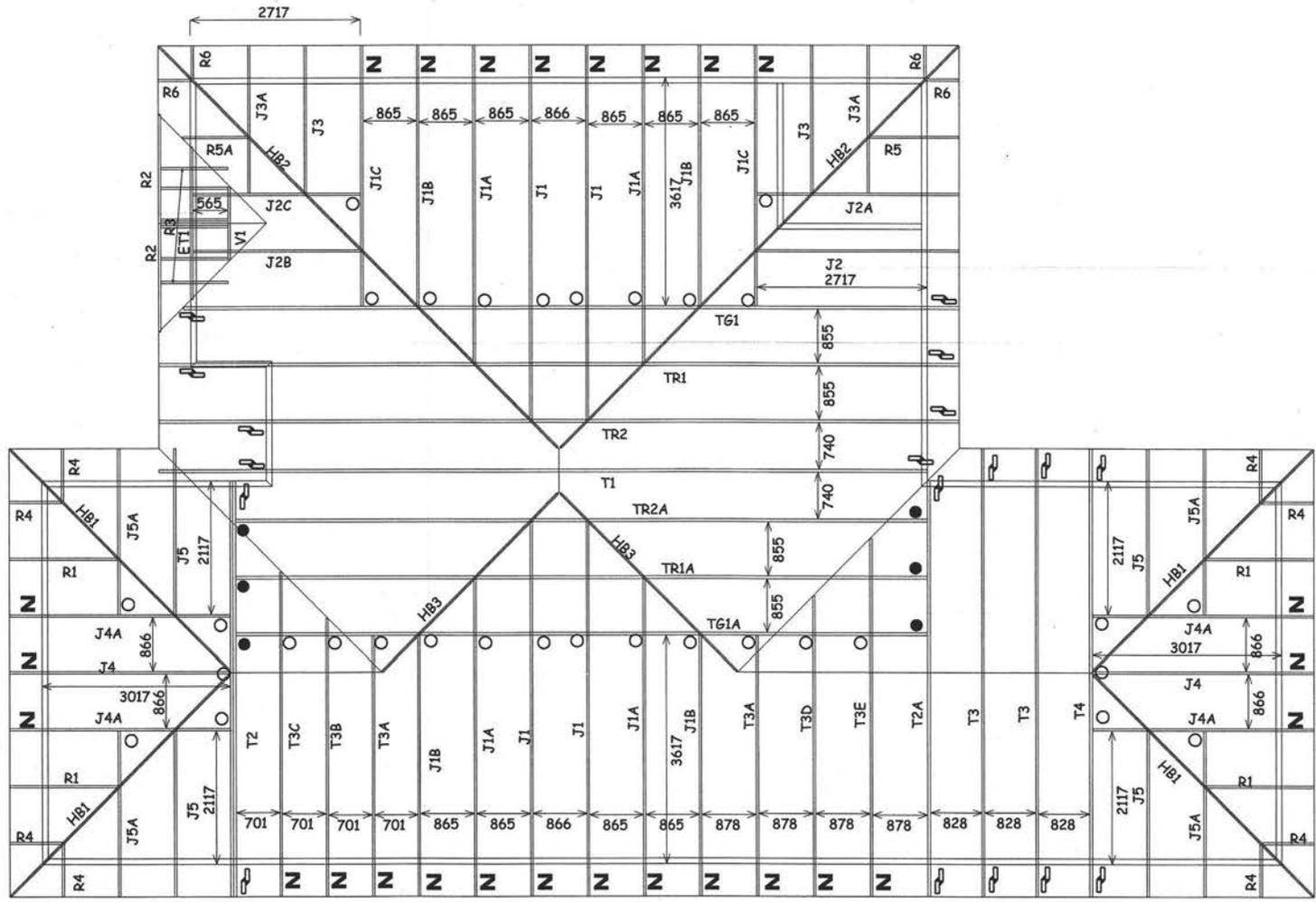
which have been prepared in accordance with NZS3603 and NZS4203

of the approved documents issued by the Building Industry Authority

in compliance with Clauses B1 and B2 of the New Zealand Building Code.

Designers Name : M Taylor Date :23 - 09 -2004

For and behalf of PIPER & PHILLIPS Industries Ltd



Between 3.0m & 5.0m use 1 pair "Z" nails.
 Between 6.0m & 15.0m use 1 Pair CT200 (fill all holes)
 All other situations use 2 / 100mm skew nails.

No. off	Fixing description
26 pairs	Z "Z" nails (1 pair)
32	○ JH37 x 90
	× JH37 x 120
	□ JH47 x 90
6	● JH47 x 120
	○ JH47 x 190
	○ JH70 x 180
	○ JH95 x 165
	○ CPC 80
	○ 200x100x1mm Nail on plate.
	○ 320x100x1mm Nail on plate.
	○ CPC 80
20 pairs	○ CT200 (pair)
	○ CT400 (cyclone ties)

Truss to Truss Fixings.	
(In all other situations use 2 / 100mm skew nails)	
○	JH70 x 180 Fill all holes with Product nails 30x3.15mm
×	JH95 x 165 Fill all holes with Product nails 30x3.15mm
□	CPC 80 8 x Product nails 30x3.15mm / 4 x Type 17, 35mm screws
●	200x100x1mm Nail on plate. (fill all holes to within 10mm of the timber edge)
▲	320x100x1mm Nail on plate. (fill all holes to within 10mm of the timber edge)

Truss to Top Plate Fixings.	
┘	CPC 80 Fill all holes with Product nails 30x3.15mm
○	CT200 (pair) Fill all holes with Product nails 30x3.15mm
□	CT400 (cyclone ties) 8 x Product nails 30x3.15mm / 4 x Type 17, 35mm screws
Z	"Z" nails (pair)

TRUSS LAYOUT FOR : NIKAU TRUST, (CORBAN FOSKETT)
 LOT 28 JEANNIE WAY, WAIKANAE.

JOB # 40663

PIPER & PHILLIPS INDUSTRIES LTD.

Drawn by : Matt Taylor
 PHONE (04) 298 8567 - FAX (04) 298 5488
 E-MAIL Matt@piperandphillips.co.nz

Version Issue Date

PIPER & PHILLIPS INDUSTRIES LTD

A Member of Frame and Truss Manufacturers Association NZ

**PRODUCER STATEMENT
FRAMING COMPONENT DESIGN**

This producer statement is issued by PIPER & PHILLIPS Industries Ltd to

Name of Builder: Nikau Trust

Mitek : Components **Frames** to be built at

Job Address : Lot 28 Jeannie Way Waikanae

On our drawings

Building Consent No:

Job Reference Number : 40663 ()

As a Mitek Component Fabricator Accredited By Mitek NZ Ltd:

our design is based on standard designs selected from

the Gang-Nail System Manual or MiTek 20/20 V4.3.

Computer-Aided Design Program produced and certified by Mitek NZ Ltd

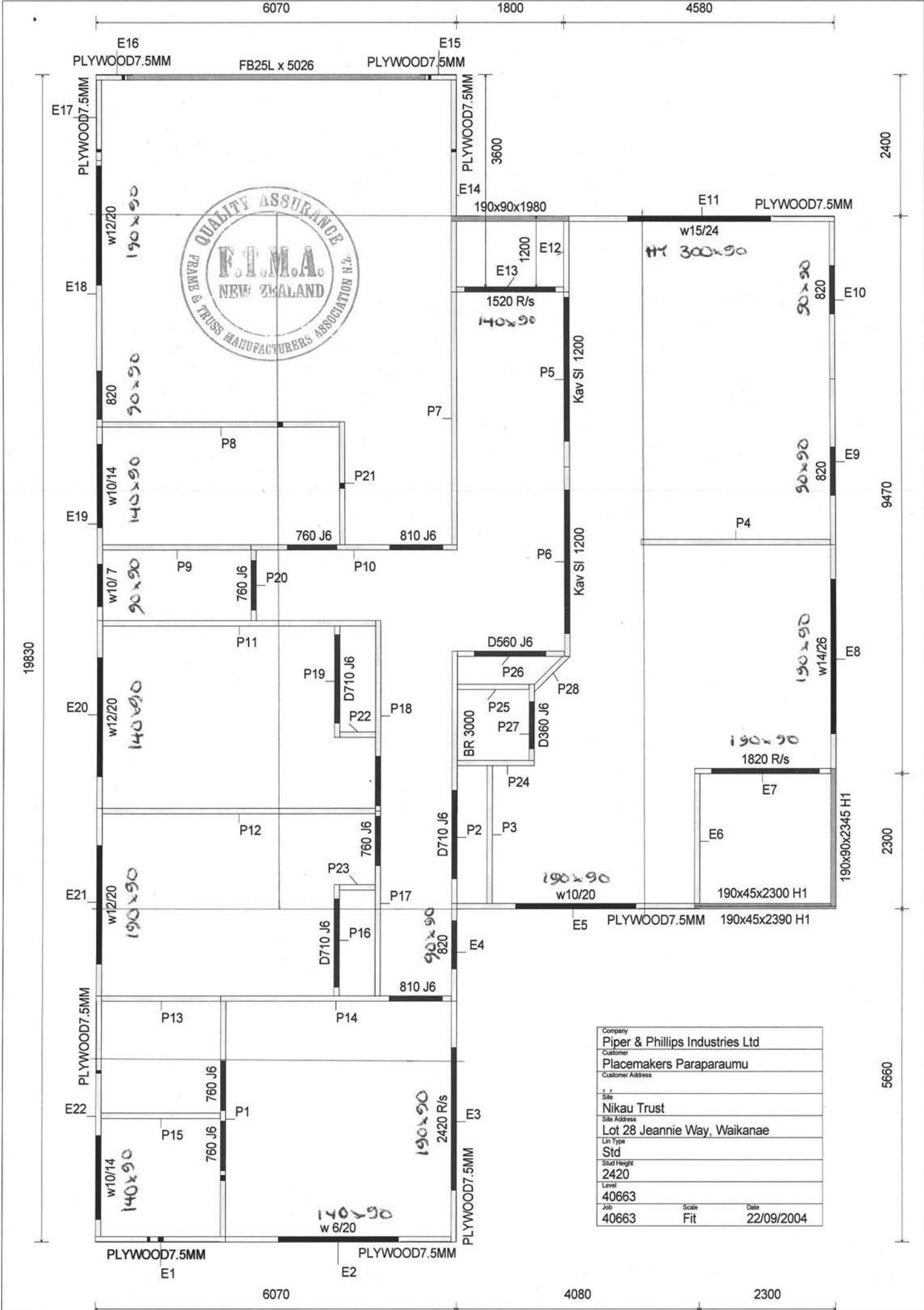
which have been prepared in accordance with NZS3603 and NZS4203

of the approved documents issued by the Building Industry Authority

in compliance with Clauses B1 and B2 of the New Zealand Building Code.

Designers Name : T Knight Date 21-09-2004

For and behalf of PIPER & PHILLIPS Industries Ltd



Company Piper & Phillips Industries Ltd		
Customer Placemakers Paraparaumu		
Customer Address		
Site Nikau Trust		
Site Address Lot 28 Jeannie Way, Waikanae		
Lin Type Std		
Stud Height 2420		
Level 40663		
Job 40663	Scale Fit	Date 22/09/2004



PLUMBERS, GASFITTERS AND DRAINLAYERS BOARD
GASFITTING CERTIFICATION CERTIFICATE
 (Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)
ENERGY WORK CERTIFICATE
 (Pursuant to the Building Act 1991)

Certificate No **340254**

9th Floor, 70 The Terrace
 PO Box 10655
WELLINGTON
 Tel 04 494 2970
 Fax 04 494 2975
 website www.pgdb.co.nz

THIS CERTIFICATE IS NOT TRANSFERABLE

Installation address:

Please complete in block letters

(Box No's not acceptable)

(Number) 7 (Street name) Jeanie way
 (Suburb) Waikeana Beach
 (Town/City) Nikanu
 (Title) WA (Initials) WA (Family/Business name) trist

Category
 Domestic
 Commercial
 Industrial
 Temporary
 Other

Type (Regulation 24(1))
 New
 Addition, Extension,
 Replacement
 Alteration
 Repair following accident

Consumer:

Gas Type NG LPG TLP Bio

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Qty	Appliance			Flue		Ventilation	
	Type	Location	Make/model	Input rate	Type	Location	Type
1	Inbuilt Flame Fire	Lounge	Rinnai IBF	25 mj/hr	twin through skin roof	to NZS 5261	
1	Water Heater	East wall	Rinnai Infinity 24	188 mj/hr	Power	outside	

Name of Gas Supplier

Pipework Installed YES NO
 (attach pipework diagram)

Test Results
15 min Duration
8 kPa Test pressure
— kPa Loss / gain
2.75 kPa Working pressure

Other Testing
 Combustion Yes No
 Ventilation Yes No

Test Date 16/2/05

I certify that :-
 ⊙ All appliances and fittings worked on by me or by persons working under my supervision are safe and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas Regulations 1993 as amended.
 ⊙ The gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas Regulations 1993 as amended.
 ⊙ Gasfitting work to which this certificate applies
 does does not include work on an appliance or fitting imported or manufactured by a person for their own use.

Certifiers Name John Kelly Plumbing
31 Renown Road,
Address Raumati
(04) 905 8885
(027) 276 8830

Registered Gasfitter/s Supervised by certifier

Name _____
 Registration No _____
 Name _____
 Registration No _____

Certificate owner John Kelly
 Registration No 14785
 On behalf of _____
 Address 31 Renown rd
Raumati
 (If other than certifying gasfitter)

Registration No 14785
Signature [Signature]
Date 10/5/05 16-2-05

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

To be completed whether or not an inspection is required.

No. 1780122

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer NIKAU BUILDERS.

Phone:

Address of installation 11 JEANNIE WAY, WAIKANAE.

Postal address of customer (if not as above) WAIKANAE, 206 TUTERE ST

WORK DETAILS

30 No. of lighting outlets

1 No. of ranges

Please tick (✓) as appropriate where work includes:

26 No. of socket outlets

2 No. of water heaters

 Mains Main earthing system

Was any installation work carried out by the homeowner?

 Yes No Switchboard Electric lines

Description

- NEW CONNECTION
- GAS H/W
- 16mm² N/S MAIN
- PULL ACCESS

It is recommended that test results be recorded here:

Visual Examination Earth Continuity Bonding Polarity

Insulation Resistance 946 Mohm

Other

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name BRENT MALIN

Registration no. E17231

Company MALIN ELEC LTD

Signature *Brent Malin*

Date 22-2-05

Contact Ph No. 027 2102575

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name

Registration no.

Company

Signature

Date

Contact Ph No.

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector

 New mains Switchboard Earthing system Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name

Registration no.

Signature

Date

Contact Ph No.

3 HAZARD CLASSES AND TREATMENT REQUIREMENTS

3.1 Hazard classifications

Six hazard classes are described in this Standard. Each is denoted by a hazard number and is described in terms of service exposure and biological hazard as listed in table 3.1.

Table 3.1– Hazard classification

Hazard class	Exposure	Service conditions	Biological hazard	Typical uses
H1.1	Protected from the weather, above ground	Protected from the weather, always dry	Borers	Interior finishing timber – see NZS 3602
H1.2 ⁽¹⁾	Protected from the weather, above ground, but with a possibility of exposure to moisture	Protected from the weather, but with a risk of moisture content conducive to decay	Borers, decay	Wall framing – see NZS 3602
H2	Protected from the weather, above ground	Protected from the weather, dry, exposed to ground atmosphere where well-ventilated but not in contact with the ground	Borers, termites	Framing timber in Australia
H3.1	Exposed to the weather, above ground	Periodic wetting, not in contact with the ground	Decay fungi and borers	Cladding, fascia, joinery – see NZS 3602
H3.2	Exposed to the weather, above ground, or protected from the weather but with a risk of moisture entrapment	Periodic wetting, not in contact with the ground, more critical end uses	Decay fungi and borers	All H3.1 uses, plus structural and decking – see NZS 3602
H4	Exposed to the weather, in ground or in fresh water	Ground contact, or conditions of severe or continuous wetting	Decay fungi and borers	Fence posts, landscaping timbers
H5	Exposed to the weather, in ground or in fresh water	Ground contact, or conditions of severe or continuous wetting, where uses are critical and where a higher level of protection than H4 is required	Decay fungi and borers	House piles and poles, crib walling
H6	Sea water or estuarine ground	Immersion in seawater or estuarine ground	Marine wood borers and decay	Marine timber and piles

NOTE –
 (1) Sub-class H1.2 is often referred to as H1 Plus.

Table 5.2 – Colour coding for timber to be used as framing

Hazard class	Preservative	Colour ⁽¹⁾
H1.2	TBTO, TBTN or IPCB/permethrin	Blue ⁽²⁾
	Boron	Pink ⁽³⁾
H3.1	TBTO or TBTN	No added colour ⁽⁴⁾ or green ⁽⁵⁾

NOTE –
 (1) These colours shall not be used for any preservative types/hazard classes other than specified.
 (2) The blue colour shall be a red-shade blue in order that it does not appear green with the natural yellow of timber (suggested colour – Pigment Blue 15.3).
 (3) Colour – Red 112 (red) or Red 122 (pink).
 (4) H3.1 framing shall be branded repetitively along the length at 1500 mm centres only, on its face or edge.
 (5) If coloured green, the colour is to be distinctly different from the green of the H3.2 preservative treatment (colour – Green 368).

Domestic Smoke Alarms Guidance Notes 15 April 2003

Building Act

Section 44(1)(c) of the Building Act has been amended by adding, after the word "dangers", the words "(other than a warning system for fire that is entirely within a household unit and serves only that unit)".

Building Regulations

Building Code Clause F7 has been amended as follows:

Clause 7.2 of the First Schedule of the principal regulations is amended by adding the words "in an emergency".

The First Schedule of the principal regulations is amended by revoking clause F7.3, and substituting:

Limits on application: Performance F7.3 does not apply to *Outbuildings* or *Ancillary buildings*, and

Performance

F7.3.1 A means of detection and warning must alert people to the emergency in *adequate* time for them to reach a *safe place*.

F7.3.2 Appropriate means of detection and warning for fire must be provided within each *household unit*.

F7.3.3 Appropriate means of warning for fire and other emergencies must be provided in *buildings* as necessary to satisfy the other performance requirements of this code.

The above amendments to the Building Regulations come into force on 24 April 2003.

Approved Document F7 Warning Systems

The above amendments to the Building Act and Building Code enable the Approved Document F7 to require the installation of an automatic smoke detection and alarm system where one is not already required by Table 4.1 of C/AS1. Further it is to obviate the requirement for a compliance schedule where domestic smoke alarms are required under Approved Document F7.

Smoke alarms may be battery powered and are not required to be interconnected. In addition they shall be provided with a hush facility having a minimum duration of 60 seconds.

Smoke alarms shall have a test facility located on the smoke alarm (readily accessible to building occupants).

Smoke alarms shall be listed or approved by a recognized authority as complying with at least one of: UL 217, ULC S531, AS 3786, BS 5446 Part 1.

Smoke alarms shall be located on the escape routes on all levels within the *household unit*. On levels containing the sleeping spaces, the smoke alarms shall be located either:

- a) In every sleeping space, or
- b) Within 3.0 m of every sleeping space door. In this case the smoke alarms must be audible to sleeping occupants on the other side of the closed doors.

Smoke alarms shall be installed on or near the ceiling in accordance with AS 1670.6 and the manufacture's instructions.

Recommended maintenance procedures are:

- a) In-situ annual cleaning with a vacuum cleaner (no disassembly of smoke alarm).
- b) Monthly testing by use of the smoke alarm's test facility.

Note that under the Approved Documents there is no intention that increases in travel distances should be allowed because domestic smoke alarms are installed. Further, alternations under section 38 and change of use under section 46 will trigger the requirement to install domestic smoke alarms.

Approved Document F7 will be available in limited supply on Thursday 17 April 2003. Otherwise it will be generally available from Wednesday 23 April 2003 from:

Victoria University Book Centre
PO Box 12 337
Wellington

Phone: 0800 370 370
Fax: 04 463 5510
Email: enquiries@bookcentre.co.nz
Web: www.bookcentre.co.nz

Job Details

Name	New house - Nikua Trust		
Street and Number	48 Jeannie Way, Weggery Subdivision		
Lot and DP Number	Lot 48 -		
City/Town/District	Waikanae Beach		
Designer and date	Gil-Plans	14-Aug-04	

Building Specification

Location of Storey	single	▼	
Floor Loading	2 kPa	▼	
Foundation Type	slab	▼	
Building Height to Apex (m)	5	▼	
Roof Height above Eaves (m)	2	2.5m	sealed from elev's.
Stud Height (m)	2.4	▼	
Cladding Weight (top or single)	heavy	✓	
Cladding Weight (lower)	light	▼	not applicable (single storey building)
Cladding Weight (subfloor)	light	▼	not applicable (slab)
Roof Weight	light	✓	
Roof Pitch (degrees)	0-25	▼	
Room in Roof Space	no	▼	
Building Length (m)	20.07	✓	
Building Width (m)	12.7	✓	
Gross Building Plan Area (m2)	196		

APPROVED
BY BUILDING
Peter Wilkinson
Officer

2/09/2004

(Waikanae River estuary zone.)

