



Napier City Council

215 Hastings Street, Napier / Private Bag 6010, Napier 4142

bca@napier.govt.nz

(06) 835 7579

BC260243

Alpha ID: 260243

Application Type: Building Consent

Site Address: 8 Kauri Street Taradale Napier 4112

Project Description: Remove load bearing wall, add two new beams to support roof load.

The kitchen is falls under the exempt schedule of works and is not part of this consent. The consent is for the removal of the load bearing wall only.

Project Status: Building Consent Issued

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Date Submitted: Wednesday, 13 May 2026



Form 2

Application for project information memorandum and/or building consent

Section 33 or section 45, Building Act 2004

The building

Street address of building:	8 Kauri Street Taradale Napier 4112
Legal description of land where building is located:	FLAT 1 DP 14408
Building name:	Main Building
Location of building within site/block number:	8 Kauri Street Taradale Napier 4112
Number of levels:	No information provided
Level/unit number:	No information provided
Area:	Total: 84.00 m2, Change: Not provided
Current, lawfully established, use:	2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed:	Unknown

The owner

Name of owner:	Cariappa RakshithÃ
Mailing address:	8 Kauri Street Taradale Napier 4112
Street address/registered office:	No information provided
Phone number:	Landline: 0220787251 Mobile: N/A
Daytime:	Landline: 0220787251 Mobile: N/A
After hours:	Landline: 0220787251 Mobile: N/A
Facsimile number:	No information provided
Email address:	rakshith.cariappa@yahoo.com
Website:	No information provided

The following evidence of ownership is attached to this application:

Council to attach.

Agent

Name of agent: SCOPE VIEW PROJECTS LIMITED
 Contact person: Josh Bake
 Mailing address: 503 Warren Street North
 Hastings
 4122
 Street address/registered office: 503 Warren Street North
 Hastings
 Phone number: Landline: 0272807883 Mobile: 0272807883
 Daytime: Landline: 0272807883 Mobile: 0272807883
 After hours: Landline: 0272807883 Mobile: 0272807883
 Facsimile number: No information provided
 Email address: admin@svp.nz
 Website: No information provided
 Relationship to owner: Application made on owners behalf
 First point of contact for communications with the council/building consent authority:
 Full name: SCOPE VIEW PROJECTS LIMITED
 Mailing address: 503 Warren Street North
 Hastings 4122
 Phone number(s): 0272807883
 Facsimile number(s): N/A
 Email address(es): admin@svp.nz

Application

I request that you issue a building consent for the building work described in this application.

Signature of agent on behalf of and with the authority of the owner:

JOSHUA BAKE

Date: 13 May 2026

space for council use

Application Type: Building Consent only
 Reference Key: 49718107CQ
 Name: Josh Bake
 Application Role: Agent

The project

Description of the building work:

Removal of load bearing wall, with 2 new beams to support roof load

Will the building work result in a change of use of the building? No

Intended life of the building if less than 50 years: 50 years

List building consents previously issued for this project (if any): No information provided

Estimated value of the building work on which the building levy will be calculated (including goods and services tax): No information provided

Restricted building work

Will the building work include any restricted building work? Yes

If Yes, provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work:

Name	Joshua Bake
Licensing class	Design
Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Act)	BP134726

Building consent

The following plans and specifications are attached to this application:

1. V2_8_Kauri_street.pdf (429.88K)
2. MiTek-NZ-On-site-Guide-2024-Edition.pdf (2.04M)

The building work will comply with the building code as follows:

Main Building

B1 - Structure	AS1
B2 - Durability	AS1
C1 - C6 - Protection from Fire (current)	AS1
F7 - Warning Systems	AS1
G3 - Food Preparation	AS1
Waiver / Modification Required:	N/A

Compliance schedule

There are no specified systems in the building.

Attachments

The following documents are attached to this application:

Plans and specifications

1. V2_8_Kauri_street.pdf (429.88K)
2. MiTek-NZ-On-site-Guide-2024-Edition.pdf (2.04M)

Supporting documents

1. LBP_Memo.pdf (305.19K)
2. design_IT_PS1.pdf (38.64K)
3. Design_IT_certificate.pdf (97.42K)
4. Signed_LOA.pdf (606.12K)



FORM PLG 1

National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health

For assistance in answering these questions please refer to (PLG 1A)

Please note that any inaccuracies may result in the applicant being in breach of the Resource Management Act 1991 and/or exposed to liability if the site is subsequently found to be contaminated, including being liable for remedial works.

Is the building work and all associated activities:

Changing the use of the land?

NO

(Please note that "changing the use of the land" includes erecting a dwelling on an area of land which previously had no dwelling erected upon it.)

Disturbing soil?

NO

*(more than 25m³ per 500m² of land) or removing soil? (more than 5m³ per 500m² of land)
(e.g.: foundations, on-site effluent treatment and disposal systems, wells or bores)*

For more information on this process please contact the Duty Planner on 06 833 9877 or go the Ministry for the Environment website: <http://www.mfe.govt.nz/laws/standards/contaminants-in-soil/>

**Signature**

The name below as AGENT has the authority for the application to proceed to processing and accept the associated charges.

Signed By:

Joshua Bake

13 May 2026

The Agent will be the first point of contact for communications with the Council/Building Consent authority regarding this application / building work and will receive all correspondence including all invoices.

Sheet #	Sheet Name	Client: Cariappa Project Name: Load Bearing wall Removal Project Address: 8 Kauri Street, Taradale, Napier Client Address: 8 Kauri Street, Taradale, Napier Legal Description: FLAT 1 DP 14408 Wind Zone: High Earthquake Zone: 3 Durability Zone: B Scope: Internal Alterations Project Number: 20426	Date issued	Version	Stage	Changes to sheets	Changes	Notes
A. 101	Construction Notes / Proposed		1/5/26	1	Concept			
A. 102	Existing Site Plan							
A. 103	Existing Ground Floor Plan		13/05/26	2	BC plans			
A. 104	Proposed Ground Floor							
A. 105	Ground Floor Subfloor Framing							
A. 106	Grond Floor Wall Bracing And Lintel							
A. 107	Ground Floor Roof Framing							



Scope View Projects Ltd
2099 Pakowhai Road
Hastings
Tel: 027 280 7883

CLIENT
Cariappa

PROJECT
Load Bearing wall Removal

PROJECT NO.
20426

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JB

ISSUE
13/ 05/ 2026

Version 2

ISO

Do not scale from drawings.
Any site / construction works are not to commence until building permit is unconditional
The Main contractor is responsible for the setting out of the works, the checking of all dimensions and levels on site, and reporting of any discrepancies to the proprietor prior to commencement of work.

Cross-reference all drawings, confirm levels, boundaries, floor heights - do not assume . All dimensions and service locations to be checked prior to commencement of all works .

All sub-contractors to confirm suitable preparation of previous trades will allow work of the required standard and will comply with the requirements before commencing their works.

Producer Statements are to be issued by all suppliers & tradesmen where applicable .

The builder is responsible for the setting out of the works, checking of all dimensions and levels on site, and the reporting of any discrepancies to the proprietor prior to commencement of work ..

The Main Contractor shall be responsible in complying with the Health and Safety at Work Act 2015, effectively operating a Safety Management Program for the duration of the contract. Implementing the use and display of a Hazard Board covering your onsite hazards, controls, and monitoring, as well as maintaining an Emergency Response Plan.

Provide temporary structural support /propping to the building until all beams, structure and plasterboard / structural plywood bracing elements have been installed and fixed correctly.

Existing building materials that are likely to be asbestos must be tested before construction begins.
If existing materials are found to be asbestos and require removal this must be done by a licensed asbestos remover and must be disposed of in a safe manner

New building materials can be expected to be free of asbestos but many buildings constructed before the 1990s do include materials that contain asbestos. Therefore, for alterations to older buildings, Clause F1 'Hazardous Agents on Site' may be relevant because an existing building can be considered as part of a site. The handling of asbestos-containing materials is covered by the Health and Safety at Work (Asbestos) Regulations 2016. These Regulations require the Licensing of asbestos removalists and asbestos assessors. Refer to the WorkSafe New Zealand website
<http://www.business.govt.nz/worksafe/informationguidance/guidance-by-hazardtype/asbestos/workingwith-asbestos>

Unless otherwise noted or specified, the minimum durability of timber framing fixings and fastenings, excluding nails and screws, shall comply with the durability requirements of NZS 3604 Table 4.1.

Galvanised steel fixing components, excluding nails and screws, shall have galvanised coating masses in accordance with NZS 3604 Table 4.2.

Unless noted or specified otherwise, the materials for nails and screws shall be as given in NZS 3604 Table 4.3. Steel fixings and fastenings in contact with timber treated with copper based timber preservatives (H3.2 or higher) shall be in accordance with NZS 3604 4.4.4. Stainless steel nails shall be minimum Grade 304 unless otherwise specified or noted.

Zone	Fixing Fastening	Environment		Material
All Zones	Nail Plates	Closed And Roof Spaces		Continuously coated galvanised steel (2)
	Wire dogs & Bolts			Hot-dipped galvanised steel (2)
	All other structural Fixings	Closed		Mid steel (uncoated non-galvanised) (3)
Zones B & C	Treated timber pile connections more than 600 mm from the ground and all subfloor connections	Subfloors Vented 7000mm²	Sheltered(4)	Hot-dipped galvanized
		Subfloors Vented 7000mm²	Exposed	Type 304 Stainless (5)
	Treated timber pile connections within 600 mm of the ground	Sheltered (4) And Exposed		Type 304 Stainless (5)
	All other structural fixings, except fabricated brackets (6)	Sheltered (4)		Hot-dipped galvanised steel (2)
		Exposed		Type 304 Stainless (5)

(1) Items described in this table are steel fasteners required to last not less than 50 years, used for joining timber, such as nail plates, bolts, brackets, wire dogs and similar, but not including nails or screws (which are described in table 4.3 of NZS3604)
(2) All galvanising weights to steel shall be given in. Table 4.2 of NZS3604

(3) Steel fixings in timber treated with copper-based timber preservatives shall be as per 4.4.4. of NZS3604

(4) "Sheltered shall be that above a 45° line. See figure 4.3(a) and (b) of NZS3604

(5) Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration

Bracing In Accordance with NZS3604, Min 100 BU per Brace Line					Bracing Designed following NZS3604, we are adding bracing within the planes that walls were removed
Braceline	Bracing Type	Lenght	Wind Bu	Earthquake BU	All timber SG8 H1.2 unless otherwise noted
1	GS1-N	1.7m	117	102	Wall 1 Internal timber frame: 2.7m High max 90x45 SG8 H1.2 Studs @ 600C nogs @900C max Bottom plate fixed to subfloor with 90x3.15 power driven nails, 3 @600cntrs. (refer to specification) max 150 from corner & 900 C Double top plate 10mm Standard Gib each sides
Existing foundation 200 Series masonry block foundation ring 200x200mm Concrete piles @ 830cntrs 90x90mm Bearers @1500cntrs 120x50mm Joist @ 450mm cntrs					

New Lintels				
Label	Span	size	fixing	designed using
L1	1.8m	2/140x45mm SG8 H1.2	Type G fixing	Design IT

Beam Identification							
Beam	Size	KN Required	Beam to Top plate fixing	Top plate to stud	Stud to bottom plate fixing	Foundation Fixing a	Subfloor framing fixing b
SB1	2/360x63 hySPAN	6.9KN	2xGIB handibrac fixed to both sides with supplied Lumberlok type 17-14g x 35mm Hex head screws. With M12 bolt going through top plate and backer to underside. (Refer to attached Specification)	2xGIB handibrac fixed to underside of top plate with supplied Lumberlok type 17-14g x 35mm Hex head screws. (Refer to attached Specification)	GIB HandiBrac bracket. With 5xTek screws and BOWMAC screw bolt M10x140mm with 50x50x3mm square washer	a. at A we are fixed through the bottom plate through to the foundation ring, therefore we meet the requirement with the M10x140mm with 50x50x3mm square washer alone	b. We require subfloor framing connections. Ensure there is 2/CT160 cleats per side of each joist, closest to the load bearing point(a total of 8 per pile) also having 2/skew nails per joist fixing joist to bearer. For pile fixing, we require 2x Stainless steel Nailon plates with 8 nails into the bearer and pile. and 2 skew nails up into bearer
SB2	360x90 hySPAN	5.7KN	Fix one each side with Fixed with Mitex CPC40 cleat, with type 17-14g Hex Head screws and LUMBERLOK product nails30mm x 3.15mm dia to top plate.	Fix top plate to stud with 2x Tylok 2T5 both sides of stud	GIB HandiBrac bracket. With 5xTek screws and BOWMAC screw bolt M10x140mm with 50x50x3mm square washer	a. at A we are fixed through the bottom plate through to the foundation ring, therefore we meet the requirement with the M10x140mm with 50x50x3mm square washer alone	b. Where we require subfloor framing connections ensure there is 2 CT160 cleats per joist with 3 nails into joist and bearer, with 2 skew nails down into bearer. For pile connection ensure there is 2/Stainless steel wire dogs per side and 4 skew nails, 2 up into bearer and 2 down into pile.



Scope View
Projects Ltd
2099 Pakowhai Road
Hastings
Tel: 027 280 7883

CLIENT
Cariappa
8 Kauri Street, Taradale,
Napier

PROJECT
Load Bearing
wall Removal

PROJECT NO.
20426

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Construction
Notes /
Proposed



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Napier

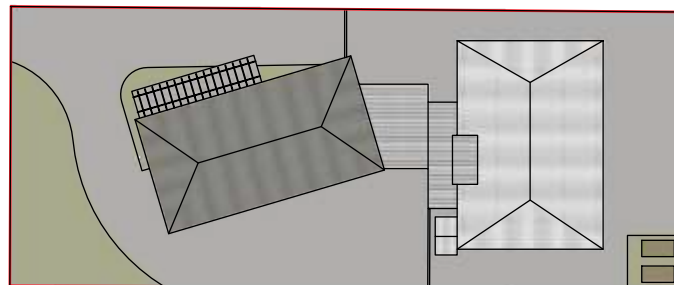
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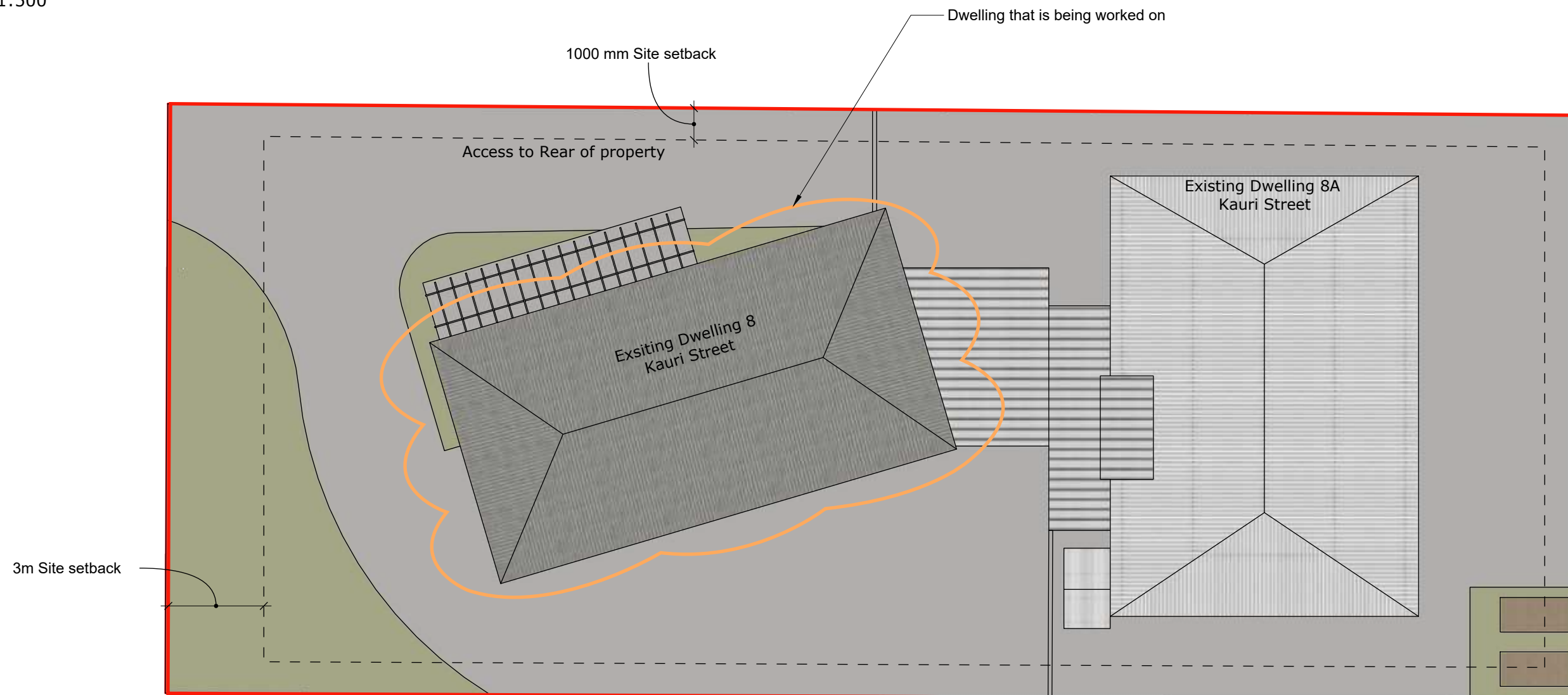
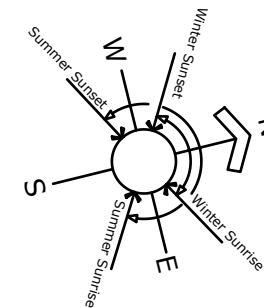
Existing Site Plan

A.102



Existing Site Plan

1:500

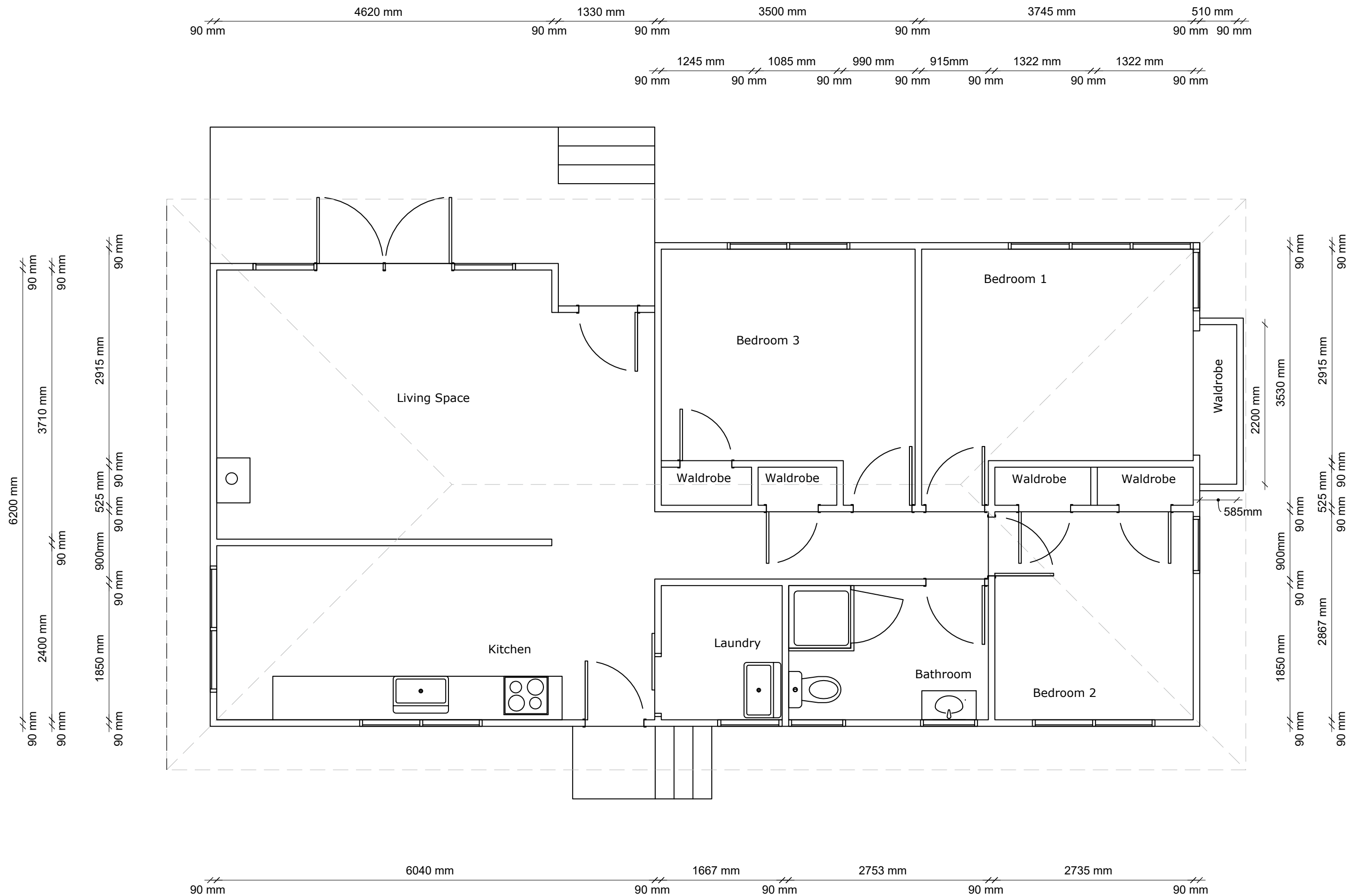


Project Address: 8 Kauri Street,
Taradale, Napier

Legal Description: FLAT 1 DP
14408
Wind Zone: High
Earthquake Zone: 3
Durability Zone: B

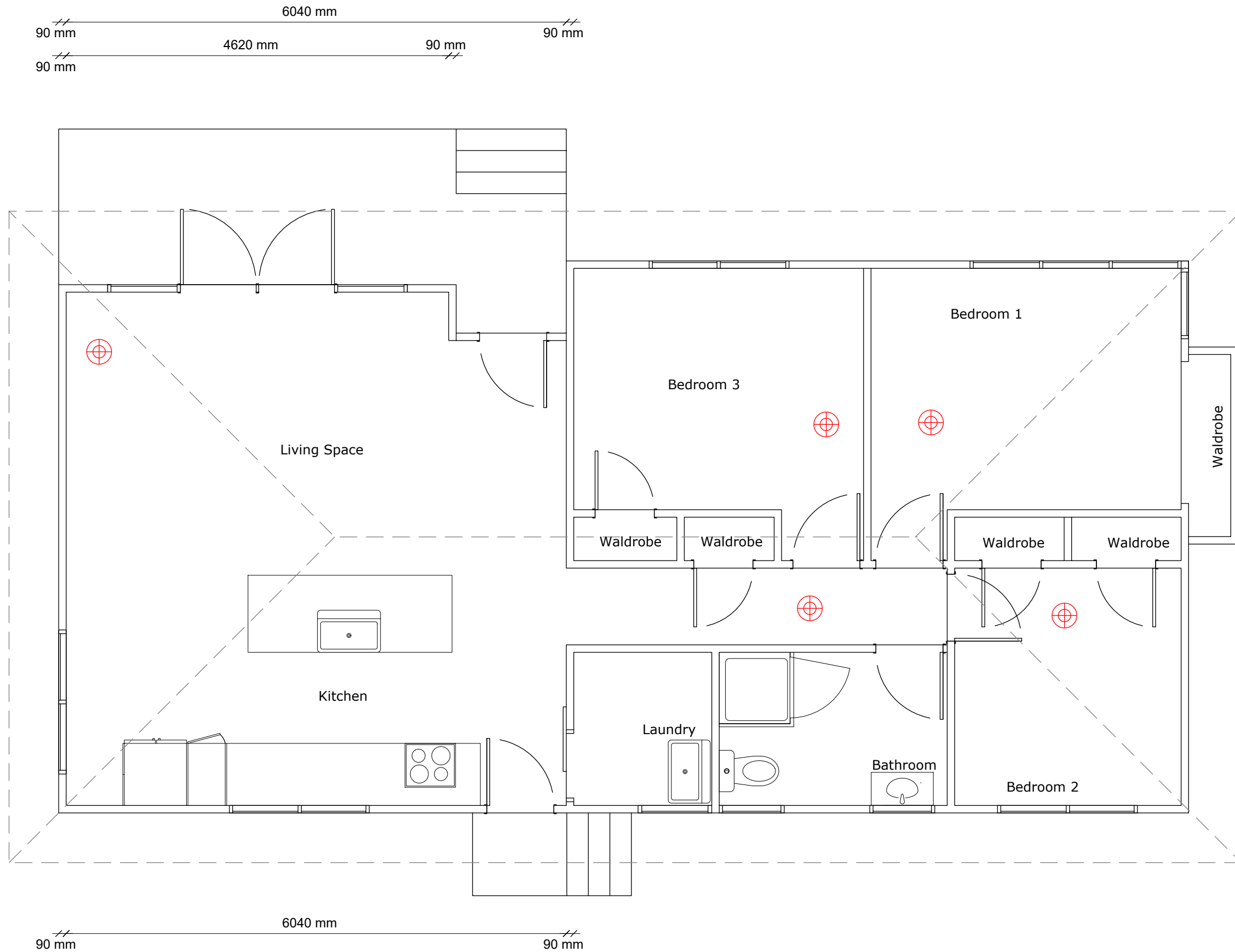
Existing Site Plan

1:200



Existing Ground Floor Plan

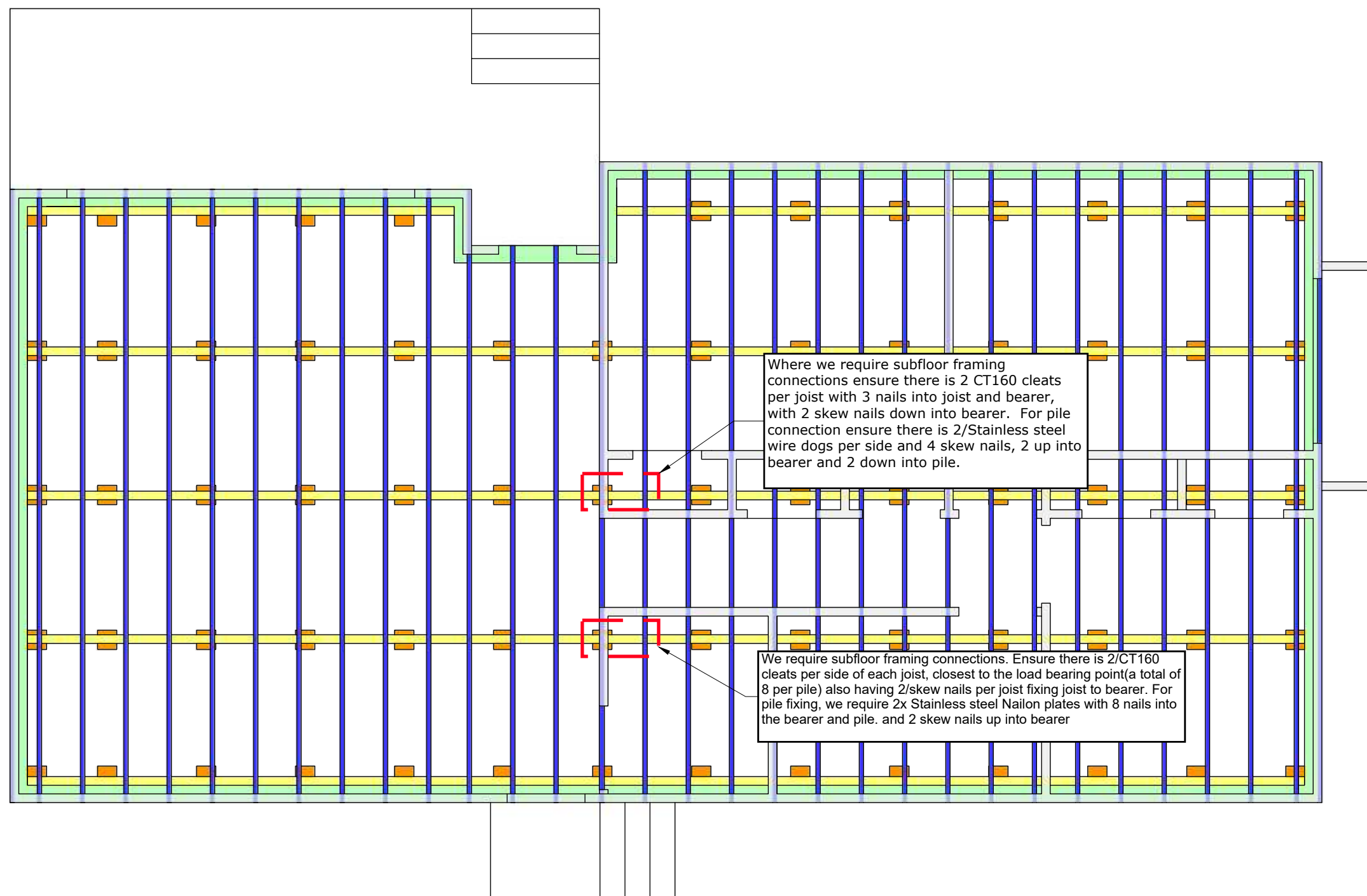
1:50



New Interconnected smoke alarms installed as per NZS 4514, Note that the smoke alarms need to be updated in the part of the house that is not being renovated, in order to comply with the C documents of the building code

Proposed Ground Floor

1:50



Foundation Key	
	Foundation Ring
	Piles
	Bearers
	Joist

Existing foundation
200 Series masonry block foundation ring
200x200mm Concrete piles @ 830cntrs
90x90mm Bearers @1500cntrs
120x50mm Joist @ 450mm cntrs

Ground Floor Subfloor Framing

1:100



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**Grond Floor Wall
Bracing And Lintel**

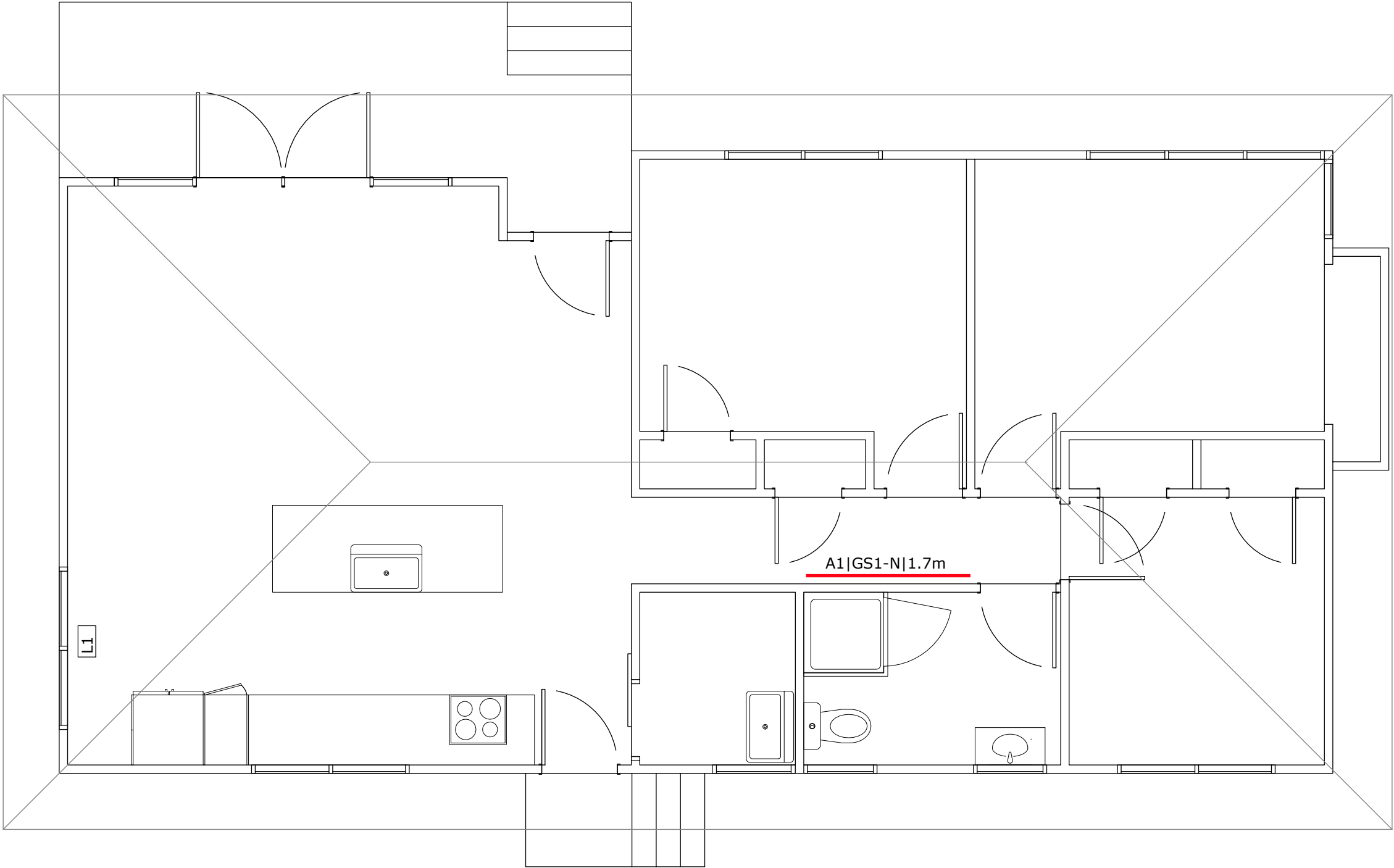
A.106

Wall 1
Internal timber frame: 2.7m High max 90x45 SG8
H1.2 Studs @ 600C nogs @900C max Bottom
plate fixed to subfloor with 90x3.15 power driven
nails, 3 @600cntrs. (refer to specification) max
150 from corner & 900 C Double top plate 10mm
Standard Gib each sides

Bracing In Accordance with NZS3604, Min 100 BU per Brace
Line

Braceline	Bracing Type	Lenght	Wind Bu	Earthquake BU
1	GS1-N	1.7m	117	102

Bracing Designed following NZS3604,
we are adding bracing within the planes
that walls were removed



New Lintels				
Label	Span	size	fixing	designed using
L1	1.8m	2/140x45mm SG8 H1.2	Type G fixing	Design IT

Bracing line/NO ——— Bracing element type
A1| B5 2.4| 4.56m
Bracing location ——— Bracing length

Grond Floor Wall Bracing And Lintel

1:50



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wall Removal

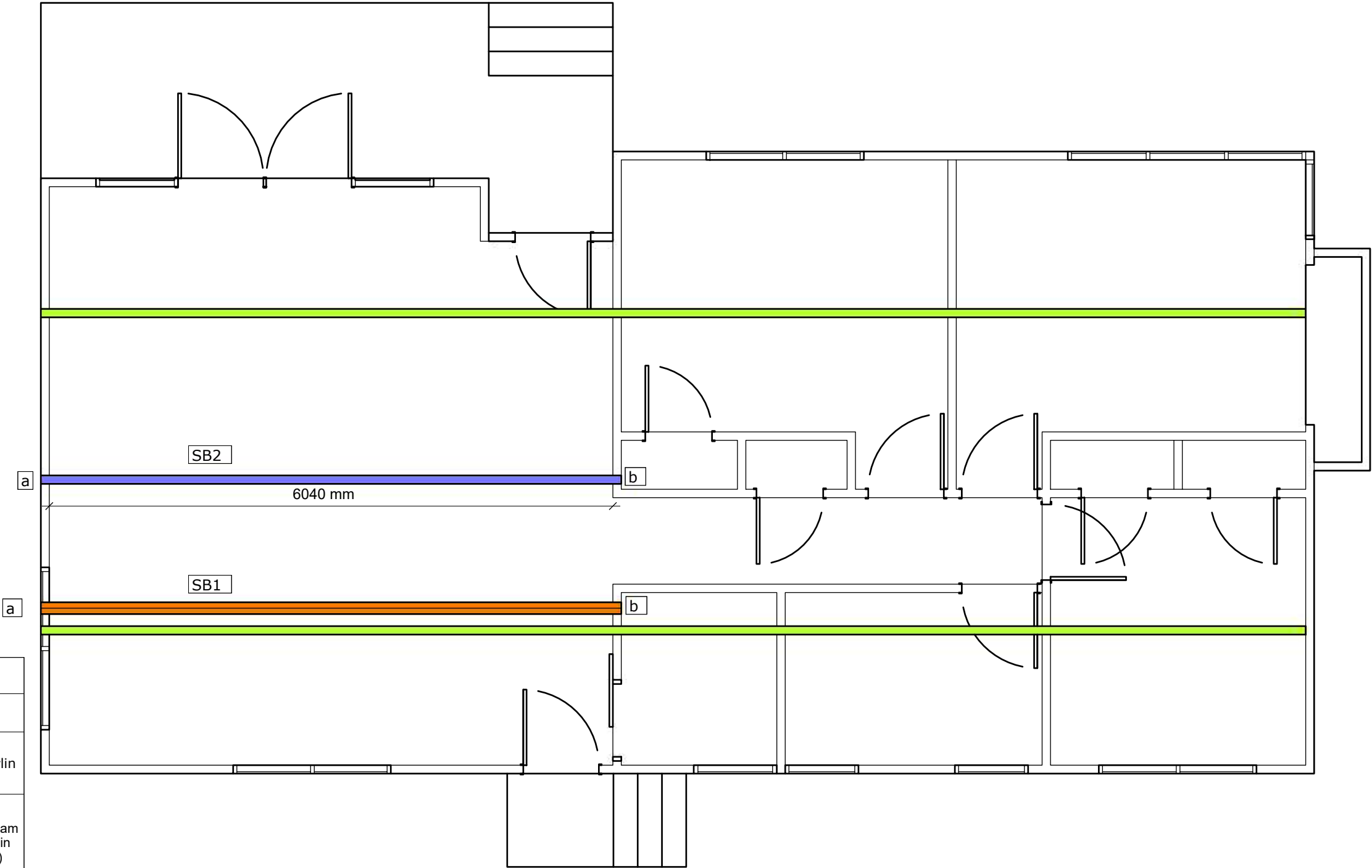
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Ground Floor
Roof Framing

A.107

Beam Identification								
Beam	Size	KN Required	Beam to Top plate fixing	Top plate to stud	Stud to bottom plate fixing	Foundation Fixing a	Subfloor framing fixing b	Designed using
SB1	2/360x63 hySPAN	6.9KN	2xGIB handibrac fixed to both sides with supplied Lumberlok type 17-14g x 35mm Hex head screws. With M12 bolt going through top plate and backer to underside. (Refer to attached Specification)	2xGIB handibrac fixed to underside of top plate with supplied Lumberlok type 17-14g x 35mm Hex head screws. (Refer to attached Specification)	GIB HandiBrac bracket. With 5xTek screws and BOWMAC screw bolt M10x140mm with 50x50x3mm square washer	a. at A we are fixed through the bottom plate through to the foundation ring, therefore we meet the requirement with the M10x140mm with 50x50x3mm square washer alone	b. We require subfloor framing connections. Ensure there is 2/CT160 cleats per side of each joist, closest to the load bearing point(a total of 8 per pile) also having 2/skew nails per joist fixing joist to bearer. For pile fixing, we require 2x Stainless steel Nailon plates with 8 nails into the bearer and pile. and 2 skew nails up into bearer	Design IT
SB2	360x90 hySPAN	5.7KN	Fix one each side with Fixed with Mitex CPC40 cleat, with type 17-14g Hex Head screws and LUMBERLOK product nails30mm x 3.15mm dia to top plate.	Fix top plate to stud with 2x Tylok 2T5 both sides of stud	GIB HandiBrac bracket. With 5xTek screws and BOWMAC screw bolt M10x140mm with 50x50x3mm square washer	a. at A we are fixed through the bottom plate through to the foundation ring, therefore we meet the requirement with the M10x140mm with 50x50x3mm square washer alone	b. Where we require subfloor framing connections ensure there is 2 CT160 cleats per joist with 3 nails into joist and bearer, with 2 skew nails down into bearer. For pile connection ensure there is 2/Stainless steel wire dogs per side and 4 skew nails, 2 up into bearer and 2 down into pile.	Design IT



Legend	
Key	Member
	Existing Underpurlin
	SB1 (New strutting beam supporting underpurlin and ceiling framing)
	SB2 (New Strutting beam supporting underpurlin and ceiling framing)

Ground Floor Roof Framing

1:50

Memorandum from licensed building practitioner: Certificate of design work

Section 45 and section 30C, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING

Street address: **8 Kauri Street**

Suburb: **Taradale**

Town/City: **Napier**

Postcode:

THE OWNER(S)

Name(s): **Cariappa Rakshith**

Mailing address: **8 Kauri Street**

Suburb: **Taradale**

PO Box/Private Bag:

Town/City: **Napier**

Postcode:

Phone number: **022 078 7251**

Email address: **rakshith.cariappa@yahoo.com**

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick the option that applies ✓



sole designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design work myself – no other person will be providing any additional memoranda for the project



lead designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and **no other** person will be providing any additional memoranda for the project



lead designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the **other** designers will provide their own memorandum relating to their specific RBW design



specialist designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)

I Joshua Bake carried out / supervised the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ✓ if included. Cross ✗ if excluded	If appropriate, provide details of the RBW	Tick ✓ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
All RBW design work relating to B1 ☐		☐ Carried out ☐ Supervised	
Foundations and subfloor framing ☐		☐ Carried out ☐ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included. Cross ☒ if excluded	If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Walls ☐		☐ Carried out ☐ Supervised	
Roof ☐		☐ Carried out ☐ Supervised	
Columns and beams ☒	New roof beams designed to meet B1 via using design IT, with fixings to meet kn rating from top plate down to pile	☐ Carried out ☒ Supervised	A107, and design IT calculations
Bracing ☒	Wall bracing designed to NZS3604	☐ Carried out ☒ Supervised	A106
Other ☐		☐ Carried out ☐ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included. Cross ☒ if excluded	If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2			
All RBW design work relating to E2 ☐		☐ Carried out ☐ Supervised	
Damp proofing ☐		☐ Carried out ☐ Supervised	
Roof cladding or roof cladding system ☐		☐ Carried out ☐ Supervised	
Ventilation system (for example, subfloor or cavity) ☐		☐ Carried out ☐ Supervised	
Wall cladding or wall cladding system ☐		☐ Carried out ☐ Supervised	
Waterproofing ☐		☐ Carried out ☐ Supervised	
Other ☐		☐ Carried out ☐ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included. Cross ☒ if excluded	If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
FIRE SAFETY SYSTEMS: C1 - C6			
Emergency warning systems Evacuation and fire service operation systems ☐ Suppression or control systems Other		☐ Carried out ☐ Supervised	
Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.			

WAIVERS AND MODIFICATIONS

Waivers or modifications of the Building Code are required. ☐ Yes ☒ No

If Yes, provide details of the waivers or modifications below:

Clause	Waiver/modification required
List relevant clause numbers of building code	Specify nature of waiver or modification of building code required

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise design work that is restricted building work.

