

# Council Records

These records were obtained in February 2023. NPDC is currently undergoing a review of the property search report content. As such the documentation provided by the NPDC may not be a complete full record. We suggest you get your own professional advice on the provided content and in fact any NPDC files for this property.

## Vegetables out of season

Now you can forget about the seasons. You'll always have crisp garden fresh vegetables whenever you want them and you can say goodbye to big greengrocery bills. Here are some vegetables that grow beautifully in Eden: Asparagus, Beetroot, Beans-Dwarf, Beans-Broad, Cabbage, Carrots, Capsicum (Pepper), Corn-Sweet, Cucumber, Lettuce, Onion, Peas, Pumpkin, Potatoes, Radish, Spinach, Tomatoes, Turnips, Vegetable Marrow.

## Spring flowers in winter

Put colour into winter. Flowers, flowers and even more flowers to make your home beautiful. Imagine, there in your own garden of Eden: Achimenes, Anemone, Asparagus Fern, Begonia, Cactus, Calceolaria, Capsicum (Ornamental Pepper), Chrysanthemums, Cineraria, Coleus, Cyclamen, Dahlia, Freesia, Fuchsias, Gloxinia, Gourds (Ornamental), Petunia, Primula, Ranunculus, Saintpaulia (African Violet), Schizanthus, Tulips.

## Easy to build



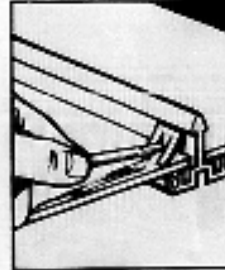
Laying a base of brick and timber. Exact dimensions of base are in the assembly instructions with each unit.



Each section is clearly marked and parts are made to standard dimensions. You can make the basic frame on the ground.



Then simply fit these sections to the base. Lightweight aluminium makes this light work and the pieces easily bolt together.



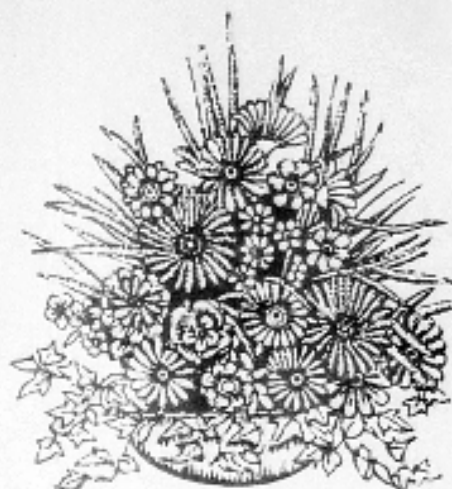
Clip glazing round easy work, no messy putty. All that's needed here is a screwdriver and your Eden Glasshouse is ready for use.

## Extension units

Get a bigger glasshouse without going to the trouble of buying another - you just bolt an Eden extension on to your original glasshouse. You can continue adding these extension units to any size you want in order to increase your growing space. And, if you like you can separate the extension unit from the original with a dividing door - perfect for plant propagation. Your Eden Glasshouse gives you this much flexibility.

## GUARANTEE

We guarantee every Eden product and will replace, free of charge, any defective item which does not conform to our high standards of quality.



R T Bell  
295P Huatake St  
N. P.  
8ft x 8ft  
Base

Wall 4ft  
Ridge 7ft  
Foundation 1ft



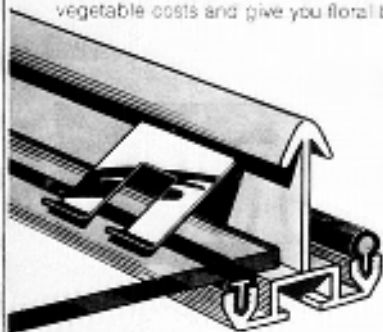
# ALUMINIUM GLASSHOUSES



Everything grows beautifully in Eden.

# The Garden of Eden

Now you can have a beautiful garden all year round because you can control the weather and the seasons. And that means you can grow all the plants and flowers you've ever dreamed of growing and a few you've never considered possible before. Imagine tulips, cyclamens and freesias brightening dull winter days, and tomatoes, grapes, and lettuce out of season. Your Eden Glasshouse can save on your fresh vegetable costs and give you floral beauty whenever you want.