Building Location

Wind Zone	High Very High	Earthquake Zone	A
Region	R1		
Terrain	Coastal		
Exposure	Exposed		
Topography	Gentle		Enter at least 'moderate' in a Lee Zone

Bracing Units required for Wind

per m	subfloor	walls	
W along	n/a	64 BUs/m	90.5
W across	n/a	54 BUs/m	84.5
Totals	subfloor	walls	
W along	n/a	813 BUs	1149.3
W across	n/a	1084 BUs	1695.9

Bracing Units required for Earthquake

per m2	subfloor	walls	
E	n/a	5.2 BUs/m2	✓
Totals	subfloor	walls	
E along	n/a	1019 BUs	✓
E across	n/a	1019 BUs	✓

**APPROVED
BY BUILDING
Peter Wilkinson
Officer**

2/09/2004

Gib® Wall Bracing Calculation Sheet B single storey V1.2A

Along		Bracing Elements provided				Wind	Earthq.	
Wall or Bracing Line						8W	9EQ	
1	2	3	4	5	6	7		
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved
A	enter	1	Gib®	BR9	0.7	2.4	77	67
		2	Gib®	BR9	0.6	2.4	66	57
		3		none		2.4		
<i>line totals</i>		4		none		2.4		
W	143	5		none		2.4		
EQ	124	6		none		2.4		
B	enter	1	PLY	SP1	1.2	2.4	120	120
		2	Gib®	Gib3	3	2.4	195	180
		3	Gib®	BR1a	2.35	2.4	165	141
<i>line totals</i>		4	Gib®	Gib3	2.35	2.4	153	141
W	752	5	PLY	SP1	1.2	2.4	120	120
EQ	702	6	add req'd. Gib®	none	2.2	2.4	143	132
C	enter	1	PLY	SP1	1.2	2.4	120	120
		2	PLY	SP1	1.2	2.4	120	120
		3		none		2.4		
<i>line totals</i>		4		none		2.4		
W	240	5		none		2.4		
EQ	240	6		none		2.4		
D	enter	1		none		2.4		
		2		none		2.4		
		3		none		2.4		
<i>line totals</i>		4		none		2.4		
W		5		none		2.4		
EQ		6		none		2.4		
E	enter	1		none		2.4		
		2		none		2.4		
		3		none		2.4		
<i>line totals</i>		4		none		2.4		
W		5		none		2.4		
EQ		6		none		2.4		

Totals Achieved						1249	1135	1066
						OK	OK	OK
Totals Required (from Sheet A)							813	1019

1149.3

168 ✓

Gib® Wall Bracing Calculation Sheet B

single storey

V1.2A

Across									
Wall or Bracing Line	Bracing Elements provided						Wind	Earthq.	
1	2	3	4	5	6	7	8W	9EQ	
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved	
M	enter	1	PLY	SP2	0.6	2.4	51	51	
		2	PLY	SP2	0.6	2.4	51	51	
		3		none		2.4			
<i>line totals</i>		4		none		2.4			
W	102	5		none		2.4			
EQ	102	6		none		2.4			
N	enter	1	PLY	SP1	1	2.4	100	100	
		2 add	Gib.3	none	4.0	2.4	260	240	
		3		none		2.4			
<i>line totals</i>		4		none		2.4			
W	100	5		none		2.4			
EQ	100	6		none		2.4			
O	enter	1	Gib®	Gib3	3.2	2.4	208	192	
		2	Gib®	Gib3	2.5	2.4	163	150	
		3		none		2.4			
<i>line totals</i>		4		none		2.4			
W	371	5		none		2.4			
EQ	342	6		none		2.4			
P	enter	1	Gib®	BR9	0.65	2.4	72	62	
		2	Gib®	BR9	0.75	2.4	83	71	
		3 add	Gib.3	none	4.5	2.4	292.5	270	
<i>line totals</i>		4		none		2.4			
W	154	5		none		2.4			
EQ	133	6		none		2.4			
Q	enter	1	Gib®	BR7	1	2.4	145	145	
		2	PLY/GIB	SP11G	2	2.4	280	240	
		3		none		2.4			
<i>line totals</i>		4		none		2.4			
W	425	5		none		2.4			
EQ	385	6		none		2.4			

1705.5 Wind 1572 Earthq.

Totals Achieved							1152	1062
-----------------	--	--	--	--	--	--	------	------

OK OK

Totals Required (from Sheet A)							1084	1019
--------------------------------	--	--	--	--	--	--	------	------

1695.9

**APPROVED
BY BUILDING
Peter Wilkinson
Officer**

2/09/2004



Details for W1
from the brick book.
by John Oliver.

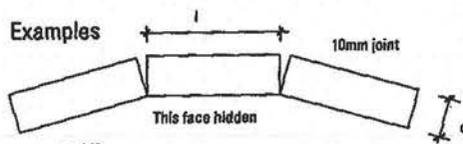
FIG. 51 CURVE FORMULA

To obtain the shortest radius and maintain a 10mm mortar joint the following formula should be applied

$$r = \frac{d \times (l/2 + 5)}{5}$$

Where
 r = radius to external edge of brick
 d = depth of brick
 l = length of brick along circumference

Examples



$$l = 230$$

$$d = 70$$

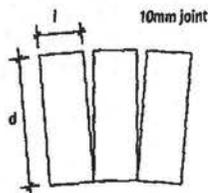
$$r = ?$$

$$r = \frac{70 \times (230/2 + 5)}{5}$$

$$= 1680$$

Common sizes

l	d	r
230	70	1680
76	230	1978
230	90	2160
70	76	608
230	76	1824
110	76	912



$$l = 76$$

$$d = 230$$

$$r = ?$$

$$r = \frac{230 \times (76/2 + 5)}{5}$$

$$= 1978$$

FIG. 52 ARCH FORMULA

To obtain a 10mm joint on the inside edge of an arch without cutting the bricks, determine number of bricks

$$X = \frac{3.14 \times r}{d + 10}$$

r = radius in mm
 d = width of brick at circumference
 X = number of bricks

Example

How many bricks required on a 1400mm wide arch when 'd' is 76mm

$$X = \frac{3.14 \times 700\text{mm}}{76 + 10} = 25.55$$

Alternatively the required radius for a given number of bricks is given by the formula;

$$r = \frac{76X + 10 \times (X - 1)}{3.14}$$

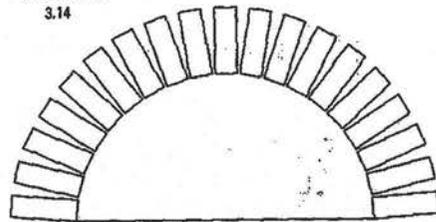
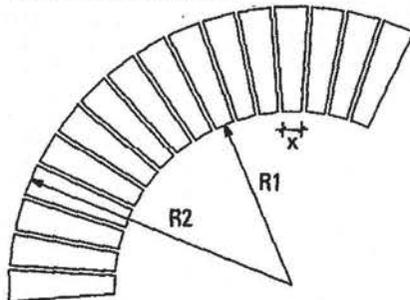


FIG. 53 ARCH FORMULA - Tapered Bricks



NOTES:

1. When designing brick arches, calculate the taper on the bricks in order to provide an even joint through the length of the brick.
2. Provide a template on the plan to ensure the bricklayer constructs the arch correctly.
3. Arches may be formed using header bricks, particularly if the radius is small.

No. of bricks per full circle	X	R1	R2
48	40	384	614
58	45	507	737
72	50	690	920
96	55	997	1227
144	60	1610	1840

Slips can be cut 20mm thick to just about any shape using a diamond saw, and just glued on to the brickwork. One could even stick them on temporarily prior to making a final decision to glue them on permanently. The opportunities are endless, and the homeowners can do the work themselves if they so wish (Refer Fig. 73). Detailing using this method can be done on chimneys, around windows, across the head of openings and high on gables, to give just a few examples.

Often, with the ends of soffits on brick homes, an alternative product must be used. This is an area in which brick slips can be used to overcome a problem if it is considered one. Refer Fig. 72.

Deep Window Reveals

Some owners and designers like to create the impression of very thick exterior walls, and therefore require deep window reveals to achieve this look. It can be done using a double-stud system where the internal studs are supporting the roof structure, and the external frame, which only needs to be 75mm x 50mm, supports only the brick veneer. Needless to say, this is an expensive system, but it can provide a reveal 215mm deep. The alternative is to pack out the framing with a 50mm packer, plus a gap (cavity) of 75mm between the packer and the bricks. This provides a reveal depth of approximately 130mm. Refer Figs. 14 and 15.

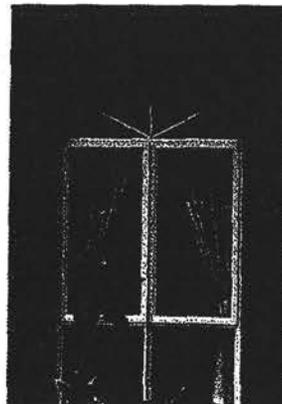
Arches

There are wide ranges of arches that can be built, either in a solid double-skinned method of construction or as a brick veneer tied to a timber frame. The important thing about building arches is that they are self-supporting if built correctly, and particularly in a veneer situation where the bricks are held by brick ties; there is absolutely no need for reinforcing.

When designing an arch, it is important to taper the bricks by cutting them with a diamond saw so as to achieve a 10mm joint along the whole length of the brick. Designers should use the formula in Fig. 53 to draw a template on the plans for the bricklayer to follow.

In most situations, arches do not need to be reinforced, and placing concrete behind the bricks should be avoided where possible. Having a galvanised angle rolled to the radius of the arch can support veneers; the angle being coach-screwed to the timber lintel or left free to form a bridge. Once the bricks have dried, the lintel would be doing very little to actually support the brickwork. It is important to back-flash the arch using polythene; weepholes are not required, as the water will run to the bottom of the arch.

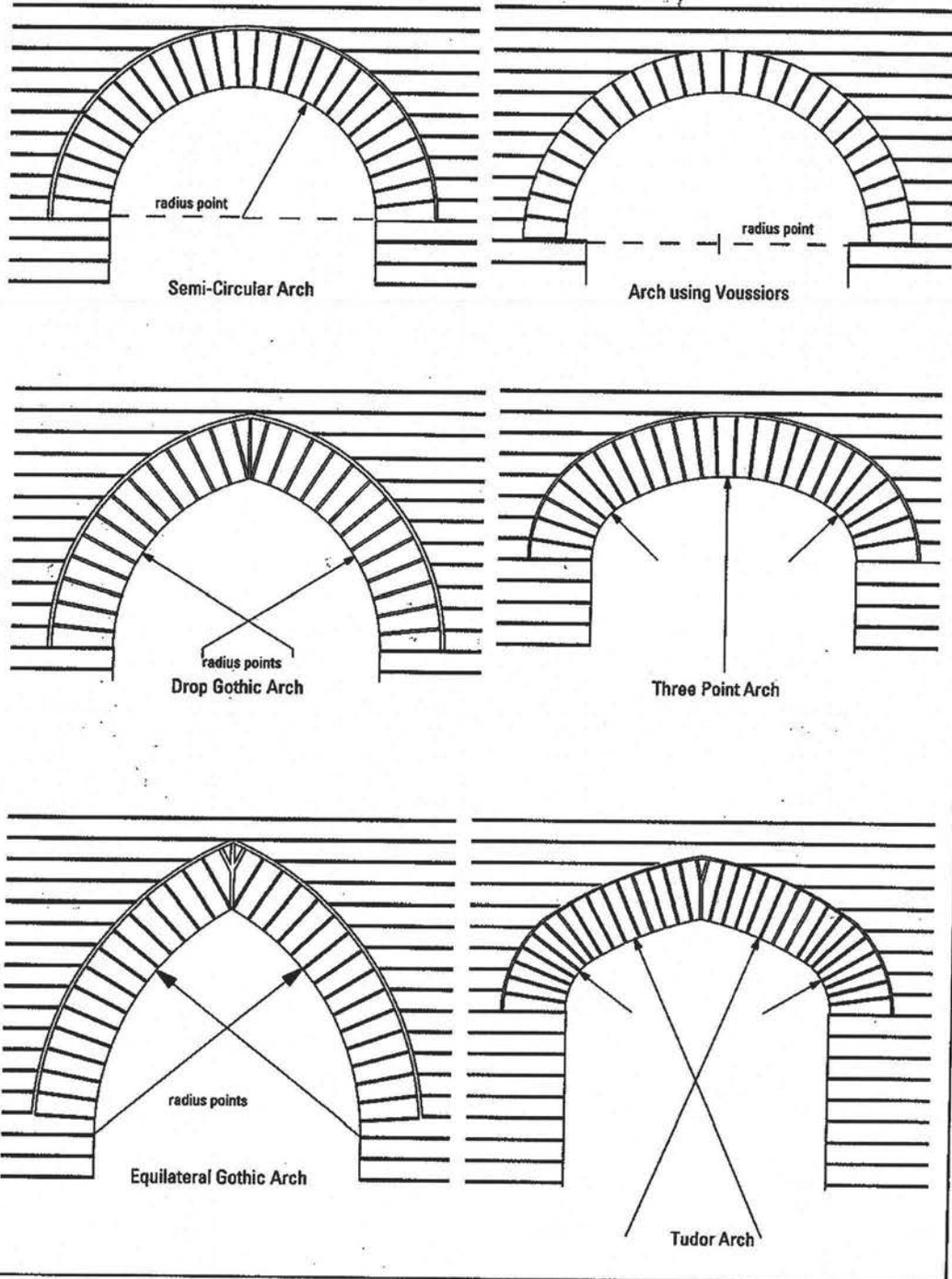
Formwork can also be used to provide temporary support while constructing an arch, but in this case the flashing would need to be laid within the first mortar course to provide protection for the head of the window. Refer Figs. 54, 55, 56, 57 and 58.

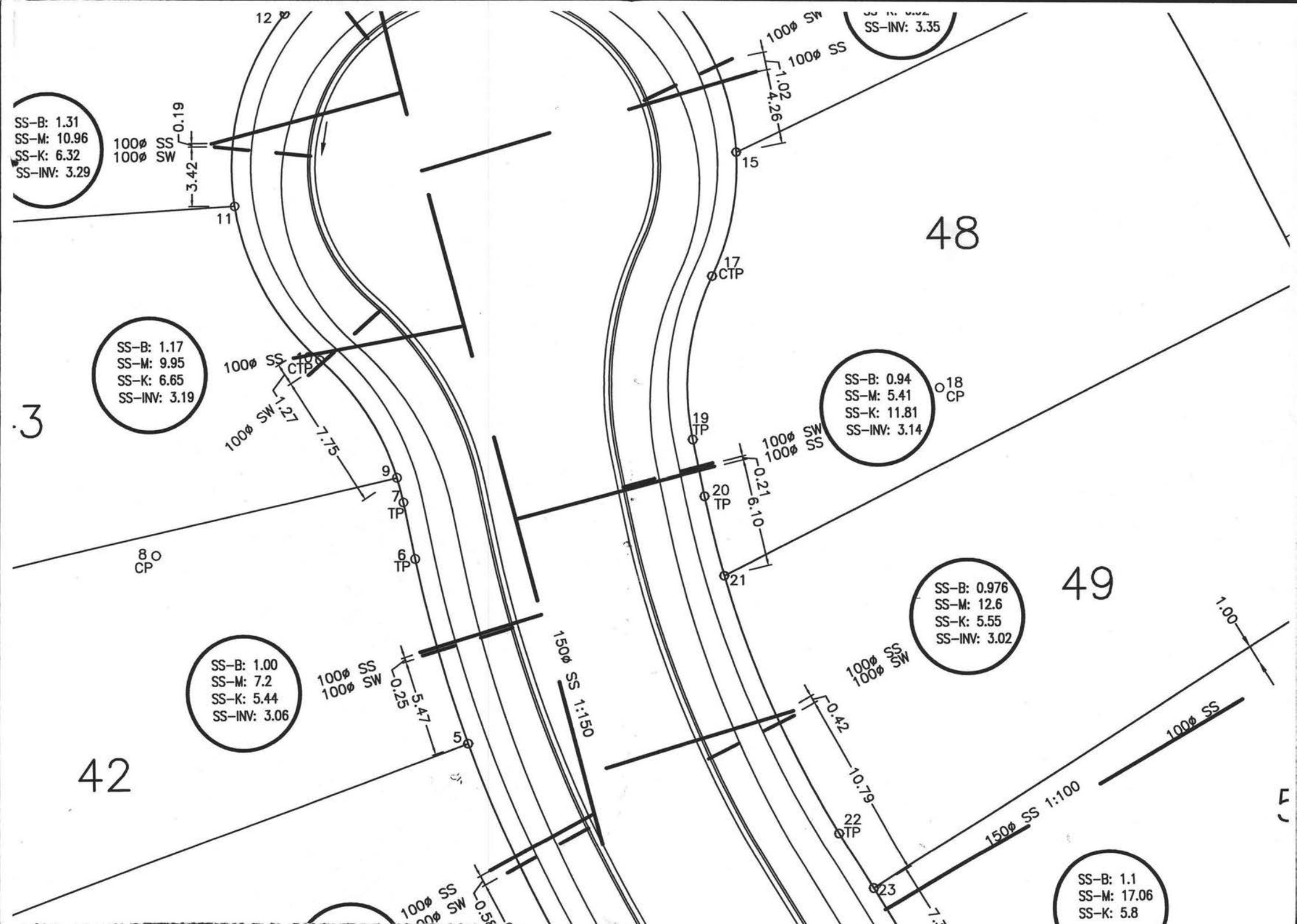


Window arches can be in contrasting bricks or simply using the same bricks to create an architectural feature.



FIG. 60 ARCHES





SS-B: 1.31
SS-M: 10.96
SS-K: 6.32
SS-INV: 3.29

SS-B: 3.35
SS-M: 10.96
SS-K: 6.32
SS-INV: 3.29

SS-B: 1.17
SS-M: 9.95
SS-K: 6.65
SS-INV: 3.19

SS-B: 0.94
SS-M: 5.41
SS-K: 11.81
SS-INV: 3.14

SS-B: 1.00
SS-M: 7.2
SS-K: 5.44
SS-INV: 3.06

SS-B: 0.976
SS-M: 12.6
SS-K: 5.55
SS-INV: 3.02

SS-B: 1.1
SS-M: 17.06
SS-K: 5.8

3

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80
CP

11

15

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CTP

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CP

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TP

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TP

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TP

23

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7
TP

6
TP

5

REFER TO "THE BRICK BOOK" FOR FURTHER METHOD
RECOMMENDED CONSTRUCTION METHOD FOR FURTHER DETAILS.