Name: **Joshua Bake**

LBP or Registration number: **BP134726**

The practitioner is a: ☒ Design LBP ☐ Registered architect ☐ Chartered professional engineer

Design Entity or Company (optional): **Scope View Projects**

Mailing address (if different from below):

Street address/Registered office: **2099 Pakowhai Road**

Suburb: **Pakowhai**

Town/City: **Napier**

PO Box/Private Bag:

Postcode: **4183**

Phone number: **06 877 4144**

Mobile: **027 280 7883**

After hours:

Fax:

Email address: **joshuab25@icloud.com**

Website:

DECLARATION

I, **Joshua Bake** LBP, state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code, or
- Complies with the building code subject to any waiver or modification of the building code recorded on this form

Signature: *Joshua Bake*

Date: **13/05/26**

Producer Statement - PS1 - Design

Issued by: Carter Holt Harvey LVL Limited
To: Cariappa Rakshith
To be supplied to: Napier City Council
Site address: 8 Kauri street, Taradale Napier

In respect of Member structural design using designIT for houses – Series 7.1

This Producer Statement covers the structural design of Futurebuild Laminated Veneer Lumber (LVL) and Structural Grade timber SG8 members determined using designIT® for houses in respect of the requirements of Clauses B1 and B2 of the Building Code for the proposed work identified in the Design Certificate and drawings. designIT® for houses is provided to designers, architects and engineers to assist in the specification of our Engineered and sawn timber products, to be used as structural elements for the construction of buildings that fall within the scope of NZS 3604:2011, Timber-framed buildings (NZS 3604). In conjunction with a site specific Design Certificate, this Producer Statement may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code (NZBC).

designIT® for houses software has been prepared in accordance with soundly based and widely recognised structural engineering principles. The design methodology used for the software complies with the loading and general design requirements contained within AS/NZS 1170 series and with timber structural design in accordance with NZS 3603:1993, Timber Structures Standard (NZS 3603), including Amendment 4 (Verification method B1/VM1, 6.1). This design methodology uses the most up to date information available from joint Australian/New Zealand standards to determine specified performance levels.

Futurebuild LVL and SG8 members, when used and treated to the required treatment levels prescribed in NZS 3602, Timber and Wood-based Products for Use in Building (NZS 3602), and NZS 3604, will form part of an Acceptable Solution and comply with the requirements of the NZBC (Acceptable Solution B2/AS1, 3.2).

On behalf of Carter Holt Harvey LVL Limited, and subject to:

- All proprietary products meeting their performance specification requirements;
- The designer having knowledge of common building practice and terminology applied in NZS3604 and using designIT® for houses in accordance with the terms of the software licence;
- Correct and accurate input of span and loading information by the designer;
- Adequate overall building stability and robustness; and
- Products being treated to the requirements of NZS 3602 and/or Acceptable Solution B2/AS1,

I believe on reasonable grounds that, provided installation is in accordance with the installation requirements provided in the Design Certificate and/or relevant product literature, NZS 3604 or specific engineering design, the product and/or product stress grade and size given by designIT® for houses will comply with the requirements of the New Zealand Building Code, specified above.

Carter Holt Harvey LVL Limited holds a current policy of Professional Indemnity Insurance of no less than \$ 200,000.

For and on behalf of Carter Holt Harvey LVL Limited, Date: 13/04/2026



Signed by: Cameron Rodger, BE(Hons), MIEAust, CMEngNZ, IntPE, CPEng (Registration Number: 1017839)

Note: The total maximum amount of damages payable arising from this statement, whether in contract, tort or otherwise (including negligence) is limited to the sum of \$200,000.

DESIGN CERTIFICATE

Technical basis for structural design methodology contained in designIT for houses - New Zealand.

designIT for houses, New Zealand has been developed by experienced timber engineers to assist designers in selecting appropriate sizes of structural laminated veneer lumber products manufactured by Carter Holt Harvey LVL Limited (including hySPAN, hy90, hyONE and hyJOIST) and other generic stress grades of timber, to be used as structural elements for the construction of buildings that fall within the scope of NZS 3604.

The design methodology used for the software complies with the loading and general design requirements contained within AS/NZS 1170 and with timber structural design in accordance with NZS 3603:1993 including Amendment 4 (Verification method B1/VM1, 6.1).

designIT relies on the accurate input of span and loading information by the user. Where accurate inputs are submitted the product and/or stress grade and the size given will comply with the structural requirements of the New Zealand Building Code (NZBC), provided the installation is in accordance with the installation requirements provided by designIT and/or in product literature and/or NZS 3604, or specific engineering design, as appropriate.

Futurebuild LVL and SG8 components, when used and treated to the required treatment levels prescribed in NZS 3602 and NZS 3604, as modified by Acceptable Solution B2/AS1, will comply with the requirements of the NZBC (Acceptable Solution B2/AS1, 3.2).

References:

1. NZS 3603:1993 Timber Structures Standard.
2. NZS 3604:2011 Timber-framed buildings.
3. AS/NZS 1170.0 - 2002 Structural design actions, Part 0: General principles.
4. AS/NZS 1170.1 - 2002 Structural design actions, Part 1: Permanent, imposed and other actions.
5. AS/NZS 1170.2 - 2021 Structural design actions, Part 2: Wind actions.
6. AS/NZS 1170.3 - 2003 Structural design actions, Part 3: Snow and ice actions.
7. AS 1720.1 - 2010 Timber structures. Part 1: Design methods.
8. AS 1720.3:2016 Timber structures. Part 3: Design criteria for timber-framed residential buildings.

This Design Certificate, and any associated warranty/certification, is void where there has been substitution of alternate products not detailed within the Member Specification.

Version date: 13/04/2026

For further information or advice contact:

Carter Holt Harvey LVL Limited,
 173 Captain Springs Road, Onehunga. Auckland
 Telephone: 0800 808 131
 Email: designit@futurebuild.co.nz
 Web: <https://futurebuild.co.nz/>

Specifier details:

Specifier:	Joshua Bake
Business name:	Scope View Projects
Email:	admin@svp.nz

Project and site details:

Project:	Kauri street
Site address:	8 Kauri street, Taradale Napier
For (owner/s):	Cariappa Rakshith
Design wind zone	High - $V_{500} = 44$ m/s
Snow loading	Design snow zone: N0

MEMBER DESIGN DETAILS

Member 1

- | | |
|--------------------------------|--|
| 1) Member code and description | SB1 - Strutting beams - Supporting underpurlins and ceiling joists |
| 2) Date prepared | 01 May 2026 |
| 3) Serviceability criteria | AS 1720.1: 2010 and AS 1720.3: 2016 |
| 4) Design inputs | |

Date printed: 13 May 2026
Page 2 of 5

Span	6.1 m
Ceiling load width 'CLW'	1.6 m
Roof area supported	14.0 m ²
Roof type and mass	Light roof and ceiling - 40 kg/m ²

5) Member specification

Size, stress grade/product	Use 2/360 x 63 hySPAN
Material type	Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio
Long term load - G + Ψ LQ*	12.0 mm	9.1 mm (long term)	1.3
Live load - Ψ sQ	12.0 mm	2.6 mm	4.7

>*Critical serviceability load case

See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

Load case	k1 ¹	Limit States Design Reaction ^{2,3}
		End kN
1.35G	0.60	-5.9
1.2G + 1.5Q	0.80	-8.8
1.2G + W + Ψ cQ	1.00	-12.1
0.9G + W	1.00	6.9

8) Installation requirements

- Provide at least 30 mm bearing at end supports
- Chamfer allowed - see Detail H7
- Vertical lamination in accordance with Detail H1.

Member 2

1) Member code and description SB2 - Strutting beams - Supporting underpurlins and ceiling joists

2) Date prepared 01 May 2026

3) Serviceability criteria AS 1720.1: 2010 and AS 1720.3: 2016

4) Design inputs

Span	6.1 m
Ceiling load width 'CLW'	2.1 m
Roof area supported	12.0 m ²
Roof type and mass	Light roof and ceiling - 40 kg/m ²

5) Member specification

Size, stress grade/product	Use 360 x 90 hySPAN
Material type	Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio
Long term load - G + Ψ LQ*	12.0 mm	11.8 mm (long term)	1.0
Live load - Ψ sQ	12.0 mm	3.1 mm	3.8

>*Critical serviceability load case

See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

Load case	k1 ¹	Limit States Design Reaction ^{2,3}
		End kN
1.35G	0.60	-5.4
1.2G + 1.5Q	0.80	-8.1
1.2G + W + Ψ cQ	1.00	-10.7

0.9G + W	1.00	5.7
----------	------	-----

8) Installation requirements

- Provide at least 30 mm bearing at end supports
- Chamfer allowed - see Detail H7
- Provide end restraint - see Detail H9

Member 3

1) Member code and description L1 - Lintel - Supporting strutting beam

2) Date prepared 30 April 2026

3) Serviceability criteria AS 1720.1: 2010 and AS 1720.3: 2016

4) Design inputs

Span	1.8 m
Strutting beam span	6.1 m
Hanging beam or underpurlin span	1.5 m
Roof type and mass	Light roof and ceiling - 40 kg/m ²
Nominal wall thickness	90 mm

5) Member specification

Size, stress grade/product	Use 2/140 x 45 SG8
Material type	Dry softwood, machine stress graded and verified (NZS 3622)
Assumed design density	< 480 kg/m ³

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio
Long term load - G + Ψ LQ*	6.0 mm	4.7 mm (long term)	1.3
Live load - Ψ sQ	7.2 mm	1.6 mm	4.5
Wind load - Ws	9.0 mm	4.8 mm	1.9

>*Critical serviceability load case

See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

		Limit States Design Reaction ^{2,3}
Load case	k1 ¹	End kN
1.35G	0.60	-3.4
1.2G + 1.5Q	0.80	-5.9
1.2G + W + Ψ cQ	1.00	-8.0
0.9G + W	1.00	5.7

8) Installation requirements

- Provide at least 30 mm bearing at end supports
- Vertical lamination required - refer Clause 2.4.4.7 NZS 3604

Notes for interpretation of serviceability data

1. 'average deflection' is an engineering concept based upon a notional estimated load, notional member rigidity and, in some cases, an approximate model of material response to environmental conditions. These parameters are, 'standardised' in AS 1170 and AS 1720.

2. Deflection is the flexural response to load 'out-of-level' measurements of installations are not necessarily deflections and can incorporate 'initial out-of-straightness', whether intended or not. Furthermore, loads can be higher/lower than the notional estimate and in any comparison with measured levels, material variability needs to also be considered. AS 1720 gives the following basis for estimation of upper bound deflections for various materials.

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No 1 Framing – visually graded to NZS 3631

Average + 100%

SG grades - mechanically graded to AS/NZS 1748

Average + 43%

GL grades for glulam to AS 1328

Average + 33%

LVL to AS/NZS 4357 (includes hySPAN and hyJOIST)

Average +18%

As can be seen, comparison of the 'average deflection' for different materials, even if calculated on the same basis, does not give the whole picture!

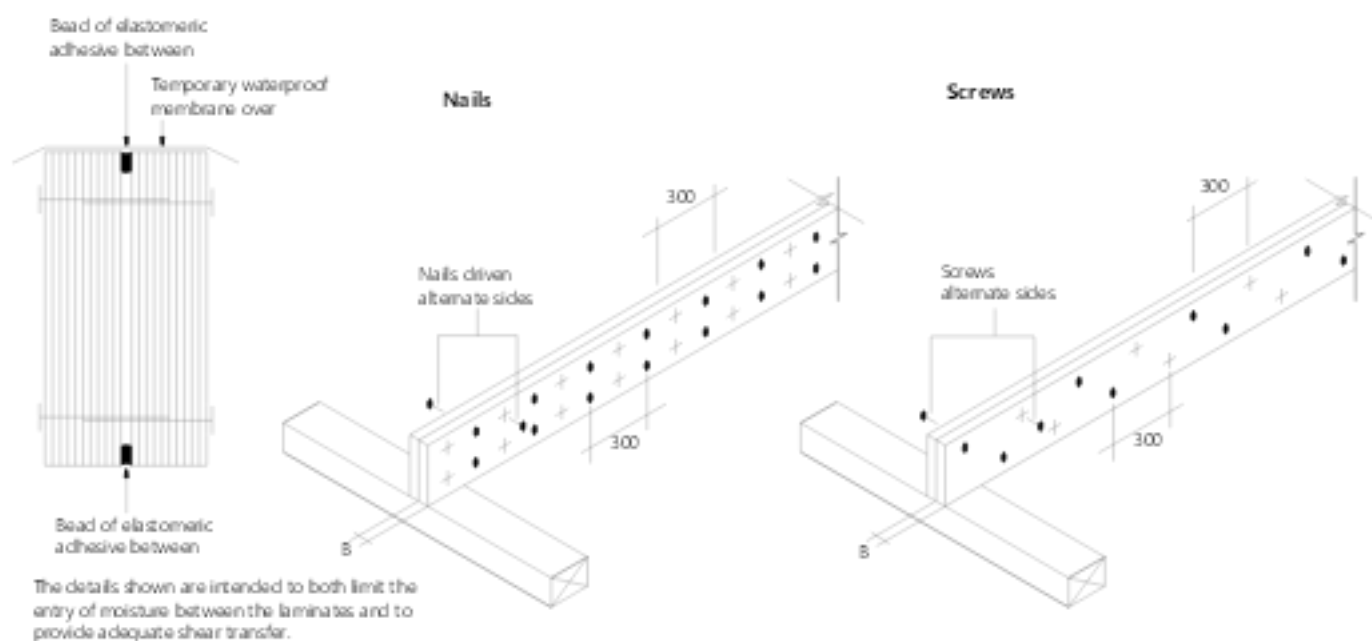
3. The limits referred are those specified in AS 1720.3 for the stated load case.

4. 'Rigidity ratio' expresses the rigidity of the specified beam relative to the rigidity of a notional beam just meeting the serviceability requirements detailed.

Notes for interpretation of reaction data

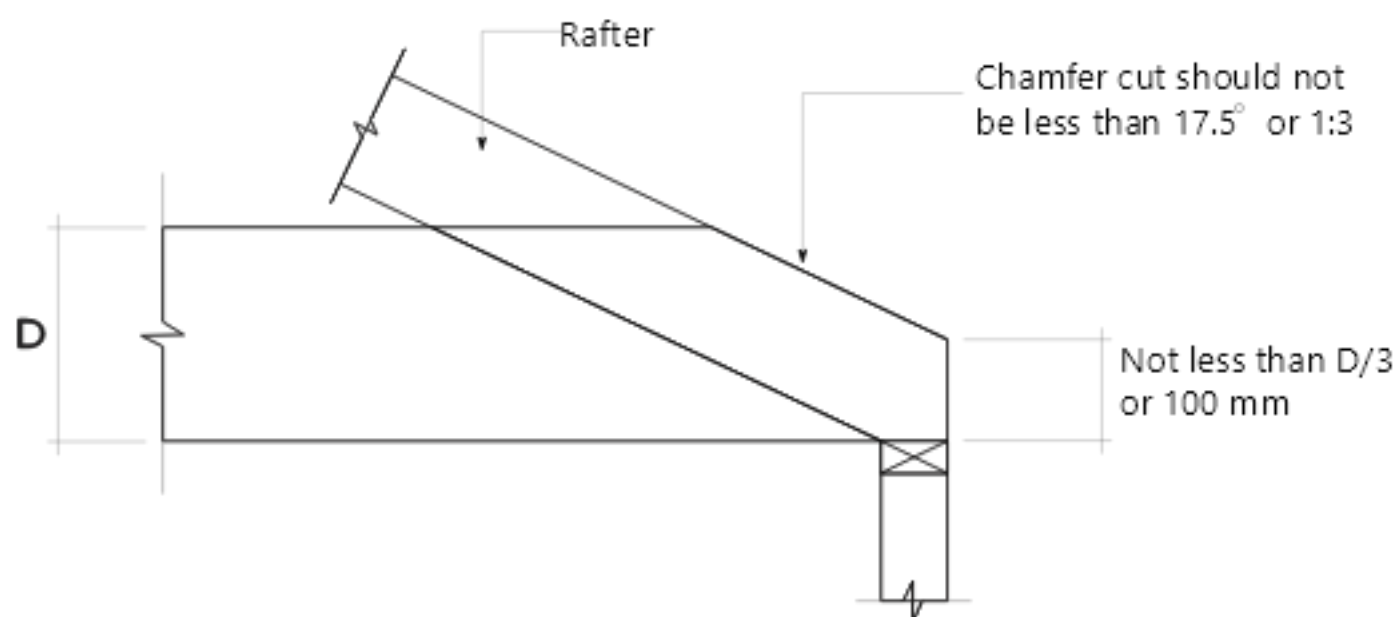
1. Duration of load factor 'k1' for strength as per NZS 3603:1993
2. Negative (-) reactions relate to the 'gravity' or 'downwards' force on the support
3. Positive reactions relate to the 'upwards' forces or 'tie-down' requirement on the support
4. End reaction includes allowance for overhang/cantilever where one has been designed

Detail H1: Vertical Lamination - Two Pieces



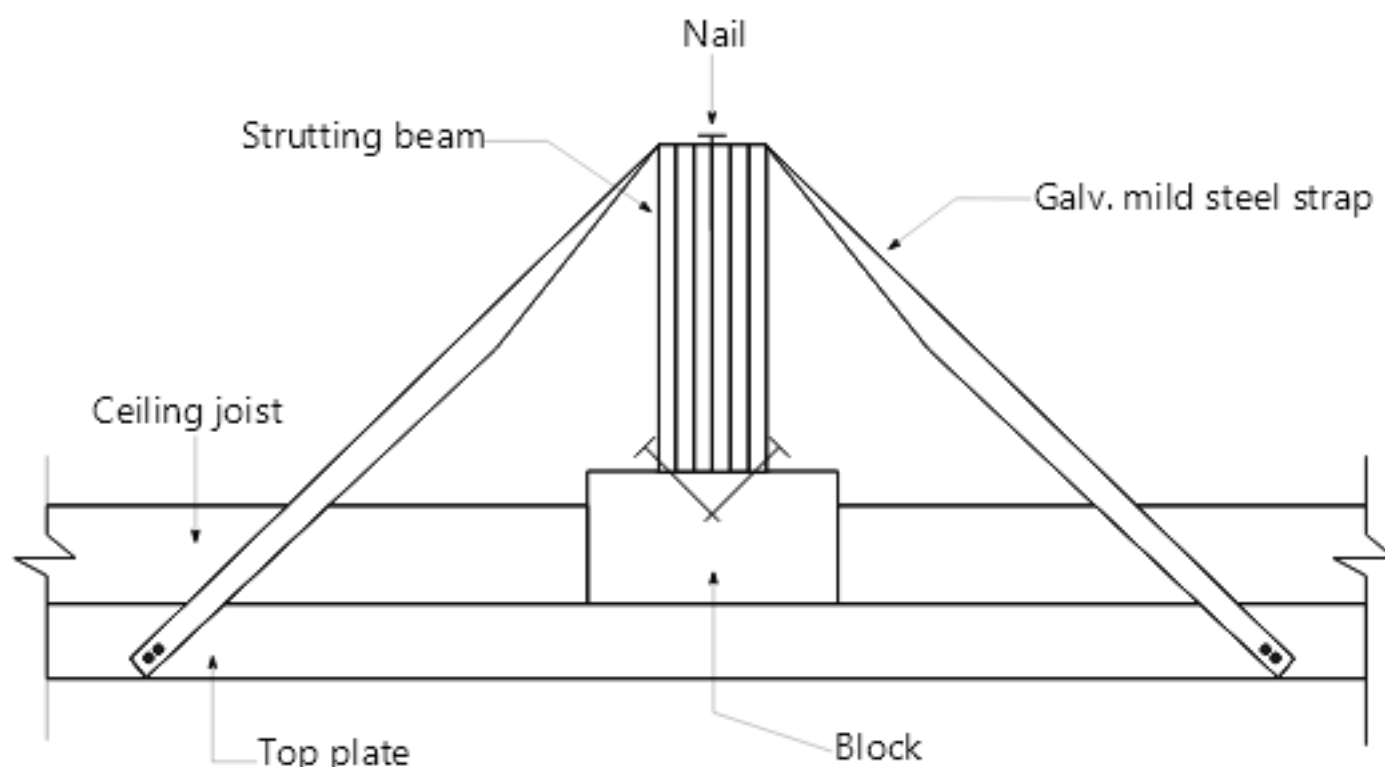
Section Size 'B'	Minimum Nail Diameter	Minimum Nail Length	Minimum Screw Gauge	Minimum Screw Length
35	3.06 mm	75 mm	-	-
45	3.30 mm	90 mm	14 g	75 mm
63	3.30 mm	100 mm	14 g	100 mm
90	-	-	14 g	150 mm

Detail H7: Chamfer of Futurebuild[®] LVL at Supports



The above chamfer detail may be used for counter beams, hanging beams and strutting beams sized using designIT.

Detail H9: End Restraint for Strutting Beams - Strutting Beam Perpendicular to Ceiling Joists





Date:

Napier City Council
Private Bag 6010
NAPIER, 4142

Attention: Building Inspectors

TO WHOM IT MAY CONCERN

I/we, CARIMPA J of 8 Kauri Street, Taradale Napier,
authorise Scope View Projects to act as our agent for the lodgement of the Building Consent
Application on my/our behalf.

Any queries should be forwarded directly to Scope View Projects (admin@svp.nz).

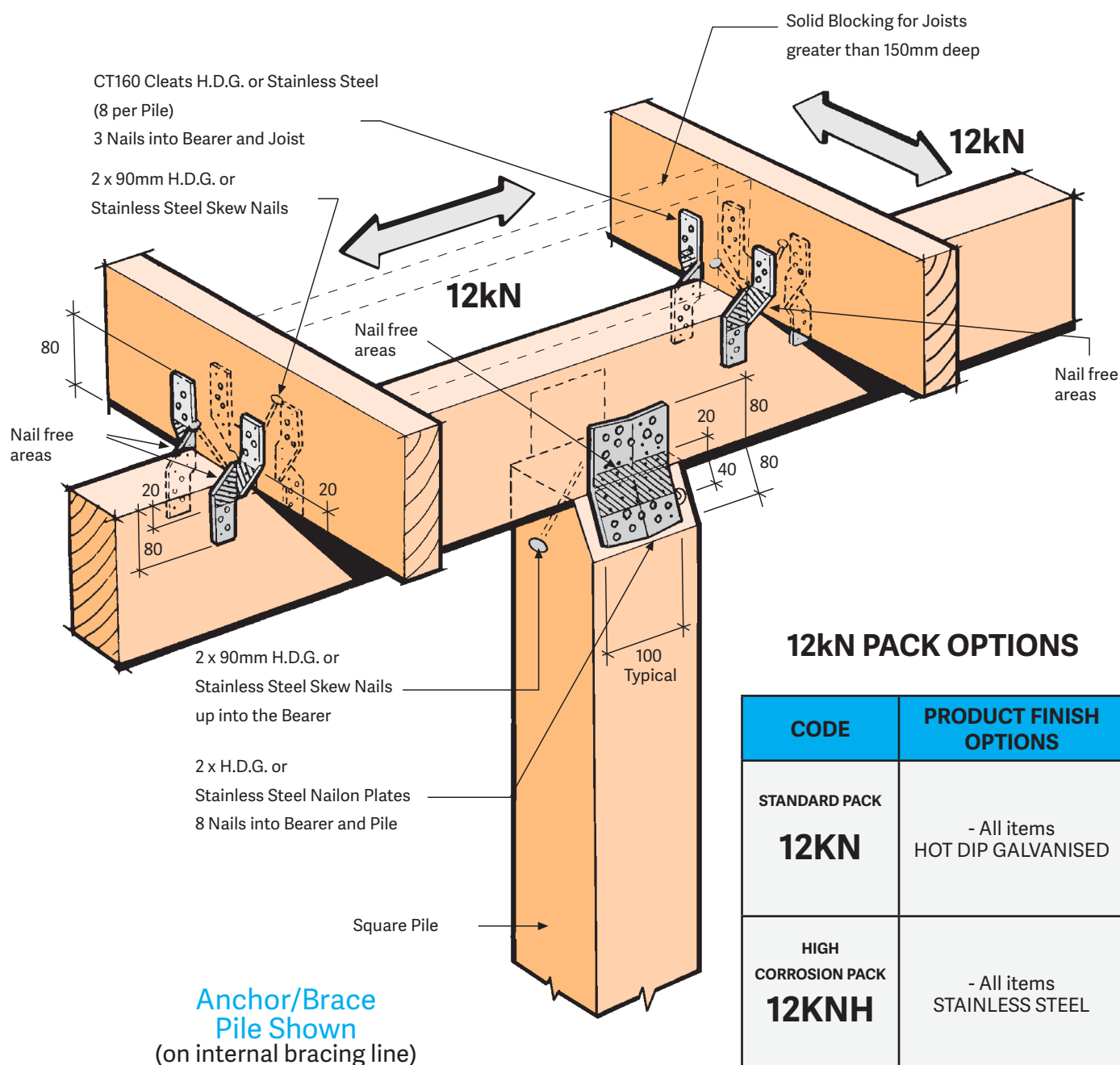
Signed by:

Full Name: CARIMPA J KUTAPPA

Date: 12/5/26

12kN PILE FIXING FOR BRACED PILES OR ANCHOR PILES

- The 12kN Pile Fixing must be installed in accordance with this brochure
- Auckland University Tested. Test Ref. 4613
- All subfloor construction must be in accordance with NZS 3604:2011
- NZS 3604 requires lines of lateral support to floor joists within 300mm of bearer or bracing lines, refer to Clause 7.1.2
- Joists deeper than 150mm require solid blocking over braced or anchor pile

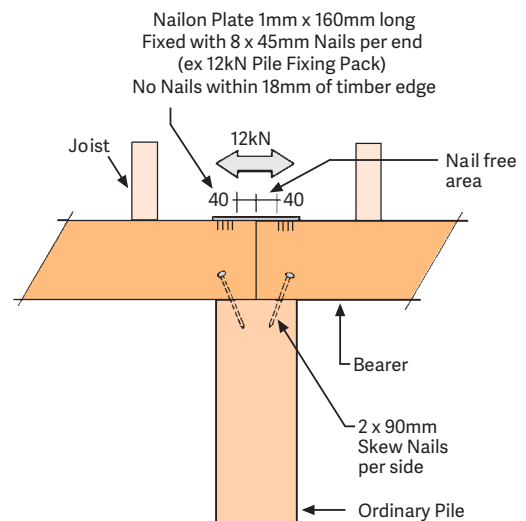
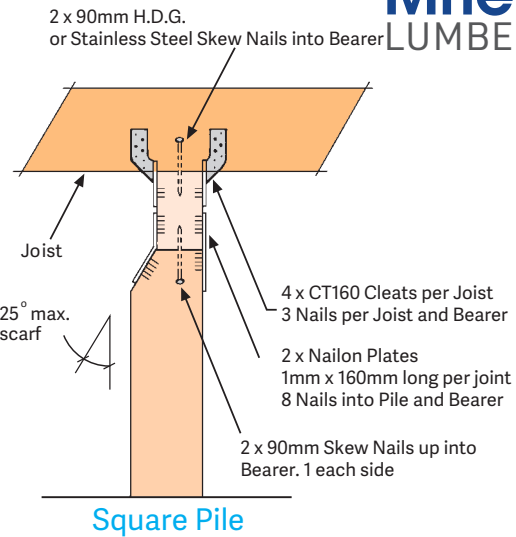
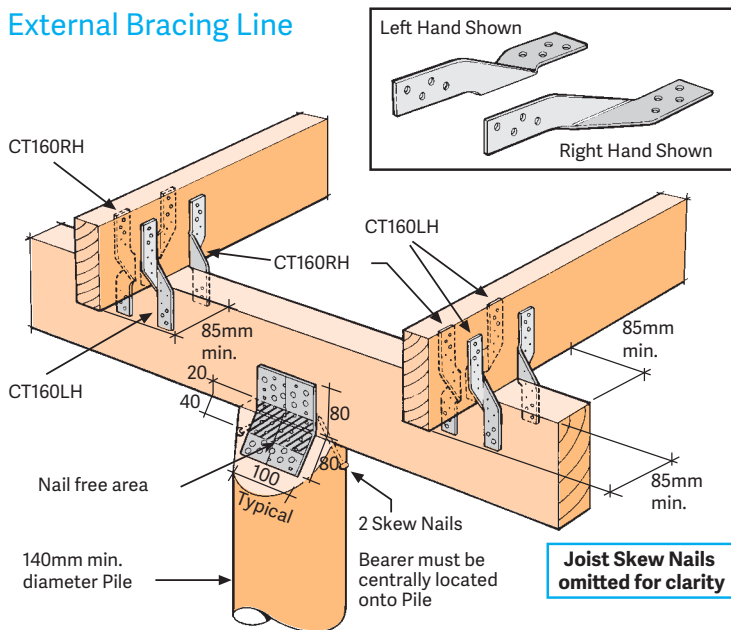


12kN PACK OPTIONS

CODE	PRODUCT FINISH OPTIONS
STANDARD PACK 12KN	- All items HOT DIP GALVANISED
HIGH CORROSION PACK 12KNH	- All items STAINLESS STEEL

→ See next page for Corrosion Table

External Bracing Line

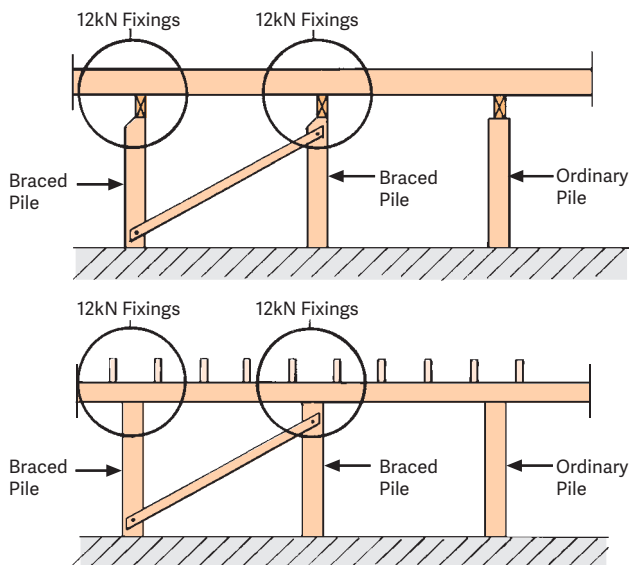


12kN Bearer Splice

Clause 6.12.7.2
NZS 3604:2011

CORROSION HAZARD USE TABLE

Standard Pack (12KN) - Zones B & C - All Fixings ABOVE 600mm from Ground level	All items Hot Dip Galvanised.
High Corrosion Pack (12KNH) - Zone D - All Fixings BELOW 600mm from Ground level	All items Stainless Steel (304).



Sample Subfloor Elevations

12kN Fixing - Pile to Bearer
- Joists to Bearer

12kN Joint Fixing Schedule

- PILE TO BEARER**
- Nailon Plate (2 per joint) 1mm x 100mm x 160mm long
 - 8 Nails per Plate into Pile
 - 8 Nails per Plate into Bearer
 - 2 skew Nails 90mm (1 per face)
- JOIST TO BEARER**
- CT160 Cleats (4 per Joist) 160mm long
 - 3 Nails per Cleat into Joist
 - 3 Nails per Cleat into Bearer
 - 2 skew Nails 90mm (1 per side)
- NAILS**
- 80 x 45mm x 3.55 dia. Spiral Nails
 - 6 x 90mm x 4 dia. Stainless Steel Nails (12KNH Pack only)

12kN Pile Set Contents

Each set represents 1 x 12kN Pile Fixing
(packed 4 sets per carton)

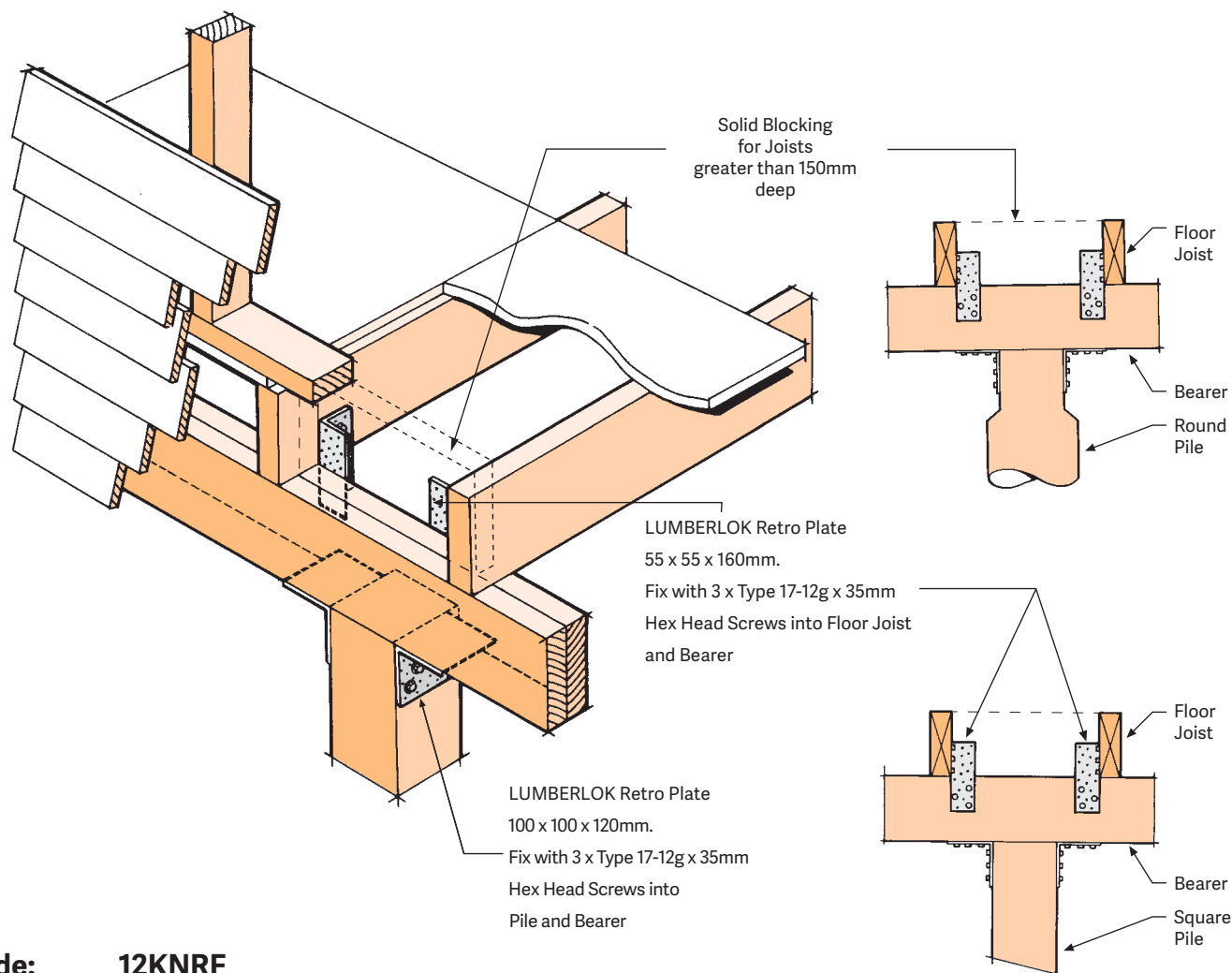
- 2 x Nailon Plates 160mm long
- 8 x CT160 Cleats
- 80 x 45mm x 3.55 dia. Spiral Nails
- 6 x 90mm x 4 dia. Stainless Steel Annular Groove Nails - 12KNH Pack

Refer front page for Product Finish Options

90mm H.D.G. Nails not included.

12kN RETRO SUBFLOOR FIXING

- Fixing to be used when the outside face of the bearer is not accessible
e.g. fixing relocatable houses to piles
- Hot Dip Galvanised or Stainless Steel options available for required corrosive zone



Code: 12KNRF
Material: 0.91mm G300 Z275 (Hot Dip Galvanised Steel)

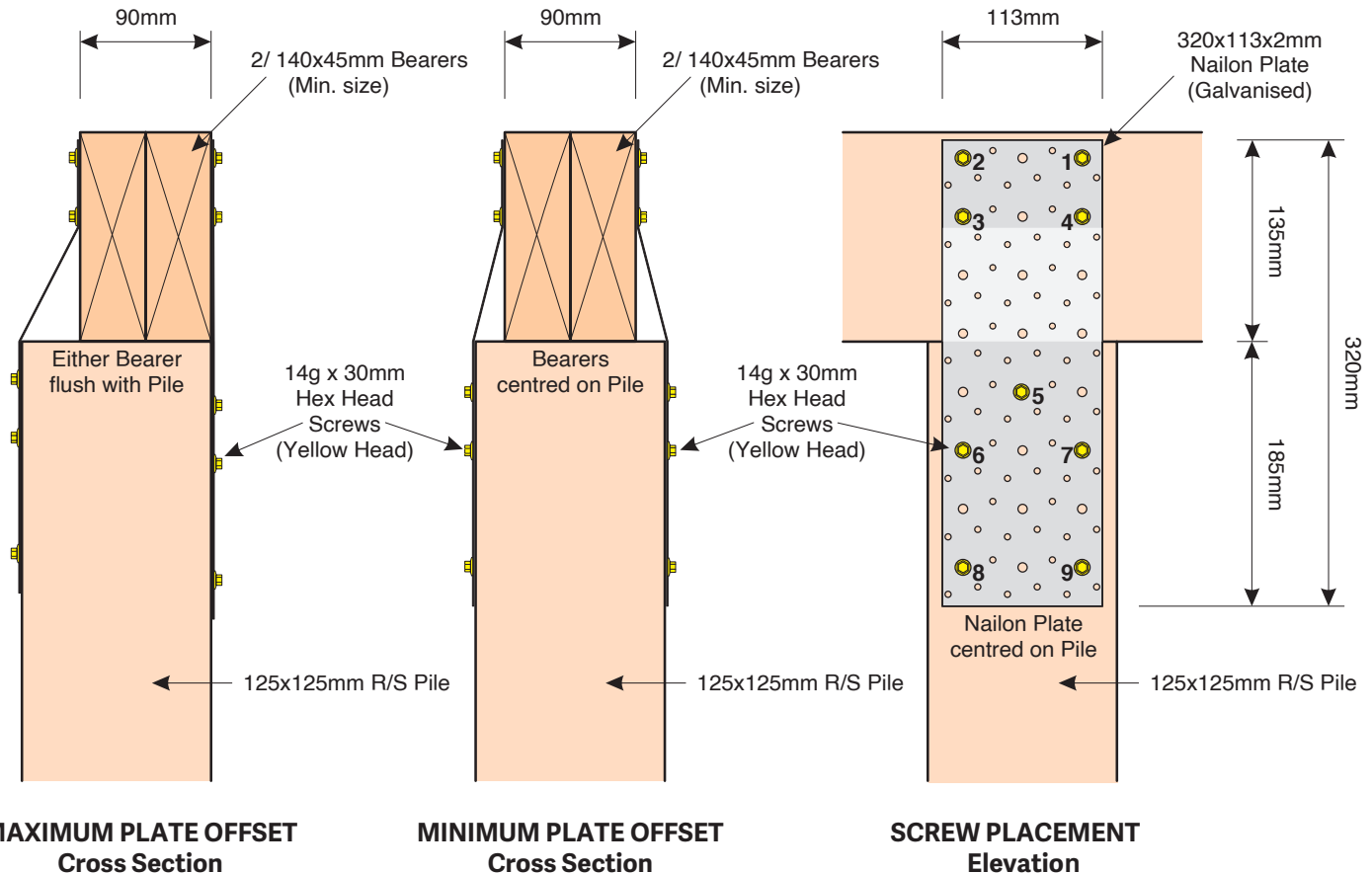
Code: 12KNRFH
Material: 0.9mm Stainless Steel 304-2B

Packed: 8 x Retro Plate 55 x 55 x 160mm
8 x Retro Plate 100 x 100 x 120mm
100 x Type 17-12g x 35mm Hex Head Screws

PILE BEARER CONNECTION

TYPE 2A & TYPE 2B IN EXPOSURE ZONES B & C AS PER NZS 3604:2011 SECTION 4 DURABILITY

(As defined in MBIE document "TC3 Technical Guidance New Foundations" version C)



Installation

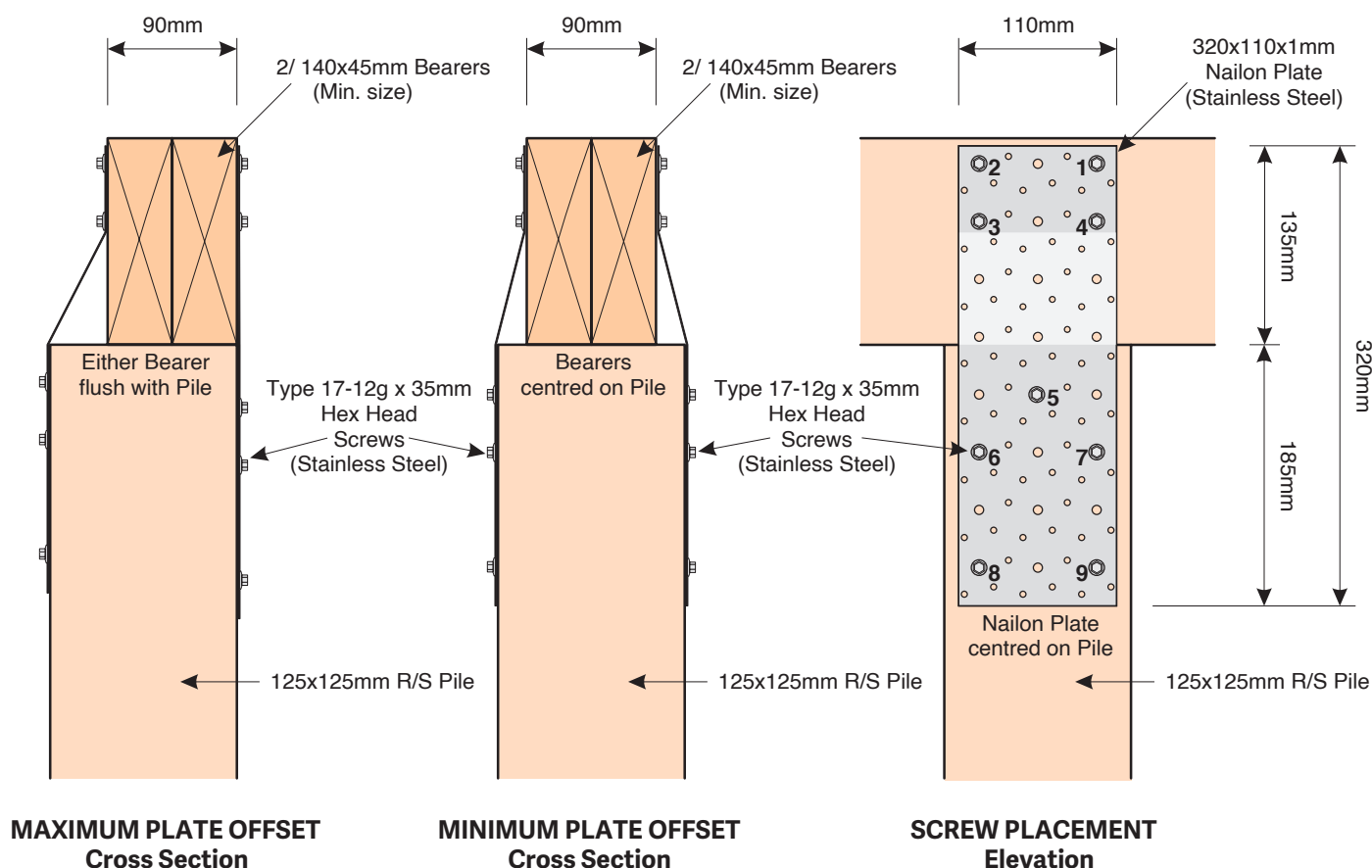
1. Install screws as indicated, using the larger holes in the Nailon Plate.
2. Install plate against the pile and bearer using the screws in the numbered sequence as shown above. There is no need to scarf the bearer or pre-bend the plate. Use the screw sequence to pull plate flat against bearer and pile.
3. Once screws numbered 1 to 4 are installed, bend the plate by hand against the pile to assist screw No. 5 in pulling the plate flat. Continue installing screws 6 to 9.

