

Harley Hubbard
233 Rosetta Road
Raumati South
Paraparaumu 5032

Dear Building Consent Amendment Applicant / Building Owner

Approval of Building Consent Amendment: 191020A

Location: 73 Valley Road, Paraparaumu
Legal Description: PT LOT 3 DP 53393 & 1/3 SHARE LOT 5 BEING 3155 M2
Description: Relocating beam to underneath ceiling joist. Deleting of smaller beam.

I am pleased to inform you that the above building consent amendment application has been granted. The building consent amendment documents have been issued and are enclosed and the work to which the amendment relates may now commence. Under section 49 of the Building Act 2004, Council is satisfied that the provisions of the building code will be met if the proposed building work is completed in accordance with those plans and specifications.

This amendment does not affect any duty or responsibility under any other Act or permit any breach of any other Act and does not give or imply any rights to transgress beyond your legal boundaries. Any work that is required beyond your legal boundaries can only be undertaken with the permission of the affected owner/s.

Before starting any work please read ALL the building consent amendment documents carefully and in full so that you, as the owner, understand the conditions under which the amendment has been issued.

If you have any questions regarding your building consent or your responsibilities, please contact Kapiti Coast District Council on 04 296 4700 or toll free on 0800 486 486.



Signature

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 25 March 2020

KAPITI COAST DISTRICT COUNCIL

Consent No: 191020A

Building Category:

Site Address: 73 Valley Road, Paraparaumu

Owner/Agent: Harley Hubbard

Inspections

The following inspections are required:

- 1 Preline Building
- 1 Total Inspections

Documentation

The following documentation is required:

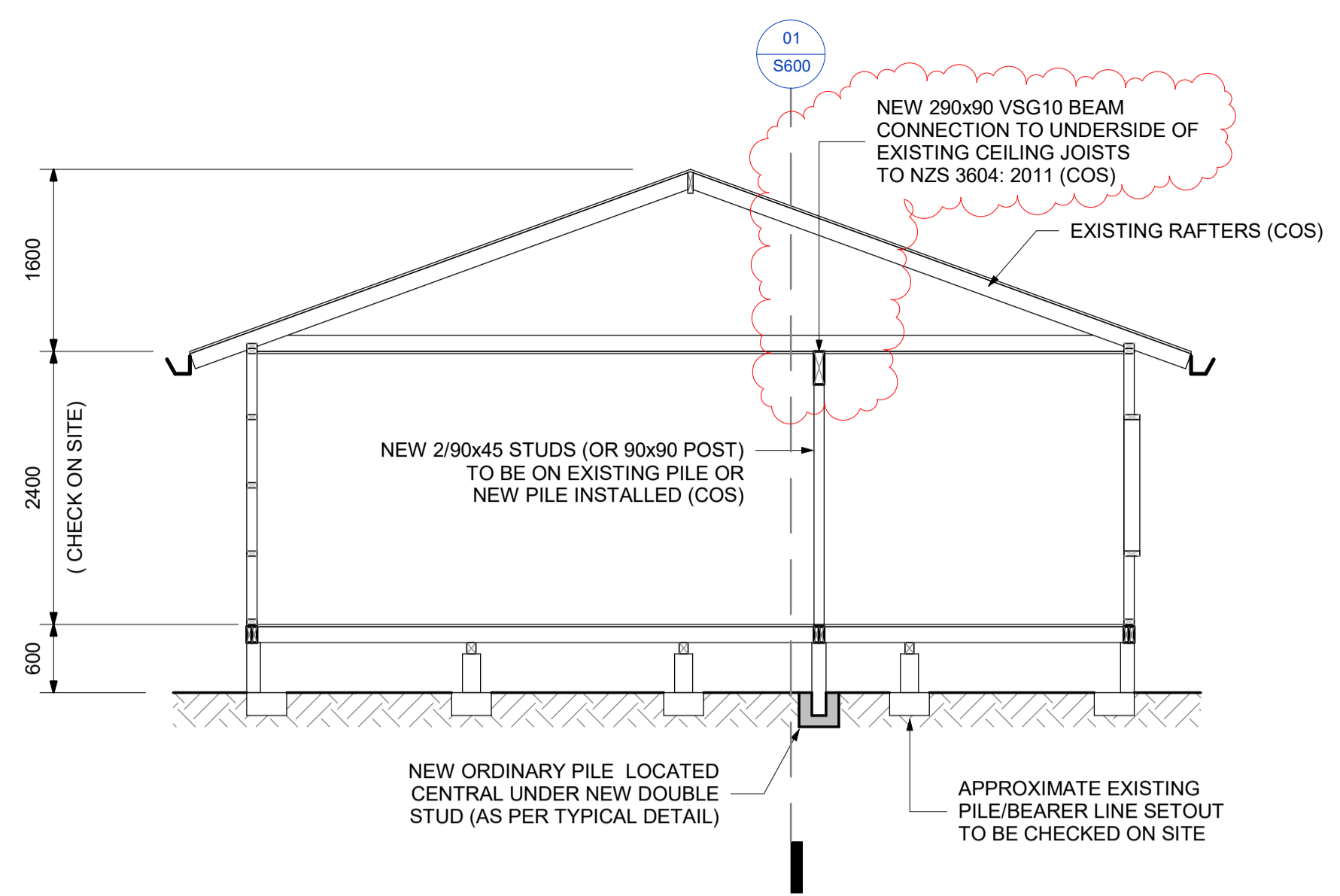
Construction review PS4 statement for
structural engineering