FIG. 37 WINDOW JAMB - Aluminium

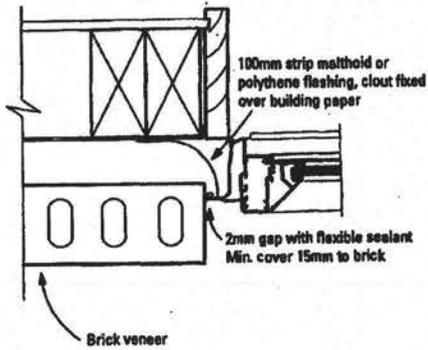


FIG. 38 WINDOW JAMB - Timber

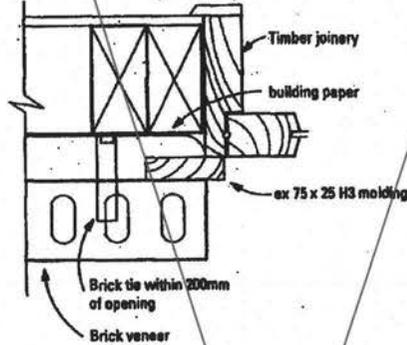


FIG. 39 WINDOW SILL - Aluminium

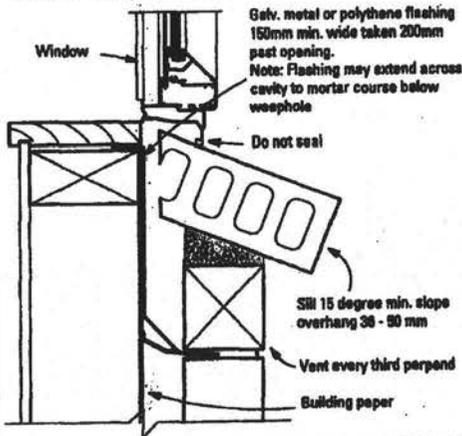


FIG. 40 WINDOW SILL - Timber

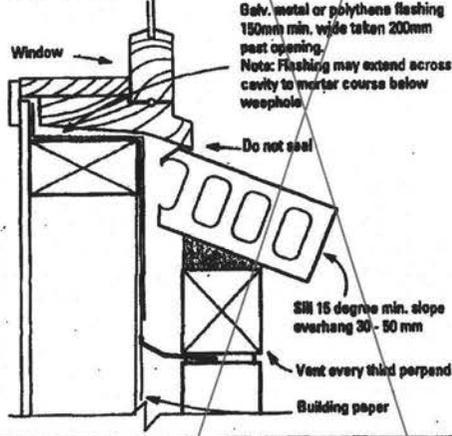


FIG. 41 DOOR JAMB - Aluminium

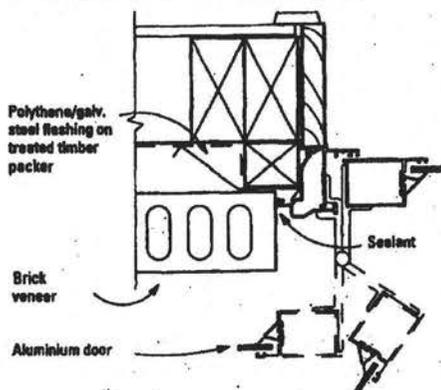
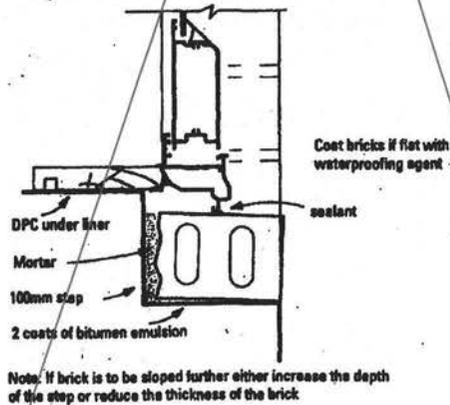
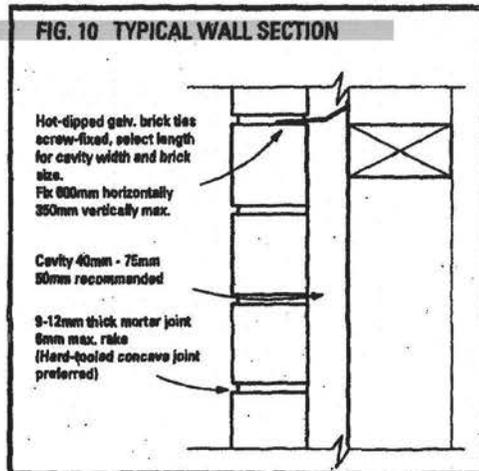
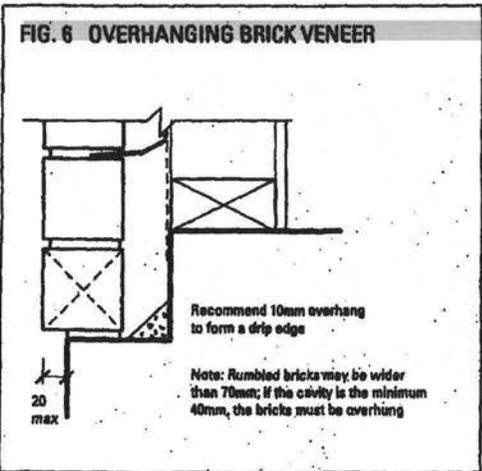
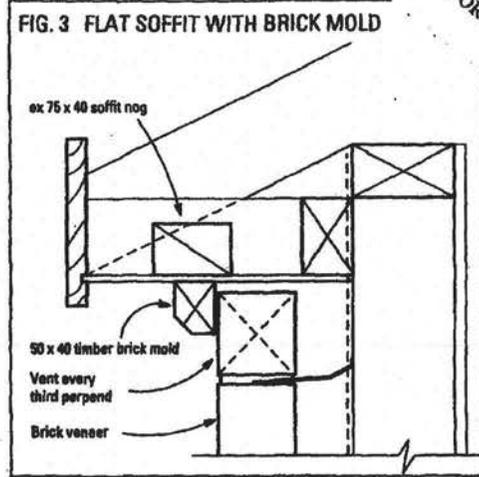
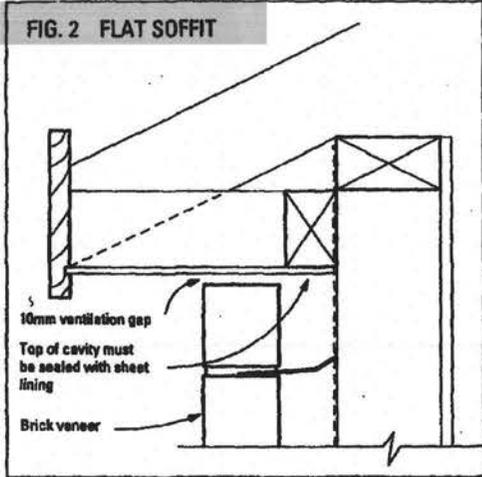


FIG. 42 BRICK DOOR SILL



REFER TO "THE BRICK BOOK" FOR FURTHER DETAILS
 RECOMMENDED CONSTRUCTION METHOD



Specification

For

Nikau Trust:

Lot 48 Jeanne Way, Waikanae Beach

Designed: Nikau Trust
Draughted: Gil-Plans Aug 2004

APPROVED
BY P & D
Simon Copp
Officer

2/9/04

APPROVED
BY BUILDING
Peter Wilkinson
Officer

2/09/2004

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

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

Nikau Trust:Lot 48 Jeannie Way, Waikanae Beach

1a SPECIFIC NOTES AND LOCAL AUTHORITY REGULATIONS

1a. 1 SITE COVERAGE

-Land Area 641 m²

-Site Coverage of House 196 m²

1a. 2 SIDE BOUNDARY RULE

-Building situated to Local Authority guidelines

-Refer to sheet 1, Site Plan for dimensioning

2. DEMOLITION

2.1 General
N/A

3. SITE AND EXCAVATION

3.1 General

Refer also to preliminary & General Clauses of this Specification.

3.2 Scope

-Excavate for the ground floor as required.

3.3 Removal of Material

-Excavated material to be removed from site.

4. BLOCKWORK

4.1 General
N/A

5. STRUCTURAL STEEL

5.1 General
N/A

EXPOSED CONCRETE STRENGTH REQUIREMENTS

Within 500m of mean high tide - 25mpa

Beyond 500m of mean high tide - 20mpa

6. CONCRETE

6.1 General

Refer also to preliminary & General Clauses of this Specification

6.2 Scope

-To concrete slab (ground floor).

-To footings of slab.

6.3 Strength

-All concrete to footings and slab shall be a minimum of 20mpa or as directed by the Design Engineer.

Nikau Trust: Lot 48 Jeannie Way, Waikanae Beach

11. CARPENTRY continued

- 11.13 Gibstopping**
-To be level 4 and left ready for painting.
- 11.14 Scotia**
-As selected by owner
- 11.15 Locks, Latches & Miscellaneous Hardware**
-To be selected by the owner for the contractor to install.
- 11.16 Shelving to Linen & Cupboards**
-By Owner.
- 11.17 Kitchen Requirements**
-Final design, layout and finish of kitchen has yet to be confirmed by the owner.
- 11.18 Bathroom Requirements**
-Final design, layout and finish of bathroom has yet to be confirmed by the owner.
- 11.19 Ensuite Requirements**
-Final design, layout and finish of bathroom has yet to be confirmed by the owner.

13. ROOFING

- 13.1 General**
Refer also to preliminary & General Clauses of this Specification
- 13.2 Scope**
Installation of selected roofing tiles including underlays, flashings (including all skirt flashings) and fixings complete.
-Roofing materials to be stored, handled and fixed strictly in accordance with the manufacturers recommendations and specifications.
- 13.3 Roofing Type**
-Coloursteel Metal roofing tiles as selected by owner
- 13.4 Colour**
-To be advised by the owner.
-All barge flashings, valley flashings, ridging, skirt flashings etc to colour match.
- 13.5 Fixings**
-Use fixings as recommended by roofing manufacturer
- 13.6 Warrantee**
-An Application Warranty covering workmanship and materials shall be supplied to the owner on completion. The length of the warranty shall be stated at the time of quoting

Roofing material to be installed to manufacturers requirements. In particular, fixing and minimum pitch (reference also sect. 8 of E2 NZ Building Code.)

Supply copy of relevant warranties for roofing, membrane systems or fascia/gutter systems as appropriate to Council

Nikau Trust: Lot 48 Jeannie Way, Waikanae Beach

15 ELECTRICAL, TELEPHONE & TELEVISIO

15.1 General

Refer also to Preliminary & General Clauses of this Specification.

15.2 Scope

The running in of a new mains (Underground)

-Supplying and installing; meter board (mb), recessed distribution board (db) and an earth stake as required.

-Running of all circuits as required and as shown on sheet 8 of the plans

-Fitting of all owner supplied light fittings.

-Installing all electrical appliances as required.

-Uplift permits and supply code of compliance certificates as required (those of which are not covered under a Building Consent)

15.3 Meter Board

-Meter Board (mb) located on northeast wall of garage

15.4 Distribution Board for house

-Distribution Board (db) located in the Hallway Cupboard

-This position has been selected for the ease of running circuits to all levels.

15.5 Supply of Light Fittings

The owner will supply all light fittings for the electrician to install.

The owner shall supply to the electrical contractor a written schedule of the light fittings chosen prior to electrical work starting.

15.6 Supply of Electrical Appliances

The owner will supply all appliances for the electrician to install.

The owner shall supply to the electrical contractor a written schedule of the appliances chosen prior to electrical work starting.

15.7 Light Switches

To be selected & supplied by owner, Heights & locations to be decided between electrician & owner.

15.8 Sockets, Power Outlets

To be selected & supplied by owner, Heights & locations to be decided between electrician & owner.

15.9 Positioning of Switches, Sockets, TV & telephone Outlets

Positions shall be confirmed with the Owner on site as some final locations may vary to those shown on the plans.

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.



Project Information Memorandum

Section 31, Building Act 1991

Application

Nikau Trust	No.	041196
Contact: Corben Foskett	Issue date	3/09/04
206 Tutere Street	Application date	18/08/04
WAIKANAE		

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages New Dwelling
Intended Life	Specified as 50 years
Intended Use	Residential
Estimated Value	\$200,000
Location	7 JEANNIE WAY, WAIKANAE
Legal Description	LOT 48 DP 324718
Valuation No.	1492059918

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:

Robyn Craske

Kapiti Coast District Council

Date:

3/9/04

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



PROJECT INFORMATION MEMORANDUM - BC 041196

Application Details

Applicant Name :	Nikau Trust
Contact Address :	Contact: Corben Foskett 206 Tutere Street WAIKA
Location :	7 JEANNIE WAY, WAIKANAE
Legal Description :	LOT 48 DP 324718
Proposal :	New Dwelling

Application Details

Use Permitted :	Permitted activity
Resource consent granted :	Yes - RM990234
Designations on property :	None listed
Easements :	None listed
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

Consent notices, covenants, and like listings registered on the title are the responsibility of the applicant. Search this property title for any impediments to this proposal. All work to be carried out in accordance with Resource Consent RM990234. Development impact fees of \$809.00 to be paid before issue of the building consent.

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

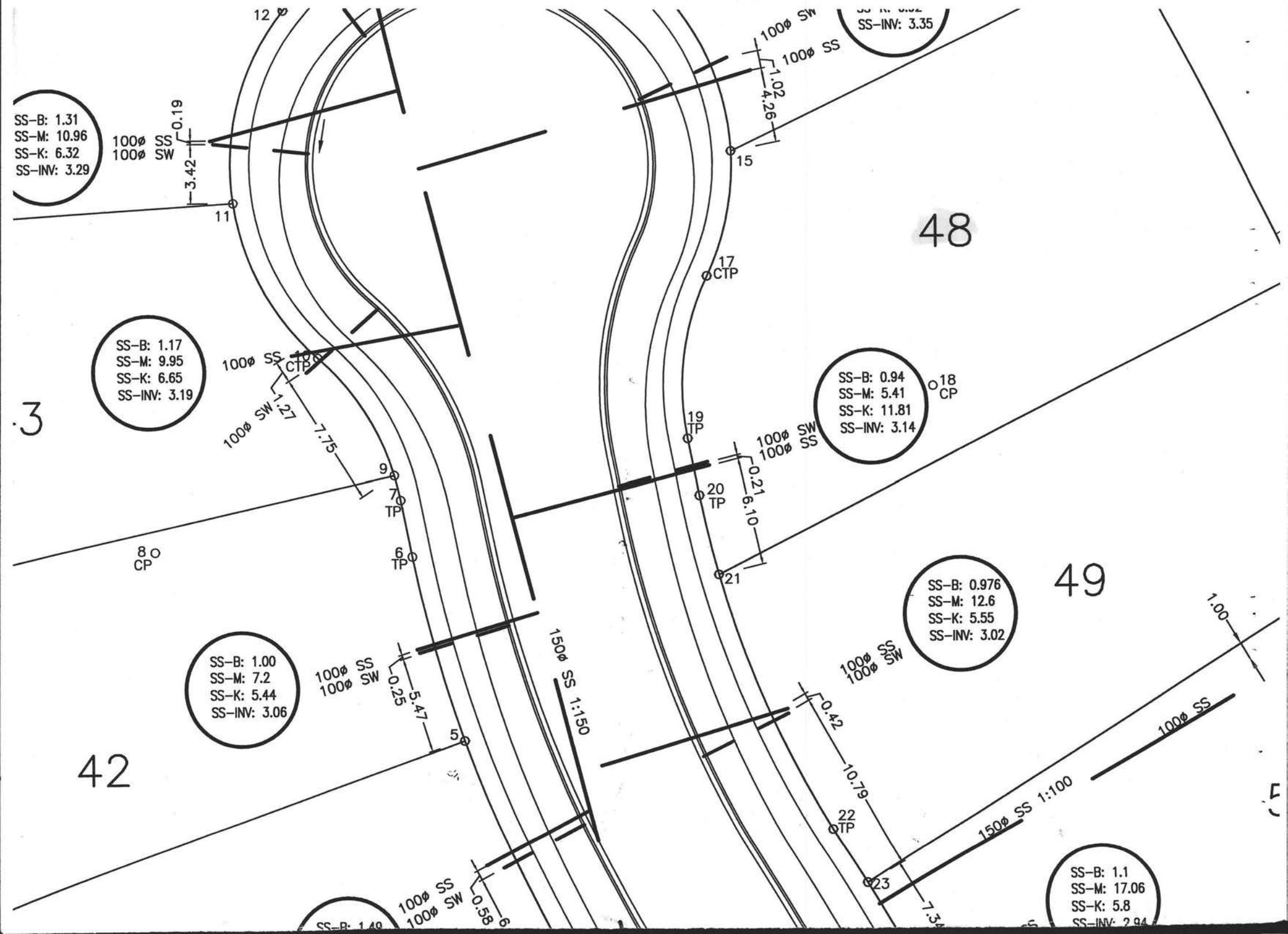
Potential erosion :	sand site
Potential avulsion :	no
Potential subsidence :	no
Potential slippage :	no
Potential alluvion :	no
Potential inundation :	no
Presence of hazardous contaminants :	none known

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 :	shown
Location and size of water toby :	20mm shown
Location of public drains (if any) :	N/A
Location of easments (if any) :	see Planners comments
Stormwater disposal to :	Kerb

Plumbing and drainage notes



SS-B: 1.31
SS-M: 10.96
SS-K: 6.32
SS-INV: 3.29

SS-B: 3.35
SS-INV: 3.35

SS-B: 1.17
SS-M: 9.95
SS-K: 6.65
SS-INV: 3.19

SS-B: 0.94
SS-M: 5.41
SS-K: 11.81
SS-INV: 3.14

SS-B: 1.00
SS-M: 7.2
SS-K: 5.44
SS-INV: 3.06

SS-B: 0.976
SS-M: 12.6
SS-K: 5.55
SS-INV: 3.02

SS-B: 1.40

SS-B: 1.1
SS-M: 17.06
SS-K: 5.8
SS-INV: 2.94

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TP

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TP

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TP

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TP

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5

150ø SS
1:150

100ø SS
100ø SW

150ø SS 1:100

100ø SS
100ø SW

100ø SS
100ø SW

100ø SS
100ø SW

100ø SS
CTP

100ø SW
1:27

100ø SW
100ø SS

0.19

3.42

1.02

4.26

7.75

0.21

6.10

0.25

5.47

0.42

10.79

0.58

7.34

1.00



BC NO: 041196

AUTHORISATION FOR REFUND OF DEPOSITS

To: Creditors Clerk:
 Owner: Nikau Trust
 Payee: Nikau Trust
 Address: 206 Tutere Street, Waikanae

Date 12.12.05

has applied/is ready for Refund of Deposits at Job Address: 7 Jeannie Way, Waikanae

Invoice No 1149
 Date: 03.12.05

RECEIPT NO: 83596
DATE: 07.09.04

ITEM	OK	REPAIR REQUIRED	COST
Road	OK		
Kerb	OK		
Path	OK		
Crossing	OK		
Stormwater	OK		
Berm	OK		
Other			

Inspected : Barrie McLennan

Date: 24.11.05

TO: ACCOUNTS CLERK
 Total amount: **\$700.00**

Date: 12.12.05

Authorising Officer: Jude Wadsworth

File Copy



BC041196

12 December 2005

Nikau Trust
206 Tutere Street
Waikanae

Dear Mr Corben Foskett

RE: DAMAGE DEPOSIT REFUND – 7 JEANNIE WAY, WAIKANAE

Please find enclosed a cheque for \$700.00. This is the refund of the Damage Deposit paid as part of Building Consent 041196 for work at the above address.

For further information please contact Jane Pearson on (04) 9045 700

Yours sincerely

Jane Pearson
CUSTOMER SERVICE OFFICER



SITE INSPECTIONS - BC 040173

Application Details

Applicant Name :	R Clay & E Watson
Contact Address :	66 Elizabeth Street Waikanae
Location :	** 7 Jeannie Way, Waikanae
Legal Description :	** Lot 48 DP 324718
Proposal :	New Dwelling

INITIAL INSPECTION

COMMENTS

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

FOUNDATIONS

Date: Officer: Builder/Contractor/Owner:

Approved building consent documents on site: YES / NO

SITING:

Front yard	<input type="checkbox"/>	Left hand side yard	<input type="checkbox"/>	Conforms with approved plan	YES / NO
Rear yard	<input type="checkbox"/>	Right hand side yard	<input type="checkbox"/>	If no, has new site plan been requested	YES / NO
Minimum floor level	<input type="checkbox"/>	Footing size	<input type="checkbox"/>	Foundation wall reinforcing	<input type="checkbox"/> YES/NO
Pile hole size	<input type="checkbox"/>	Footing reinforcing	<input type="checkbox"/>	Foundation wall size	
Anchor pile size	<input type="checkbox"/>	Subfloor vents	<input type="checkbox"/>	Specific design	YES/NO
Pile hole spacing	<input type="checkbox"/>	Steps/stairs	<input type="checkbox"/>	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

PRE-SLAB

BUILDING

Date: Officer: Builder/Contractor/Owner:

Minimum floor level	<input type="checkbox"/>	Mesh	<input type="checkbox"/>
DPC	<input type="checkbox"/>	Mesh chairs	<input type="checkbox"/>
Joints taped	<input type="checkbox"/>	Slab thickening	<input type="checkbox"/>
Penetrations	<input type="checkbox"/>	Bottom plate fixings	<input type="checkbox"/>
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

BRICK VENEER

COMMENTS

PRELINE

PLUMBING AND DRAINAGE: Plumber:

Date: Officer: Builder/Contractor/Owner:

Pressure test	<input type="checkbox"/>
Visual leak check	<input type="checkbox"/>
Pipe support/clips	<input type="checkbox"/>
Pipe size	<input type="checkbox"/>
Pipe material	<input type="checkbox"/>

Joint strain	<input type="checkbox"/>
Pipe insulation	<input type="checkbox"/>
Stacks	<input type="checkbox"/>
Wastes	<input type="checkbox"/>
Supply tank	<input type="checkbox"/>

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

Date: Officer: Builder/Contractor/Owner:

Timber treatment	<input type="checkbox"/>
Ceiling diaphragm	<input type="checkbox"/>
Dragon ties	<input type="checkbox"/>
Studs - size/spacing	<input type="checkbox"/>
Wall insulation	<input type="checkbox"/>
Posts - size/fixing	<input type="checkbox"/>
Lintels/bms - size/fixings	<input type="checkbox"/>
Ext joinery - labels	<input type="checkbox"/>
Ceiling runners	<input type="checkbox"/>
Wall bracing	<input type="checkbox"/>
Mech ventilation	<input type="checkbox"/>
Moisture Content Walls	<input type="checkbox"/>

Bracing straps	<input type="checkbox"/>
Timber grade	<input type="checkbox"/>
Wall dwangs	<input type="checkbox"/>
Trimming studs	<input type="checkbox"/>
Truss/rafter - fix/space	<input type="checkbox"/>
Ceiling joists	<input type="checkbox"/>
Plate fixings	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>
Ceiling battens	<input type="checkbox"/>
Check exterior claddings	<input type="checkbox"/>
Ceiling	<input type="checkbox"/>

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

Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

POSTLINE

Date: 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

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	Yes/No	Engineering site reports received	Yes/No
appear satisfactory			

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:

Costing Sheet Minor Work & Residential New Dwellings

Application No: <i>040173</i>	Admin = \$45 per hour	Engineering
Date: <i>18.2.04</i>	Plan Vetting = \$70 per hour	Technical Assessment/Peer Review
Site Address: <i>7 Jeannie Way</i>	Inspections = \$65	Cost + 10%