Code: PB2A2B
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 20 x Nailon Plate 320 x 113mm
 180 x 14g x 30mm Hex Head Galvanised Screws

PILE BEARER CONNECTION

TYPE 2A & TYPE 2B IN EXPOSURE ZONES D AS PER NZS 3604:2011 SECTION 4 DURABILITY

(As defined in MBIE document "TC3 Technical Guidance New Foundations" version C)



Installation

1. Install screws as indicated, using the larger holes in the Nailon Plate.
2. Install plate against the pile and bearer using the screws in the numbered sequence as shown above. There is no need to scarf the bearer or pre-bend the plate. Use the screw sequence to pull plate flat against bearer and pile.
3. Once screws numbered 1 to 4 are installed, bend the plate by hand against the pile to assist screw No. 5 in pulling the plate flat. Continue installing screws 6 to 9.

Code: SSPB2A2B
Material: 0.9mm Stainless Steel 304-2B
Packed: 20 x Nailon Plate 320 x 110mm
 180 x Type 17-12g x 35mm Hex Head
 Stainless Steel Screws

LINTEL FIXING SCHEDULE

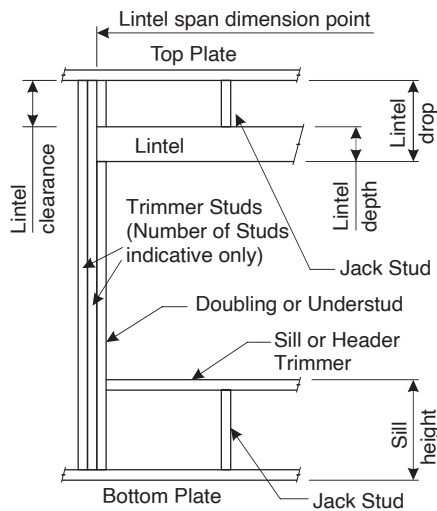
ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

NZS 3604:2011

NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads
- These fixings assume the correct choice of rafter/truss to top plate connections have been made
- All fixings assume bottom plate thickness of 45mm maximum
Note: TYLOK options on timber species
- Wall framing arrangements under girder trusses are not covered in this schedule
- All timber selections are as per NZS 3604:2011

DEFINITIONS



Lintel Supporting Girder Trusses						
Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m²	G	G	H	G	G	H
11.6m²	G	H	H	G	G	H
12.1m²	G	H	H	G	H	H
15.3m²	H	H	-	G	H	H
19.1m²	H	-	-	G	H	-
20.9m²	H	-	-	H	H	-
21.8m²	H	-	-	H	-	-
34.3m²	-	-	-	H	-	-

NOTES:

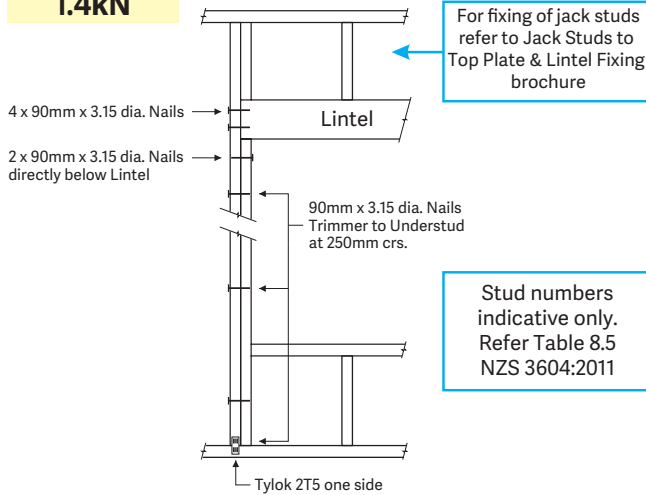
1. Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2. Assumed girder truss is at mid-span or middle third span of lintel
3. Use similar fixings for both ends of lintel
4. All other cases require specific engineering design

Selection Chart for Lintel Fixing											
Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
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	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
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	3.4	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	G	H	-	-	-	E	F	H	-	-
	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	H	H	-
5.1	2.0	G	H	-	-	-	E	F	H	-	-
	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.5	F	G	H	-	-	E	F	G	H	-
	4.0	G	G	H	-	-	E	F	H	H	-
5.4	5.0	G	G	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	G	H	-	-
	2.0	F	F	G	H	H	E	F	G	G	H
	2.8	F	G	H	H	-	E	F	G	H	H
	3.0	F	G	H	-	-	E	F	G	H	-

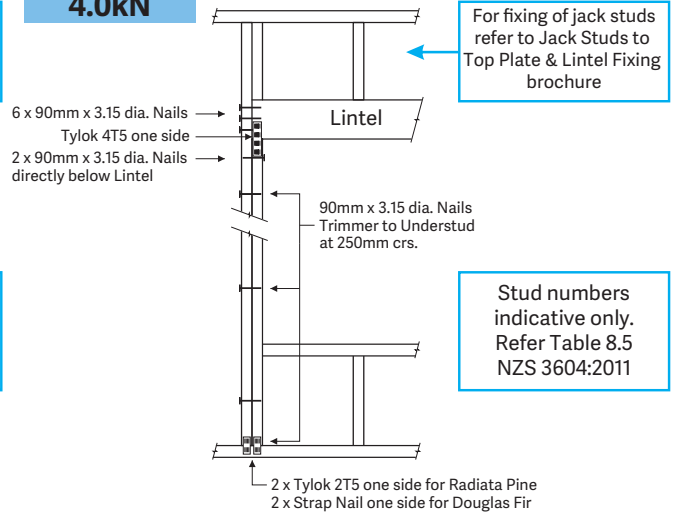
LINTEL FIXING OPTIONS

(Characteristic Uplift)

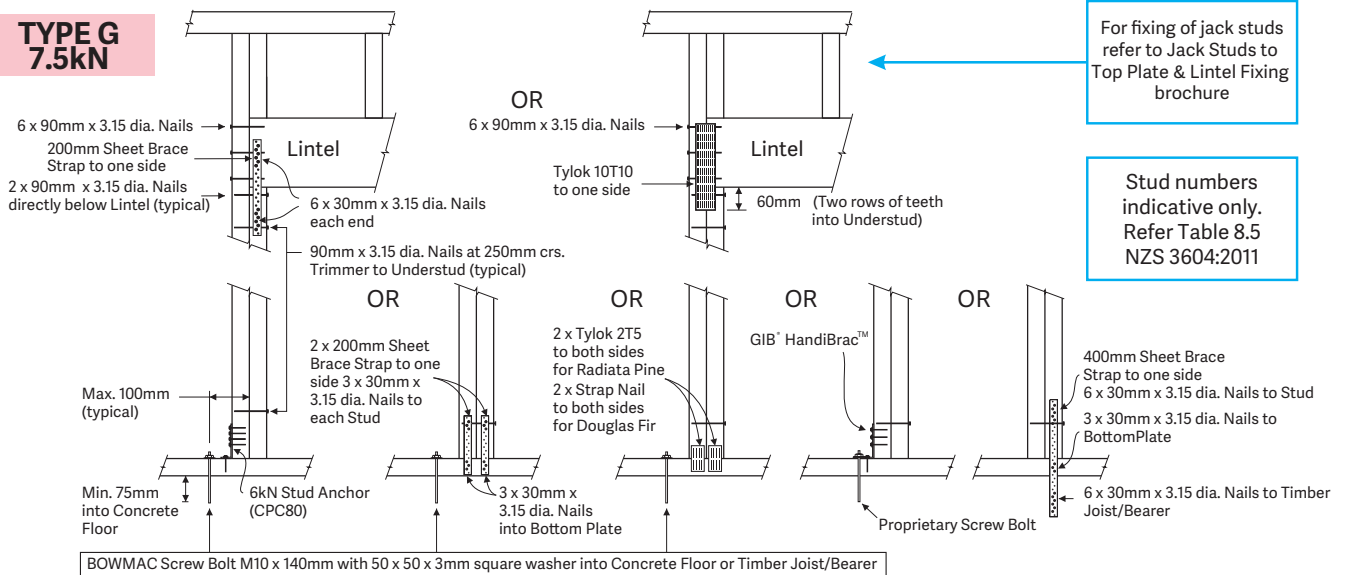
TYPE E 1.4kN



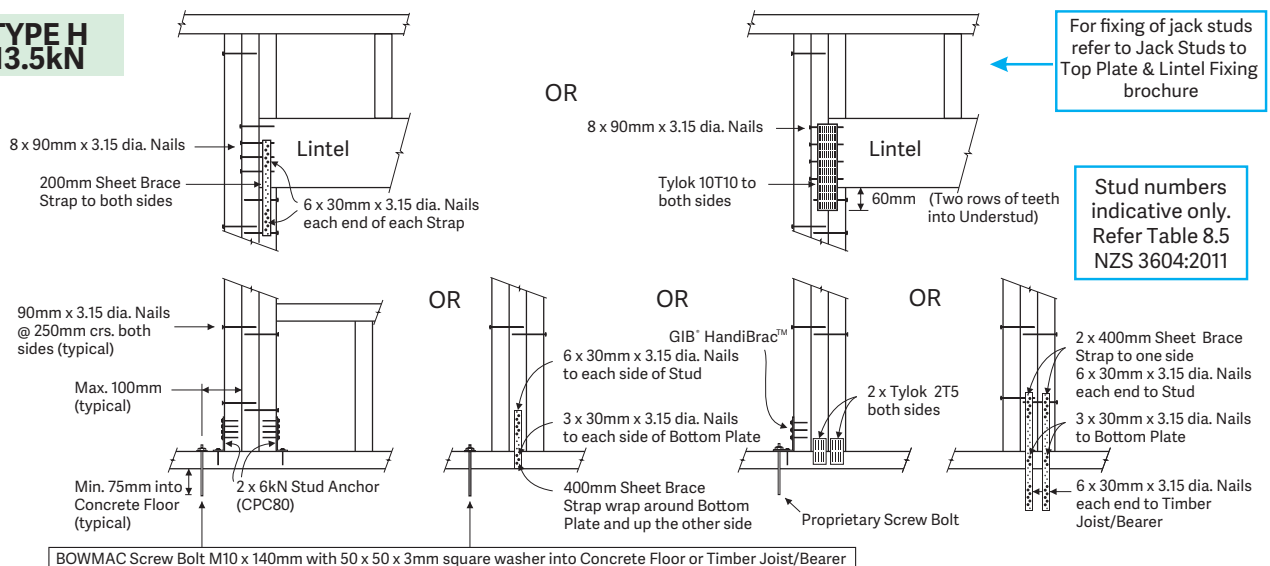
TYPE F 4.0kN



TYPE G 7.5kN



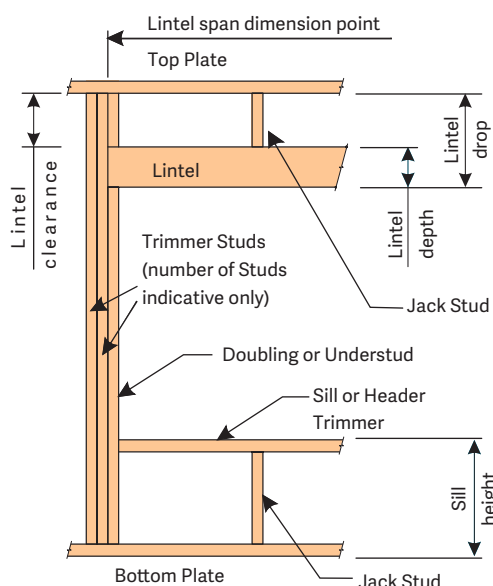
TYPE H 13.5kN



STUD-LOK LINTEL FIXING OPTIONS FOR ON-SITE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- All fixings assume bottom plate thickness of 45mm maximum
- Wall framing arrangements under girder trusses are not covered in this schedule
- All timber selections are as per NZS 3604:2011.



LINTEL SUPPORTING GIRDER TRUSSES

Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	Low, Medium, High	Very High	Extra High	Low, Medium, High	Very High	Extra High
8.6m ²	G	G	H	G	G	H
11.6m ²	G	H	H	G	G	H
12.1m ²	G	H	H	G	H	H
15.3m ²	H	H	-	G	H	H
19.1m ²	H	-	-	G	H	-
20.9m ²	H	-	-	H	H	-
21.8m ²	H	-	-	H	-	-
34.3m ²	-	-	-	H	-	-

NOTES:

1. Roof Tributary Area = approx. 1/2 x (total roof area on girder and rafter trusses supported by lintel)
2. Assumed girder truss is at mid-span or middle third span of lintel
3. Use similar fixings for both ends of lintel
4. All other cases require specific engineering design

SELECTION CHART FOR LINTEL FIXING

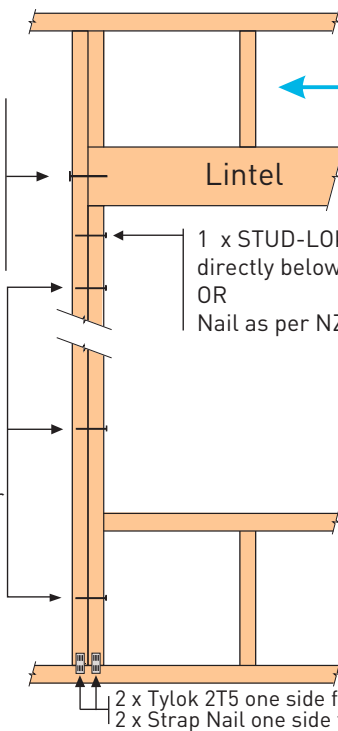
Lintel Span (m)	Loaded Dimension (m)	Light Roof					Heavy Roof				
		Wind Zone					Wind Zone				
		Low	Medium	High	Very High	Extra High	Low	Medium	High	Very High	Extra High
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
5.1	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.5	F	G	H	-	-	E	F	G	H	-
	4.0	G	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
5.4	2.0	F	F	G	H	H	E	E	F	G	H
	2.8	F	G	H	H	-	E	F	G	H	H
	3.0	F	G	H	-	-	E	F	G	H	-
	4.0	G	H	H	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-
5.4	2.0	F	F	G	H	H	E	E	F	G	H
	2.8	F	G	H	H	-	E	F	G	H	H
	3.0	F	G	H	-	-	E	F	G	H	-
	4.0	G	H	H	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-

STUD-LOK LINTEL FIXING OPTIONS FOR ON-SITE

TYPE F 4.0kN

For Lintel 140mm min.
2 x STUD-LOK SL125 (green)
Refer Detail 1 for
90mm Stud
Refer Detail 2 for
140mm Stud

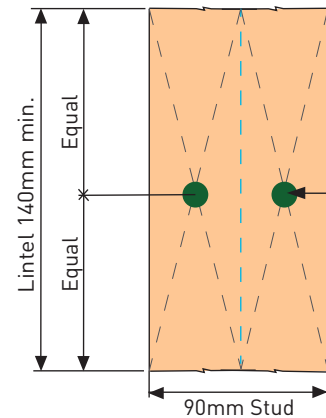
STUD-LOK SL80 (white)
Trimmer to
Understud at
400mm crs.
OR
Nail as per
NZS 3604:2011



For fixing of Jack Studs
refer to Jack Stud to
Top Plate & Lintel
Fixing brochure

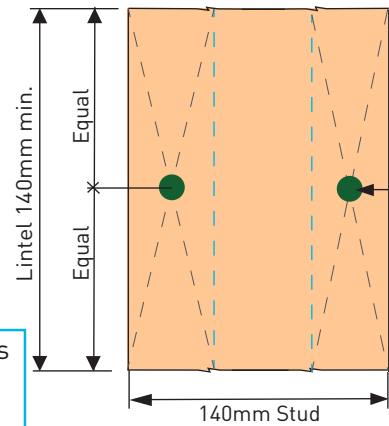
Stud numbers
indicative only.
Refer Table 8.5
NZS 3604:2011

Detail 1



STUD-LOK
SL125 (green)

Detail 2

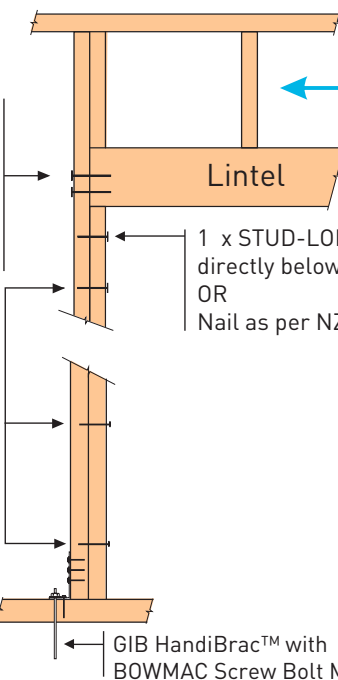


STUD-LOK
SL125 (green)

TYPE G 7.5kN

For Lintel 140mm min.
4 x STUD-LOK SL125 (green)
Refer Detail 3 for
90mm Stud
Refer Detail 4 for
140mm Stud

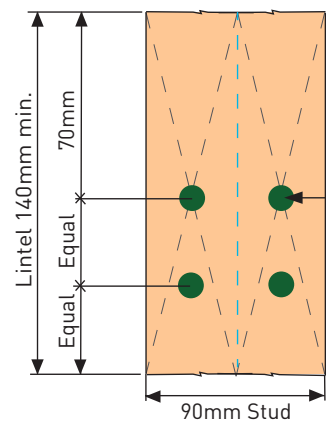
STUD-LOK SL80 (white)
Trimmer to
Understud at
400mm crs.
OR
Nail as per
NZS 3604:2011



For fixing of Jack Studs
refer to Jack Stud to
Top Plate & Lintel
Fixing brochure

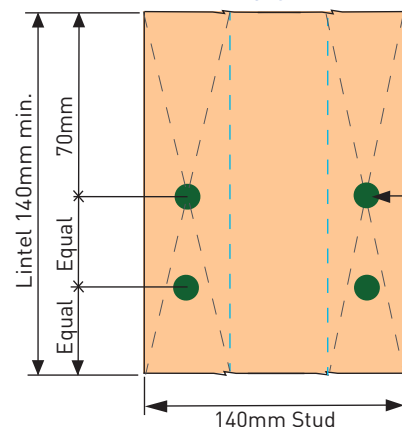
Stud numbers
indicative only.
Refer Table 8.5
NZS 3604:2011

Detail 3



STUD-LOK
SL125 (green)

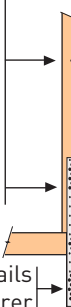
Detail 4



STUD-LOK
SL125 (green)

OR

STUD-LOK SL80 (white)
Trimmer to
Understud at
400mm crs.
OR
Nail as per
NZS 3604:2011



400mm Sheet Brace Strap to one side
6 x 30mm x 3.15 dia. Nails to Stud

3 x 30mm x 3.15 dia. Nails to
Bottom Plate

6 x 30mm x 3.15 dia. Nails
to Timber Joist/Bearer

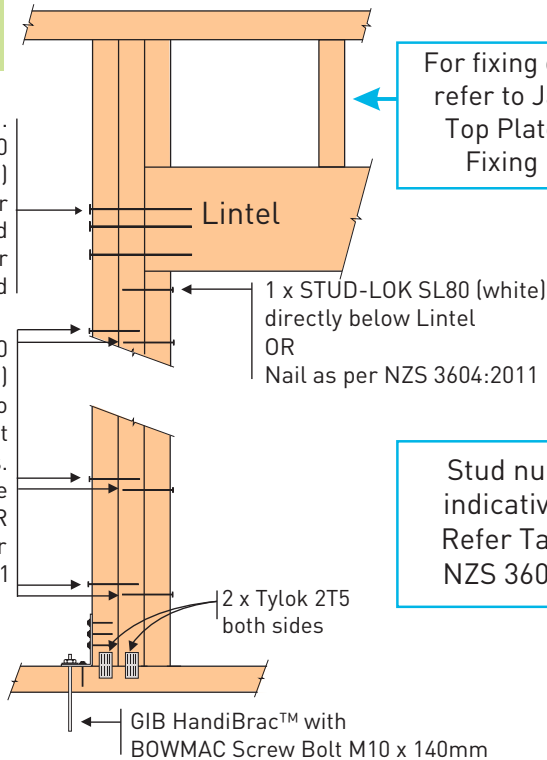
STUD-LOK LINTEL FIXING OPTIONS FOR ON-SITE

TYPE H 13.5kN

For Lintel 190mm min.
6 x STUD-LOK SL170
(blue)
Refer Detail 5 for
90mm Stud
Refer Detail 6 for
140mm Stud

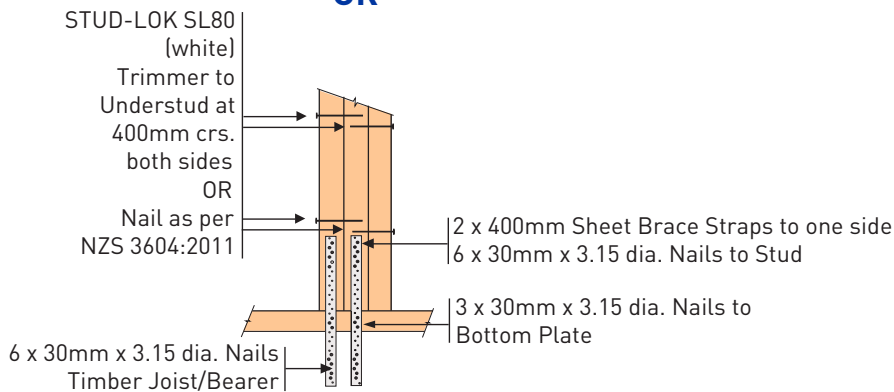
Refer Detail 5 for
90mm Stud
Refer Detail 6 for
140mm Stud

STUD-LOK SL80
(white)
Trimmer to
Understud at
400mm crs.
both side
OR
Nail as per
NZS 3604:2011

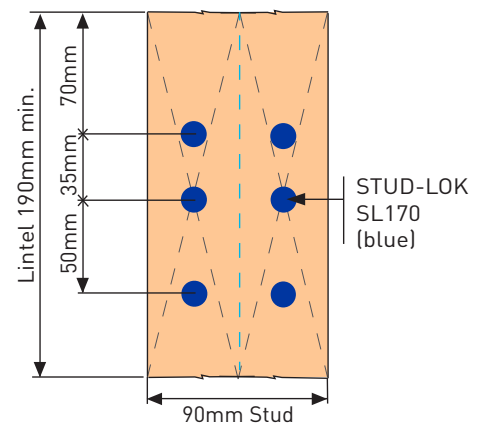


Stud numbers
indicative only.
Refer Table 8.5
NZS 3604:2011

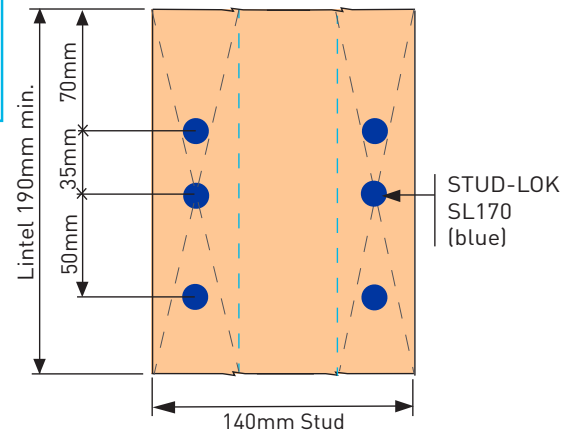
OR



Detail 5



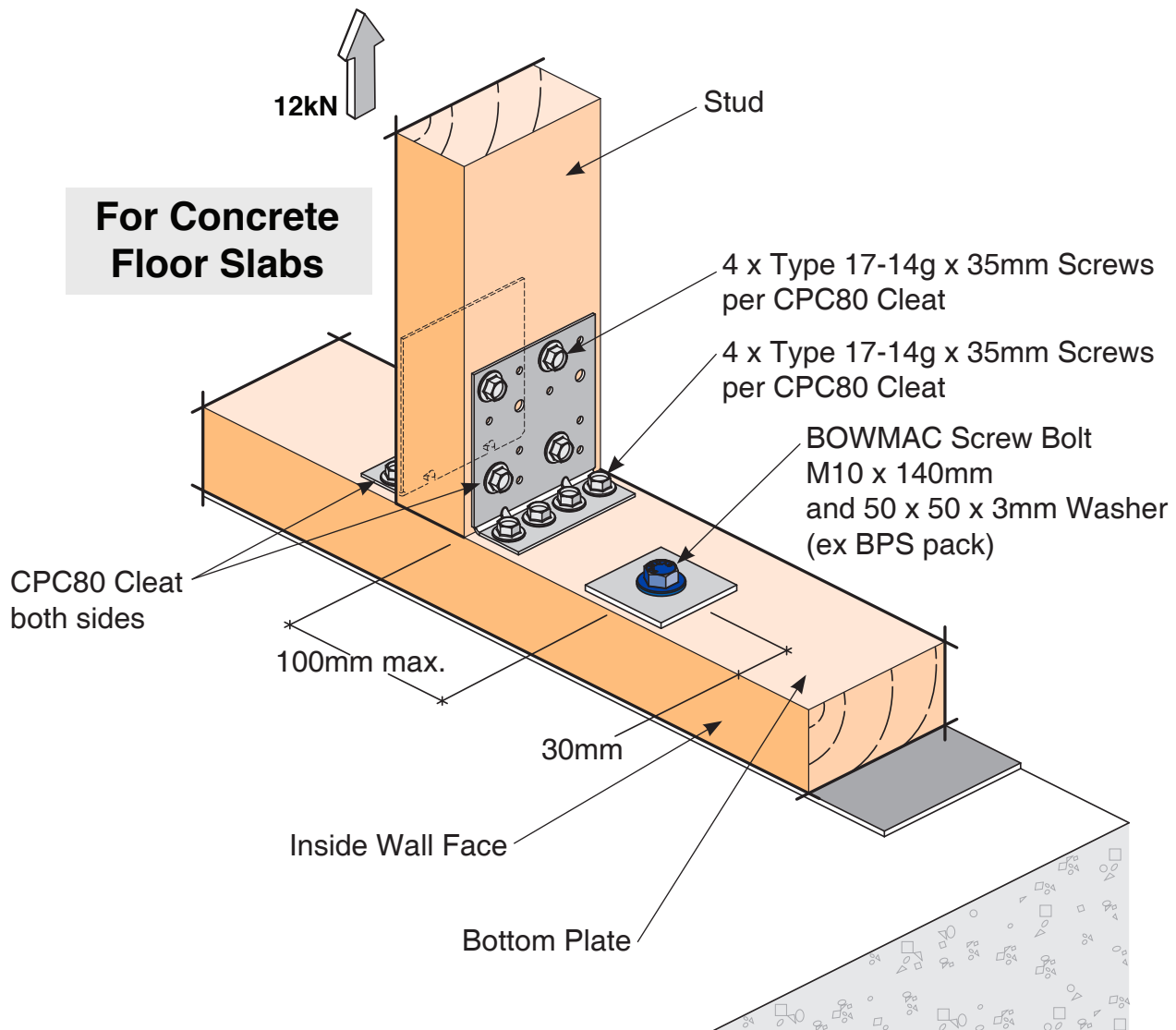
Detail 6



NOTE: STUD-LOK TYPE F 4.0kN fixing can be used for TYPE E 1.4kN fixing

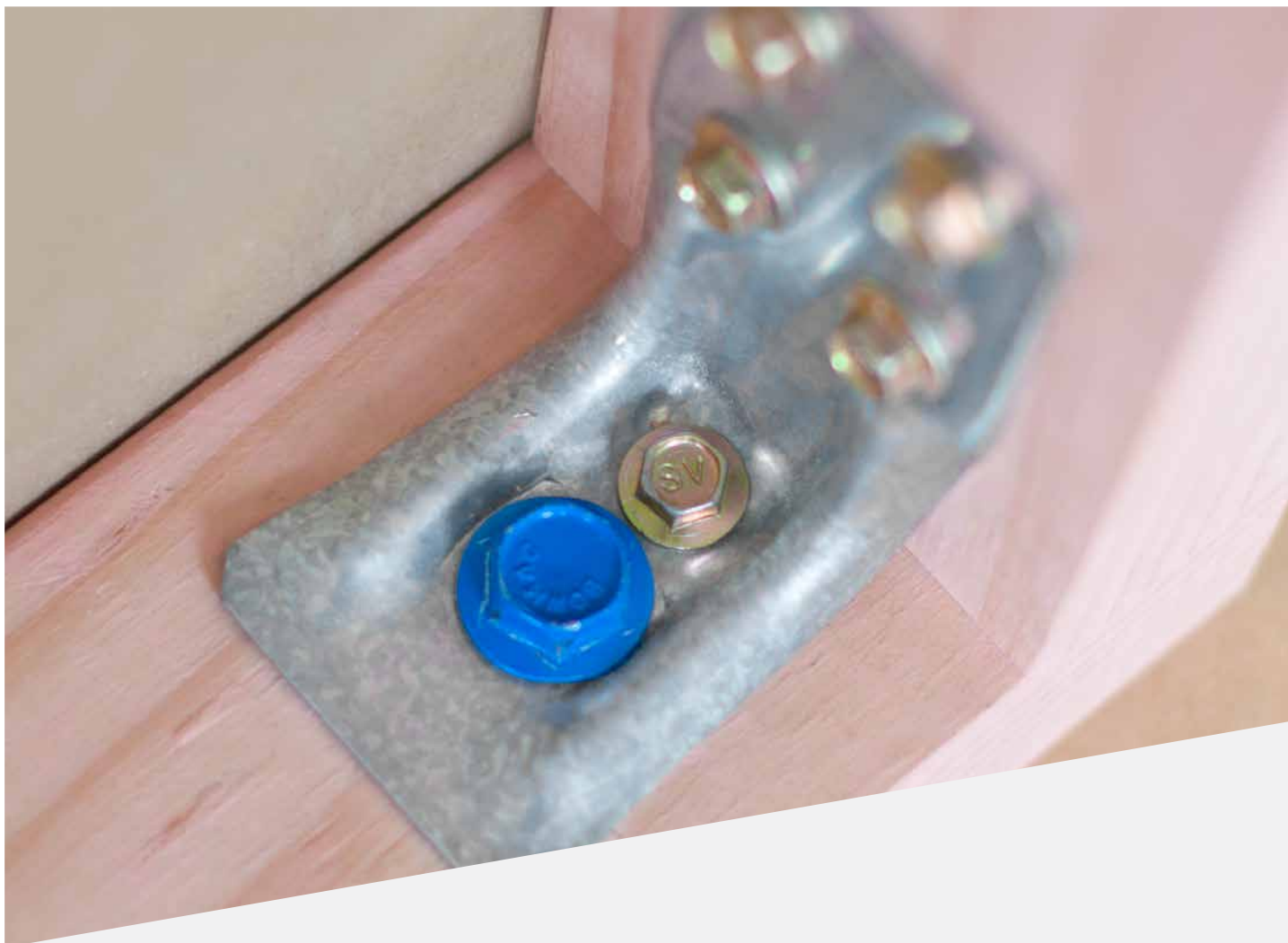
12kN STUD TO BOTTOM PLATE FIXING

- Ideal as retro fit fixing after lining/cladding is installed
- Two fixings per stud as shown



Code: SBP
Material: CPC80 1.55mm G300 Z275 Galvanised Steel
Packed: 2 x CPC80 Cleats
 16 x Type 17-14g x 35mm Hex Head Galvanised Screws

**Available from leading Builders Supply Merchants
throughout New Zealand**



GIB HandiBrac®

Panel Hold-Down Bracket

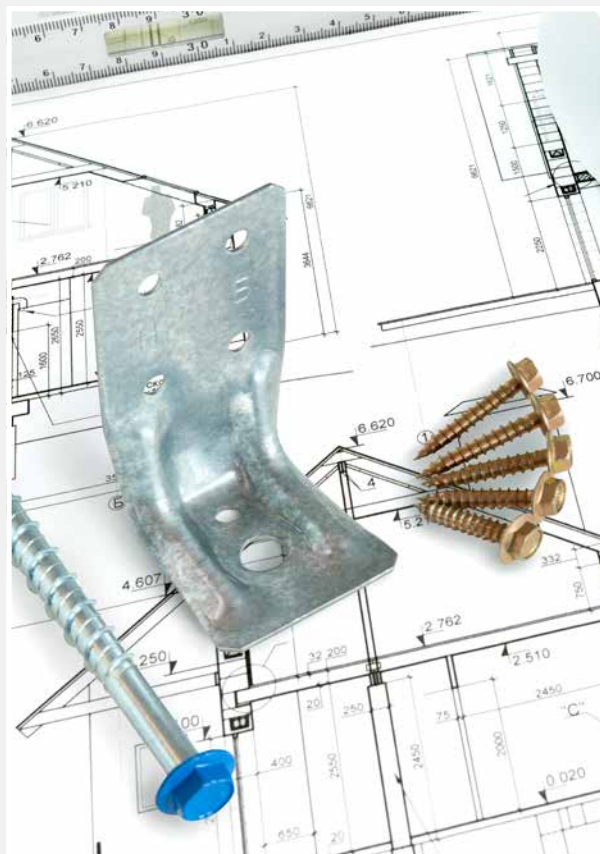
Developed in conjunction with MiTek™, the GIB HandiBrac® has been designed and tested by Winstone Wallboards for use in GIB EzyBrace® elements that require hold-downs. The GIB HandiBrac® is a substitute for bottom plate hold-down straps.

- Quick and easy to fit
- May be fitted at any stage before lining
- Framing face is clear to allow flush lining
- Easily inspected

The GIB HandiBrac® with BOWMAC® blue head screw bolt is suitable for timber and concrete floors constructed in accordance with NZS 3604:2011

The GIB HandiBrac® provides quick and easy installation. The registered design provides a flush surface for the wall linings because it is fitted inside the framing.

There is therefore no need to check in the framing as is recommended with conventional straps. Because the GIB HandiBrac® conveniently allows for installation and inspection at any stage prior to fitting internal linings, it is suitable for both new and retrofit construction.





GIB HANDIBRAC® OVERVIEW

COMPONENTS

GIB HandiBrac® is available in boxes of 10, each containing 5 pairs.

Components per paired pack include:

- 2 x GIB HandiBrac® Brackets
- 10 x Tek Screws
- 2 x BOWMAC® screw bolts included within specific GIB HandiBrac® pack

GIB® BRACING ELEMENTS

The GIB HandiBrac® is a proprietary product that has been tested and is suitable for use with specified GIB Ezy Brace® systems.

FIXING TO TIMBER FRAMED FLOORS

BOWMAC® screw bolt to achieve a characteristic uplift strength of 12kN.

FIXING TO CONCRETE SLABS

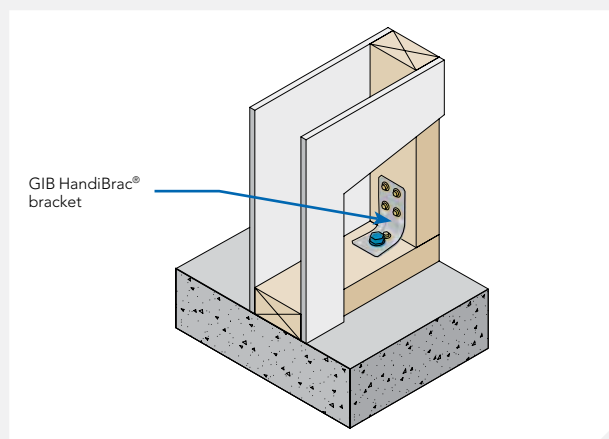
BOWMAC® screw bolt to achieve a characteristic uplift strength of 15kN



PANEL HOLD-DOWN DETAILS

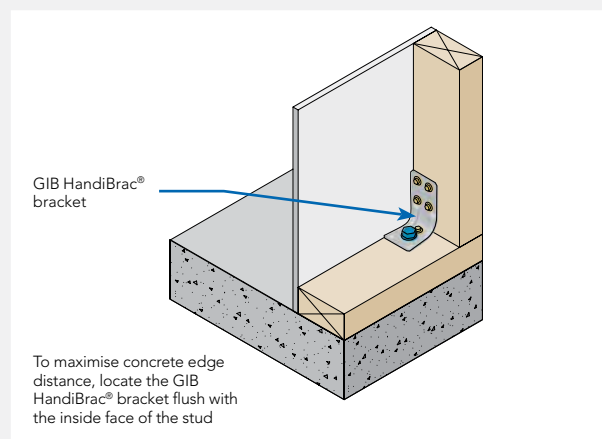
CONCRETE FLOOR – INTERNAL WALL

The bottom plate at both ends of the bracing element is fixed using a BOWMAC® screw bolt. For BOWMAC® screw bolt installation see instructions on next page



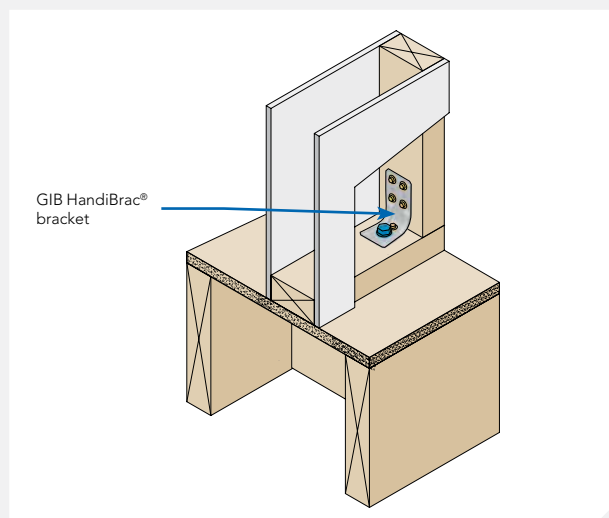
CONCRETE FLOOR – EXTERNAL WALL

The bottom plate at both ends of the bracing element is fixed using a BOWMAC® screw bolt. For BOWMAC® screw bolt installation see instructions on next page.



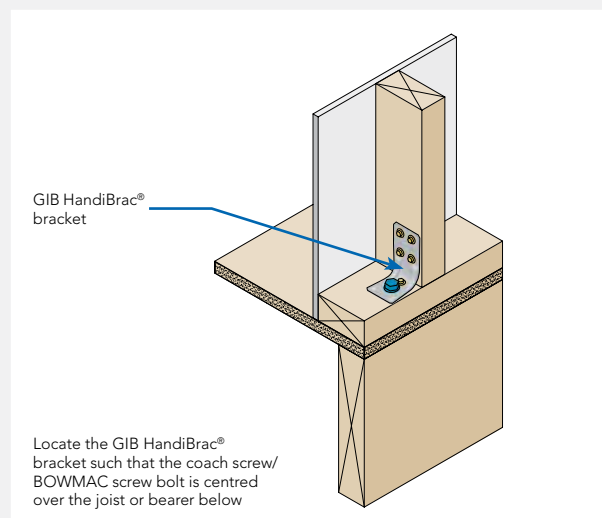
TIMBER FLOOR – INTERNAL WALL

Bottom Plate is fixed using a BOWMAC® screw bolt. For BOWMAC® screw bolt installation see instructions on next page.



TIMBER FLOOR – EXTERNAL WALL

Bottom Plate is fixed using a BOWMAC® screw bolt. For BOWMAC® screw bolt installation see instructions on next page.



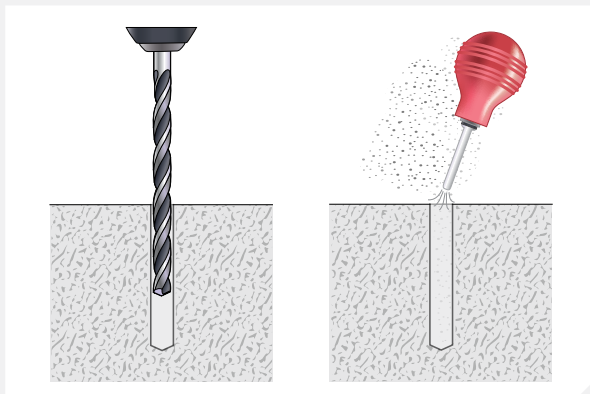


INSTALLATION OF GIB HANDIBRAC® BRACKET

1. Install the screw located in the bracket base
2. Install the BOWMAC® screw bolt as per instructions below
3. Install remaining four screws into the face of the timber stud

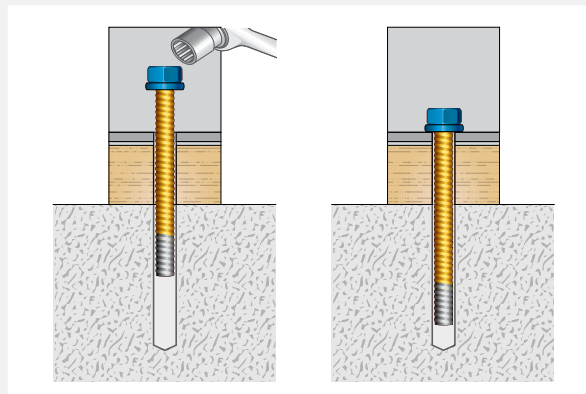
Installation Tips

- Use quality hexagonal socket with a ratchet spanner
- During installation debris or dust created by the thread cutting action may cause some resistance to be experienced. This is easily overcome by unscrewing the BOWMAC® screw bolt for one turn or more and then continuing to fix to the full embedment.



PREPARATION

- Use a 10mm diameter masonry bit for a solid concrete substrate and an 8mm diameter bit for fixing to a timber sub-floor.
- Drill a hole into the base material to depth 8 mm deeper than the required embedment and clean out the hole of dust and debris prior to installation of BOWMAC® screw bolt.



FIXING THE BRACKET

- Insert the bolt through the GIB HandiBrac® plate and bracket and into the hole.
- Begin tightening the bolt by applying forward pressure when engaging the first thread.
- Additional forward pressure may be required for installation in high strength, dense base materials.
- Continue tightening the anchor until the head is firmly seated against the GIB HandiBrac® base.
- In extremely dense material, use of an impact wrench is recommended.
- Be sure the bolt is at the required embedment depth.
- The installation is now complete.



GIB HANDIBRAC®

TRADEMARKS

The name GIB®, GIB HandiBrac® and the shield device are registered trademarks of Fletcher Building Holdings Limited.

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NZ Registered Design Application #420161

MANUFACTURER

GIB HandiBrac® is manufactured and distributed by MiTek New Zealand Ltd.

