



WHANGANUI
DISTRICT COUNCIL
Te Kaunihera a Rohe o Whanganui

IMPORTANT NOTE

These documents are required to be onsite for all inspections and must be a complete and full copy of the WDC stamped “Approved” documents.

Failure to have a full and legible set of documents may result in a terminated inspection. A terminated inspection will incur additional charges.



INSPECTION RECORD

This record, together with the Building Consent and approved plans, is to remain on the construction site at all times.

Project Location	TO BOOK AN INSPECTION PLEASE PHONE WDC BUILDING CONTROL	BCon23/0269
25 Riverbank Rd WHANGANUI	ON 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER:	
Description of Work	Construct a new 28sqm workshop storage shed.	
Applicant	Versatile Buildings Wanganui (2003) Ltd PO Box 7230, Whanganui 4541	

SUMMARY OF CONDITIONS

Building Consent Number BCon23/0269

PIM Conditions

Code	Condition
	All work on the project must comply with the requirements of the NZ Building Code.
	A PIM only document is not an approval to build. A Building Consent is required before building work commences.
	W.D.C will follow up on building work not completed within two years of building consent issue.
	A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
	If the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
	Please note [Electrical, and Gasfitting subtrades do not form part of the building consent inspection process. However, Council is required to receive 'Energy Certificates' from both of these trades before issue of a Code Compliance Certificate].

Building Consent Information

Code	Information
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Your project's inspections are listed on the next page...



Please Note: A minimum of 48 hours notice is required for the booking of an inspection. The inspection record sheet and accompanying building consent documentation must be on site for use by the inspector at the time of the inspection.

All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items (eg. Engineer). Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact WDC if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

Note: Further inspections may incur additional cost at time of Code Compliance Certificate issue.

Inspections Record For Building Consent Number BCon23/0269								
<i>Inspection</i>	<i>When to Request</i>	<i>Date</i>	<i>Inspector</i>	<i>Complies with Code</i>	<i>Reinspect</i>	<i>Notes</i>		
CONCRETE SLAB INSPECTION	Prior to placing Concrete							
FRAMING AND PRELINE INSPECTION	Before covering up							
FINAL BUILDING AND PLUMBING COMBINED INSPECTION	On Completion					Once the final inspection has been completed please apply for your Code Compliance Certificate and supply the following information: (Please note that the Code Compliance Certificate can be applied for online at www.whanganui.govt.nz) As-Built Drainage plan. Energy certificate/s.		



BUILDING CONSENT NUMBER BCon23/0269

Section 51, Building Act 2004

The building:

Street address of building:	Legal description of land where building is located:
25 Riverbank Rd WHANGANUI	LOT 1 DP 48072 0.0803 Ha LOT 2 DP 305511 0.0587 Ha
Building name:	Location of building within site/block number:
Level/unit number:	
0.000000	

The owner:

Name of Owner:	
Mr CI Dakin, Mr ER Kennedy	
Mailing address:	Street Address/registered Office:
25 Riverbank Road RD 3 Whanganui 4573	25 Riverbank Road RD 3 Whanganui 4573

Phone numbers:

Landline:		Mobile:	021662488 0272939699
Daytime:		After hours:	
Facsimile number:			
Email address:		Website:	

First point of contact for communications with the building consent authority:

Contact Person:	
Versatile Buildings Wanganui (2003) Ltd	
Mailing address:	Street Address/registered Office:
PO Box 7230, Whanganui 4541	PO Box 7230, Whanganui 4541

Phone number:

Landline:		Mobile:	0274792726
Daytime:	063482471	After hours:	
Facsimile number:	063482479		
Email address:		Website:	

Building Work

The following building work is authorised by this consent

Project
Construct a new 28sqm workshop storage shed.

101 Guyton Street
P O Box 637, Whanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@whanganui.govt.nz
Web: www.whanganui.govt.nz



**WHANGANUI
DISTRICT COUNCIL**
Te Kaunihera a Rohe o Whanganui

<i>Intended Use</i>	<i>Intended Life</i>
Single Detached Residential	50+ Years
<i>Estimated Value (\$)</i>	
\$60000.00	

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 of 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 OF BUILDING CONSENT NUMBER BCon23/0269

Section 51, Building Act 2004

This Building Consent is issued Subject to the following conditions:

Building Act 2004, Section 90:

Inspections by Building Consent Authorities

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.

Compliance Schedule:

A compliance schedule (CS) is not required for this building.

#Attachments

- ‡Copies of the following documents are attached to this building consent:
- ‡Project information memorandum number BCon23/0269
- ‡Inspection record
- ‡Informative notes

Signed for and on behalf of the Whanganui District Council

GJ Hoobin
Building Control Manager

Date: 27 June 2023

101 Guyton Street
P O Box 637, Whanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@whanganui.govt.nz
Web: www.whanganui.govt.nz



**WHANGANUI
DISTRICT COUNCIL**
Te Kaunihera a Rohe o Whanganui

BUILDING CONSENT NUMBER BCon23/0269

Informative notes:

- The Building Consent, conditions, inspection sheet, and approved plans must be kept on site at all times until completion of the project.
- Failure to request inspections will risk the non-issuing of a code compliance certificate and the structure may be deemed non-complying.
- Any inspection time required over and above that allowed may incur a further charge.
- Under Section 52, a building consent lapses and is of no effect if the building work to which it relates is not commenced within 12 months after the date of issue.
- Under Section 93, if the owner has not made application within 24 months, the BCA (Building Control Authority), must decide whether or not to issue a CCC (Code Compliance Certificate).

101 Guyton Street
P O Box 637, Whanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@whanganui.govt.nz
Web: www.whanganui.govt.nz



WHANGANUI
DISTRICT COUNCIL
Te Kaunihera a Rohe o Whanganui

PROJECT INFORMATION MEMORANDUM NUMBER BCon23/0269

Section 35, Building Act 2004

Versatile Buildings Wanganui (2003) Ltd

PO Box 7230

Whanganui 4541

<i>Project Location</i>	<i>Assessment Number/Legal Description</i>
25 Riverbank Rd WHANGANUI	LOT 1 DP 48072 0.0803 Ha LOT 2 DP 305511 0.0587 Ha
<i>Category</i>	<i>Description of Work</i>
General Building Consents	Construct a new 28sqm workshop storage shed.
<i>Intended Life</i>	<i>Estimated Value (\$)</i>
50+ Years	60000.00

This Project Information Memorandum is confirmation that the proposed work may be undertaken, subject to the provisions of the Building Act 2004 and any requirements of the Building Consent (number BCon23/0269), which has been granted.

This Project Information Memorandum is subject to the following conditions:

- **All work on the project must comply with the requirements of the NZ Building Code.**

Signed for and on behalf of the Whanganui District Council

GJ Hoobin

Building Control Manager

Date: 27 June 2023



Versatile Buildings Wanganui 2003 Ltd
50 Heads Road
P O Box 7230
Wanganui 4541
P: 06 348 2471
F: 06 348 2479
E: admin@versatilewanganui.co.nz

19 June 2023

Whanganui District Council
PO Box 637
Whanganui 4541
Dear Sir or Madam

Reply to 2nd Request for information on application.

Project Number:	BCon23/0269
Project Location:	25 Riverbank Rd WHANGANUI
Project Description:	Construct a new 28sqm workshop storage shed.

1. Please confirm if the 'office' shown on the plans is a home office or other with regards to defining it as a habitable or non-habitable room.

RFI 2 - After reviewing the definition of a habitable space, it is believed a home office (or office as it is labelled on the plans) is deemed to be a habitable room. Therefore, E2, G4, G7 and H1 code clauses are applicable. Please review.

We have discussed the usage with the client, and they have opted to use the space as storage for their workshop as the building is not intended to be a habitable building. See attached sheet 8 floor plan.

Kind regards

Matt Joyce



Versatile Buildings Wanganui 2003 Ltd
50 Heads Road
P O Box 7230
Wanganui 4541
P: 06 348 2471
F: 06 348 2479
E: admin@versatilewanganui.co.nz

15 June 2023

Whanganui District Council
PO Box 637
Whanganui 4541
Dear Sir or Madam

Reply to 1st Request for information on application.

Project Number:	BCon23/0269
Project Location:	25 Riverbank Rd WHANGANUI
Project Description:	Construct a new 28sqm workshop storage shed.

1. Please provide a ground assessment to confirm the soil meets the requirements as per the structural design.

. WDC only requires soil assessments either structural or geotechnical (depending on liquefaction zone) for residential habitable or commercial building, IL1 outbuilding without sleepouts is not required unless in a WDC slip hazard zone which this address isn't.

2. Please confirm if the 'office' shown on the plans is a home office or other with regards to defining it as a habitable or non-habitable room.

Home office non-Habitable room

3. Please confirm the existing soakpit is adequately sized to receive the additional catchment of the proposed shed runoff.

Please see No 8 on the attached site plan.

4. Please provide the roof and wall underlay specifications/appraisal to show compliance with E2.

Please see specification for roof and wall underlay attached.

5. Please provide the dimensions for the head flashing upstand and barge flashing, to show compliance with E2.

Please see extra flashing dimensions, but please be aware these IL1 SED buildings and their flashings are not strictly E2/AS1 flashings are designed to a different criterion though do comply in that respect to the performance and functional requirements of E2/AS1 to deflect water to the outside.

Kind regards

Matt Joyce



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier 22101
Land Registration District Wellington
Date Issued 02 August 2002

Prior References
WN18D/454 WN18D/455

Estate Fee Simple
Area 587 square metres more or less
Legal Description Lot 2 Deposited Plan 305511
Registered Owners
Craig Ian Dakin and Edwin Robert Kennedy

Interests
852959 Gazette Notice declaring portion of State Highway No.4 to be a limited access road - 10.12.1970 at 9.16 am
11984142.4 Mortgage to ANZ Bank New Zealand Limited - 15.1.2021 at 2:32 pm

RECEIVED 29/05/2023

[illegible]



To Wanganui District Council:

I authorise Joho Fam Ltd t/a Versatile Wanganui to act on my behalf with the
Wanganui District Council.

Name:

E Kennedy

Signature:

E Kennedy

Date:

4/5/23

Address:

25 Riverbank Rd
Wanganui 4573



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Site Calculations

SITE AREA 587.00m²

Notes

- 1

JJ 8/05/23 7:20 am
DP - downpipes are to be 65mm
- 2

JJ 8/05/23 7:21 am
DP - Downpipes to be 65mm
- 3

JJ 8/05/23 7:22 am
Stormwater to existing soak pit.
- 4

JJ 8/05/23 7:23 am
Proposed garage workshop 7m x 4m.
28sqm total. Site Coverage: 20% FFL
100:150
- 5

JJ 8/05/23 7:26 am
Existing crossover
- 6

JJ 8/05/23 7:30 am
Stormwater to run to existing soak pit
UPVC pipe size used to stormwater is
90mm dia. and to be a minimum gradient
fall of 1:90.
- 7

JJ 8/05/23 7:44 am
EGL 100:000
- 8

JJ 8/05/23 7:45 am
Existing 30m2 garage to be removed. New
garage to be 28m2 so there is no increase
to catchment runoff going to existing
soakpit.

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Disrupted by Canibuild.



Client NameClient EmailClient PhoneSignature

Client NameClient EmailClient PhoneSignature

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Disclaimer
This is not an official document, and may not comply with current laws or industry standards. You should make your own enquiries and seek independent advice from relevant industry professionals before acting or relying on the contents of this document.

ALL DIMENSIONS ARE IN METRES. DO NOT SCALE FROM PLANS.

Generated by Jeanine Johnson admin@versatilewanganui.co.nz		Phone +64274792711	Sheet Name Site Plan	Sheet no. 1	Lic no.	Job no.
Property Details 25 Riverbank Road, Okoia, Whanganui 4573, New Zealand Lot/DP: Lot 2 DP 305511			Design 7 x 4 600 series studio			Scale 1:200@A3
			1 st version date: 01/05/2023		Current version date: 15/06/2023	Version # 4



RECEIVED 16/06/2023

Disrupted by Canibuild.

Client Name	Client Email	Client Phone	Signature	Client Name	Client Email	Client Phone	Signature
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	Property Details 25 Riverbank Road, Okoia, Whanganui 4573, New Zealand Lot/DP: Lot 2 DP 305511		Design 7 x 4 600 series studio		Scale @A3		
	1 st version date: 01/05/2023		Current version date: 15/06/2023		Version # 4		





ENGINEERED BY:



PRODUCER STATEMENT
AND
STRUCTURAL DETAILS

CLIENT:

Eddy Kennedy
25 Riverbank Road
Okoia
Wanganui
4573

BUILDING:

VRS Project Ref: 264116
Model: Versatile 600 Series
Size: 7.000m long x 4.000m wide, 2.420m stud height
Wind Zone: High
Snow Loading: N1 region, Sg = 0.0kPa
Earthquake Zone: 2
Exposure Zone: Zone C
Roof Details: 15 degree pitch, Corrugated 0.40mm roofing, Colorsteel Endura
Trusses: 90x45mm kiln dried H1.2, stress graded timber as per floor plan
Wall Framing: 90x45mm kiln dried H1.2, stress graded timber
Cladding: Superclad rollformed profile, Colorsteel Endura
Downpipe Size: Round PVC 65mm Diameter PVC
Floor Type: Concrete

BUILDING CONSENT AUTHORITY:

Wanganui District Council

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VB2000 - Design
Sheet 1 of 28

RECEIVED 29/05/2023

PRODUCER STATEMENT – PS1 DESIGN

BUILDING CODE CLAUSE(S): B1 and B2

ISSUED BY: MiTek New Zealand Limited

(Engineering Design Firm)

TO: Spanbild New Zealand Limited

(Owner/Developer)

TO BE SUPPLIED TO: Wanganui District Council

(Building Consent Authority)

IN RESPECT OF: Proposed Building (Garage)

(Description of Building Work)

AT: 25 Riverbank Road, Okoia, Wanganui, 4573, New Zealand

(Address, Town/City)

LEGAL DESCRIPTION:

N/A ☐

We have been engaged by the owner/developer referred to above to provide (Extent of Engagement):

VB2000, Sheets 1-3, 7, 10-24

in respect of the requirements of the Clause(s) of the Building Code specified above for part only, as specified in the Schedule, of the proposed building work.

The design carried out by us has been prepared in accordance with:

- ☒ Compliance documents issued by the Ministry of Business, Innovation & Employment (Verification method/acceptable solution) B1/VM1, B2/AS1, AS/NZS 1170 (Parts 0, 1, 2 & 3), NZS 3603:1993, NZS 3604:2011 and/or;
- ☐ Alternative solution as per the attached Schedule.

The proposed building work covered by this producer statement is described on the drawings specified in the Schedule, together with the specification, and other documents set out in the Schedule.

On behalf of the Engineering Design Firm, and subject to:

- Site verification of the following design assumptions: Building IL1, Light roof, Max. height 4.2m
- All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that:

- the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the Schedule, will comply with the relevant provisions of the Building Code and that;
- the persons who have undertaken the design have the necessary competency to do so.

~~I recommend the N/A level of construction monitoring.~~

I, (Name of Engineering Design Professional) Claude Antony Carter Cook, am:

- ☒ CPEng number 240891

and hold the following qualifications CP Eng, IntPE, BE(Hons)

The Engineering Design Firm holds a current policy of Professional Indemnity Insurance no less than \$200,000

The Engineering Design Firm is a member of ACE New Zealand.

SIGNED BY (Name of Engineering Design Professional): Claude Antony Carter Cook

ON BEHALF OF (Engineering Design Firm): MiTek New Zealand Limited

Date 26/05/2023

Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to the Engineering Design Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in tort or otherwise, is limited to the sum of \$200,000.

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

Job Number 264116
PRODUCER STATEMENT PS1

November 2021

DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

EXPLANATION

This design covers the structural aspects of a Versatile 600 Series building. The sequence of design information is broken down into the following categories:

- Wall Framing.
- Truss Design.
- All Structural Fixings.
- Building Bracing Design for both Roof and Walls.

All other aspects of the structure are constructed in accordance with the standard Versatile Buildings details.

These buildings have been designed for a Building Importance Level 1, with a 50 year working life. Refer to AS/NZS 1170.0:2002

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DESIGN LOADS

Dead Loads for Light Roof:

Truss Top Chord= 0.15kPa (includes weight of trusses, purlins, associated framing and zincalume roof).
Truss Bottom Chord=0.15kPa (no ceiling) or 0.20kPa if there is a ceiling for trusses @ 1200crs.

Live Loads:

Truss Top Chord= 1.1kN concentrated load, 0.25kPa uniform load.
Truss Bottom Chord=0.9kN concentrated load below 1200mm head height and
1.4kN concentrated load above 1200mm head height.

Wind Loads:

Building designed for High wind conditions.

Seismic loads:

Building designed for Seismic Zone 2.

Snow loads:

Buildings designed for N1, Sg = 0.0kPa

Refer to MiTek New Zealand Limited for any design modifications required for increase in snow loads or wind loads above those stated on the drawings.

DESIGN REFERENCES

- NZS3603:1993
- NZS3604:2011
- AS/NZS1170 Part 0:2002
- AS/NZS1170 Part 1:2002
- AS/NZS1170 Part 2:2011
- AS/NZS1170 Part 3:2003
- ANSI/TPI1 - 2002

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RECEIVED 29/05/2023

For: Eddy Kennedy
25 Riverbank Road
Okoia
Wanganui
4573

VB2000 - Design

Producer Statement

Sheet 2 of 28

MANUFACTURERS DURABILITY STATEMENT

INTRODUCTION.

To satisfy the requirements of Clause B2:'Durability' of the New Zealand Building Code, the following provisions must apply to the metal cladding.

RANGE OF PRODUCT AND USE.

Specification: AS1397:2001
 Coating Type: Zinc/Aluminium & Painted
 Steel Thickness Range: 0.35mm - 0.95mm BMT
 Steel Grade Range: G300 - G550
 Application: Cladding for Building Importance Level 1, with a 50 year working life.
 Refer AS/NZS 1170.0:2002
 Fasteners: Galvanised clouts. Aluminium rivets for all steel components.
 IFI114:1986

REQUIREMENTS, LIMITATIONS AND EXCLUSIONS.

- Applicable to buildings in sea-spray Zone D and exposure Zones B and C in accordance with Section 4, Durability, NZS 3604:2011 which is an acceptable solution under Clause B2 of the NZBC.
- Fixing and installation of the cladding must be done exactly in accordance with Versatile Buildings Specifications.
- Normal and regular maintenance must be carried out on the exterior surface of the cladding, and the following guide must be followed to ensure the durability requirements are met.

REGULAR MAINTENANCE.

Exposure Zones B and C. (All areas other than sea-spray zones - see below)

- Rain washing only required on the exposed sections. Sheltered or protected areas such as under spouting, top cladding boards and tops of doors require washing every three months.

Sea-spray Zone D (Within 500m from the sea or 100m from sheltered harbours or inlets) and areas of geothermal activity.

- Rain washing only required on exposed areas. Sheltered and protected areas such as under spouting, top cladding boards and tops of doors require washing down every month and when corrosive salts are present.

EXTENDED MAINTENANCE, PAINTING OR REPAINTING.

Extended Durability

- Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material painting of the entire surface is required to extend the life of the cladding product. Paint manufacturer's recommendations are to be followed for the surface preparation and paint type to be used.

Evident Corrosion

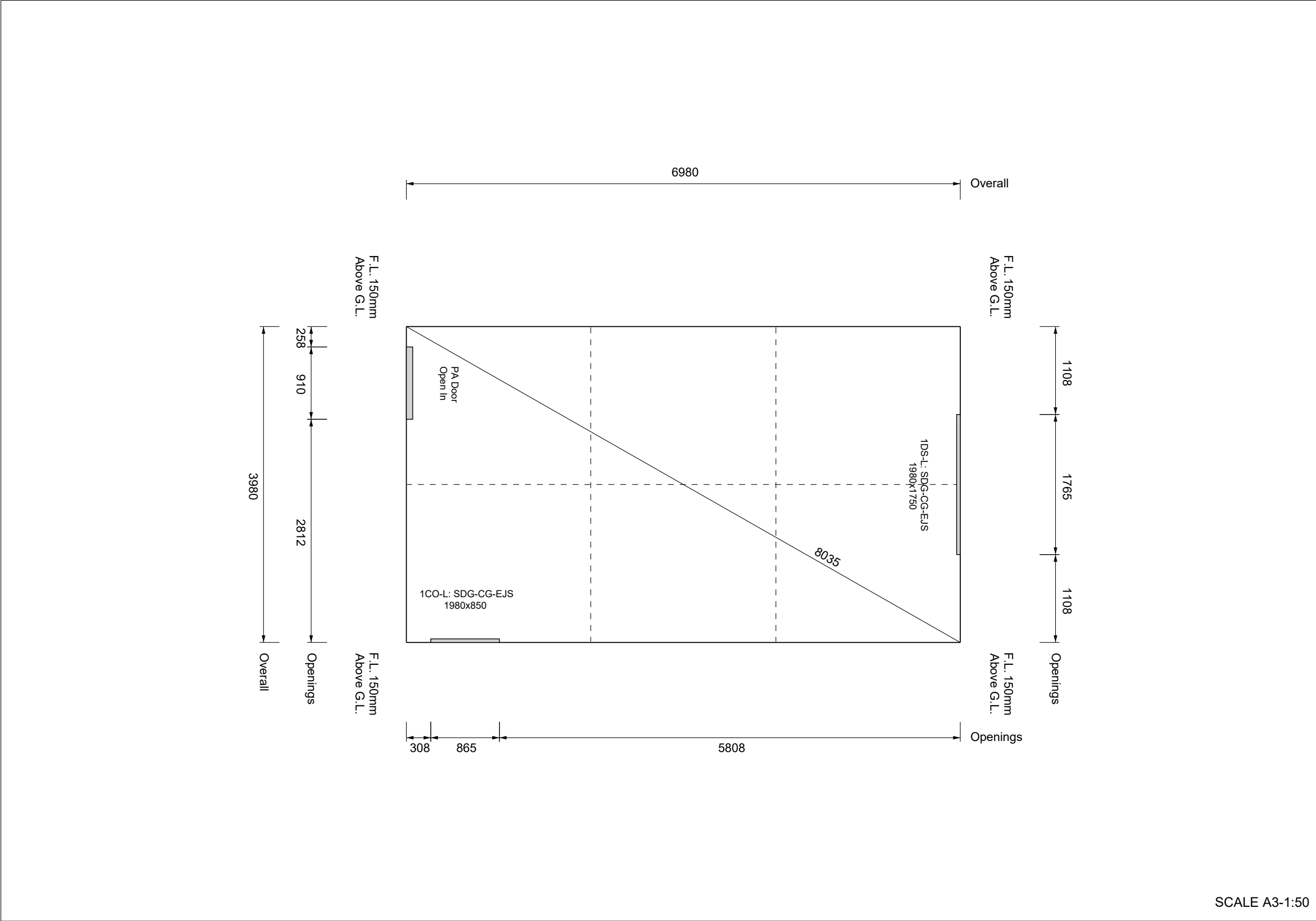
- Areas that show signs of white or red rust/corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products. Present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the paint manufacturer's recommendations is then required. Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may have started, due to moisture and dirt entrapment. If evident corrosion is not treated quickly, rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

REFERENCES.

1. NZBC - Compliance Document - Clause B2 - Durability.
2. NZS 3604:2011, Section 4, Durability*

*NZS3604 has been used as a reference only to identify Corrosion zones, Sea-spray zones.

DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS



LEGEND	
	Diagonal: 8035
	Expansion Cut

SCALE A3-1:50

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RECEIVED 29/05/2023

**PRODUCER STATEMENT – PS1
DESIGN**association of
consulting and
engineeringengineering
new zealand
te ao rangahau**JOB NUMBER:** 264116**BUILDING CODE CLAUSE(S):** B1 (see Note 1 for durability)**ISSUED BY:** Calibre Consulting Limited*(Engineering Design Firm)***TO:** Spanbild New Zealand Limited*(Owner/Developer)***TO BE SUPPLIED TO:** Wanganui District Council*(Building Consent Authority)***IN RESPECT OF:** Stand alone, non-habitable importance level 1 (IL1 - 50 year design life), building slab and foundation*(Description of Building Work)***AT:** 25 Riverbank Road, Okoia, Wanganui 4573*(Address, Town/City)***LEGAL DESCRIPTION:**N/A ☐We have been engaged by the owner/developer referred to above to provide *(Extent of Engagement)*:

Structural Engineering Design, Foundation Details, Sheets 4-6

in respect of the requirements of the Clause(s) of the Building Code specified above for part only, as specified in the

Schedule, of the proposed building work.

The design carried out by us has been prepared in accordance with:

- ☒ Compliance documents issued by the Ministry of Business, Innovation & Employment *(Verification method/acceptable solution)* B1/VM1, B1/VM4 and/or;
- ☒ Alternative solution as per the attached Schedule.

The proposed building work covered by this producer statement is described on the drawings specified in the Schedule, together with the specification, and other documents set out in the Schedule.

On behalf of the Engineering Design Firm, and subject to:

- Site verification of the following design assumptions: See notes 1-7 of 'Garage Foundation Detail'.
- All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that:

- the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the Schedule, will comply with the relevant provisions of the Building Code and that;
- the persons who have undertaken the design have the necessary competency to do so.

I recommend the ~~N/A~~ level of ~~construction monitoring~~.I, *(Name of Engineering Design Professional)* John McCurran, am:

- ☒ CPEng number 48451

and hold the following qualifications BE(Civil)

The Engineering Design Firm holds a current policy of Professional Indemnity Insurance no less than \$200,000

The Engineering Design Firm is a member of ACE New Zealand.

SIGNED BY *(Name of Engineering Design Professional)*: John McCurran**ON BEHALF OF** *(Engineering Design Firm)*: Calibre Consulting Limited

Date 26/05/2023

Building Consent lodgement must be prior to 15/04/2024

Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to the Engineering Design Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in tort or otherwise, is limited to the sum of \$200,000.

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

Job Number 264116

PRODUCER STATEMENT PS1

November 2021

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SCHEDULE TO PS1

Alternative Solutions apply for areas that the potential for liquefaction or lateral spread has been identified as it is outside B1/VM4. The alternative solutions are MBIE guidance documents "Planning and engineering guidance for potentially liquefactionprone land" and Repairing and re-building houses affected by the Canterbury Earthquakes"

The foundations require suitable soils. This IL1 foundation (generally unlined) has been designed for;

- Geotechnical Ultimate Bearing Capacity of 100 kPa,
- Where there is no potential for liquefaction or lateral spread or
- Liquefaction Vulnerability where liquefaction damage is unlikely (very low or low liquefaction vulnerability),
- Non-expansive soils.

Advise Calibre if through PIM or on site any of the following are noted or uncovered during foundation excavation;

- Indications of local instability,
- Foundations closer than 3 x height of a bank plus 0.6 m measured from the foot of the bank, and the length of the flat at the base of the bank is a minimum of 4 times the height of the bank,
- Slope steeper than 5 degrees away from the building platform.
- Buried organic topsoil, peat, soft clays, buried services or expansive clays, any fill that does not have a certificate of suitability issued in accordance with NZS 4431

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VB2000 - IL1 Foundation

Foundation Details

Sheet 5 of 28

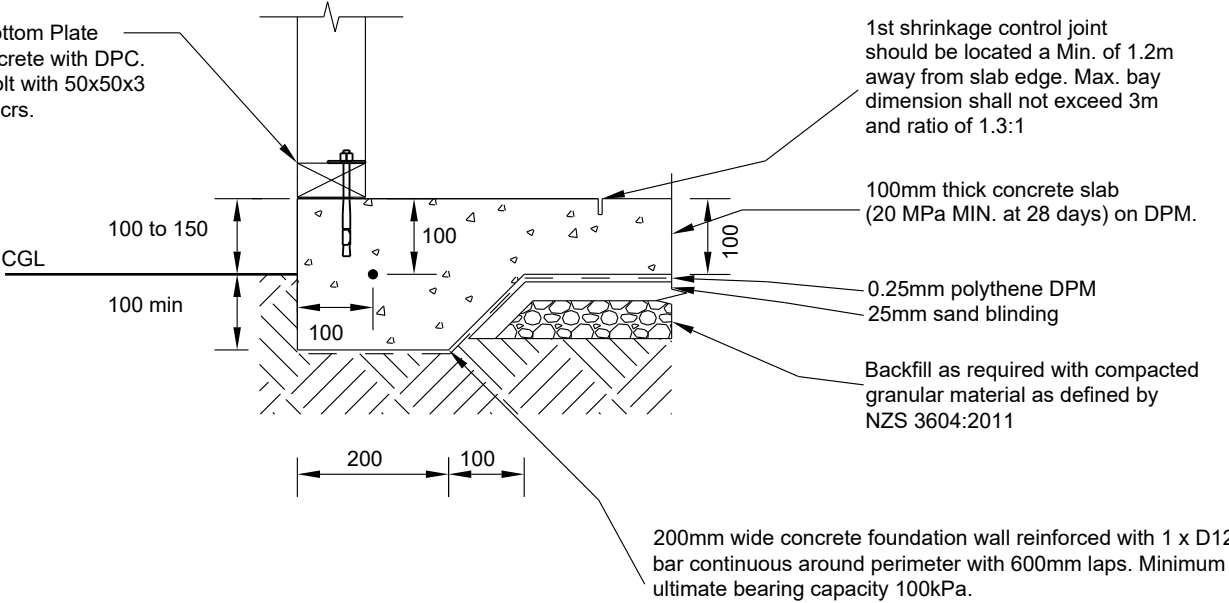
DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

GARAGE FOUNDATION DETAIL

- Notes:
- 1. Concrete covers have been selected in accordance with NZS 3101, Part 1 Section 3.
 - 2. Strip the site, removing vegetation, turf, soils containing organic matter and any loose or soft material, trim to a firm subgrade. Backfill as required with compacted granular material as defined by NZS 3604:2011 in max layers of 150mm.
 - 3. Footing Type A shall be found in good ground defined by NZS 3604 but having a minimum ultimate bearing capacity of 100kPa.
 - 4. Where the ultimate bearing capacity is less than 100kPa use Footing Type B.
 - 5. For Type M and H Expansive Soils, use Footing Type B with 1200 deep pile reinforced with 1 vertical D12 400 mm return into slab.
 - 6. 28-Day concrete strength to be 25 MPa for zone D as per figure 4 in NZS 3604:2011.
 - 7. Liquefaction Vulnerability where liquefaction damage is unlikely (very low or low liquefaction vulnerability).