	SHOWS High instead of Very High Classification <i>WE Can Fix Peta</i>	Plan Vetting				Consultants			Inspections				Set Fee Portion of Consent Fee	PIM Portion Of Consent Fee	Total Fee Excluding BRANZ, BIA Levies & Refundable Damage Deposits	Total (A) Plus
		Plumbing	Drainage	Building	E health	District Plan	Fire	Engineering	Site	Plumbing	Drainage	Building				
1	Solid Fuel Heater												\$45	Nil	\$110	
2	Plumbing Work												\$45	\$68	\$175	
3	Drainage Work												\$45	\$68	\$175	
4	Sheds/Retaining Walls/Carports												\$144	\$130	\$307	
5	Decks/Swimming & Spa Pools Conservatories/Pergolas & Other Minor Works												\$144	\$130	\$298	
6	Minor Farm Buildings												\$144	\$130	\$372	
7	Proprietary Garages, Standard												\$189	\$130	\$482	
8	Proprietary Garages, with Firewall												\$189	\$130	\$549	
9	Garages, Custom Design												\$189	\$130	\$617	
	Residential New Dwellings															
10	Single Story Brick Veneer								1			6	\$420	\$165	\$1378 - 28.50	1349.50
11	Single Story Weatherboard												\$420	\$165	\$1443	
12	Single Story Stucco/Texture Coating/Ply/Steel/Block												\$420	\$165	\$1573	
13	Multi Story Brick Veneer												\$740	\$165	\$1838	
14	Multi Story Weatherboard												\$740	\$165	\$1903	
15	Multi Story Stucco/Texture Coating/Ply/Steel/Block												\$740	\$165	\$2033	
30	Relocated Residential Dwellings												\$281	\$165	\$749	

Note. Double Units charged at Single Unit Rate plus 50%

Dwellings with Multiple Cladding Types Charged at Stucco/Texture Coating/Ply/Steel/Block rate

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	24A ✓	
3	7 ✓	25	
22	8	26	
20	8A	27 ✓	
18	8B ✓	28	
19 ✓	9 ✓	29	
4 ✓	10	30	
8	11	31	
5 ✓	12	33	
15 ✓	13	34	
10 ✓	14	38	
	15	39	
	16	40	
	17	41	
	18 ✓	42	
	19	43	
	20	44	

STANDARD CONSENT CONDITIONS	
35	✓
36	
37	

NON STANDARD ADDENDA

1. Pre Brick veneer inspection to inspect Ply Bascins, fixings and flashings etc. Before Bricks!
2. Provide a water management system to weather boarding above garage & under windows (A minimum 25mm cavity behind weatherboard with H3.2 Tan treated bottom)

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents	✓	Approval subject to sec 32(2) cert / Subdiv not complete	ACB 1-3-04
Plumbing and Drainage	✓		2/3/04
Building	✓		24-3-04 HCK
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
Site- Footpath & Entrance Conditions		Ground	
SLIGHTLY ELEVATED UNDULATING BUILDING SITE NEW VEHICLE CROSSING REQUIRED ROAD, KERB, BERM, & FOOTPATH IN NEW CONSTRUCTION, UNDAUNAGED		FIRM SAND PRECOMPACTED BY ENGINEER TO NZ.3604 STD'S APPEARS SATISFACTORY	BM 25/2/04
NOTES:			

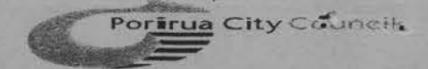


RECEIVED

16 FEB 2004

KAPITI COAST DISTRICT COUNCIL

175 Rimu Road
Private Bag 601
Paraparaumu
Phone: [04] 9045700
Fax: [04] 9045830



5 Hagley Street
P O Box 50218
Porirua City
Phone: [04] 237 5089
Fax: [04] 237 1439

APPLICATION FOR BUILDING CONSENT
Section 33, Building Act 1991

To: Kapiti Coast District Council/Porirua City Council (delete one)
[Tick each applicable box and attach relevant documents]

App. No. BC040173

ANTICIPATED COMMENCEMENT DATE: 5-03-04 FINISH DATE: May 30th

PART A : GENERAL

[Complete Part A in all Cases - Refer over for Part B, C and D, sign and date]

APPLICANT	PROJECT
<p>Owner Name: <u>Ross Clay & Ester Watson</u></p> <p>Mailing Address: <u>66 Elizabeth Str</u> <u>Waikanae</u></p> <p>Contact Name: <u>Ross Clay</u></p> <p>Phone: Wk: <u>02549227</u> Hm <u>904-7557</u></p> <p>Cellphone No: <u>↓</u></p> <p>Fax: <u>9042743</u></p> <p><small>*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.</small></p>	<p>New or Relocated Building <input checked="" type="checkbox"/></p> <p>Alterations or Additions <input type="checkbox"/></p> <p>Accessory Building or Fire <input type="checkbox"/></p> <p>Building demolition or Removal <input type="checkbox"/></p> <p>Intended use, e.g Dwelling, Carport, Garage etc <u>Dwelling - New House</u></p> <p>Being stage _____ of an intended _____ stages.</p> <p>Estimated value (inclusive of GST) <u>\$ 155,000 - 00 'WB'</u></p> <p>Intended life: (of building)</p> <p>Indefinite but not less than 50 years</p> <p>Specified as _____ years</p>
FOR COUNCIL USE	PROJECT LOCATION
<p>Received: <u>16 / 02 / 04</u></p> <p>Application Fee: \$ <u>420.00</u></p> <p>Receipt No: <u>45823</u></p> <p>Balance of Fees: \$ _____</p> <p>Receipt No: _____</p> <p>Date: <u> / / </u></p> <p>NOTE: Balance of fees are payable on consent approval</p>	<p>Street Address (if any) <u>Lot 48</u> <u>7 Seannie Way Waikanae</u></p> <p>Legal description (as shown on certificate of title notes notice, if any)</p> <p>Lot <u>48</u> DP <u>3</u></p> <p>Valuation No. _____</p>
<p>This application is for:</p> <p><input type="checkbox"/> Building Consent only, in accordance with Project Information Memorandum</p> <p><input type="checkbox"/> Both Building Consent and a project Information Memorandum</p>	

SCANNED

Addenda to Application

Application

R Clay & E Watson
66 Elizabeth Street
Waikanae

No.

040173

Project

Description	New Construction Being Stage 1 of an intended 1 Stages New Dwelling
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$187,180
Location	7 Jeannie Way, Waikanae
Legal Description	Lot 48 DP 324718
Valuation No.	

Builder:

B Coutts

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. BRICK VENEER INSPECTION
 6. PRELINING INSPECTION, MOISTURE TEST, CHECK BRACING
 7. POST-LINING INSPECTION, LININGS, FIXED AS PER BRACE DESIGN
 8. COMPLETION INSPECTION
 9. WATER TEST ON SEWER DRAINS
- 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.

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. All foundations are to be to solid bearing minimum of 300mm
4. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
5. Fit head, jamb, sill flashings and proprietary sill tray to external joinery. Fit airseals to the inside edges of the window reveals.
6. All glazing, construction system and components to comply with Very High Wind Area (50 m/s) and 500 m Coastal Corrosion Zone if applicable.
7. Note and comply with endorsements on approved plans.
8. Roof stormwater to be adequately disposed of within property boundaries.
9. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
10. 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.
11. Provide from your Contractor a roof warranty covering the product and its installation.
12. Approval of this building consent is subject to compliance with a certificate issued pursuant to Section 35(1A) of the Building Act 1991.
13. Pre brick veneer inspection to inspect ply bracing fixings and flashings etc before bricks.
14. Provide a water management system to wether boarding above garage and under windows (a minimum 25mm cavity behind weatherboard with H3.2 tan treated battern)
- 15.

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

**OWNER/BUILDER/
AUTHORISED PERSON**

Date:

COUNCIL COPY



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 : 040173

Applicant Name : R Clay & E Watson

Proposal : New Dwelling

Location : ** 7 Jeannie Way, Waikanae

Legal Description : ** Lot 48 DP 324718

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		
Sub floor pre b-boards (reloc)	No		
Pre slab plumbing	No		
Pre block fill	No		
Pre slab	Yes		
Sub floor	No		
Exterior cladding (general)	No		
Pre texture coating	No		
Pre stucco	No		
Brick veneer	Yes		
Pre lining	Yes		
Post lining	Yes		
Drain test	No		
Completion	Yes		

COUNCIL COPY

PROPOSED HOUSE

**For Mr ROSS CLAY
At LOT 48 JEANNIE WAY
WAIKANAE BEACH**

073

JONA

ARCHITECTURAL DESIGN LIMITED

Ph: 04 298 5662
Fax: 04 298 5663
Mob: 021 493 400
jona.design@tra.co.nz
PO Box 403, Waikanae

**APPROVED
BY BUILDING**

Don Blaikie
Officer

All work must be carried out to conform to relevant sections of
The New Zealand Building Code and New Zealand Standards,
particularly NZS.3604:1999 For Light Timber Framed construction.

CAUTION

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

23/3/04

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

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

Fit head, jamb, sill flashings
& proprietary sill tray to external
joinery. Fit airseals to the inside
edges of the window reveals.

Supply copy of relevant
warranties for roofing,
membrane systems or
fascia/gutter systems
as appropriate to Council

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

INDEX

1	SITE PLAN
2	DRAINAGE PLAN
3	FOUNDATION PLAN
4	FLOOR PLAN
5	FRAMING PLAN
6	EXTERIOR ELEVATIONS
7	BRACING PLAN
8	BRACING CALCULATIONS
9	WALL BRACING CALCULATIONS
10	ROOF PLAN
11	ELECTRICAL PLAN
12	SECTIONS
13	DETAILS
14	WINDOW SCHEDULE

GLAZING CONFORM NZS 4223
PARTS 1, 2, 3.

FIT SUITABLE FLASHINGS ETC.
JOINERY

HIGH WIND 1100pa DWP
VERY HIGH WIND 1550pa DWP

JONA

ARCHITECTURAL DESIGN LIMITED

Ph: 04 298 5662

Fax: 04 298 5663

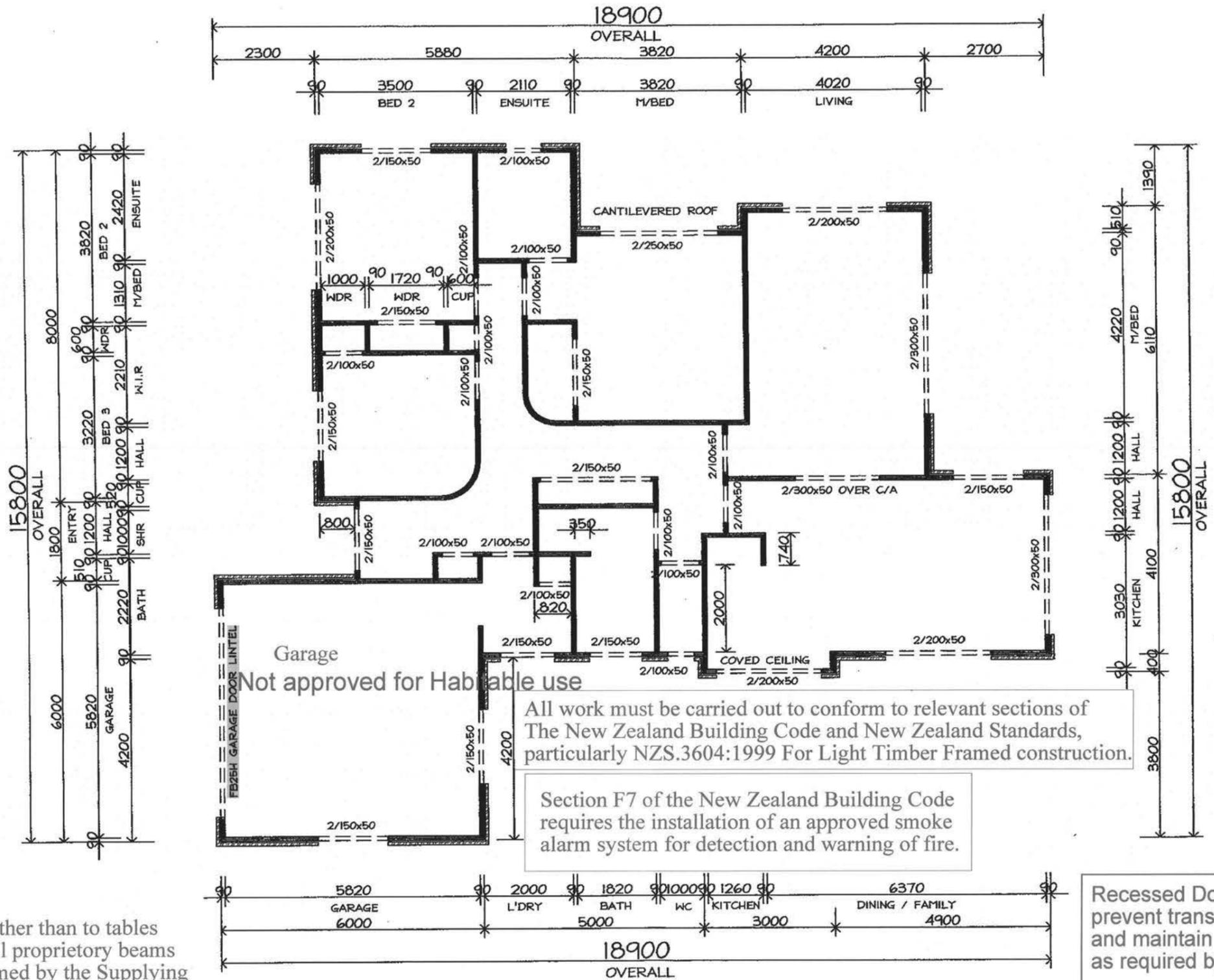
Mob: 021 493 400

jona.design@xtra.co.nz

PO Box 403, Waikanae

APPROVED
BY BUILDING
Don Blaikie
Officer

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



Bottom Plate Fixing
10mm dia. max 900mm crs.
12mm dia. max 1400mm crs.
Approved anchors (fixed to manufactures
instructions.) Ramset Dynabolt "Plus",
Trubolts & Reid Anchors.

All work must be carried out to conform to relevant sections of
The New Zealand Building Code and New Zealand Standards,
particularly NZS.3604:1999 For Light Timber Framed construction.

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

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.

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

- NOTES**
- FRAMING DIMENSIONED AS 90mm TO SUIT KILN DRIED 90x45 @ 600mm CRS TO 2460 STUD
 - TRUSSES & WALL FRAMES TO PRENAIL MANUFACTURERS DESIGN
 - GENERALLY 2460 STUD HEIGHT
 - TIMBER LINTELS TO BE CONFIRMED BY PRENAIL FRAME MANUFACTURER
 - DIMENSIONS ARE TO FRAMING & DO NOT TAKE INTO ACCOUNT BRICK & CAVITY DIMENSIONS
 - ALL EXTERIOR WALL FRAMING & ALL BOTTOM PLATES (ALSO ON DPC) TO BE H3 LOSP

JONA
ARCHITECTURAL DESIGN LIMITED
Ph: 04 298 5882
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Mobi: 021 483 480
jona.design@xtra.co.nz
PO Box 401, Waikeano

PROJECT:
**PROPOSED HOME
For Mr ROSS CLAY
At JEANNIE WAY
WAIKANAE BEACH**

TITLE: FRAMING PLAN	
DATE:	JAN 2004
DESIGNED:	JONA DESIGN
DRAWN:	JONA DESIGN
CHECKED:	
SCALE:	1:100

REVISIONS:	
------------	--

IF IN DOUBT - ASK!	
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE COPYRIGHT. DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS.	
BUILDING CONSENT	
JOB/SHEET No:	REV No:
073/05	
(A3 original) OF	

CAUTION

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

APPROVED
BY BUILDING
Don Blaikie
Officer

23/3/04

APPROVED
BY P & D
Simon Copp
Officer

2/3/04

JONA

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PROJECT:
**PROPOSED HOUSE
For Mr ROSS CLAY
At JEANNIE WAY
WAIKANA BEACH**



Fit H3 scribes at junction of weather boards and brick. under windows and a t gable above garage door.

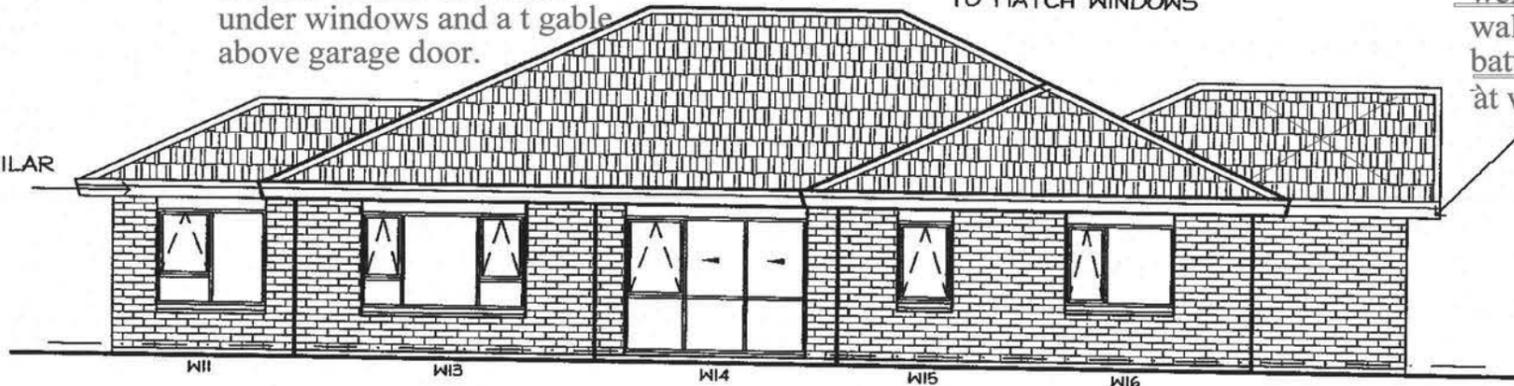
WEST

SELECTED FEATURE FRONT DOOR IN ALUMINIUM FRAME TO MATCH WINDOWS

4.8m AUTO COLORSTEEL GARAGE DOOR

Provide and fit a minimum 25mm. cavity behind cedar bevel back weather boarding with heavy weight building paper against wall framing with H3.2 Tan battens over building paper. at windows and garage.
450mm SOFFIT OVERHANG

KLASS FASCIA OR SIMILAR FASCIA / GUTTERING SYSTEM



NORTH

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]

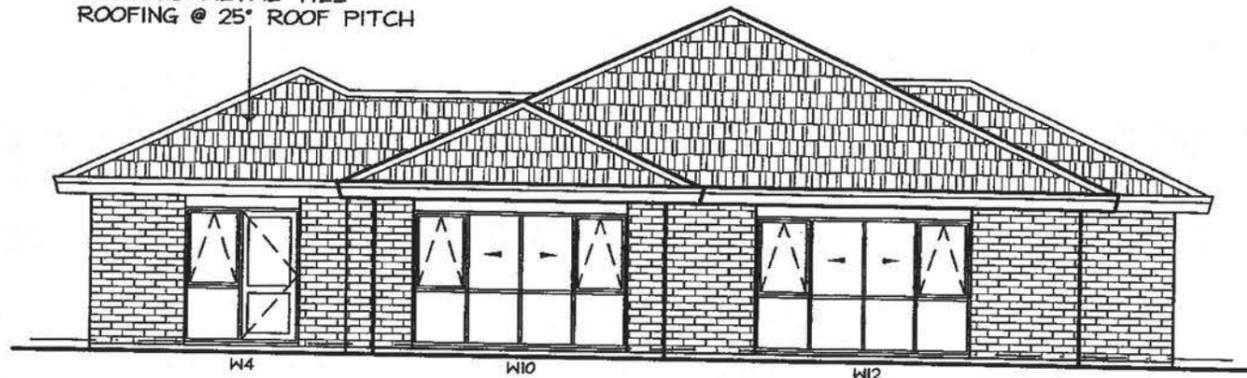
Max stud spacing 480mm - refer NZS 3604 stud tables.

ATIONS

2004

The cavity shall be ventilated to the outside air with top and bottom openings. The bottom openings shall serve as weep holes to drain moisture to the outside.

PRESSED METAL TILE ROOFING @ 25° ROOF PITCH

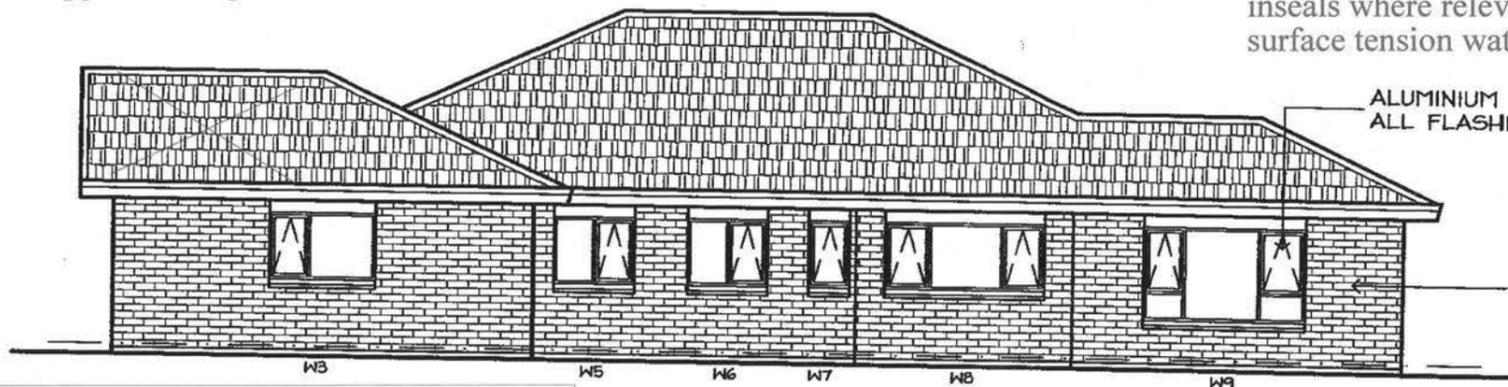


EAST

Tensioned cross strapped bracing.