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MiTek®

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37 Felix Street, Penrose, Auckland 1061, New Zealand
P O Box 12 256, Penrose 1642, Auckland, New Zealand
Ph: 64-9-633 0100, GIB® Helpline: 0800 100 442

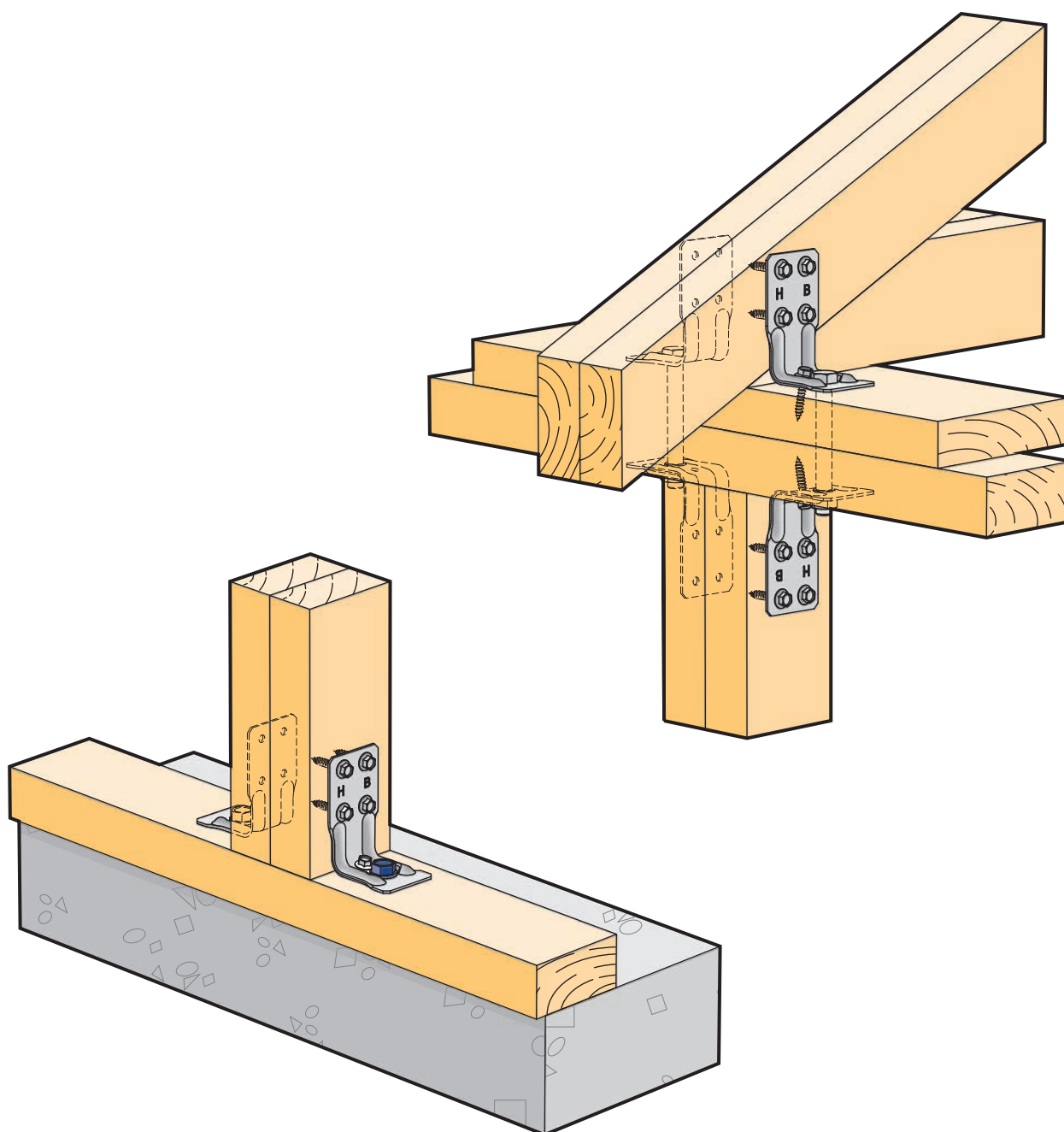
Fax: 64-9-633 0101, Free Fax: 0800 229 222
Email: info@gib.co.nz
Web: www.gib.co.nz



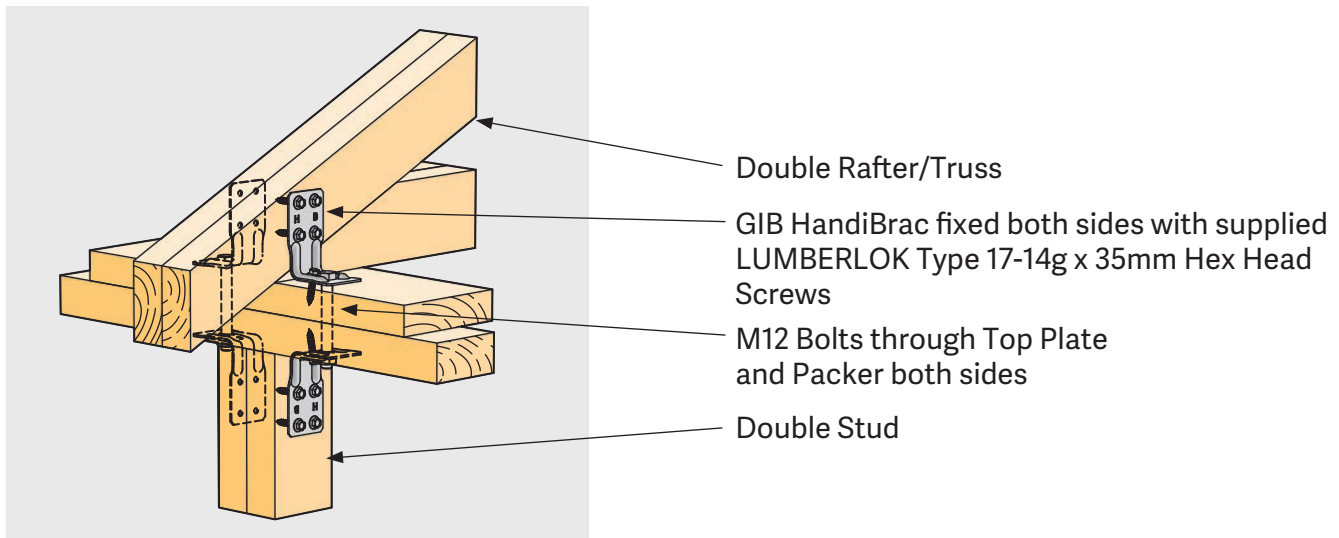
24kN UPLIFT FIXING

INCLUDES BOTH TRUSS FIXING AND BOTTOM PLATE FIXING

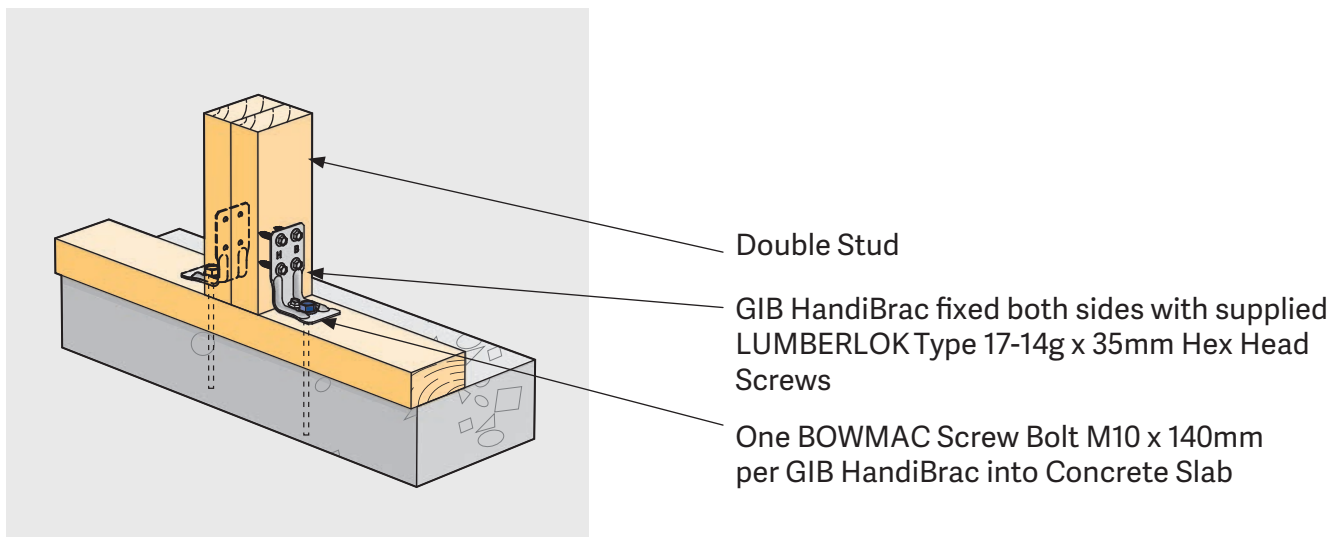
→ Top mounted fixing avoids potential obstructions with linings



TRUSS TO TOP PLATE FIXING



STUD TO BOTTOM PLATE FIXING



Code: B24KNUF

Material: GIB HandiBrac - 2.0mm G250 Z275 Galvanised Steel

Packed: 6 x GIB HandiBrac

2 x M12 x 110mm bolt and nut set

2 x BOWMAC Screw Bolt M10 x 140mm

30 x LUMBERLOK Type 17-14g x 35mm Hex Head Screws



19 May 2026

Aurum Rise Properties Limited
8 Kauri Street
Taradale
Napier 4112

Dear Sir or Madam,

Request for further information on project information memorandum / building consent application - section 48

Reference Number: BC260243

Project Location: 8 Kauri Street

Taradale

Napier 4112

Project Description: Remove load bearing wall, add two new beams to support roof load

Processing of your building consent application in accordance with section 48 of the Act is currently in progress. To enable this work to be completed the following additional information / clarification is required to ensure compliance with the building code is demonstrated:

Main Building

B1: Sub-floor structure and flooring

New strutting beam subfloor connections and framing requirements:

See sheet A.101, A105 and A.107.

SB1 & SB2: proposed sub floor framing and fixing b.

The plans note a gib handi bracket from stud to bottom plate connection providing a minimum 12kN fixing. However the required subfloor framing fixing requires further clarity.

Can the fixing be referenced as a lumberlock connection ie 12kn retro fixing?

it is difficult to confirm the exact fixings being used and kN rating from the notes provided.

B1: Walls, Wall bracing, Posts, Beams

Sheet A.106 identifies proposed new bracing elements intended to replace bracing capacity lost through the

removal of existing walls and installation of new beams.

However, no bracing units (BUs) have been provided for the wall being removed?

As such, it cannot be confirmed that the proposed replacement bracing achieves an equivalent or greater level of bracing resistance than that being removed.

Please provide calculations and/or documentation confirming:

The bracing units associated with the existing wall(s) proposed to be removed; and

That the proposed bracing system provides at least an equivalent number of bracing units in accordance with NZS 3604 (or specific engineering design, as applicable).

1. Please confirm if any double studs are required under the strutting beams supporting beam each end, uplift fixing as per design certificate.

https://www.prolamnz.com/assets/Uploads/D1020_strutting-beam-v2.pdf.

2. Please review strutting beam fixings to meet the following KN ratings and design IT requirements:

SB1 2/360x63 hySPAN - 6.9kN fixing required

8) Installation requirements

Provide at least 30 mm bearing at end supports

Chamfer allowed - see Detail H7

Vertical lamination in accordance with Detail H1.

SB2 360x90 hySPAN - 5.7kN fixing required

8) Installation requirements

Provide at least 30 mm bearing at end supports

Chamfer allowed - see Detail H7

Provide end restraint - see Detail H9

For any fixing proposed can you state the KN rating it achieves.

Advice Note: It is noted that the fixings noted on sheet A.101 and lumberlok details provided provided a KN fixing which is far greater than that required.

Roof Structure

Please confirm any required fixings from the new strutting beams to existing roof framing.

E3: Internal Moisture

Please provide further information to demonstrate that floor surfaces of spaces containing sanitary fixtures or

sanitary appliances be impervious and easily cleaned.

Sheet A.106 new kitchen area and sink position, please confirm compliance to meet 1.5m requirement for impervious floor covering:

2.1 Containment, 2.1.1 Containment provided to satisfy Paragraph:

2.0.1 a) may be achieved by using impervious floor coverings which:

a) Are continuous and coved or joints sealed where they meet the wall (See Figure 1), and b) Extend to the doorway and all walls of the room, or to at least 1.5 m from all sanitary fixtures and sanitary appliances in open-plan rooms.

G1, G2, G3: Personal Hygiene, Laundering, Food Preparation

Please provide further information to demonstrate that the building is provided with spaces and facilities for hygienic storage, preparation and cooking of food that are conveniently located and adequate for the intended use of the building.

Please review documentation to show compliance to meet the requirements of G3/AS1 figure 1 and distances from oven to centre island.

G4: Ventilation

Please confirm if a rangehood is existing or proposed for the new works:

If so, please note on plans the extract rate (Ls) of the proposed new bathroom extract fan to meet G4 requirements.

VENTILATION REQUIREMENTS TO NZBC G4:

50 L/S FOR COOKTOPS

25 L/S FOR SHOWERS AND BATHS

G12: Water Supply

Please confirm if any plumbing works are associated with this consent and planned kitchen works on sheet A.106.

Please review and provide information to support compliance to meet G12.

"All works to comply to G12 as an acceptable solution

Registered plumber to complete the works.

All plumbing work to comply with the Plumbers, Gasfitters and Drainlayers Act 1976".

G13: Foul Water

Please confirm if any plumbing is to be installed in associated to the proposed works and new kitchen layout on sheet A.106.

Please confirm and indicate on the plans the following details in relation to the sanitary plumbing layout: Proposed pipe sizes, gradients, and discharge points (including connection to existing gully traps or other discharge locations).

Confirmation that the design complies with discharge unit loading in accordance with Tables 2 and 4 of G13/AS1.

Review and confirm whether an Air Admittance Valve (AAV) is required, with reference to Table 5 of G13/AS1, and show its location if applicable.

Insufficient information has been provided to verify compliance with Clause G13 at this time

Please note

'All plumbing designed to G13/AS1"

When responding via email, just select "reply" which will automatically link your reply back to your application and ensure it receives prompt attention.

Please ensure that:

- Drawing amendments are clearly identified and document changes are referenced (e.g revision clouds);
- All attached files are in PDF format and all documents are printable at the correct scale;
- Maximum document size for printing is A3;
- All information is to be supplied within 28 days (or the application may be refused). Please keep us informed if additional time is required.

Your consent application has been temporarily placed on hold while we await this information.

Yours Faithfully,

Heath Faulknor

Building Consents Officer

On behalf of: Napier City Council



28 May 2026

Aurum Rise Properties Limited
8 Kauri Street
Taradale
Napier 4112

Dear Sir or Madam,

Request for further information on project information memorandum / building consent application - section 48

Reference Number: BC260243

Project Location: 8 Kauri Street

Taradale

Napier 4112

Project Description: Remove load bearing wall, add two new beams to support roof load.

The kitchen is falls under the exempt schedule of works and is not part of this consent. The consent is for the removal of the load bearing wall only.

Processing of your building consent application in accordance with section 48 of the Act is currently in progress. To enable this work to be completed the following additional information / clarification is required to ensure compliance with the building code is demonstrated:

Main Building

Miscellaneous - Other

1. Please note Prolam strutting beam drawing D1020 has been added to design IT calcs section.
2. As per RFI Responses can the following note be added to plans:

The kitchen is falls under the exempt schedule of works and is not part of this consent. The consent is for the removal of the load bearing wall only.

This will also be added to application summary.

B1: Walls, Wall bracing, Posts, Beams

RFI response:

Due to the age of the building and no records on council file we can assume there was a 150x25mm let in brace at 45 degree angle. This brace would give the following bracing demand Wind BU48 and earthquake 43BU. Therefore by replacing the brace with the proposed GIB bracing we exceed the bracing given by a brace within the wall removed.

New RFI:

Using Calculating bracing when renovating - Build 168 (2018) this notes the following:

SR305 also determined that bracing values from different systems may be added together as long as the bracing is combined in one element.

For example, for a wall lined with plasterboard that also has a diagonal brace, the bracing rating of the wall is the sum of both bracing systems. For a wall lined on both sides with plasterboard, the bracing rating is twice the sum of a wall lined on one side only.

Sheet A.103 shows a 4.6m wall removed, 2 sided plasterboard with angle brace.

Using table 1 (from Build 144, Bracing ratings)

Standard plasterboard 2 sides = 40BUs/m

Plasterboard section of wall = 4.6m x 40BU = 184BUs

Angle brace section of wall = 48BU for angle

184 + 48 = 232BUs lost in total in the wall removed.

Please review proposed bracing on sheet A.106

New brace A1/ GS1-N - 1.7m only provides 117BU wind and 102BU EQ.

Please review lost bracing and new bracing installed meets the BU lost

When responding via email, just select "reply" which will automatically link your reply back to your application and ensure it receives prompt attention.

Please ensure that:

- Drawing amendments are clearly identified and document changes are referenced (e.g revision clouds);
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Building Consents Officer

On behalf of: Napier City Council



29 May 2026

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Taradale
Napier 4112

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Main Building

Miscellaneous - Other

As per RFI Responses can the following note be added to plans:

'The kitchen is falls under the exempt schedule of works and is not part of this consent.
The consent is for the removal of the load bearing wall only'.

This will also be added to application summary.

B1: Walls, Wall bracing, Posts, Beams

RFI response:

In regards to bracing: the building was constructed prior to the 1970's when NZS3604 was introduced, the

plasterboard linings were not added in the total bracing, and was just the timber diagonal braces. Therefore we meet the requirement in regards to bracing lost and new added.

New RFI:

Speaking to my Team leader Ben Ward, further information is required to show required bracing demands are met with the proposed works and removal of wall.

Available options:

1. Provide bracing calculations to show the proposed new brace on sheet A1.06 and existing bracing in building meets bracing demands.
2. Amend brace type, length and/ or no of braces in the hallway to meet the lost bracing. See below lost bracing calculations from both let in brace and 2 x gib linings.

Using Calculating bracing when renovating - Build 168 (2018) this notes the following:

SR305 also determined that bracing values from different systems may be added together as long as the bracing is combined in one element.

For example, for a wall lined with plasterboard that also has a diagonal brace, the bracing rating of the wall is the sum of both bracing systems. For a wall lined on both sides with plasterboard, the bracing rating is twice the sum of a wall lined on one side only.

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Your consent application has been temporarily placed on hold while we await this information.

Yours Faithfully,

Heath Faulknor
Building Consents Officer
On behalf of: Napier City Council



Form 5 Building consent - BC260243

Section 51, Building Act 2004

The building

Street address of building:	8 Kauri Street Taradale Napier 4112
Legal description of land where building is located:	Lot 4 DP 10433 Flat 1 DP 14408
Building name:	
Location of building within site/block number:	8 Kauri Street Taradale Napier 4112
Level/unit number:	0

The owner

Name of owner:	Aurum Rise Properties Limited
Contact person:	Cariappa Rakshith
Mailing address:	8 Kauri Street Taradale Napier 4112
Street address/registered office:	
Phone number:	Landline: Mobile: 022 078 7251
Daytime:	No information provided
After hours:	No information provided
Facsimile number:	No information provided
Email address:	rakshith.cariappa@yahoo.com
Website:	No information provided
First point of contact for communications with the building consent authority:	
Josh Bake (Scope View Projects Limited); Mailing Address: 503 Warren Street North Hastings 4122; Mobile: 027 280 7883; Email: admin@svp.nz	

Building work

The following building work is authorised by this building consent:
Remove load bearing wall, add two new beams to support roof load.

The kitchen is falls under the exempt schedule of works and is not part of this consent. The consent is for the removal of the load bearing wall only.

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Copies of all site reports/records must be provided to the Building Consent Authority as work proceeds for their records, please forward these to 260243@napier.abcs.co.nz referencing the building consent number.

Inspections

The following inspections are required:

- Prepour
- Framing / Pre-wrap
- Post Line
- Sub-floor Framing
- Preline Building
- Building Final

If required, ring the inspection line on 8351545 to make your inspection bookings.

Documents required

Building Final

- G9: Energy works certificate

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

- Advice notes

Signature: Heath Faulknor

Position: Building Consents Officer

On behalf of: Napier City Council

Issue Date: 17 June 2026

Advice notes

Code Compliance Certificate Application - Restricted Building Work: As the building work involves restricted building work, all licensed building practitioners who carry out or supervise restricted building work under this consent must on completion of the work provide the Owner and Napier City Council (NCC) with a record of work, in the prescribed form (Form 6A), detailing what restricted building work has been carried out or supervised. In accordance with S92 of the Building Act records of work must be included with the application for Code Compliance Certificate (CCC). Under S93 of the Building Act, NCC is required to make a decision on whether to issue a CCC 24 months after the decision to grant building consent date, or any further period that may be agreed between the owner and NCC. NCC may refuse to issue the CCC (under S95A of the Building Act) if the above information has not been submitted via the AlphaOne portal by the 24 month anniversary, or further agreed period.

Site Safety: Please ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all occupational safety and health requirements.

Electrical Energy Works Certificate: The Building Consent Authority places full reliance of the issue of energy work certificates to verify that the installation and completion of electrical services comply with the provisions of New Zealand Building Code Clauses G9. Code compliance certificate will not be issued unless the energy works certificates identifies compliance with this specific code clause and confirms compliance with this building consent.

Smoke alarms : Compliant and operating smoke alarms shall be installed in the following locations in accordance with NZS4514:2021:

- a) Smoke alarms shall be located on or near the ceiling.
- b) Smoke alarms shall be located in all bedrooms, living spaces, hallways, and landings within the building.
- c) Where a kitchen is separated from the living spaces and hallways by doors that can be closed, an alarm specified by its manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations.
- d) In a multi-level household unit, there shall be at least one smoke alarm on each level, and
- e) Where more than one smoke alarm is needed to meet the requirements of this standard, these smoke alarms shall all be interconnected so that when one activates, all smoke alarm devices in the household unit will sound.

Approved Building Consent Documents

Please Note: A copy of the stamped approved documents must be available on site for all inspections.

Sheet #	Sheet Name	Client: Cariappa Project Name: Load Bearing wall Removal Project Address: 8 Kauri Street, Taradale, Napier Client Address: 8 Kauri Street, Taradale, Napier Legal Description: FLAT 1 DP 14408 Wind Zone: High Earthquake Zone: 3 Durability Zone: B Scope: Internal Alterations Project Number: 20426	Date issued	Version	Stage	Changes to sheets	Changes	Notes
A. 101	Construction Notes / Proposed		1/5/26	1	Concept			
A. 102	Existing Site Plan		13/05/26	2	BC plans			
A. 103	Existing Ground Floor Plan							
A. 104	Proposed Ground Floor		27/5/26	3	RFI 1	A101,A105,A106,A107	Changes to fixings	
A. 105	Ground Floor Subfloor Framing							
A. 106	Grond Floor Wall Bracing And Lintel		2/626	4	RFI 3	A101, A106	Update to bracing type and lenght	
A. 107	Ground Floor Roof Framing							

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BC260243
02/06/2026
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Napier City Council



Scope View Projects Ltd
2099 Pakowhai Road
Hastings
Tel: 027 280 7883

CLIENT
Cariappa

PROJECT
Load Bearing wall Removal

PROJECT NO.
20426

DRAWN BY
JB

ISSUE
02/ 06/ 2026

Version 4

ISO



Scope View
Projects Ltd
 2099 Pakowhai Road
 Hastings
 Tel: 027 280 7883

CLIENT
 Cariappa
 8 Kauri Street, Taradale,
 Napier

PROJECT
 Load Bearing
 wall Removal

ISSUE
 02/ 06/ 2026
 Version 4
 DRAWN BY JB

Construction
Notes /
Proposed

A.101

Do not scale from drawings.
 Any site / construction works are not to commence until building permit is unconditional
 The Main contractor is responsible for the setting out of the works, the checking of all dimensions and levels on site, and reporting of any discrepancies to the proprietor prior to commencement of work.

Cross-reference all drawings, confirm levels, boundaries, floor heights - do not assume . All dimensions and service locations to be checked prior to commencement of all works .

All sub-contractors to confirm suitable preparation of previous trades will allow work of the required standard and will comply with the requirements before commencing their works.

Producer Statements are to be issued by all suppliers & tradesmen where applicable .

The builder is responsible for the setting out of the works, checking of all dimensions and levels on site, and the reporting of any discrepancies to the proprietor prior to commencement of work ..

The Main Contractor shall be responsible in complying with the Health and Safety at Work Act 2015, effectively operating a Safety Management Program for the duration of the contract. Implementing the use and display of a Hazard Board covering your onsite hazards, controls, and monitoring, as well as maintaining an Emergency Response Plan.

Provide temporary structural support /propping to the building until all beams, structure and plasterboard / structural plywood bracing elements have been installed and fixed correctly.

Existing building materials that are likely to be asbestos must be tested before construction begins.
 If existing materials are found to be asbestos and require removal this must be done by a licensed asbestos remover and must be disposed of in a safe manner

New building materials can be expected to be free of asbestos but many buildings constructed before the 1990s do include materials that contain asbestos. Therefore, for alterations to older buildings, Clause F1 'Hazardous Agents on Site' may be relevant because an existing building can be considered as part of a site. The handling of asbestos-containing materials is covered by the Health and Safety at Work (Asbestos) Regulations 2016. These Regulations require the Licensing of asbestos removalists and asbestos assessors. Refer to the WorkSafe New Zealand website
<http://www.business.govt.nz/worksafe/informationguidance/guidance-by-hazardtype/asbestos/workingwith-asbestos>

Unless otherwise noted or specified, the minimum durability of timber framing fixings and fastenings, excluding nails and screws, shall comply with the durability requirements of NZS 3604 Table 4.1.

Galvanised steel fixing components, excluding nails and screws, shall have galvanised coating masses in accordance with NZS 3604 Table 4.2.

Unless noted or specified otherwise, the materials for nails and screws shall be as given in NZS 3604 Table 4.3. Steel fixings and fastenings in contact with timber treated with copper based timber preservatives (H3.2 or higher) shall be in accordance with NZS 3604 4.4.4. Stainless steel nails shall be minimum Grade 304 unless otherwise specified or noted.

Zone	Fixing Fastening	Environment		Material
All Zones	Nail Plates	Closed And Roof Spaces		Continuously coated galvanised steel (2)
	Wire dogs & Bolts			Hot-dipped galvanised steel (2)
	All other structural Fixings	Closed		Mid steel (uncoated non-galvanised) (3)
Zones B & C	Treated timber pile connections more than 600 mm from the ground and all subfloor connections	Subfloors Vented 7000mm²	Sheltered(4)	Hot-dipped galvanized
		Subfloors Vented 7000mm²	Exposed	Type 304 Stainless (5)
	Treated timber pile connections within 600 mm of the ground	Sheltered (4) And Exposed		Type 304 Stainless (5)
	All other structural fixings, except fabricated brackets (6)	Sheltered (4)		Hot-dipped galvanised steel (2)
		Exposed		Type 304 Stainless (5)

(1) Items described in this table are steel fasteners required to last not less than 50 years, used for joining timber, such as nail plates, bolts, brackets, wire dogs and similar, but not including nails or screws (which are described in table 4.3 of NZS3604)

(2) All galvanising weights to steel shall be given in. Table 4.2 of NZS3604

(3) Steel fixings in timber treated with copper-based timber preservatives shall be as per 4.4.4. of NZS3604

(4) "Sheltered shall be that above a 45° line. See figure 4.3(a) and (b) of NZS3604

(5) Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration

Bracing In Accordance with NZS3604, Min 100 BU per Brace Line

Braceline	Bracing Type	Lenght	Wind Bu	Earthquake BU
1	BL1-H	2.3m	258	239

Existing foundation
 200 Series masonry block foundation ring
 200x200mm Concrete piles @ 830cntrs
 90x90mm Bearers @1500cntrs
 120x50mm Joist @ 450mm cntrs

Bracing Designed following NZS3604, we are adding bracing within the planes that walls were removed

All timber SG8 H1.2 unless otherwise noted

Wall 1
 Internal timber frame: 2.7m High max 90x45 SG8 H1.2
 Studs @ 600C nogs @900C max Bottom plate fixed to subfloor with 90x3.15 power driven nails, 3 @600cntrs. (refer to specification) max 150 from corner & 900 C
 Double top plate 10mm Standard Gib each sides

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Napier City Council

New Lintels				
Label	Span	size	fixing	designed using
L1	1.8m	2/140x45mm SG8 H1.2	Type G fixing	Design IT

Beam Identification

Beam	Size	Min KN Required	Beam to Top plate fixing	Top plate to stud	Stud to bottom plate fixing a	Foundation Fixing a	Stud to bottom plate fixing b	Subfloor framing fixing b	Designed using
SB1	2/360x63 hySPAN	6.9KN	24kN 2/GIB handibrac fixed to both sides with supplied Lumberlok type 17-14g x 35mm Hex head screws. With M12 bolt going through top plate and backer to underside. (Refer to attached Specification) Ensure there is a double stud under top plate where the beam is fixed.	24kN Uplift Fixing: 2xGIB handibrac fixed to underside of top plate with supplied Lumberlok type 17-14g x 35mm Hex head screws. (Refer to attached Specification)	Mitek Type G Fixing 7.5kN meet: GIB HandiBrac bracket. With 5xTek screws and BOWMAC screw bolt M10x140mm with 50x50x3mm square washer	a. 7.5kN achieved at A: fixed bottom plate through to the foundation ring, therefore we meet the requirement with the M10x140mm with 50x50x3mm square washer alone	Mitek Type G Fixing 7.5kN meet: GIB HandiBrac bracket. With 5xTek screws and BOWMAC screw bolt M10x140mm with 50x50x3mm square washer.	b. Mitek 12kN pile Fixing kit:2 CT160 cleats per joist with 3 nails into joist and bearer, with 2 skew nails down into bearer. For pile connection ensure there is 2/Stainless steel wire dogs per side and 4 skew nails, 2 up into bearer and 2 down into pile.	Design IT
SB2	360x90 hySPAN	5.7KN	24kN 2/GIB handibrac fixed to both sides with supplied Lumberlok type 17-14g x 35mm Hex head screws. With M12 bolt going through top plate and backer to underside. (Refer to attached Specification) Ensure there is a double stud under top plate where the beam is fixed.	24kN Uplift Fixing: 2xGIB handibrac fixed to underside of top plate with supplied Lumberlok type 17-14g x 35mm Hex head screws. (Refer to attached Specification)	Mitek Type G Fixing 7.5kN meet: GIB HandiBrac bracket. With 5xTek screws and BOWMAC screw bolt M10x140mm with 50x50x3mm square washer	a. 7.5kN achieved at A: fixed bottom plate through to the foundation ring, therefore we meet the requirement with the M10x140mm with 50x50x3mm square washer alone	Mitek Type G Fixing 7.5kN meet: GIB HandiBrac bracket. With 5xTek screws and BOWMAC screw bolt M10x140mm with 50x50x3mm square washer.	b. Mitek 12kN pile Fixing kit:2 CT160 cleats per joist with 3 nails into joist and bearer, with 2 skew nails down into bearer. For pile connection ensure there is 2/Stainless steel wire dogs per side and 4 skew nails, 2 up into bearer and 2 down into pile.	Design IT



Scope View
Projects Ltd
2099 Pakowhai Road
Hastings
Tel: 027 280 7883

CLIENT
Cariappa
8 Kauri Street, Taradale,
Napier

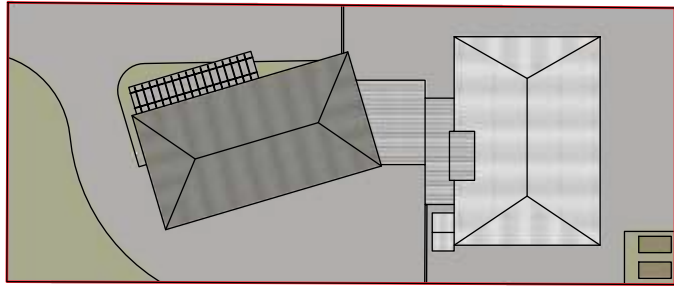
PROJECT
Load Bearing
wall Removal

PROJECT NO.
20426

ISSUE
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Version 4
JB

Existing Site Plan

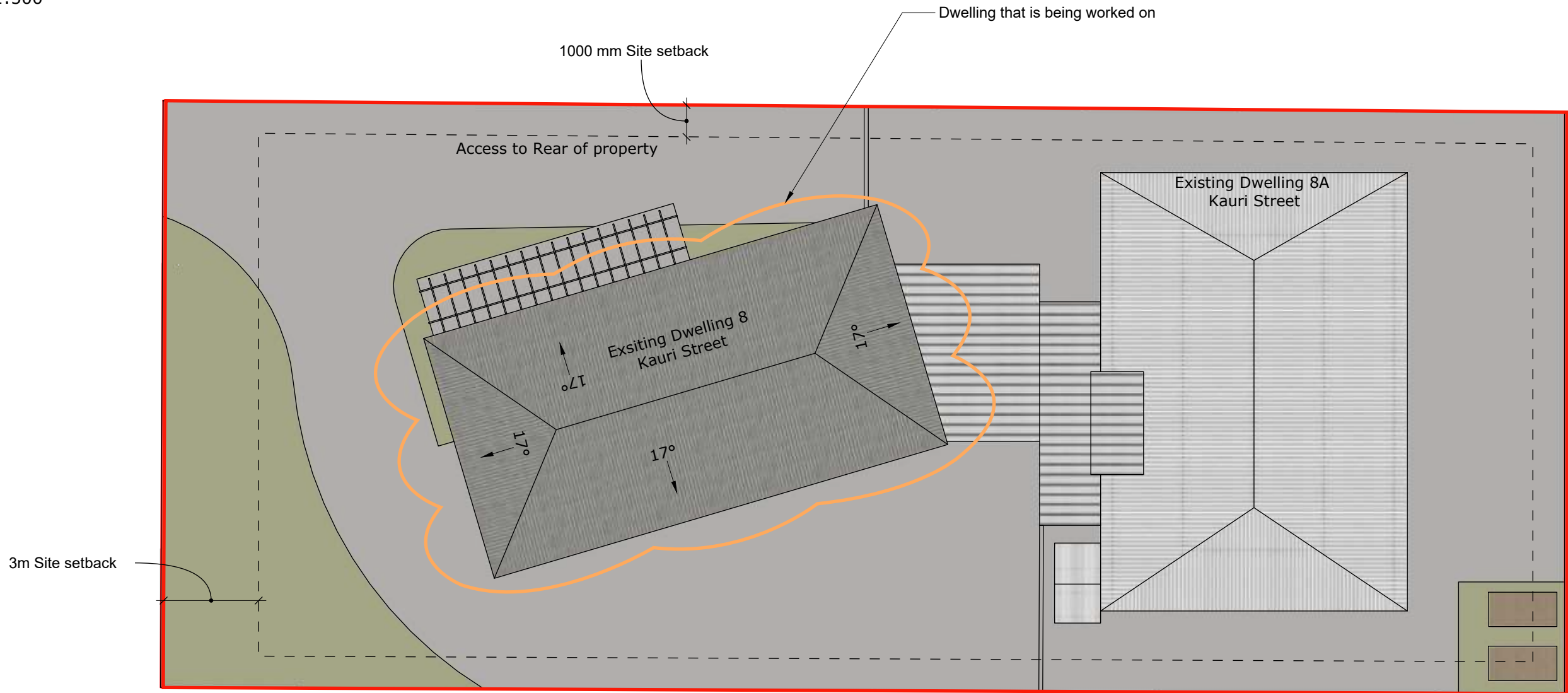
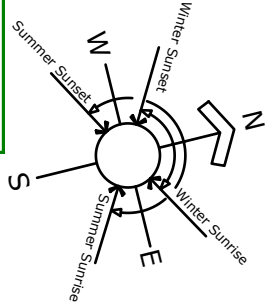
A.102



Existing Site Plan

1:500

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Napier City Council



Project Address: 8 Kauri Street,
Taradale, Napier

Legal Description: FLAT 1 DP
14408
Wind Zone: High
Earthquake Zone: 3
Durability Zone: B

Existing Site Plan

1:200



Scope View
Projects Ltd
2099 Pakowhai Road
Hastings
Tel: 027 280 7883

CLIENT
Cariappa
8 Kauri Street, Taradale,
Napier

PROJECT
Load Bearing
wall Removal

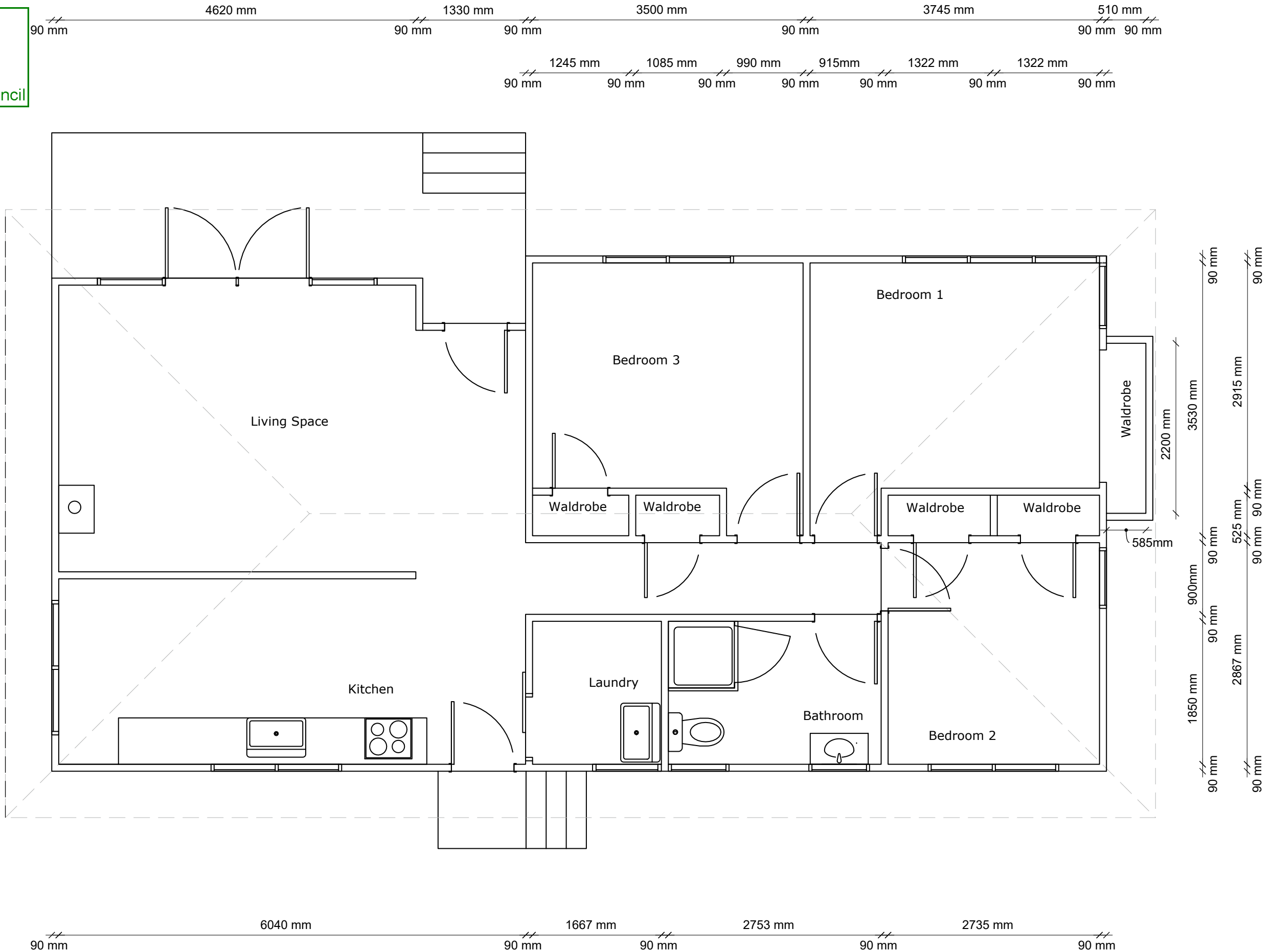
ISSUE
02/ 06/ 2026
Version 4
DRAWN BY
JB

PROJECT NO.
20426

Existing Ground
Floor Plan

A.103

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Napier City Council



Existing Ground Floor Plan

1:50



Scope View
Projects Ltd
 2099 Pakowhai Road
 Hastings
 Tel: 027 280 7883

CLIENT
 Cariappa
 8 Kauri Street, Taradale,
 Napier

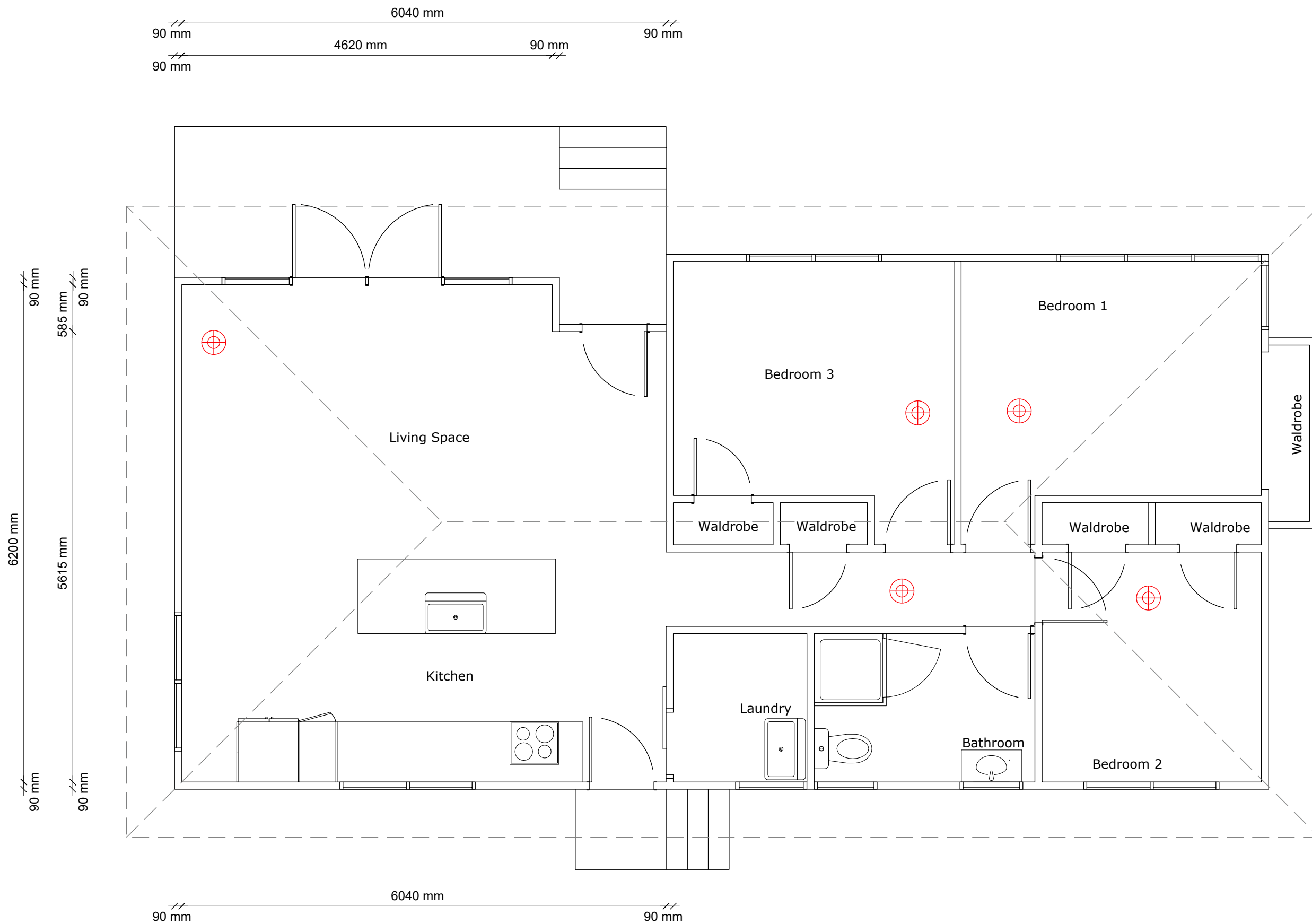
PROJECT
 Load Bearing
 wall Removal
PROJECT NO.
 20426