## No maintenance needed-ever!

Aluminium doesn't rot, rust, warp, harbour pests or need painting or any further treatment of any kind. It's yours for a lifetime - spend all your time caring for your plants, not worrying about the glasshouse.

## clip glazing

All glass is bedded on to a permanently resilient cushion of rot-proof plastic and held with stainless steel glazing clips. This guarantees a completely weather-proof seal wherever glass meets aluminium. It means glass can easily be clipped in or removed whenever you want. Best of all it eliminates messy putty and nails which hold glass so hard it cracks.

## simple to build

Specially designed aluminium bolts, never rust or rot, so setting up or dismantling is simple. If you move house you can take your Eden with you. Assembly is simple without specialist know-how or special tools.

## let the sunshine in

Eden's slim, precision made sections, give the maximum light. That life-giving sunshine just floods in. And Eden glasshouses are glazed right to the ground so you can make maximum use of every inch of light, space and heat.

## solid and strong

Eden glasshouses can take the strongest winter winds. Super-tough aluminium sections give you the best of both worlds. Maximum rigidity to withstand the worst of weather - and super slimness to gather all the light there is.

## modern design

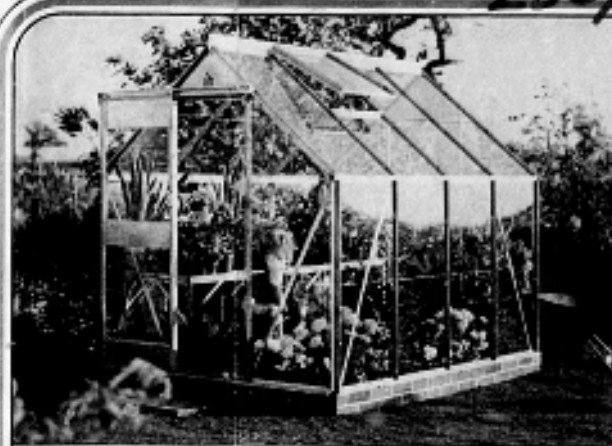
You get sliding doors, and the facilities for fitting all kinds of accessories - even shelves. Extensions are simple. Condensation channels make sure no harmful drips plunge on to your most delicate plants.

## the glasshouse base

Your Eden Glasshouse should be firmly secured to a base of brick, concrete or tanalised timber. This is simply done by screwing through holes pre-drilled in the base sill. We supply full details with your glasshouse.

## accessories

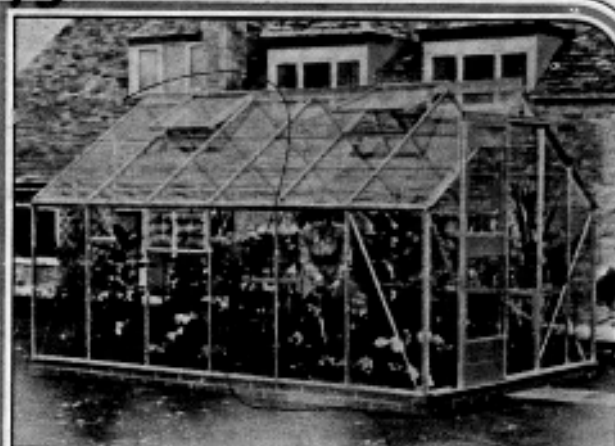
Shelving • Staging • PVC downpipe • Additional louvers • Additional ventilators.