covering beam and piles under supporting walls

BC191020A
Received by
Kapiti Coast District Council
13/03/20

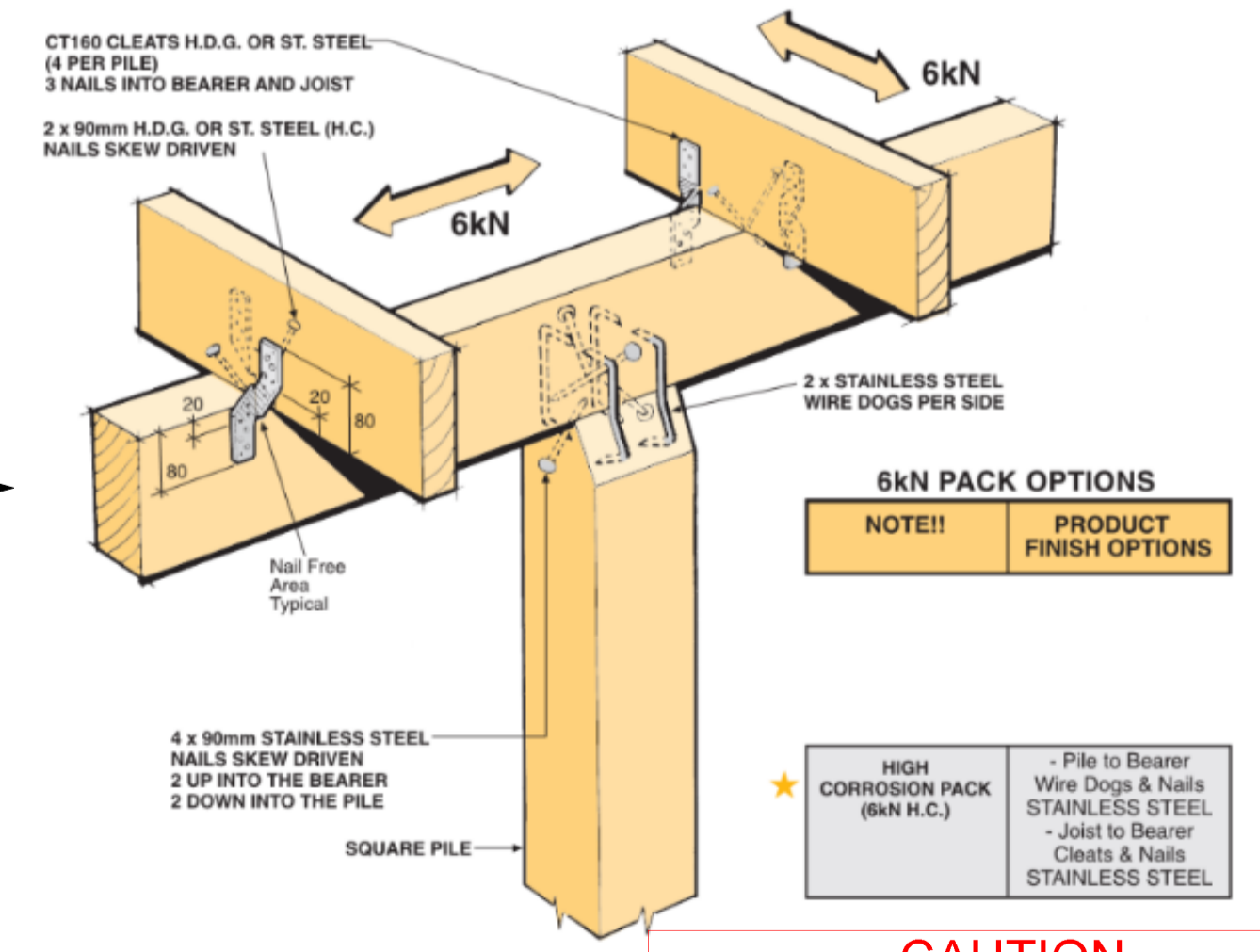