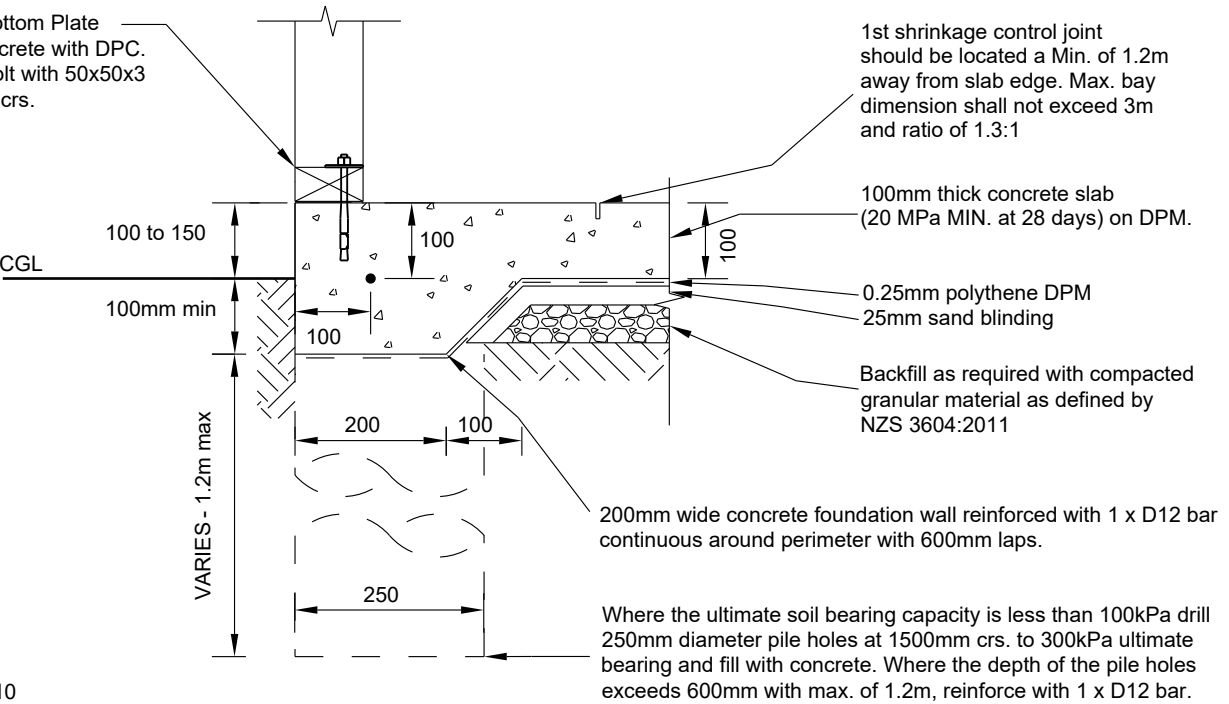
FOOTING TYPE A

90x45 SG8 H1.2 Bottom Plate separated from concrete with DPC. M12x135 Anchor bolt with 50x50x3 washer at 1200mm crs.



FOOTING TYPE B

90x45 SG8 H1.2 Bottom Plate separated from concrete with DPC. M12x135 Anchor bolt with 50x50x3 washer at 1200mm crs.



SCALE: A3-1:10



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VB2000 - IL1 Foundation

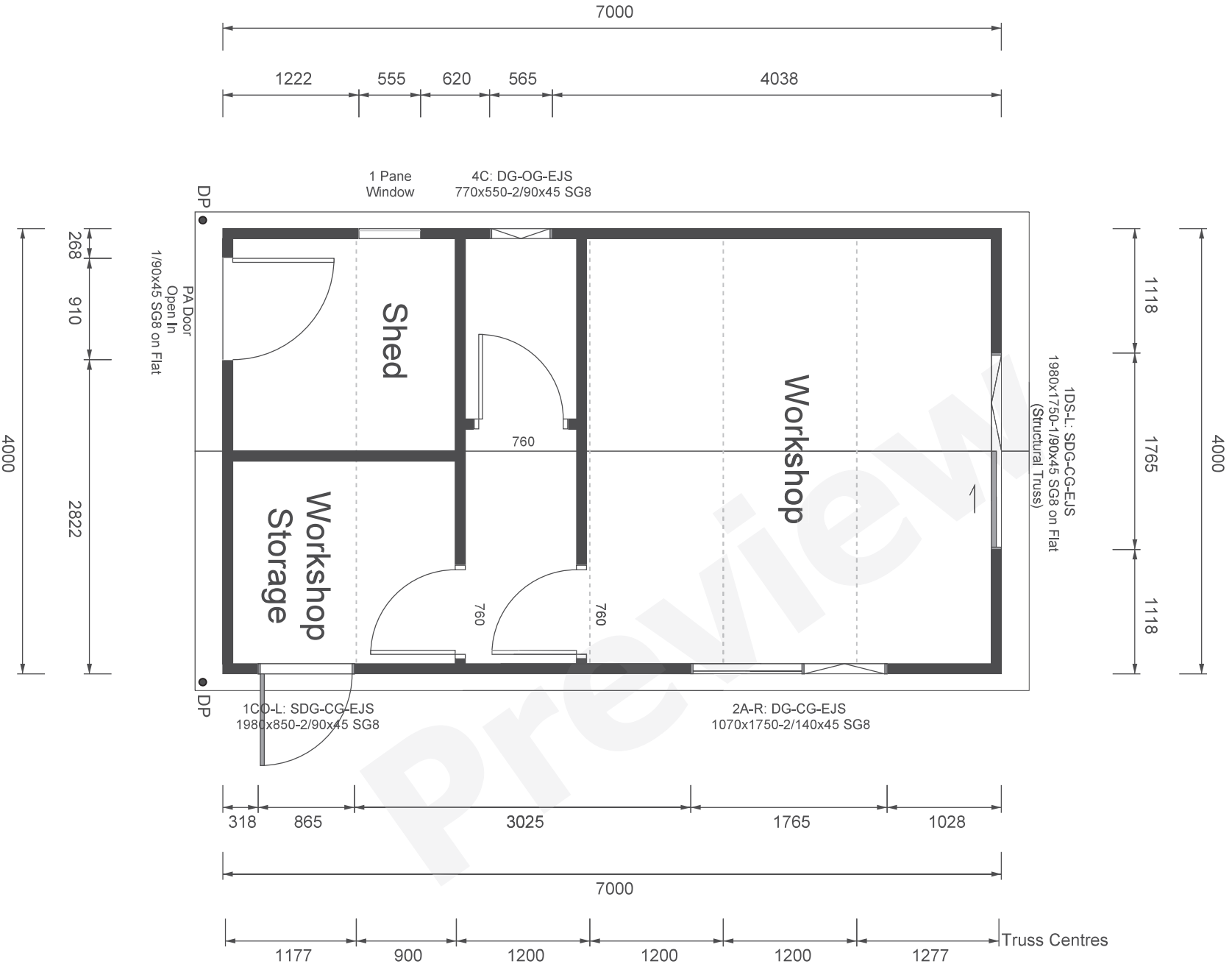
Foundation Details

Sheet 6 of 28

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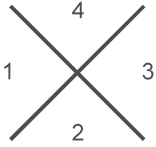
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LEGEND	
Aluminium Joinery	
SDG	Double Safety Glazing
CG	Clear
PVC Downpipe	
DP	65mm dia

SCALE A3-1:50



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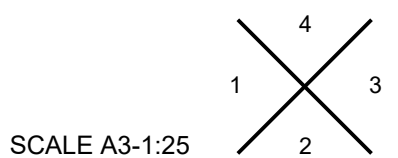
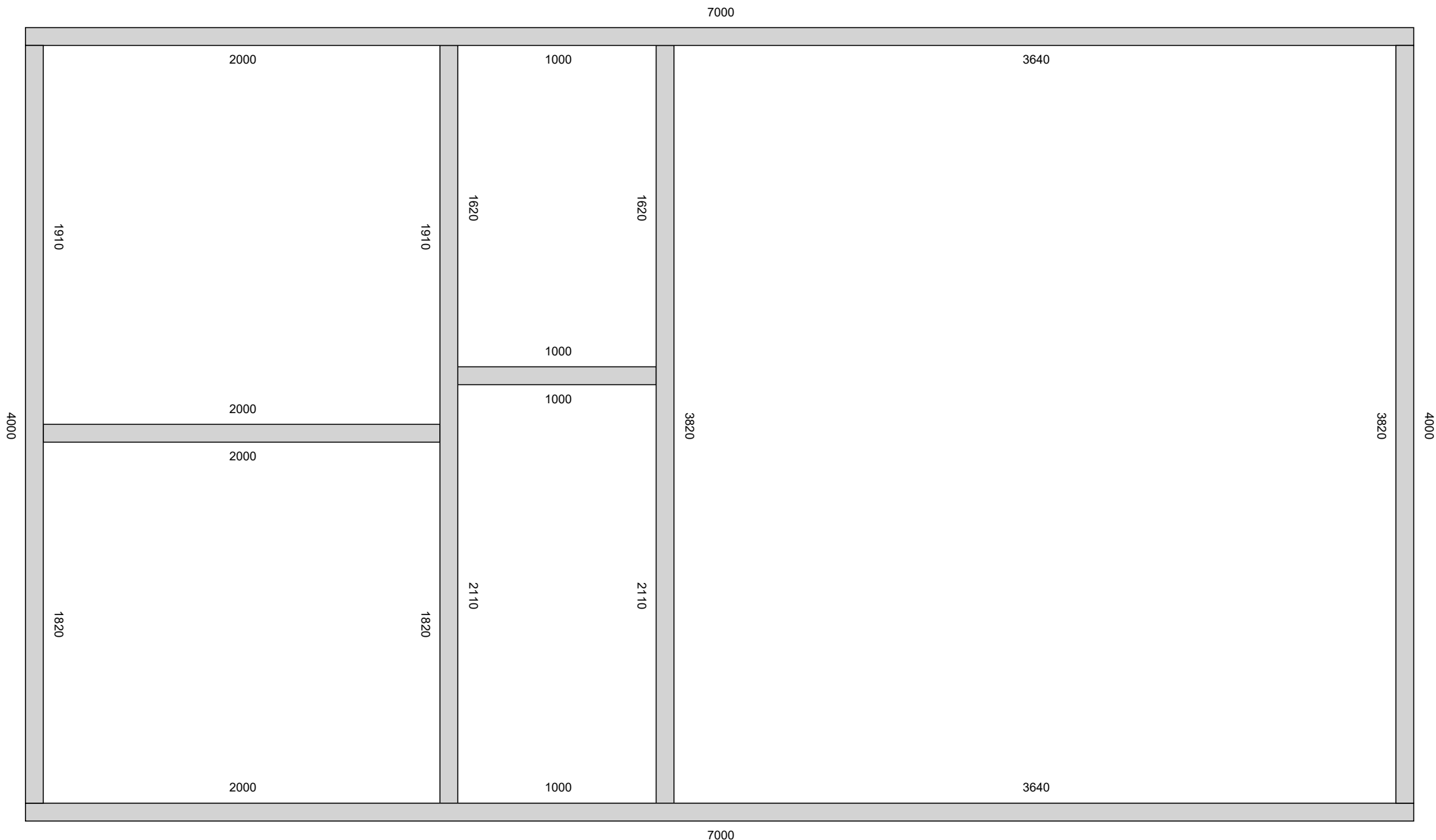
40 YEARS

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VB2000 - Design
Floor Plan General
Sheet 8 of 29

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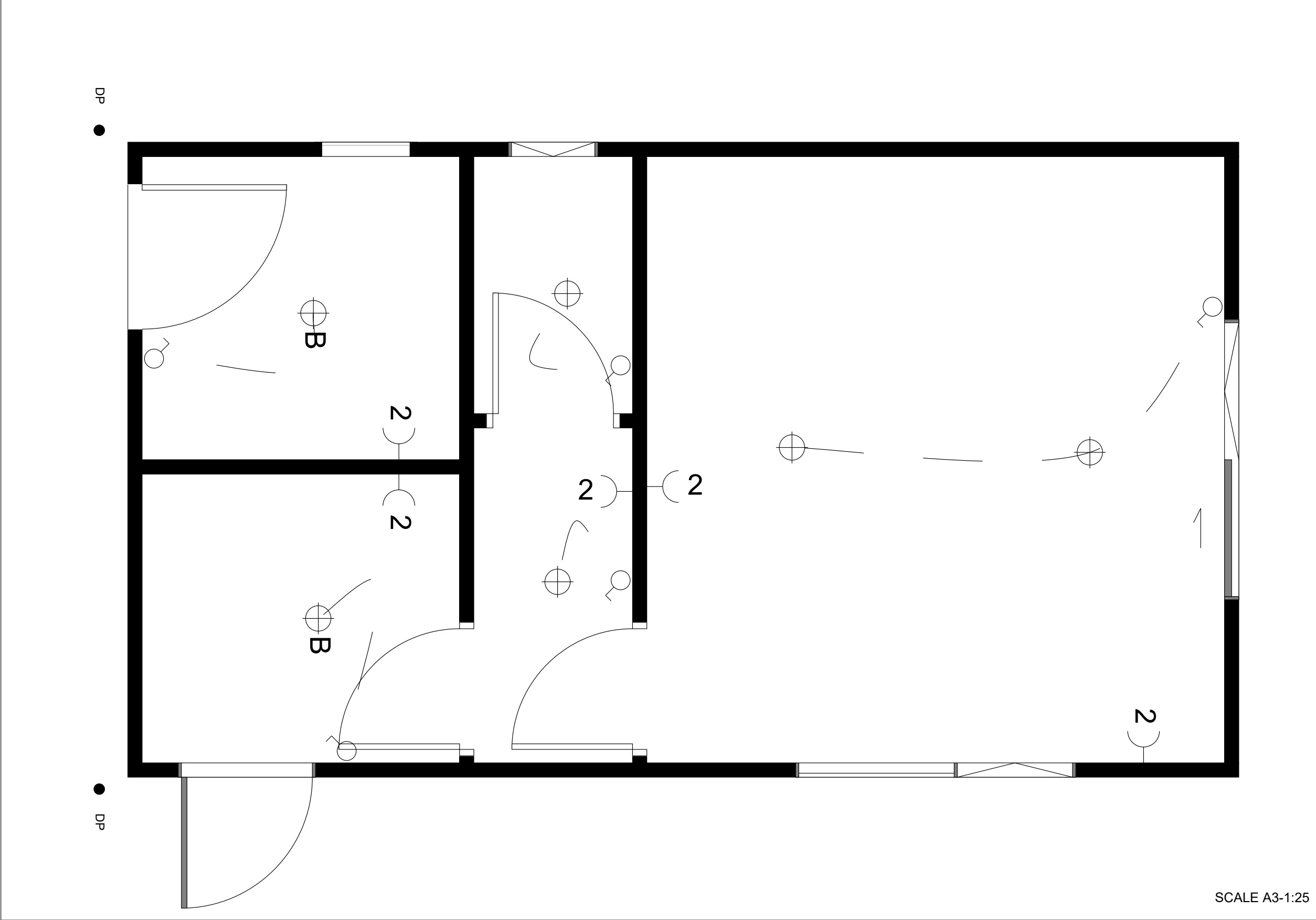
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Floor Plan Dimensions

Sheet 8 of 28

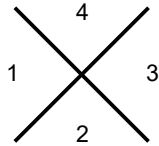
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LEGEND	
	Downlight (CA Rated)
	Batten Holder
	Light Switch
	Double Power Outlet

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SCALE A3-1:25



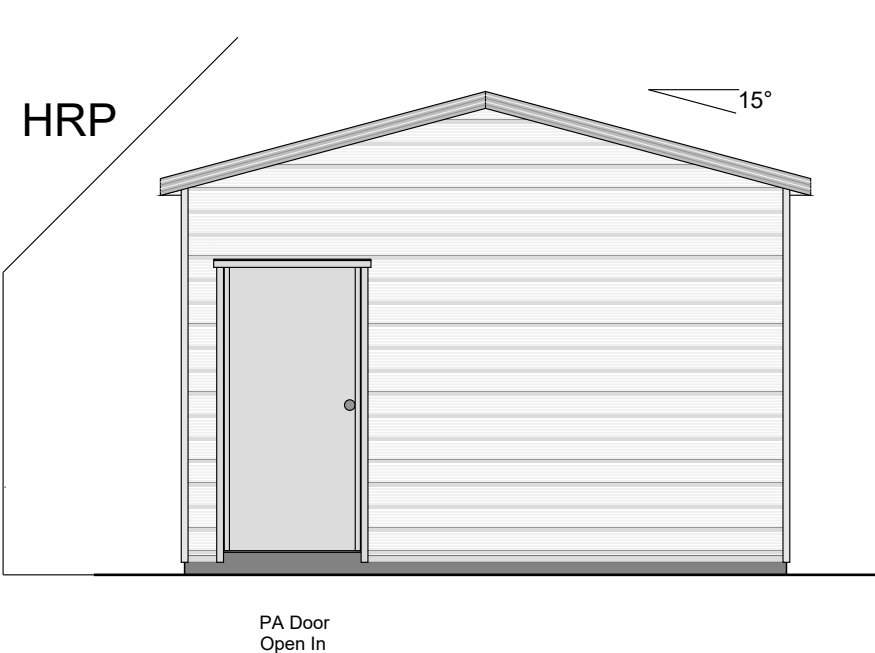
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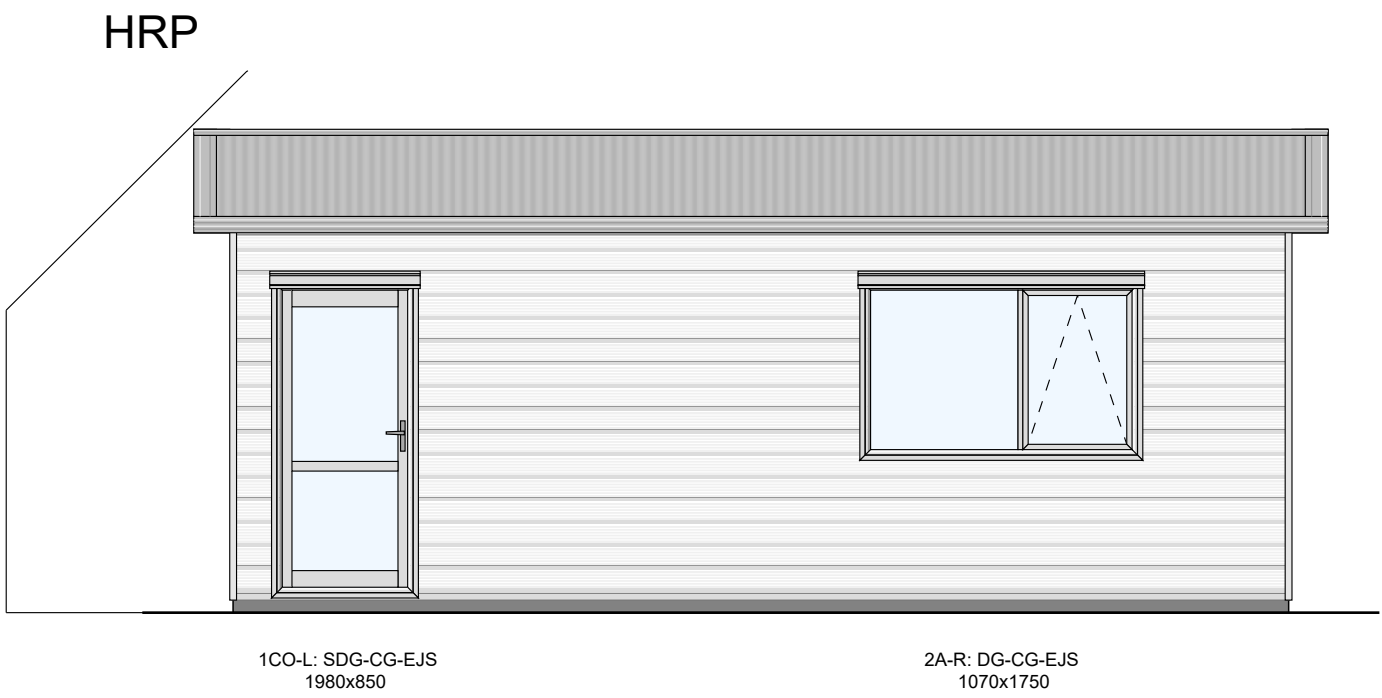
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VB2000
Floor Plan Electrical
Sheet 9 of 28

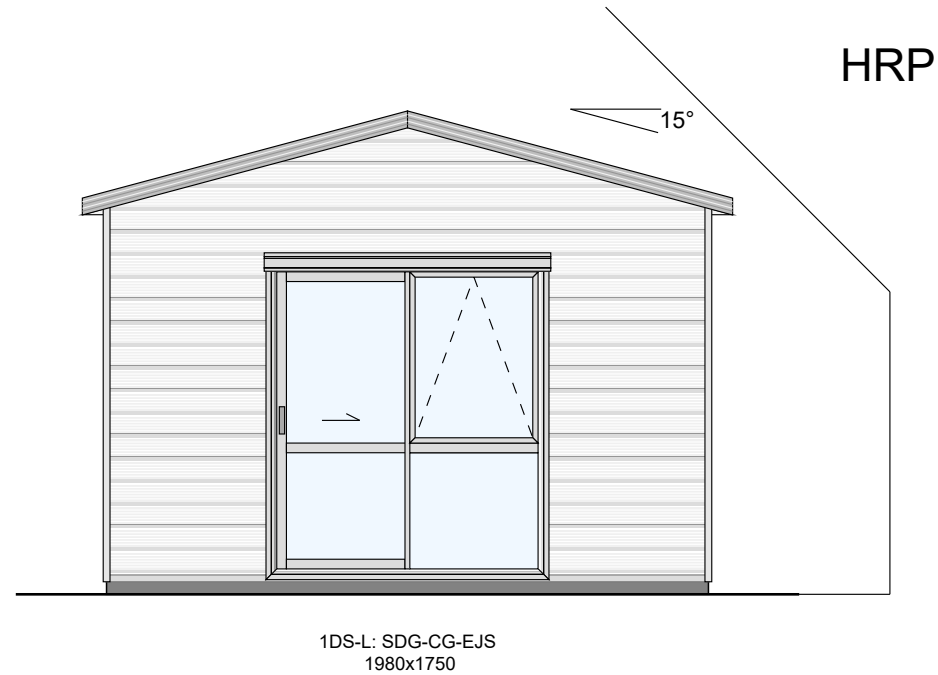
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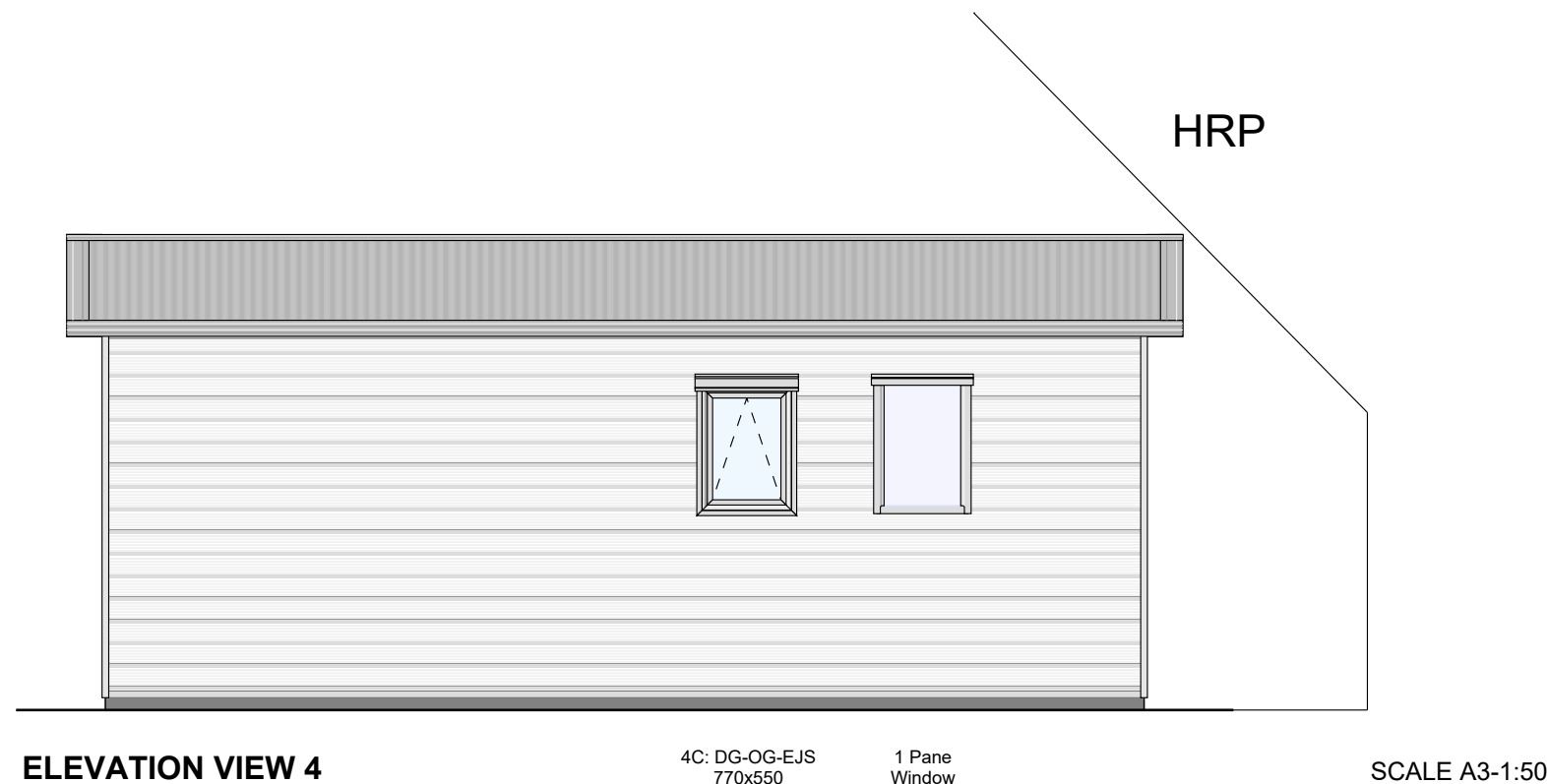
ELEVATION VIEW 1



ELEVATION VIEW 2



ELEVATION VIEW 3



ELEVATION VIEW 4

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VB2000 - Design
Elevations
Sheet 10 of 28

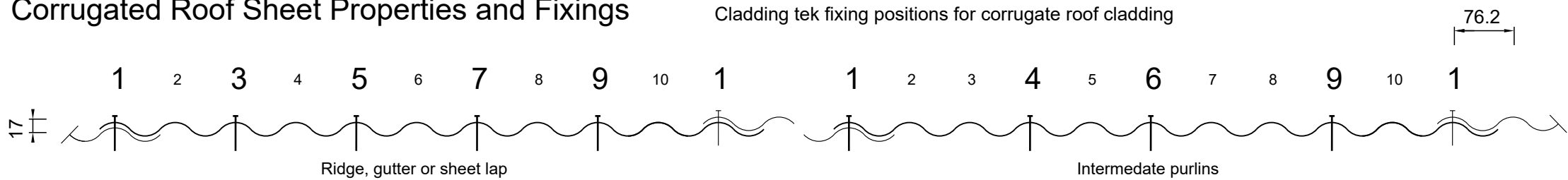
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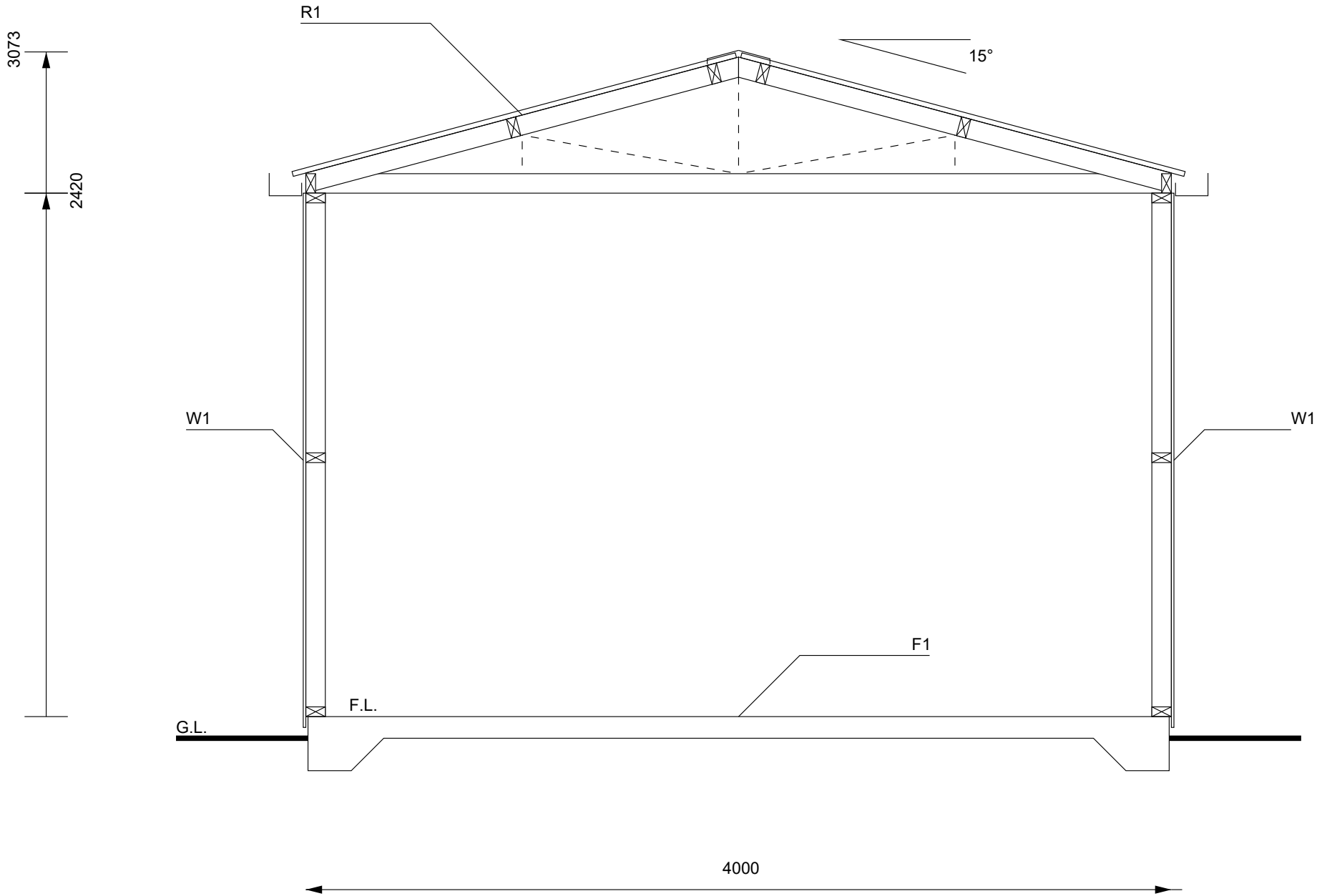
Corrugated Roof Sheet Properties and Fixings

Cladding tek fixing positions for corrugate roof cladding



NOTES

- R1 : ROOF
- Colorsteel Endura Corrugated 0.40mm roofing over Covertex 401 over 90x45 SG8 H1.2 purlins @ 1000mm centres max, fixed between trusses.
- For purlin fixings refer to 'Roof Framing' sheet 16 of 28.
- For truss centres refer to 'Floor Plan General' sheet 7 of 28.
- For truss design and fixings refer to 'Truss Design' sheet 17 of 28 and 'Truss Fixing Details' sheets 18-19 of 28.
- W1 : WALLS
- Colorsteel Endura Superclad cladding over 90x45 SG8 H1.2 studs @ 600mm centres max with 1 row of 90x45 NLB H1.2 dwangs.
- F1 : FLOOR
- For foundation details refer to 'Foundation Details' sheet 5 of 28.
 - H1.2 Bottom plate to be fixed to the foundation with M12x135 Anchor bolt with 50x50x3 washer at 1200mm crs.