Fit head, jamb, sill flashings & proprietary sill tray to external joinery. Fit airseals to the inside edges of the window reveals.

All junctions to claddings & other external moisture protection areas, to have capillary gaps/breaks & insels where relevant, stopping wind driven or surface tension water.



SOUTH

All work must be carried out to conform to relevant sections of The New Zealand Building Code and New Zealand Standards, particularly NZS.3604:1999 For Light Timber Framed construction.

DESIGNED:	JONA DESIGN
DRAWN:	JONA DESIGN
CHECKED:	
SCALE:	1:100

REVISIONS:

IF IN DOUBT - ASK!

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE COPYRIGHT. DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS.

PRELIMINARY

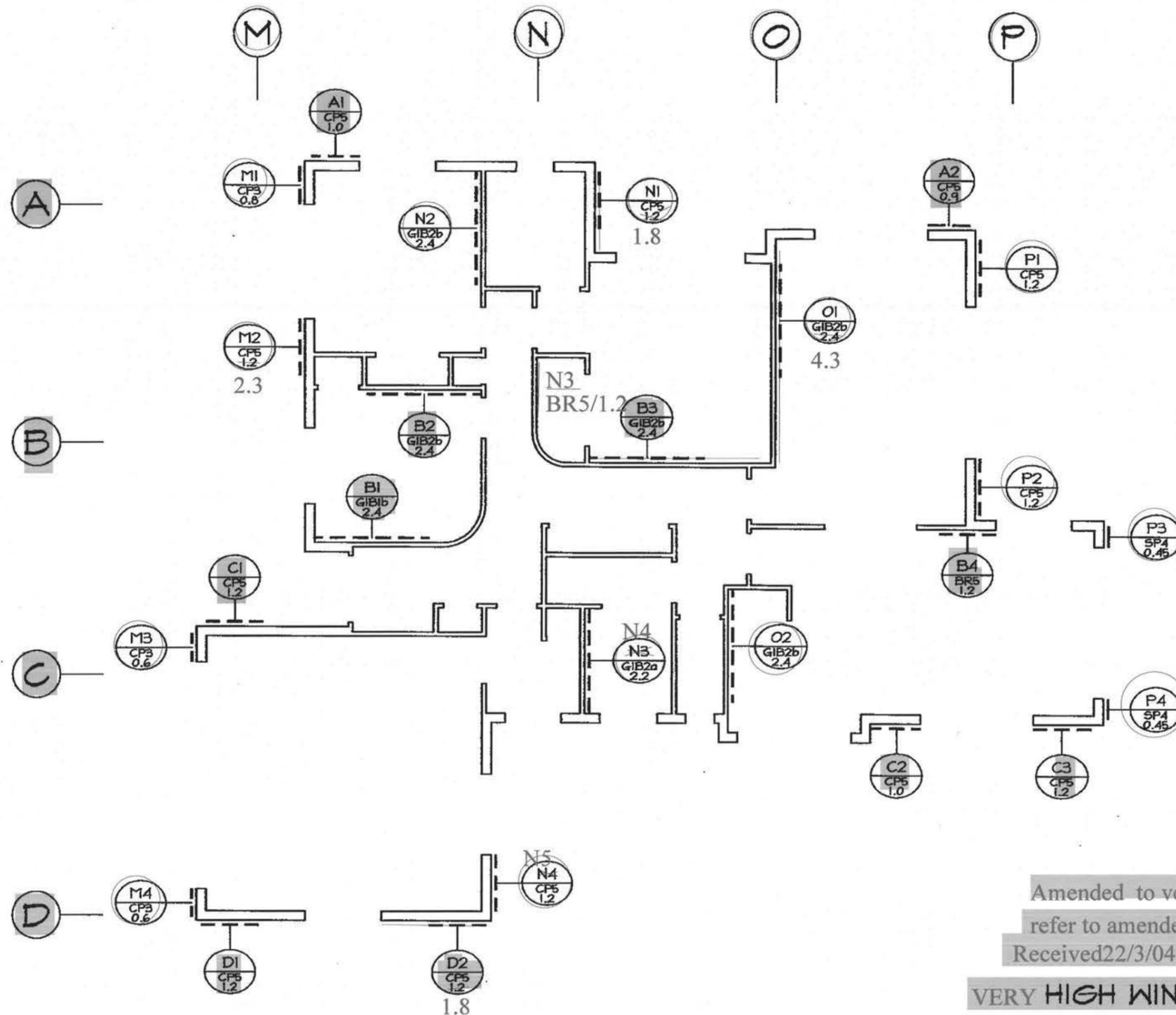
JOB/SHEET No: REV No:

073/06

(A3 original) OF

APPROVED
BY BUILDING
Don Blaikie
Officer

23/3/04



Amended to very high wind
refer to amended bracing calculations.

Received 22/3/04

VERY HIGH WIND ZONE

ALL BRACING TO BE INSTALLED IN
ACCORDANCE WITH PRODUCT SPEC #
NZS 3604 1999

JONA

ARCHITECTURAL DESIGN LIMITED
Ph: 04 298 5662
Fax: 04 298 5663
Mob: 021 493 400
jona.design@tra.co.nz
PO Box 403, Waikanae

PROJECT:
**PROPOSED HOUSE
For Mr ROSS CLAY
At JEANNIE WAY
WAIKANAEBEACH**

TITLE:
BRACING PLAN

DATE:	JAN 2004
DESIGNED:	JONA DESIGN
DRAWN:	JONA DESIGN
CHECKED:	
SCALE:	1:100

REVISIONS:

IF IN DOUBT - ASK!

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BUILDING CONSENT

JOB/SHEET No:	REV No:
073/07	
(A3 original) OF	

Job Details

Name	ROSS CLAY
Street and Number	JEANNIE WAY
Lot and DP Number	LOT 48
City/Town/District	WAIKANAEBEACH
Designer and date	JONA 27-Jan-04

Building Specification

Location of Storey	single	▼	
Floor Loading	2 kPa	✓	▼
Foundation Type	slab	✓	▼
Building Height to Apex (m)	6	✓	▼
Roof Height above Eaves (m)	3	✓	▼
Stud Height (m)	2.4		▼
Cladding Weight (top or single)	heavy	✓	▼
Cladding Weight (lower)	light		▼
Cladding Weight (subfloor)	light		▼
Roof Weight	light	✓	▼
Roof Pitch (degrees)	0-25	✓	▼
Room in Roof Space	no		▼
Building Length (m)	19.2	✓	▼
Building Width (m)	16	✓	▼
Gross Building Plan Area (m2)	196	✓	▼

not applicable (single storey building)
not applicable (slab)

Building Location

Wind Zone	High Very High	Earthquake Zone
Region	R2	A
Terrain	Coastal	
Exposure	Sheltered	
Topography	Gentle	

Enter at least 'moderate' in a Lee Zone

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	10078 BUs/m
W across	n/a	10078 BUs/m
Totals	subfloor	walls
W along	n/a	1600248 BUs
W across	n/a	19201498 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	✓ 5.2 BUs/m2
Totals	subfloor	walls
E along	n/a	✓ 1019 BUs
E across	n/a	✓ 1019 BUs

Gib® Wall Bracing Calculation Sheet B single storey V1.2A

Along		Bracing Elements provided					Wind	Earthq.	
Wall or Bracing Line	1	2	3	4	5	6	7	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved	
A	141	1	PLY	CP5	1	2.4	94	92	
		2	PLY	CP5	1	2.4	94	92	
		3		none		2.4			
line totals		4		none		2.4			
W	188	5		none		2.4			
EQ	184	6		none		2.4			
B	70	1	Gib®	Gib1b	2.4	2.4	180	120	
		2	Gib®	Gib2b	2.4	2.4	192	168	
		3	Gib®	Gib2b	4.32	2.4	344	301	168
line totals		4	Gib®	BR5	1.2	2.4	138	102	
W	702	5		none		2.4			
EQ	558	6		none		2.4			
C	162	1	PLY	CP5	1.2	2.4	113	110	
		2	PLY	CP5	1	2.4	94	92	
		3	PLY	CP5	1.2	2.4	113	110	
line totals		4		none		2.4			
W	320	5		none		2.4			
EQ	313	6		none		2.4			
D	62	1	PLY	CP5	1.2	2.4	113	110	
		2	PLY	CP5	1.81	2.4	169	13	168
		3		none		2.4			
line totals		4		none		2.4			
W	226	5		none		2.4			
EQ	221	6		none		2.4			
E		1		none		2.4			
		2		none		2.4			
		3		none		2.4			
line totals		4		none		2.4			
W		5		none		2.4			
EQ		6		none		2.4			

							Wind	Earthq.
Totals Achieved							1435	1276
Totals Required (from Sheet A)							OK 1644	OK 1464

1600

Gib® Wall Bracing Calculation Sheet B single storey V1.2A

Across		Bracing Elements provided					Wind	Earthq.	
Wall or Bracing Line	1	2	3	4	5	6	7	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved	
M	160	1	PLY	CP3	0.8	2.4	70	66	
		2	PLY	CP5	1.2	2.4	113	110	
		3	PLY	CP3	0.6	2.4	53	50	
line totals		4	PLY	CP3	0.6	2.4	53	50	
W	289	5		none		2.4			
EQ	276	6		none		2.4			
N	70	1	PLY	CP5	1.81	2.4	169	13	168
		2	Gib®	Gib2b	2.4	2.4	192	168	
		4	Gib®	Gib2a	2.2	2.4	165	132	
line totals		5	PLY	CP5	1.2	2.4	113	110	
W	583	3	BR	none	1.2	2.4	138	102	
EQ	521	6		none		2.4			
O	70	1	Gib®	Gib2b	2.4	2.4	192	168	
		2	Gib®	Gib2b	2.4	2.4	192	168	
		3		none		2.4			
line totals		4		none		2.4			
W	384	5		none		2.4			
EQ	336	6		none		2.4			
P	104	1	PLY	CP5	1.2	2.4	113	110	
		2	PLY	CP5	1.2	2.4	113	110	
		3	PLY	SP4	0.45	2.4	32	38	
line totals		4	PLY	SP4	0.45	2.4	32	38	
W	289	5		none		2.4			
EQ	297	6		none		2.4			
Q		1		none		2.4			
		2		none		2.4			
		3		none		2.4			
line totals		4		none		2.4			
W		5		none		2.4			
EQ		6		none		2.4			

							Wind	Earthq.
Totals Achieved							1544	1431
Totals Required (from Sheet A)							OK 994	OK 1822

1920

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.

Supply copy of relevant warranties for roofing, membrane systems or fascia/gutter systems as appropriate to Council

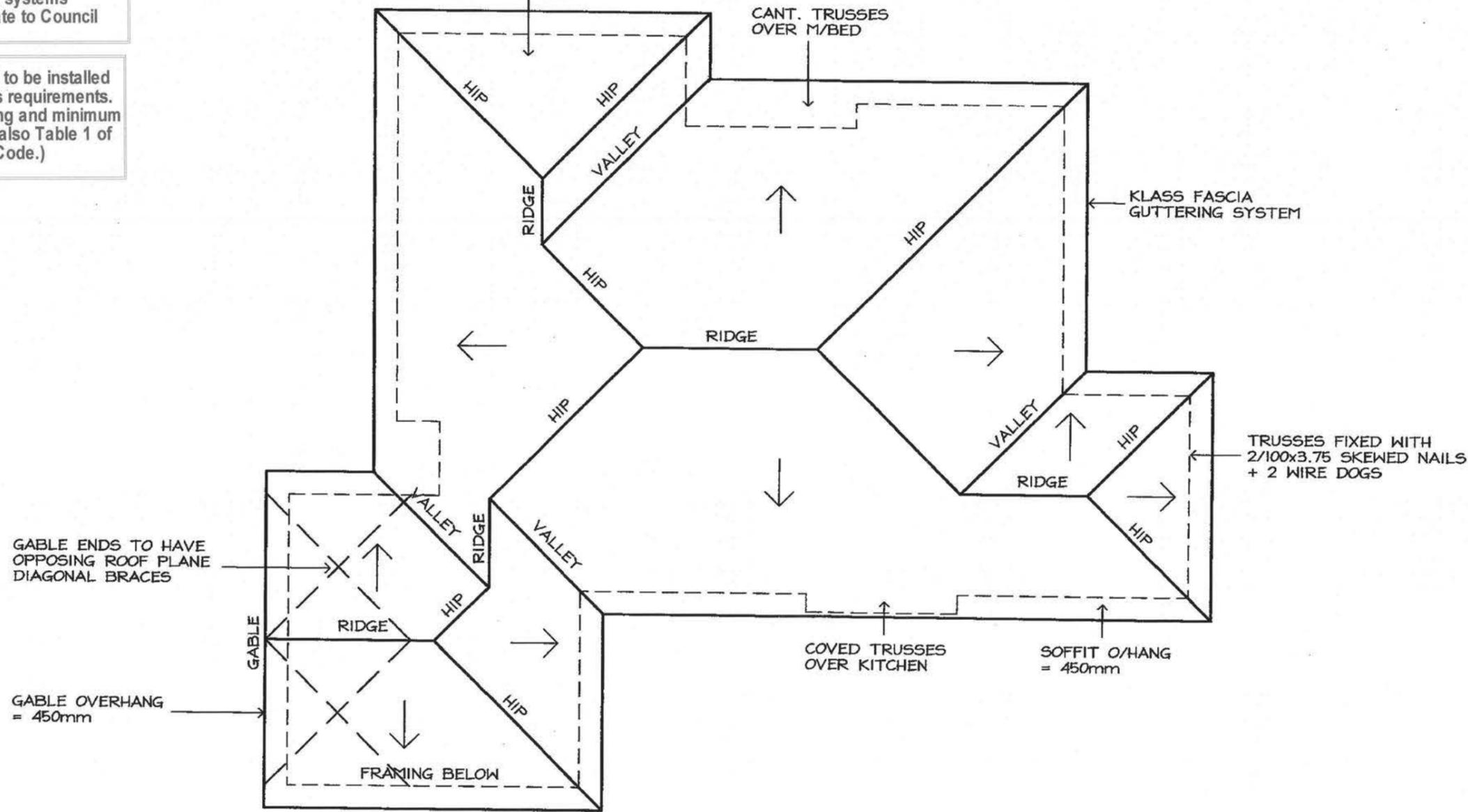
Roofing material to be installed to manufacturers requirements. In particular, fixing and minimum pitch (reference also Table 1 of E2 NZ Building Code.)

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Don Blaikie
Officer**

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.

PRESSED METAL TILE ROOFING @ 25° ROOF PITCH ON BATTENS TO SUIT, BREATHER TYPE BUILDING PAPER & GANGNAIL OR SIMILAR DESIGNED ROOF TRUSSES @ 900mm crs



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PROJECT:
**PROPOSED HOUSE
For Mr ROSS CLAY
At JEANNIE WAY
WAIKANAE BEACH**

TITLE:
ROOF PLAN

DATE:	JAN 2004
DESIGNED:	JONA DESIGN
DRAWN:	JONA DESIGN
CHECKED:	
SCALE:	1:100

REVISIONS:

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JOB/SHEET No:	REV No:
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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.

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

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PROJECT:
**PROPOSED HOUSE
 For Mr ROSS CLAY
 At JEANNIE WAY
 WAIKANA E BEACH**

TITLE:
ELECTRICAL PLAN

DATE:	JAN 2004
DESIGNED:	JONA DESIGN
DRAWN:	JONA DESIGN
CHECKED:	
SCALE:	1:100

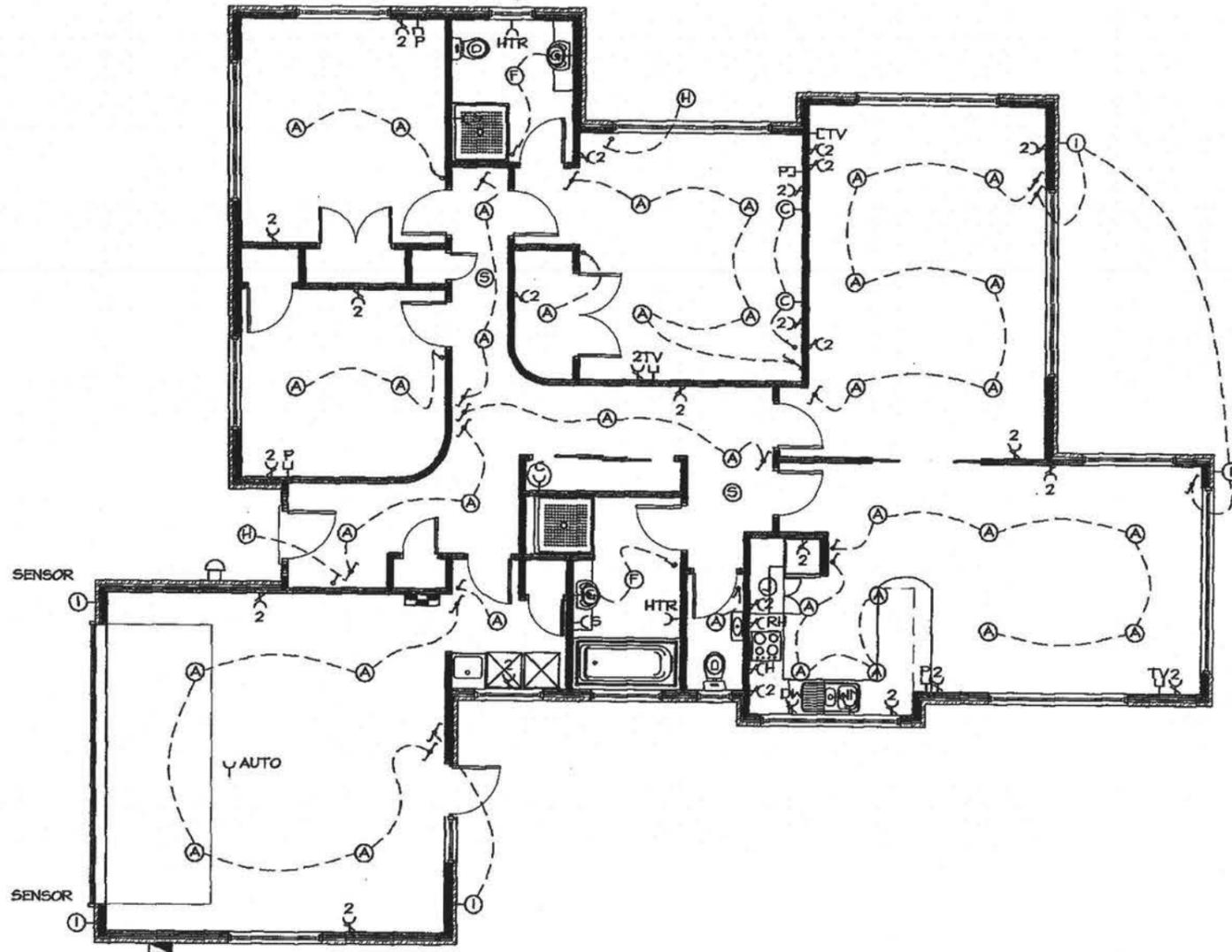
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(A)	RECESSED CEILING LIGHT
(C)	SELECTED WALL MOUNTED INTERIOR LIGHT
(D)	FEATURE PENDANT LIGHT
(E)	BATTEN HOLDER
(F)	HEAT / LIGHT / FAN UNIT - VENTED TO EXT
(G)	SELECTED OVER MIRROR LIGHT
(H)	EXTERIOR SOFFIT MOUNTED LIGHT
(I)	EXTERIOR WALL MOUNTED LIGHT
(L)	DOOR SWITCH OPERATED PANTRY LIGHT
(R)	400Φ VENTING SOLATUBE
(S)	SMOKE DETECTOR
/	ONE WAY SWITCH
/ 2	TWO WAY SWITCH
/ 3	THREE WAY SWITCH
Y	SOCKET OUTLET - 2 DENOTES DOUBLE
YB	RCD OUTLET
YHTR	HEATED TOWEL RAIL
YHT	TV AERIAL OUTLET
YHP	PHONE OUTLET
YD	HARD WIRED DOOR BELL
SW	SWITCHBOARD
MP	METER PANEL

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Officer

CAUTION

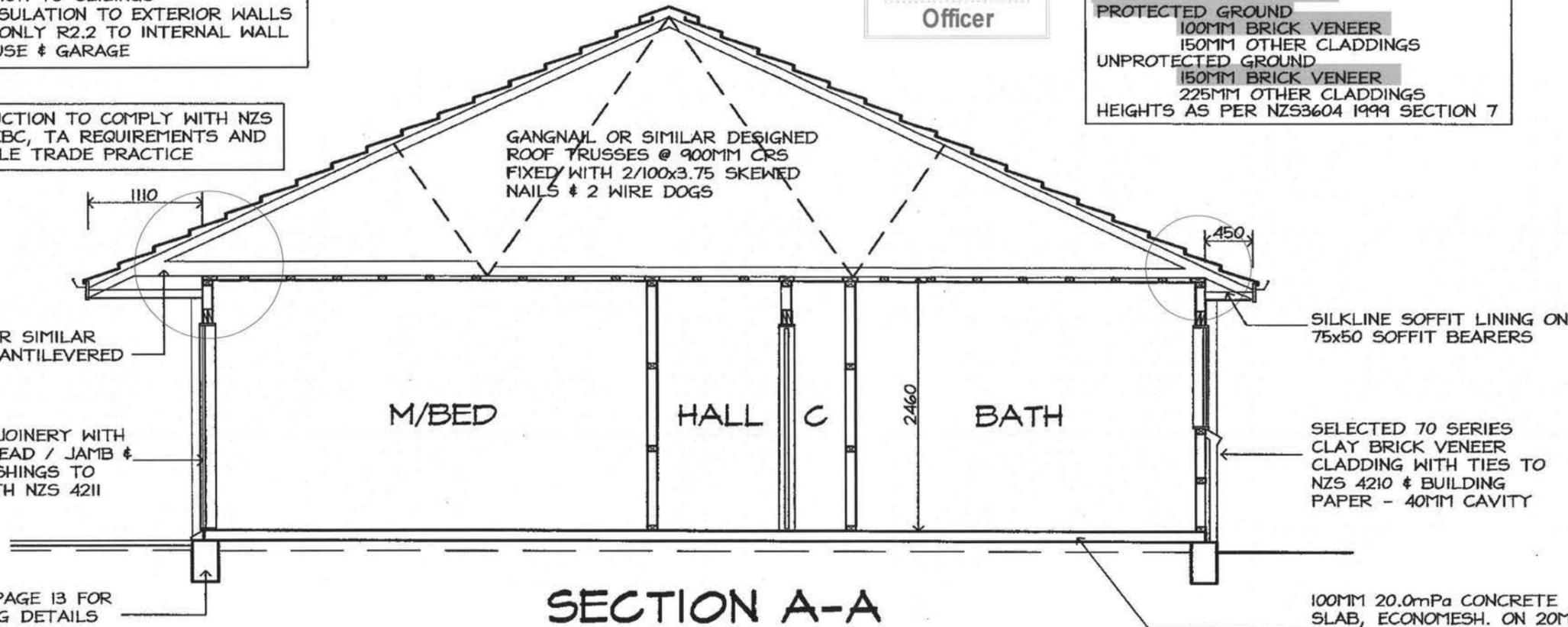
Plans have been digitally reproduced and may not be to scale.