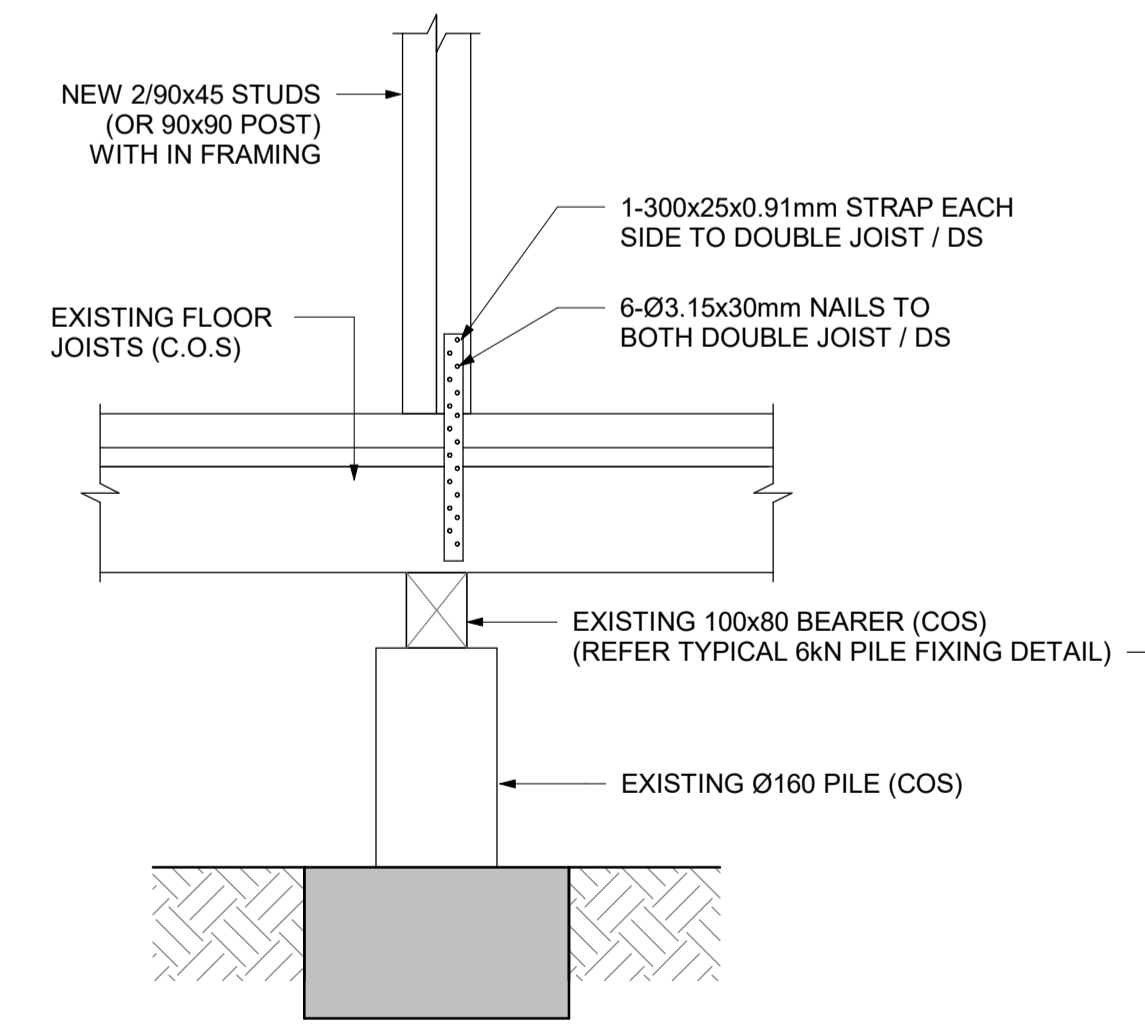
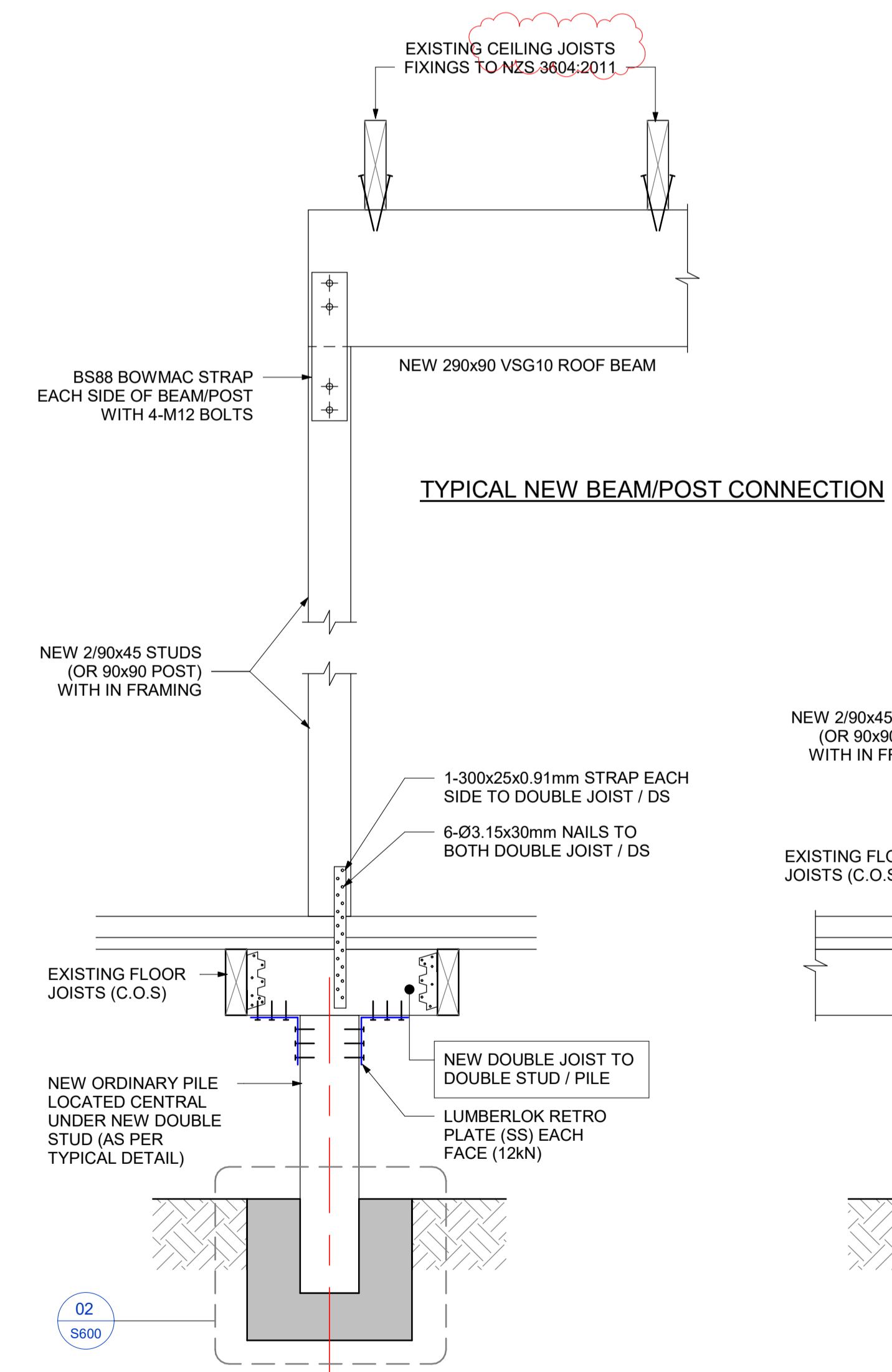
APPROVED BY
BUILDING OFFICER
simonc
25/03/2020