SCALE A3-1:25

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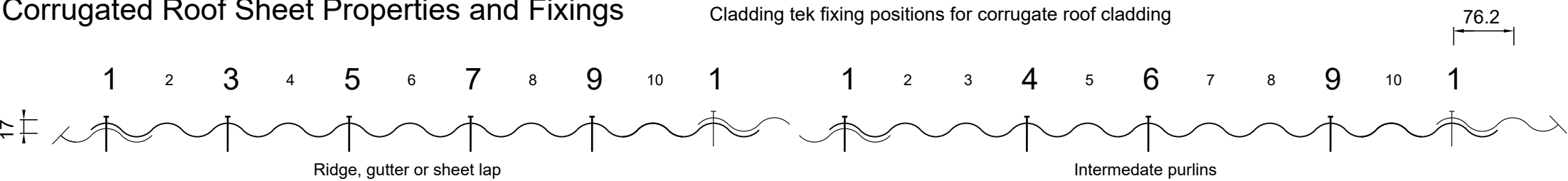
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VB2000 - Design
Cross Section
Sheet 11 of 28

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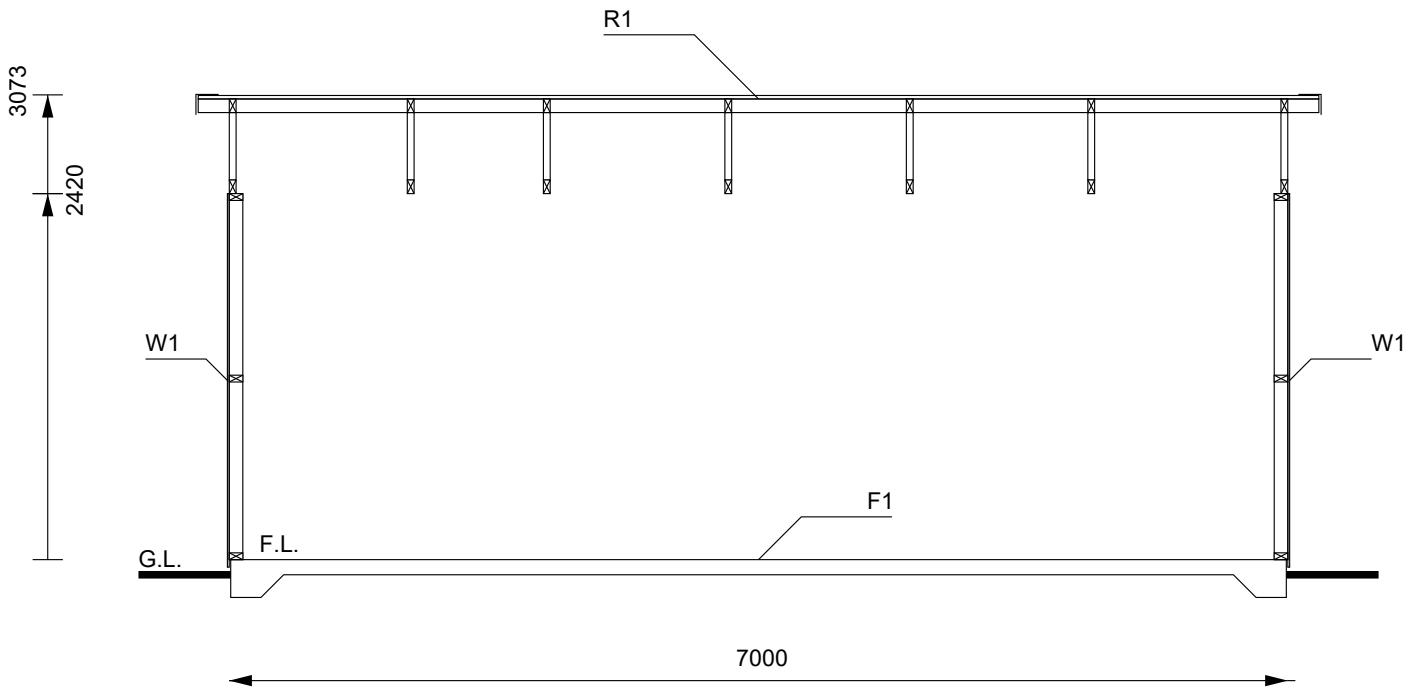
Corrugated Roof Sheet Properties and Fixings

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- F1 : FLOOR
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 - H1.2 Bottom plate to be fixed to the foundation with M12x135 Anchor bolt with 50x50x3 washer at 1200mm crs.



SCALE A3-1:50

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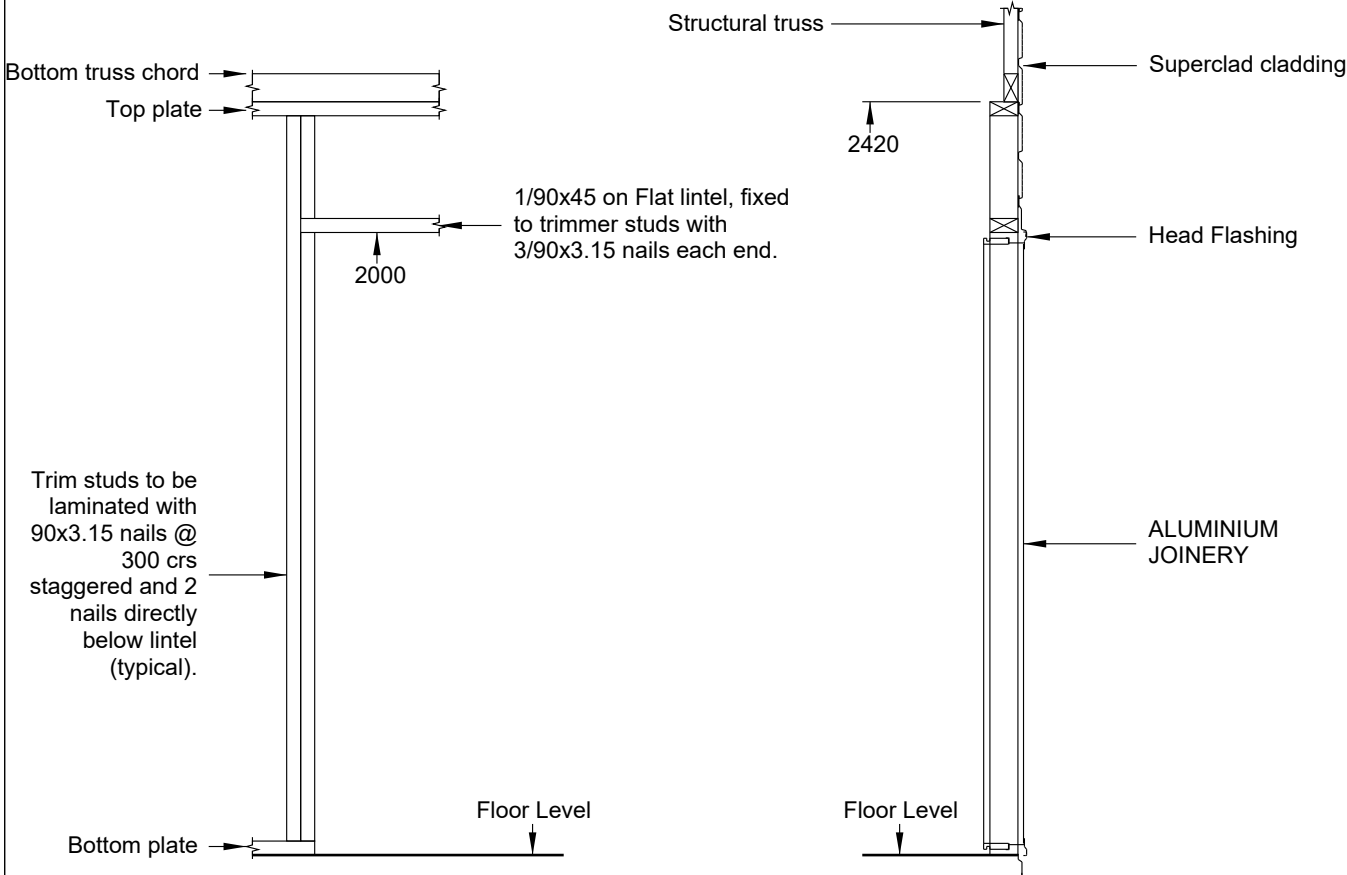
VB2000 - Design

Cross Section

Sheet 12 of 28

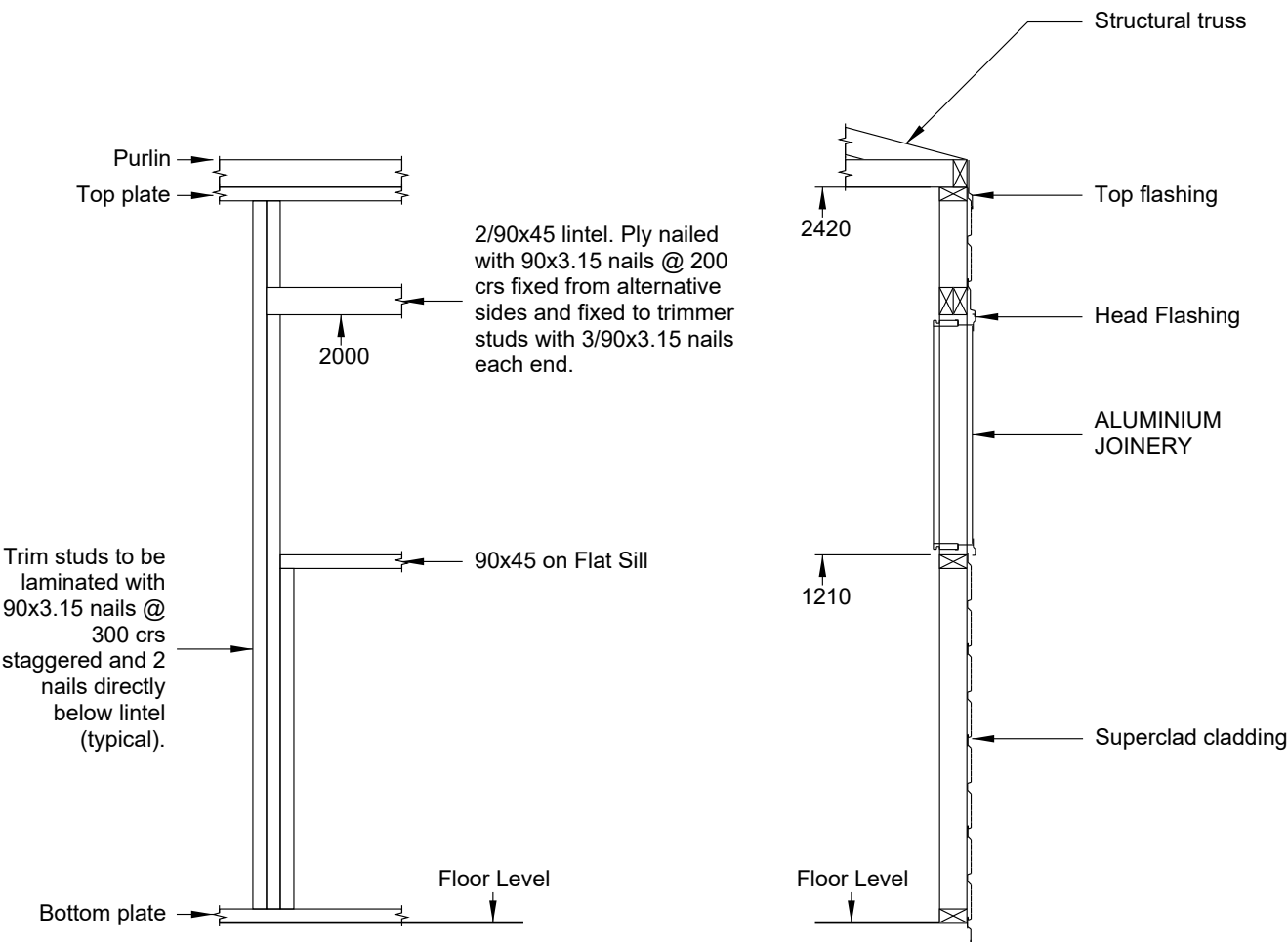
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Aluminium Joinery



SCALE A3-1:25

Aluminium Joinery



SCALE A3-1:25

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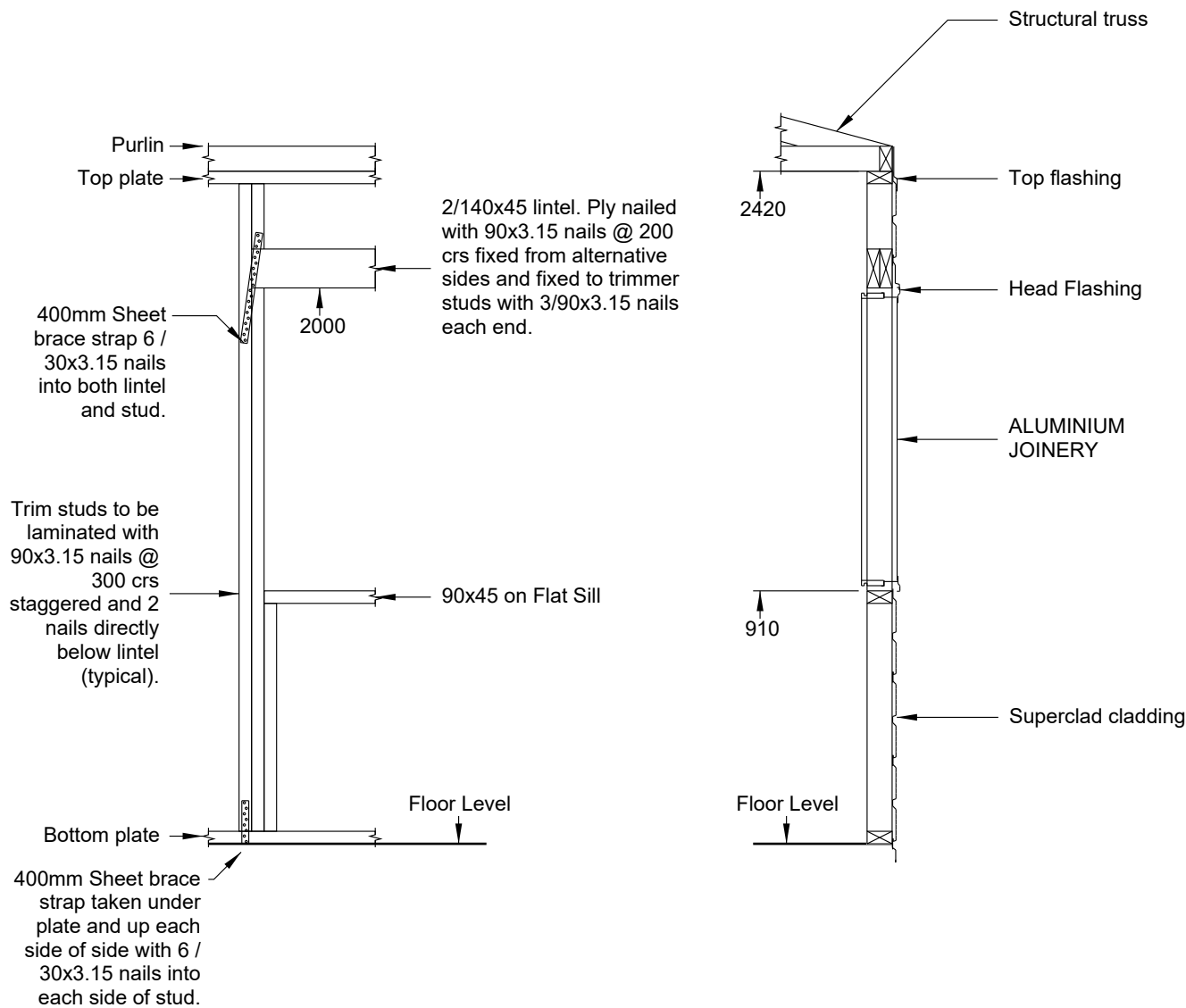
VB2000 - Design

Opening Details

Sheet 13 of 28

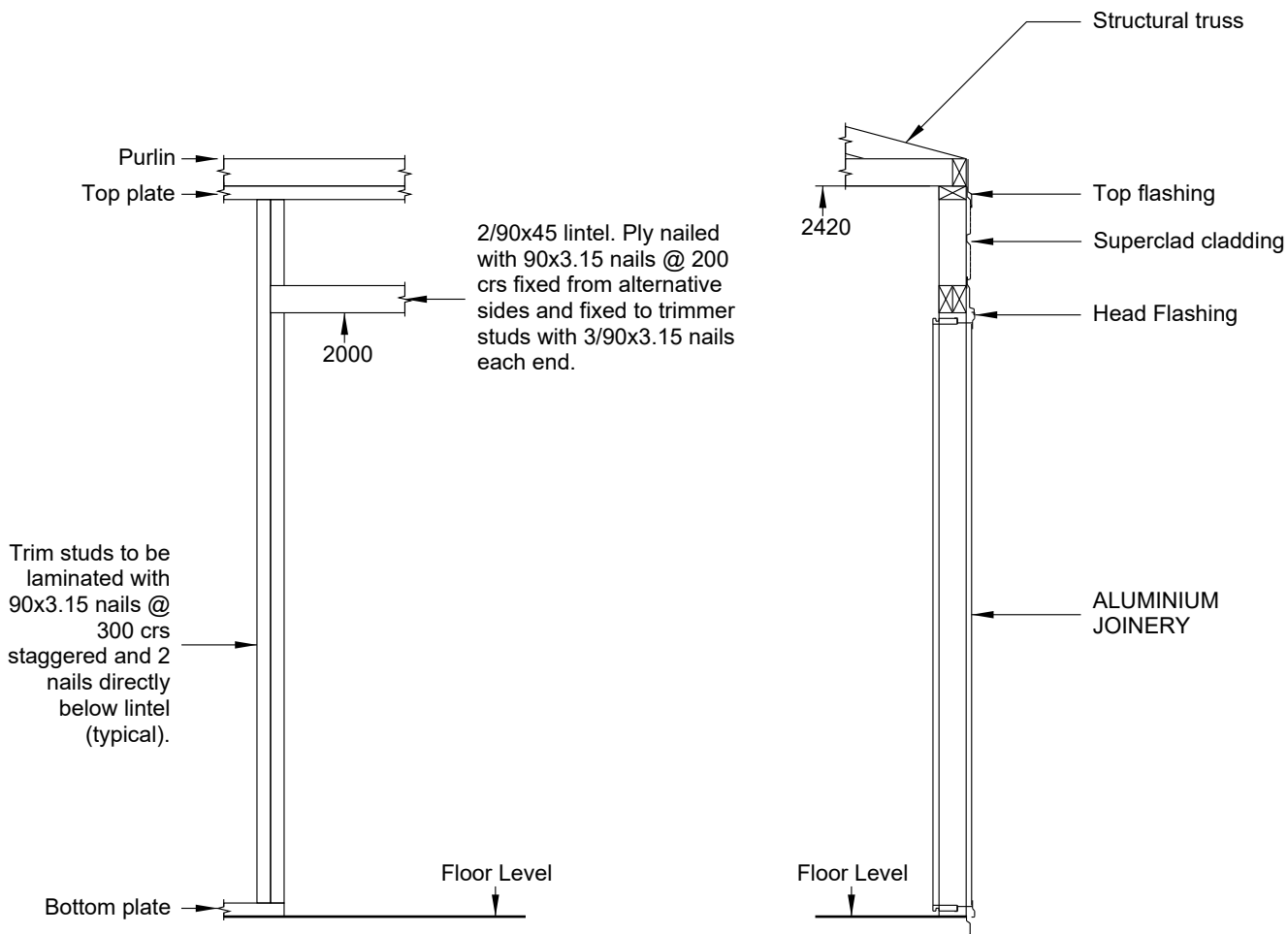
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Aluminium Joinery



SCALE A3-1:25

Aluminium Joinery



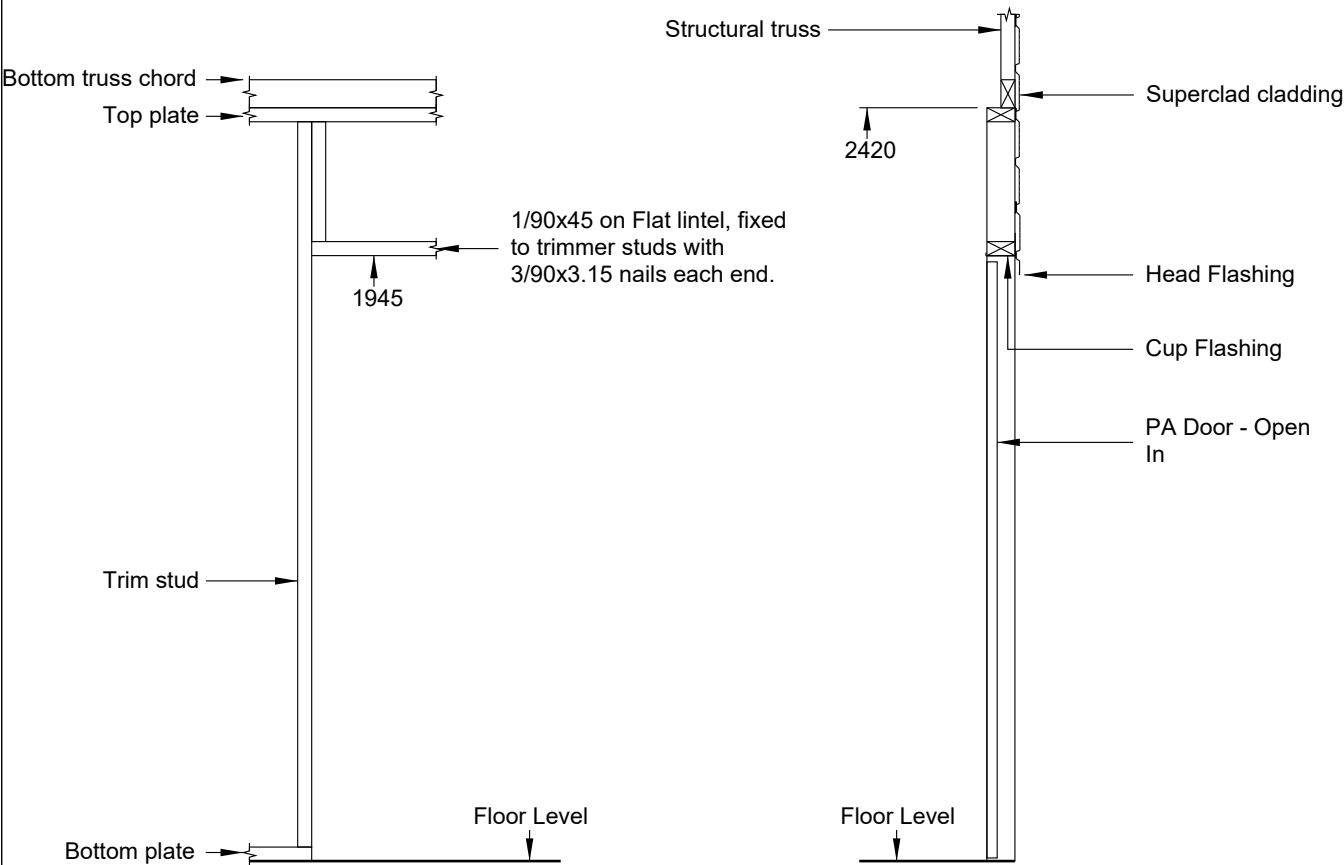
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PA DOOR



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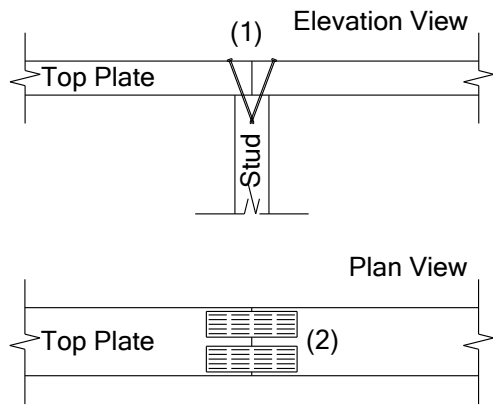
VB2000 - Design
Opening Details
Sheet 15 of 28

TOP PLATE AND ROOF FRAMING

TOP PLATE DETAILS

All top plates to be 90x45 SG8 H1.2.

Load Bearing Walls - Butt Joint Fixing Details

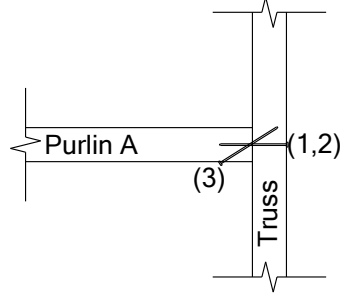


- 1. Skew nail top plates to stud with 4/90x3.15mm nails
- 2. Fix 2/4T5 Tylok plates over the joint.

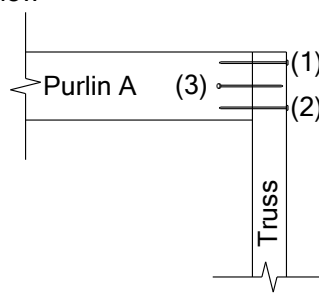
PURLIN DETAILS

All purlins 90x45 (on edge) SG8 H1.2 at 1000mm centres max fixed between trusses.

Plan View

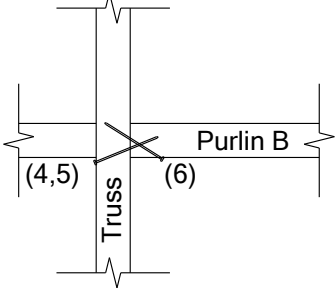


Elevation View

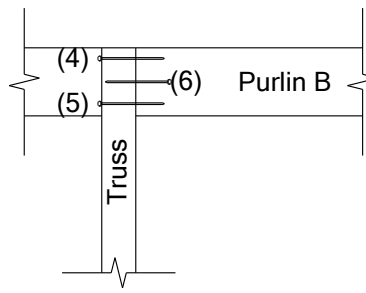


- 1. Nail 2/90x3.15mm nails (1,2) through the truss chord into the end of purlin A.
- 2. Skew nail 1/90x3.15mm nail (3) from purlin A into the truss chord.

Plan View



Elevation View



- 1. Skew nail 2/90x3.15mm nails (4,5) through the truss chord into the end of purlin B.
- 2. Skew nail 1/90x3.15mm nail (6) from purlin B into the truss chord.

SCALE: A3-1:10

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VB2000 - Design
Roof Framing
Sheet 16 of 28

TRUSS DESIGN

DESIGN LOADS

Dead Loads for Light Roof:

Truss Top Chord= 0.15kPa (includes weight of trusses, purlins , associated framing and zincalume roof).

Truss Bottom Chord=0.20kPa for trusses @ 1200crs with ceiling.

Live Loads:

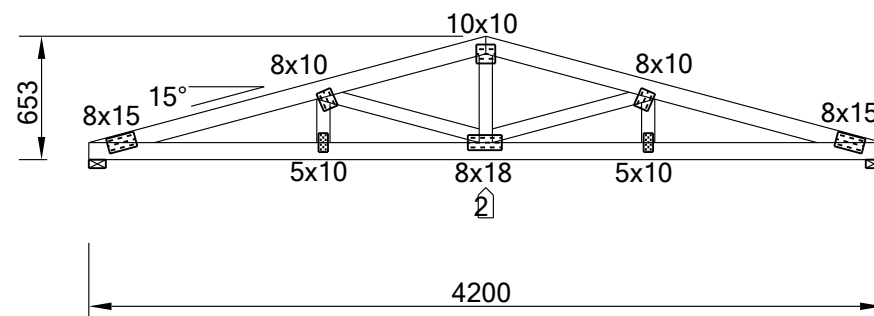
Truss Top Chord= 1.1kN concentrated load, 0.25kPa uniform load.

Truss Bottom Chord=0.9kN concentrated load below 1200mm head height and
1.4kN concentrated load above 1200mm head height.