Eden 68 88

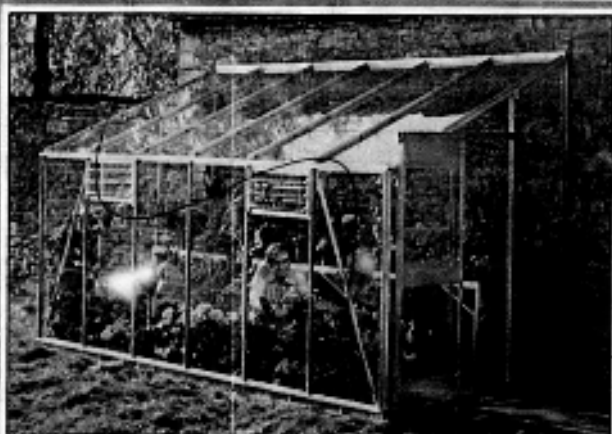
Measuring over 8ft in width by 8ft in length (that's how the Eden 68 got its name), this model is a practical glasshouse for the smaller garden. It's beautifully compact and features a smooth, easy glide sliding door, a standard roof ventilator, clip in glass and condensation channels.

Use the '68' on its own as a 'cold' greenhouse to grow huge crops of tomatoes or as an addition to an existing greenhouse. Whichever way you choose, you'll be able to grow plants that need plenty of heat, without burning a hole in your pocket on heating costs.



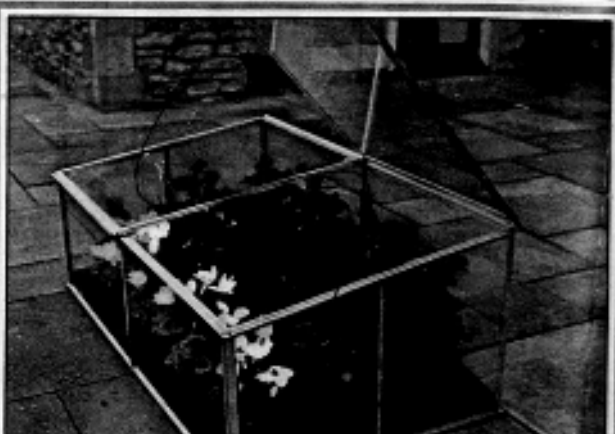
Eden 812

This Eden has everything an ambitious gardener could want. It's spacious (over 8ft by 12ft) and includes every modern aid for running a glasshouse successfully. That includes a smooth, easy-glide sliding door, two roof ventilators, eaves gutters, clip in glass, condensation channels and one side louver as standard. The 812 puts another garden inside your garden - and isn't that just what you want from a glasshouse?



Eden lean-to glasshouses

If you haven't much room in your garden but want to enjoy all the benefits of a glasshouse - you need an Eden lean-to. This features a smooth-sliding door with louvre ventilation; integral gutters; puttyless glazing and condensation channels. It's easily put up in a day, can be built as a conservatory if you like, and makes a delightful summer sun room. The illustration shows the standard Eden 612 lean-to glasshouse which incorporates the sliding door at the right hand end. If you require the door at the other end please specify 'left hand door' on your order.



Eden garden frame

Made entirely from aluminium, the Eden garden frame has been designed to give a lifetime of maintenance free service. It's portable. It's lightweight. And its slim frame lets the maximum amount of light reach your plants. The roof lights work by means of a unique system. They slide to one side for ventilation and are hinged so they can be easily opened up to give access for planting or cultivation. The frame is supplied exclusive of glass which can be purchased economically locally. Full glass specifications and sizes are supplied with each unit.

250/2950

Eden Aluminium Glass House

for R T Bell

2950

Huntobi St NP

5 May 1977

12 78

NEW PLYMOUTH CITY COUNCIL  
PLANS AND SPECIFICATIONS OF THE NEW PLYMOUTH CITY COUNCIL  
AND CONSTRUCTION OF THE HOUSES WITH ALL NECESSARY  
REGULATIONS AND BYLAWS RELEVANT TO THE NEW PLYMOUTH CITY  
COUNCIL