- NOTES
1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
 2. ALL WORK AND MATERIALS TO COMPLY WITH THE NEW ZEALAND BUILDING CODE.



AA TYPICAL CROSS SECTION AA
S001 1:50

ENGINEERS DESIGN
This project contains elements specifically designed by an engineer. The owner/builder is required to ensure the engineer inspects the work and provides KCDC with written evidence of the inspection.



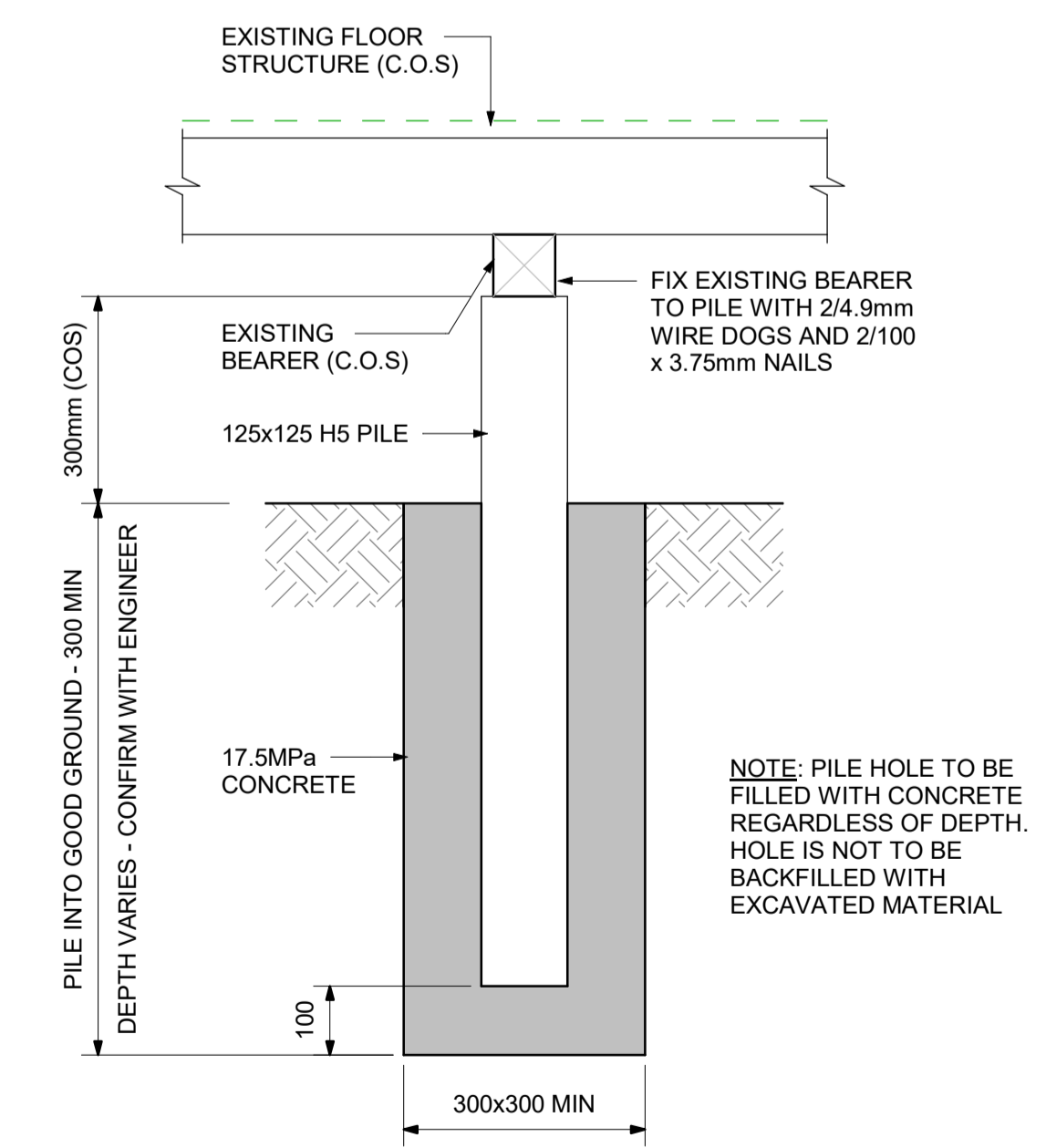
CAUTION
Plans have been digitally reproduced and may not be to scale.