Wind Loads:

Roof= Cfig = -1.1

TRUSS DESIGN

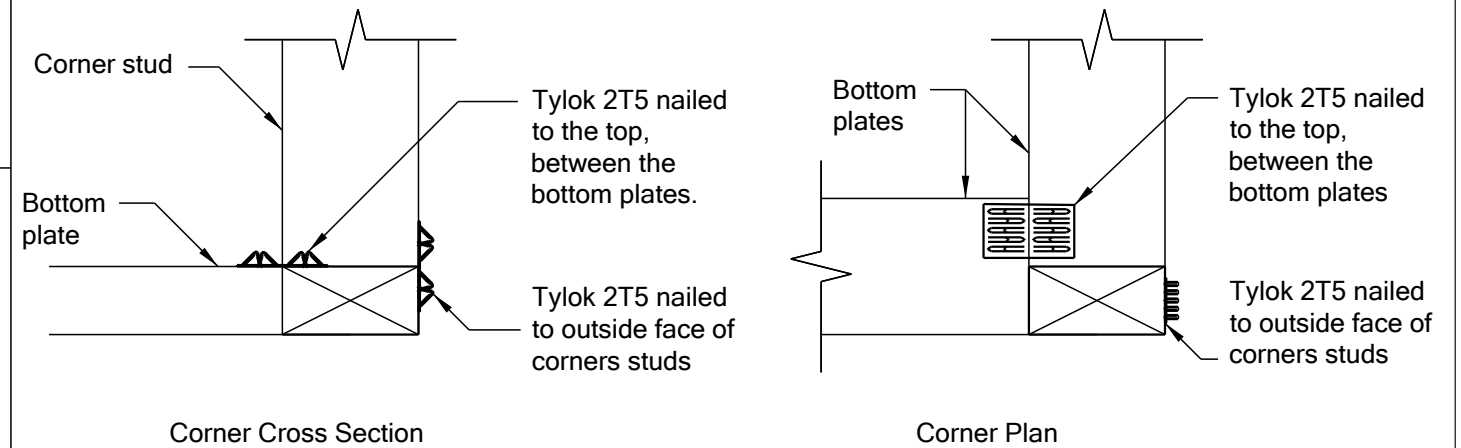


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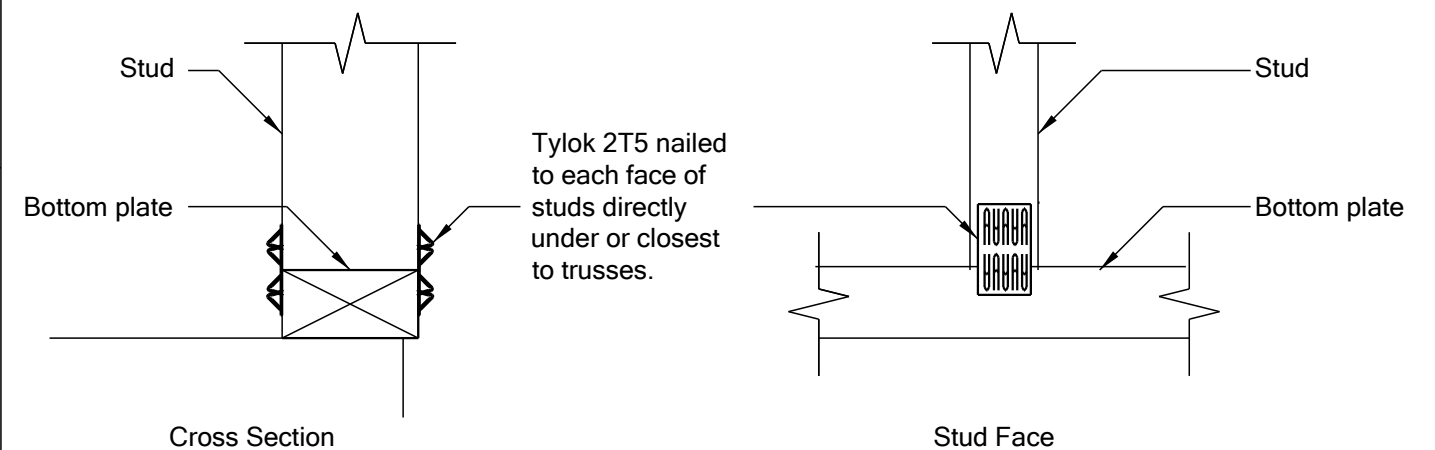
NOTE:

1. ○ Indicates location of Bottom chord brace (truss stiffener).
2. ② Indicates the truss camber (typical).
3. All truss plates are Gang-Nail GNQ type.
4. Nail plates are to be fully pressed home on both sides of joints.
5. The nail plate axis must be located in the specified or indicated direction.
6. Top and Bottom chords to be 90x45 SG8 H1.2 Radiata pine.
7. All webs to be 70x45 SG8 H1.2 Radiata pine.

GABLE TRUSS CORNER STUD / BOTTOM PLATE FIXING



TRUSS STUD / BOTTOM PLATE FIXING

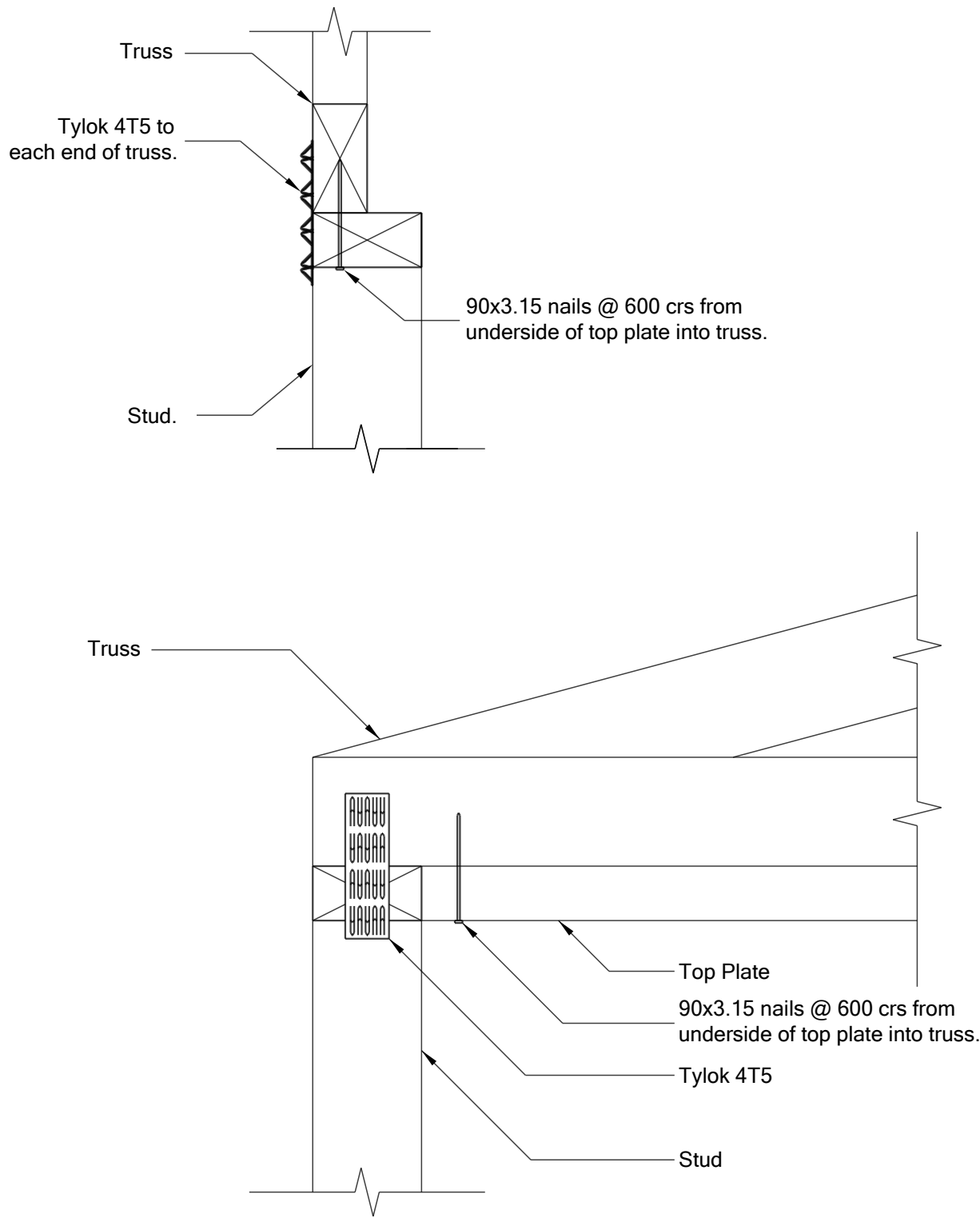


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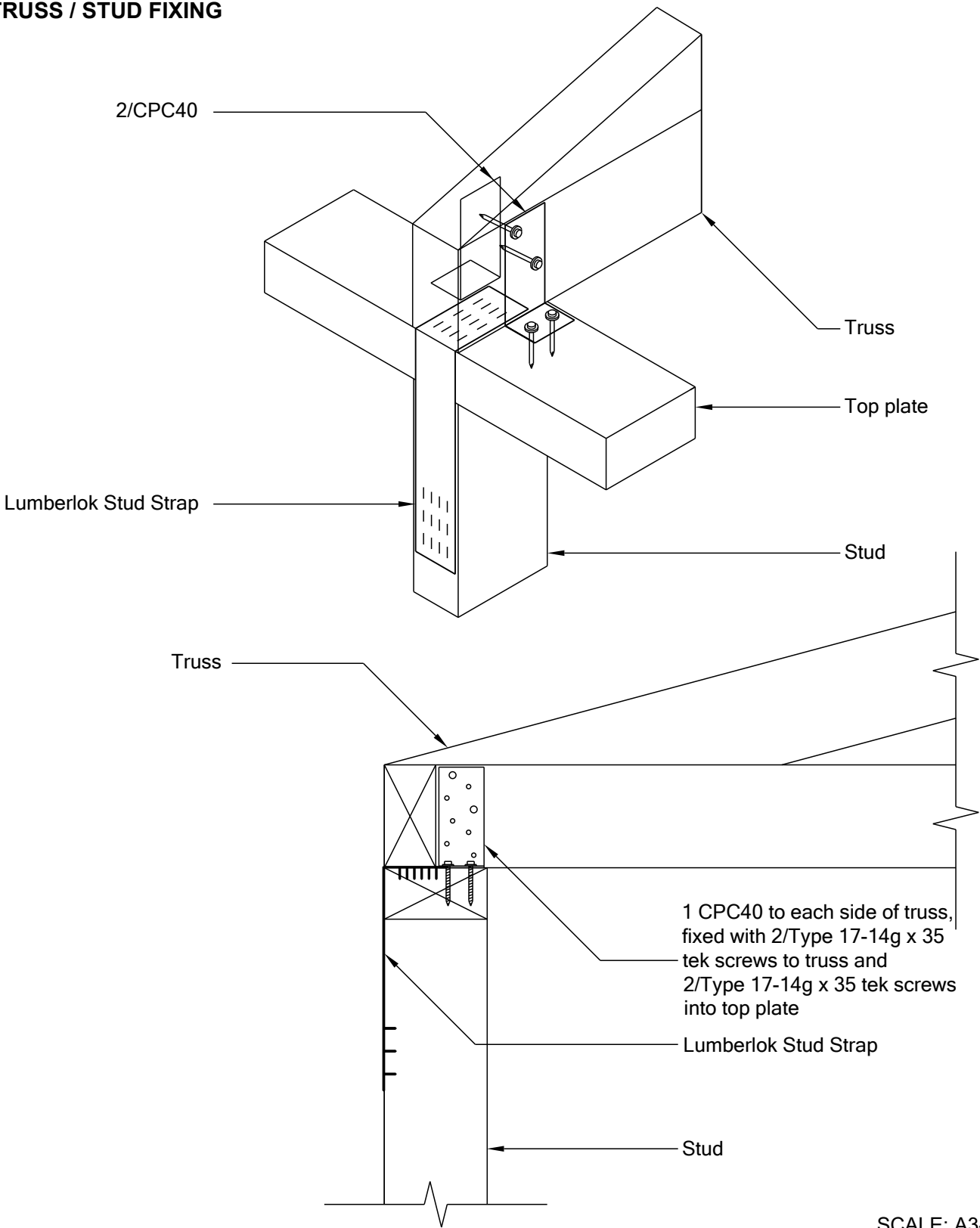
TRUSS FIXING DETAILS

GABLE TRUSS / CORNER STUD FIXING



SCALE: A3-1:5

TRUSS / STUD FIXING



SCALE: A3-1:5

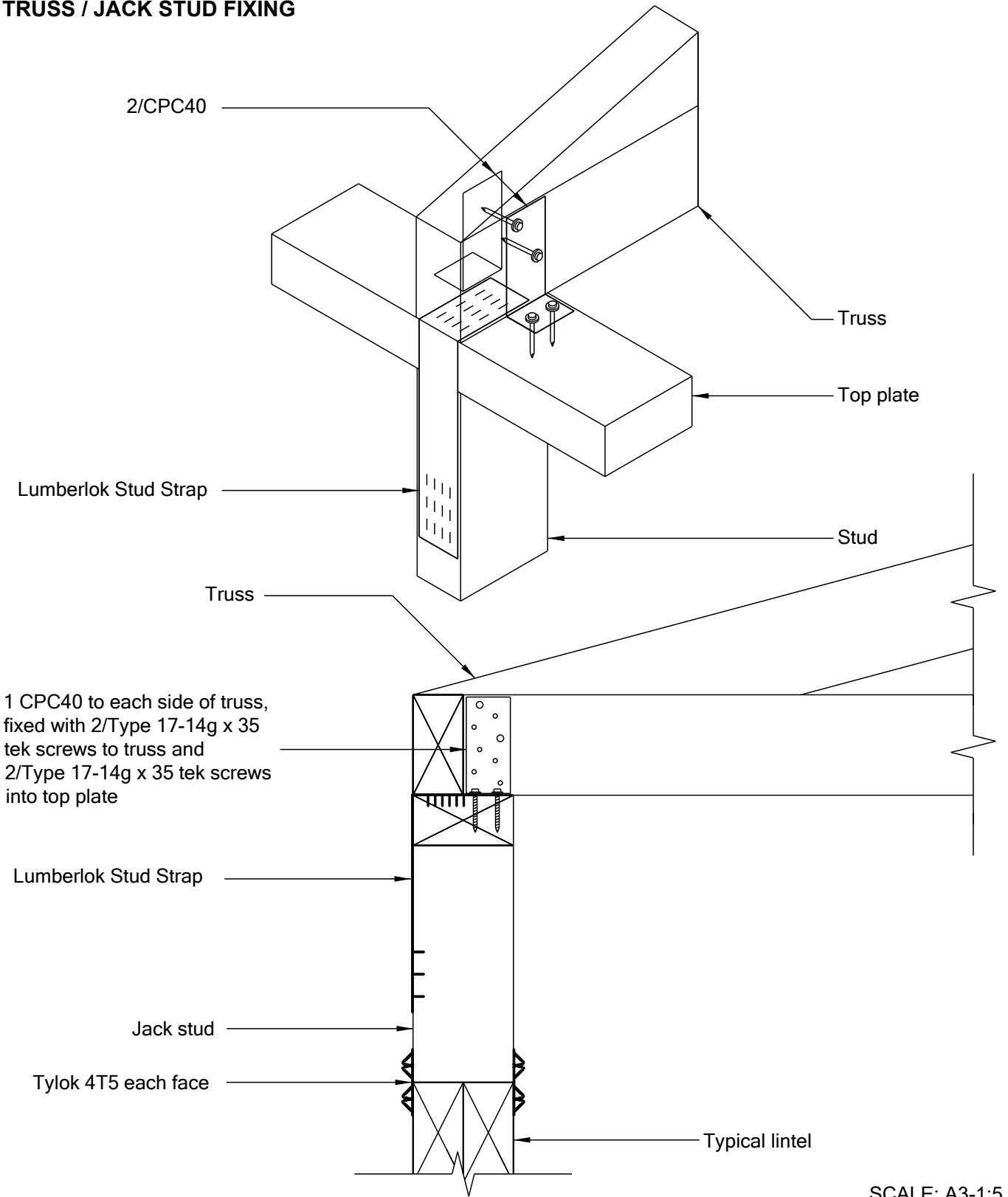
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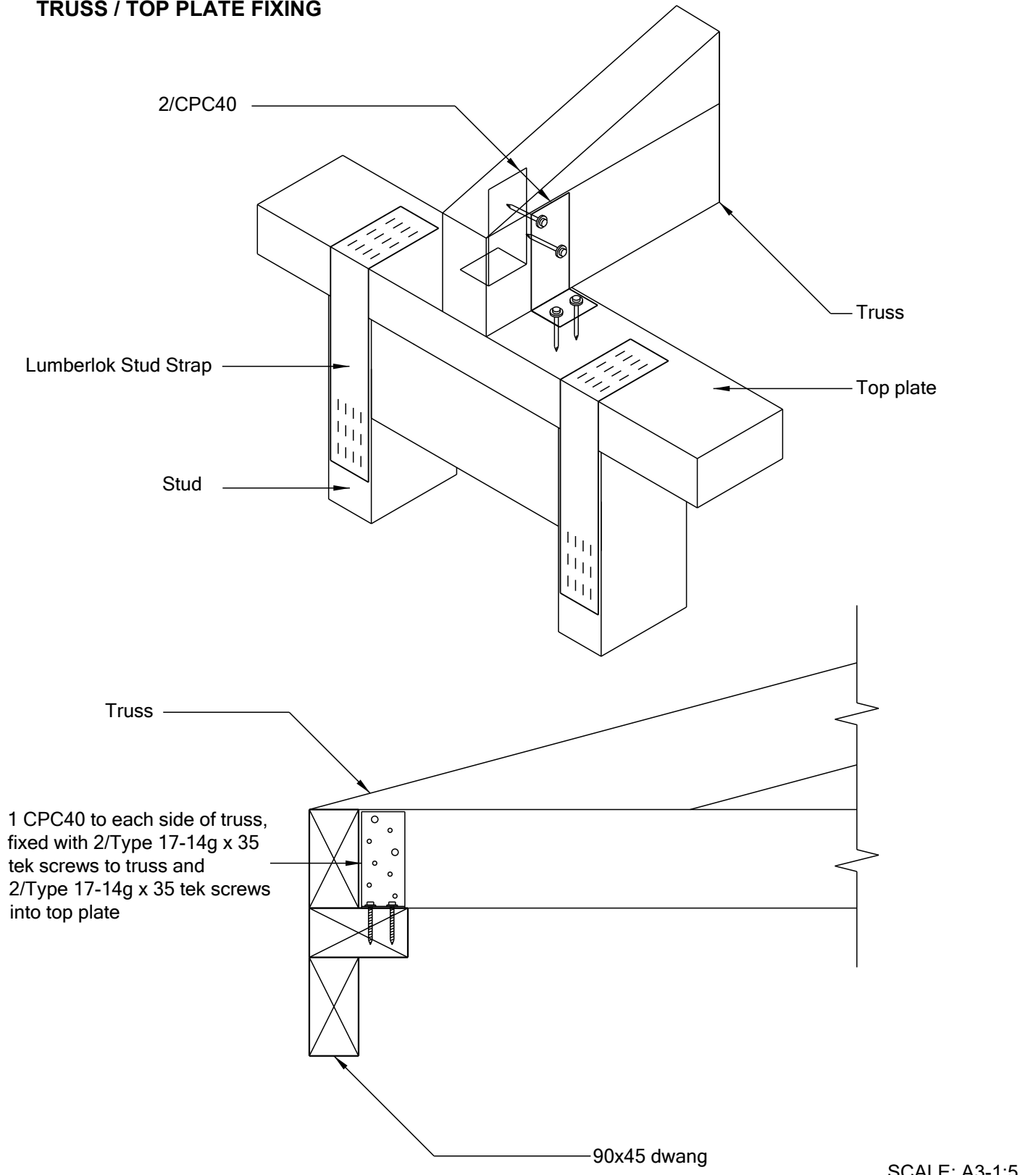
TRUSS FIXING DETAILS

TRUSS / JACK STUD FIXING



SCALE: A3-1:5

TRUSS / TOP PLATE FIXING



SCALE: A3-1:5

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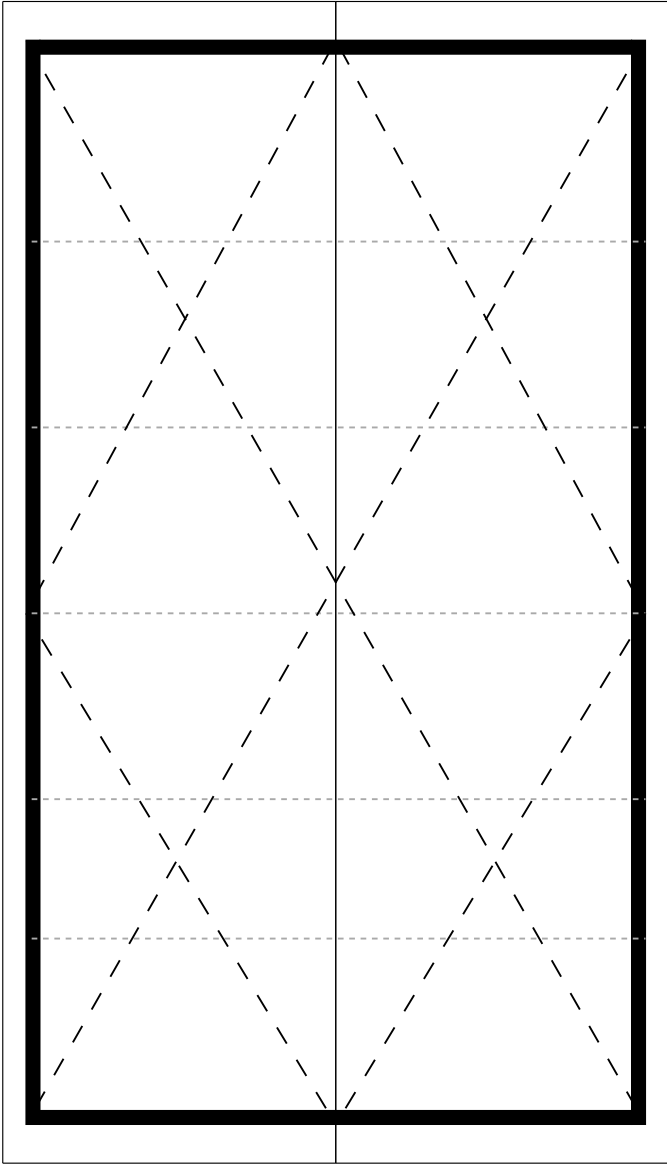
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ROOF BRACING

EXPLANATION

Using a diaphragm approach, the roof is braced using a series of Lumberlok Strip Brace patterns in the plane of the truss top chords to transfer the bracing demand to the top plates. The loads at the top plate level are then transferred to the foundation through the wall bracing system.

ROOF BRACING PATTERN LAYOUT



Scale: NTS

FIXINGS

Each single row of Lumberlok Strip Brace to be tensioned up and laid over the top of the purlins. Fix each end with 5/30x3.15 nails and fix crossings with 2/30x3.15 nails.



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VB2000 - Design

Roof Bracing

Sheet 20 of 28

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WALL BRACING DEMAND

EARTHQUAKE BRACING DEMAND

Using NZS 3604:2011, Section 5 Bracing Design, Table 5.10 - Bracing demand for various combinations of cladding for single and two-storey buildings on concrete slab-on-ground (2 kPa floor load, soil type D/E, earthquake zone 3)

Roof cladding	Single storey cladding	Roof pitch degrees	Single storey walls
Light roof	Light	15°	6 BU/m2
Multiplication factors	EQ zone = 2 Soil class = D&E Deep to very soft		0.8
Earthquake demand			4.8 BU/m2

Using factors based on ratios in AS/NZS1170.0:2002, part 5 from BIL2 - 50 years working life to BIL1 - 50 years working life.

Building Importance Level 1 modification factor.	0.5
EARTHQUAKE DEMAND REQUIRED (Along and Across) BL 7.000m x BW 4.000m = 28m2	2.4 BU/m2
	28m2 x 2.4 BU/m2 68 BU

WIND BRACING DEMAND

Using NZS 3604:2011, Section 5 Bracing Design, Table 5.6 - Wind bracing demand for single or upper storey wall (BU/m).

Single or Upper Floor level to apex (H)	Roof height above eaves (H)	High Wind Zone Across	High Wind Zone Along
4 m	1 m	40 BU/m	45 BU/m

In wind zones other than High, multiply the figure above by the appropriate factor given opposite.	High = 1	
Wind demand with wind zone factor applied.	Across 40 BU/m	Along 45 BU/m

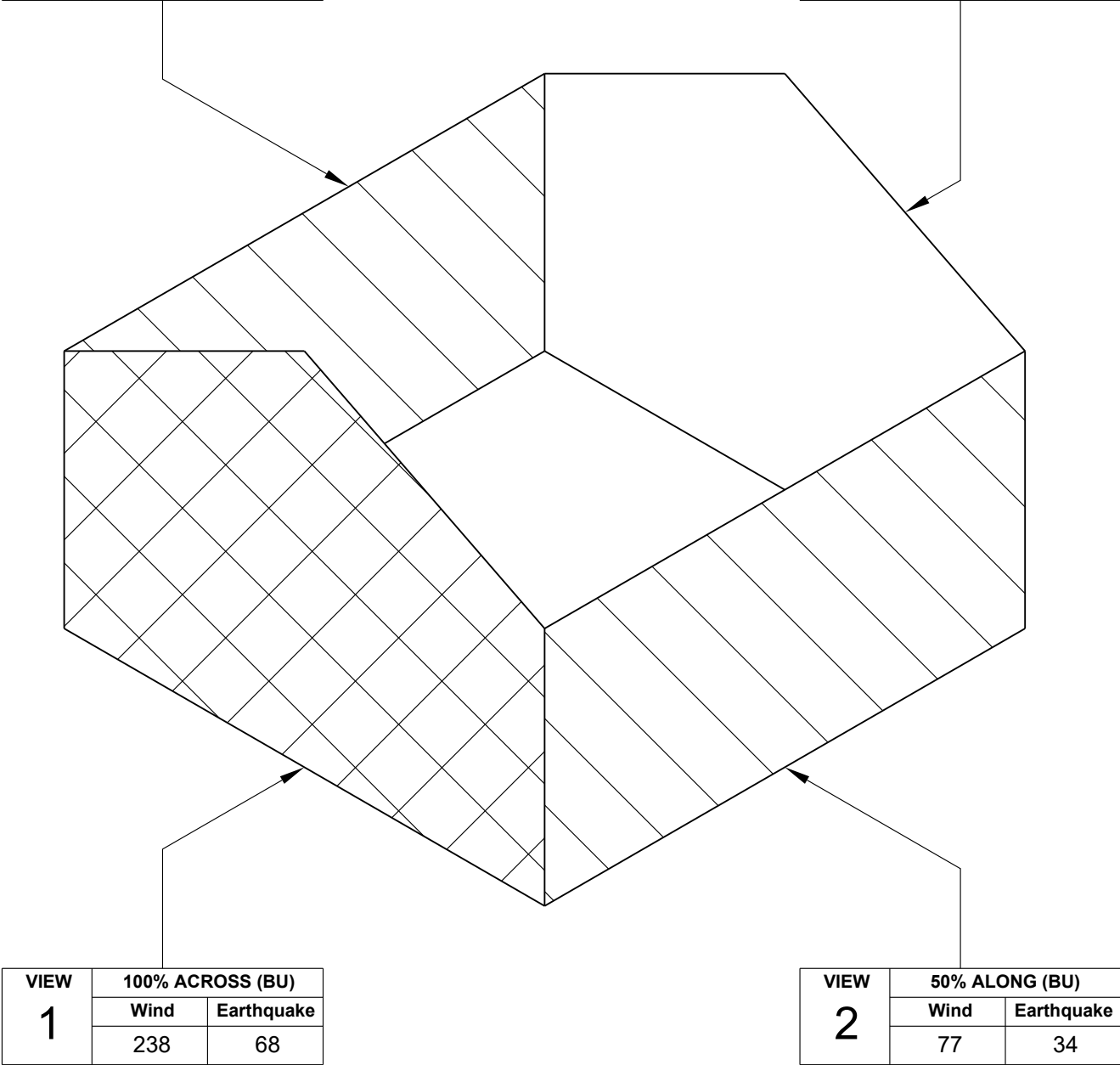
Using factors based on ratios in AS/NZS1170.0:2002, part 2 from BIL2 - 50 years working life to BIL1 - 50 years working life.