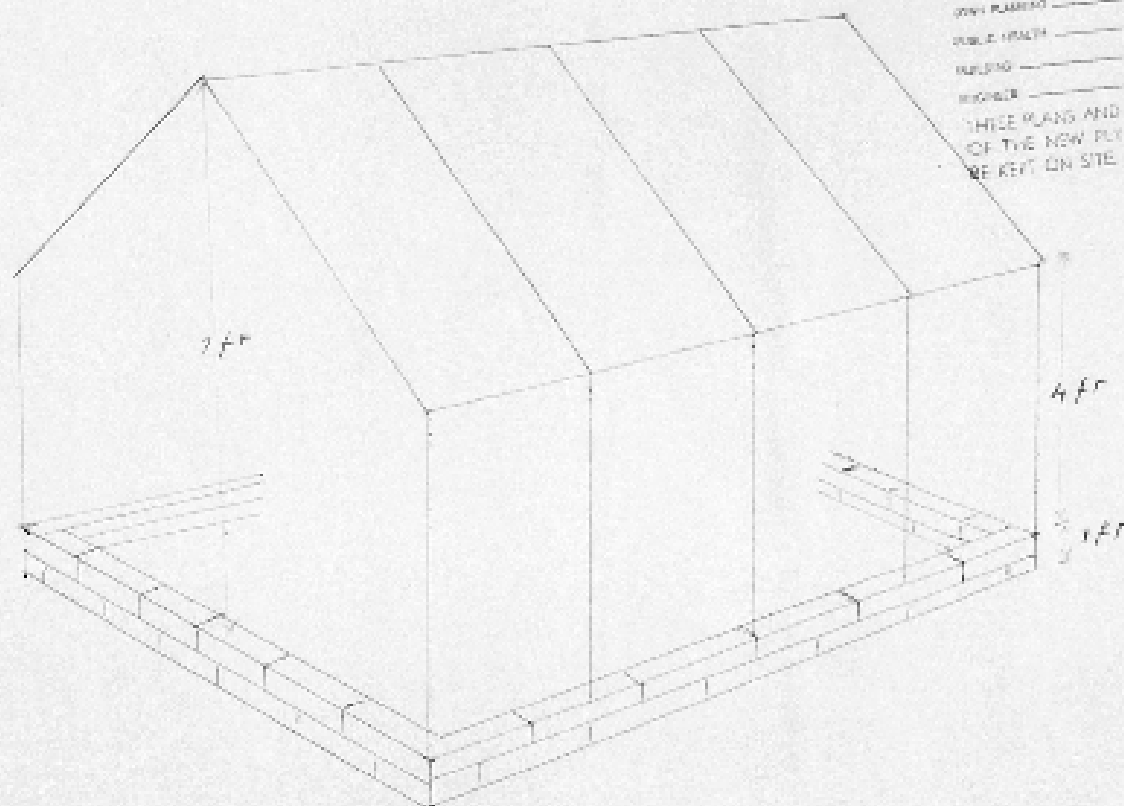
OWN PLANNING

PUBLIC HEALTH

BUILDING

WATER

THREE PLANS AND SPECIFICATIONS ARE THE PROPERTY  
OF THE NEW PLYMOUTH CITY COUNCIL AND MUST  
BE KEPT ON SITE



Base 2.500 x 2.500 (8ft x 8ft)