02 S600

DETAIL WHERE NEW PILE REQUIRED UNDER NEW POST

DETAIL WHERE EXISTING PILE UNDER NEW POST

01 TYPICAL PILE CONNECTION DETAILS
S600 1:10



02 TYPICAL NEW ORDINARY PILE
S600 1:10

Revision Schedule			
Rev	Date	Initial	Description
3	09/03/20	JTS	AMENDED
2	08/10/19	JTS	NEW DRAWING

Clendon Burns & Park Ltd
CONSULTING CIVIL & STRUCTURAL ENGINEERS

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a 15a Everton Terrace P O Box 10 348 Wellington NZ

Director In Charge AG PARK
Designed AG PARK
Drawn JT SAMUELA
Checked
Approved DATE

This drawing is not to be used for construction unless signed as approved
Copyright on this drawing is reserved

Client / Architect

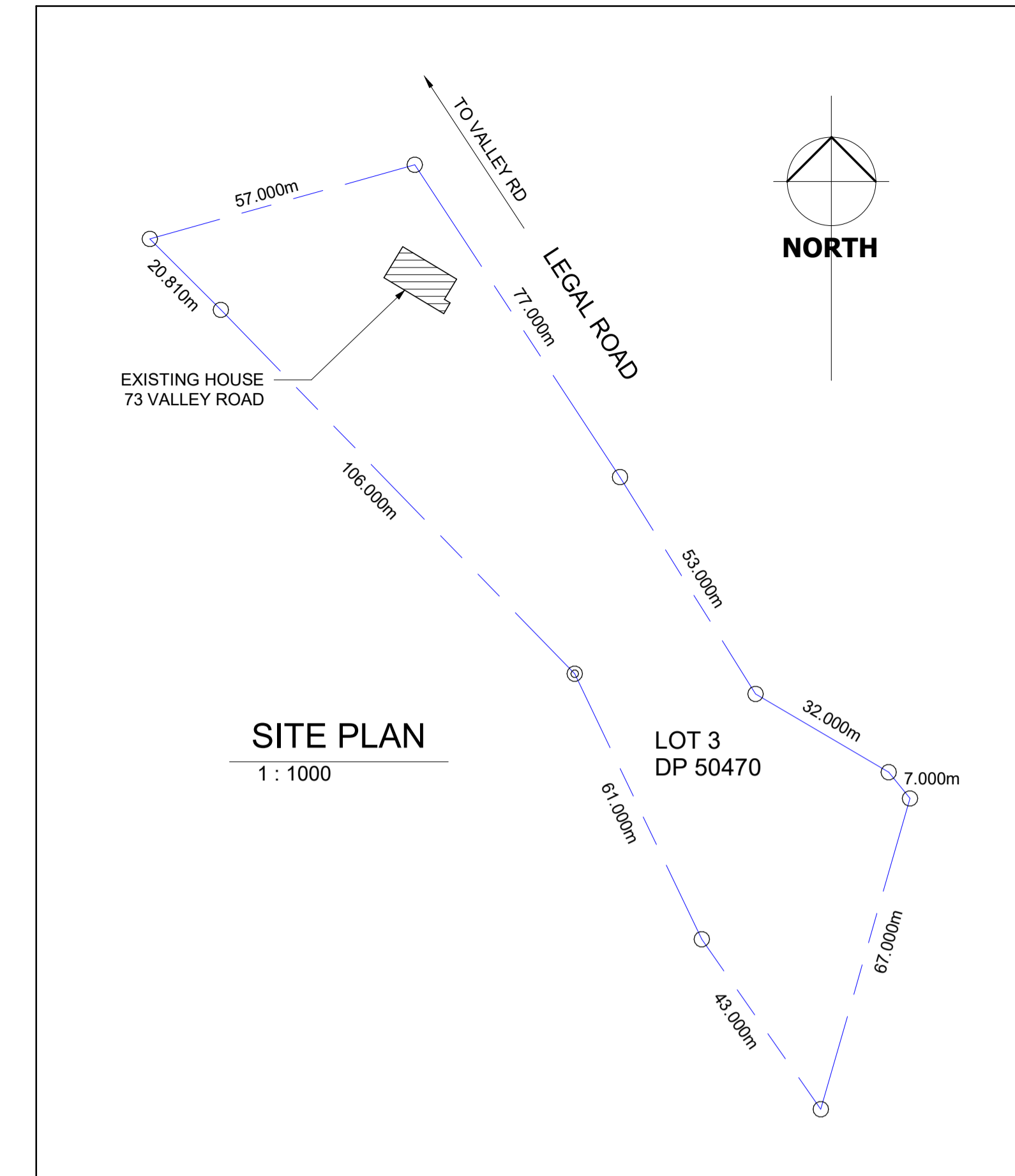
Job Title
**HOUSE ALTERATIONS
73 VALLEY ROAD
PARAPARAUMU
A & S TELFORD**