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 02/ 06/ 2026
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**Proposed
 Ground
 Floor**

A.104

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New Interconnected smoke alarms installed as per NZS 4514, Note that the smoke alarms need to be updated in the part of the house that is not being renovated, in order to comply with the C documents of the building code

Proposed Ground Floor

1:50

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APNZ
Architectural
Designers
New Zealand
Professional
Member

Scope View
Projects Ltd
2099 Pakowhai Road
Hastings
Tel: 027 280 7883

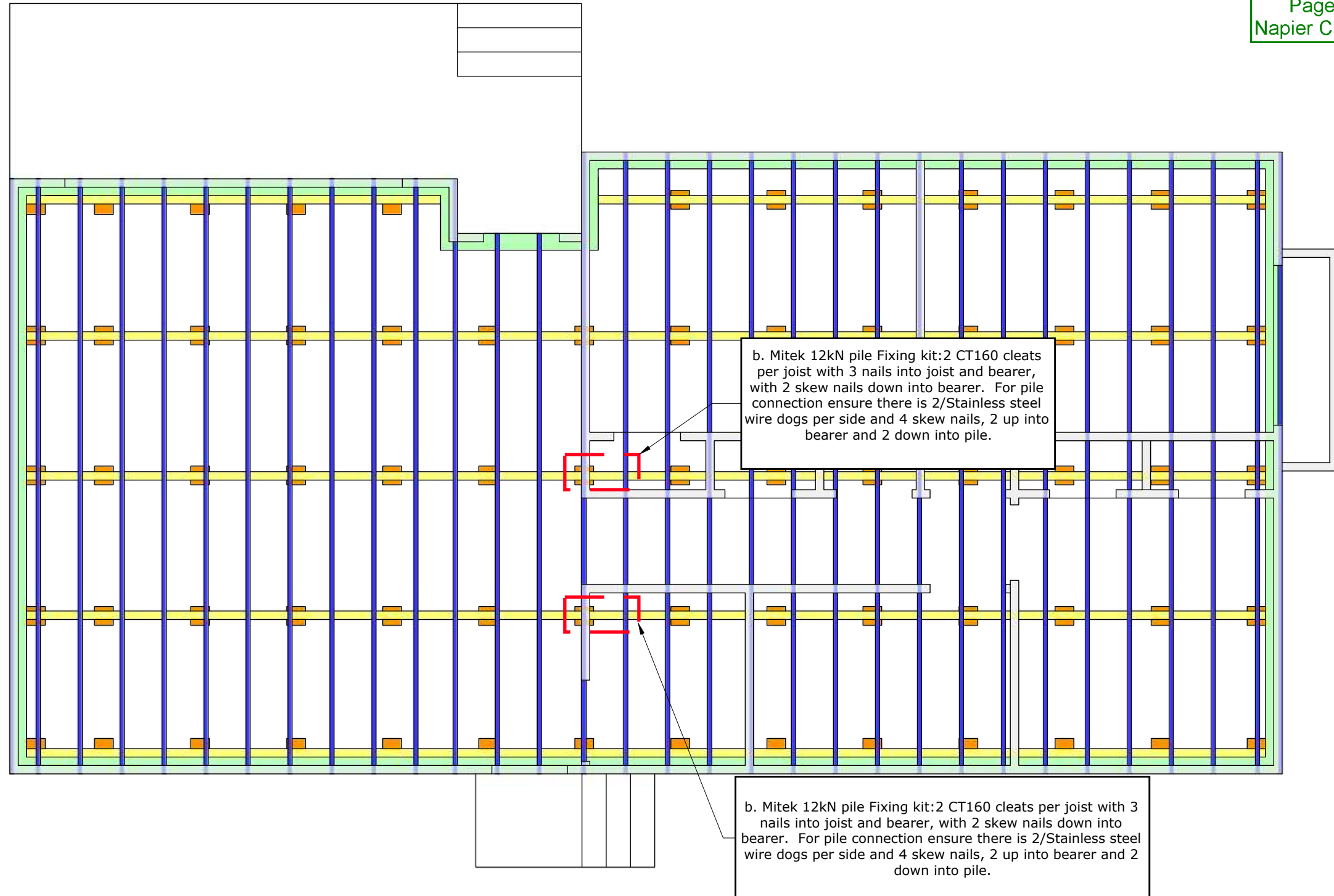
CLIENT
Cariappa
8 Kauri Street, Taradale,
Napier

PROJECT
Load Bearing
wall Removal
PROJECT NO.
20426

ISSUE
02/ 06/ 2026
Version 4
JB

Ground Floor
Subfloor Framing

A.105



Foundation Key	
	Foundation Ring
	Piles
	Bearers
	Joist

Existing foundation
200 Series masonry block foundation ring
200x200mm Concrete piles @ 830cntrs
90x90mm Bearers @1500cntrs
120x50mm Joist @ 450mm cntrs

Ground Floor Subfloor Framing

1:100

Wall 1
Internal timber frame: 2.7m High max 90x45 SG8
H1.2 Studs @ 600C nogs @900C max Bottom
plate fixed to subfloor with 90x3.15 power driven
nails, 3 @600cntrs. (refer to specification) max
150 from corner & 900 C Double top plate 10mm
Standard Gib each sides

Bracing In Accordance with NZS3604, Min 100 BU per Brace
Line

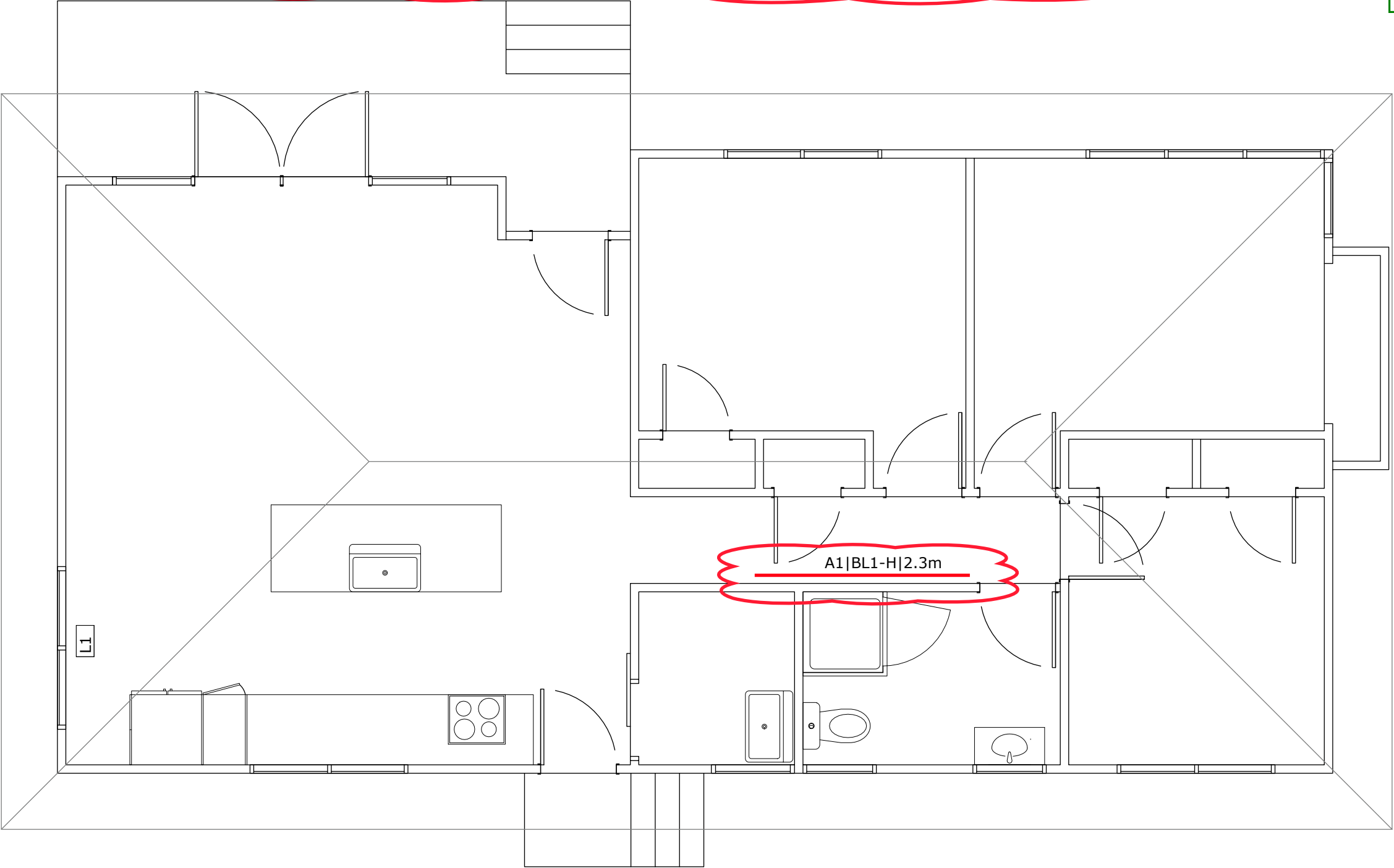
Braceline	Bracing Type	Lenght	Wind Bu	Earthquake BU
1	BL1-H	2.3m	258	239

Bracing Designed following NZS3604,
we are adding bracing within the planes
that walls were removed

Using table 1 (from Build 144, Bracing ratings)
Standard plasterboard 2 sides = 40BUs/m
Plasterboard section of wall = 4.6m x 40BU = 184BUs
Angle brace section of wall = 48BU for angle
184 + 48 = 232BUs lost in total in the wall removed.

BL1-H: 10mm Braceline GIB with
holdowns, installed in accordance
with the GIB ezybrace manual

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New Lintels				
Label	Span	size	fixing	designed using
L1	1.8m	2/140x45mm SG8 H1.2	Type G fixing	Design IT

Bracing line/NO ——— Bracing element type
A1| B5 2.4| 4.56m
Bracing location ——— Bracing length

Grond Floor Wall Bracing And Lintel
1:50

Beam Identification									
Beam	Size	Min KN Required	Beam to Top plate fixing	Top plate to stud	Stud to bottom plate fixing a	Foundation Fixing a	Stud to bottom plate fixing b	Subfloor framing fixing b	Designed using
SB1	2/360x63 hySPAN	6.9KN	24kN 2/GIB handibrac fixed to both sides with supplied Lumberlok type 17-14g x 35mm Hex head screws. With M12 bolt going through top plate and backer to underside. (Refer to attached Specification) Ensure there is a double stud under top plate where the beam is fixed.	24kN Uplift Fixing: 2xGIB handibrac fixed to underside of top plate with supplied Lumberlok type 17-14g x 35mm Hex head screws. (Refer to attached Specification)	Mitek Type G Fixing 7.5kN meet: GIB HandiBrac bracket. With 5xTek screws and BOWMAC screw bolt M10x140mm with 50x50x3mm square washer	a. 7.5kN achieved at A: fixed bottom plate through to the foundation ring, therefore we meet the requirement with the M10x140mm with 50x50x3mm square washer alone	Mitek Type G Fixing 7.5kN meet: GIB HandiBrac bracket. With 5xTek screws and BOWMAC screw bolt M10x140mm with 50x50x3mm square washer.	b. Mitek 12kN pile Fixing kit:2 CT160 cleats per joist with 3 nails into joist and bearer, with 2 skew nails down into bearer. For pile connection ensure there is 2/Stainless steel wire dogs per side and 4 skew nails, 2 up into bearer and 2 down into pile.	Design IT
SB2	360x90 hySPAN	5.7KN	24kN 2/GIB handibrac fixed to both sides with supplied Lumberlok type 17-14g x 35mm Hex head screws. With M12 bolt going through top plate and backer to underside. (Refer to attached Specification) Ensure there is a double stud under top plate where the beam is fixed.	24kN Uplift Fixing: 2xGIB handibrac fixed to underside of top plate with supplied Lumberlok type 17-14g x 35mm Hex head screws. (Refer to attached Specification)	Mitek Type G Fixing 7.5kN meet: GIB HandiBrac bracket. With 5xTek screws and BOWMAC screw bolt M10x140mm with 50x50x3mm square washer	a. 7.5kN achieved at A: fixed bottom plate through to the foundation ring, therefore we meet the requirement with the M10x140mm with 50x50x3mm square washer alone	Mitek Type G Fixing 7.5kN meet: GIB HandiBrac bracket. With 5xTek screws and BOWMAC screw bolt M10x140mm with 50x50x3mm square washer.	b. Mitek 12kN pile Fixing kit:2 CT160 cleats per joist with 3 nails into joist and bearer, with 2 skew nails down into bearer. For pile connection ensure there is 2/Stainless steel wire dogs per side and 4 skew nails, 2 up into bearer and 2 down into pile.	Design IT

Existing ceiling joist to be connected to the strutting beams, that are level with the ceiling joist with JH47x90 joist hangers with 3x Lumberlock product nails 30mmx 3.15dia

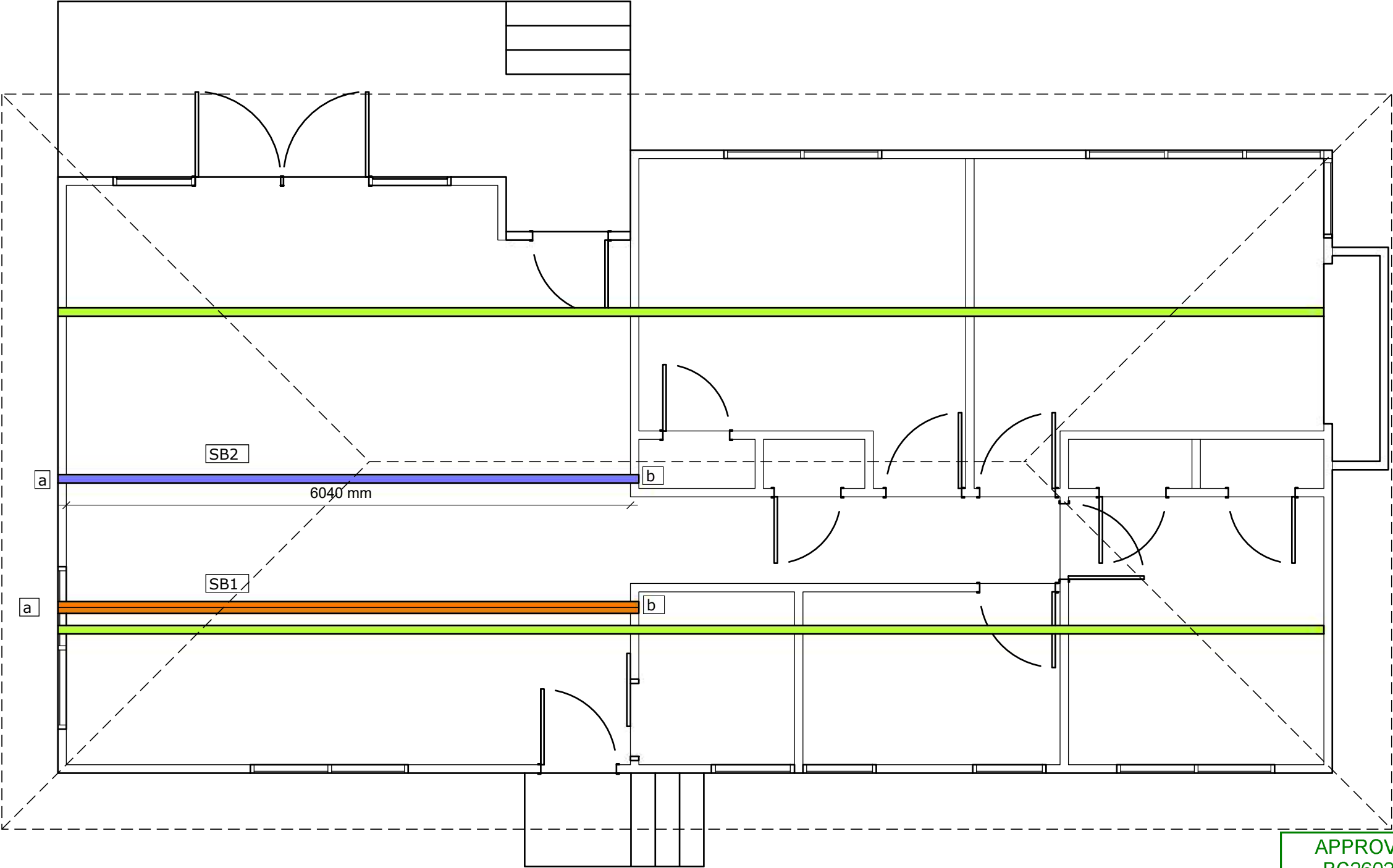
Strutting beams to have End restraints as per Detail H9 of the attached design IT certification

Fix perpendicular roof framing struts to new strutting beam with 2/100x3.75mm nails plus strap fixing, as per NSZ3604 figure 10.11

Ensure the beams meet the requirement of Detail H1, Detail H7, Detail H9 of the attached Design IT specification

Existing Roof: 17°

Legend	
Key	Member
	Existing Underpurlin
	SB1 (New strutting beam supporting underpurlin and ceiling framing)
	SB2 (New Strutting beam supporting underpurlin and ceiling framing)



Ground Floor Roof Framing

1:50

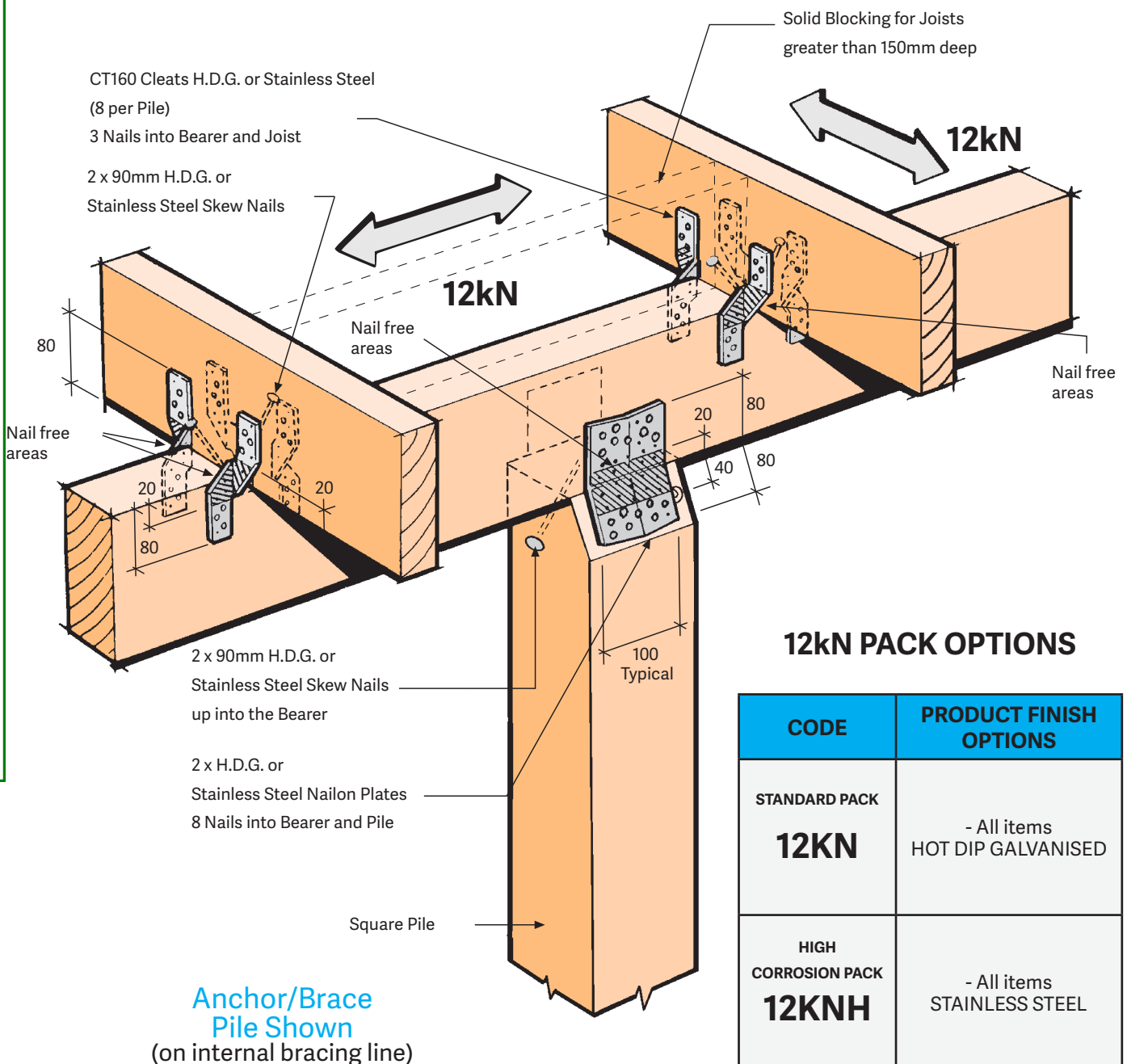
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Napier City Council

Approved Building Consent Documents

Please Note: A copy of the stamped approved documents must be available on site for all inspections.

12kN PILE FIXING FOR BRACED PILES OR ANCHOR PILES

- The 12kN Pile Fixing must be installed in accordance with this brochure
- Auckland University Tested. Test Ref. 4613
- All subfloor construction must be in accordance with NZS 3604:2011
- NZS 3604 requires lines of lateral support to floor joists within 300mm of bearer or bracing lines, refer to Clause 7.1.2
- Joists deeper than 150mm require solid blocking over braced or anchor pile

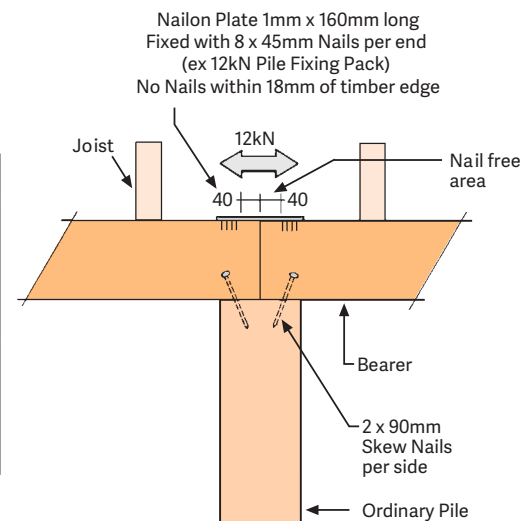
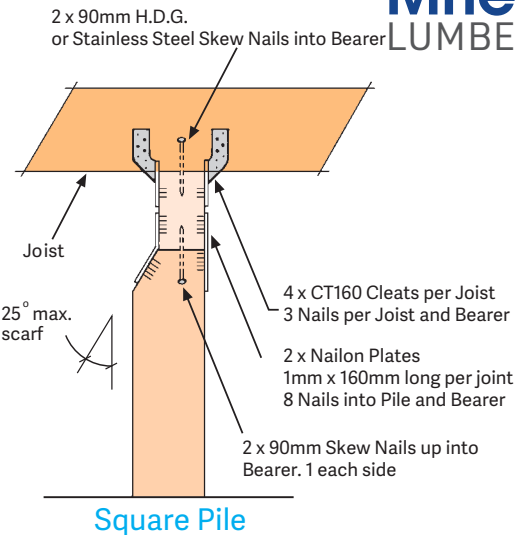
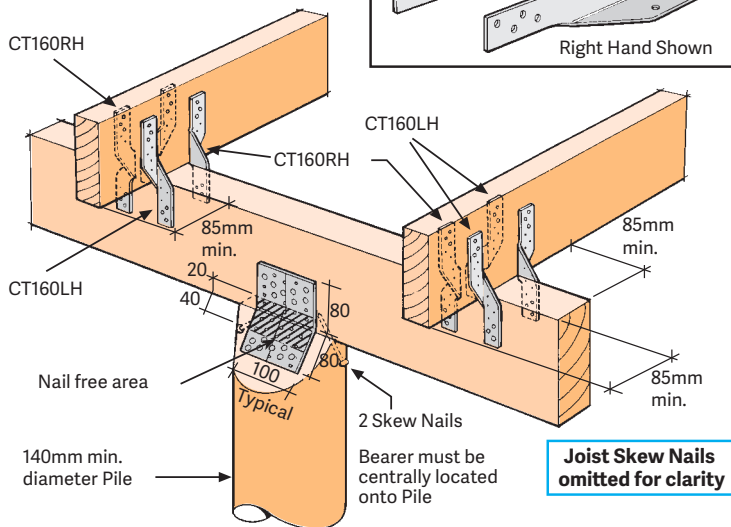


12kN PACK OPTIONS

CODE	PRODUCT FINISH OPTIONS
STANDARD PACK 12KN	- All items HOT DIP GALVANISED
HIGH CORROSION PACK 12KNH	- All items STAINLESS STEEL

→ See next page for Corrosion Table

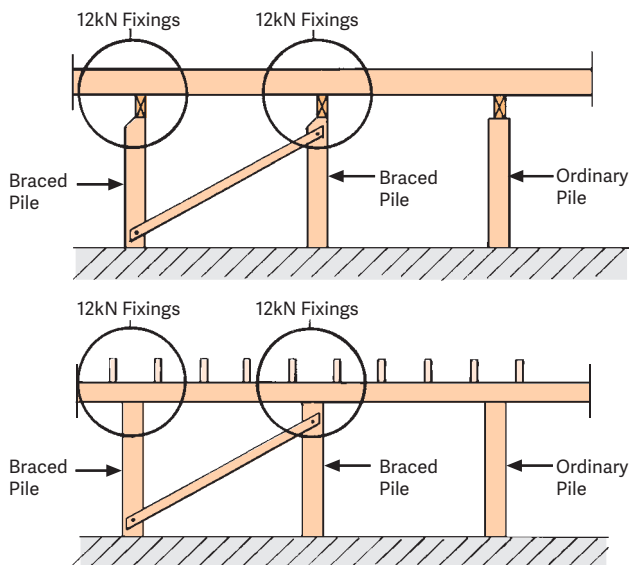
External Bracing Line



12kN Bearer Splice

Clause 6.12.7.2
NZS 3604:2011

CORROSION HAZARD USE TABLE	
Standard Pack (12KN) - Zones B & C - All Fixings ABOVE 600mm from Ground level	All items Hot Dip Galvanised.
High Corrosion Pack (12KNH) - Zone D - All Fixings BELOW 600mm from Ground level	All items Stainless Steel (304).



Sample Subfloor Elevations

12kN Fixing - Pile to Bearer
- Joists to Bearer

12kN Joint Fixing Schedule

- PILE TO BEARER**
- Nailon Plate (2 per joint) 1mm x 100mm x 160mm long
 - 8 Nails per Plate into Pile
 - 8 Nails per Plate into Bearer
 - 2 skew Nails 90mm (1 per face)
- JOIST TO BEARER**
- CT160 Cleats (4 per Joist) 160mm long
 - 3 Nails per Cleat into Joist
 - 3 Nails per Cleat into Bearer
 - 2 skew Nails 90mm (1 per side)
- NAILS**
- 80 x 45mm x 3.55 dia. Spiral Nails
 - 6 x 90mm x 4 dia. Stainless Steel Nails (12KNH Pack only)

12kN Pile Set Contents

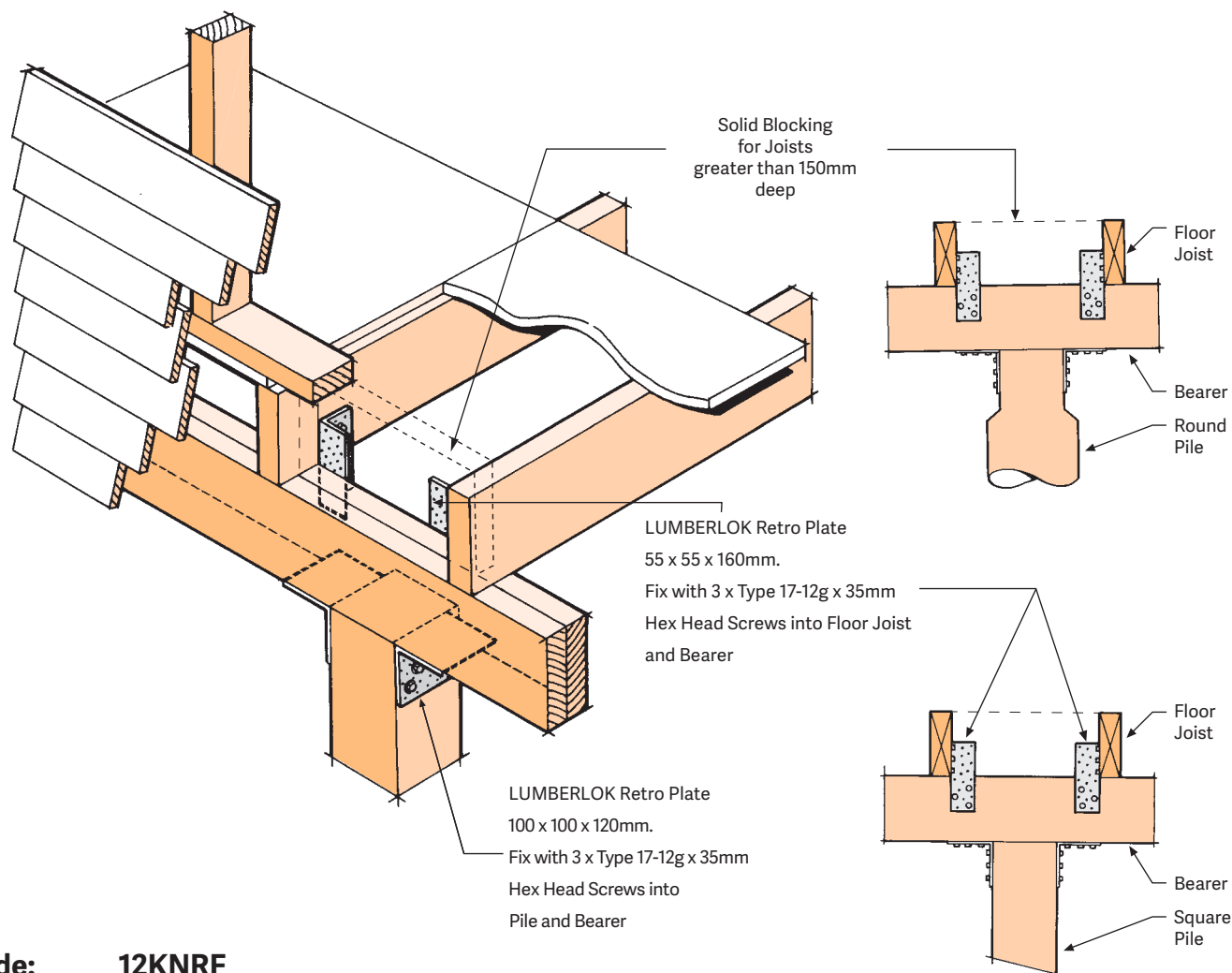
Each set represents 1 x 12kN Pile Fixing
(packed 4 sets per carton)
 2 x Nailon Plates 160mm long
 8 x CT160 Cleats
 80 x 45mm x 3.55 dia. Spiral Nails
 6 x 90mm x 4 dia. Stainless Steel Annular Groove Nails - 12KNH Pack

Refer front page for Product Finish Options

90mm H.D.G. Nails not included.

12kN RETRO SUBFLOOR FIXING

- Fixing to be used when the outside face of the bearer is not accessible
e.g. fixing relocatable houses to piles
- Hot Dip Galvanised or Stainless Steel options available for required corrosive zone



Code: 12KNRF
Material: 0.91mm G300 Z275 (Hot Dip Galvanised Steel)

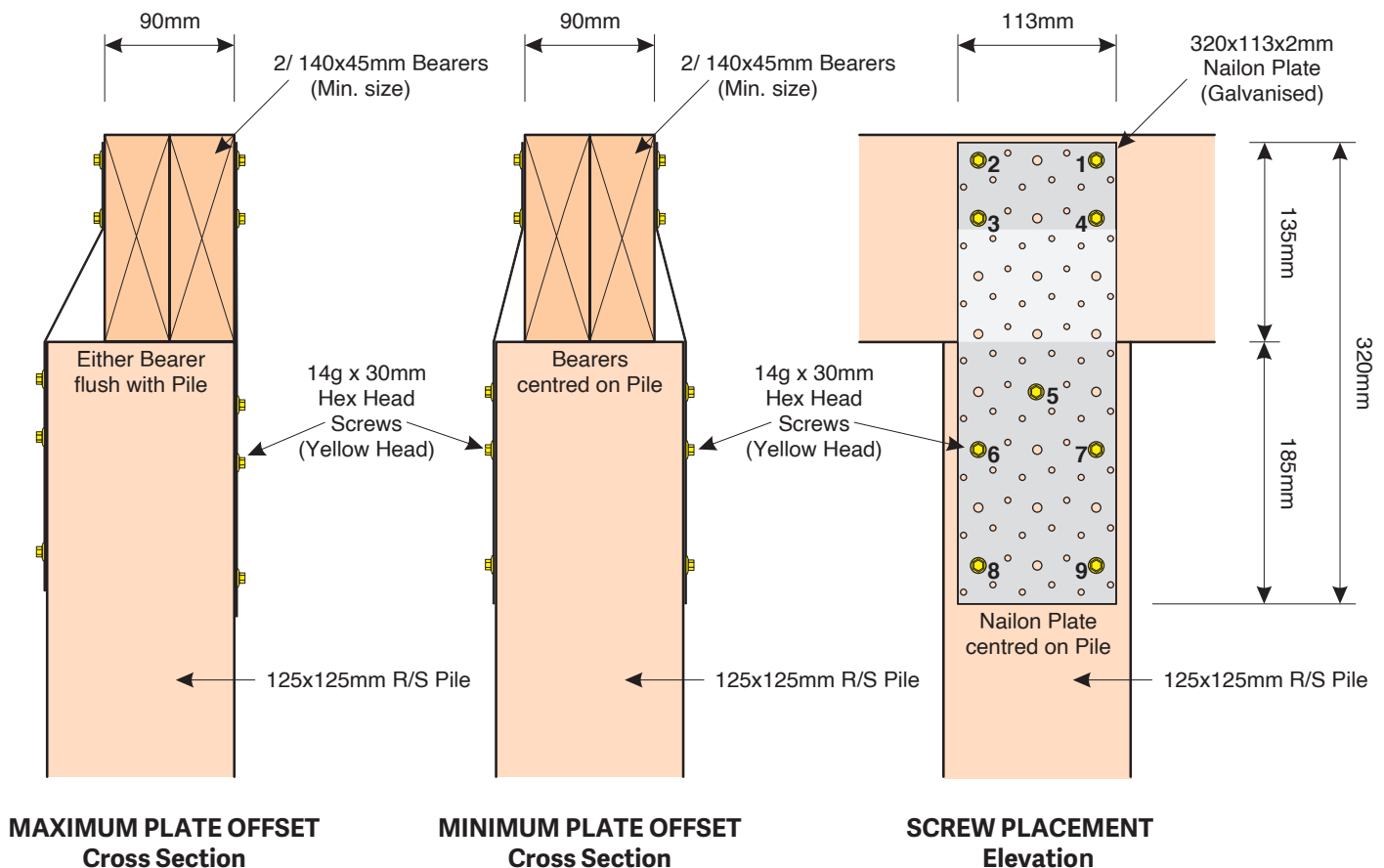
Code: 12KNRFH
Material: 0.9mm Stainless Steel 304-2B

Packed: 8 x Retro Plate 55 x 55 x 160mm
8 x Retro Plate 100 x 100 x 120mm
100 x Type 17-12g x 35mm Hex Head Screws

PILE BEARER CONNECTION

TYPE 2A & TYPE 2B IN EXPOSURE ZONES B & C AS PER NZS 3604:2011 SECTION 4 DURABILITY

(As defined in MBIE document "TC3 Technical Guidance New Foundations" version C)



Installation

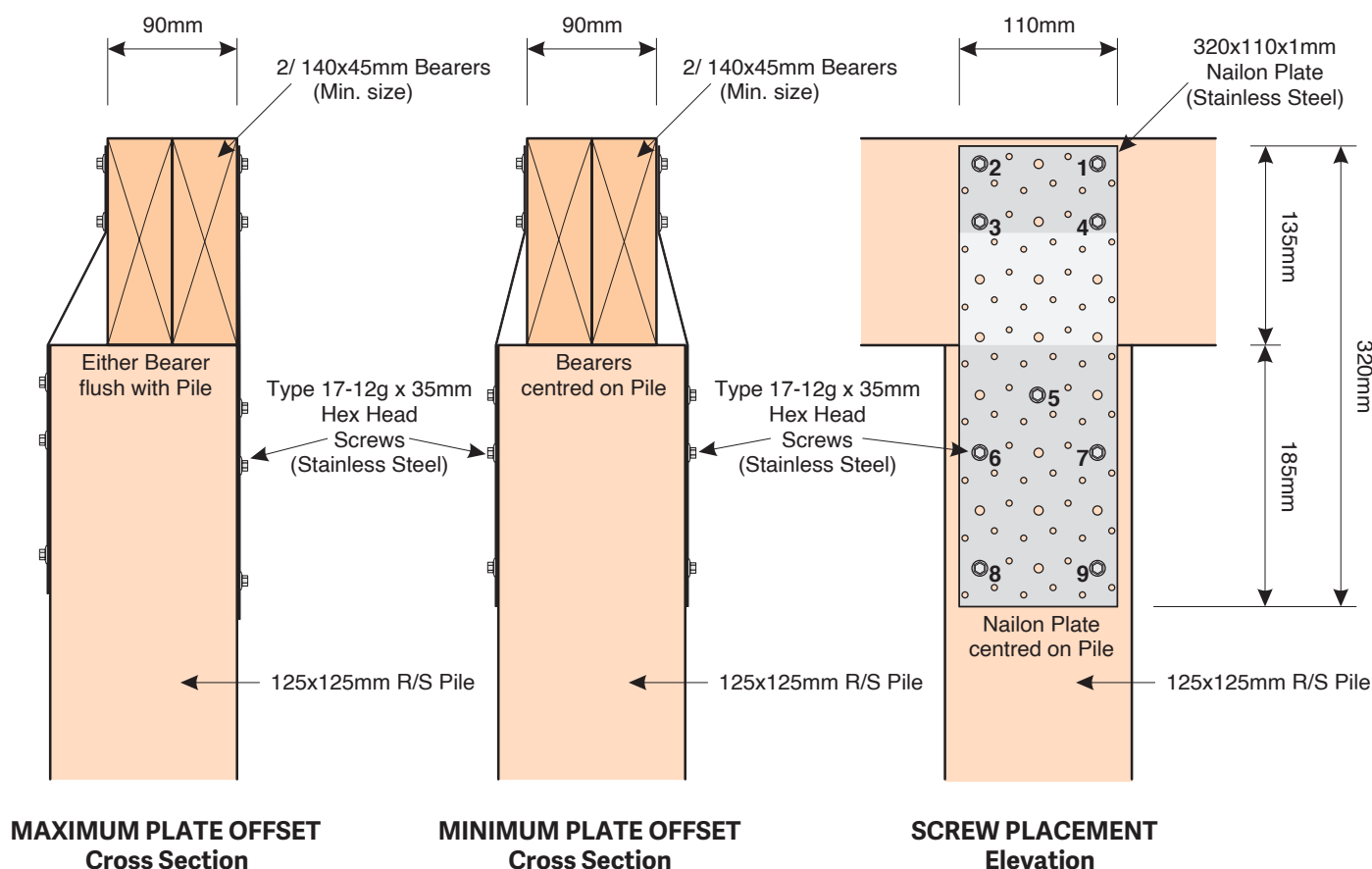
1. Install screws as indicated, using the larger holes in the Nailon Plate.
2. Install plate against the pile and bearer using the screws in the numbered sequence as shown above. There is no need to scarf the bearer or pre-bend the plate. Use the screw sequence to pull plate flat against bearer and pile.
3. Once screws numbered 1 to 4 are installed, bend the plate by hand against the pile to assist screw No. 5 in pulling the plate flat. Continue installing screws 6 to 9.

Code: PB2A2B
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 20 x Nailon Plate 320 x 113mm
180 x 14g x 30mm Hex Head Galvanised Screws

PILE BEARER CONNECTION

TYPE 2A & TYPE 2B IN EXPOSURE ZONES D AS PER NZS 3604:2011 SECTION 4 DURABILITY

(As defined in MBIE document "TC3 Technical Guidance New Foundations" version C)



Installation

1. Install screws as indicated, using the larger holes in the Nailon Plate.
2. Install plate against the pile and bearer using the screws in the numbered sequence as shown above. There is no need to scarf the bearer or pre-bend the plate. Use the screw sequence to pull plate flat against bearer and pile.
3. Once screws numbered 1 to 4 are installed, bend the plate by hand against the pile to assist screw No. 5 in pulling the plate flat. Continue installing screws 6 to 9.