INSULATION
R2.2 INSULATION TO EXTERIOR WALLS
R2.6 INSULATION TO CEILINGS
(NOTE: NO INSULATION TO EXTERIOR WALLS OF GARAGE, ONLY R2.2 TO INTERNAL WALL BETWEEN HOUSE & GARAGE)

MINIMUM FLOOR HEIGHT
PROTECTED GROUND
100MM BRICK VENEER
150MM OTHER CLADDINGS
UNPROTECTED GROUND
150MM BRICK VENEER
225MM OTHER CLADDINGS
HEIGHTS AS PER NZS3604 1999 SECTION 7

ALL CONSTRUCTION TO COMPLY WITH NZS 3604 1999, NZBC, TA REQUIREMENTS AND BEST POSSIBLE TRADE PRACTICE

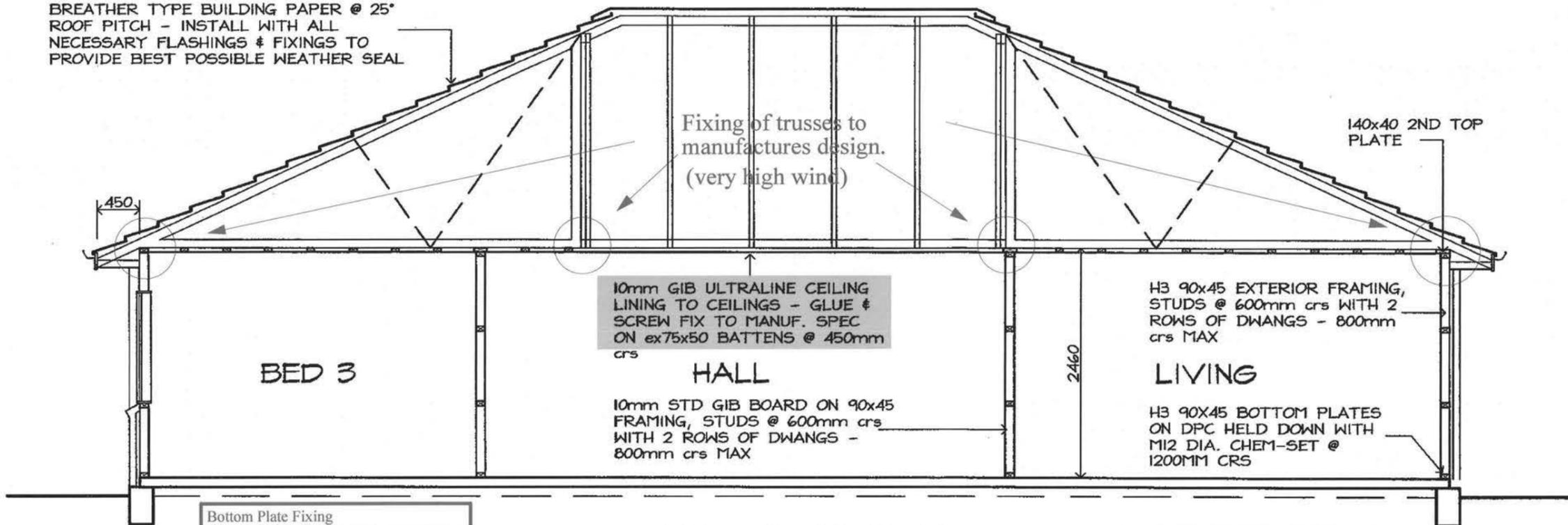
GANGNAIL OR SIMILAR DESIGNED ROOF TRUSSES @ 900MM CRS FIXED WITH 2/100x3.75 SKEWED NAILS & 2 WIRE DOGS



PRESSED METAL TILE ROOFING ON BREATHER TYPE BUILDING PAPER @ 25° ROOF PITCH - INSTALL WITH ALL NECESSARY FLASHINGS & FIXINGS TO PROVIDE BEST POSSIBLE WEATHER SEAL

Fixing of trusses to manufactures design. (very high wind)

140x40 2ND TOP PLATE



Bottom Plate Fixing
10mm dia. max 900mm crs.
12mm dia. max 1400mm crs.
Approved anchors (fixed to manufactures instructions.) Ramset Dynabolt "Plus", Trubolts & Reid Anchors.

SECTION B-B

NOTE: DPC TO BE PLACED BETWEEN ALL TIMBER / CONCRETE CONNECTIONS

EXPOSED CONCRETE STRENGTH REQUIREMENTS

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

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PROJECT:
**PROPOSED HOUSE
For Mr ROSS CLAY
At JEANNIE WAY
WAIKANA BEACH**

TITLE:
CROSS SECTIONS

DATE:	JAN 2004
DESIGNED:	JONA DESIGN
DRAWN:	JONA DESIGN
CHECKED:	
SCALE:	1:50

REVISIONS:

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18/3/04

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PROJECT:
**PROPOSED HOUSE
For Mr ROSS CLAY
At JEANNIE WAY
WAIKANA BEACH**

TITLE:
CONST. DETAILS

DATE:	JAN 2004
DESIGNED:	JONA DESIGN
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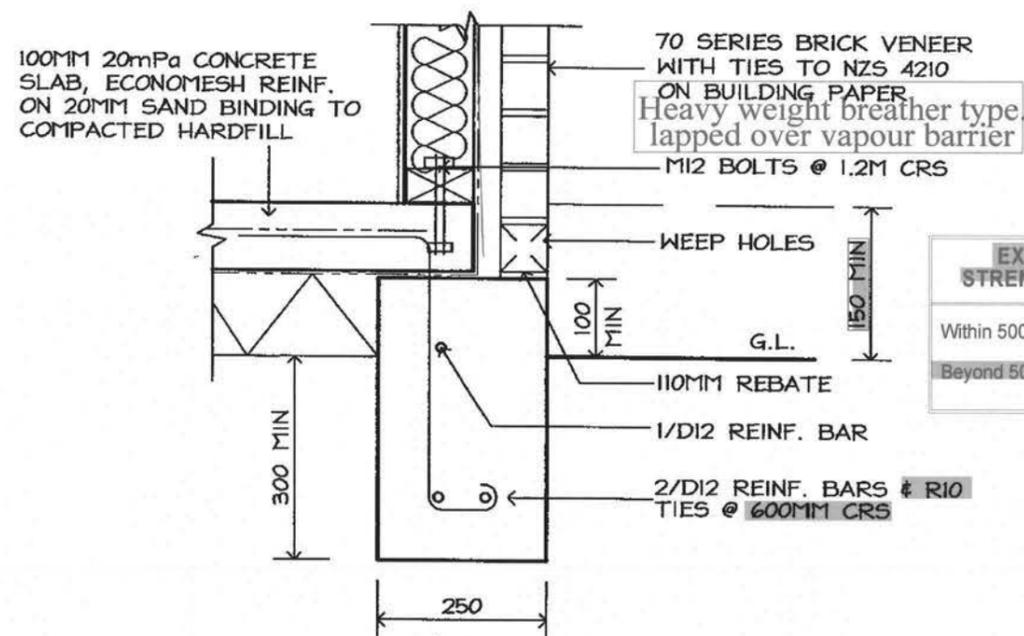
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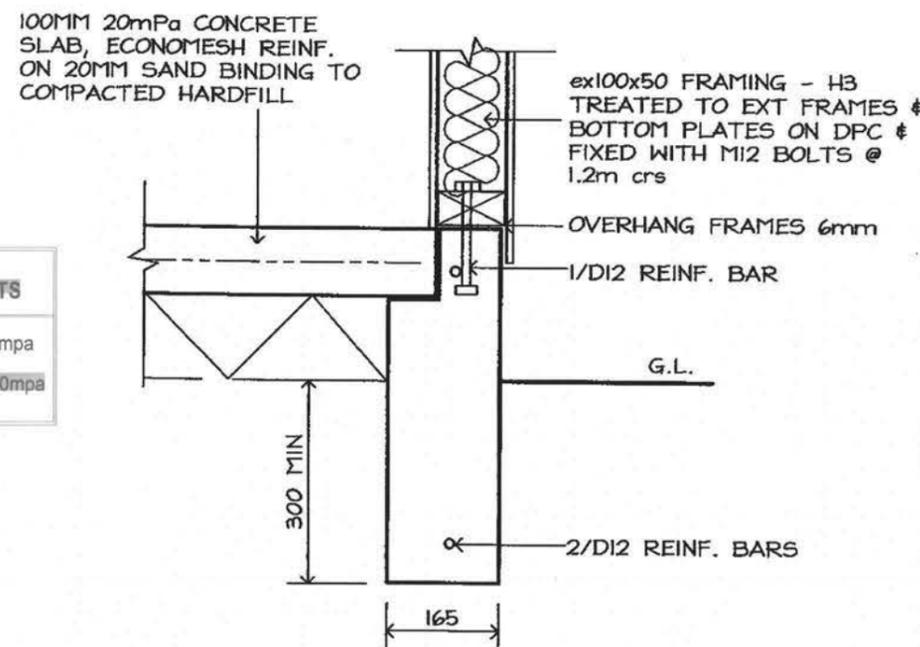
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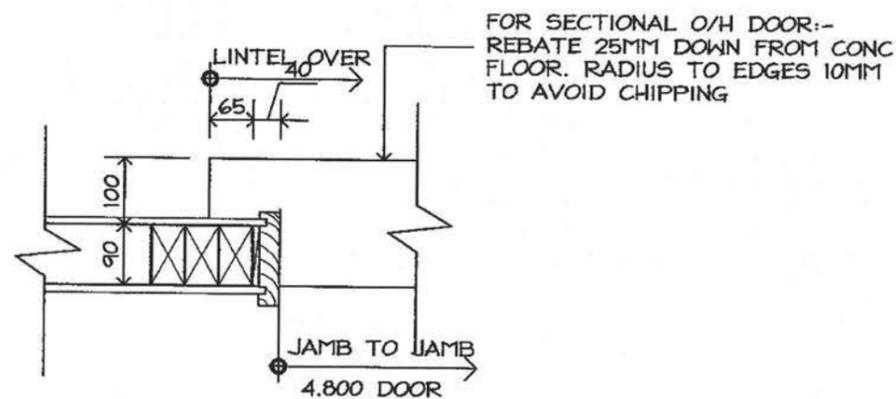
BRICK FOOTING 1:10



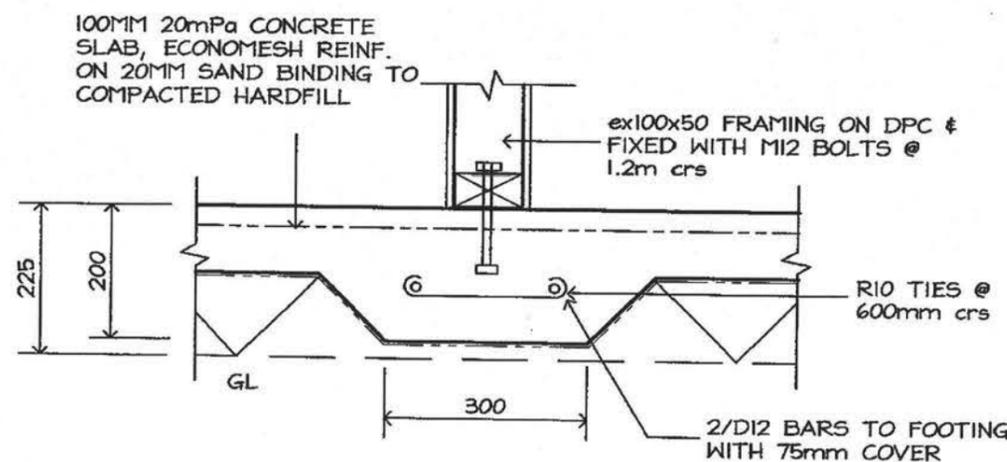
FOOTING DETAIL 1:10

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

SOLID BEARING TO COMPLY WITH NZS 3604 1999 - ANY DOUBT CONTACT REGISTERED ENGINEER To provide compaction certificate ALL CONSTRUCTION TO COMPLY WITH NZS 3604 1999



GARAGE DOOR JAMB 1:10



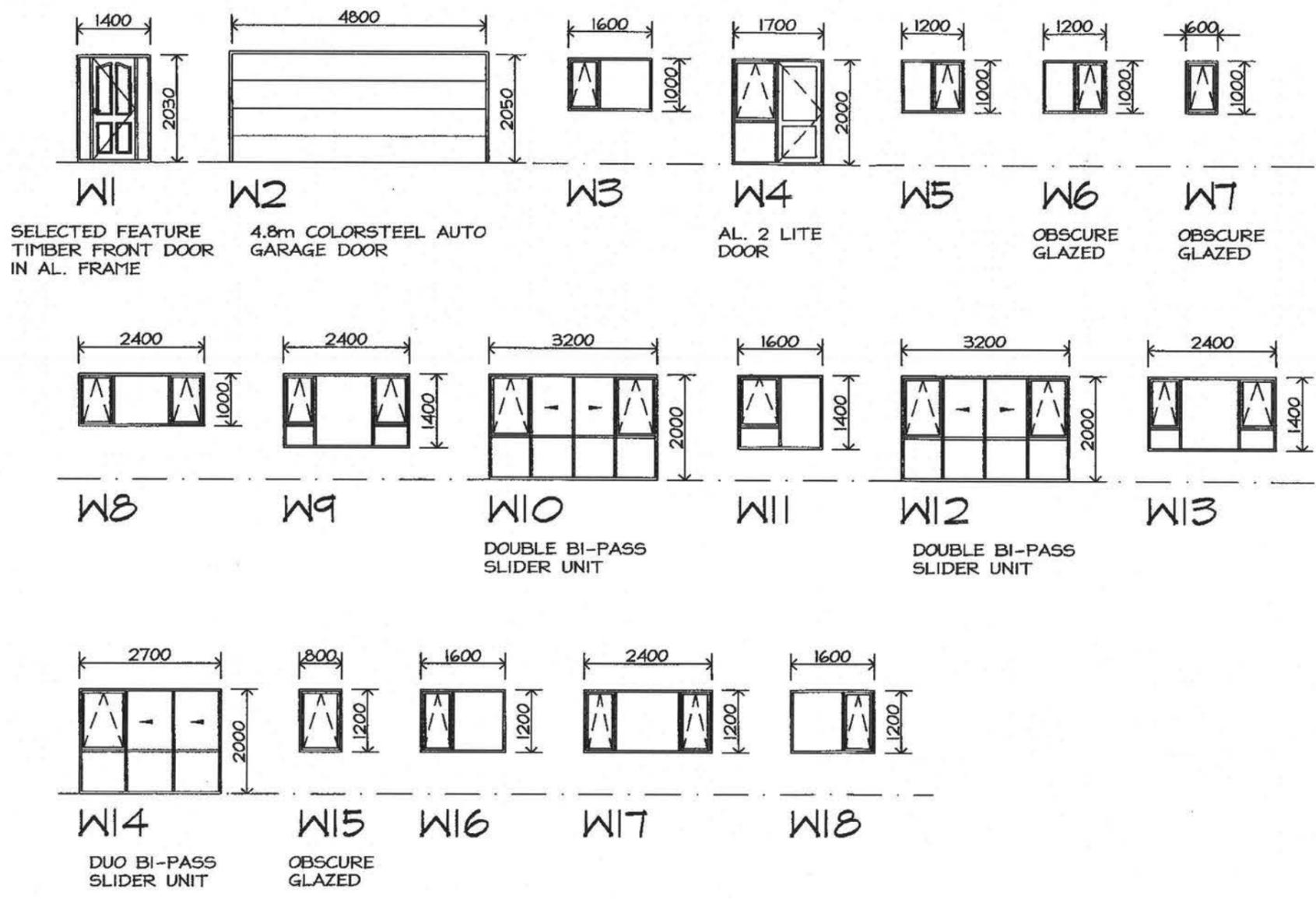
GROUND BEAM 1:10

Where shrinkage joint or free joint pour slab thickening with foundation and separate slab with vapour barrier.

**GLAZING CONFORM NZS 4223
PARTS 1, 2, 3**

FIT SUITABLE FLASHINGS ETC.
JOINERY

HIGH WIND 1100pa DWP
VERY HIGH WIND 1550pa DWP



NOTE:
EXTERIOR JOINERY TO COMPLY WITH NZS 4211, 1100 Pa MINIMUM DESIGN WIND PRESSURE WITH SUITABLE HEAD FLASHINGS & INSEALS AS REQUIRED TO BE FITTED TO ALL UNITS

NOTE: WINDOW MANUFACTURER TO SITE MEASURE OPENINGS BEFORE FABRICATION. P/Q MDF REVEALS GROOVED FOR LININGS TO ALL JOINERY.