Aluminium Frame as supplied by

Eden Glass Houses

Concrete Block Foundation



250/295

G. England

G. Laurence  
5/68

Mrs. Aldish  
10/70

R. Bell  
6/75

M. Taylor  
5/72

C.E. Graham  
9/68

C. Cook  
6/65

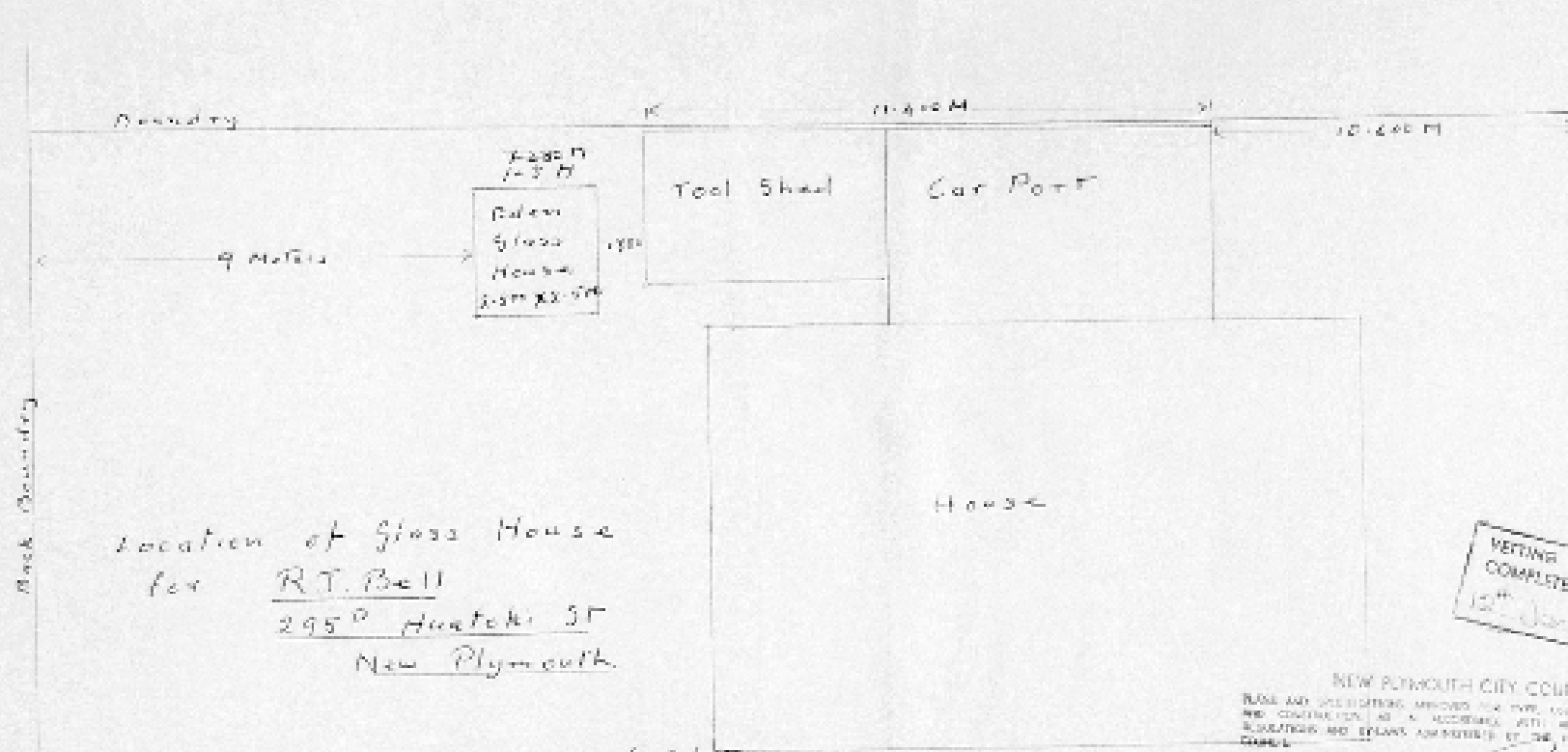
W. Gunderson  
11/67

HUATOKI

250/295<sup>D</sup>D. Lawrence Owner 295<sup>D</sup> Huatoki St

12/78

5 June 1977

295<sup>D</sup>  
Huatoki  
St

NOTING TO BE  
COMPLETED BY  
12<sup>th</sup> Jan 77

Distance from Boundary 2.500 M (4 ft)  
Distance from Shed 0.350 M (3 ft)

Eden Glass House Aluminum Frame  
Base 2.500 M x 2.500 M (3 ft x 3 ft)

Side wall 1.220 M (4 ft)  
Ridge 2.130 M (7 ft) } Plus concrete block Base  
0.300 M (1 ft)



Scale 1cm = 1 meter

NEW PLYMOUTH CITY COUNCIL  
PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SETTING, COVERAGE  
AND CONSTRUCTION, AS A REQUIREMENT WITH ALL BUILDING NOTICES  
REGULATIONS AND BYLAWS ADMINISTERED BY THE NEW PLYMOUTH CITY  
COUNCIL

TOWN PLANNING DATE 6-1-77  
PUBLIC HEALTH 6-1-77  
CIVIL ENGINEER 6-1-77  
INSPECTOR

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY  
OF THE NEW PLYMOUTH CITY COUNCIL AND MUST  
BE KEPT ON SITE.