Code: SSPB2A2B
Material: 0.9mm Stainless Steel 304-2B
Packed: 20 x Nailon Plate 320 x 110mm
180 x Type 17-12g x 35mm Hex Head
Stainless Steel Screws

LINTEL FIXING SCHEDULE

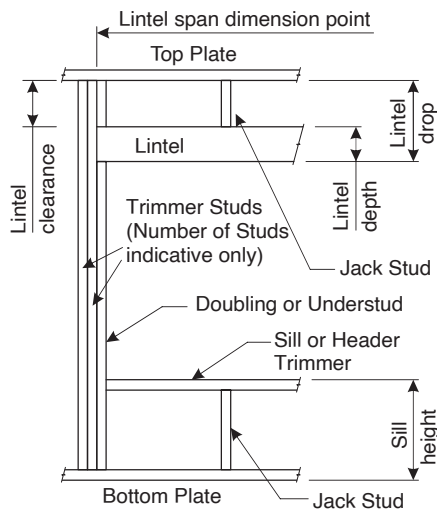
ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

NZS 3604:2011

NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads
- These fixings assume the correct choice of rafter/truss to top plate connections have been made
- All fixings assume bottom plate thickness of 45mm maximum
Note: TYLOK options on timber species
- Wall framing arrangements under girder trusses are not covered in this schedule
- All timber selections are as per NZS 3604:2011

DEFINITIONS



Lintel Supporting Girder Trusses						
Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m²	G	G	H	G	G	H
11.6m²	G	H	H	G	G	H
12.1m²	G	H	H	G	H	H
15.3m²	H	H	-	G	H	H
19.1m²	H	-	-	G	H	-
20.9m²	H	-	-	H	H	-
21.8m²	H	-	-	H	-	-
34.3m²	-	-	-	H	-	-

NOTES:

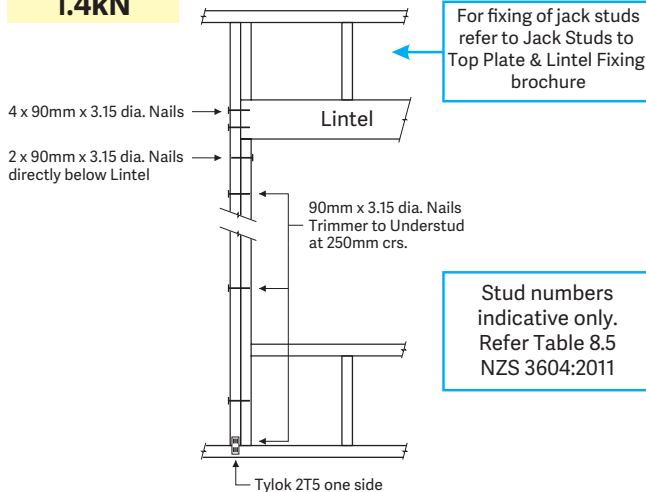
1. Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2. Assumed girder truss is at mid-span or middle third span of lintel
3. Use similar fixings for both ends of lintel
4. All other cases require specific engineering design

Selection Chart for Lintel Fixing											
Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	G	H	-	-	-	E	F	H	-	-
	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	H	H	-
5.1	2.0	G	H	-	-	-	E	F	H	-	-
	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.5	F	G	H	-	-	E	F	G	H	-
	4.0	G	G	H	-	-	E	F	H	H	-
5.4	5.0	G	G	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	G	H	-	-
	2.0	F	F	G	H	H	E	F	G	G	H
	2.8	F	F	G	H	H	-	E	F	G	H
	3.0	F	G	H	-	-	E	F	G	H	-

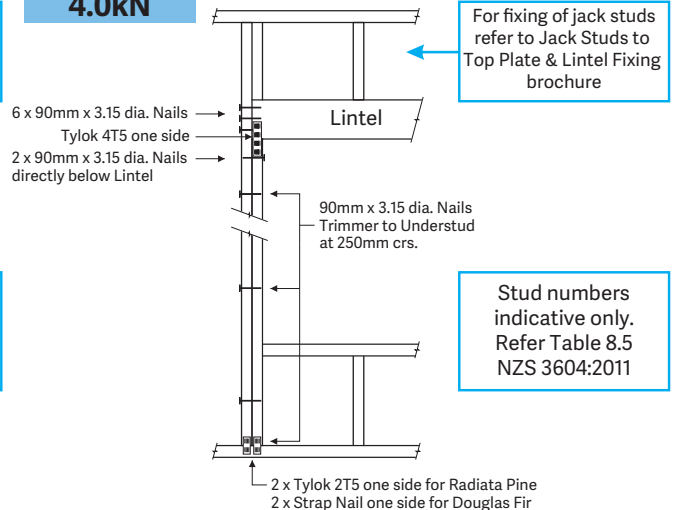
LINTEL FIXING OPTIONS

(Characteristic Uplift)

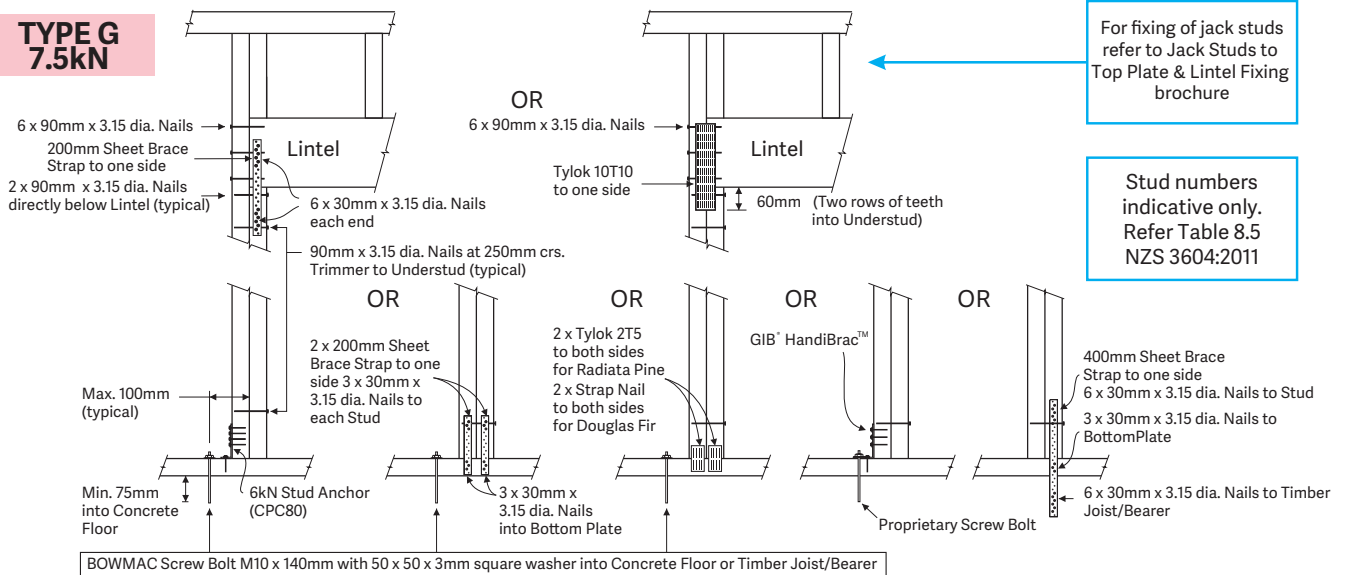
TYPE E 1.4kN



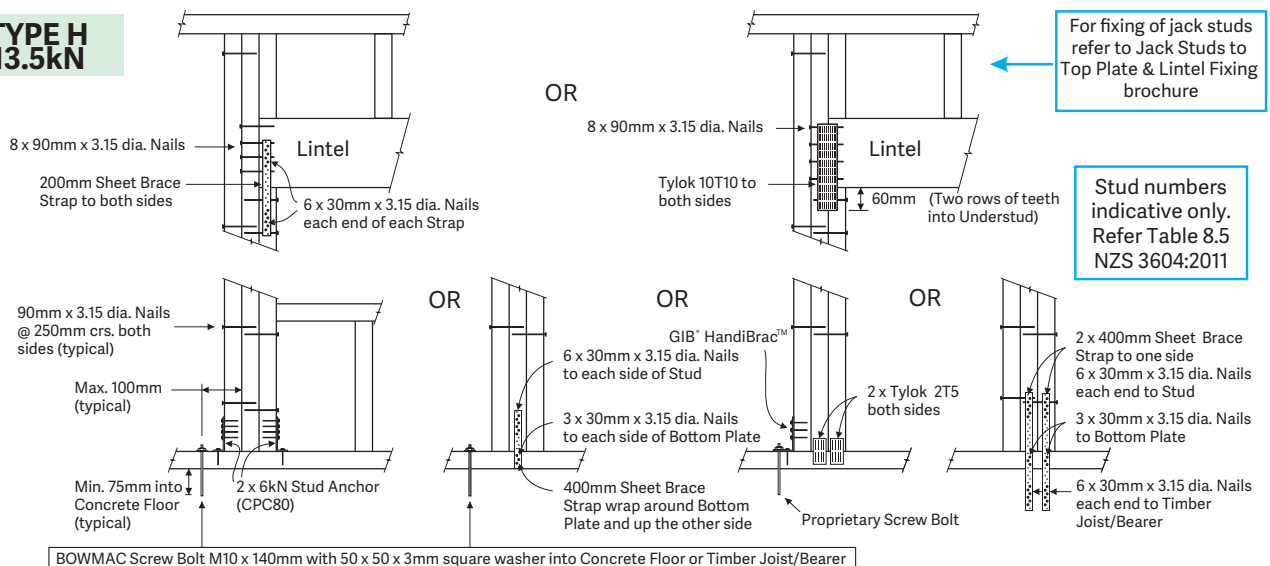
TYPE F 4.0kN



TYPE G 7.5kN



TYPE H 13.5kN



STUD-LOK LINTEL FIXING OPTIONS
FOR ON-SITE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12
NZS 3604:2011

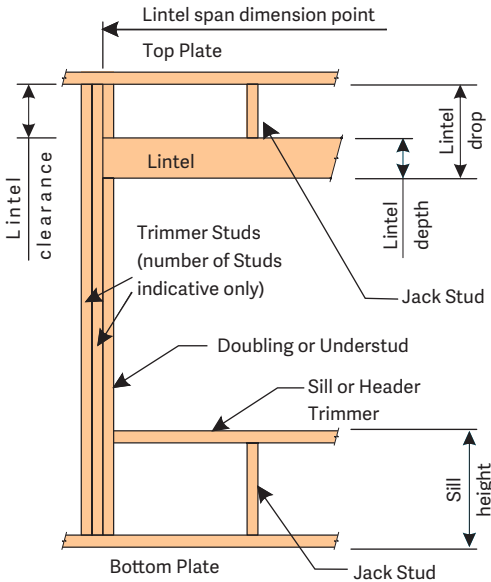
- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.

→ These fixings assume the correct choice of rafter/truss to top plate connections have been made.

→ All fixings assume bottom plate thickness of 45mm maximum

→ Wall framing arrangements under girder trusses are not covered in this schedule

→ All timber selections are as per NZS 3604:2011.



LINTEL SUPPORTING GIRDER TRUSSES

Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	Low, Medium, High	Very High	Extra High	Low, Medium, High	Very High	Extra High
8.6m²	G	G	H	G	G	H
11.6m²	G	H	H	G	G	H
12.1m²	G	H	H	G	H	H
15.3m²	H	H	-	G	H	H
19.1m²	H	-	-	G	H	-
20.9m²	H	-	-	H	H	-
21.8m²	H	-	-	H	-	-
34.3m²	-	-	-	H	-	-

- NOTES:
1. Roof Tributary Area = approx. 1/2 x (total roof area on girder and rafter trusses supported by lintel)

2. Assumed girder truss is at mid-span or middle third span of lintel

3. Use similar fixings for both ends of lintel

4. All other cases require specific engineering design

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SELECTION CHART FOR LINTEL FIXING

Lintel Span (m)	Loaded Dimension (m)	Light Roof					Heavy Roof				
		Wind Zone					Wind Zone				
		Low	Medium	High	Very High	Extra High	Low	Medium	High	Very High	Extra High
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
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	4.0	F	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
5.1	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.5	F	G	H	-	-	E	F	G	H	-
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5.4	2.0	F	F	G	H	H	E	F	G	G	H
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	2.8	F	G	H	H	-	E	F	G	H	H
	3.0	F	G	H	-	-	E	F	G	H	-
	4.0	G	H	H	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-

APPROVED BC260243 02/06/2026 Napier City Council Pg 10 of 22

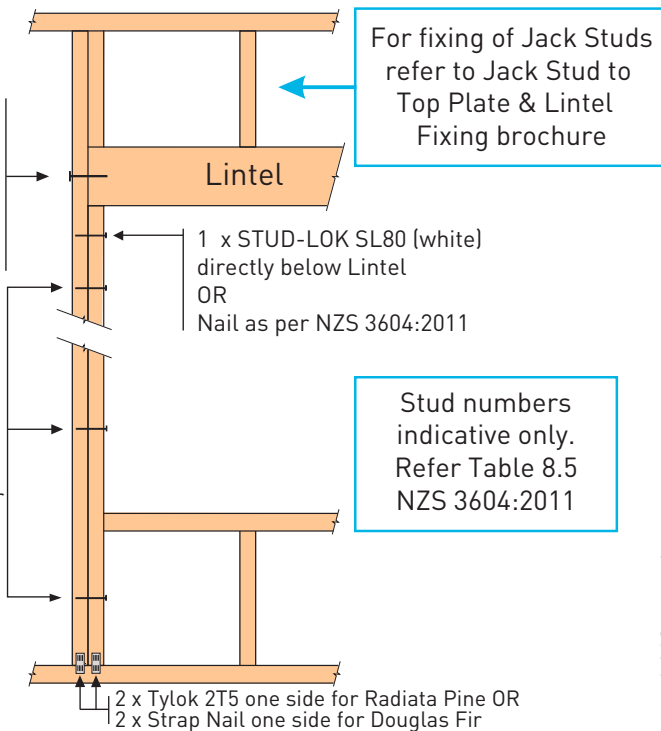
8. WALLS

STUD-LOK LINTEL FIXING OPTIONS FOR ON-SITE

TYPE F 4.0kN

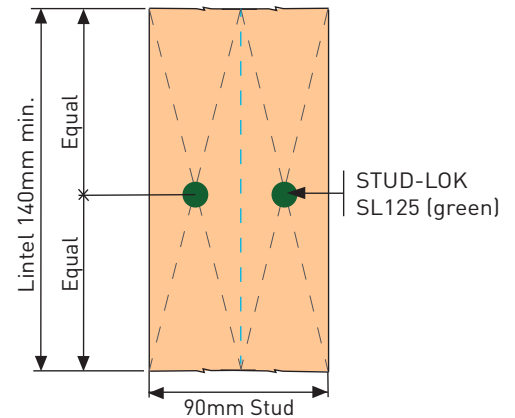
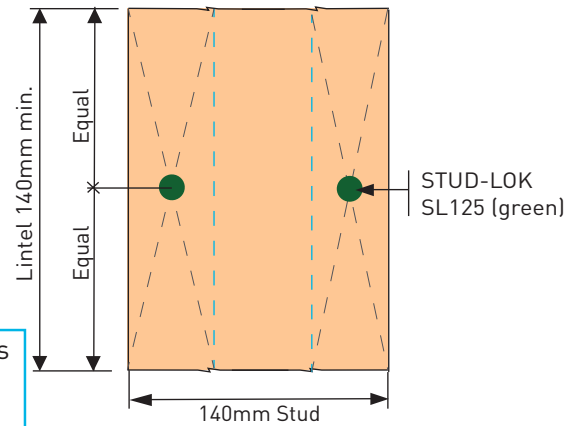
For Lintel 140mm min.
 2 x STUD-LOK SL125 (green)
 Refer Detail 1 for
 90mm Stud
 Refer Detail 2 for
 140mm Stud

STUD-LOK SL80 (white)
 Trimmer to
 Understud at
 400mm crs.
 OR
 Nail as per
 NZS 3604:2011



For fixing of Jack Studs
 refer to Jack Stud to
 Top Plate & Lintel
 Fixing brochure

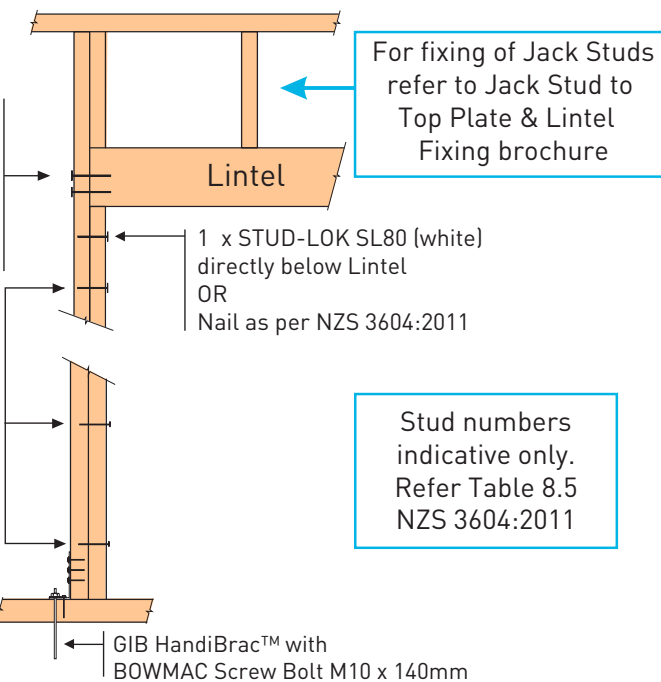
Stud numbers
 indicative only.
 Refer Table 8.5
 NZS 3604:2011

Detail 1

Detail 2


TYPE G 7.5kN

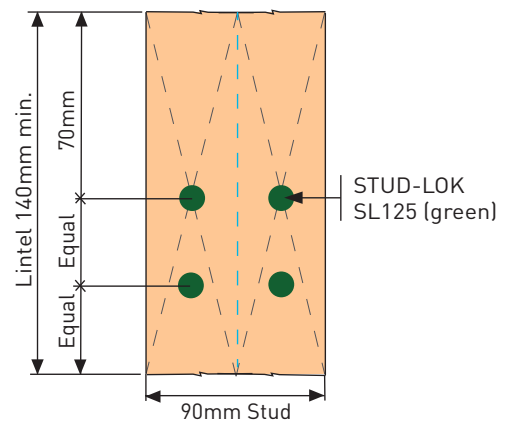
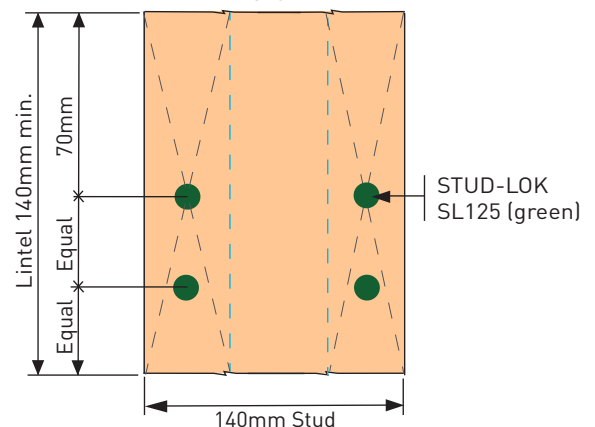
For Lintel 140mm min.
 4 x STUD-LOK SL125 (green)
 Refer Detail 3 for
 90mm Stud
 Refer Detail 4 for
 140mm Stud

STUD-LOK SL80 (white)
 Trimmer to
 Understud at
 400mm crs.
 OR
 Nail as per
 NZS 3604:2011



For fixing of Jack Studs
 refer to Jack Stud to
 Top Plate & Lintel
 Fixing brochure

Stud numbers
 indicative only.
 Refer Table 8.5
 NZS 3604:2011

Detail 3

Detail 4

OR

STUD-LOK SL80 (white)
 Trimmer to
 Understud at
 400mm crs.
 OR
 Nail as per
 NZS 3604:2011

400mm Sheet Brace Strap to one side
 6 x 30mm x 3.15 dia. Nails to Stud

3 x 30mm x 3.15 dia. Nails to
 Bottom Plate

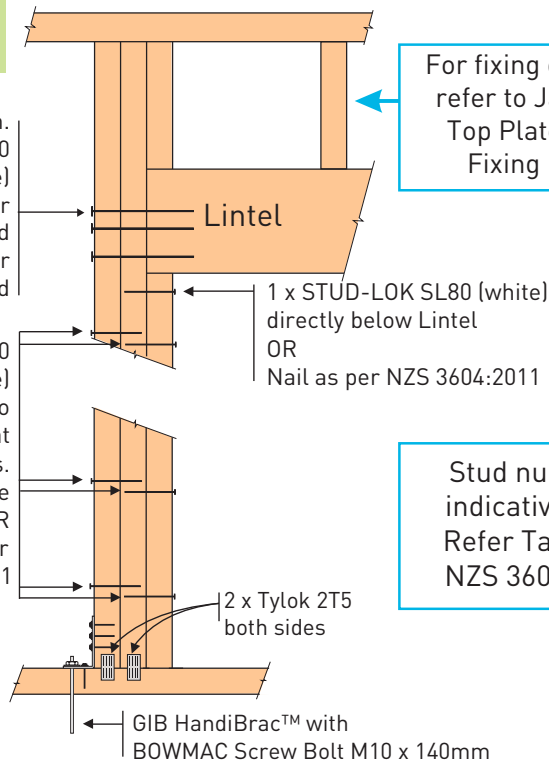
6 x 30mm x 3.15 dia. Nails to
 Timber Joist/Bearer

STUD-LOK LINTEL FIXING OPTIONS FOR ON-SITE

TYPE H 13.5kN

For Lintel 190mm min.
6 x STUD-LOK SL170
(blue)
Refer Detail 5 for
90mm Stud
Refer Detail 6 for
140mm Stud

STUD-LOK SL80
(white)
Trimmer to
Understud at
400mm crs.
both side
OR
Nail as per
NZS 3604:2011



OR

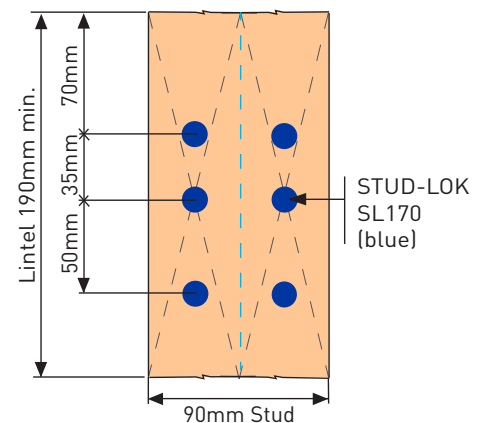
STUD-LOK SL80
(white)
Trimmer to
Understud at
400mm crs.
both sides
OR
Nail as per
NZS 3604:2011

2 x 400mm Sheet Brace Straps to one side
6 x 30mm x 3.15 dia. Nails to Stud

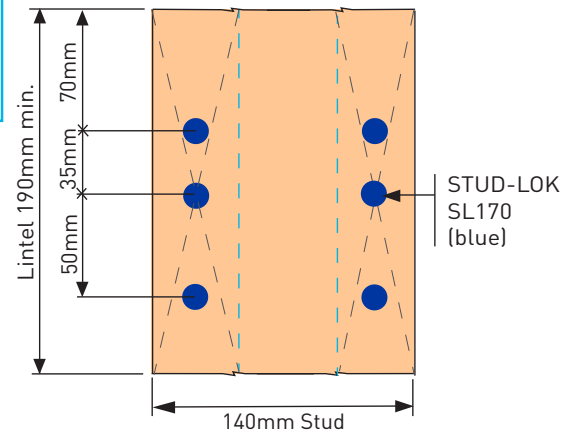
3 x 30mm x 3.15 dia. Nails to
Bottom Plate

6 x 30mm x 3.15 dia. Nails
Timber Joist/Bearer

Detail 5



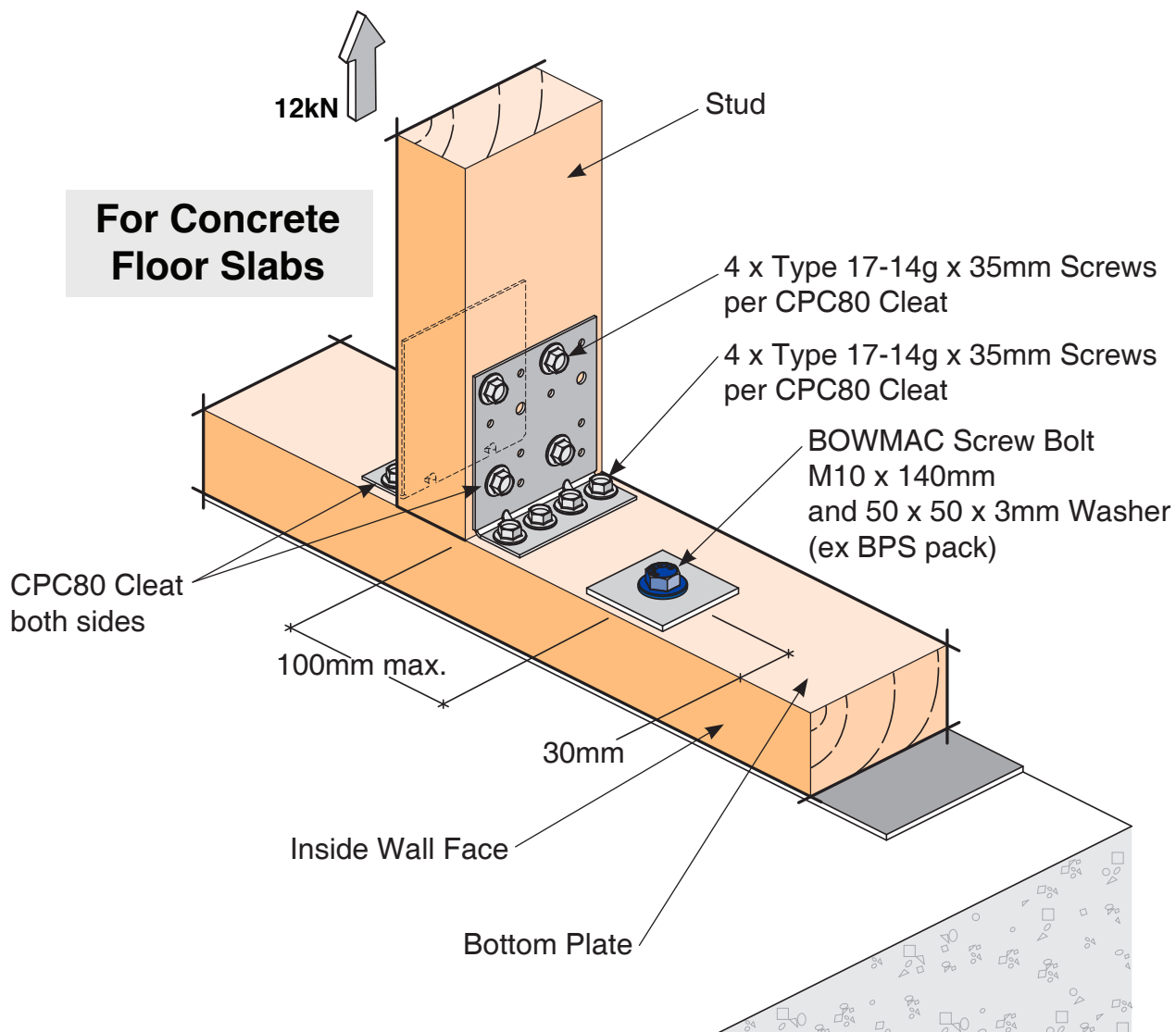
Detail 6



NOTE: STUD-LOK TYPE F 4.0kN fixing can be used for TYPE E 1.4kN fixing

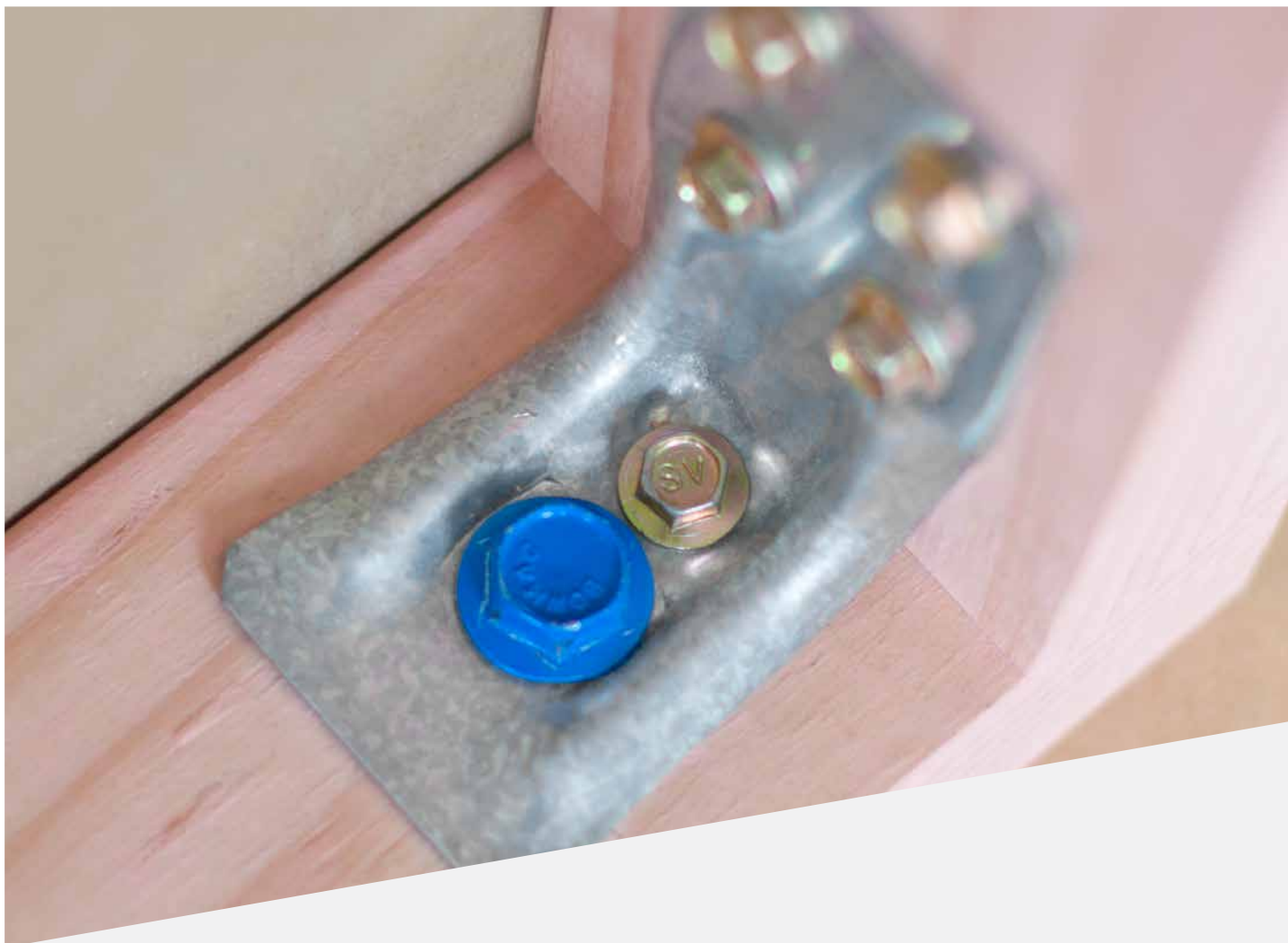
12kN STUD TO BOTTOM PLATE FIXING

- Ideal as retro fit fixing after lining/cladding is installed
- Two fixings per stud as shown



Code: SBP
Material: CPC80 1.55mm G300 Z275 Galvanised Steel
Packed: 2 x CPC80 Cleats
 16 x Type 17-14g x 35mm Hex Head Galvanised Screws

**Available from leading Builders Supply Merchants
throughout New Zealand**



Developed in conjunction with MiTek™, the GIB HandiBrac® has been designed and tested by Winstone Wallboards for use in GIB EzyBrace® elements that require hold-downs. The GIB HandiBrac® is a substitute for bottom plate hold-down straps.

- The GIB HandiBrac® with BOWMAC® blue head screw bolt is suitable for timber and concrete floors constructed in accordance with NZS 3604:2011

The GIB HandiBrac® provides quick and easy installation. The registered design provides a flush surface for the wall linings because it is fitted inside the framing.



GIB HANDIBRAC® OVERVIEW

COMPONENTS

GIB HandiBrac® is available in boxes of 10, each containing 5 pairs.

Components per paired pack include:

- 2 x GIB HandiBrac® Brackets
- 10 x Tek Screws
- 2 x BOWMAC® screw bolts included within specific GIB HandiBrac® pack

GIB® BRACING ELEMENTS

The GIB HandiBrac® is a proprietary product that has been tested and is suitable for use with specified GIB Ezy Brace® systems.

FIXING TO TIMBER FRAMED FLOORS

BOWMAC® screw bolt to achieve a characteristic uplift strength of 12kN.

FIXING TO CONCRETE SLABS

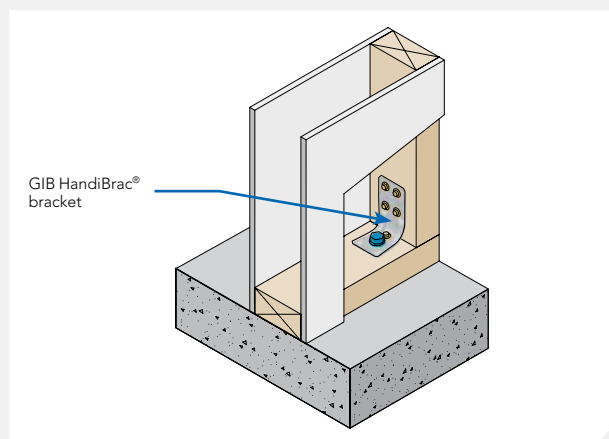
BOWMAC® screw bolt to achieve a characteristic uplift strength of 15kN



PANEL HOLD-DOWN DETAILS

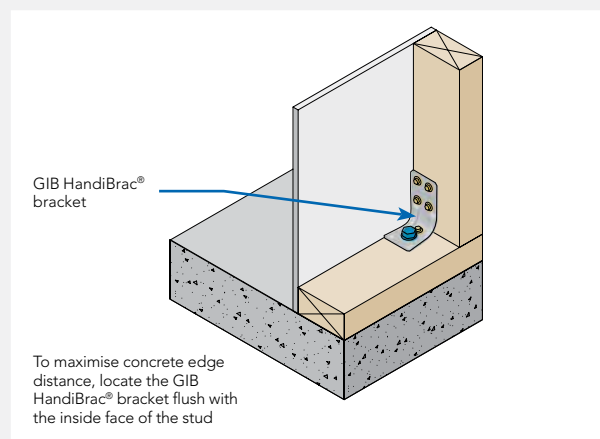
CONCRETE FLOOR – INTERNAL WALL

The bottom plate at both ends of the bracing element is fixed using a BOWMAC® screw bolt. For BOWMAC® screw bolt installation see instructions on next page



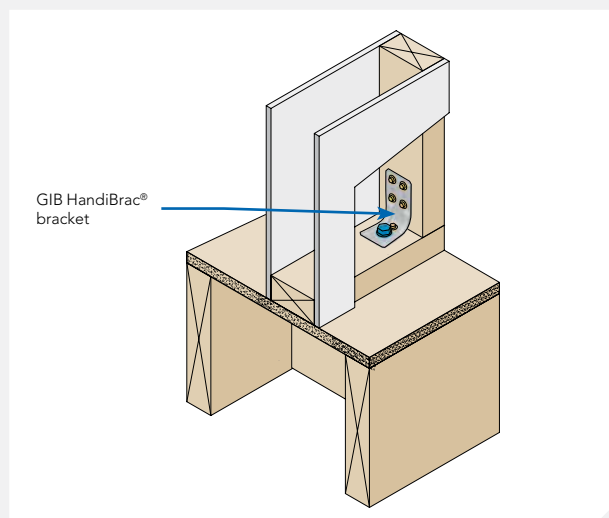
CONCRETE FLOOR – EXTERNAL WALL

The bottom plate at both ends of the bracing element is fixed using a BOWMAC® screw bolt. For BOWMAC® screw bolt installation see instructions on next page.



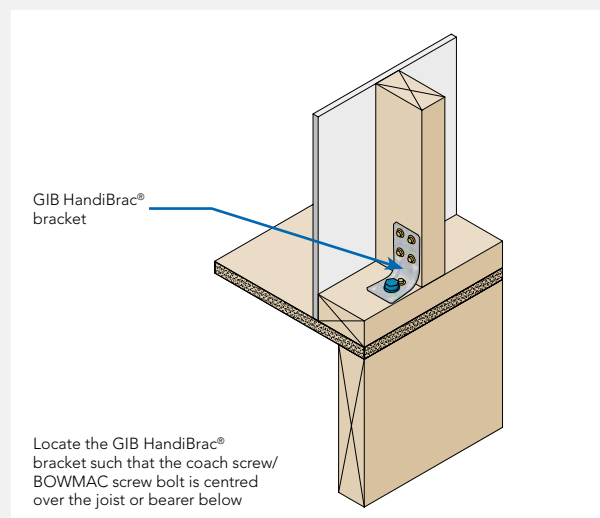
TIMBER FLOOR – INTERNAL WALL

Bottom Plate is fixed using a BOWMAC® screw bolt. For BOWMAC® screw bolt installation see instructions on next page.



TIMBER FLOOR – EXTERNAL WALL

Bottom Plate is fixed using a BOWMAC® screw bolt. For BOWMAC® screw bolt installation see instructions on next page.



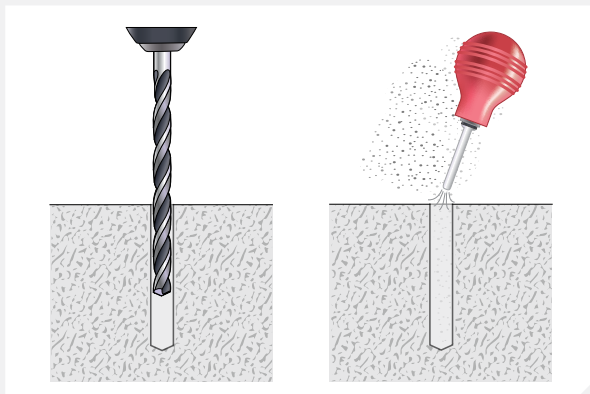


INSTALLATION OF GIB HANDIBRAC® BRACKET

1. Install the screw located in the bracket base
2. Install the BOWMAC® screw bolt as per instructions below
3. Install remaining four screws into the face of the timber stud

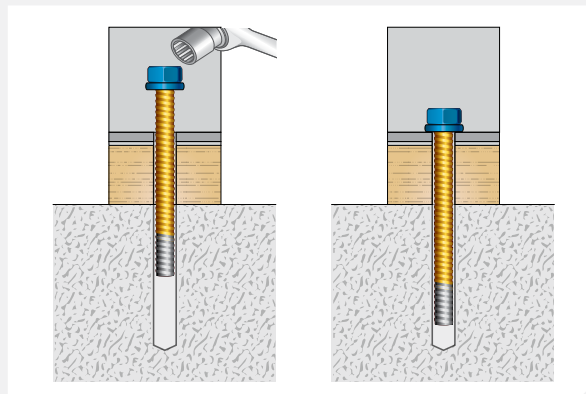
Installation Tips

- Use quality hexagonal socket with a ratchet spanner
- During installation debris or dust created by the thread cutting action may cause some resistance to be experienced. This is easily overcome by unscrewing the BOWMAC® screw bolt for one turn or more and then continuing to fix to the full embedment.



PREPARATION

- Use a 10mm diameter masonry bit for a solid concrete substrate and an 8mm diameter bit for fixing to a timber sub-floor.
- Drill a hole into the base material to depth 8 mm deeper than the required embedment and clean out the hole of dust and debris prior to installation of BOWMAC® screw bolt.



FIXING THE BRACKET

- Insert the bolt through the GIB HandiBrac® plate and bracket and into the hole.
- Begin tightening the bolt by applying forward pressure when engaging the first thread.
- Additional forward pressure may be required for installation in high strength, dense base materials.
- Continue tightening the anchor until the head is firmly seated against the GIB HandiBrac® base.
- In extremely dense material, use of an impact wrench is recommended.
- Be sure the bolt is at the required embedment depth.
- The installation is now complete.



GIB HANDIBRAC®

TRADEMARKS

The name GIB®, GIB HandiBrac® and the shield device are registered trademarks of Fletcher Building Holdings Limited.

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NZ Registered Design Application #420161

MANUFACTURER

GIB HandiBrac® is manufactured and distributed by MiTek New Zealand Ltd.

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MiTek®

Winstone Wallboards Limited - National Support

37 Felix Street, Penrose, Auckland 1061, New Zealand
P O Box 12 256, Penrose 1642, Auckland, New Zealand
Ph: 64-9-633 0100, GIB® Helpline: 0800 100 442

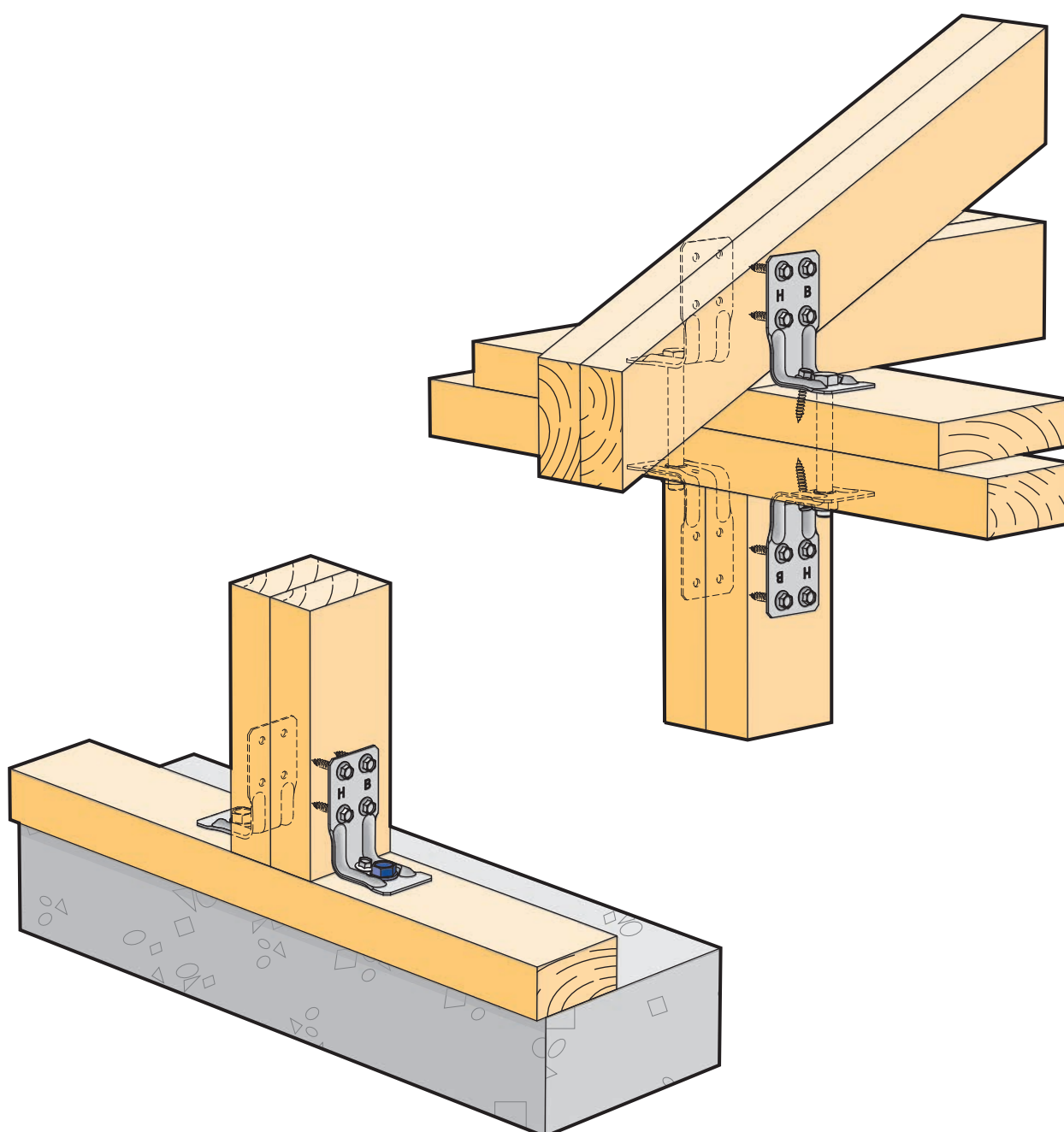
Fax: 64-9-633 0101, Free Fax: 0800 229 222
Email: info@gib.co.nz
Web: www.gib.co.nz



24kN UPLIFT FIXING

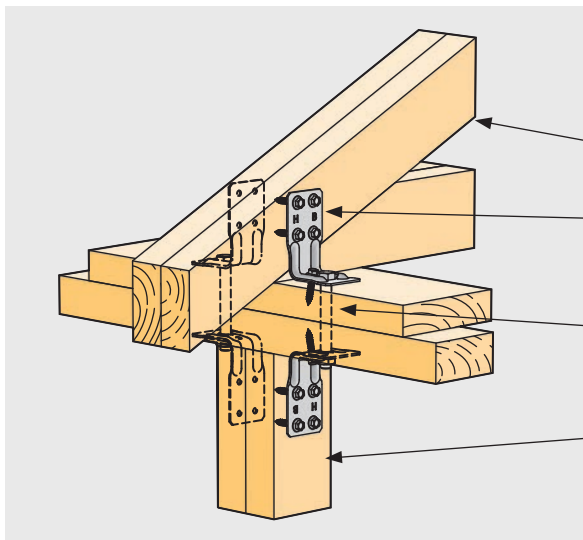
INCLUDES BOTH TRUSS FIXING AND BOTTOM PLATE FIXING

→ Top mounted fixing avoids potential obstructions with linings



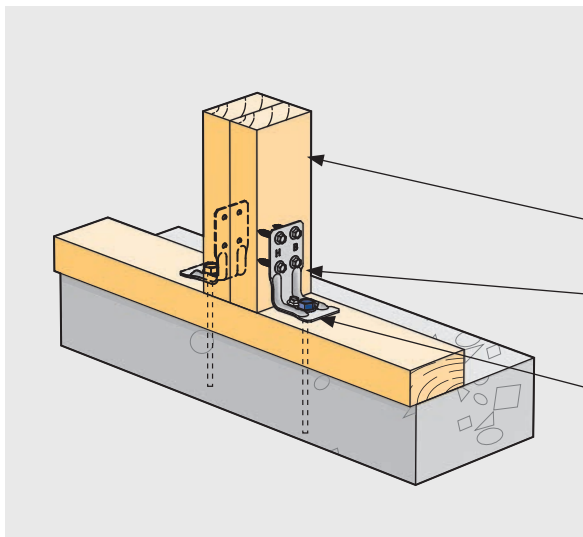
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TRUSS TO TOP PLATE FIXING



- Double Rafter/Truss
- GIB HandiBrac fixed both sides with supplied LUMBERLOK Type 17-14g x 35mm Hex Head Screws
- M12 Bolts through Top Plate and Packer both sides
- Double Stud

STUD TO BOTTOM PLATE FIXING



- Double Stud
- GIB HandiBrac fixed both sides with supplied LUMBERLOK Type 17-14g x 35mm Hex Head Screws
- One BOWMAC Screw Bolt M10 x 140mm per GIB HandiBrac into Concrete Slab

Code: B24KNUF

Material: GIB HandiBrac - 2.0mm G250 Z275 Galvanised Steel

Packed: 6 x GIB HandiBrac

2 x M12 x 110mm bolt and nut set

2 x BOWMAC Screw Bolt M10 x 140mm

30 x LUMBERLOK Type 17-14g x 35mm Hex Head Screws

Certificate no: CMNZ70024

Version: 6

Original issue date: 24 September 2019

Version date: 08 August 2025

1. Certificate Holder Details

MiTek®

MiTek New Zealand Limited
40 Neales Road East Tamaki, Auckland 2013
New Zealand
Design.mitek.nz@mii.com
PH: +64 9 274 7109
www.mitek.nz.co.nz

2. Product Certification Body

Bureau Veritas Australia Pty Ltd
11/500 Collins Street
Melbourne VIC 3000 Australia
product.certification@bureauveritas.com
Ph: 1800 855 190
www.bureauveritas.com.au

Complaints: The complaints process for this certificate can be found here:
www.bureauveritas.com.au/your-feedback



Sam Guindi – Bureau Veritas Product Certification Manager

Product Certificate

MiTek LUMBERLOK Timber Connectors



3. Description of Building Method or Product

Name of the product or method in Aotearoa New Zealand, including any brand names used. Description of what it is and the components that make up any system and its physical attributes including the materials and make-up of the product, where applicable. Matters that should be taken into account in the use or application of the building method or product can be found in item 6. Conditions and Limitations of Use. Continuation of description can be found in item 10 – Supporting Information about Description. [Delete if not applicable]. The building method's or building product's catalogue or model identification number or numbers or other unique identifiers that might be used to identify the building product or building method.