Drawing Title
TYPICAL DETAILS

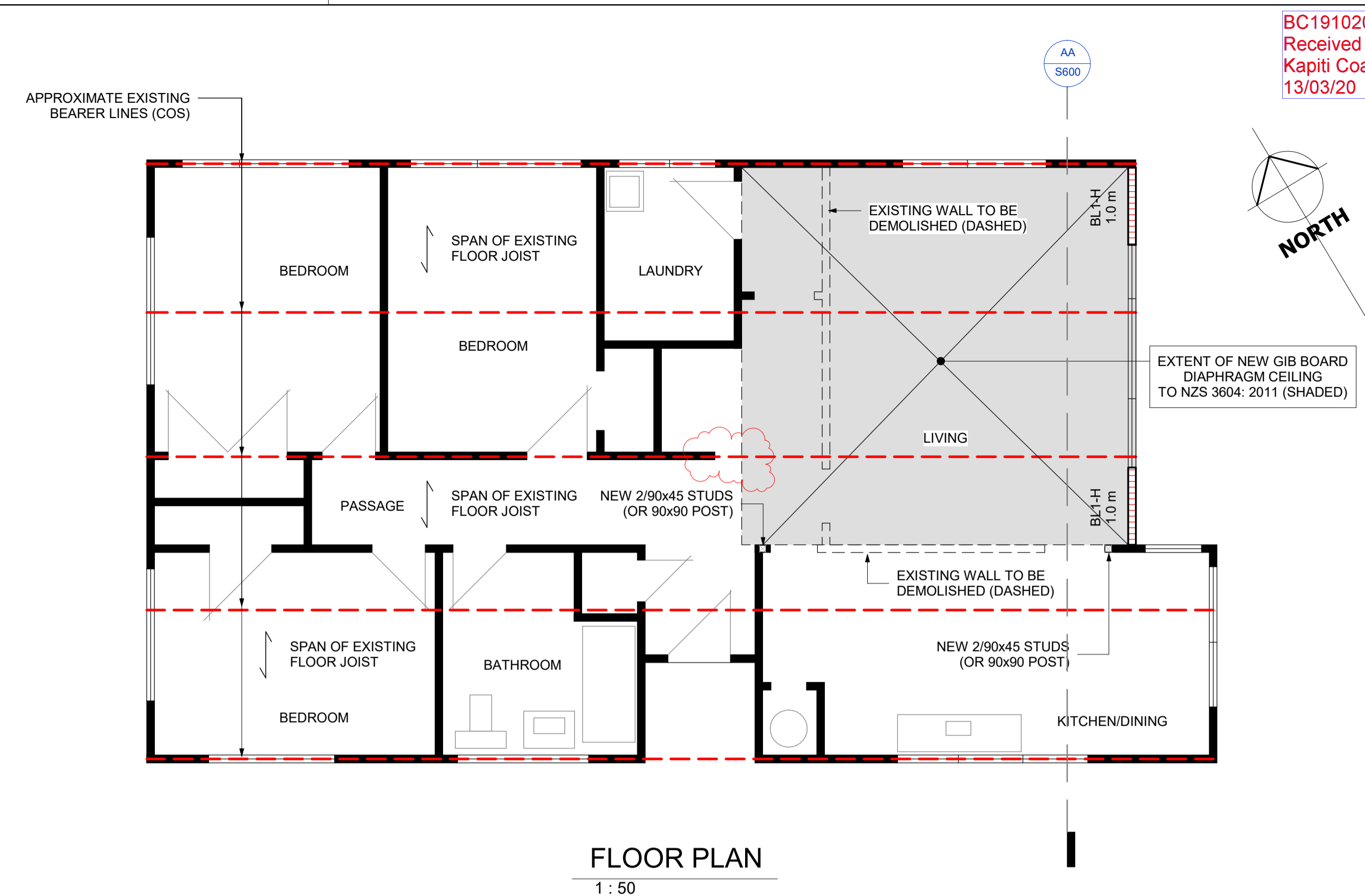
A1 Scales Half Scale at A3	As indicated	Issue 3
Job Reference 218082	Dwg Reference S600	