Building Importance Level 1 modification factor.	0.849	
WIND DEMAND REQUIRED	Across 34 BU/m	Along 38.2 BU/m
	BL 7.000m x 34 BU/m 238 BU	BW 4.000m x 38.2 BU/m 153 BU

BRACING UNITS DISTRIBUTION

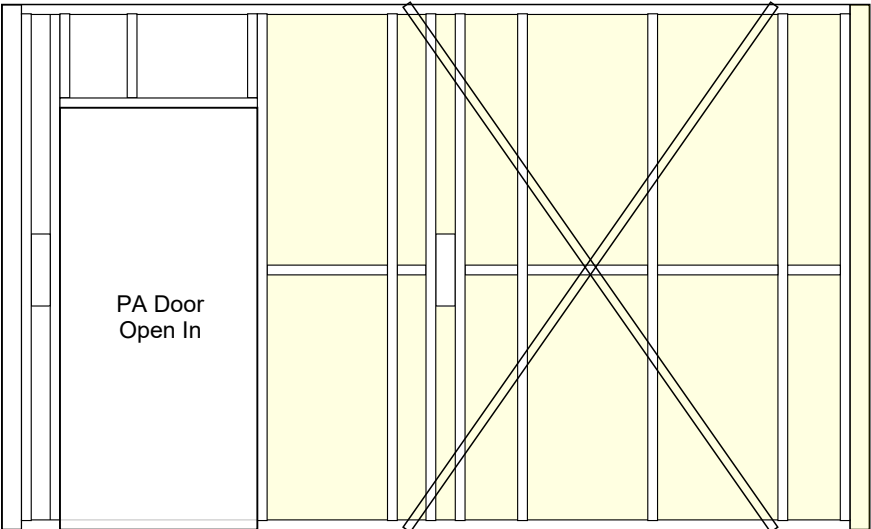
VIEW	50% ALONG (BU)	
	Wind	Earthquake
	77	34

VIEW	0% ACROSS (BU)	
	Wind	Earthquake
	0	0



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BU ACHIEVED - VIEW 1

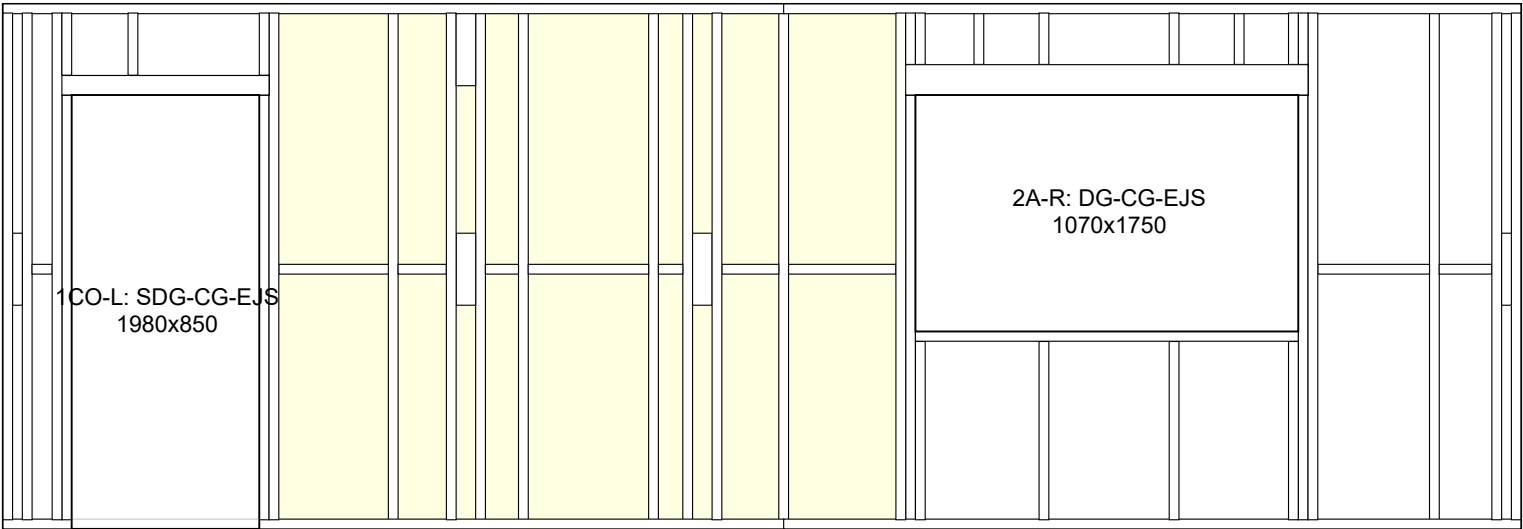


Cladding	SC6-24 x 2.8m		
Wind BU	106		
EQ BU	84		
Hardware	MBX6-55-24		
Wind BU	135		
EQ BU	45		

SUMMARY - ACROSS (BU)		
	Wind	EQ
Required	238	68
Achieved	241	129

Scale NTS

BU ACHIEVED - VIEW 2



Cladding	SC6-24 x 3m		
Wind BU	114		
EQ BU	90		
Hardware			
Wind BU			
EQ BU			

SUMMARY - ALONG (BU)		
	Wind	EQ
Required	77	34
Achieved	114	90

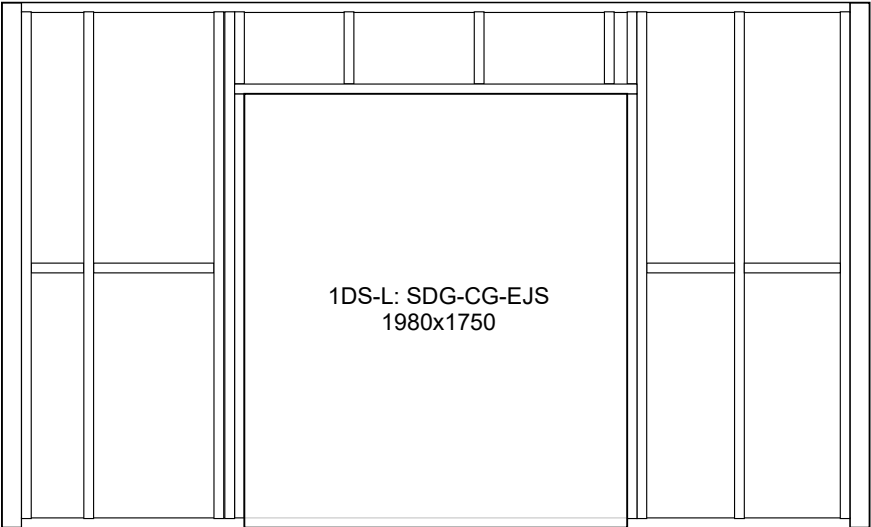
Scale NTS

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DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

BU ACHIEVED - VIEW 3

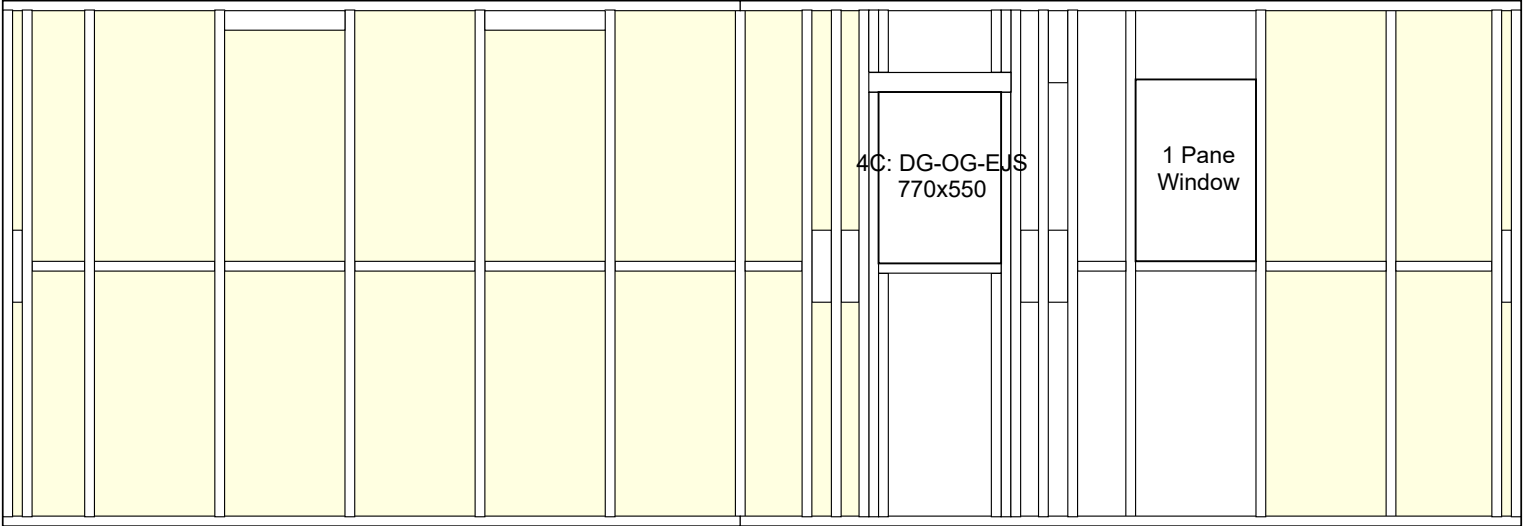


Cladding	
Wind BU	
EQ BU	
Hardware	
Wind BU	
EQ BU	

SUMMARY - ACROSS (BU)		
	Wind	EQ
Required	0	0
Achieved	0	0

Scale NTS

BU ACHIEVED - VIEW 4



Cladding	SC6-24 x 4m	SC6-24 x 1.2m
Wind BU	152	46
EQ BU	120	36
Hardware		
Wind BU		
EQ BU		

SUMMARY - ALONG (BU)		
	Wind	EQ
Required	77	34
Achieved	198	156

Scale NTS

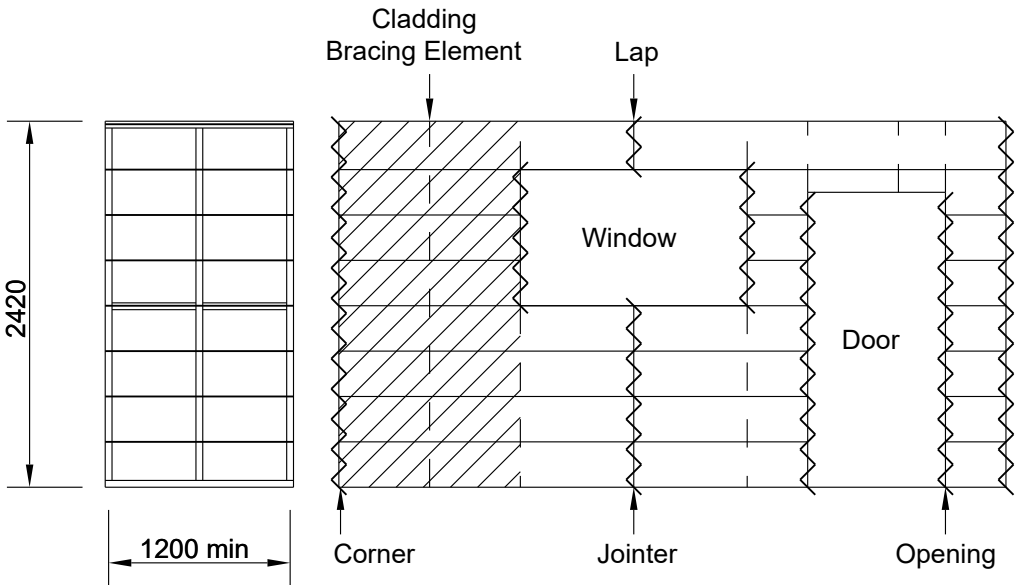
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BRACING ELEMENT: SC6-24
Superclad Cladding

Total BU/m	Wind	38
	Earthquake	30



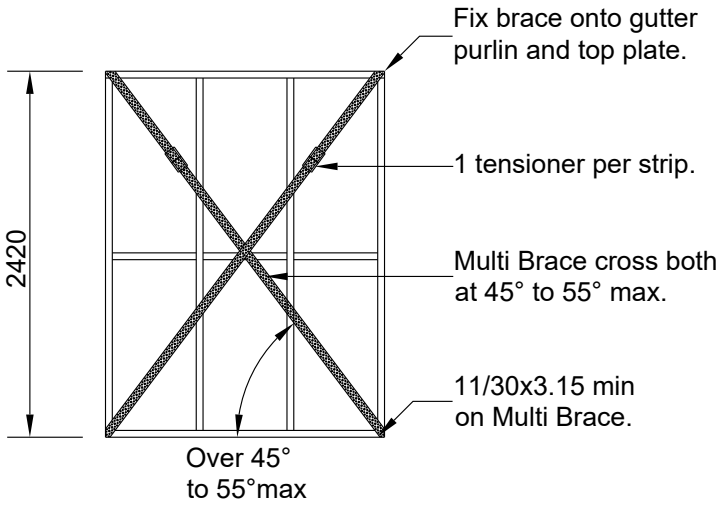
Corners, openings, jointers and laps must be nailed through all cladding layers with 32x2.8 flat head twist shank galv nails at 150mm crs.

All other internal studs to be nailed through the inner cladding layer only at 300mm crs.

NTS

BRACING ELEMENT: MBX6-55-24

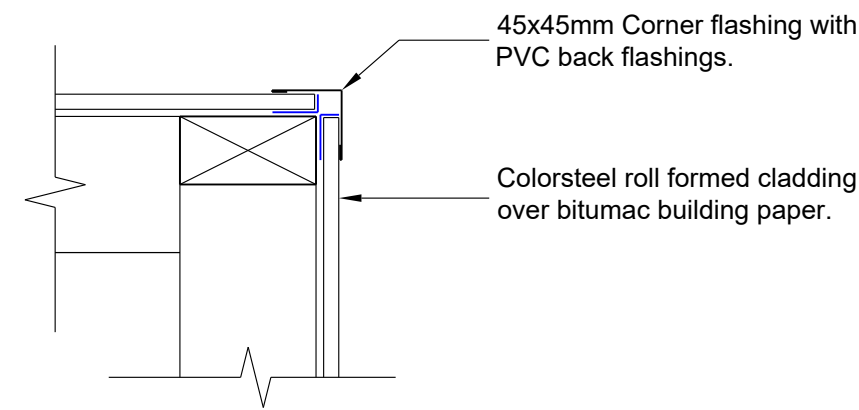
Total BU/m per Cross	Wind	135
	Earthquake	45



Scale A3-1:50

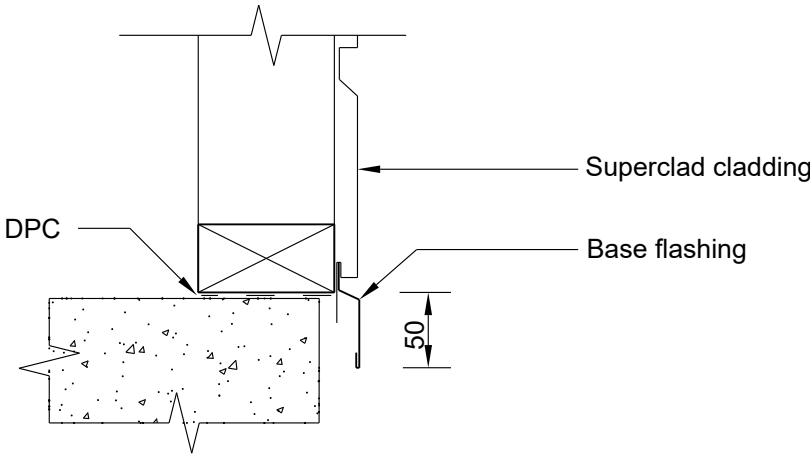
DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

CORNER FLASHING DETAIL (NON HABITABLE)



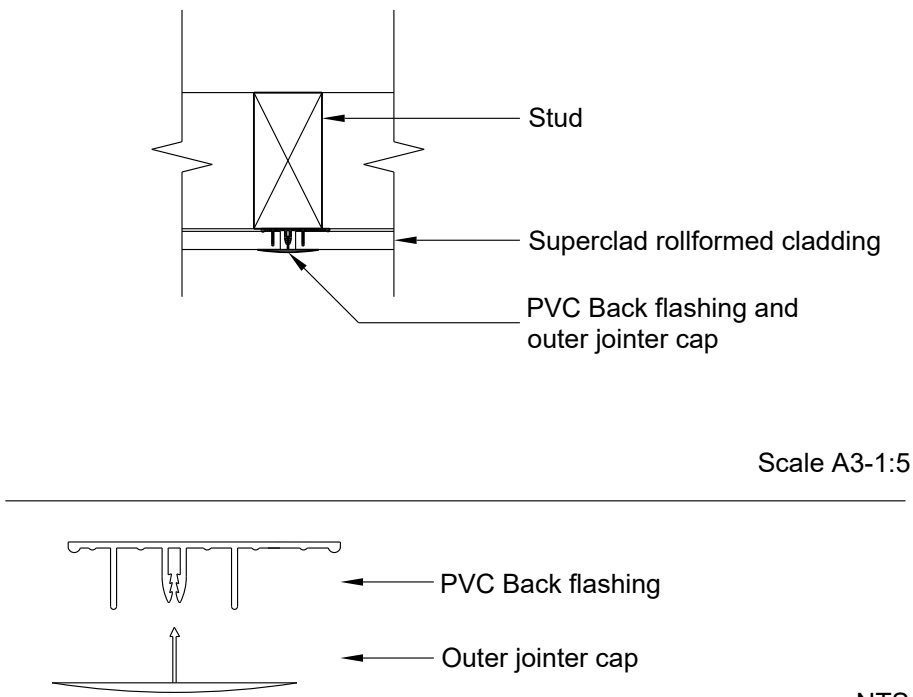
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BASE FLASHING DETAIL

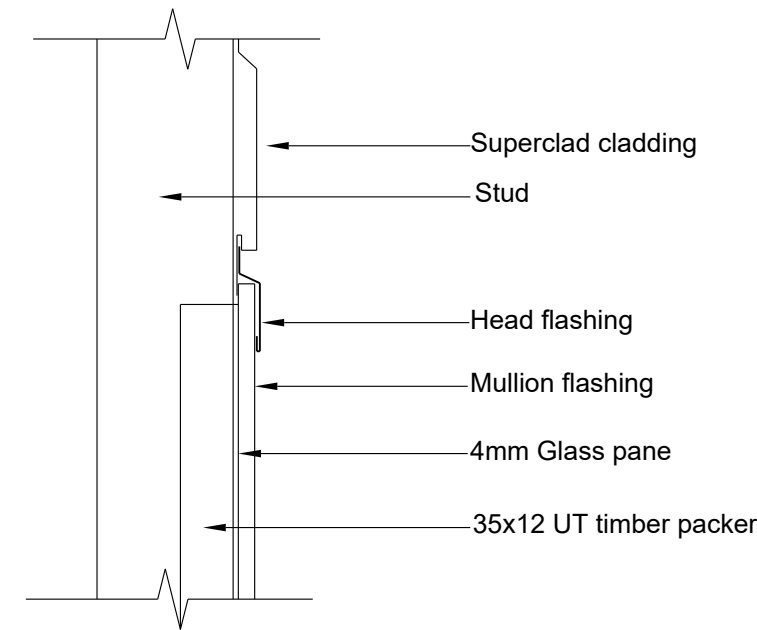


Scale A3-1:5

SUPERCLAD JOINTER DETAIL

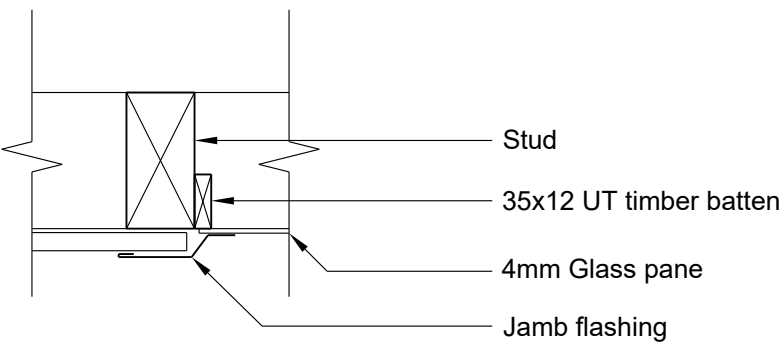


STANDARD WINDOW HEAD DETAIL



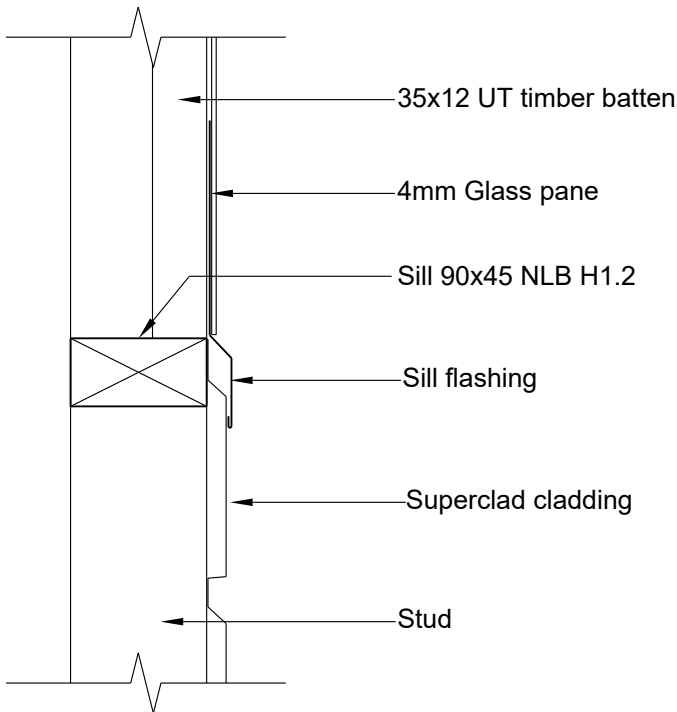
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STANDARD WINDOW JAMB DETAIL



Scale A3-1:5

STANDARD WINDOW SILL DETAIL



Scale A3-1:5

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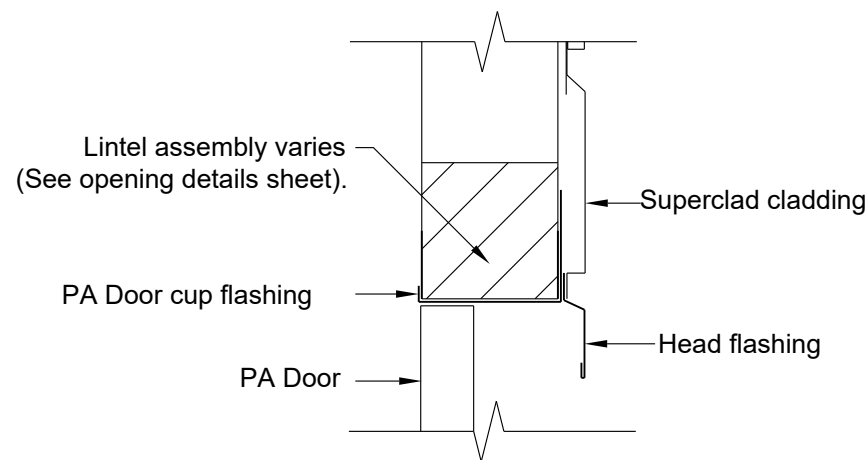
For: Eddy Kennedy
25 Riverbank Road
Okoia
Wanganui
4573

VB2000

Flashing Details

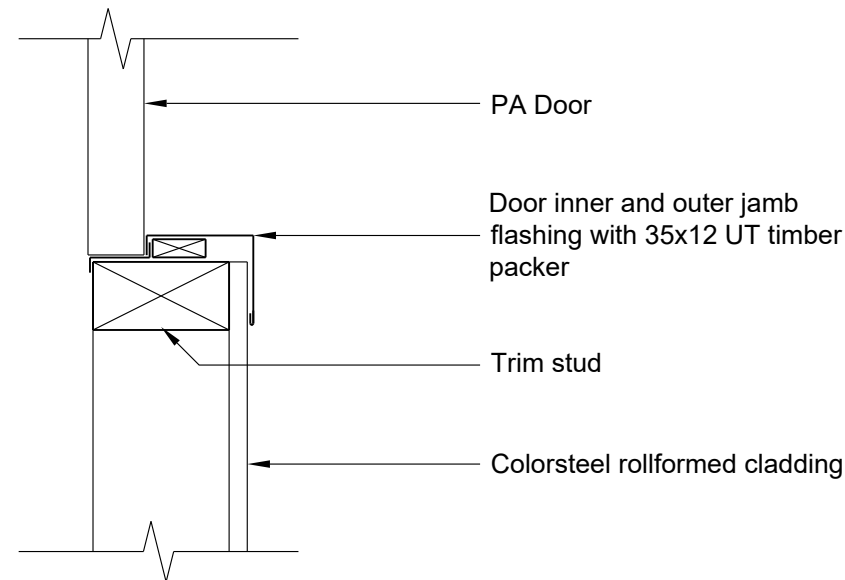
Sheet 25 of 28

PA DOOR HEAD DETAIL



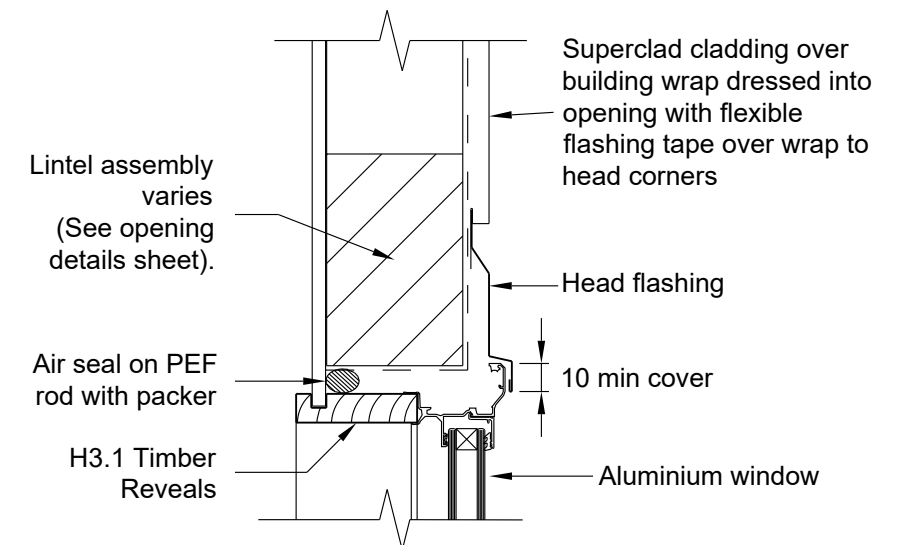
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PA DOOR JAMB DETAIL (OPEN IN)



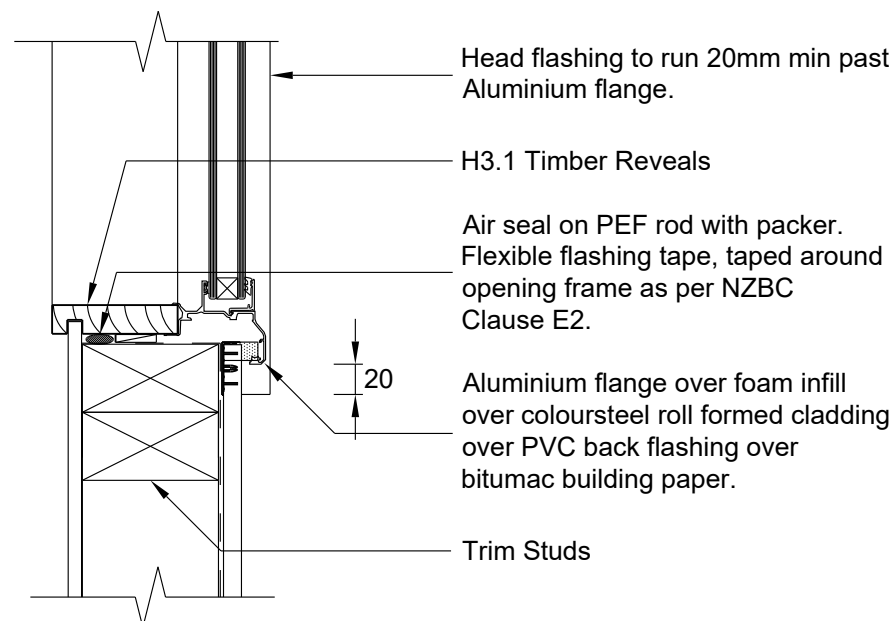
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ALUMINIUM WINDOW HEAD DETAIL



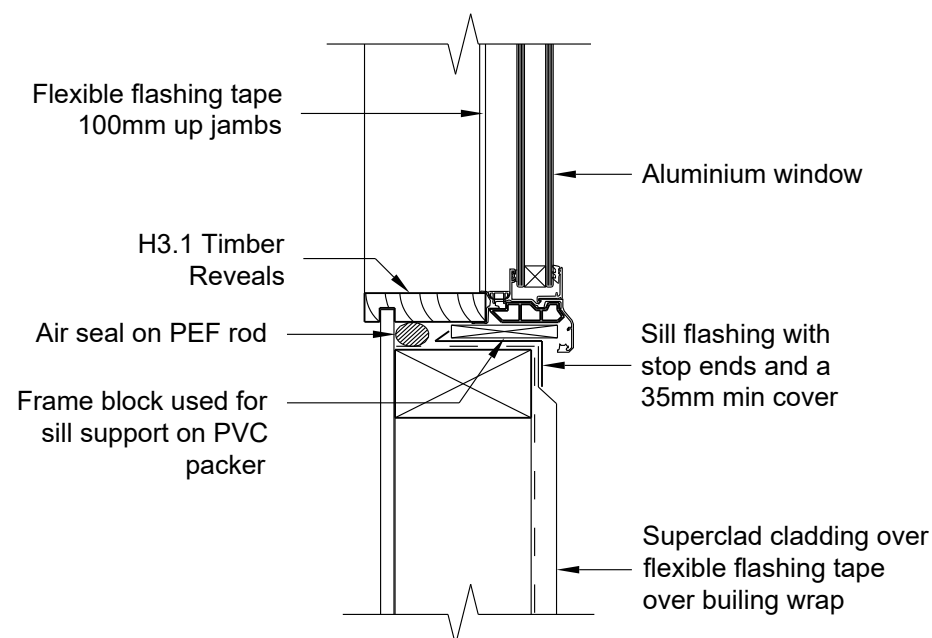
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ALUMINIUM WINDOW JAMB DETAIL



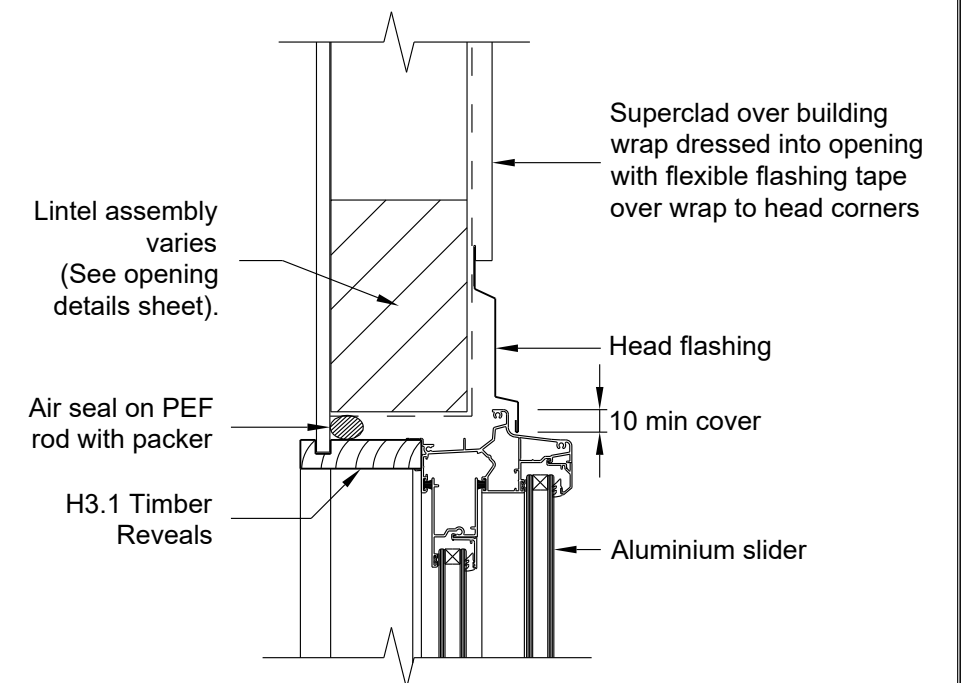
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ALUMINIUM WINDOW SILL DETAIL



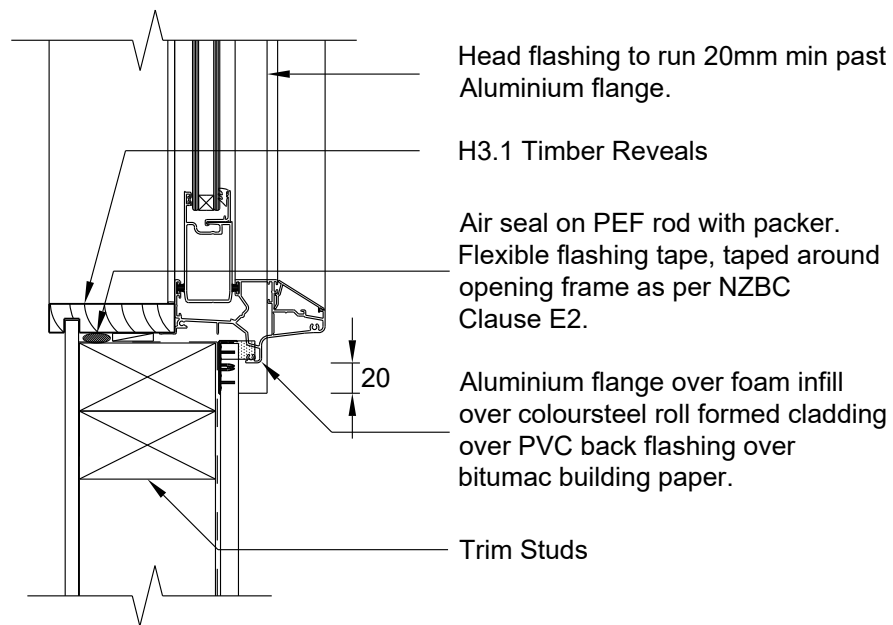
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ALUMINIUM SLIDER DOOR HEAD DETAIL