MiTek LUMBERLOK Timber Connectors are a range of metal plate or wire connectors manufactured from pre-galvanised steel (Z275) coil or wire. A selection of LUMBERLOK Timber Connectors are also available in stainless steel (Grade 304-2B); refer to MiTek Structural Fixings On-site Guide for details.

4. Intended use of Building Method or Product

Intended use of the building method or product as described in the product manual and other instructional materials. A statement of the function or purpose of the building method or product. Continuation of intended use can be found in item 11 – Supporting Information about Intended use.

MiTek LUMBERLOK Timber Connectors are designed and manufactured to connect timber to timber, timber to concrete, timber to steel, and to provide structural support to timber construction.

5. New Zealand Building Code Provisions

The performance clauses of the New Zealand Building Code that are relevant to the intended use and with which the building method or product complies or contributes to (where used as part of a system).

How the building method or product complies or contributes can be found in item 8. Basis for Certification. Any qualifications on the extent of that compliance can be found in item 6. Conditions and limitations of use.

B1 Structure: Performance Clauses B1.3.1, B1.3.2, B1.3.3 (b), (f), (g), (h), (q), B1.3.4

B2 Durability: Performance Clauses B2.3.1 (a), B2.3.2 (a)

F2 Hazardous building materials: Performance Clause F2.3.1



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Certificate no: CMNZ70024

Version: 6

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Product Certificate

MiTek LUMBERLOK Timber Connectors



6. Conditions and Limitations of Use

The building method or product's use is to be in accordance with the installation instructions and requirements against which the building method or product was assessed.

Conditions or limitations of conformity for the performance requirements the building method or product is compliant with, including any requirements for people with the qualifications and skills to install or use the building method or product, any known or demonstrated situations where the building method or product should not be used. A statement as to whether there are any matters that should be taken into account in the use or application of the building product or building method and, if so, what those matters are.

1. LUMBERLOK Timber Connectors are certified for use on buildings:
 - a) specifically structural engineering designed in accordance with Verification Method B1/VM1, and
 - b) non-specifically designed in accordance with NZS3604:2011, and
 - c) located in any exposure zone as defined in NZS3604:2011
2. LUMBERLOK Timber Connectors shall be used:
 - a) only for the purpose for which each of them is designed and manufactured (as specified in the manufacturers technical information), and
 - b) in accordance with the manufacturers LUMBERLOK Characteristic Loadings Data, April 2020 and installation manual MiTek Structural Fixings On-Site Guide <https://mitelknz.co.nz/services/structural-fixings-on-site-guide/>

7. Health and Safety Information

Health, safety, and well-being declarations associated with installation, maintenance, and use of the building method or product, and their specific editions and dates necessary to ensure the performance requirements of clauses F1 to F9 of the Building Code can be met.

The compliance with any manufacturer's installation instructions, maintenance, OH & S statements, MSDS's and other Health and Safety declarations will provide the necessary Health and Safety Information pertaining to the product.

8. Basis for Certification

How the performance requirements in the Building Code were met for each of the provisions. Where used as part of a system, the specific contribution to compliance.

B1 Structure - By testing and comparison with Verification Method B1/VM1 and referenced Standard NZS3604:2011

B2 Durability - By testing and comparison with B2/VM1 and referenced Standard NZS3604:2011

F2 Hazardous building materials - By comparison with the performance requirements of Building Code clause F2.3.1



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Certificate no: CMNZ70024

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Product Certificate

MiTek LUMBERLOK Timber Connectors



9. Supporting Documentation for Certification

Reference to any acceptable solutions, verification methods, New Zealand Standards, or other compliance pathways referenced against each individual performance requirement the building method or product is compliant with, and their specific version and date. Reference to documents describing tests and evaluations and any other documents relied on for certification or used to prove compliance, including their full title, specific version and date.

1. Acceptable Solutions and Verification Methods for New Zealand Building Code Clause B1 Structure First edition (Amendment 21), 2 November 2023.
2. Acceptable Solutions and Verification Methods for New Zealand Building Code Clause B2 Durability, 2nd Edition (Amendment 12), 28 November 2019.
3. NZS3604:2011 Timber framed buildings.
4. Les Boulton & Associates Report 181217 Appraisal of Lumberlok Timber Connectors 21 May 2018.
5. Lignum Structural Independent Assessment of Lumberlok Products to NZBC B1 Structure, 22 June 2018.
6. LUMBERLOK Deck Joist Fixing PS1 Producer Statement, In Ling Ng, 10/02/2023.
7. MiTek Structural Fixings On-Site Guide <https://mitেকnz.co.nz/services/structural-fixings-on-site-guide/>.
8. LUMBERLOK Timber Connectors Characteristic Loadings Data, April 2020.

10. Supporting Information About Description (Optional)

Any supporting information for section 3.

This certificate covers the following MiTek LUMBERLOK Timber Connectors:

- | | | |
|---------------------------------------|------------------------------|-------------------------|
| - Angle Brace | - Stud Strap | - Purlin Screws |
| - Concealed Purlin Cleat | - Bottom Plate Fixing Anchor | - Top Plate Stiffener |
| - Diagonal Cleat N21 | - Concrete Fixing Cleats | - Ceiling Ties |
| - Joist Hangers | - Header Block Anchor | - Cyclone Ties |
| - Nailon Plates | - Multi-Brace | - I-Beam Hangers |
| - Strap Nail | - Sheet Brace Straps | - Multigrip |
| - Wire Dogs | - Strip Brace | - Split Hangers |
| - Ordinary Pile Fixing | - 6kN Pile Fixing | - Tylok Plates |
| - 12kN Pile fixing | - 12kN Retro Subfloor Fixing | - Floor Joist Stiffener |
| - Pile Bearer Connection Type 2A & 2B | - Deck Joist Fixing | - StudLok Screws |
| - Framing Stud Stiffener | - Plate-Lok | |



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Product Certificate

MiTek LUMBERLOK Timber Connectors



11. Supporting Information About Intended Use (Optional)

Any supporting information for section 4.

Further details regarding the use of the product can be found in:

MiTek Structural Fixings On-Site Guide <https://mitেকnz.co.nz/services/structural-fixings-on-site-guide/>, and LUMBERLOK Timber Connectors Characteristic Loadings Data, April 2020.

12. Supporting Information About Conditions and Limitations of Use (Optional)

Any supporting information for section 6.

N/A

All CodeMark certificates that are current must be registered with MBIE. MBIE maintains a register of valid product certificates. [Please find the register here.](#)

If the certificate is not listed on this register or it appears as (SUSPENDED), it is not a valid CodeMark certificate and does not have to be accepted by a building consent authority as establishing compliance with the New Zealand Building Code.



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Approved Building Consent Documents

Please Note: A copy of the stamped approved documents must be available on site for all inspections.

Producer Statement - PS1 - Design

Issued by: Carter Holt Harvey LVL Limited
To: Cariappa Rakshith
To be supplied to: Napier City Council
Site address: 8 Kauri street, Taradale Napier

In respect of Member structural design using designIT for houses – Series 7.1

This Producer Statement covers the structural design of Futurebuild Laminated Veneer Lumber (LVL) and Structural Grade timber SG8 members determined using designIT® for houses in respect of the requirements of Clauses B1 and B2 of the Building Code for the proposed work identified in the Design Certificate and drawings. designIT® for houses is provided to designers, architects and engineers to assist in the specification of our Engineered and sawn timber products, to be used as structural elements for the construction of buildings that fall within the scope of NZS 3604:2011, Timber-framed buildings (NZS 3604). In conjunction with a site specific Design Certificate, this Producer Statement may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code (NZBC).

designIT® for houses software has been prepared in accordance with soundly based and widely recognised structural engineering principles. The design methodology used for the software complies with the loading and general design requirements contained within AS/NZS 1170 series and with timber structural design in accordance with NZS 3603:1993, Timber Structures Standard (NZS 3603), including Amendment 4 (Verification method B1/VM1, 6.1). This design methodology uses the most up to date information available from joint Australian/New Zealand standards to determine specified performance levels.

Futurebuild LVL and SG8 members, when used and treated to the required treatment levels prescribed in NZS 3602, Timber and Wood-based Products for Use in Building (NZS 3602), and NZS 3604, will form part of an Acceptable Solution and comply with the requirements of the NZBC (Acceptable Solution B2/AS1, 3.2).

On behalf of Carter Holt Harvey LVL Limited, and subject to:

- All proprietary products meeting their performance specification requirements;
- The designer having knowledge of common building practice and terminology applied in NZS3604 and using designIT® for houses in accordance with the terms of the software licence;
- Correct and accurate input of span and loading information by the designer;
- Adequate overall building stability and robustness; and
- Products being treated to the requirements of NZS 3602 and/or Acceptable Solution B2/AS1,

I believe on reasonable grounds that, provided installation is in accordance with the installation requirements provided in the Design Certificate and/or relevant product literature, NZS 3604 or specific engineering design, the product and/or product stress grade and size given by designIT® for houses will comply with the requirements of the New Zealand Building Code, specified above.

Carter Holt Harvey LVL Limited holds a current policy of Professional Indemnity Insurance of no less than \$ 200,000.

For and on behalf of Carter Holt Harvey LVL Limited, Date: 13/04/2026



Signed by: Cameron Rodger, BE(Hons), MIEAust, CMEngNZ, IntPE, CPEng (Registration Number: 1017839)

Note: The total maximum amount of damages payable arising from this statement, whether in contract, tort or otherwise (including negligence) is limited to the sum of \$200,000.

DESIGN CERTIFICATE

Technical basis for structural design methodology contained in designIT for houses - New Zealand.

designIT for houses, New Zealand has been developed by experienced timber engineers to assist designers in selecting appropriate sizes of structural laminated veneer lumber products manufactured by Carter Holt Harvey LVL Limited (including hySPAN, hy90, hyONE and hyJOIST) and other generic stress grades of timber, to be used as structural elements for the construction of buildings that fall within the scope of NZS 3604.

The design methodology used for the software complies with the loading and general design requirements contained within AS/NZS 1170 and with timber structural design in accordance with NZS 3603:1993 including Amendment 4 (Verification method B1/VM1, 6.1).

designIT relies on the accurate input of span and loading information by the user. Where accurate inputs are submitted the product and/or stress grade and the size given will comply with the structural requirements of the New Zealand Building Code (NZBC), provided the installation is in accordance with the installation requirements provided by designIT and/or in product literature and/or NZS 3604, or specific engineering design, as appropriate.

Futurebuild LVL and SG8 components, when used and treated to the required treatment levels prescribed in NZS 3602 and NZS 3604, as modified by Acceptable Solution B2/AS1, will comply with the requirements of the NZBC (Acceptable Solution B2/AS1, 3.2).

References:

1. NZS 3603:1993 Timber Structures Standard.
2. NZS 3604:2011 Timber-framed buildings.
3. AS/NZS 1170.0 - 2002 Structural design actions, Part 0: General principles.
4. AS/NZS 1170.1 - 2002 Structural design actions, Part 1: Permanent, imposed and other actions.
5. AS/NZS 1170.2 - 2021 Structural design actions, Part 2: Wind actions.
6. AS/NZS 1170.3 - 2003 Structural design actions, Part 3: Snow and ice actions.
7. AS 1720.1 - 2010 Timber structures. Part 1: Design methods.
8. AS 1720.3:2016 Timber structures. Part 3: Design criteria for timber-framed residential buildings.

This Design Certificate, and any associated warranty/certification, is void where there has been substitution of alternate products not detailed within the Member Specification.

Version date: 13/04/2026

For further information or advice contact:

Carter Holt Harvey LVL Limited,
173 Captain Springs Road, Onehunga. Auckland
Telephone: 0800 808 131
Email: designit@futurebuild.co.nz
Web: <https://futurebuild.co.nz/>

Specifier details:

Specifier:	Joshua Bake
Business name:	Scope View Projects
Email:	admin@svp.nz

Project and site details:

Project:	Kauri street
Site address:	8 Kauri street, Taradale Napier
For (owner/s):	Cariappa Rakshith
Design wind zone	High - $V_{500} = 44$ m/s
Snow loading	Design snow zone: N0

MEMBER DESIGN DETAILS

Member 1

- | | |
|--------------------------------|--|
| 1) Member code and description | SB1 - Strutting beams - Supporting underpurlins and ceiling joists |
| 2) Date prepared | 01 May 2026 |
| 3) Serviceability criteria | AS 1720.1: 2010 and AS 1720.3: 2016 |
| 4) Design inputs | |

Date printed: 13 May 2026
Page 2 of 5

Span 6.1 m
Ceiling load width 'CLW' 1.6 m
Roof area supported 14.0 m²
Roof type and mass Light roof and ceiling - 40 kg/m²

5) Member specification

Size, stress grade/product Use 2/360 x 63 hySPAN
Material type Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio
Long term load - G + Ψ LQ*	12.0 mm	9.1 mm (long term)	1.3
Live load - Ψ sQ	12.0 mm	2.6 mm	4.7

>*Critical serviceability load case

See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

Load case	k1 ¹	Limit States Design Reaction ^{2,3}
		End kN
1.35G	0.60	-5.9
1.2G + 1.5Q	0.80	-8.8
1.2G + W + Ψ cQ	1.00	-12.1
0.9G + W	1.00	6.9

8) Installation requirements

- Provide at least 30 mm bearing at end supports
- Chamfer allowed - see Detail H7
- Vertical lamination in accordance with Detail H1.

Member 2

1) Member code and description SB2 - Strutting beams - Supporting underpurlins and ceiling joists

2) Date prepared 01 May 2026

3) Serviceability criteria AS 1720.1: 2010 and AS 1720.3: 2016

4) Design inputs

Span 6.1 m
Ceiling load width 'CLW' 2.1 m
Roof area supported 12.0 m²
Roof type and mass Light roof and ceiling - 40 kg/m²

5) Member specification

Size, stress grade/product Use 360 x 90 hySPAN
Material type Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio
Long term load - G + Ψ LQ*	12.0 mm	11.8 mm (long term)	1.0
Live load - Ψ sQ	12.0 mm	3.1 mm	3.8

>*Critical serviceability load case

See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

Load case	k1 ¹	Limit States Design Reaction ^{2,3}
		End kN
1.35G	0.60	-5.4
1.2G + 1.5Q	0.80	-8.1
1.2G + W + Ψ cQ	1.00	-10.7

0.9G + W	1.00	5.7
----------	------	-----

8) Installation requirements

- Provide at least 30 mm bearing at end supports
- Chamfer allowed - see Detail H7
- Provide end restraint - see Detail H9

Member 3

1) Member code and description L1 - Lintel - Supporting strutting beam

2) Date prepared 30 April 2026

3) Serviceability criteria AS 1720.1: 2010 and AS 1720.3: 2016

4) Design inputs

Span	1.8 m
Strutting beam span	6.1 m
Hanging beam or underpurlin span	1.5 m
Roof type and mass	Light roof and ceiling - 40 kg/m ²
Nominal wall thickness	90 mm

5) Member specification

Size, stress grade/product	Use 2/140 x 45 SG8
Material type	Dry softwood, machine stress graded and verified (NZS 3622)
Assumed design density	< 480 kg/m ³

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio
Long term load - G + Ψ LQ*	6.0 mm	4.7 mm (long term)	1.3
Live load - Ψ sQ	7.2 mm	1.6 mm	4.5
Wind load - Ws	9.0 mm	4.8 mm	1.9

>*Critical serviceability load case

See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

		Limit States Design Reaction ^{2,3}
Load case	k1 ¹	End kN
1.35G	0.60	-3.4
1.2G + 1.5Q	0.80	-5.9
1.2G + W + Ψ cQ	1.00	-8.0
0.9G + W	1.00	5.7

8) Installation requirements

- Provide at least 30 mm bearing at end supports
- Vertical lamination required - refer Clause 2.4.4.7 NZS 3604

Notes for interpretation of serviceability data

1. 'average deflection' is an engineering concept based upon a notional estimated load, notional member rigidity and, in some cases, an approximate model of material response to environmental conditions. These parameters are, 'standardised' in AS 1170 and AS 1720.

2. Deflection is the flexural response to load 'out-of-level' measurements of installations are not necessarily deflections and can incorporate 'initial out-of-straightness', whether intended or not. Furthermore, loads can be higher/lower than the notional estimate and in any comparison with measured levels, material variability needs to also be considered. AS 1720 gives the following basis for estimation of upper bound deflections for various materials.

Date printed: 13 May 2026

Page 4 of 5

No 1 Framing – visually graded to NZS 3631

Average + 100%

SG grades - mechanically graded to AS/NZS 1748

Average + 43%

GL grades for glulam to AS 1328

Average + 33%

LVL to AS/NZS 4357 (includes hySPAN and hyJOIST)

Average +18%

As can be seen, comparison of the 'average deflection' for different materials, even if calculated on the same basis, does not give the whole picture!

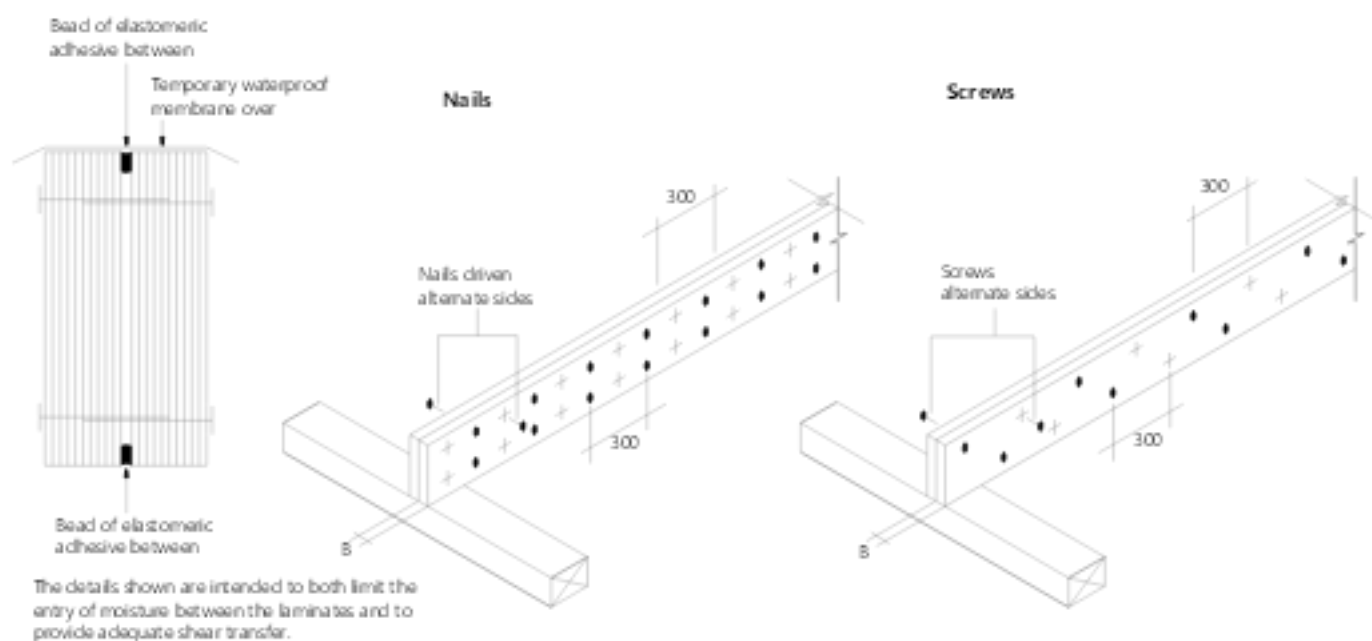
3. The limits referred are those specified in AS 1720.3 for the stated load case.

4. 'Rigidity ratio' expresses the rigidity of the specified beam relative to the rigidity of a notional beam just meeting the serviceability requirements detailed.

Notes for interpretation of reaction data

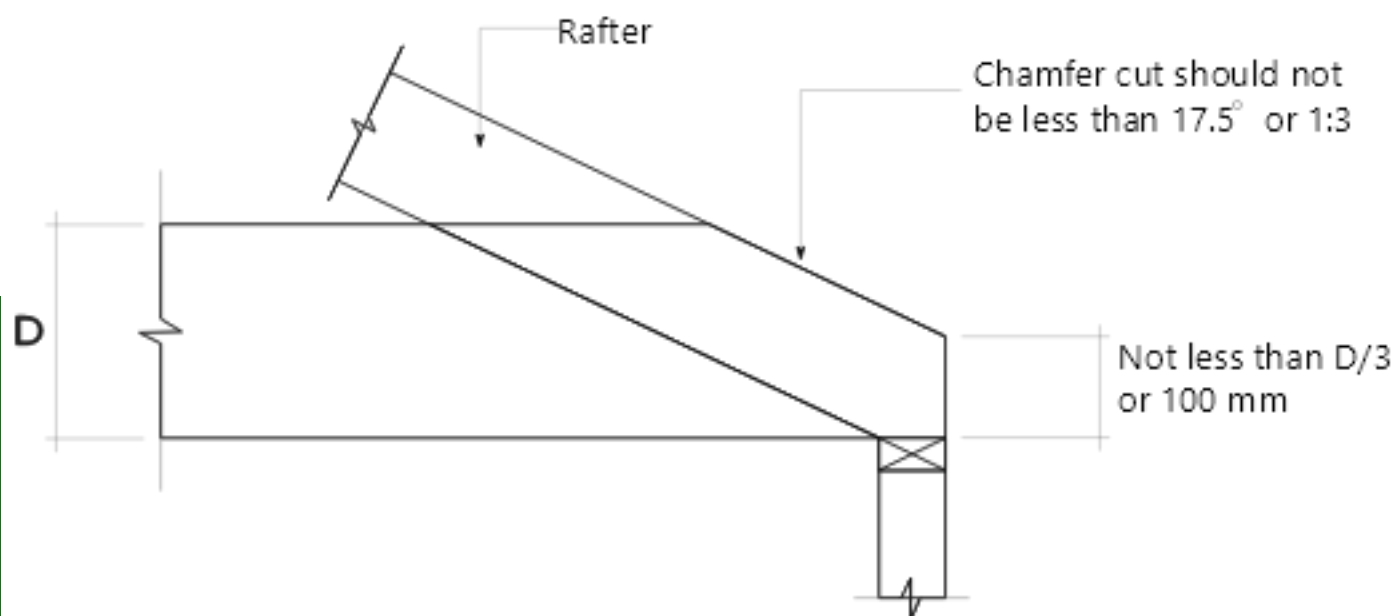
1. Duration of load factor 'k1' for strength as per NZS 3603:1993
2. Negative (-) reactions relate to the 'gravity' or 'downwards' force on the support
3. Positive reactions relate to the 'upwards' forces or 'tie-down' requirement on the support
4. End reaction includes allowance for overhang/cantilever where one has been designed

Detail H1: Vertical Lamination - Two Pieces



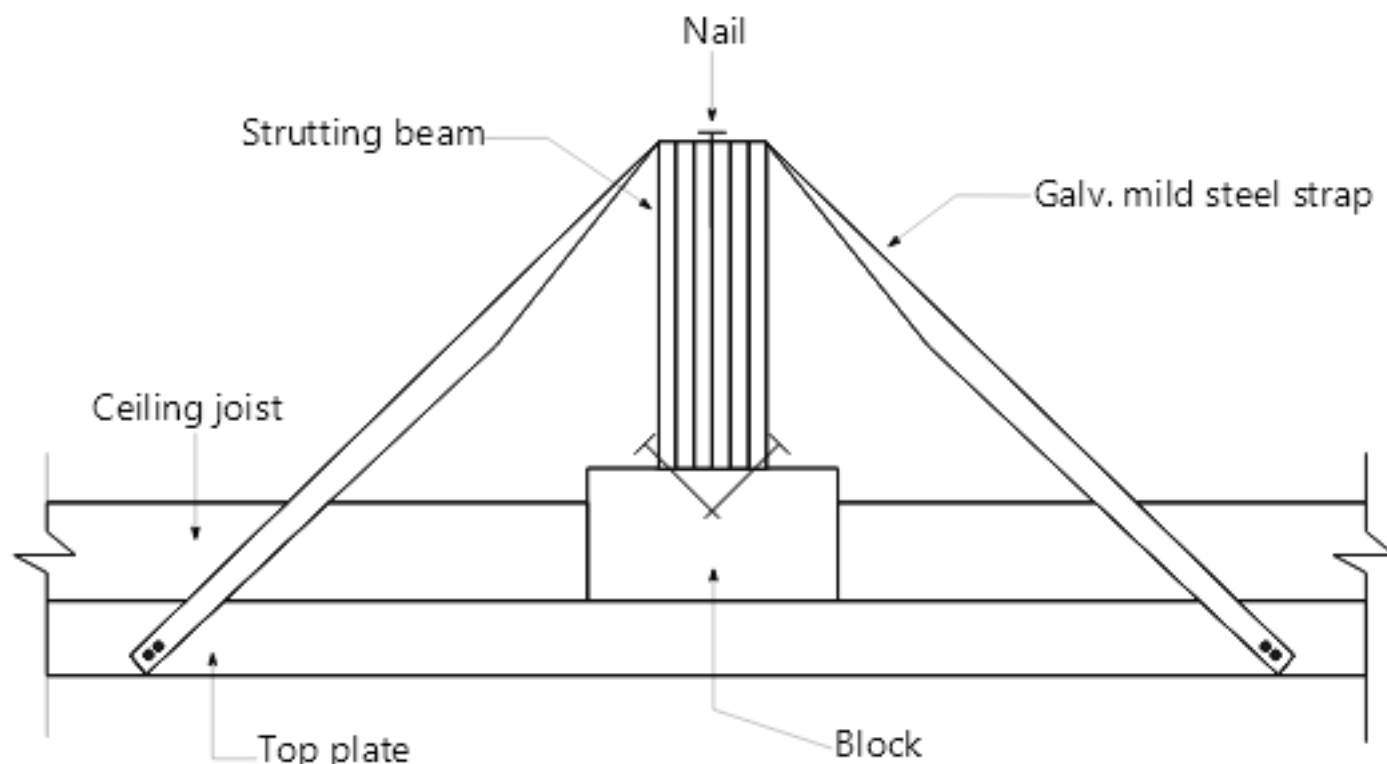
Section Size 'B'	Minimum Nail Diameter	Minimum Nail Length	Minimum Screw Gauge	Minimum Screw Length
35	3.06 mm	75 mm	-	-
45	3.30 mm	90 mm	14 g	75 mm
63	3.30 mm	100 mm	14 g	100 mm
90	-	-	14 g	150 mm

Detail H7: Chamfer of Futurebuild[®] LVL at Supports



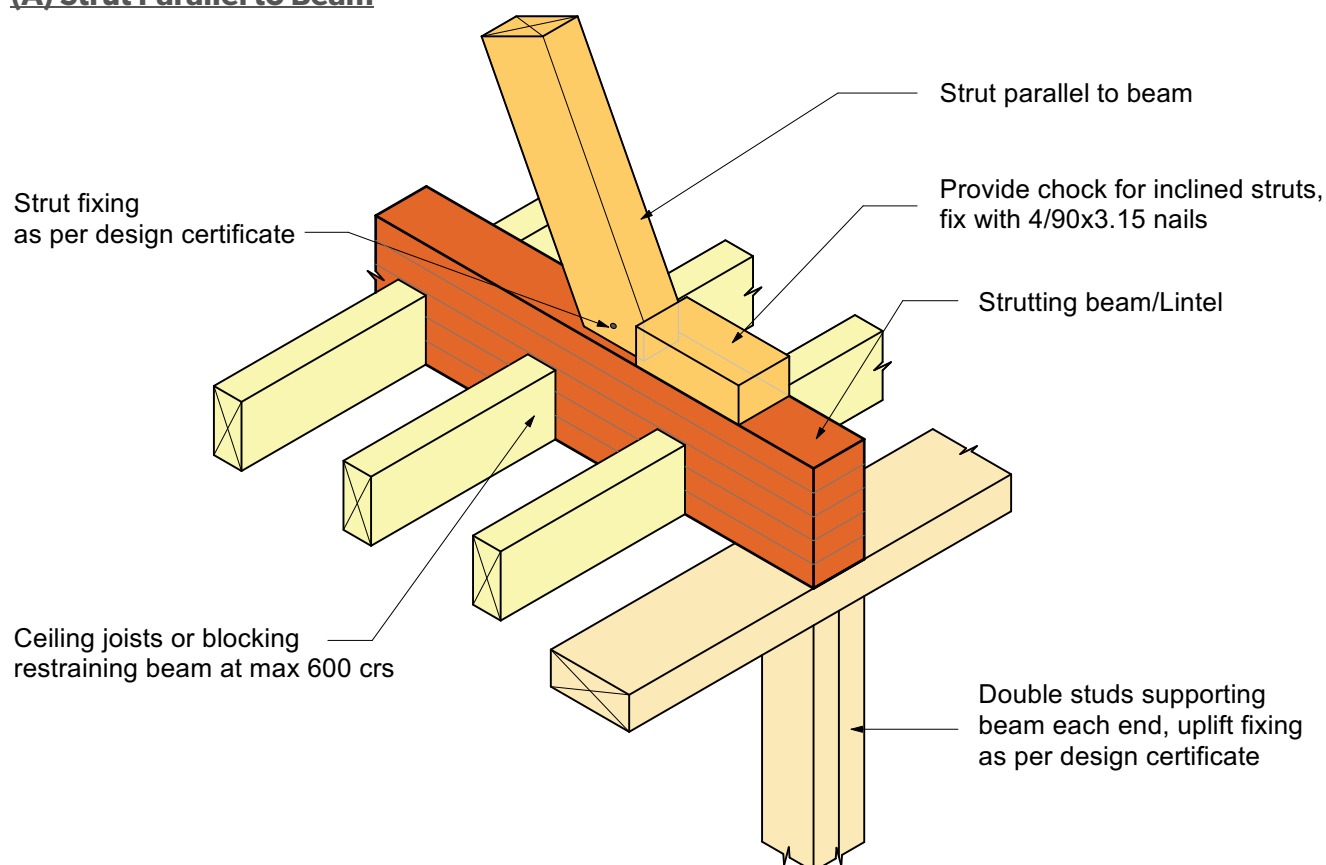
The above chamfer detail may be used for counter beams, hanging beams and strutting beams sized using designIT.

Detail H9: End Restraint for Strutting Beams - Strutting Beam Perpendicular to Ceiling Joists

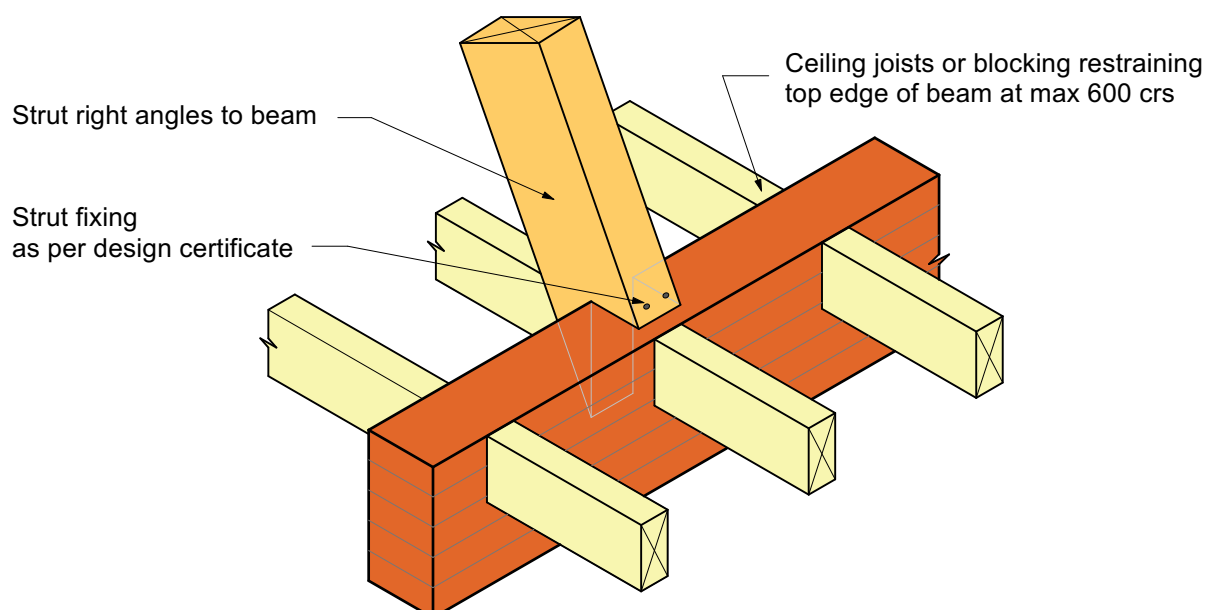


Strutting Beam/Lintel supporting Roof Strut

(A) Strut Parallel to Beam



(B) Strut Perpendicular to Beam



APPROVED BC260243 02/06/2026 Napier City Council Pg 8 of 8



26 June 2026

Aurum Rise Properties Limited
8 Kauri Street
Taradale
Napier 4112

Dear Sir or Madam,

Reference Number: BC260243

Project Location: 8 Kauri Street

Taradale

Napier 4112

Legal description of land where building is located: Lot 4 DP 10433 Flat 1 DP 14408

Project Description: Remove load bearing wall, add two new beams to support roof load.

The kitchen is falls under the exempt schedule of works and is not part of this consent. The consent is for the removal of the load bearing wall only.

IR Number: 1

Inspection Results:

PREPOUR - 26 Jun 2026 @ 14:38 by Craig Bergman

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

SUB-FLOOR FRAMING - 26 Jun 2026 @ 14:38 by Craig Bergman

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

FRAMING / PRE-WRAP - 26 Jun 2026 @ 14:38 by Craig Bergman

Inspection Outcome: **FAIL** - The following aspects of this inspection have resulted in a Fail result -- see the item(s) below:

B1: Walls, Wall bracing, Posts, Beams:

Bracing sheet has not had handi brackets installed before gib was installed.

Have spoken to the builder and he could get the designer to change this area to a GS Wall so handi brackets don't need to be installed.

Change in the plan is required. This can be stamped as a minor vitiation.

Beams have been installed as per approved plans A1.07.

360mm Hyspan beams used on site. 1 is 63 mm thick and the other is 2 63mm side by side. Each point load double studs have been installed on site. Handi brackets installed each side of load point. This is stated on the plans.

Joist hangers used to support ceiling rafters cut to fit beams in place.

These may be viewed at time of next inspection.

PRELINE BUILDING - 26 Jun 2026 @ 14:38 by Craig Bergman

Inspection Outcome: FAIL - The following aspects of this inspection have resulted in a Fail result -- see the item(s) below:

B1: Walls, Wall bracing, Posts, Beams:

Bracing sheet has not had handi brackets installed before gib was installed.

Have spoken to the builder and he could get the designer to change this area to a GS Wall so handi brackets don't need to be installed.

Change in the plan is required. This can be stamped as a minor vitiation.

B1: Wall & Ceiling Linings:

1. Batts still to be installed in roof area. Happy for photos to be supplied.

These may be viewed at time of next inspection.

Formal Directive: Please make sure photos are supplied for final sign off.

Your next inspection will be: **Building Final**

Please call (06) 835 1545 to book the inspection.

Outstanding Required Documents for this Building

Building Final

- G9: Energy works certificate

History**Inspection Name**

Prepour

Sub-floor Framing

Framing / Pre-wrap

Preline Building

Post Line

Building Final

Summary**PASS** - 26 Jun 2026**PASS** - 26 Jun 2026**FAIL** - 26 Jun 2026**View at next inspection****FAIL** - 26 Jun 2026**View at next inspection**

-

-

If you'd like to email us about this inspection report, please address it to 260243@napier.abcs.co.nz.

Yours Sincerely,

Craig Bergman

Building Consents Officer

On behalf of: Napier City Council



01 July 2026

Aurum Rise Properties Limited
8 Kauri Street
Taradale
Napier 4112

Dear Sir or Madam,

Reference Number: BC260243

Project Location: 8 Kauri Street

Taradale

Napier 4112

Legal description of land where building is located: Lot 4 DP 10433 Flat 1 DP 14408

Project Description: Remove load bearing wall, add two new beams to support roof load.

The kitchen is falls under the exempt schedule of works and is not part of this consent. The consent is for the removal of the load bearing wall only.

IR Number: 2

Inspection Results:

PREPOUR - 26 Jun 2026 @ 13:49 by Craig Bergman

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

SUB-FLOOR FRAMING - 26 Jun 2026 @ 13:54 by Craig Bergman

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

FRAMING / PRE-WRAP - 01 Jul 2026 @ 11:20 by Craig Bergman

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

PRELINE BUILDING - 01 Jul 2026 @ 11:20 by Craig Bergman

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

POST LINE - 01 Jul 2026 @ 11:20 by Craig Bergman

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

Your next inspection will be: **Building Final**

Please call (06) 835 1545 to book the inspection.

Outstanding Required Documents for this Building

Building Final

- G9: Energy works certificate

History

Inspection Name

Prepour
Sub-floor Framing
Framing / Pre-wrap
Preline Building
Post Line
Building Final

Summary

PASS - 26 Jun 2026
PASS - 26 Jun 2026
PASS - 01 Jul 2026
PASS - 01 Jul 2026
PASS - 01 Jul 2026
-

If you'd like to email us about this inspection report, please address it to 260243@napier.abcs.co.nz.

Yours Sincerely,

Craig Bergman
Building Consents Officer
On behalf of: Napier City Council

Inspection Photos Record on Project 260243

Building: Main Building
Inspection: Preline Building
Question: Have all construction monitoring records and required documents that are required as at this point of the construction process been provided?
 [These may include: Location certificate; Ground bearing verification; Pipework pressure tests; As-built drawings; Warrantie...
Inspector: Craig Bergman
Timestamp: 2026-06-26 14:39:08
Comment: Preline Building - Default #1 26/06/26



Building: Main Building
Inspection: Preline Building
Question: Have all construction monitoring records and required documents that are required as at this point of the construction process been provided?
 [These may include: Location certificate; Ground bearing verification; Pipework pressure tests; As-built drawings; Warrantie...
Inspector: Craig Bergman
Timestamp: 2026-06-26 14:39:08
Comment: Preline Building - Default #2 26/06/26



Building: Main Building
Inspection: Preline Building
Question: Have all construction monitoring records and required documents that are required as at this point of the construction process been provided?
 [These may include: Location certificate; Ground bearing verification; Pipework pressure tests; As-built drawings; Warrantie...
Inspector: Craig Bergman
Timestamp: 2026-06-26 14:39:08
Comment: Preline Building - Default #3 26/06/26



Inspection Photos Record on Project 260243

Building: Main Building
Inspection: Preline Building
Question: Have all construction monitoring records and required documents that are required as at this point of the construction process been provided?
 [These may include: Location certificate; Ground bearing verification; Pipework pressure tests; As-built drawings; Warrantie...
Inspector: Craig Bergman
Timestamp: 2026-06-26 14:39:08
Comment: Preline Building - Default #4 26/06/26



Building: Main Building
Inspection: Preline Building
Question: Have all construction monitoring records and required documents that are required as at this point of the construction process been provided?
 [These may include: Location certificate; Ground bearing verification; Pipework pressure tests; As-built drawings; Warrantie...
Inspector: Craig Bergman
Timestamp: 2026-06-26 14:39:08
Comment: Preline Building - Default #5 26/06/26



Building: Main Building
Inspection: Preline Building
Question: Have all construction monitoring records and required documents that are required as at this point of the construction process been provided?
 [These may include: Location certificate; Ground bearing verification; Pipework pressure tests; As-built drawings; Warrantie...
Inspector: Craig Bergman
Timestamp: 2026-06-26 14:39:08
Comment: Preline Building - Default #6 26/06/26



Inspection Photos Record on Project 260243

Building: Main Building
Inspection: Preline Building
Question: Have all construction monitoring records and required documents that are required as at this point of the construction process been provided?
[These may include: Location certificate; Ground bearing verification; Pipework pressure tests; As-built drawings; Warrantie...]
Inspector: Craig Bergman
Timestamp: 2026-06-26 14:39:08
Comment: Preline Building - Default #7 26/06/26











Email #94337: BC260243

Project ID: 260243
Date Received: 2026-05-15 17:07:03
Sender: admin@svp.nz
Checked By: Jan Sayer
Accepted By: Jan Sayer
Subject:

Information Received Via Email: Re: BC260243: 8 Kauri Street Taradale Napier 4112

Message:

Hi Jan

10K

Admin
 admin@svp.nz

> On 15 May 2026, at 3:06?PM, Napier City Council <260243@napier.abcs.co.nz> wrote:

>

> Good afternoon Josh

> Are you please able to advise the estimated value of works for this building consent?