S. Lawrence Owner  
295<sup>D</sup> Huatoki St

250/295 D

12 78

Street No. 295 P Huatoki File \_\_\_\_\_ Date 7. 1. 77  
Nature of Work Class house Rec. No. 3096  
Zone Res R 1 Lot 4 D.P. 9754 Sec \_\_\_\_\_

BUILDING PLAN REGISTER

Owner <u>R Bell</u>	Area of bldgs _____ sq. ft
Address <u>AS above</u>	Area of outbldgs _____ sq. ft
Builder <u>Self</u>	Area of new work <u>6.25</u> sq. ft
Address _____	Special requirements <u>9590</u>
Value <u>\$400</u>	
Inspections <u>24-2-77 frame up</u>	<u>10-6-77 complete</u>



NEW PLYMOUTH CITY COUNCIL 260/295 D

CITY ENGINEER'S DEPARTMENT

### ASSESSED REQUIREMENTS

File No. 12-78

Project: Warehouse Check Sheet No. 9590  
 Owner: R.T. Bell Sewer Sheet No. 258 Plotted: MB  
 Address: 295 D. Huelsh St Zone: Sec R-1  
 Lot No. 4 D.P. 9754 Sec. No. \_\_\_\_\_ Area of Site: \_\_\_\_\_

## TOWN PLANNING

Designations	
Area of Buildings	
Coverage	
Maximum Height	
Front Yard	
Relat. of Bldg. Size: (1) Rear Yard	
(2) Side Yard	
Open Space	
Grassed Areas	
Trees	
Building Lines & Street Widening	
Parking	
Access to Rear of Site	
Accessory Buildings	
Service Lanes & R.O.W.	
Crossing Length	
Gross Floor Area of Shops	
Resid. Accom.	
Levels of Site	
Use of Yards	
Loading	
Screening	
Analgam. of Titles	
Remarks:	

Approved \_\_\_\_\_  
Not Approved \_\_\_\_\_

Approved \_\_\_\_\_



# S E R V I C E S

## A: SEWER CONNECTION

## STORMWATER CONNECTION

Existing Service \_\_\_\_\_  
 Required Service \_\_\_\_\_  
 Location \_\_\_\_\_  
 Depth \_\_\_\_\_  
 Special Requirement \_\_\_\_\_  
 Common Drain \_\_\_\_\_

\_\_\_\_\_

Fee \$ \_\_\_\_\_

Fee \$ \_\_\_\_\_

FEE \$ :

## B: WATER CONNECTION

Existing Service \_\_\_\_\_  
 Distance from L/Boundary \_\_\_\_\_  
 Distance: Main to Boundary \_\_\_\_\_  
 Boundary to Load \_\_\_\_\_  
 Required Service \_\_\_\_\_  
 Meter \_\_\_\_\_

Height above Datum \_\_\_\_\_

FEE \$ :

## C: PLUMBING

No. Fittings 3 2 1 2 2 2  
 W.Co. Baths Basins Sinks Showers Tubs Others  
 Total Values \_\_\_\_\_  
 Supply Pipe Sizes \_\_\_\_\_  
 Backflow Prev. *N/A* \_\_\_\_\_  
 Other Fittings \_\_\_\_\_  
 Estimated Value \_\_\_\_\_

P.V.C. ☐ Copper ☐ Gal. Iron ☐

Plumbing Fee \_\_\_\_\_

## DRAINAGE

Existing \_\_\_\_\_ Required \_\_\_\_\_  
 Fittings Required \_\_\_\_\_  
 Common Drain *N/A* \_\_\_\_\_  
 Septic Tank \_\_\_\_\_  
 Stormwater \_\_\_\_\_  
 Estimated Value \_\_\_\_\_

Drainage Fee \_\_\_\_\_

Total Estimated Value P. & D. \$ \_\_\_\_\_

FEE \$ *N/A* :

## D: VEHICULAR CROSSINGS

Type of Footpath \_\_\_\_\_ Condition \_\_\_\_\_  
 Kerb & Channel \_\_\_\_\_  
 Existing Crossing \_\_\_\_\_  
 New Crossing \_\_\_\_\_ Position \_\_\_\_\_  
 Strengthen Path Sq.Yds. \_\_\_\_\_ Level at Boundary \_\_\_\_\_