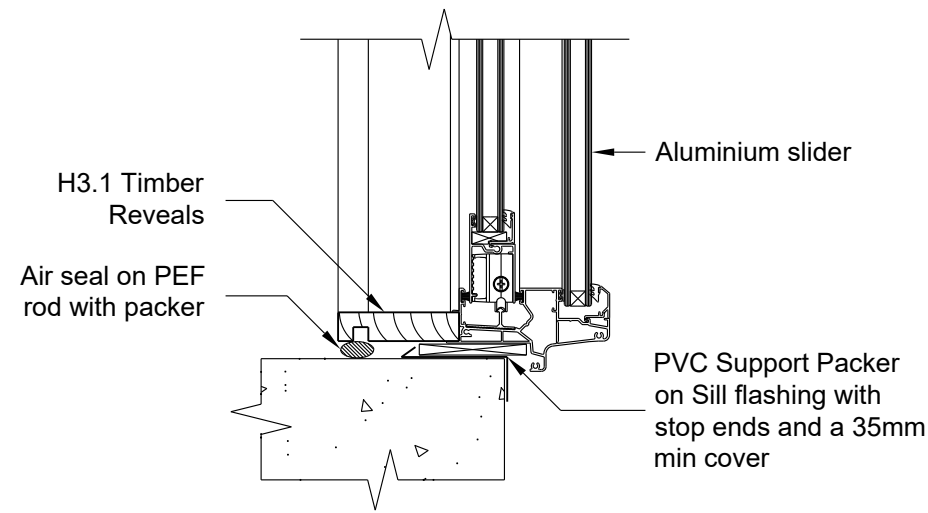
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ALUMINIUM SLIDER DOOR JAMB DETAIL



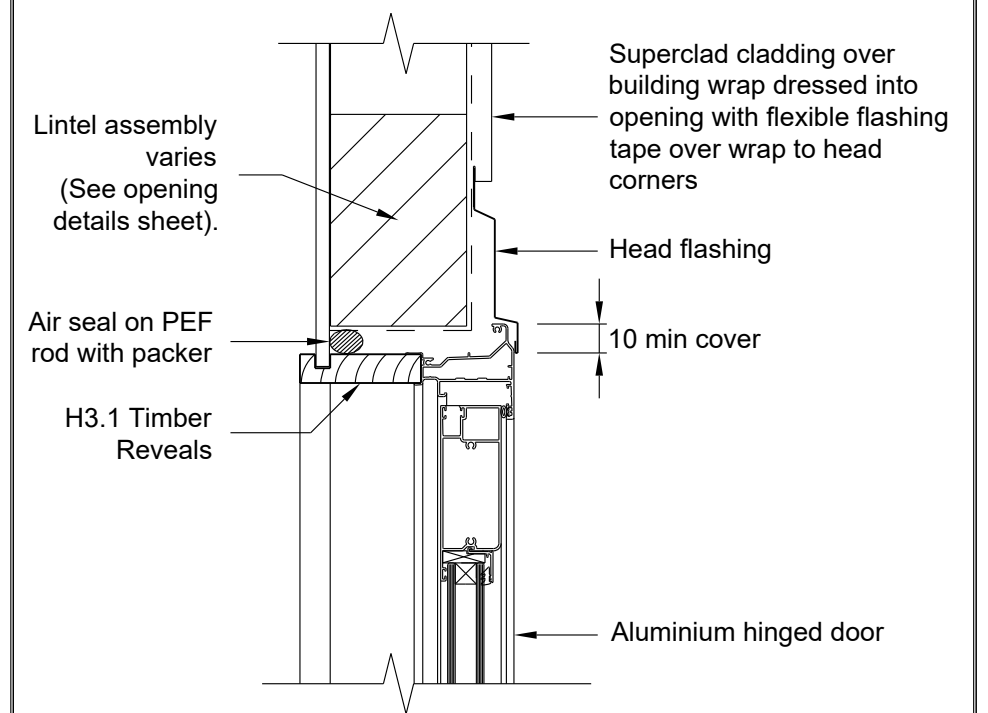
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ALUMINIUM SLIDER DOOR SILL DETAIL



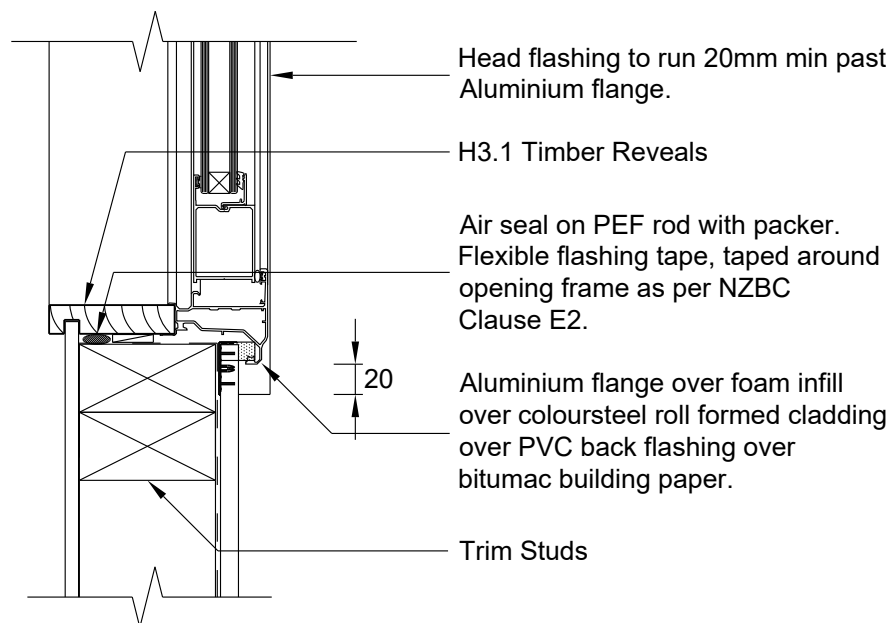
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ALUMINIUM HINGED DOOR HEAD DETAIL



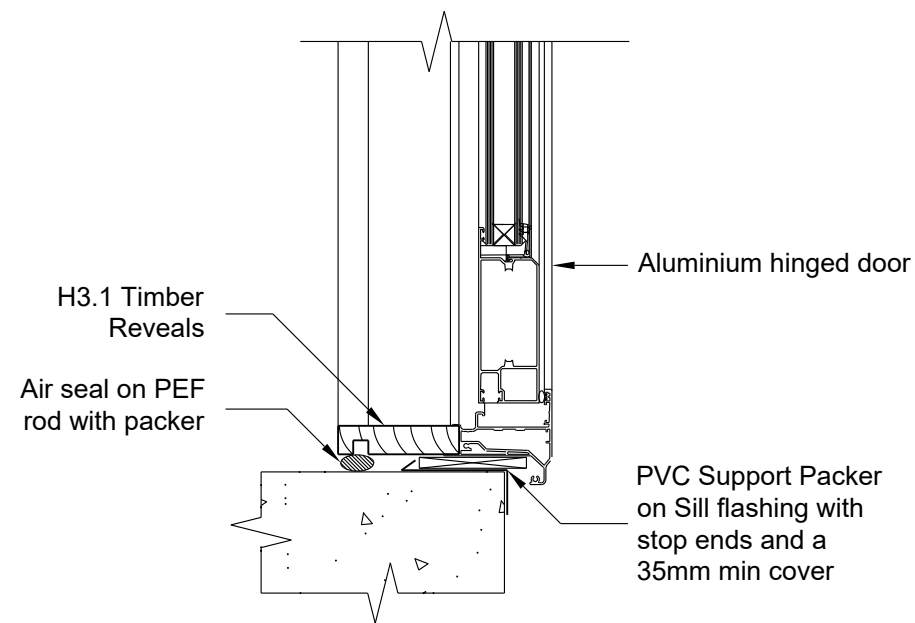
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ALUMINIUM HINGED DOOR JAMB DETAIL



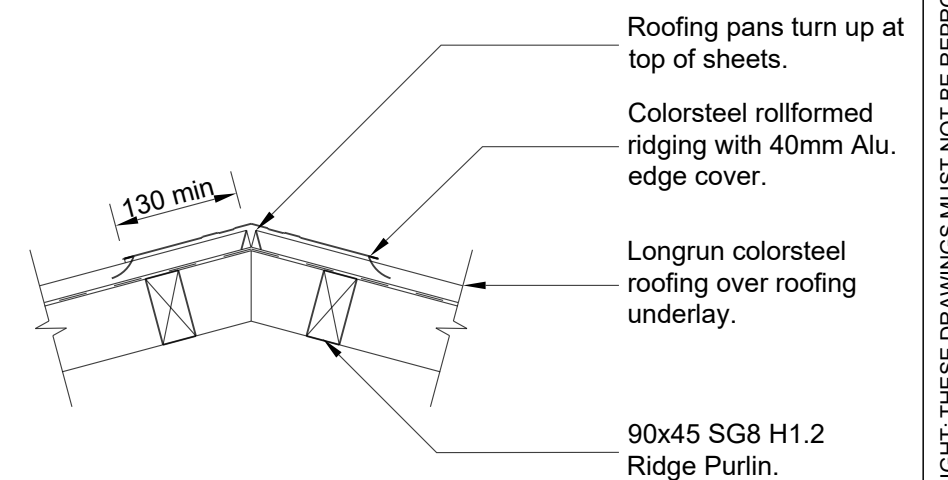
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ALUMINIUM HINGED DOOR SILL DETAIL



Scale A3-1:5

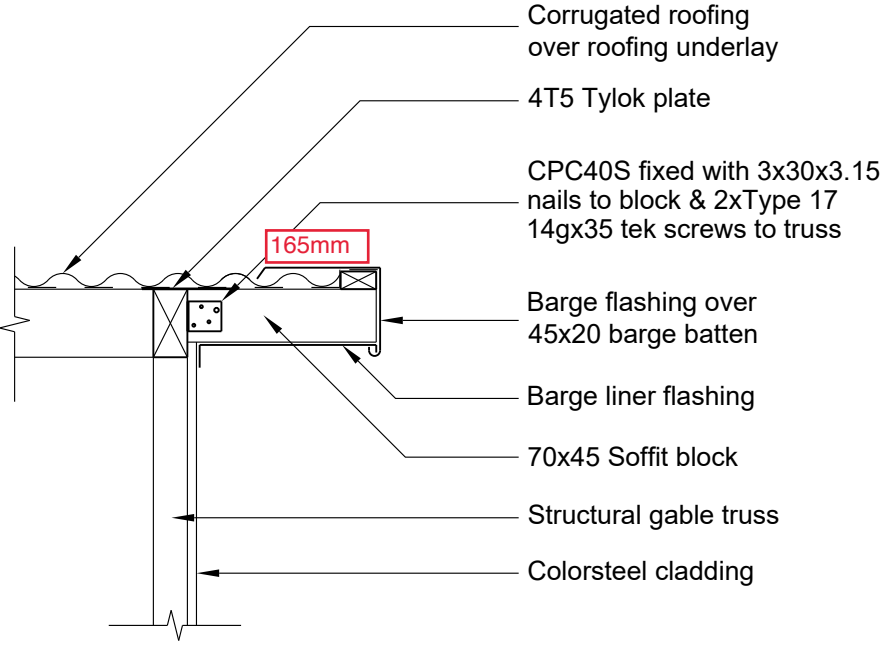
RIDGING DETAIL



Scale A3-1:10

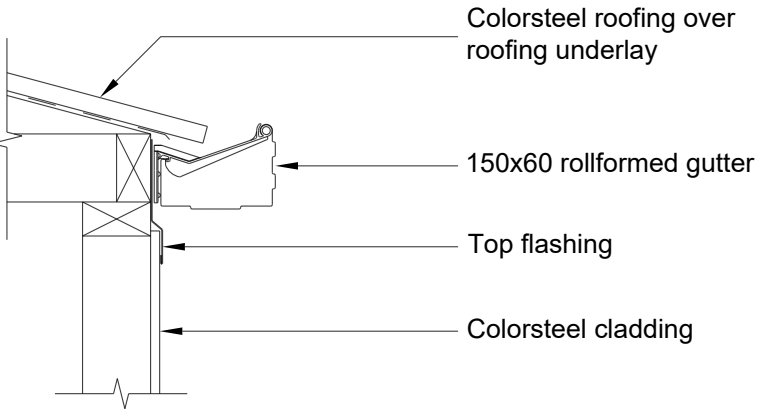
DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

SOFFIT BARGE DETAIL



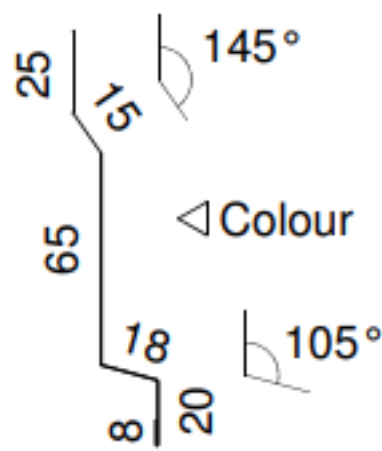
Scale A3-1:10

GUTTER DETAIL



Scale A3-1:10

Aluminium Head Flashing (G10)



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For: Eddy Kennedy
25 Riverbank Road
Okoia
Wanganui
4573

VB2000

Flashing Details

Sheet 28 of 28



BRANZ Appraised
Appraisal No. 695 [2023]

WATERGATE PLUS WALL UNDERLAY

Appraisal No. 695 [2023]

This Appraisal replaces BRANZ
Appraisal No. 695 [2017]



BRANZ Appraisals

Technical Assessments of products
for building and construction.



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Product

- 1.1 Watergate Plus is a fire retardant, flexible synthetic wall underlay for use under direct fixed and non-direct fixed wall cladding on timber and steel-framed buildings. The product is manufactured from coated, non-woven polyolefin and is coloured white.

Scope

Flexible Wall Underlay

- 2.1 Watergate Plus has been appraised for use as a flexible wall underlay for buildings within the following scope:
- the scope limitations of NZBC Acceptable Solution E2/AS1, Paragraph 1.1 for timber-framed buildings; or,
 - the scope limitations of NASH Building Envelope Solutions, Paragraph 1.1 for steel-framed buildings; and,
 - with direct fixed absorbent and non-absorbent wall claddings; or,
 - with absorbent and non-absorbent wall claddings installed over an 18 mm minimum drained cavity; or,
 - with masonry veneer in accordance with NZBC Acceptable Solution E2/AS1 for timber-framed buildings or to NASH Building Envelope Solutions for steel-framed buildings; and,
 - situated in NZS 3604 Wind Zones up to, and including, Very High.

Use over Rigid Wall Underlay

- 2.2 Watergate Plus has been appraised for use as a flexible wall underlay over rigid wall underlays on buildings within the following scope:
- the scope limitations of NZBC Acceptable Solution E2/AS1, Paragraph 1.1 for timber-framed buildings; or,
 - the scope limitations of NASH Building Envelope Solutions Paragraph 1.1 for steel-framed buildings; and,
 - with absorbent and non-absorbent wall claddings installed over an 18 mm minimum drained cavity; and,
 - with masonry veneer in accordance with NZBC Acceptable Solution E2/AS1 for timber-framed buildings or NASH Building Envelope Solutions for steel-framed buildings; and,
 - situated in NZS 3604 and NASH Standard Part 2 Wind Zones up to, and including, Extra High.

Specific Design

- 2.3 Watergate Plus has also been appraised for use on buildings subject to specific weathertightness design. Building designers are responsible for the building design and for the incorporation of Watergate Plus into their design in accordance with the declared properties and the instructions of Kingspan Insulation NZ Limited.

Building Regulations

New Zealand Building Code (NZBC)

3.1 In the opinion of BRANZ, Watergate Plus, if used, designed, installed and maintained in accordance with the statements and conditions of this Appraisal, will meet, or contribute to meeting the following provisions of the NZBC:

Clause B2 DURABILITY: Performance B2.3.1 [a] not less than 50 years, B2.3.1 [b] 15 years and B2.3.2. Watergate Plus meets these requirements. See Paragraphs 9.1 and 9.2.

Clause C3 FIRE AFFECTING AREAS BEYOND THE FIRE SOURCE: Performance C3.4 [c]. Watergate Plus meets this requirement. See Paragraph 10.1.

Clause E2 EXTERNAL MOISTURE: Performance E2.3.2. When used as part of the cladding system, Watergate Plus will contribute to meeting this requirement. See Paragraphs 12.1 and 12.2.

Clause F2 HAZARDOUS BUILDING MATERIALS: Performance F2.3.1. Watergate Plus meets this requirement.

Technical Specification

- 4.1 Watergate Plus is a white, 105 g/m² non-woven, microporous polyolefin fabric underlay.
- 4.2 The product is supplied in various sizes. Refer to Table 1. The product is printed with the Watergate Plus logo repeated along the length of the roll and can also be co-branded with custom printing. The rolls are wrapped in clear polythene film.

Table 1: Roll Dimensions

Width [mm]	Length [m]	Coverage [m ²]
1,370	18.5	25
1,370	37	50
1,370	73	100
2,740	18.5	50
2,740	36.5	100

Accessories

- 4.3 Accessories used with Watergate Plus which are supplied by the installer are:
- **Fixings** - 6-8 mm staples, large head clouts minimum 20 mm long, self-drilling screws, proprietary underlay fixings, double sided tape (for steel framing) or other temporary fixings to attach the wall underlay to the framing.
 - **Wall underlay restraint [timber frame]** - polypropylene strap, 75 mm galvanised mesh or galvanised wire, or vertical cavity battens where required to restrain the wall underlay in accordance with NZBC Acceptable Solution E2/AS1, Paragraph 9.1.8.5.
 - **Wall underlay restraint [steel frame]** - polypropylene strap, 75 mm galvanised mesh or galvanised wire, or vertical cavity battens where required to restrain the wall underlay in accordance with NASH Building Envelope Solutions, Paragraph 9.1.9.5. Thermal break sheathing installed in accordance with NASH Building Envelope Solutions Paragraph 11.4.3.2.

Handling and Storage

- 5.1 Handling and storage of the product, whether on-site or off-site, is under the control of the installer. The rolls must be protected from damage and weather. They must be stored on end, under cover, in clean, dry conditions and must not be crushed.

Technical Literature

- 6.1 This Appraisal must be read in conjunction with:
- Installation Guide - Watergate Plus, Issue 5.0, September 2022.
 - Product Data Sheet - Watergate Plus, Issue 10.0, September 2022.
- 6.2 All aspects of design, use, installation and maintenance contained in the Technical Literature and within the scope of this Appraisal must be followed.

Design Information

- 7.1 Watergate Plus is intended for use as an alternative to conventional building papers which are fixed over timber or steel-framed walls in order to limit the entry of wind into building cavities, and to act as a secondary barrier to wind-driven rain. Refer to Table 2 for material properties.
- 7.2 The material also provides a degree of temporary weather protection during early construction. However, the product will not make the building weathertight and some wetting of the underlying structure is always possible before the building is closed in. Hence, the building must be closed-in and made weatherproof before moisture sensitive materials such as wall or ceiling linings and insulation materials are installed.
- 7.3 Watergate Plus must not be exposed to the weather or ultraviolet (UV) light for a total of more than 90 days before being covered by the wall cladding.
- 7.4 Watergate Plus is suitable for use as an air barrier where walls are not lined, such as attic spaces at gable ends, in accordance with NZBC Acceptable Solution E2/AS1 or NASH Building Envelope Solutions, Paragraph 9.1.4 [c].
- 7.5 In cavity installations where the cavity battens are installed at greater than 450 mm centres, the wall underlay must be restrained between the battens to prevent the underlay bulging into the cavity space when bulk insulation is installed in the wall frame cavity. Refer to NZBC Acceptable Solution E2/AS1, Paragraph 9.1.8.5 for timber framing or NASH Building Envelope Solutions, Paragraph 9.1.9.5 for steel framing. Wall underlay restraint options include polypropylene strap, 75 mm galvanised mesh or galvanised wire, or vertical cavity battens or thermal break sheathing [steel framing only].

Table 2: Material Properties

NZS 2295 Property	Property Performance Requirement	Actual Property Performance
Absorbency	$\geq 100 \text{ g/m}^2$	Pass
Vapour Resistance	$\leq 7 \text{ MN s/g}$	Pass
Water Resistance	$\geq 20 \text{ mm}$	Pass
pH of Extract	≥ 6 and ≤ 9	Pass
Shrinkage	$\leq 0.5\%$	Pass
Mechanical	Edge tear and tensile strength	Edge tear [Average]: Machine direction = 77 N Cross direction = 56 N Tensile strength [Average]: Machine direction = 2.5 kN/m Cross direction = 1.8 kN/m
Air Barrier	Air resistance: $\geq 0.1 \text{ MN s/m}^3$	Pass. Watergate Plus can be used as an air barrier.

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Claddings

- 7.6 Watergate Plus is suitable for use under wall claddings as a wall underlay in accordance with NZBC Acceptable Solution E2/AS1, Table 23 on timber-framed buildings and NASH Building Envelope Solutions Table 23 on steel-framed buildings, including non-absorbent wall claddings such as vinyl and metal-based weatherboards in direct fixed situations.

Stucco Plaster

- 7.7 Watergate Plus is suitable for use as a non-rigid backing material for stucco plaster in accordance with the requirements of NZBC Acceptable Solution E2/AS1, Paragraph 9.3.5.1 for timber framing or NASH Building Envelope Solutions Paragraph 9.3.5.1 for steel framing. The underlay must be supported with 75 mm galvanised mesh or plastic tape or wire at 150 mm centres run across the cavity battens to limit deflection to a maximum of 5 mm.
- 7.8 Watergate Plus may also be used as a slip layer over rigid backings for stucco plaster in accordance with the requirements of NZBC Acceptable Solution E2/AS1, Paragraph 9.3.3.1 b) for timber framing or NASH Building Envelope Solutions, Paragraph 9.3.3.1 b) for steel framing.

Structure

- 8.1 Watergate Plus is suitable for use in all Wind Zones of NZS 3604 and NASH Standard Part 2 up to, and including, Very High when used as a stand-alone flexible wall underlay, and all Wind Zones of NZS 3604 up to, and including, Extra High when used as an overlay for rigid wall underlays.

Durability

- 9.1 Watergate Plus meets code compliance with NZBC Clause B2.3.1 [a] not less than 50 years for wall underlays used where the cladding durability requirement or expected serviceable life is not less than 50 years, e.g. behind masonry veneer, and code compliance with NZBC Clause B2.3.1 [b] 15 years for wall underlays used where the cladding durability requirement is 15 years.

Serviceable Life

- 9.2 Provided it is not exposed to the weather or UV light for a total of more than 90 days, and provided the exterior cladding is maintained in accordance with the cladding manufacturer's instructions and the cladding remains weather resistant, Watergate Plus is expected to have a serviceable life equal to that of the cladding.

Control of Internal Fire and Smoke Spread

- 10.1 Watergate Plus has an AS 1530 Part 2 flammability index of not greater than 5 and therefore meets the requirements of NZBC Acceptable Solution C/AS2, Paragraph 4.17.8 b), for the surface finish requirements of suspended flexible fabric used as an underlay to exterior cladding that is exposed to view in occupied spaces.

Prevention of Fire Occurring

- 11.1 Separation or protection must be provided to Watergate Plus from heat sources such as fireplaces, heating appliances, flues and chimneys. Part 7 of NZBC Verification Method C/VM1 and Acceptable Solution C/AS1, and Acceptable Solution C/AS2 provide methods for separation and protection of combustible materials from heat sources.

External Moisture

- 12.1 Watergate Plus must be used behind claddings that meet the requirements of the NZBC, such as those covered by NZBC Acceptable Solution E2/AS1 or NASH Building Envelope Solutions, or claddings covered by a valid BRANZ Appraisal.
- 12.2 Watergate Plus, when installed in accordance with the Technical Literature and this Appraisal will assist in the total cladding systems compliance with NZBC Clause E2.

Installation Information

Installation Skill Level Requirement

- 13.1 All design and building work must be carried out in accordance with the Watergate Plus Wall Underlay Technical Literature and this Appraisal by competent and experienced tradespersons conversant with wall underlays. Where the work involves Restricted Building Work (RBW) this must be completed by, or under the supervision of, a Licensed Building Practitioner (LBP) with the relevant Licence Class.

Underlay Installation

- 14.1 Watergate Plus must be fixed to all framing members at maximum 300 mm centres with clouts, staples, self drilling screws or proprietary underlay fixings. For steel framing, double-sided tape may be used which is applied to each stud in continuous strips. The underlay must be pulled taut over the framing before fixing.
- 14.2 Watergate Plus must be run horizontally and must extend from the upper-side of the top plate to the under-side of the bearers or wall plates supporting ground floor joists, or below bottom plates on concrete slabs. Horizontal laps must be no less than 150 mm wide, with the direction of the lap ensuring that water is shed to the outer face of the membrane. End laps must be made over framing and be no less than 150 mm wide.
- 14.3 The wall underlay should be run over openings and these left covered until windows and doors are ready to be installed. Openings are formed in the underlay by cutting on a 45 degree diagonal from each corner of the penetration. The flaps of the cut underlay must be folded inside the opening and stapled to the penetration framing. Excess underlay may be cut off flush with the internal face of the wall frame.
- 14.4 Watergate Plus can be added as a second layer over head flashings in accordance with the requirements of NZBC Acceptable Solution E2/AS1, Paragraph 9.1.10.3 for timber framing or NASH Building Envelope Solutions Paragraph 9.1.11.3 for steel framing.
- 14.5 When fixing the product in windy conditions, care must be taken due to the large sail area created by wide roll widths.
- 14.6 Any damaged areas of Watergate Plus, such as tears, holes or gaps around service penetrations, must be repaired. Damaged areas can be repaired by covering with new material lapping the damaged area by at least 150 mm and taping, or by taping small tears.

Inspections

- 14.7 The Technical Literature must be referred to during the inspection of Watergate Plus installations.

Basis of Appraisal

The following is a summary of the technical investigations carried out:

Tests

- 15.1 The following tests have been carried out on Watergate Plus in accordance with NZBC Acceptable Solution E2/AS1, Table 23: tensile strength, edge-tear resistance and resistance to water vapour transmission in accordance with AS/NZS 4200.1, shrinkage in accordance with AS/NZS 4201.3, resistance to water penetration in accordance with AS/NZS 4201.4, surface water absorbency in accordance with AS/NZS 4201.6, pH of extract in accordance with AS/NZS 1301.421s and air resistance to BS 6538.3. A range of these tests were completed before and after Watergate Plus was exposed to UV light.
- 15.2 The flammability index of Watergate Plus has been evaluated in accordance with AS/NZS 1530.2.

Other Investigations

- 16.1 A durability opinion has been given by BRANZ technical experts.
- 16.2 An evaluation of the expected performance of Watergate Plus in direct contact with metal wall cladding has been completed by BRANZ.
- 16.3 The practicability of installation of Watergate Plus has been assessed by BRANZ and found to be satisfactory.
- 16.4 The Technical Literature, including installation instructions, has been examined by BRANZ and found to be satisfactory.

Quality

- 17.1 The manufacture of Watergate Plus has not been examined by BRANZ, but details of the methods adopted for quality control and the quality of the materials used, have been obtained and found to be satisfactory.
- 17.2 The quality of supply to the market is the responsibility of Kingspan Insulation NZ Limited.
- 17.3 Building designers are responsible for the design of the building, and for the incorporation of the wall underlay into their design in accordance with the instructions of Kingspan Insulation NZ Limited.
- 17.4 Quality of installation is the responsibility of the installer in accordance with the instructions of Kingspan Insulation NZ Limited.

Sources of Information

- AS 1530.2:1993 Test for flammability of materials.
- AS/NZS 1301.421s:1998 Determination of the pH value of aqueous extracts of paper, board and pulp - Cold extraction method.
- AS/NZS 4200.1:1994 Pliable building membranes and underlays - Materials.
- AS/NZS 4201.1:1994 Pliable building membranes and underlays - Methods of test - Resistance to dry delamination.
- AS/NZS 4201.2:1994 Pliable building membranes and underlays - Methods of test - Resistance to wet delamination.
- AS/NZS 4201.3:1994 Pliable building membranes and underlays - Methods of test - Shrinkage.
- AS/NZS 4201.4:1994 Pliable building membranes and underlays - Methods of test - Resistance to water penetration.
- AS/NZS 4201.6:1994 Pliable building membranes and underlays - Methods of test - Surface water absorbency.
- BS 6538.3:1987 Method for determination of air permeance using the Garley apparatus.
- NZS 2295:2006 Pliable, permeable building underlays.
- NZS 3604:2011 Timber-framed buildings.
- NASH Building Envelope Solutions: 2019 Light steel-framed buildings.
- NASH Standard Part Two: 2019 Light Steel Framed Buildings.
- Ministry of Business, Innovation and Employment Record of Amendments - Acceptable Solutions, Verification Methods and Handbooks.
- The Building Regulations 1992.

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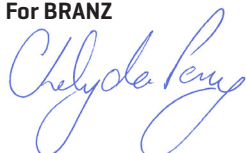
In the opinion of BRANZ, **Watergate Plus Wall Underlay** is fit for purpose and will comply with the Building Code to the extent specified in this Appraisal provided it is used, designed, installed and maintained as set out in this Appraisal.

The Appraisal is issued only to **Kingspan Insulation NZ Limited**, and is valid until further notice, subject to the Conditions of Appraisal.