Plot Date/Time 9/03/2020 9:57:34 AM

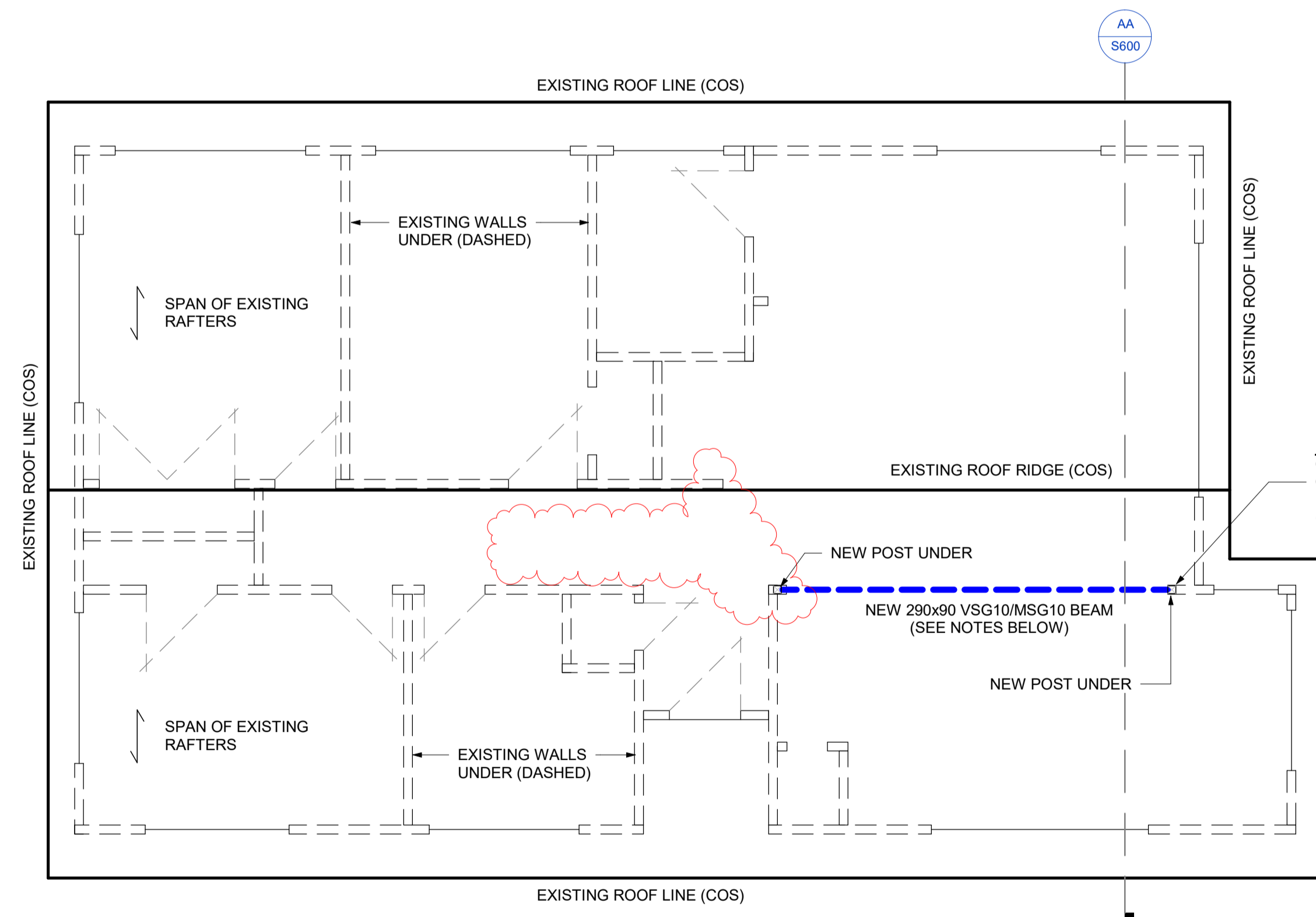
C:\Revit\2019\218082 N 73 VALLEY RD.rvt



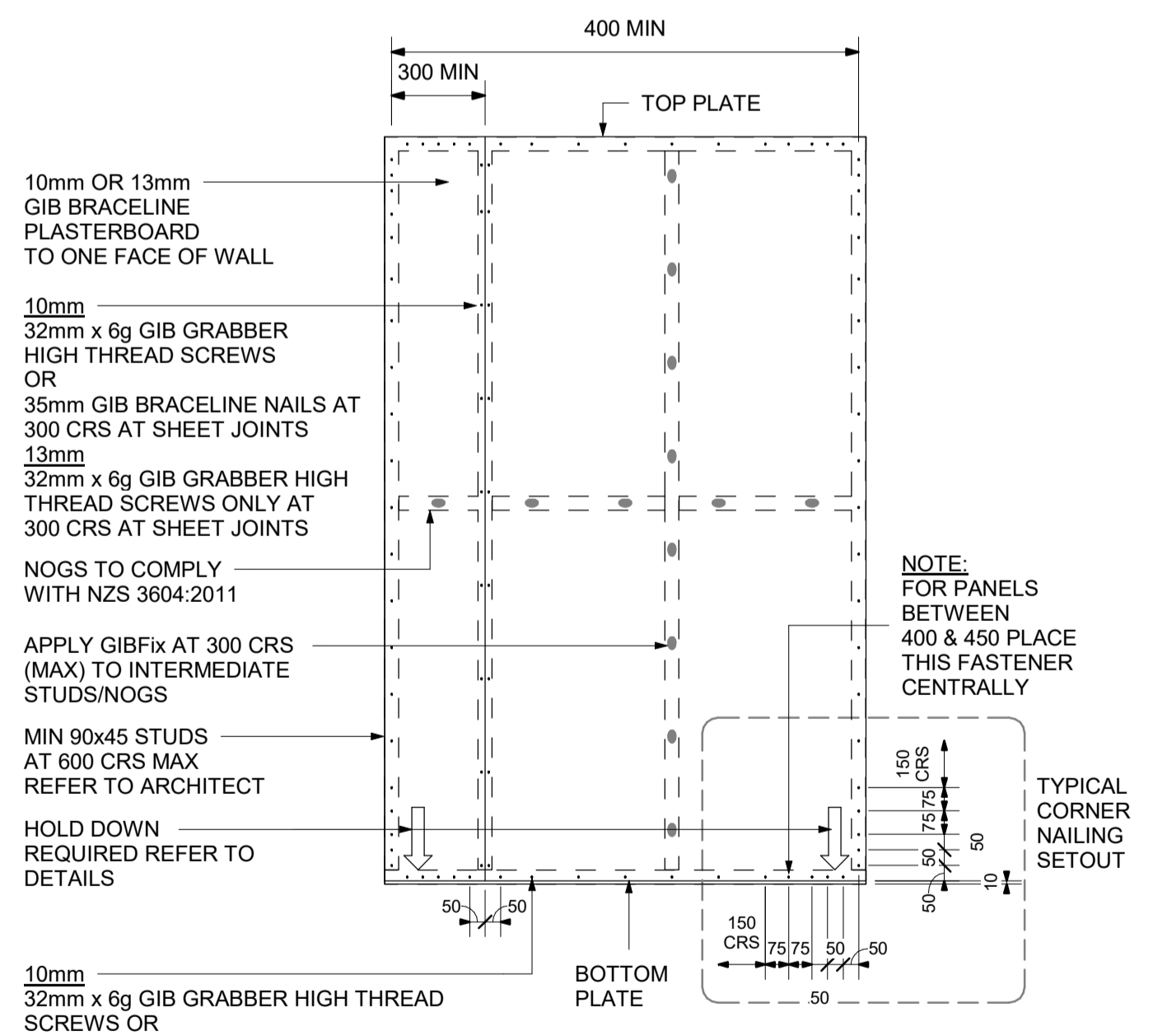
SITE PLAN
1: 1000



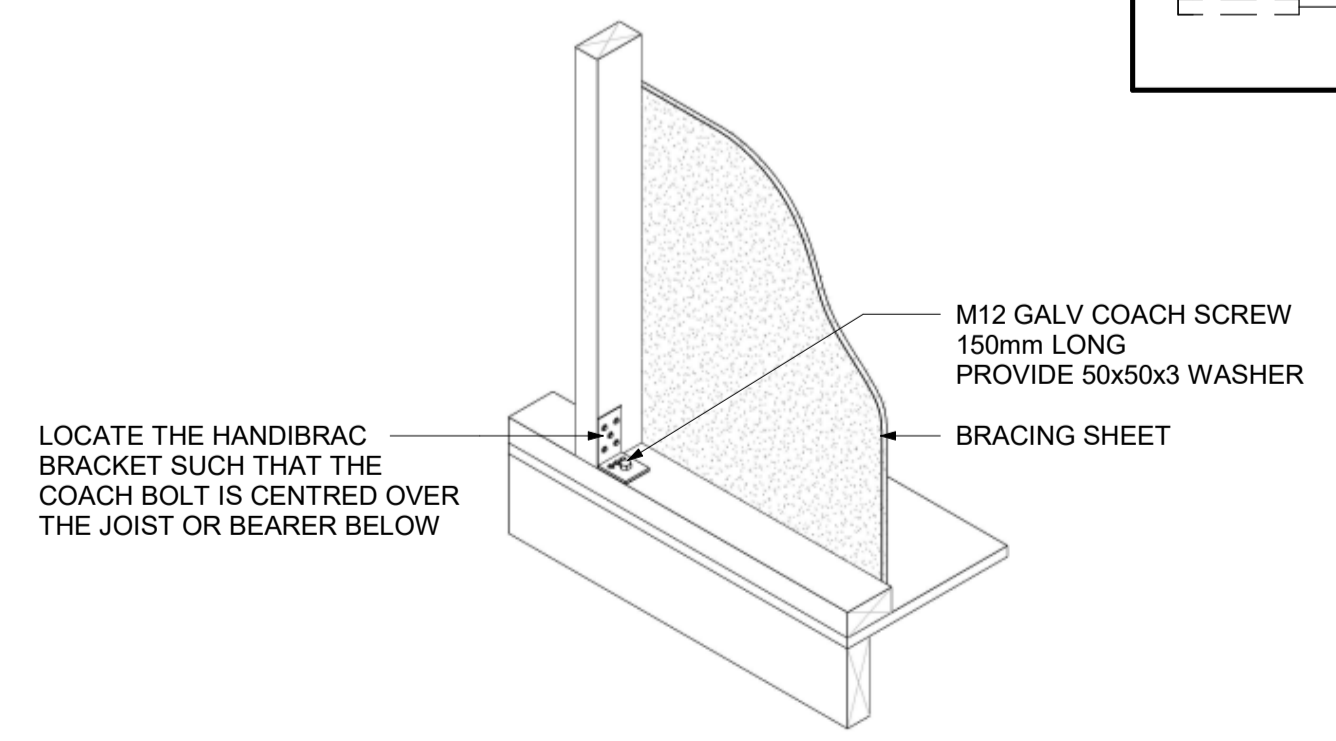
FLOOR PLAN
1: 50



ROOF PLAN
1: 50



GIB BL1-H VERTICAL FIXING TYPICAL PANEL



**GIB BRACING HANDIBRAC DETAIL
TIMBER FLOOR EXTERNAL**

NOTES:
1. NEW 290x90 VSG10/MSG10 BEAM TO BE SUPPORTED ON 90x90 (OR 2-90x45) POSTS AT EACH END
POST TO BE ON AN EXISTING PILE OR A NEW PILE INSTALLED - 7kN HD TO FLOOR/PILE

BC191020A
Received by
Kapiti Coast District Council
13/03/20

- NOTES**
1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
 2. ALL WORK AND MATERIALS TO COMPLY WITH THE NEW ZEALAND BUILDING CODE.

Revision Schedule			
Rev	Date	Initial	Description
3	09/03/20	JTS	AMENDED
2	08/10/19	JTS	AMENDED
1	29/05/19	JTS	BUILDING CONSENT
P1	10/10/18	JTS	PRELIMINARY

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Job Title
**HOUSE ALTERATIONS
73 VALLEY ROAD
PARAPARAUMU
A & S TELFORD**

Drawing Title
SITE & FLOOR PLANS

A1 Scales Half Scale at A3	As indicated	
Job Reference 218082	Dwg Reference S001	Issue 3

SITE INSPECTION REPORT

JOB:	73 Valley Road, Paraparaumu	JOB NO:	212808
TO:	A & S Telford	ATTENTION:	Alex
INSPECTOR:	Arthur Park		
INSPECTION DATE:	08/03/2020	SR No.	001

Site inspection carried out by Artur Park accompanied by the builder Harley Hubbard.

The area above the wall to be removed has now been opened up.
From the inspection the new beam over the wall to be removed is to be lowered to support the exiting ceiling joists. The beam 120 x 90 beam over the corridor is not required as there are not ceiling struts to be supported.



Fig 1: Wall to be removed



Fig 2: Ceiling over corridor

Summary of changes to be made;

- the 290 x 90 beam is to be lowered to underneath the ceiling joists.
- the 120 x 90 beam across the corridor and supporting post may be deleted.