STREET WORKS FEE \$ :

DEPOSIT DAMAGE FEE \$ :

REMARKS : CORRESPONDENCE : AGREEMENTS  
SPECIFIC REQUIREMENTS

Approved \_\_\_\_\_  
 Not Approved \_\_\_\_\_

Approved \_\_\_\_\_  
 Not Approved \_\_\_\_\_

Approved AB \_\_\_\_\_  
 Not Approved \_\_\_\_\_

Approved B \_\_\_\_\_  
 Not Approved \_\_\_\_\_

Approved \_\_\_\_\_  
 Not Approved \_\_\_\_\_

## E : HEALTH &amp; BY-LAWS

Area \_\_\_\_\_

Light .....

Ventilation-----

Remarks:

Approved \_\_\_\_\_

Not Approved \_\_\_\_\_

## F: DANGEROUS GOODS

Domestic or Commercial \_\_\_\_\_

Storage Capacity & Location\_\_\_\_\_AA\_\_\_\_\_

Licence Required \_\_\_\_\_ Yes/No \_\_\_\_\_

Approved                     

Not Approved \_\_\_\_\_

**G : BUILDING**

Remarks:

FEEES:

Eldo.	400.00	2.00
-------	--------	------

Water Bldg.		
-------------	--	--

B.R.L.		
--------	--	--

TOTAL \$ 2-00

Building Inspector .....

Approved                     

Not Approved\_ \_ \_ \_ \_

Specification: \_\_\_\_\_

Structural Engineer.-----

Approved\_ \_ \_ \_ \_

Not Approved \_\_\_\_\_

Fire Service \_ \_ \_ \_ \_

Recommended \_\_\_\_\_

Not Recommended \_\_\_\_\_

PERMIT NO. 40868

APPROVING ENGINEER

Approved: \_\_\_\_\_

Not Approved \_\_\_\_\_

250/295<sup>0</sup>

## NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE: File No. 12 78 Check Sheet No. 9590  
 Receipt No. 3096 Sewer Sheet No. 2527  
 Date of Receipt 10.1.77 Zone R-21

5 JAN 1977

TO THE CITY ENGINEER

Date

APPLICATION FOR BUILDING PERMIT

Lot No. 4At (House No.) 295<sup>D</sup> Hancock St DP 9754For erection of Eden Glass House Sec. No.OWNER R. T. Bell ADDRESS 295<sup>D</sup> Hancock StProposed Use Glass HouseFoundation Concrete Pilings Walls Glass Roof GlassAREA of Site 2.500 x 2.500 m<sup>2</sup>AREA of existing buildings m<sup>2</sup>AREA of existing accessory buildings m<sup>2</sup>AREA of Building in application 6.25 m<sup>2</sup>

Builder Address

Designer Eden Glass House Address Box 68219 Newton Highlands

Structural Eng. Address

Building Projects Authority Required Yes / No Supplied Yes / No

Total Value of Building \$ 400.00Sanitary Plumbing and Drainage \$ -

Value of Building for Permit \$

Water for Building

Building Research Levy on \$

Hoardings Mths @

FOR OFFICE USE

Corrected Value Fees

TOTAL FEES BUILDING

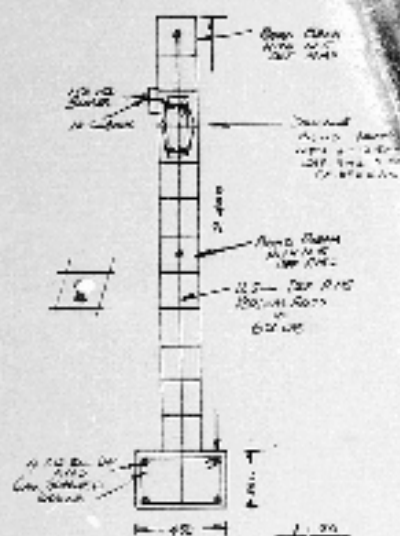
Starting Date Finishing Date

NAME AND ADDRESS OF APPLICANT R. T. Bell295<sup>D</sup> Hancock St NPPhone 36244Work No. 87607 E.C. InspectionSignature of Applicant R. T. BellSignature of Owner R. T. Bell