Conditions of Appraisal

1. This Appraisal:
 - a) relates only to the product as described herein;
 - b) must be read, considered and used in full together with the Technical Literature;
 - c) does not address any Legislation, Regulations, Codes or Standards, not specifically named herein;
 - d) is copyright of BRANZ.
2. **Kingspan Insulation NZ Limited:**
 - a) continues to have the product reviewed by BRANZ;
 - b) shall notify BRANZ of any changes in product specification or quality assurance measures prior to the product being marketed;
 - c) abides by the BRANZ Appraisals Services Terms and Conditions;
 - d) warrants that the product and the manufacturing process for the product are maintained at or above the standards, levels and quality assessed and found satisfactory by BRANZ pursuant to BRANZ's Appraisal of the product.
3. BRANZ makes no representation or warranty as to:
 - a) the nature of individual examples of, batches of, or individual installations of the product, including methods and workmanship;
 - b) the presence or absence of any patent or similar rights subsisting in the product or any other product;
 - c) any guarantee or warranty offered by **Kingspan Insulation NZ Limited**.
4. Any reference in this Appraisal to any other publication shall be read as a reference to the version of the publication specified in this Appraisal.
5. BRANZ provides no certification, guarantee, indemnity or warranty, to **Kingspan Insulation NZ Limited** or any third party.

For BRANZ



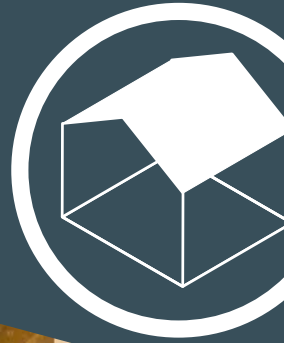
Chelydra Percy

Chief Executive

Date of Issue:

08 February 2023

RECEIVED 16/06/2023

Thermakraft™
COVERTEK
401

RECEIVED 16/06/2023

Thermakraft™ COVERTEK 401

Self-supporting synthetic roof underlay

Kingspan Thermakraft Covertek 401 is an affordable lightweight roof underlay designed to keep water out and allow moisture to escape. Covertek 401 is a more affordable option if your project does not require a fire-retardant underlay. It is stable, shrink resistant, easy to handle and easy to install.

Covertek 401 comes in four roll sizes:

401	1350mm wide	18.6m long	25m ² coverage*
401	1350mm wide	37m long	50m ² coverage*
401	1350mm wide	55m long	75m ² coverage*
401 Wide	2700mm wide	33.4m long	90m ² coverage*

* **Note:** m² is the roll size for actual coverage, allow for laps and joins.





Coverttek 401

Self-supporting synthetic roof underlay

Scope of Use

- Suitable with masonry tile, metal tile or profiled metal roof cladding.
- Suitable for timber or steel framed buildings.
- Self-supporting in roof pitch application greater than or equal to 10 degrees (Refer to installation guide)
- Will provide temporary weather protection during construction (maximum 7 days), same day coverage recommended.
- Coverttek 401 may be installed during adverse conditions (rain/snow) without affecting durability or performance.
- Suitable for use under dark coloured roofs.

General

- Coverttek 401 is NOT fire retardant.
- Unaffected by LOSP or other solvent based treated timber. However, LOSP or other solvent based treated timber must have sufficient time for the solvent chemical to flash off in a well ventilated area. Recommended minimum 7 days.
- Tear resistant and strong.

Limitations

- Cannot be used as a wall underlay.
- Must NOT be exposed to the weather or UV for more than 7 days.

Compliance

Designed for use as a roof underlay within the following scope:

- The scope limitations of NZBC Acceptable Solution E2/AS1, Paragraph 1.1, with regards to building height and floor plan area.
- Situated in NZS3604 Wind Zones up to, and including, 'Extra High' (ROOF ONLY).
- Refer BRANZ Appraisal No 943 (2021) for full details.

Durability

Contributes to meeting the Performance Requirements of NZBC Clauses B2, Durability (B2.3.1 (a) 50 years, B2.3.1 (b) 15 years and B2.3.2), E2 External Moisture E2.3.2), and F2 Hazardous Building Materials F2.3.1, providing:

- It is not damaged.
- Is installed in accordance with instructions.
- Is not left exposed for more than 7 days (roof), same day coverage recommended.

- Is installed by or under guidance of Licensed Building Practitioners.
- Is compatible with cladding system used.*

* **(Note:** specifiers and product users must test for roof cladding system compatibility with the underlay before installation.)

Control of Condensation

In climatic regions where condensation risks are high, such as cold or high humidity areas, care needs to be taken in specifying the correct design and installation to prevent moisture build-up in the roof cavities.

Factors which adversely affect the condensation risk in roofing systems include:

- Humid, and/or cold climatic regions.
- Warm/Skillion roof construction.
- Low roof cavity air volume and restricted air movement.
- Omitting Vapour Control Layers.
- Ceiling penetrations and entry of warm air into roof cavities.
- Occupancy activities which have high moisture loading on conditioned spaces.
- Low pitched roof.
- Bulk insulation.
- Building structures ability to naturally dry construction moisture.

Skillion and Warm Roof Construction are particularly sensitive to moisture accumulation and the design and installation of roof construction needs to take into account the higher condensation risks. Refer MRM Code of Practice for details.

For passive ventilation of the roof space, it is recommended that all roof underlays are terminated at the ridge, and if not it should be slit or slotted to allow for passive ventilation. (For further information refer to the NZ MRM Roofing Code of Practice).

Product Warranty

Standard Kingspan Insulation Warranty applies. Refer to Kingspan Insulation Warranty statement for further details. This is available online at **thermakraft.co.nz** or call **0800 806 595**.

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Coverttek 401

Self-supporting synthetic roof underlay



Property Performance

The following data represents the minimum pass rates required by the NZBC. This product tests well beyond the minimum standards. If you require actual performance results, please contact your local Kingspan Insulation representative.

NZBC E2/AS1 Table 23 (NZS2295) Roof Underlay Properties	Absorbency	Vapour Resistance	pH of Extract	Shrinkage	Water Resistance
Property Performance Requirement	≥ 150gsm	≤ 7 MN.s/g	≥ 5.5 and ≤ 8	≤ 0.5%	≥ 100mm
Property Performance	Pass	Pass	Pass	Pass	Pass

RECEIVED 16/06/2023



0800 806 595
www.thermakraft.co.nz

Thermakraft and Ausmesh products are brought to you by Kingspan Insulation NZ Limited.



The recommendations contained in Kingspan's literature are based on good building practice, but are not an exhaustive statement of all relevant information and are subject to any conditions contained in the Warranty. All product dimensions and performance claims are subject to any variation caused by normal manufacturing process and tolerances. Furthermore, as the successful performance of the relevant system depends on numerous factors outside the control of Kingspan (for example quality of workmanship and design), Kingspan shall not be liable for the recommendations in that literature and the performance of the Product, including its suitability for any purpose or ability to satisfy the relevant provisions of the Building Code, regulations and standards. Literature subject to change without notification. Latest documentation can be found online. E&OE.

Issue 7.0, September 2022



FORM 7

CODE COMPLIANCE CERTIFICATE NUMBER BCon23/0269

Section 95(3), Building Act 2004

Mr CI Dakin, Mr ER Kennedy
25 Riverbank Road
RD 3
Whanganui 4573

**Building Consent
No:** BCon23/0269

Issue Date: 15/12/2023

The building:

Street address of building:	Legal description of land where building is located:
25 Riverbank Rd WHANGANUI	LOT 1 DP 48072 0.0803 Ha LOT 2 DP 305511 0.0587 Ha
Building name:	Location of building within site/block number:
Level/unit number:	Current, lawfully established, use: [include number of occupants per level and per use if more than 1]
	Workshop associated with a single detached residence
Year first constructed:	
1960	

The owner:

Name of Owner:	
Mr CI Dakin, Mr ER Kennedy	
Mailing address:	Street Address/registered Office:
25 Riverbank Road RD 3 Whanganui 4573	25 Riverbank Road RD 3 Whanganui 4573

Phone numbers:

Landline:		Mobile:	021662488 0272939699
Daytime:		After hours:	
Facsimile number:			
Email address:		Website:	

First point of contact for communications with the building consent authority:

Contact Person:	
Versatile Buildings Wanganui (2003) Ltd	
Mailing address:	Street Address/registered Office:
PO Box 7230, Whanganui 4541	PO Box 7230, Whanganui 4541

Phone number:

Landline:		Mobile:	0274792726
Daytime:	063482471	After hours:	
Facsimile number:	063482479		
Email address:		Website:	

Building Work

Building consent number:	Issued by:
BCon23/0269	Whanganui District Council
Type of Work	
Single Detached Residential	
Description of Work	
Construct a new 28sqm workshop storage shed.	
Intended Life	Estimated Value
Indefinite but not less than 50 years.	\$60000.00

Code compliance:

The building consent authority named below is satisfied, on reasonable grounds that the building work complies with the building consent.

*Compliance schedule

There are no specified systems in this building.

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

Signed for and on behalf of the Whanganui District Council:



GJ Hoobin
Building Control Manager

101 Guyton Street
P O Box 637, Whanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@whanganui.govt.nz
Web: www.whanganui.govt.nz



**WHANGANUI
DISTRICT COUNCIL**
Te Kaunihera a Rohe o Whanganui

Application No: PBA23/013

Property No: 17060

26 May 2023

Joho Fam Limited
c/o Versatile Wanganui
PO Box 7230
Whanganui 4541

Dear Joho Fam Limited c/o Versatile Wanganui,

Confirmation letter for permitted boundary activity at 25 Riverbank Rd WHANGANUI, Whanganui

Thank you for your resource consent application PBA23/013 which we received on 18 May 2023. Under Section 87BA of the RMA, the proposed boundary activity on your site is deemed to be a permitted activity, and therefore, a resource consent is not required.

A copy of the written notice is attached, which confirms that the boundary activity is a permitted activity. Please note that any changes to the activity, as described in the notice, may trigger the requirement for a new resource management approval from Whanganui District Council.

The fee that you have paid is a fixed fee and covers all our work on your application. Fixed fees are non-refundable.

It is important to note that a notice given under section 87BA(c) lapses 5 years after the date of the notice unless the activity permitted by the notice is given effect to.

If you have any queries, please contact me on 06 349 0001 and quote the application number above. You can also come in and talk to our duty planner any week day between 1.00pm and 5.00pm.

Yours faithfully,

Rhianna Flaherty
Planner



PBA23/013– 25 Riverbank Rd
WHANGANUI
LOT 2 DP 305511 0.0587 Ha
WRITTEN NOTICE PURSUANT TO SECTIONS 87AAB AND 87BA
OF THE RESOURCE MANAGEMENT ACT 1991

Pursuant to sections 87AAB and 87BA of the Resource Management Act 1991 (the Act), the Whanganui District Council hereby deems the rear and side boundary infringements as a permitted activity under section 87BA(1) of the Act.

Dated 26th day of May 2023

Rhianna Flaherty
Planner

Please note:

1. The development and use shall be in accordance with the plans submitted by the applicant and stamped planning approved by the Whanganui District Council, contained in Council file reference PBA23/013.
2. This notice will lapse 5 years after the date it is given unless the activity permitted by this notice is undertaken.
3. A certificate of compliance (under [section 139](#) of the Act) cannot be applied for in respect of this activity.
4. This notice is valid only for the activity described above and shown on signed plans referenced. If the activity changes, a resource consent may be required.

Written Approval for Deemed Permitted Boundary Activity

Section 87BA, Resource Management Act 1991

To: Whanganui District Council

Name of person giving approval: Dennis Mardian McMillan

27 Riverbank Road Whanganui (name)

☒ I am the owner of the following property / OR have authority (see below)

.....
..... (address of the property)

Every owner registered on the certificate of title of the affected (neighbouring) property must sign this form.

☐ I have authority to sign on behalf of a trust or company, and/or the owner as Power of Attorney, and have provided evidence of that authority.

This is written approval for the proposed activity that is the subject of a deemed permitted boundary activity application.

☒ I have read the description of the activity at the following property and **seen and signed** the site plans attached.

Proposed building breaches side & back boundary 5m setback at 25 Riverbank Rd, Whanganui (address of the property where the activity takes place)

In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).

☒ I understand that I may not withdraw my written approval.

Date: 15 / May / 2023

Signed: Dennis McMillan

*Signature of person(s) giving written approval (or person authorised to sign on behalf of person giving written approval)

Email address for service of person giving written approval:

Telephone: 06 34 36 795

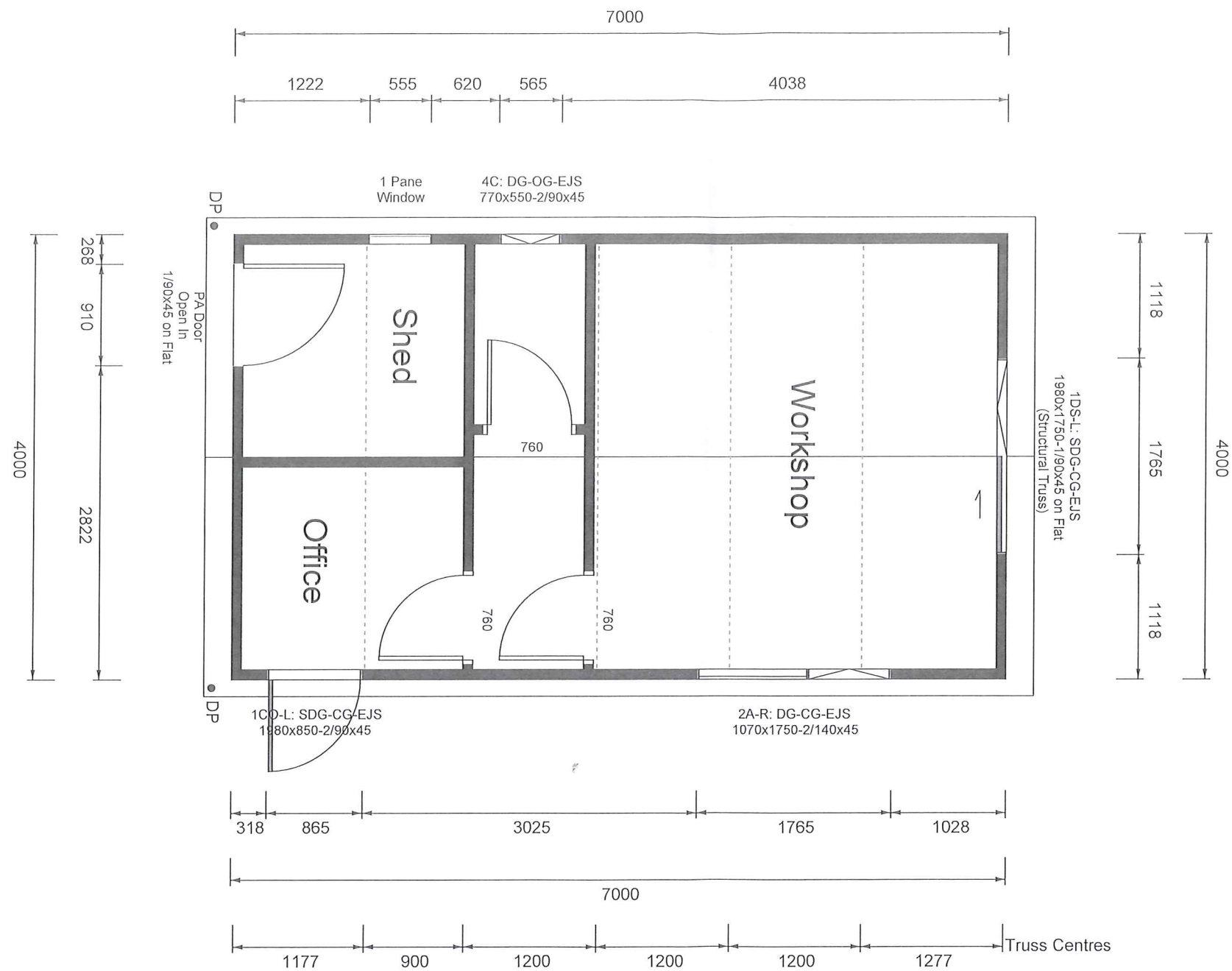
Postal address (or alternative method of service under section 352 of the Resource Management Act 1991)

Contact person: [name and title, if applicable]

Note to person signing this written approval form

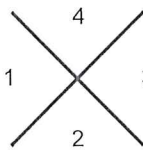
- There is no obligation to sign this form, and no reasons need to be given.
- You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or process explained to you.
- Conditional approvals cannot be accepted, and written approvals cannot be withdrawn once provided.
- There is no obligation to sign this form, and no reasons need to be given.
- If you do not sign this form, resource consent may be required for the activity and you may have the opportunity to make a submission about that application.
- If you are signing on behalf of a trust, estate or company, please provide written evidence that you have signing authority (such as a Power of Attorney).

DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS



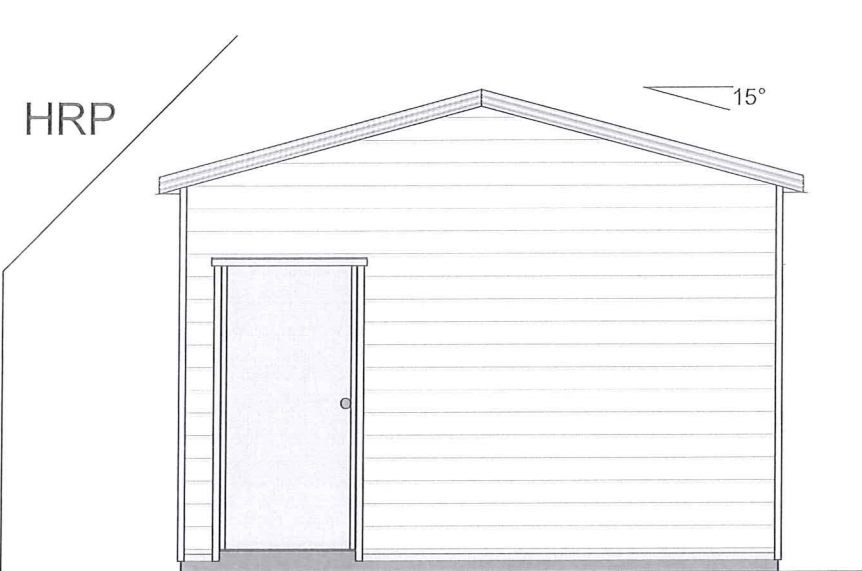
LEGEND	
Aluminium Joinery	
SDG	Double Safety Glazing
CG	Clear
PVC Downpipe	
DP	65mm dia

SCALE A3-1:50



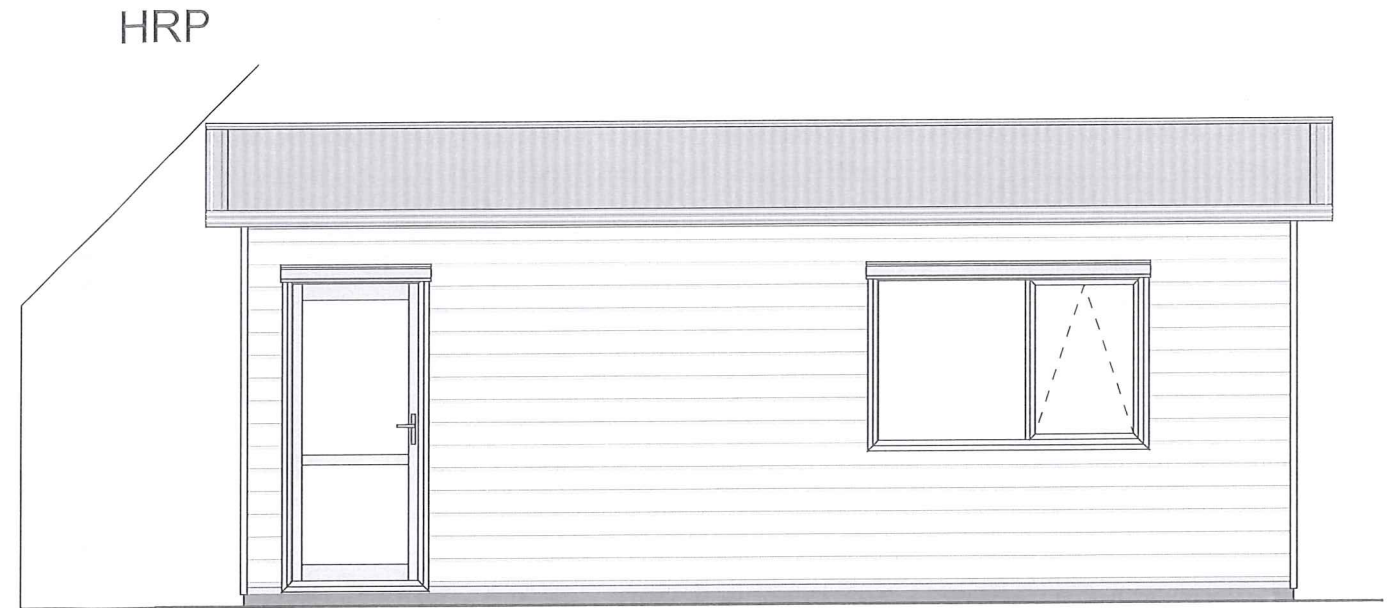
COPYRIGHT: THESE DRAWINGS MUST NOT BE REPRODUCED WITHOUT THE EXPRESS PERMISSION OF SPANBILD NEW ZEALAND LIMITED.

DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS



PA Door
Open In

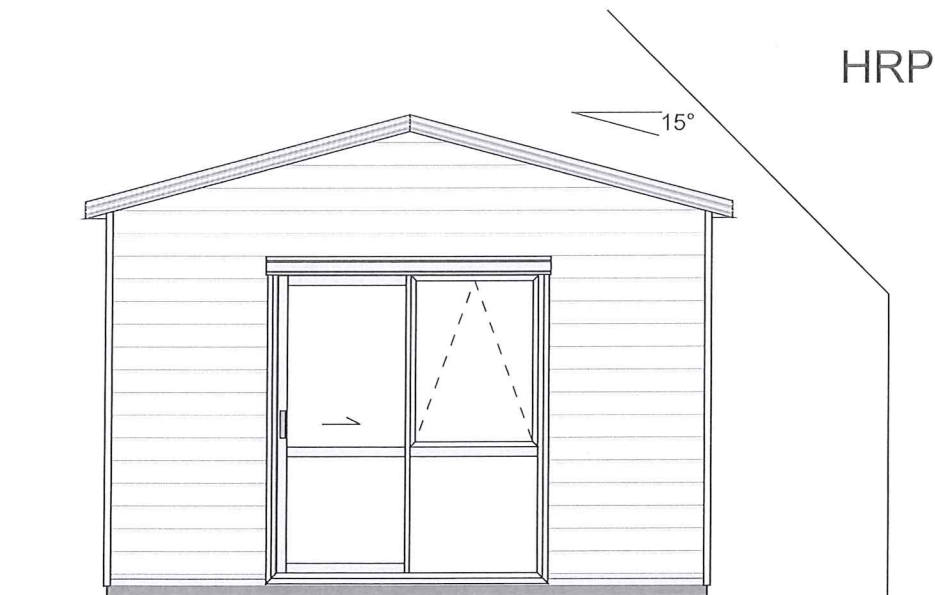
ELEVATION VIEW 1



1CO-L: SDG-CG-EJS
1980x850

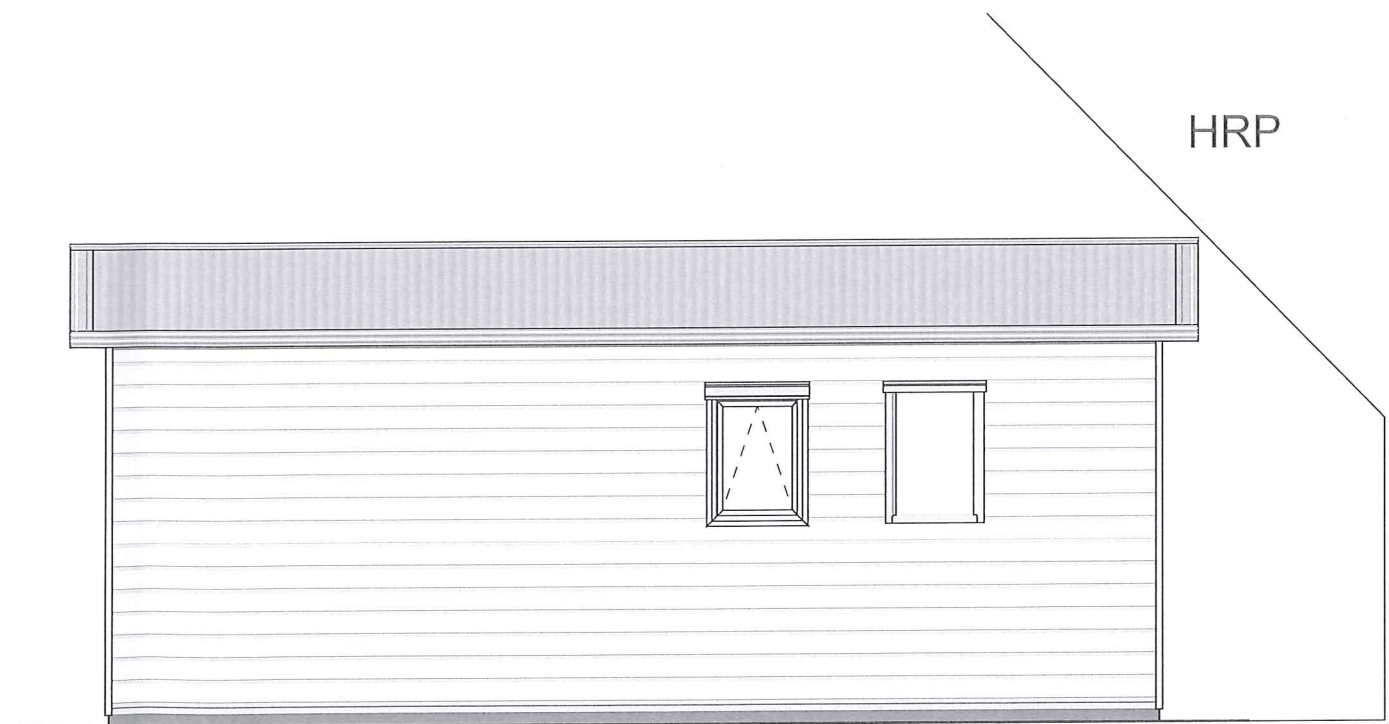
2A-R: DG-CG-EJS
1070x1750

ELEVATION VIEW 2



1DS-L: SDG-CG-EJS
1980x1750

no m
ELEVATION VIEW 3



4C: DG-OG-EJS
770x550

1 Pane
Window

ELEVATION VIEW 4

SCALE A3-1:50

Site Calculations

SITE AREA 587.00m²

Notes

- 1

JJ 8/05/23 7:20 am
DP - downpipes are to be 65mm
- 2

JJ 8/05/23 7:21 am
DP - Downpipes to be 65mm
- 3

JJ 8/05/23 7:22 am
Stormwater to existing soak pit.
- 4

JJ 8/05/23 7:23 am
Proposed garage workshop 7m x 4m.
28sqm total. Site Coverage: 20% FFL
100:150
- 5

JJ 8/05/23 7:26 am
Exsisting crossover
- 6

JJ 8/05/23 7:30 am
Stormwater to run to existing soak pit
UPVC pipe size used to stormwater is
90mm dia. and to be a minimum gradient
fall of 1:120 as per G13.
- 7

JJ 8/05/23 7:44 am
EGL 100:000
- 8

JJ 8/05/23 7:45 am
Existing garage to be removed

Lot 8
DP
5698

EXISTING
DWELLING

Part
Lot 9
DP
5698

Riverbank

Disrupted by Canibuild.

Versatile
Building Better

Client Name		Client Email	Client Phone	Signature	Client Name	Client Email	Client Phone	Signature
Copyright Statement This plan always remains the copyright of designer & shall not be used other than for the project work intended without written authority. No part may be produced by any other exclusive right be exercised without permission legal enforcement will be taken on copyright infringement.					Generated by Jeanine Johnson admin@versatilewanganui.co.nz		Phone +64274792711	
Disclaimer This is not an official document, and may not comply with current laws or industry standards. You should make your own enquiries and seek independent advice from relevant industry professionals before acting or relying on the contents of this document.					Property Details 25 Riverbank Road, Okoia, Whanganui 4573, New Zealand Lot/DP: Lot 2 DP 305511		Design 7 x 4 600 series studio	Scale 1:200@A3
ALL DIMENSIONS ARE IN METRES. DO NOT SCALE FROM PLANS.					1st version date: 01/05/2023		Current version date: 08/05/2023	Version # 2

Written Approval for Deemed Permitted Boundary Activity

Section 87BA, Resource Management Act 1991

To: Whanganui District Council

Name of person giving approval: JOHN GORDON KNIGHT 9

ALLISON KNIGHT (name)

☒ I am the owner of the following property / OR have authority (see below)

23 RIVERBANK ROAD, DKDIA
WHANGANUI 4573 (address of the property)

Every owner registered on the certificate of title of the affected (neighbouring) property must sign this form.

☒ I have authority to sign on behalf of a trust or company, and/or the owner as Power of Attorney, and have provided evidence of that authority.

This is written approval for the proposed activity that is the subject of a deemed permitted boundary activity application.

☒ I have read the description of the activity at the following property and **seen and signed** the site plans attached.

Proposed building breaches side & back boundary 5m setback at
25 Riverbank Rd, Whanganui (address of the property where the activity takes place)

In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).

☒ I understand that I may not withdraw my written approval.