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PROJECT:
PROPOSED HOUSE
For Mr ROSS CLAY
At JEANNIE WAY
WAIKANAЕ BEACH

TITLE:
WINDOW SCHEDULE

DATE:	JAN 2004
DESIGNED:	JONA DESIGN
DRAWN:	JONA DESIGN
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SCALE:	1:100

REVISIONS:

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BUILDING CONSENT

JOB/SHEET No:	REV No:
073/14	
(A3 original) OF	

KAPITI COAST DISTRICT COUNCIL
 AMENDED/REVISED PLANS

Date Received ...22.3.04...
 Date Approved
 Approving Officer

Job Details

Name	ROSS CLAY	
Street and Number	JEANNIE WAY	
Lot and DP Number	LOT 48	
City/Town/District	WAIKANAE BEACH	
Designer and date	JONA	27-Jan-04

Building Specification

Location of Storey	single	▼	
Floor Loading	2 kPa	▼	
Foundation Type	slab	▼	
Building Height to Apex (m)	6	▼	
Roof Height above Eaves (m)	3	▼	
Stud Height (m)	2.4	▼	
Cladding Weight (top or single)	heavy	▼	
Cladding Weight (lower)	light	▼	<i>not applicable (single storey building)</i>
Cladding Weight (subfloor)	light	▼	<i>not applicable (slab)</i>
Roof Weight	light	▼	
Roof Pitch (degrees)	0-25	▼	
Room in Roof Space	no	▼	
Building Length (m)	19.2		
Building Width (m)	16		
Gross Building Plan Area (m2)	196		

Building Location

Wind Zone	Very High		Earthquake Zone
Region	R2	▼	A
Terrain	Coastal	▼	
Exposure	Exposed	▼	
Topography	Gentle	▼	<i>Enter at least 'moderate' in a Lee Zone</i>

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	100 BUs/m
W across	n/a	100 BUs/m
Totals		
W along	n/a	1600 BUs
W across	n/a	1920 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	5.2 BUs/m2
Totals		
E along	n/a	1019 BUs
E across	n/a	1019 BUs

KAPITI COAST DISTRICT COUNCIL
 AMENDED/REVISED PLANS

Date Received 22.3.04

Date Approved

Approving Officer NRB

RECEIVED
 22 MAR 2004
 KAPITI COAST
 DISTRICT COUNCIL

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PROJECT:
**PROPOSED HOUSE
 For Mr ROSS CLAY
 At JEANNIE WAY
 WAIKANAEBEACH**

TITLE:
BRACING PLAN

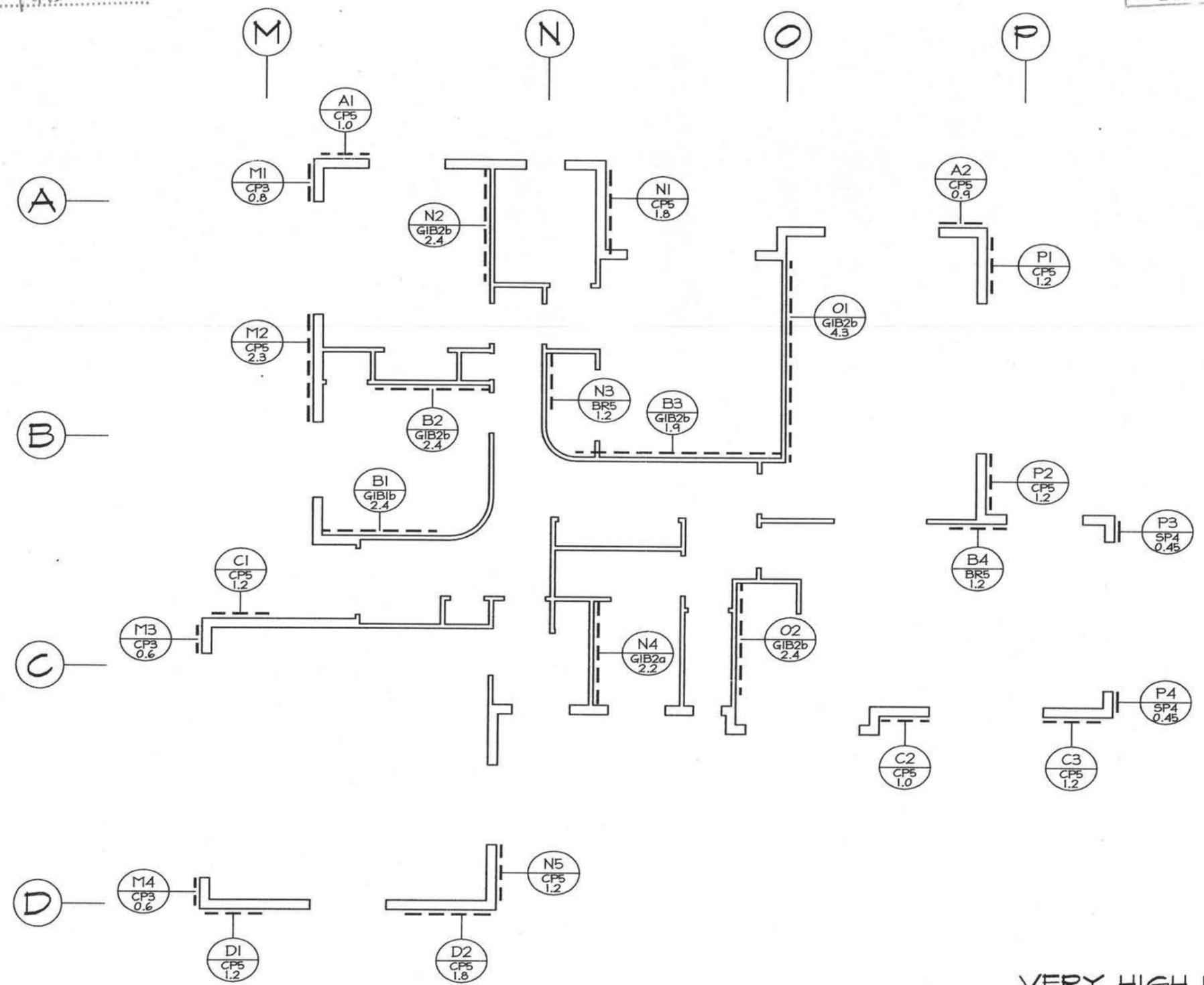
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REVISIONS:

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BUILDING CONSENT

JOB/SHEET No:	REV No:
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VERY HIGH WIND ZONE

ALL BRACING TO BE INSTALLED IN
 ACCORDANCE WITH PRODUCT SPEC #
 NZS 3604 1999

For your information please read carefully.

If you are having trouble viewing this newsletter, please go to the following url: <http://www.bia.govt.nz/update/>

BIA Update

December 23 2003 No 20

Changes to Acceptable Solution B2/AS1 – Timber Durability

The Building Industry Authority has announced final changes to Acceptable Solution B2/AS1, concerning timber treatment levels.

Chairman Barry Brown said the changes are less conservative than the original proposals issued in June, but do require increased treatment levels in some framing situations more at risk from water damage, particularly caused by leaking.

"The changes are risk informed and require appropriate levels of protection needed to manage the risk of moisture contact in differing building elements or components," Mr Brown said.

"They will require additional treatment levels in some situations, but we are not introducing a requirement that all framing timber is treated as was proposed earlier this year.

"Our focus has been on putting in place a regime that will provide homeowners and users with appropriate protection if a building leaks. We have also taken into account feedback from the timber and building industries during our extensive consultation on this matter."

"This approach is about putting additional protection in place where it is needed. It also means that certain timber products - like untreated kiln dried radiata pine and untreated Douglas fir - can still be extensively used in buildings built to the Acceptable Solution."

The changes will take effect from 1 April 2004, subject to feedback from the industry over implementation timing.

The changes will apply to all buildings, not just residential constructions as originally proposed.

They include new requirements for colour coding and identification marking of timber so that treatment level and treatment type will be more easily identified.

Summary of changes

Changes to Hazard Classes

- H1 Hazard Class will be split into H1.1 and H1.2 to differentiate between insect only protection (H1.1) and insect protection plus a degree of protection against fungal decay (H1.2)
- The H3 Hazard Class will be split into H3.1 and H3.2 to resolve concerns about the durability of LOSP

23/12/2003

For your information.

- H3.1 will contain H3 LOSP
- H3.2 will contain H3 CCA, ACQ, copper naphthenate and copper azole
- H3.1 treated timber will cease to be acceptable in the construction of the structure of timber decks and balconies.

Changes to Minimum Treatment Requirements

Building Element*	Current Minimum Treatment Requirements	New** Minimum Treatment Requirements
<ul style="list-style-type: none"> • Roof framing, trusses and ceiling joists • Interior wall framing, including bottom plates • Exterior wall framing in low risk, single storey masonry veneer buildings 	<ul style="list-style-type: none"> • Untreated kiln dried radiata pine • Untreated Douglas fir • H1 treated, planer gauged radiata pine[^] 	No practical change
<ul style="list-style-type: none"> • Exterior wall framing and parapets in all but low risk, single storey masonry veneer buildings • Enclosed framing within skillion roofs^{^^} 	<ul style="list-style-type: none"> • Untreated kiln dried radiata pine • Untreated Douglas fir • H1 treated, planer gauged radiata pine[^] 	<ul style="list-style-type: none"> • H1.2
<ul style="list-style-type: none"> • Subfloor framing 	<ul style="list-style-type: none"> • Untreated Douglas fir • H1 treated, planer gauged radiata pine 	<ul style="list-style-type: none"> • H1.2
<ul style="list-style-type: none"> • Enclosed framing within flat roofs • Framing for enclosed decks and balconies • Framing within enclosed balustrades 	<p>Standard unclear, but in practice the following have been typically used:</p> <ul style="list-style-type: none"> • Untreated kiln dried radiata pine • Untreated Douglas fir • H1 treated radiata pine[^] 	<ul style="list-style-type: none"> • H3.1
<ul style="list-style-type: none"> • Piles and other structural in ground material 	<ul style="list-style-type: none"> • H5 	No change

* Summary of major elements only

** Takes effect from 1 April 2004, subject to final industry feedback

[^] A range of other minor timbers are permitted

^{^^} A pitched roof where the ceiling lining is parallel and close to the roof cladding

Changes to Identification Requirements

In order to help ensure the right timber is used in the right situation, the Acceptable Solution will introduce changes to the way treated timber will be identified. These are:

- In addition to the existing requirement that the treatment level of timber is branded on its end, there must be a unique numbering system that identifies the treatment type.
- A requirement that framing timber is coloured at the time of treatment to identify

For your information Please read carefully.

treatment levels.

Detail of Amendments

A BIA paper detailing amendments to B2/AS1 is available by [clicking here](#).

A PDF version of the amended B2/AS1 is available from Victoria Books in the normal manner by [clicking here](#). Printed and CD Rom versions will be available in January.

To view further background information on the changes to B2/AS1 please [click here](#).

B2/AS1 amendment calls up New Zealand Standard 3602 (**NZS 3602:2003: Timber and Wood-based Products for use in Building**), which in turn calls up New Zealand Standard 3640 (**NZS 3640:2003 Chemical Preservation of Round and Sawn Timber**).

NZS 3602 describes what level of timber treatment is required to meet the durability requirements set out in B2/AS1 (i.e., what timber is needed where). This is available for purchase from Standards New Zealand by [clicking here](#).

NZS 3640 is intended for use by treatment plants and sets out the preservative treatment and identification of timber to provide protection from decay and insect attack. The requirements are based on six hazard classes that are described in this Standard. This is available for purchase from Standards New Zealand by [clicking here](#).

Impact on Consenting and Code Compliance Certificates

Changes to Acceptable Solutions are not retrospective. If a council has granted a building consent or code compliance certificate before 1 April 2004, the consent or certificate will remain valid.

We have introduced the 1 April 2004 date for two reasons. It provides industry with an opportunity to address supply chain issues. Secondly, it provides a reasonable opportunity for existing construction jobs to be completed and signed off prior to the changes taking effect.

However, from 1 April 2004, if a building consent has been granted but no code compliance certificate has been issued, councils **may** apply the new Acceptable Solution when considering whether to grant certification. Councils must have reasonable grounds that a building complies with the Building Code in order to issue a code compliance certificate.

This means builders and designers should take the changes to the Acceptable Solution into account in regards to current building projects.

Our strong advice to councils is that they clearly inform customers applying for building consents of the changes to the Acceptable Solution and the implications for their building project. The BIA will formally provide additional information to councils on that matter as soon as possible in 2004, to facilitate the provision of useful consumer advice.

If a building does not comply with the Acceptable Solution, it may still comply with the with the Building Code as an Alternative Solution. The building is just not automatically deemed to comply. Councils must consider these buildings on their individual merits and determine whether they will meet the performance requirements of the Building Code. Councils must be have reasonable grounds that a building complies with the Building Code in order to issue a code compliance certificate.

It should also be noted that there are three months before the changes come into effect. This change has been widely anticipated since at least the publication of the Hunn report more than 12 months ago. The BIA clearly signaled a need for increased timber treatment requirements when it published proposed changes to B2/AS1 in June 2003.

23/12/2003

Domestic Smoke Alarms Guidance Notes 15 April 2003

Building Act

Section 44(1)(c) of the Building Act has been amended by adding, after the word “dangers”, the words “(other than a warning system for fire that is entirely within a household unit and serves only that unit)”.

Building Regulations

Building Code Clause F7 has been amended as follows:

Clause 7.2 of the First Schedule of the principal regulations is amended by adding the words “in an emergency”.

The First Schedule of the principal regulations is amended by revoking clause F7.3, and substituting:

Limits on application: Performance F7.3 does not apply to *Outbuildings* or *Ancillary buildings*, and

Performance

F7.3.1 A means of detection and warning must alert people to the emergency in *adequate* time for them to reach a *safe place*.

F7.3.2 Appropriate means of detection and warning for fire must be provided within each *household unit*.

F7.3.3 Appropriate means of warning for fire and other emergencies must be provided in *buildings* as necessary to satisfy the other performance requirements of this code.

The above amendments to the Building Regulations come into force on 24 April 2003.

Approved Document F7 Warning Systems

The above amendments to the Building Act and Building Code enable the Approved Document F7 to require the installation of an automatic smoke detection and alarm system where one is not already required by Table 4.1 of C/AS1. Further it is to obviate the requirement for a compliance schedule where domestic smoke alarms are required under Approved Document F7.

Smoke alarms may be battery powered and are not required to be interconnected. In addition they shall be provided with a hush facility having a minimum duration of 60 seconds.

Smoke alarms shall have a test facility located on the smoke alarm (readily accessible to building occupants).

Smoke alarms shall be listed or approved by a recognized authority as complying with at least one of: UL 217, ULC S531, AS 3786, BS 5446 Part 1.

Smoke alarms shall be located on the escape routes on all levels within the *household unit*. On levels containing the sleeping spaces, the smoke alarms shall be located either:

- a) In every sleeping space, or
- b) Within 3.0 m of every sleeping space door. In this case the smoke alarms must be audible to sleeping occupants on the other side of the closed doors.

Smoke alarms shall be installed on or near the ceiling in accordance with AS 1670.6 and the manufacturer's instructions.

Recommended maintenance procedures are:

- a) In-situ annual cleaning with a vacuum cleaner (no disassembly of smoke alarm).
- b) Monthly testing by use of the smoke alarm's test facility.

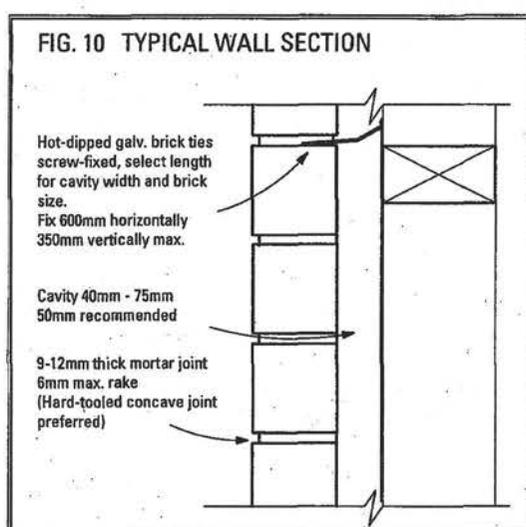
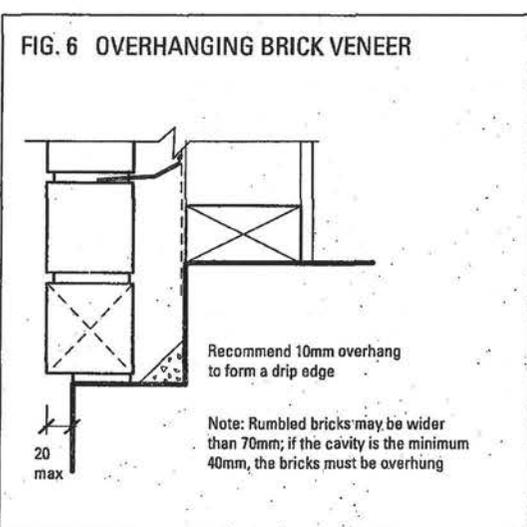
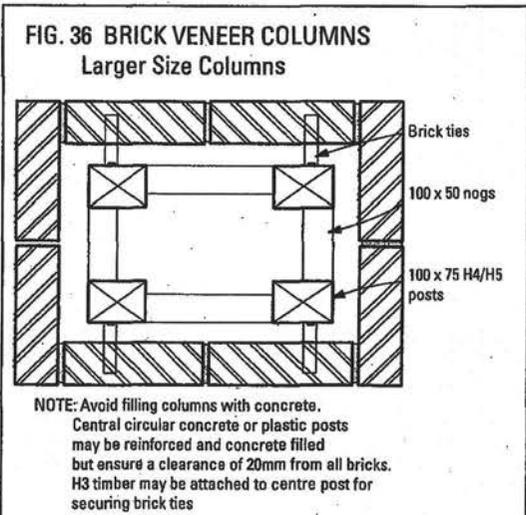
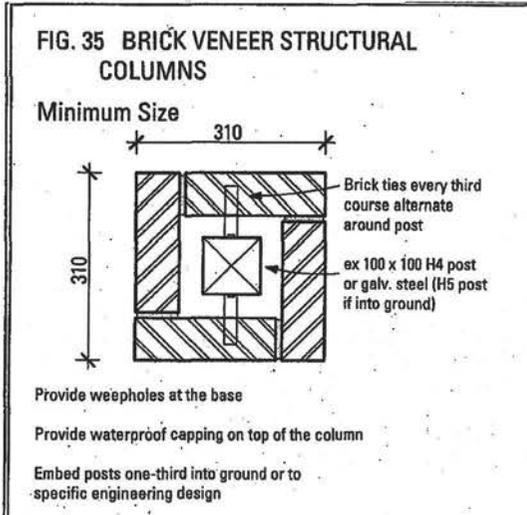
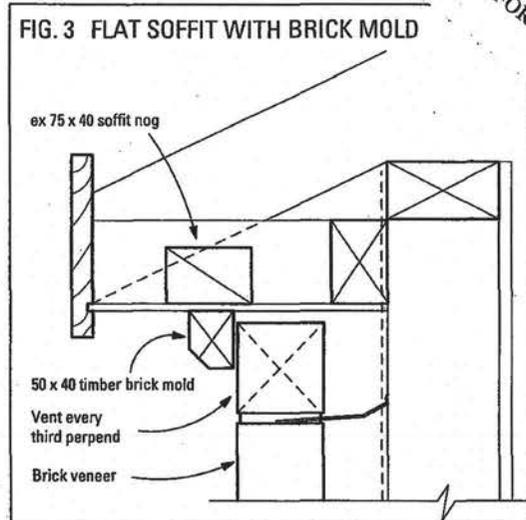
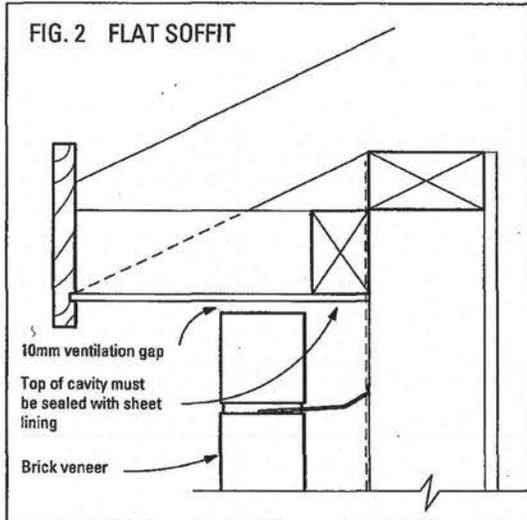
Note that under the Approved Documents there is no intention that increases in travel distances should be allowed because domestic smoke alarms are installed. Further, alternations under section 38 and change of use under section 46 will trigger the requirement to install domestic smoke alarms.

Approved Document F7 will be available in limited supply on Thursday 17 April 2003. Otherwise it will be generally available from Wednesday 23 April 2003 from:

Victoria University Book Centre
PO Box 12 337
Wellington

Phone: 0800 370 370
Fax: 04 463 5510
Email: enquiries@bookcentre.co.nz
Web: www.bookcentre.co.nz

REFER TO "THE BRICK BOOK" FOR FURTHER METHOD
RECOMMENDED CONSTRUCTION METHOD



REFER TO "THE BRICK BOOK" FOR FURTHER METHOD
RECOMMENDED CONSTRUCTION METHOD

FIG. 37 WINDOW JAMB - Aluminium

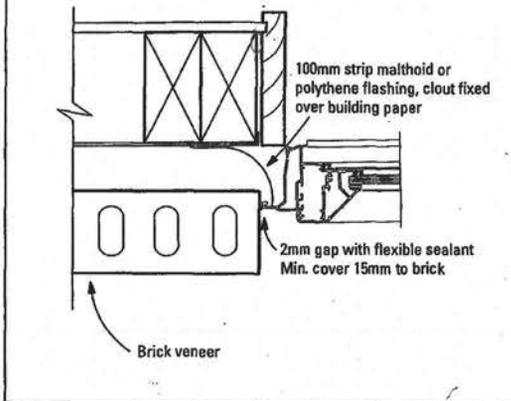


FIG. 38 WINDOW JAMB - Timber

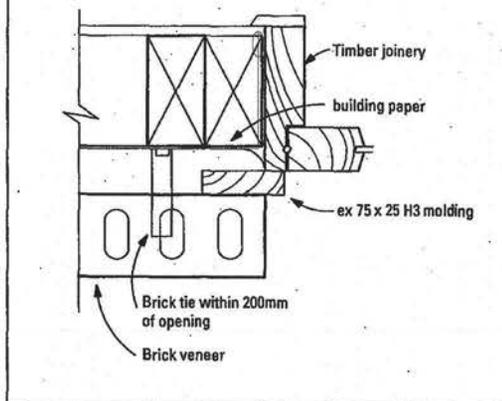


FIG. 39 WINDOW SILL - Aluminium

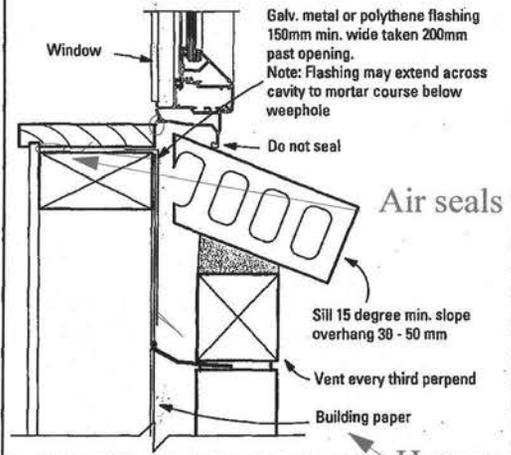
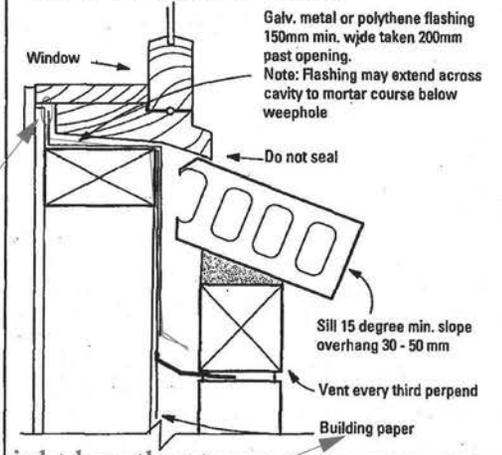


FIG. 40 WINDOW SILL - Timber



Heavy weight breather type.