> Thanks and have a great weekend

> Cheers

> Jan

>

>

> Jan Sayer

> Building Administrator

> Napier City Council

> 215 Hastings Street, Napier / Private Bag 6010, Napier 4142

> P: (06) 835 7579 | E: bca@napier.govt.nz | W: www.napier.govt.nz

>

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>

> Designated Recipient(s): admin@svp.nz

> Sent From: AlphaOne Building Consent System

> Sent Date: 15 May 2026 15:06:49 pm - Friday

**Email #94718: BC260243**

Project ID: 260243
Date Received: 2026-05-28 13:00:05
Sender: admin@svp.nz
Checked By: Heath Faulknor
Accepted By: Heath Faulknor
Subject:

Information Received Via Email: Re: BC260243 Request For Further Information #1 - 8 Kauri Street Taradale Napier 4112

Message:

Please find attached RFI response

From: Napier City Council <260243@napier.abcs.co.nz>
Sent: Tuesday, 19 May 2026 3:10 pm
To: admin@svp.nz <admin@svp.nz>
Cc: rakshith.cariappa@yahoo.com <rakshith.cariappa@yahoo.com>
Subject: BC260243 Request For Further Information #1 - 8 Kauri Street Taradale Napier 4112

Dear Sir/Madam,

Reference Number: BC260243
Project Location: 8 Kauri Street, Taradale, Napier 4112
Project Description: Remove load bearing wall, add two new beams to support roof load

Processing of your building consent application in accordance with s48 of the Building Act is currently in progress. The attached letter details information which is required to be provided to demonstrate that the proposed work will comply with s 48 of the NZ Building Act and Regulations. Please note that the processing time clock has been suspended pending this information.

So that your information gets to us as promptly as possible, please:

- select "reply" - this will automatically link your response back to your application;
- provide only the information that specifically relates to this project;
- ensure that all attachments are saved in PDF format;

Following the above will keep your project moving and ensure the information is delivered directly to the processor. To speed up processing we would request that changes to plans are marked using the "cloud" convention - thank you for helping us to help you!

Heath Faulknor
Building Consents Officer

Napier City Council
215 Hastings Street, Napier / Private Bag 6010, Napier 4142
P: (06) 835 7579 | E: bca@napier.govt.nz | W: www.napier.govt.nz

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Designated Recipient(s): admin@svp.nz

Sent From: AlphaOne Building Consent System

Sent Date: 19 May 2026 15:10 - Tuesday

ATTACHMENTS:

- RFI_response.pdf
- V3_8_Kauri_street.pdf



Email #94750: BC260243

Project ID: 260243
Date Received: 2026-05-29 10:56:03
Sender: admin@svp.nz
Checked By: Heath Faulknor
Accepted By: Heath Faulknor
Subject:

Information Received Via Email: Re: BC260243 Request For Further Information #2 - 8 Kauri Street Taradale Napier 4112

Message:

Please find the RFI response

From: Napier City Council <260243@napier.abcs.co.nz>
 Sent: Thursday, 28 May 2026 4:38 pm
 To: admin@svp.nz <admin@svp.nz>
 Cc: rakshith.cariappa@yahoo.com <rakshith.cariappa@yahoo.com>
 Subject: BC260243 Request For Further Information #2 - 8 Kauri Street Taradale Napier 4112

Dear Sir/Madam,

Reference Number: BC260243
 Project Location: 8 Kauri Street, Taradale, Napier 4112
 Project Description: Remove load bearing wall, add two new beams to support roof load.

The kitchen is falls under the exempt schedule of works and is not part of this consent. The consent is for the removal of the load bearing wall only.

Processing of your building consent application in accordance with s48 of the Building Act is currently in progress. The attached letter details information which is required to be provided to demonstrate that the proposed work will comply with s 48 of the NZ Building Act and Regulations. Please note that the processing time clock has been suspended pending this information.

So that your information gets to us as promptly as possible, please:

- select "reply" - this will automatically link your response back to your application;
- provide only the information that specifically relates to this project;
- ensure that all attachments are saved in PDF format;

Following the above will keep your project moving and ensure the information is delivered directly to the processor. To speed up processing we would request that changes to plans are marked using the "cloud" convention - thank you for helping us to help you!

Heath Faulknor
Building Consents Officer
Napier City Council
215 Hastings Street, Napier / Private Bag 6010, Napier 4142
P: (06) 835 7579 | E: bca@napier.govt.nz | W: www.napier.govt.nz

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Designated Recipient(s): admin@svp.nz

Sent From: AlphaOne Building Consent System

Sent Date: 28 May 2026 16:38 - Thursday

ATTACHMENTS:

- RFI_response.pdf



Email #94789: BC260243

Project ID: 260243
Date Received: 2026-06-02 10:49:03
Sender: bidur.thapa@napier.govt.nz
Checked By: Heath Faulknor
Accepted By: Heath Faulknor
Subject:
 Information Received Via Email: RE: BC260243: 8 Kauri Street Taradale Napier 4112

Message:

Hi Heath,

I do not have any comments for this one.

Cheers,

Regards,

Bidur Thapa

SERVICES ENGINEER

Napier City Council, Private Bag 6010, Napier 4110

t +64 27 304 6820<tel:+64 27 304 6820>

m +64 27 304 6820<tel:+64 27 304 6820>

www.napier.govt.nz<<https://www.napier.govt.nz>>

[<https://data.napier.govt.nz/data/images/signatures/NCC-Logo.jpg>]<<http://www.napier.govt.nz>>

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From: Napier City Council <260243@napier.abcs.co.nz>

Sent: Thursday, 28 May 2026 2:40 PM

To: Bidur Thapa <bidur.thapa@napier.govt.nz>; Planning & Development Engineering Inbox <PDE@napier.govt.nz>

Subject: BC260243: 8 Kauri Street Taradale Napier 4112

Hi I have just started processing this consent, if you can you please review, complete tab, stamp plans etc. Thanks
 Heath Faulknor Building Consents Officer Napier City Council 215 Hastings Street, Napier / Private Bag 6010, Napier
 4142 P: (06) 835 7579 | E: bca@napier.govt.nz<<mailto:bca@napier.govt.nz>> | W:
www.napier.govt.nz<<http://www.napier.govt.nz>>

[https://image-processing-service.au-1.mimecastcybergraph.com/v2/banners?eeA1IY9Lsjx34fBkEwozB1jyoP1TcPF-zg-BqXU1a9cLzpN8PkASP8NhyqMqOUONykdNOQk04kWwu0hHLGnrRejMUxTYAqPuKh_55Q9KjBPoXCIOB_luiuuT85vvb6Sri8uyNR5pAEkIXrmzs7M-oMNR-Ogx-bir_L3LohrfS-ZpYtVOrepRLGz-16QMiVs6_aVWOJIPLNJiTEH5TxB8IFtz0jDco3BdrUdsOuySd3qy2H2Ho6rYJS1zVD6CnVY9yJG3XUSHRewMpoHwSXe-86v81HUclxFgC3gRkwLKNtcnsQFk1nVvWPUxJO61DBN3jDF6pHmciUAxg4jftHOGI_f8M1TJ1Xange5rUBJPly60mYtHUazjM26wTJ1hsM3OnTCEWfbbzGayH1dniyaDLf_h8PZ4vFt_LnMdMauErPJZnZR8xLF1-Zx_A==]<https://report.mimecastcybergraph.com/?magiclinktps%3A%2F%2Fapi.services.mimecast.com%2Foauth2%2Fauthorize%3Fresponse_type%3Dcode%26client_id%3D020nRkVXf7VUVnAnkXhoOwGytEwGN0YAlYeDjn7oBTGNI2kN%26state%3DeyJhbGciOiJSU0EtT0FFUC0yNTYiLCJlbmMiOiBMbmJlU2R0NNIn0.OmtCekitrXlHqloJ8frvPZfnaZsyQdBR30Abc_h8Kdf37jVR9R_28bQ3f_li_ybOUIaNaHRoFM4C0mDdsHOOzUH6FS7fkRIG7Zu1li_6PMf6qMQ3I--GlehOfbdnR9Nhka4jYS7xFDO2dZDLx4sJUoQ5GKf71l-w6K4ww3SHIDGY8M3rsG4BOVR1U3uILgz1ezZZNmExPTAQAtk6tpa3ksLJ-3Gx_Kh2XcarUJh-NGIQmgeTLJpob4R_eN3feZLjDYXe1PAM4TihGEs98IEtJhawNt8ZOKmTtflX-oiAlaXtUu9WXQH4BSUt8BosRKYPHWc1T2CaGAORobjGdP_g.AmOJzDo4vznTNPjF.70pmlaiCUw5-IMTQFjZnrXoYhHC7Uehwy__d5mcguVLaYU39Lwlwld4KXP7d68CIZ9IAMrdQqw0c9DKxMgB88Kta8XLJCTJTAAiyKwLDQfNMCK9FOQCuHOL46j9AgSU_qKeKDnbPcm1vkAtnlvOTAHXJM6elPxPkpujco2MP_fKtv391M4SVfpFxr914LUxZsDel7LtNiiCMVdV_Oc6eOjzk5puj2wcsTSVqgce-xq1Ec1OfpzFqpLuwX0GhKqbRrBx912_AHzcrtqj-rtVaypqAcKOiHgnstOvOswcAFwKS8f1c5busJqBwJUg5zx5YRzrX90DoLSMEIG1COC1rDaX-yY1ZNxflMLC4BqdEujaUrnRO7NNn9OmtucGwsCZOfv_kymoOqj0GnRV0iM1HA9JxV-3o2yMalhJOSgSpC2coM-cihOOl_cR9431yFRk52Aeqke-xArLZAwwVD5B-Cecby5f7kwlHPFamNTuEEpqMsBBIQ-zrezzMLMBBeB6cYC5gEGT9ovEUmVhK-eATi3bA1g-8XpkgitO2G72vpFo25qL5mm_-LdqJLQrPQTsc1wd5zmhuBYb6R3RRDUIF0pWF3CnaZsxCurMs1lW_3M_CbHNC26j8DQpw9XQ-qIs8jgNluVzudQuCwy8FIHWyNfZDVB8PUjshX4OYv_fO90UsUiLix4pAL90-mII9yYvt4na_7Vq7fM9N2994FokFa3u9qadt_h0uxyJkBha2q1d8BoAluiypyp287KJeQnRveC3nyGIYrEJkLWlcsAs_s2u-MvQDfriTRTHWWsqRgY70xfnFzw-bncJX_w69Nlc.ceU_wgULqPciJ3oJ4An26A%26redirect_uri%3Dhttps%3A%2F%2Freport.mimecastcybergraph.com%2Fcallback>

CGBANNERINDICATOR

Hi

I have just started processing this consent, if you can you please review, complete tab, stamp plans etc.

Thanks

Heath Faulknor

Building Consents Officer

Napier City Council

215 Hastings Street, Napier / Private Bag 6010, Napier 4142

P: (06) 835 7579 | E: bca@napier.govt.nz<mailto:bca@napier.govt.nz> | W:

www.napier.govt.nz<http://www.napier.govt.nz>

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Designated Recipient(s): bidur.thapa@napier.govt.nz<mailto:bidur.thapa@napier.govt.nz>,
pde@napier.govt.nz<mailto:pde@napier.govt.nz>

Sent From: AlphaOne Building Consent System

Sent Date: 28 May 2026 14:40:24 pm - Thursday



Email #94791: BC260243

Project ID: 260243
Date Received: 2026-06-02 11:00:03
Sender: admin@svp.nz
Checked By: Heath Faulknor
Accepted By: Heath Faulknor
Subject:

Information Received Via Email: Re: BC260243 Request For Further Information #3 - 8 Kauri Street Taradale Napier 4112

Message:

Please find attached RFI response

From: Napier City Council <260243@napier.abcs.co.nz>
 Sent: Friday, 29 May 2026 1:53 pm
 To: admin@svp.nz <admin@svp.nz>
 Cc: rakshith.cariappa@yahoo.com <rakshith.cariappa@yahoo.com>
 Subject: BC260243 Request For Further Information #3 - 8 Kauri Street Taradale Napier 4112

Dear Sir/Madam,

Reference Number: BC260243
 Project Location: 8 Kauri Street, Taradale, Napier 4112
 Project Description: Remove load bearing wall, add two new beams to support roof load.

The kitchen is falls under the exempt schedule of works and is not part of this consent. The consent is for the removal of the load bearing wall only.

Processing of your building consent application in accordance with s48 of the Building Act is currently in progress. The attached letter details information which is required to be provided to demonstrate that the proposed work will comply with s 48 of the NZ Building Act and Regulations. Please note that the processing time clock has been suspended pending this information.

So that your information gets to us as promptly as possible, please:

- select "reply" - this will automatically link your response back to your application;
- provide only the information that specifically relates to this project;
- ensure that all attachments are saved in PDF format;

Following the above will keep your project moving and ensure the information is delivered directly to the processor. To speed up processing we would request that changes to plans are marked using the "cloud" convention - thank you for helping us to help you!

Heath Faulknor
Building Consents Officer
Napier City Council
215 Hastings Street, Napier / Private Bag 6010, Napier 4142
P: (06) 835 7579 | E: bca@napier.govt.nz | W: www.napier.govt.nz

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Designated Recipient(s): admin@svp.nz

Sent From: AlphaOne Building Consent System

Sent Date: 29 May 2026 13:53 - Friday

ATTACHMENTS:

- V4_8_Kauri_street.pdf
- RFI_response.pdf



Email #94817: BC260243

Project ID: 260243
Date Received: 2026-06-02 15:07:02
Sender: pde@napier.govt.nz
Checked By: Heath Faulknor
Accepted By: Heath Faulknor
Subject:

Information Received Via Email: RE: BC260243: 8 Kauri Street Taradale Napier 4112

Message:

Hi Heath,

Maia completed the RMA tab for this one on 21/05.

Thanks,

Charlotte McQuade?Wright

RESOURCE CONSENTS PLANNER

Napier City Council, Private Bag 6010,
 m +64 27 333 9607<tel:+64 27 333 9607>

www.napier.govt.nz<<https://www.napier.govt.nz/>>

[<https://data.napier.govt.nz/data/images/signatures/NCC-Logo.jpg>]<<http://www.napier.govt.nz/>>

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If you have received this e?mail in error, please advise us by return e?mail or telephone and then delete this e?mail together with all attachments.

From: Napier City Council <260243@napier.abcs.co.nz>

Sent: Tuesday, 2 June 2026 1:38 PM

To: Planning & Development Engineering Inbox <PDE@napier.govt.nz>

Subject: BC260243: 8 Kauri Street Taradale Napier 4112

Hi, Consent is ready to issue, if you can you please review, complete tab, stamp plans etc. Thanks Heath Faulknor
 Building Consents Officer Napier City Council 215 Hastings Street, Napier / Private Bag 6010, Napier 4142 P: (06)
 835 7579 | E: bca@napier.govt.nz<<mailto:bca@napier.govt.nz>> | W: www.napier.govt.nz<<http://www.napier.govt.nz>>
 Hi I have just

[https://image-processing-service.au-1.mimecastcybergraph.com/v2/banners?e=_QOmbmPHatUoHSsaflrqw8nJRNT-N5Vm4V28wTFVnMABlWrgJKKoF_h3RV51QnjGp4djZk4HcXdXorNlc4yRe5EfFXno4bhAK9jb_tUzwFf37V4niNHk6H

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 EYz3izAJLTVOsXUy_GYCJkEKiChgM2iBY0w4QfoJVA==]<https://report.mimecastcybergraph.com/?magiclinktps%3
 A%2F%2Fapi.services.mimecast.com%2Foauth2%2Fauthorize%3Fresponse_type%3Dcode%26client_id%3D020nR
 kVXf7VUVnANKXhoOwGytEwGN0YAlYeDjn7oBTGNI2kN%26state%3DeyJhbGciOiJSU0EtT0FFUC0yNTYiLCJlbm
 MiOiJBmJlU2R0NNIn0.Na23ey-HjlAKaAawRzhkJmJuWQXWj-_8kZ8oBrW7H9c1yK6SCyfYCiPyDHZ8feCoPsUOWBu
 unDXg7sS7TN8hlgfZsd4IMUiWc7h5EJZ-Xw9-yb7aeRslR2ZSt2v3elHkqGwfS3dy0miwOiclbfxR0LxNf3Gt_TsrQ6Ae-
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 Q.LKIAhf5rHsw47dMY.4QppEmUPPAfcESEdTyiBeZUIb-9buNyZuWygtd9D-KU5CisulueBmpS2m3Nb8UN-7pO6bAz
 MrGznVQWQ1PwDuuC0o06w6Q7UCdOfuXxOX2r6e-nCzVxksskpJOQB8yZzOAQRrWyUPSmTLemrR1wk7VmKs
 Y2bz5STIVilf0aRZaVJtNDuv4XM-kze5Dh11wTpWASp72a125JufIhgj1TLCM8KDNPPQHhibf8N5Fub1L6BEGIFW2Ke
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 ouC0I2TyT2hRPQiFo0-luqZL7PGZmJWv44D0VANCfbDKyrYbdeEkiJPX7Mmo96dJxWXP1u_RjYOazRjbdYp9M3Rh
 3k6Ww65ywCjdgGKBh4ck1XqjStiilHmM3-rdAmfwa-LuEUa8X5wn8PcEffkXNogm1kSqBvMXeNUKCrI7p3tIOeqoZpiia
 _O5W1ZYmfp0FLzxusPjcgoR3zk8yzrPeQvGwiPsC5qmM-xwTGZQS7wFpj1dEaMEBkTdRBNXMY0ISFkFWXXykj0p
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 yTq2xVBB5LEnkNglGNyzFMCesXgqbpvpLISba.2VD9QSUN9fKJVUk-_jdh5g%26redirect_uri%3Dhttps%3A%2F%2F
 report.mimecastcybergraph.com%2Fcallback>
 CGBANNERINDICATOR

Hi,

Consent is ready to issue, if you can you please review, complete tab, stamp plans etc.

Thanks

Heath Faulknor

Building Consents Officer

Napier City Council

215 Hastings Street, Napier / Private Bag 6010, Napier 4142

P: (06) 835 7579 | E: bca@napier.govt.nz<mailto:bca@napier.govt.nz> | W:

www.napier.govt.nz<http://www.napier.govt.nz>

Hi

I have just started processing this consent, if you can you please review, complete tab, stamp plans etc.

Thanks

Heath Faulknor

Building Consents Officer

Napier City Council

215 Hastings Street, Napier / Private Bag 6010, Napier 4142

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Designated Recipient(s): pde@napier.govt.nz<<mailto:pde@napier.govt.nz>>

Sent From: AlphaOne Building Consent System

Sent Date: 2 June 2026 13:37:32 pm - Tuesday

**Email #95331: BC260243**

Project ID: 260243
Date Received: 2026-06-17 15:28:04
Sender: rakshith.cariappa@yahoo.com
Checked By: Charlotte Carson
Accepted By: Charlotte Carson
Subject:

Information Received Via Email: Re: BC260243: Invoice - 8 Kauri Street Taradale Napier 4112

Message:

Hi Charlotte,

Payment has been made, could you please release the files as needed.

Regards,. Cariappa

Yahoo Mail: Search, organise, conquer

On Wed, 3 Jun 2026 at 9:13 am, Napier City Council<260243@napier.abcs.co.nz> wrote: Good morning,

Great news, your building consent application is approved

Your building consent to remove load bearing wall, add two new beams to support roof load at 8 Kauri Street (BC260243) is ready and an invoice is attached.

When your invoice has been paid a link to your approved building consent documents will be provided. You have until 20 July 2026 to do this or unfortunately we will have to refuse to grant your application and fees accrued to date will be invoiced.

If you would like to pay online, please go to the Pay It page on the Napier City Council website, select General Debtors or Invoice and follow the prompts. Payment options online include credit or debit (Note: online credit card payments will incur a bank processing fee of 1.5%).

Payment options at the Napier City Council customer service counter include cash, eftpos or credit card (Note: in person credit card payments do not incur a bank processing fee).

Just a friendly reminder that no work can begin until your invoice has been paid.

Good luck with your project.

Kind regards

Charlotte Carson
Building Administrator
Napier City Council
215 Hastings Street, Napier / Private Bag 6010, Napier 4142

P: (06) 835 7579 | E: bca@napier.govt.nz | W: www.napier.govt.nz

ATTACHMENTS:

- 260243.pdf

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Designated Recipient(s): rakshith.cariappa@yahoo.com

Sent From: AlphaOne Building Consent System

Sent Date: 3 June 2026 09:12:56 am - Wednesday

ATTACHMENTS:

- 1000116190.jpg.pdf

**Email #344047: BC260243**

Project ID: 260243
Date Sent: 2026-05-14 00:48:04
Recipient: admin@svp.nz
Sender: AlphaOne System
Subject: Application Accepted
Message:

Dear SCOPE VIEW PROJECTS LIMITED,

Your application for Building Consent only with reference code 49718107CQ has passed the Section 45 check and has been lodged with Napier City Council.

If you entered an electronic application you can track its progress on the customer portal
<https://consents-napier.abcs.co.nz/>.

You may receive emails regarding your application from time to time.

Regards,

Napier City Council
Phone: (06) 835 7579
Email: bca@napier.govt.nz



Email #344273: BC260243

Project ID: 260243
Date Sent: 2026-05-15 08:38:22
Recipient: sahil.sharma@napier.govt.nz
Sender: Ruby Gilbertson
Subject: BC260243: A new job for you
Message:

Hello Sahil Sharma,

BC260243 (Main Building) has been allocated to you.
Please check and take appropriate action.

<https://napier.abcs.co.nz/jobs/260243>

— System

**Email #344369: BC260243**

Project ID: 260243
Date Sent: 2026-05-15 15:06:51
Recipient: admin@svp.nz
Sender: Jan Sayer
Subject: BC260243: 8 Kauri Street Taradale Napier 4112

Message:

Good afternoon Josh

Are you please able to advise the estimated value of works for this building consent?

Thanks and have a great weekend

Cheers

Jan

Jan Sayer

Building Administrator

Napier City Council

215 Hastings Street, Napier / Private Bag 6010, Napier 4142

P: (06) 835 7579 | E: bca@napier.govt.nz | W: www.napier.govt.nz



Email #344400: BC260243

Project ID: 260243
Date Sent: 2026-05-15 17:07:04
Recipient: admin@svp.nz
Sender: AlphaOne System

Subject:

RE: Re: BC260243: 8 Kauri Street Taradale Napier 4112

Message:

Hello

Thank you for your message regarding your application with Napier City Council. This is an automated response to confirm your message has been received by the assigned officer for review. You can expect a response within 5 working days.

For further information or enquiries please email 260243@napier.abcs.co.nz.

Kind regards

Napier City Council
215 Hastings Street
Napier / Private Bag 6010
Napier 4142
www.napier.govt.nz



Email #344618: BC260243

Project ID: 260243
Date Sent: 2026-05-19 10:19:27
Recipient: heath.faulknor@napier.govt.nz
Sender: Heath Faulknor
Subject: BC260243: A new job for you
Message:

Hello Heath Faulknor,

BC260243 (Main Building) has been allocated to you.
Please check and take appropriate action.

<https://napier.abcs.co.nz/jobs/260243>

— System

**Email #344690: BC260243**

Project ID: 260243
Date Sent: 2026-05-19 15:10:34
Recipient: admin@svp.nz
Sender: Heath Faulknor
Subject:

BC260243 Request For Further Information #1 - 8 Kauri Street Taradale Napier 4112

Message:

Dear Sir/Madam,

Reference Number: BC260243

Project Location: 8 Kauri Street, Taradale, Napier 4112

Project Description: Remove load bearing wall, add two new beams to support roof load

Processing of your building consent application in accordance with s48 of the Building Act is currently in progress. The attached letter details information which is required to be provided to demonstrate that the proposed work will comply with s 48 of the NZ Building Act and Regulations. Please note that the processing time clock has been suspended pending this information.

So that your information gets to us as promptly as possible, please:

- select "reply" - this will automatically link your response back to your application;
- provide only the information that specifically relates to this project;
- ensure that all attachments are saved in PDF format;

Following the above will keep your project moving and ensure the information is delivered directly to the processor. To speed up processing we would request that changes to plans are marked using the "cloud" convention - thank you for helping us to help you!

Heath Faulknor
Building Consents Officer
Napier City Council
215 Hastings Street, Napier / Private Bag 6010, Napier 4142
P: (06) 835 7579 | E: bca@napier.govt.nz | W: www.napier.govt.nz

**Email #345857: BC260243**

Project ID: 260243
Date Sent: 2026-05-28 13:00:06
Recipient: admin@svp.nz
Sender: AlphaOne System
Subject:

RE: Re: BC260243 Request For Further Information #1 - 8 Kauri Street Taradale Napier 4112

Message:

Hello

Thank you for your message regarding your application with Napier City Council. This is an automated response to confirm your message has been received by the assigned officer for review. You can expect a response within 5 working days.

We accept email attachments in PDF, JPG and PNG format.

ACCEPTED ATTACHMENTS:

- RFI response.pdf (123.14kB)
- V3 8 Kauri street.pdf (431.46kB)

For further information or enquiries please email 260243@napier.abcs.co.nz.

Kind regards

Napier City Council
215 Hastings Street
Napier / Private Bag 6010
Napier 4142
www.napier.govt.nz



Email #345863: BC260243

Project ID: 260243
Date Sent: 2026-05-28 13:37:43
Recipient: heath.faulknor@napier.govt.nz
Sender: Jan Sayer
Subject: BC260243: A new email has been allocated to you
Message:

Hello Heath Faulknor,

A new email for BC260243 has been allocated to you. Please check and take appropriate action.

<https://napier.abcs.co.nz/jobs/260243/communication/?optilbox>

— AlphaOne System



Email #345881: BC260243

Project ID: 260243
Date Sent: 2026-05-28 14:40:27
Recipient: bidur.thapa@napier.govt.nz, pde@napier.govt.nz
Sender: Heath Faulknor
Subject: BC260243: 8 Kauri Street Taradale Napier 4112
Message:
Hi

I have just started processing this consent, if you can you please review, complete tab, stamp plans etc.

Thanks

Heath Faulknor
Building Consents Officer
Napier City Council
215 Hastings Street, Napier / Private Bag 6010, Napier 4142
P: (06) 835 7579 | E: bca@napier.govt.nz | W: www.napier.govt.nz

**Email #345925: BC260243**

Project ID: 260243
Date Sent: 2026-05-28 16:38:45
Recipient: admin@svp.nz
Sender: Heath Faulknor
Subject:

BC260243 Request For Further Information #2 - 8 Kauri Street Taradale Napier 4112

Message:

Dear Sir/Madam,

Reference Number: BC260243

Project Location: 8 Kauri Street, Taradale, Napier 4112

Project Description: Remove load bearing wall, add two new beams to support roof load.

The kitchen is falls under the exempt schedule of works and is not part of this consent. The consent is for the removal of the load bearing wall only.

Processing of your building consent application in accordance with s48 of the Building Act is currently in progress. The attached letter details information which is required to be provided to demonstrate that the proposed work will comply with s 48 of the NZ Building Act and Regulations. Please note that the processing time clock has been suspended pending this information.

So that your information gets to us as promptly as possible, please:

- select "reply" - this will automatically link your response back to your application;
- provide only the information that specifically relates to this project;
- ensure that all attachments are saved in PDF format;

Following the above will keep your project moving and ensure the information is delivered directly to the processor. To speed up processing we would request that changes to plans are marked using the "cloud" convention - thank you for helping us to help you!

Heath Faulknor
Building Consents Officer
Napier City Council
215 Hastings Street, Napier / Private Bag 6010, Napier 4142
P: (06) 835 7579 | E: bca@napier.govt.nz | W: www.napier.govt.nz

**Email #345965: BC260243**

Project ID: 260243
Date Sent: 2026-05-29 10:56:04
Recipient: admin@svp.nz
Sender: AlphaOne System
Subject:

RE: Re: BC260243 Request For Further Information #2 - 8 Kauri Street Taradale Napier 4112

Message:

Hello

Thank you for your message regarding your application with Napier City Council. This is an automated response to confirm your message has been received by the assigned officer for review. You can expect a response within 5 working days.

We accept email attachments in PDF, JPG and PNG format.

ACCEPTED ATTACHMENTS:

- RFI response.pdf (111.31kB)

For further information or enquiries please email 260243@napier.abcs.co.nz.

Kind regards

Napier City Council
215 Hastings Street
Napier / Private Bag 6010
Napier 4142
www.napier.govt.nz



Email #345988: BC260243

Project ID: 260243
Date Sent: 2026-05-29 12:25:18
Recipient: heath.faulknor@napier.govt.nz
Sender: Jan Sayer
Subject: BC260243: A new email has been allocated to you
Message:

Hello Heath Faulknor,

A new email for BC260243 has been allocated to you. Please check and take appropriate action.

<https://napier.abcs.co.nz/jobs/260243/communication/?optilbox>

— AlphaOne System

**Email #346001: BC260243**

Project ID: 260243
Date Sent: 2026-05-29 13:53:47
Recipient: admin@svp.nz
Sender: Heath Faulknor
Subject:

BC260243 Request For Further Information #3 - 8 Kauri Street Taradale Napier 4112

Message:

Dear Sir/Madam,

Reference Number: BC260243

Project Location: 8 Kauri Street, Taradale, Napier 4112

Project Description: Remove load bearing wall, add two new beams to support roof load.

The kitchen is falls under the exempt schedule of works and is not part of this consent. The consent is for the removal of the load bearing wall only.

Processing of your building consent application in accordance with s48 of the Building Act is currently in progress. The attached letter details information which is required to be provided to demonstrate that the proposed work will comply with s 48 of the NZ Building Act and Regulations. Please note that the processing time clock has been suspended pending this information.

So that your information gets to us as promptly as possible, please:

- select "reply" - this will automatically link your response back to your application;
- provide only the information that specifically relates to this project;
- ensure that all attachments are saved in PDF format;

Following the above will keep your project moving and ensure the information is delivered directly to the processor. To speed up processing we would request that changes to plans are marked using the "cloud" convention - thank you for helping us to help you!

Heath Faulknor
Building Consents Officer
Napier City Council
215 Hastings Street, Napier / Private Bag 6010, Napier 4142
P: (06) 835 7579 | E: bca@napier.govt.nz | W: www.napier.govt.nz



Email #346103: BC260243

Project ID: 260243
Date Sent: 2026-06-02 10:49:04
Recipient: bidur.thapa@napier.govt.nz
Sender: AlphaOne System
Subject:

RE: RE: BC260243: 8 Kauri Street Taradale Napier 4112

Message:

Hello

Thank you for your message regarding your application with Napier City Council. This is an automated response to confirm your message has been received by the assigned officer for review. You can expect a response within 5 working days.

For further information or enquiries please email 260243@napier.abcs.co.nz.

Kind regards

Napier City Council
215 Hastings Street
Napier / Private Bag 6010
Napier 4142
www.napier.govt.nz

**Email #346106: BC260243**

Project ID: 260243
Date Sent: 2026-06-02 11:00:04
Recipient: admin@svp.nz
Sender: AlphaOne System
Subject:

RE: Re: BC260243 Request For Further Information #3 - 8 Kauri Street Taradale Napier 4112

Message:

Hello

Thank you for your message regarding your application with Napier City Council. This is an automated response to confirm your message has been received by the assigned officer for review. You can expect a response within 5 working days.

We accept email attachments in PDF, JPG and PNG format.

ACCEPTED ATTACHMENTS:

- V4 8 Kauri street.pdf (432.23kB)
- RFI response.pdf (110.93kB)

For further information or enquiries please email 260243@napier.abcs.co.nz.

Kind regards

Napier City Council
215 Hastings Street
Napier / Private Bag 6010
Napier 4142
www.napier.govt.nz



Email #346122: BC260243

Project ID: 260243
Date Sent: 2026-06-02 12:07:00
Recipient: heath.faulknor@napier.govt.nz
Sender: Jan Sayer
Subject: BC260243: A new email has been allocated to you
Message:

Hello Heath Faulknor,

A new email for BC260243 has been allocated to you. Please check and take appropriate action.

<https://napier.abcs.co.nz/jobs/260243/communication/?optilbox>

— AlphaOne System



Email #346123: BC260243

Project ID: 260243
Date Sent: 2026-06-02 12:07:11
Recipient: bidur.thapa@napier.govt.nz
Sender: Jan Sayer
Subject: BC260243: A new email has been allocated to you
Message:

Hello Bidur Thapa,

A new email for BC260243 has been allocated to you. Please check and take appropriate action.

<https://napier.abcs.co.nz/jobs/260243/communication/?optilbox>

— AlphaOne System

**Email #346144: BC260243**

Project ID: 260243
Date Sent: 2026-06-02 13:37:33
Recipient: pde@napier.govt.nz
Sender: Heath Faulknor
Subject: BC260243: 8 Kauri Street Taradale Napier 4112
Message:

Hi,

Consent is ready to issue, if you can you please review, complete tab, stamp plans etc.

Thanks

Heath Faulknor
Building Consents Officer
Napier City Council
215 Hastings Street, Napier / Private Bag 6010, Napier 4142
P: (06) 835 7579 | E: bca@napier.govt.nz | W: www.napier.govt.nz

Hi

I have just started processing this consent, if you can you please review, complete tab, stamp plans etc.

Thanks

Heath Faulknor
Building Consents Officer
Napier City Council
215 Hastings Street, Napier / Private Bag 6010, Napier 4142
P: (06) 835 7579 | E: bca@napier.govt.nz | W: www.napier.govt.nz



Email #346166: BC260243

Project ID: 260243
Date Sent: 2026-06-02 14:37:38
Recipient: bca@napier.govt.nz
Sender: Heath Faulknor
Subject: BC260243: 8 Kauri Street Taradale Napier 4112

Message:

Hi,

Good to go, thanks

Heath Faulknor
Building Consents Officer
Napier City Council
215 Hastings Street, Napier / Private Bag 6010, Napier 4142
P: (06) 835 7579 | E: bca@napier.govt.nz | W: www.napier.govt.nz



Email #346176: BC260243

Project ID: 260243
Date Sent: 2026-06-02 15:07:03
Recipient: pde@napier.govt.nz
Sender: AlphaOne System

Subject:

RE: RE: BC260243: 8 Kauri Street Taradale Napier 4112

Message:

Hello

Thank you for your message regarding your application with Napier City Council. This is an automated response to confirm your message has been received by the assigned officer for review. You can expect a response within 5 working days.

For further information or enquiries please email 260243@napier.abcs.co.nz.

Kind regards

Napier City Council
215 Hastings Street
Napier / Private Bag 6010
Napier 4142
www.napier.govt.nz



Email #346180: BC260243

Project ID: 260243
Date Sent: 2026-06-02 15:25:58
Recipient: heath.faulknor@napier.govt.nz
Sender: Jan Sayer
Subject: BC260243: A new email has been allocated to you
Message:

Hello Heath Faulknor,

A new email for BC260243 has been allocated to you. Please check and take appropriate action.

<https://napier.abcs.co.nz/jobs/260243/communication/?optilbox>

— AlphaOne System

**Email #346263: BC260243**

Project ID: 260243
Date Sent: 2026-06-03 09:12:57
Recipient: rakshith.cariappa@yahoo.com
Sender: Charlotte Carson

Subject:

BC260243: Invoice - 8 Kauri Street Taradale Napier 4112

Message:

Good morning,

Great news, your building consent application is approved

Your building consent to remove load bearing wall, add two new beams to support roof load at 8 Kauri Street (BC260243) is ready and an invoice is attached.

When your invoice has been paid a link to your approved building consent documents will be provided. You have until 20 July 2026 to do this or unfortunately we will have to refuse to grant your application and fees accrued to date will be invoiced.

If you would like to pay online, please go to the Pay It page on the Napier City Council website, select General Debtors or Invoice and follow the prompts. Payment options online include credit or debit (Note: online credit card payments will incur a bank processing fee of 1.5%).

Payment options at the Napier City Council customer service counter include cash, eftpos or credit card (Note: in person credit card payments do not incur a bank processing fee).

Just a friendly reminder that no work can begin until your invoice has been paid.

Good luck with your project.

Kind regards

Charlotte Carson
Building Administrator
Napier City Council
215 Hastings Street, Napier / Private Bag 6010, Napier 4142
P: (06) 835 7579 | E: bca@napier.govt.nz | W: www.napier.govt.nz

ATTACHMENTS:

- 260243_0_346263_146_1780434776_260243_1780434776177__260243.pdf

**Email #348074: BC260243**

Project ID: 260243
Date Sent: 2026-06-17 15:28:06
Recipient: rakshith.cariappa@yahoo.com
Sender: AlphaOne System
Subject:
RE: Re: BC260243: Invoice - 8 Kauri Street Taradale Napier 4112

Message:

Hello

Thank you for your message regarding your application with Napier City Council. This is an automated response to confirm your message has been received by the assigned officer for review. You can expect a response within 5 working days.

We accept email attachments in PDF, JPG and PNG format.

ACCEPTED ATTACHMENTS:

- 1000116190.jpg.pdf (349.10kB)

For further information or enquiries please email 260243@napier.abcs.co.nz.

Kind regards

Napier City Council
215 Hastings Street
Napier / Private Bag 6010
Napier 4142
www.napier.govt.nz



Email #348096: BC260243

Project ID: 260243
Date Sent: 2026-06-17 16:30:20
Recipient: charlottec@napier.govt.nz
Sender: Jan Sayer
Subject: BC260243: A new email has been allocated to you
Message:

Hello Charlotte Carson,

A new email for BC260243 has been allocated to you. Please check and take appropriate action.

<https://napier.abcs.co.nz/jobs/260243/communication/?optilbox>

— AlphaOne System

**Email #348108: BC260243**

Project ID: 260243
Date Sent: 2026-06-17 16:43:55
Recipient: admin@svp.nz
Sender: Charlotte Carson
Subject:

BC260243 Form 5: Building Consent - 8 Kauri Street Taradale Napier 4112

Message:

Good afternoon,

Please find attached the copy of your building consent. Your building consent documents are now available and can be downloaded from our Customer Portal. To access these:

- 1) enter the following link into your internet web browser: <https://consents-napier.abcs.co.nz/>
- 2) click on BC section of your applications progress bar
- 3) click on the Documents tab on the blue menu bar at the top of page, select Documents Issued from the list
- 4) click on the documents required, open or save, then print a copy.

Please ensure all documents (including the Building Consent - Form 5 which lists required inspections, any consent conditions and any advice notes which are used by the Builder) are printed and made available on site at all times for all building inspections.

Please take a moment to complete the survey using the link <https://napier.wufoo.com/forms/building-consent-process-feedback/> . Your participation is appreciated and will assist us in improving our processes and service delivery.

Kind regards,

Charlotte Carson
Building Administrator
Napier City Council
215 Hastings Street, Napier / Private Bag 6010, Napier 4142
P: (06) 835 7579 | E: bca@napier.govt.nz | W: www.napier.govt.nz



Email #348109: BC260243

Project ID: 260243
Date Sent: 2026-06-17 16:45:06
Recipient: rakshith.cariappa@yahoo.com
Sender: Charlotte Carson
Subject: BC260243: 8 Kauri Street Taradale Napier 4112
Message:

Good afternoon,

Thanks for sending through that payment screenshot.

I have now issued the consent documents, and they are available on the AlphaOne portal to view/download.

Kind regards,

Charlotte Carson
 Building Administrator
 Napier City Council
 215 Hastings Street, Napier / Private Bag 6010, Napier 4142
 P: (06) 835 7579 | E: bca@napier.govt.nz | W: www.napier.govt.nz

=====

Hi Charlotte,
 Payment has been made, could you please release the files as needed.
 Regards,. Cariappa

Yahoo Mail: Search, organise, conquer

On Wed, 3 Jun 2026 at 9:13 am, Napier City Council wrote: Good morning,

Great news, your building consent application is approved

Your building consent to remove load bearing wall, add two new beams to support roof load at 8 Kauri Street (BC260243) is ready and an invoice is attached.

When your invoice has been paid a link to your approved building consent documents will be provided. You have until 20 July 2026 to do this or unfortunately we will have to refuse to grant your application and fees accrued to date will be invoiced.

If you would like to pay online, please go to the Pay It page on the Napier City Council website, select General Debtors or Invoice and follow the prompts. Payment options online include credit or debit (Note: online credit card payments will incur a bank processing fee of 1.5%).

Payment options at the Napier City Council customer service counter include cash, eftpos or credit card (Note: in person credit card payments do not incur a bank processing fee).

Just a friendly reminder that no work can begin until your invoice has been paid.

Good luck with your project.

Kind regards

Charlotte Carson

Building Administrator

Napier City Council

215 Hastings Street, Napier / Private Bag 6010, Napier 4142

P: (06) 835 7579 | E: bca@napier.govt.nz | W: www.napier.govt.nz

ATTACHMENTS:

- 260243.pdf

DISCLAIMER

This message is for the designated recipient(s) only, and may contain confidential and/or privileged information. If you have received it in error, please delete it and advise the sender immediately. You should not copy or use it for any other purpose, nor disclose its contents to any other person.

Designated Recipient(s): rakshith.cariappa@yahoo.com

Sent From: AlphaOne Building Consent System

Sent Date: 3 June 2026 09:12:56 am - Wednesday



Email #349318: BC260243

Project ID: 260243

Date Sent: 2026-06-26 14:40:07

Recipient:

theo@dynamicimprovements.co.nz, rakshith.cariappa@yahoo.com, admin@svp.nz

Sender: Craig Bergman

Subject: BC260243 Inspection Report

Message:

Hello

Our inspection team have carried out a site inspection on the above project, please find attached the inspection report for your information.

If you have any queries regarding the content of the inspection report please contact the inspector.

Kind regards

Napier City Council



Email #349820: BC260243

Project ID: 260243

Date Sent: 2026-07-01 11:21:10

Recipient:

rakshith.cariappa@yahoo.com, admin@svp.nz, theo@dynamicimprovements.co.nz

Sender: Craig Bergman

Subject:

BC260243 Inspection Report #2 - 8 Kauri Street Taradale Napier 4112

Message:

Dear Sir/Madam,

Hello

Our inspection team have carried out a site inspection on the above project, please find attached the inspection report for your information.

If you have any queries regarding the content of the inspection report please contact the inspector.

Kind regards

Napier City Council

Craig Bergman

Building Consents Officer

Napier City Council

215 Hastings Street, Napier / Private Bag 6010, Napier 4142

P: (06) 835 7579 | E: bca@napier.govt.nz | W: www.napier.govt.nz