Date: 16/5/2023

Signed: [Signature]

*Signature of person(s) giving written approval (or person authorised to sign on behalf of person giving written approval)

Email address for service of person giving written approval: johnknight.otago@island.co

Telephone: 022 4878265

Postal address (or alternative method of service under section 352 of the Resource Management Act 1991)

28 Embo St, Duneedin 9012

Contact person: (name and title, if applicable)

JOHN KNIGHT

Note to person signing this written approval form

- There is no obligation to sign this form, and no reasons need to be given.
- You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or process explained to you.
- Conditional approvals cannot be accepted, and written approvals cannot be withdrawn once provided.
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- If you do not sign this form, resource consent may be required for the activity and you may have the opportunity to make a submission about that application.
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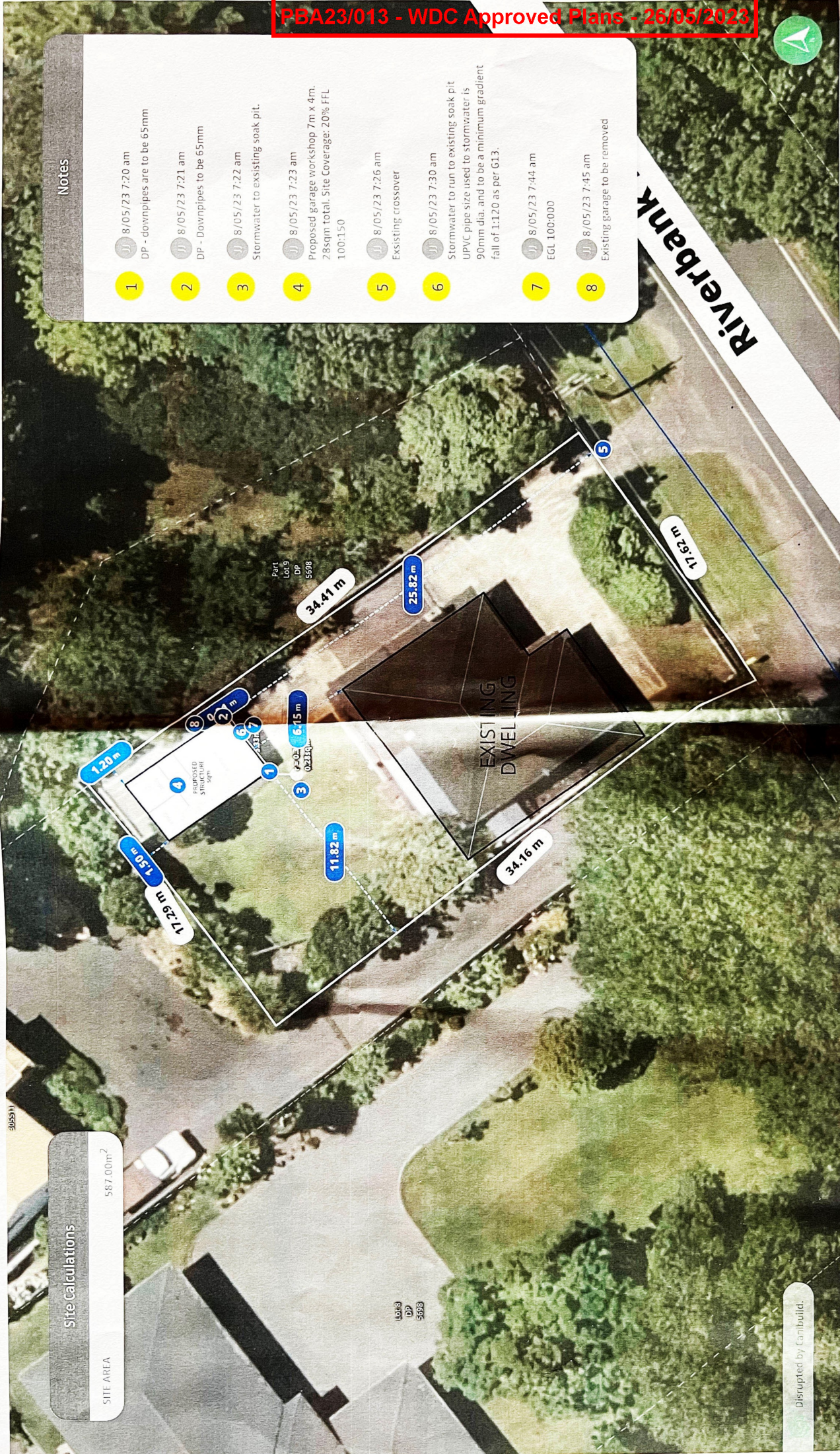


Site Calculations

SITE AREA 587.00m²

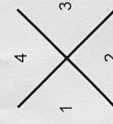
Notes

- 1 JJ 8/05/23 7:20 am
DP - downpipes are to be 65mm
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DP - Downpipes to be 65mm
- 3 JJ 8/05/23 7:22 am
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- 4 JJ 8/05/23 7:23 am
Proposed garage workshop 7m x 4m.
28sqm total. Site Coverage: 20% FFL
100:1:50
- 5 JJ 8/05/23 7:26 am
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- 6 JJ 8/05/23 7:30 am
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UPVC pipe size used to stormwater is
90mm dia. and to be a minimum gradient
fall of 1:120 as per G13.
- 7 JJ 8/05/23 7:44 am
EGL 100:000
- 8 JJ 8/05/23 7:45 am
Existing garage to be removed



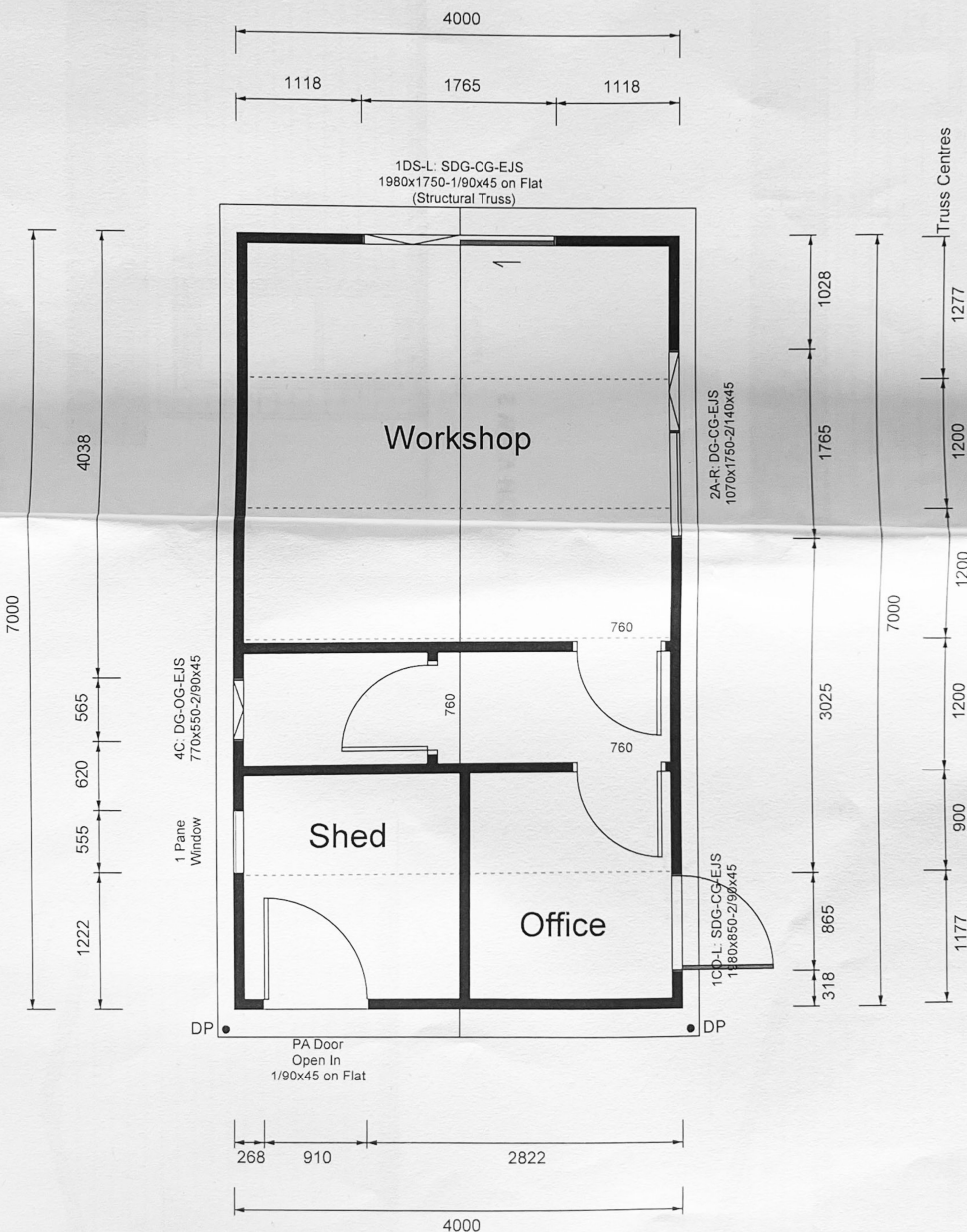
Client Name	Client Email	Client Phone	Signature
Generated by Jeanne Johnson admin@versatilewanganui.co.nz	Phone - 64274732711	Sheet Name Site Plan	Signature
Property Details 25 Riverbank Road Okia, Whanganui 4573, New Zealand Lot/DP: Lot 2 DP 305511	Sheet no. 1	Job no.	Scale 1:200@A3
Copyright Statement This plan always remains the copyright of designer & shall not be used other than for the project work intended without written authority. No part may be reproduced by any other exclusive right be exercised without permission legal enforcement will be taken on copyright infringement.	Design 7 x 4 600 series studio	Current version date: 01/05/2023	Version # 2
Disclaimer This is not an official document, and may not comply with current laws or industry standards. You should make your own enquiries and seek independent advice from relevant industry professionals before acting or relying on the contents of this document.			
ALL DIMENSIONS ARE IN METRES. DO NOT SCALE FROM PLANS.			





SCALE A3-1:50

LEGEND	
Aluminium Joinery	
SDG	Double Safety Glazing
CG	Clear
PVC Downpipe	
DP	65mm dia



HRP



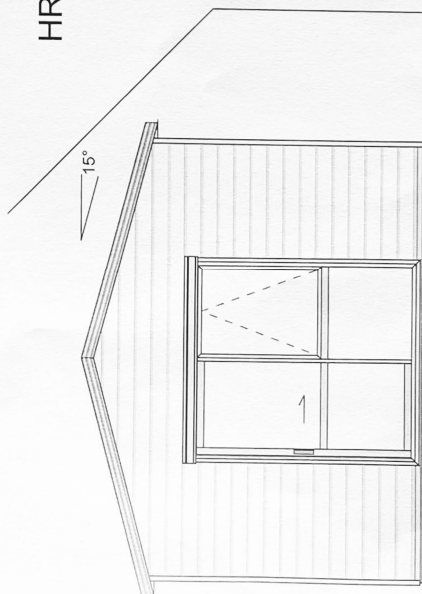
ELEVATION VIEW 1

PA Door
Open In

ICO-L: SDG-CG-EJS
1980x850

2A-R: DG-CG-EJS
1070x1750

ELEVATION VIEW 2



ELEVATION VIEW 3

IDS-L: SDG-CG-EJS
1980x1750

4C: DG-OG-EJS
770x550
1 Pane
Window

ELEVATION VIEW 4

SCALE A3-1:50

MiTek
MiTek®

MiTek New Zealand Limited

MITEK® LUMBERLOK® BOWMAC®

Versatile®
Building Better

For: Eddy Kennedy
25 Riverbank Road
Okoia
Wanganui
4573

Plan - Design

Elevations

Sheet 3 of 3



Exemption under Schedule 1 part 1 clause 2 Building Act 2004

<i>Project Location</i>	<i>PHONE WDC FOR ANY QUESTIONS ON 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER:</i>	<i>Exmpt21/0029</i>
25 Riverbank Rd WHANGANUI		
<i>Applicant</i>	<i>Description of Work</i>	
Insulmax Insulation (Manawatu) Limited	Install Insulmax in walls of existing house	
<i>Exemption Assessment</i>	Whanganui District Council believe that the work noted above, if carried out in accordance with the Building Code or if carried out otherwise than in accordance with the Building Code, is unlikely to endanger people or any building, whether on the same land or on another property.	

Summary of Conditions

Exemption ID Exmpt21/0029

Conditions

<i>Code</i>	<i>Condition</i>
	Even if building work does not require a Building Consent, it is still a requirement of the Building Act that all building work must comply with the New Zealand Building Code

Signed for and on behalf of the Whanganui District Council

Greg Hoobin
Building Control Manager

Whanganui District Council
101 Guyton Street, Whanganui
PO Box 637, Whanganui 4541
New Zealand

Telephone (06) 349 0001
Fax (06) 349 0000
Email yourcouncil@whanganui.govt.nz
Website www.whanganui.govt.nz



**WHANGANUI
DISTRICT COUNCIL**
Te Kaunihera a Rohe o Whanganui

Receipt

Receipt Number	RCT210606167
Online Reference	REF210637827
Customer Number	49574
Customer Name	Kathleen Jestin
Receipt Date	20-Jun-2021
GST Number	51-668-324

Payment For

Application for Exemption under Part 1 clause 2 - 25
Riverbank Rd WHANGANUI

Fee Description

Exemption under Part 1 Clause 2 Application Fee

Amount (\$)

95.00

Total

\$95.00

All items are GST inclusive unless specifically marked otherwise.

Payment Method

CreditCard

Amount

\$95.00

Fee

\$2.19

Total Paid

\$97.19

Payment Completed On

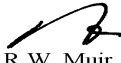
20 Jun 2021 11:02 a.m.

RECEIVED 24/06/2021



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier 22101
Land Registration District Wellington
Date Issued 02 August 2002

Prior References
WN18D/454 WN18D/455

Estate Fee Simple
Area 587 square metres more or less
Legal Description Lot 2 Deposited Plan 305511
Registered Owners
Craig Ian Dakin and Edwin Robert Kennedy

Interests
852959 Gazette Notice declaring portion of State Highway No.4 to be a limited access road - 10.12.1970 at 9.16 am
11984142.4 Mortgage to ANZ Bank New Zealand Limited - 15.1.2021 at 2:32 pm

RECEIVED 24/06/2021

[illegible]



SITE PLAN CONSENT

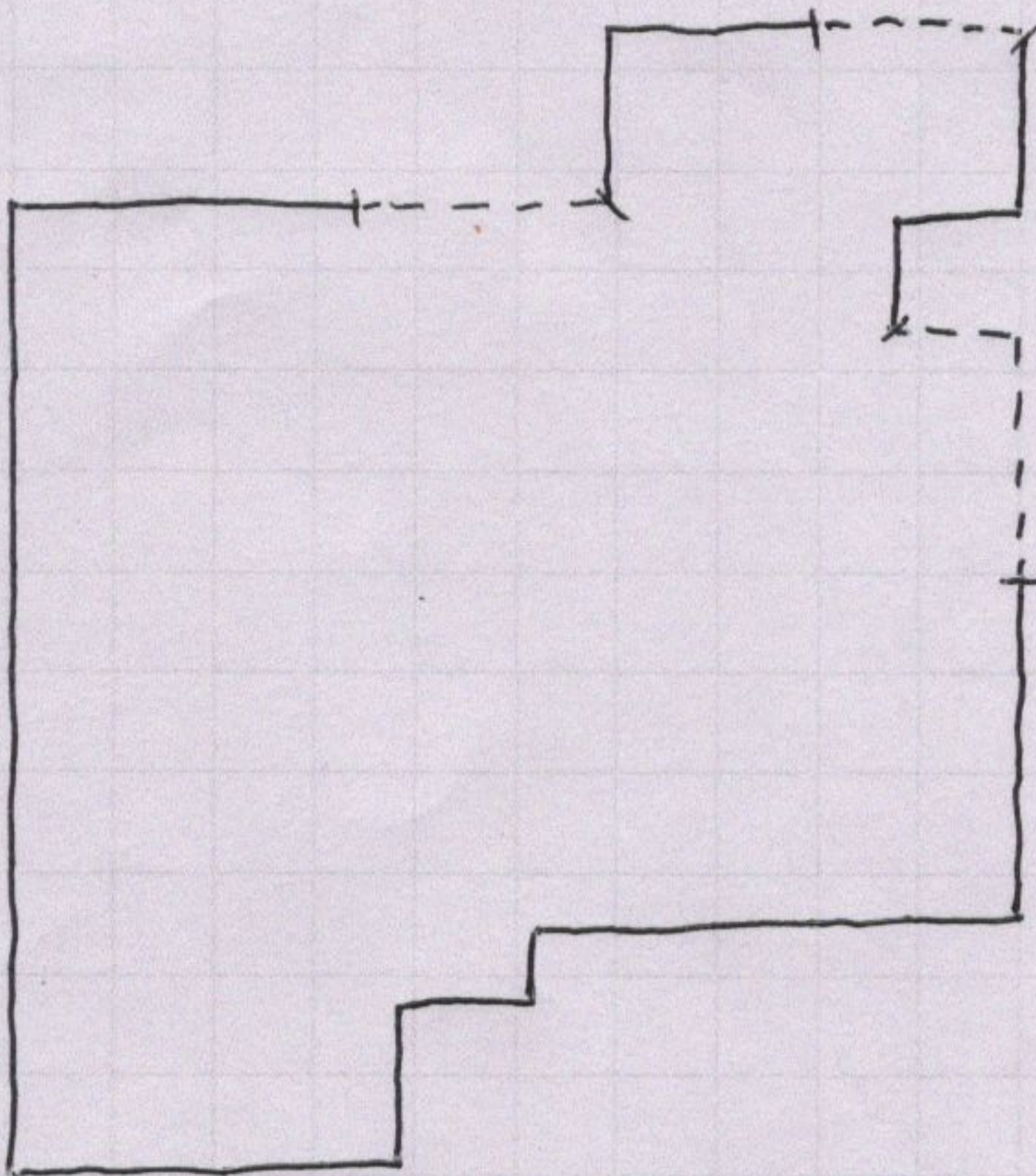
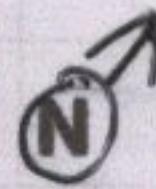
Address 25 Riverbank Road, Mangawhai

- Record maintenance / work items required prior to installation or CCC / Insulmax® Completion Certificate
- Record location of moisture readings if suspected leak from defect or visual sign of moisture ingress
- Record position of through wall flus
- **ALL EXTERNAL WALLS PROPOSED TO BE INSULATED UNLESS OTHERWISE INDICATED**

- **KEY** - Walls indicated as ----- are NOT proposed to be insulated

Scale 1m = 1 square

Smoke Detectors
present within 3m of
each sleeping area



Version 2.0 8/5/16

Street Front



PRODUCT CERTIFICATE



**BUREAU
VERITAS**

This is to certify that

INSULMAX® Retrofit Wall Insulation Method

Product description

The INSULMAX® Retrofit Wall Insulation Method is a controlled design method for creating plans and specifications for a building consent to install INSULMAX® in the walls of existing buildings. INSULMAX® insulation is a soft, white blown mineral insulation material that achieves an R value of 2.5 - 2.8/100mm.

The controlled design method includes a prescribed method for assessing the existing building and identifying any work that must be done prior to the installation of INSULMAX® insulation, in order for the requirements of s112 of the building Act 2004 to be met. The report that is produced as a result of this evaluation must be provided to the BCA as part of the building consent application. The INSULMAX® Retrofit Wall Insulation Method also provides a declaration on completion of the work that the "Work Required" identified on the INSULMAX® existing building assessment report has been undertaken and the building work has been completed in accordance with the building consent. For clarity, certification covers the controlled design method and the INSULMAX® Insulation building material.

The INSULMAX® Retrofit Wall Insulation Method may also be used to support an application for exemption from building consent under Schedule 1 s2 of the Building Act 2004.

Product purpose or use

This certificate covers the retrofitting of INSULMAX® wall insulation in all existing buildings subject to the completion of the Insulmax Existing Building Assessment.

Certificate holder

Insulmax N.Z Ltd
43 Tunnel Beach Rd.
Blackhead RD1
Dunedin 9076
Ph: 03 487 8606
www.insulmax.co.nz

CodeMark Product Certification Body

Bureau Veritas Australia Pty Ltd
3/435 Williamstown Road,
Port Melbourne VIC, 3207
Ph: 1800 855 190
www.bureauveritas.com.au

Sam Guindi
Product Certification Manager

For and on behalf of
Bureau Veritas Australia Pty Ltd

Complies with the New Zealand Building Code (NZBC):

When installed in accordance with the conditions and limitations of this certificate, the INSULMAX® insulation will comply with;

- B1 Structure – B1.3.1, B1.3.2, B1.3.3 (a),
- B2 Durability – B2.3.1 (a),
- F2 Hazardous Building Material – F2.3.1.

The building work will comply with;

- E2 External Moisture – E2.3.2.

When installed in accordance with the conditions of this certificate, the INSULMAX® insulation will contribute to compliance with;

- C3 Fire Affecting Areas Beyond the Fire Source – C3.7 (a),
- H1 Energy Efficiency – H1.3.1 (a), (b), H1.3.2E.

The existing building will continue to comply with the following Building Code Clauses to at least the extent as before the installation of INSULMAX® insulation;

- B1 Structure – B1.3.1,
- C2 Prevention of Fire Occurring – C2.2,
- E2 External Moisture – E2.3.2, E2.3.5,
- G9 Electricity – G9.3.1,
- H1 Energy Efficiency – H1.3.1.

Subject to the following conditions and limitations:

1. All aspects of the INSULMAX® Retrofit Wall Insulation method must be carried out or supervised by a person certified by Insulmax NZ Limited.
2. The INSULMAX® License Holder must provide a signed declaration (to be provided to the BCA as part of an application for building consent or Schedule 1 s2 exemption), that all conditions of the CodeMark certificate have been met.
3. The INSULMAX® existing building assessment report must be signed by a person who has been certified by Insulmax New Zealand Limited (to be provided to the BCA as part of an application for building consent or Schedule 1 s2 exemption).
4. The agreement of the Building Owner to complete the "Work Required" identified on the INSULMAX® existing building assessment report must be obtained and provided to the BCA as part of an application for building consent or Schedule 1 s2 exemption.

13 June 2019
Date of issue

CM70028
Certificate Number



**MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT**
HĪKINA WHAKATUTUKI



WWW.JAS-ANZ.ORG/REGISTER

- This certificate is issued by an independent certification body accredited by JAS-ANZ, the product certification body appointed by the Chief Executive of the Ministry of Business, Innovation and Employment under the Building Act 2004. The Ministry does not in any way warrant, guarantee, or represent that the building method or product the subject of this certificate conforms with the New Zealand Building Code, nor accept any liability arising out of the use of the building method or product. The Ministry disclaims to the extent permitted by law, all liability (including negligence) for claims of losses, expenses, damages, and costs arising as a result of the use of the building method(s) or product(s) referred to in this certificate.
- The certificate holder must maintain compliance with the conditions set out in section 15 of the Building (Product Certification) Regulations 2008. This certificate may only be reproduced in its entirety. It is advised to check that this certificate is currently valid and not withdrawn or suspended by referring to the Register of Product Certificates on the Building Performance website <http://www.building.govt.nz>.

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Existing Building Assessment (EBA)



This assessment is only to be carried out by an Insulmax® licensed property assessor to assess whether the building is suitable to be installed with Insulmax® blown mineral fibre insulation in terms of NZ Building Code and S112 of the NZ Building act and should NOT be regarded as a building survey.

Name of Owners:	Edwin Kennedy	PRIOR TO INSTALLATION of Insulmax® the following work is required:
Address:	25 Riverbank Road, , Okoia 4573	No work required
Lot / DP Number:	Lot 2 DP 305511	PRIOR TO THE ISSUING of the Insulmax® Certificate of Completion the following work is required:
BCA / TA:	Whanganui	No work required
Proof of Ownership:	Certificate of Title	

By signing below the owner agrees to the following:

- A Owner agrees to undertake all work identified above
- B All electrical wiring in the walls proposed to be installed with Insulmax® is TPS or work required is to upgrade to TPS before commencement of the Insulmax® installation
- C The owner is not aware of any internal or external leaks
- D Smoke detectors are present and functional within 3m of all sleeping areas or work required is that owner will install smoke detectors
- E The Insulmax® representative has explained the results of the assessment and the owner accepts those findings and authorises the Insulmax® representative to act as their agent in respect to obtaining all necessary consents and related correspondence with the Building Consent Authority.

Owners Signature:

Owners Name:

Edwin Kennedy

Licensed Building Assessor Signature:

Licensed Bulding Assessor Name:

Stephen Jestin

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Existing Building Information

Property Site:	Flat Section, Semi-Exposed, Rural
Approx. Year of Construction:	1960's
Number of Stories:	1
Roof & Eaves:	Hip Gable, Corrugated Steel, Modest eaves
Foundation & Floor:	Piles, Suspended Floor Timber
Framing:	Likely Rimu
Joinery:	Timber, Appears to be installed correctly
Lining:	Plasterboard
Building Paper:	Not detected
Exterior Cladding:	Timber

Install Information

Cladding Type:	Timber
Installed Via:	Cladding
Installation:	Framing timber and accessible cavities are located by various means including infra red detection and a 16mm installation hole is made to access each cavity. The installation hole can be made in the exterior cladding (with the exception of palisade weather board, corrugated steel or EIFS claddings) or in the interior lining. The Insulmax® installation machinery is calibrated for the construction type and each cavity is filled with Insulmax® water resistant blown mineral fibre.

Finishing of Cladding

Timber / Cement Board:	Holes filled with Turbo house filler, sand flush and holes sealed with exterior paint system.
Painted rendered plaster / masonry:	Holes filled with sand / cement mortar and holes sealed with exterior paint system
Unsealed masonry:	Holes filled with sand / cement mortar and exterior cladding sealed with appropriate Surfapore masonry surface sealer for concrete or clay based substrates. Clay brick http://www.pacificnanotech.co.nz/catalog/surfapore-range/surfapore-r Concrete block/brick http://www.pacificnanotech.co.nz/catalog/surfapore/surfapore-c

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Assessment of the Existing Building

in relation to S112 to determine that the installation of Insulmax® insulation will not reduce compliance of the existing building with respect to the following code clauses:

Structure B1.3.1

Do linings and claddings appear to have been fixed correctly and are suitable to withstand the slight pressure that they will experience during the installation process?

☒ **Yes** ☐ No - *Do not install Insulmax® in the affected wall area or mark on site plan and include in work prior to the installation Insulmax® - "Additional lining fixings are required prior to the installation of Insulmax®"*

Prevention of Fire Occurring C2.2

Is a through wall flu located in the area proposed to be insulated ?

☒ **No** ☐ Yes - *Mark on site plan and DO NOT install in cavity containing a through wall flu or alternatively obtain written confirmation from flu installer that insulation may be installed around through wall flu*

Electricity G9.3.1

After removing a plug point on an exterior wall, wiring is observed to be TPS ?

☒ **Yes** ☐ No - *Indicate in work required prior to the installation of Insulmax® that wiring requires upgrading to TPS in walls proposed to be insulated with Insulmax®*

Energy Efficiency H1.3.1

Is Insulmax® insulation able to be installed so increasing the thermal resistance of the wall structure and limiting uncontrolled airflow?

☒ **Yes** ☐ No - *Indicate on site plan areas of wall that are not able to be insulated with Insulmax®*

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External Moisture E2.3.3 E2.3.5

Paint finish of exterior cladding appears to be in an well maintained condition?	☐ No	☒ Yes
Exterior cladding appears to have deterioration to a level that may allow water ingress?	☐ Yes	☒ No
Joinery appears to be in good condition and not allowing water ingress?	☐ No	☒ Yes
Flashings are present and appear to be installed correctly?	☐ No	☒ Yes
All existing penetrations are sealed?	☐ No	☒ Yes
Join between different cladding types sealed?	☐ No	☒ Yes
Gutters and down pipes are present and appear to be functioning correctly?	☐ No	☒ Yes
Is water able to pool against exterior wall e.g. raised sealed deck?	☐ Yes	☒ No
Walls are free to air e.g no raised border bounded by exterior wall?	☐ No	☒ Yes
Masonry clad home underfloor vents are present and clear?	☒ Not Applicable	☐ No ☐ Yes
Window / masonry vertical joints are sealed?	☒ Not Applicable	☐ No ☐ Yes



Itemise maintenance in work required section that is either required prior to the installation of Insulmax® for major maintenance areas or prior to the application of CCC for minor maintenance e.g itemised major maintenance may be - "prevent water from pooling against wall by removing deck from south wall as marked on site plan before the installation of Insulmax ®"

Soffits appear to be sound with no water staining or bubbling paint which may indicate gutters or roof leaking into surfeits and possibly walls?	☐ No	☒ Yes
Areas of lining / cladding appear to be damp / soft / discoloured / mouldy or rotten suggesting the accumulation of water?	☐ Yes	☒ No
Underfloor space is excessively damp?	☐ Not able to inspect ☐ Yes	☒ No



Do not install Insulmax® until further investigations have been made to confirm that enclosed spaces have not accumulated moisture to a level that may cause fungal growth or the degradation of building elements i.e framing moisture levels must be below 18% and the source of the water ingress identified and remedied. Excessive underfloor moisture may be due to leaking "in wall" pipes, ground water or gutters leaking water in the wall soffit and wall cavity the case of masonry veneer construction. Work required would be to repair leaking pipes before the installation of Insulmax® or check soffits for water staining or other signs of water ingress. Results of the investigation to be noted in "work required prior to the installation of Insulmax®"

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Photos of Each Elevation Proposed to be Insulated

North Elevation



South Elevation



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West Elevation



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Declaration

Assessment of the Existing Building

Based on this assessment of the existing building I am satisfied that the property is suitable for the installation of Insulmax® retrofit wall insulation

In relation to S112, the ability of the existing building to comply with the applicable building code clauses including durability B2.3.1 (to the extent of the other clauses) will not be reduced by the installation of Insulmax® blown fibre existing wall insulation on the following provisions :

- Work itemised to be completed prior to the installation of Insulmax® is completed
- Insulmax® is installed according to the Insulmax® Installation Manual
- Reparation of exterior cladding is completed according to the Insulmax® Installation Manual
- Work itemised to be completed before the application of CCC / issue of Insulmax® certificate of completion is completed

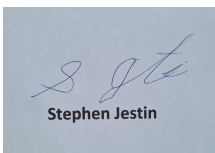


Signed **Stephen Jestin**
Insulmax® NZ Ltd. Certified Property Assessor
27 May 2021

Declaration

Conformity to CodeMark Certification

I declare that I am an Insulmax® license holder and that all conditions of the attached CodeMark Certificate number CM 70028 have been met and will continue to be met during this installation of Insulmax® retrofit wall insulation.



Stephen Jestin

Signed **Stephen Jestin**
Insulmax® Regional License Holder
27 May 2021



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Property No: 17060

📍 Address: 25 Riverbank Rd

📄 Status: C

Property Values

- Land Value: \$290,000.00
- Improvement Value: \$230,000.00
- Total Value: \$520,000.00
- Valuation Number: 1299011300

🔗 [Rating Information DB](#)

Land Information

- **Land Number: 30505**
- Certificate of Title: 22101
- Legal Desc: LOT 2 DP 305511 0.0587 Ha

Consents

Application No	Building Description	App Date	Decision
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BCon23/0269	Construct a new 28sqm workshop storage s...	5/25/2023 9...	CCCnoCond
PBA23/013	Rear and side boundary infringements (out...	5/18/2023 3...	Granted
Exmpt21/00...	Install Insulmax in walls of existing house	6/19/2021 1...	Complete

Associated Land Numbers

 Land Number	
☐ 14645	
☐ 30505	

Location Map



This information is an electronic record only. The accuracy and completeness cannot be guaranteed. The Whanganui District Council does not accept any liability for the use or reuse of this information. It is recommended that a LIM (Land Information Memorandum) be procured for accurate information held by Whanganui District Council for this property

Property Details
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