FIG. 41 DOOR JAMB - Aluminium

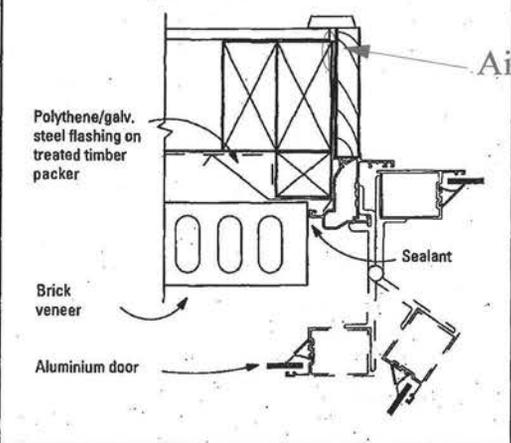
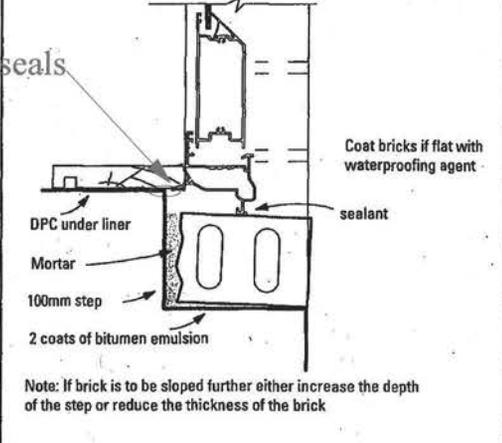


FIG. 42 BRICK DOOR SILL



RESTRICTIONS ON IMPLEMENTING BUILDING CONSENT*Section 35 (1A), Building Act 1991*

Certificate issued by Kapiti Coast District Council. Building work authorised by Building Consent No **040173** in respect of building work at:

Street address: **7 Jeanie Way, Waikanae.**

Legal Description: **Lot 48 DP 324781**
also required to have the following authorisation under the Resource Management Act 1991:

- **Resource consent (subdivision) RM 990234 is to be approved and completion certificates issued.**

Until that authorisation has been obtained

The dwelling may not be connected to services or occupied.

Failure to observe the restrictions of this certificate may result in enforcement proceedings under the Resource Management Act 1991.

Signed for and on behalf of the Council:
By delegated authority



Name: Arnold Hawkins
Position: Building Control Officer Date: 1 March, 2004



FILE: BC040173

22 September 2004

Ross Clay and Ester Watson
66 Elizabeth St
WAIKANAE

Dear Mr Clay and Ms Watson

BUILDING CONSENT FOR 7 JEANNIE WAY, WAIKANAE

This building consent application was completed and invoiced on 29 March 2004 but has not been paid for or collected.

I note from our records that there has now been an application for a building consent at 7 Jeannie Way from Nikau Trust (BC041196) which has been completed, invoiced and paid for. Does this application supercede your application BC030173?

If the building consent application BC030173 is to be withdrawn, could you please advise the Building Control Manager in writing.

Please contact me on 04 9045 816 if you have any queries.

Yours sincerely

A handwritten signature in cursive script that reads "Robyne Cranshaw".

Robyne Cranshaw
CUSTOMER SERVICE TEAM

Kapiti Coast District Council

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

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.

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

General Specification

JONA

JON AMBLER

Ph: 04 902 5662
Fax: 04 902 5663
Mobile: 021 493 400
jona.design@xtra.co.nz
PO Box 403, Waikanae

Proposed House for Mr Ross Clay at Jeannie Way Waikanae Beach

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

Job No. 073

GLAZING CONFORM NZS 4223
PARTS 1, 2, 3.

FIT SUITABLE FLASHINGS ETC.
JOINERY

HIGH WIND	1100pa DWP
VERY HIGH WIND	1550pa DWP

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

All work must be carried out to conform to relevant sections of The New Zealand Building Code and New Zealand Standards, particularly NZS.3604:1999 For Light Timber Framed construction.

ARCHITECTURAL DESIGNER

7402 SANITARY PLUMBING

APPROVED
BY P & D
Simon Copp
Officer

2/3/04

1. GENERAL

1.1 DOCUMENTS

Documents referred to in this section are:

NZBC	G1/AS1	Personal hygiene 2.0 Fixture construction and installation 3.0 Location of sanitary fixtures
NZBC AS/NZS 1260 applications	G13/AS1	Foul water - sanitary plumbing PVC pipes and fittings for drain, waste and vent
AS/NZS 3500		National plumbing and drainage code 3500.2: Sanitary plumbing and drainage 3500.2.2: Acceptable solutions
NZS 7641		Unplasticized PVC waste and ventilating pipe, fittings and accessories, 32 mm, 40 mm and 50 mm

Plumbers, Gasfitters and Drainlayers Act 1976

1.2 QUALIFICATIONS

Carry out work by or under the direct supervision of a person registered under the Plumbers, Gasfitters and Drainlayers Act 1976.

2. PRODUCTS

2.1 UPVC WASTE, SOIL AND VENT PIPES

UPVC pipe to NZS 7641 and AS/NZS 1260 complete with fittings brand-matched to the pipe manufacturer's requirements.

2.2 EXPOSED PIPES AND TRAPS

Chrome plate on copper pipes and associated copper and brass fittings.
White polybutylene or PVC, including all associated fittings.

2.3 SEALANT, SANITARY FIXTURES

For between sanitary fixtures and accessories and adjacent floor or wall surfaces.

1-part, silicone, containing mildew resistant agents.

Colour: White

3. EXECUTION

3.1 EXECUTION GENERALLY

Carry out this work and complete all tests to AS/NZS 3500.2.2.

3.2 ELECTROLYTIC ACTION

Avoid electrolytic action by eliminating actual contact or continuity of water between dissimilar metals.

APPROVED
BY P & D
Simon Copp
Officer

2/3/04

- 2.3 UPVC PIPES
UPVC pipes bends, junctions, fittings and joints to AS/NZS 1254 and AS/NZS 1260.
- 2.4 FIELD DRAINS
Plastic piping for field drains perforated (straight sections or coiled) with filter fabric to prevent silting of the pipe.
- 2.5 GULLY TRAPS
To NZBC acceptable solution G13/AS2, section 3.3, complete with grating.
- 2.6 SURFACE WATER SUMP GRATINGS
Cast iron frame with lift-up grating.
- 2.7 STRIP DRAIN CHANNEL
Proprietary, modular, variable invert, PVC or precast concrete drainage channel sections and drainage sump, embedded in site concrete and fitted with selected metal gratings.
- 2.8 INSPECTION COVERS
Cast iron frame with screw-down cover.
- 2.9 DRAINAGE AND FILLING MATERIALS
- Granular: Clean gravel or crushed stone or a blend of these. Particle size from minimum 7 mm to maximum 20 mm.
- Selected: Fine grain soil or granular material suitable for bedding; excluding topsoil.
- Ordinary: Top soil or other excavated materials.
- 2.10 SEPTIC TANKS
~~Cylindrical or rectangular septic tanks to AS/NZS 1546.1 made of pre-cast concrete 30 Mpa with steel bar reinforcement, or cylindrical septic tanks to AS/NZS 1546.1 made of pre-cast concrete 35 Mpa with steel fibre reinforcement, or cylindrical septic tanks, material to approval, all other requirements to AS/NZS 1546.1 made of ribbed polyethylene.~~
3. EXECUTION
- 3.1 EXCAVATE
Excavate for drains to a firm even base with correct gradients set in straight runs.
- 3.2 MANUFACTURER'S REQUIREMENTS
All drainage installations to the pipe and fitting manufacturer's requirements.

- 3.21 **ELECTRIC POWERED FITTINGS AND EQUIPMENT**
Install and wire fittings and equipment to individual fittings and equipment manufacturer's requirements. Refer to the drawings for required layouts and locations for equipment.
- 3.22 **EXTERIOR SERVICES**
Provide circuits and connections for exterior installations, including ELV 12 volt path lighting and electronic irrigation systems. Refer to drawings for connection points. Where underground, connect mains voltage outlets with cable enclosed in conduit, or with 2 core neutral screen cable with heavy duty grade 3.2 mm PVC sheath, with the neutral screen conductors terminated in a soldered or compression cable lug, PVC sleeved, and connected as the earth continuity conductor.
- Connect to all ELV outlets with 230v rated cable with minimum 2.5 mm² conductor, and to ensure voltage drop to lamp does not exceed 0.8 volts. Connect lamps 50 watt or greater matched to no more than one per transformer, located as close as practicable to the lamp. Ensure transformers and light fittings are adequately cooled and watertight if liable to immersion.
- 3.23 **MAIN EARTH**
Provide a plastic toby box or UPVC tube to contain and protect the earth pin. Fix the connecting earth wiring closely and securely against wall surfaces.
- 3.24 **LABELLING**
Complete all labelling in clear machine printed permanent manner. Include label under each controller, switch and circuit breaker on distribution boards. Include a warning notice if light dimmers are used in the installation. List the rating of each circuit.
- 3.25 **COMPLETION**
Leave work operating correctly, with equipment clean and all lamps operational.



Project Information Memorandum

Section 31, Building Act 1991

Application

R Clay & E Watson	No.	040173
66 Elizabeth Street	Issue date	29/03/04
Waikanae	Application date	18/02/04

Project

Description	New Construction
	Being Stage 1 of an intended 1 Stages
	New Dwelling
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$187,180
Location	7 Jeannie Way, Waikanae
Legal Description	Lot 48 DP 324718
Valuation No.	

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:

Kapiti Coast District Council

Date: 29-3-04

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

RESTRICTIONS ON IMPLEMENTING BUILDING CONSENT

Section 35 (1A), Building Act 1991

Certificate issued by Kapiti Coast District Council. Building work authorised by Building Consent No **040173** in respect of building work at:

Street address: **7 Jeanie Way, Waikanae.**

Legal Description: **Lot 48 DP 324781**

also required to have the following authorisation under the Resource Management Act 1991:

- **Resource consent (subdivision) RM 990234 is to be approved and completion certificates issued.**

Until that authorisation has been obtained

The dwelling may not be connected to services or occupied.

Failure to observe the restrictions of this certificate may result in enforcement proceedings under the Resource Management Act 1991.

Signed for and on behalf of the Council:
By delegated authority



Name: Arnold Hawkins
Position: Building Control Officer Date: 1 March, 2004

Important Note to Building Consent Holders

Congratulations.

As a holder of a current Building Consent you have successfully completed the first stage of commencing your building project.

As you contemplate the construction phase of your project there are some important issues that you need to be aware of.

Included in the documentation you received with your consent, is a list of inspections that we (Building Control) have identified as being critical to the success of your project. This inspection list forms part of the approved plans and specifications for your project and they all must remain "on site" during the duration of the building project.

It is vital that you become familiar with those inspections and the need for you to notify us to enable those inspections to be carried out.

While some may be standard and could be considered "normal" such as, prior to pouring concrete, prior to fitting wall linings, prior to gib stopping, there may be others identified such as, half height brick veneer, sub-strate plaster or texture coating, solid plaster reinforcing, plaster control joints, exterior flashings, which may not be quite so familiar.

To arrange for the inspections to be carried out you can contact our Customer Services Officers on 04-9045-604 or 04-902-2845 between the hours of 8.00am and 5.00pm Monday to Friday. Generally if you call before 9.00am you are guaranteed an inspection that day. Calls after 9.00am will be carried out, if possible, that day but may have to be carried over to the following day depending on our workload. For those of you who are unaware Building Control offer a Saturday inspections service provided that you request that service prior to 4.00pm on Friday (the day before).

Arguably the responsibility for notifying us is the duty of the Owner or Owners agent but all personnel carrying out sub-trades on the project must share in the responsibility and work co-operatively to ensure that the inspections are notified.

Your failure to advise us and have those identified inspections carried out could have serious implications and could result in Council declining a Code Compliance Certificate at completion of your project, a situation we would all prefer not to happen.

I cannot stress strongly enough how important it is that all inspections are completed and that you keep on-site the approved plans for us to record each inspection as there are completed.

Your co-operation is important to the success of your project.

All the best with your project

Ken Smith

Building Control Manager

ADVICE OF COMPLETION OF BUILDING WORK

Section 43(1), Building Act 1991

To: Kapiti Coast District Council, Private Bag 601, Paraparaumu

[Cross each applicable box and attach relevant documents]

Under Building Consent No.: _____

From [Owner]:

Name: _____

Mailing Address: _____

Building Site Address: _____

You are hereby advised that:

- All
- Part only as specified in the attached particulars

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

You are requested to issue:

- A final
- An interim

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

The attached particulars include:

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

Signed for or for an on behalf of the owner:

Name: _____

Position: _____

Date: / /

Business Hours Contact No.: _____



PROJECT INFORMATION MEMORANDUM - BC 040173

Application Details

Applicant Name :	R Clay & E Watson
Contact Address :	66 Elizabeth Street Waikanae
Location :	** 7 Jeannie Way, Waikanae
Legal Description :	** Lot 48 DP 324718
Proposal :	New Dwelling

Application Details

Use Permitted :	Permitted activity**
Resource consent granted :	Yes - RM990234
Designations on property :	None listed
Easements :	None listed
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

** Subject to section 35(1a) restriction ,certificate attached. All work to be carried out in accordance with Resource Consent RM990234, subdivision not complete. Development impact fees of \$809.00 to be paid before issue of the building consent. Consent notices, covenants and like listings registered on the title are the responsibility

of the applicant. Search this property title for any impediments to this proposal.

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 :	no
Potential avulsion :	no
Potential subsidence :	no
Potential slippage :	no
Potential alluvion :	no
Potential inundation :	no
Presence of hazardous contaminants :	no

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 :	no asbuilt service records
Location and size of water toby :	20mm no asbuilt service records
Location of public drains (if any) :	unknown
Location of easments (if any) :	unknown
Stormwater disposal to :	Kerb

Plumbing and drainage notes

house is not to be occupied until the subdivison is signed off by council.

check

with subdivider for service locations.

Project Information Memorandum

Section 31, Building Act 1991

Application

R Clay & E Watson	No.	040173
66 Elizabeth Street	Issue date	29/03/04
Waikanae	Application date	18/02/04

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



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Tree/building preservation :	None listed

Comments

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Potential avulsion :	no
Potential subsidence :	no
Potential slippage :	no
Potential alluvion :	no
Potential inundation :	no
Presence of hazardous contaminants :	no

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 :	no asbuilt service records
Location and size of water toby :	20mm no asbuilt service records
Location of public drains (if any) :	unknown
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The dwelling may not be connected to services or occupied.

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Signed for and on behalf of the Council:

By delegated authority



Name: Arnold Hawkins

Position: Building Control Officer Date: 1 March, 2004



R Clay & E Watson
66 Elizabeth Street
Waikanae

GST REG No. 51-860-608
Cust No. BC040173
29/03/04

Tax Invoice 91404
=====

040173 : 7 Jeannie Way, Waikanae
New Dwelling

Qty	Description	Rate	Amount
	Building Consent/Project Info. Memo.		1,349.50 *
	Building Research Assoc. of NZ Levy		188.00 OG
	Refundable Damage Deposit		700.00 OG
	Plan Digital Storage Fee		28.50 *
	Building Industry Authority Levy		122.20 *
1	Development Levies - Waikanae Wastewater	389.00	389.00 *
1	Development Levies - Community Facilities	420.00	420.00 *
	BEFORE GST		2,940.62
	(* Includes GST)	GST	256.58
	Total		\$3,197.20
	Cash Received		420.00CR
	NET DUE		2,777.20

THIS IS NOTIFICATION THAT YOUR APPROVED PLANS
ARE READY TO UPLIFT.

R Clay & E Watson 29/03/04 BC040173 /91404 2,777.20

STATEMENT



ALL ENQUIRIES TO THE:
 District Office:
 Rimu Road, Private Bag 601, Paraparaumu
 Telephone: 0-4-904 5700
 Fax: 0-4-904 5857
 Office hours: Monday to Friday 9am - 4.30pm

CUSTOMER No **BC040173**

R Clay & E Watson
 66 Elizabeth Street
 Waikanae

PAGE

DATE **31 OCT 04**

26 NOV 2004

DATE	REFERENCE	DETAILS	DEBIT/CREDIT
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	Balance Brought Forward from	SEPTEMBER	2,777.20
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9 Jeanne Way

This permit is no longer required

*Robyne,
 Can you please cancel
 Will not get any
 refund.*

Balance Due \$2,777.20

*Need to cancel thru
 David. I have attached
 the memo I use in
 Building control/Building/
 BC Refunds*

*Ta Jude. See
 over*

PLEASE RETURN WITH YOUR PAYMENT TO:

KAPITI COAST
 DISTRICT COUNCIL

PRIVATE BAG 601, PARAPARAUMU.
 TELEPHONE (04) 904-5700
 FAX (04) 904-5857

OVERDUE	CURRENT	BALANCE
\$2,777.20	\$0.00	\$2,777.20

R Clay & E Watson
BC040173

ADJUSTMENTS

CUSTOMER:
 NO RECEIPT ISSUED UNLESS REQUESTED

AMOUNT PAID	\$
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I called Mr. Clay and asked
what the cheque was for and he
said 9 Jeanne Way but that has
a nil balance.

Can you try to track this down

Cheers

Jude

SEVENTH EDITION (2) JULY 1999

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

This form is approved by the Real Estate Institute of New Zealand and by the Auckland District Law Society.

DATE: 18TH DECEMBER 2003
VENDOR: WARNACO INVESTMENTS LIMITED
PURCHASER: Ross CLAY & Estrella WATSON

COPY

PROPERTY
Address of property: 7 Jeannie Way, Waikanae
Estate: FEE SIMPLE ~~LEASEHOLD~~ ~~CROSSLEASE~~ ~~UNIT TITLE~~ (if none is deleted fee simple)

Legal Description:
Area: 692m2 Lot: 48 DP: 324718 CT:
More or less

PURCHASE PRICE
Purchase Price: \$ 64,000
Sixty Four Thousand Dollars
~~Plus GST~~ (if any) OR Inclusive of GST (if any).
If neither is deleted the purchase price includes GST (if any).
GST date: (refer clause 12)

Deposit: (refer clause 2) \$ 6,400 Payable to Mana-Kapiti Horowhenua Realty Trust immediately upon
settlement of the sale of the vendor's property at 114 Weggery Drive, Waikanae
Balance of purchase price to be paid or satisfied as follows:

In cash or by bank cheque on or prior to 7 day after the date that the purchaser's Solicitor has been notified in writing
that the title has been issued at the Land Transfer Office. JULY 1999

POSSESSION (refer clause 3)
Possession date: Immediately upon completion
Interest rate for late settlement: 12 % p.a.
of final survey and boundary pegged

CONDITIONS (refer clause 8) Financial condition (if any): Lender: Amount required: Finance date:	LIM required: Yes <input checked="" type="radio"/> No <input type="radio"/>	RTE ESW
	OIA Consent required: Yes <input checked="" type="radio"/> No <input type="radio"/>	RTE ESW
	Land Act/OIA date:	

TENANCIES (if any)
Name of tenant:
Bond: Rent: Term: Right of renewal:

CHATELS
The following chattels if now situated on the property are included in the sale.
(strike out or add as applicable):
STOVE TV AERIALS ~~FIXED FLOOR COVERINGS~~ ~~BLINDS~~ ~~CURTAINS~~ ~~DRAPES~~

~~TELEPHONES~~ ~~LIGHT FITTINGS~~
SECTION ONLY
Sala by (name of real estate agent): RTE ESW

MANA-KAPITI-HOROWHENUA
REALTY LTD. MREINZ
(a member of the Harcourts Group)

It is agreed that the vendor sells and the purchaser purchases the above described property, and the chattels included in the sale, on the terms set out above, and the General and Further Terms of Sale