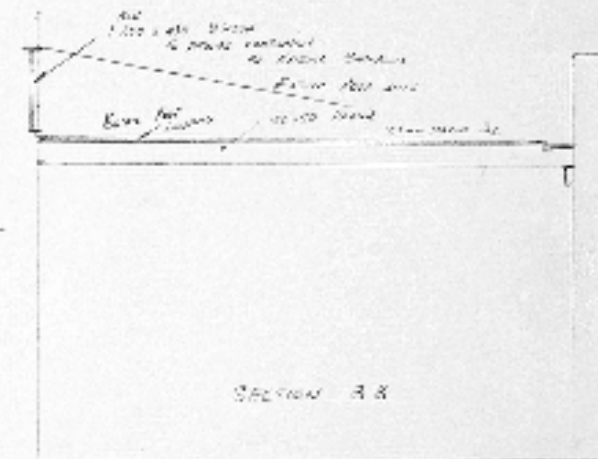


## AMENDMENT

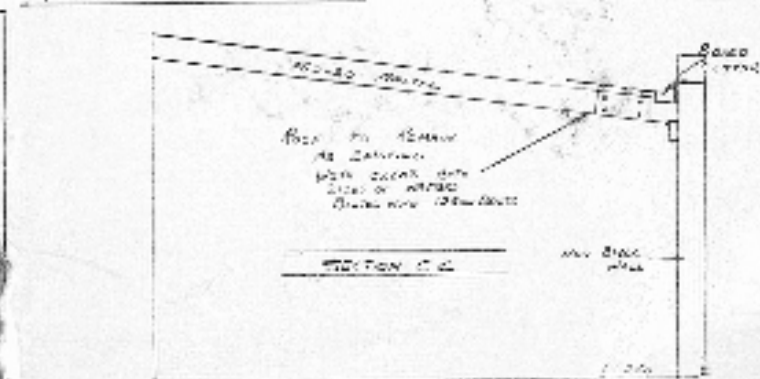
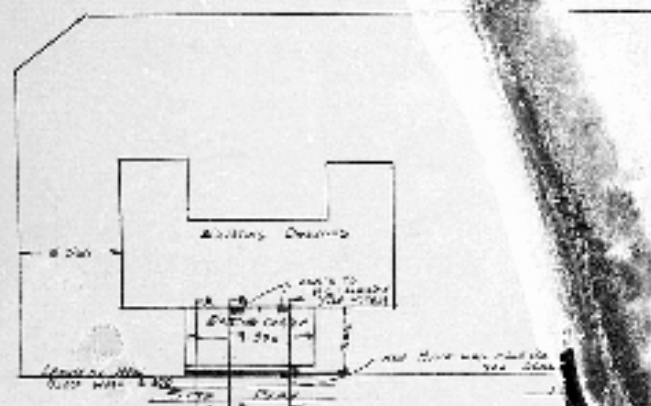
10 1967



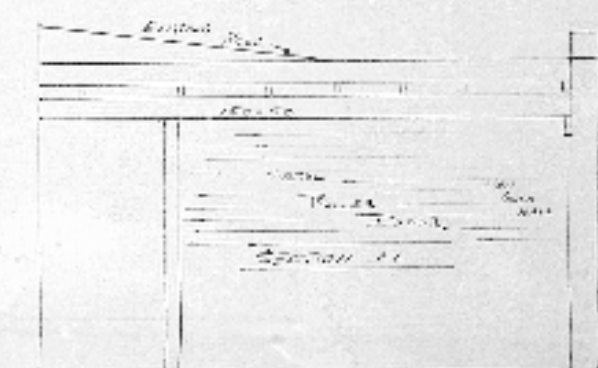
NOTE: (continued)  
 1. The building is to be constructed of brick with a concrete foundation.  
 2. The building is to be constructed of brick with a concrete foundation.  
 3. The building is to be constructed of brick with a concrete foundation.  
 4. The building is to be constructed of brick with a concrete foundation.



SECTION A A



SECTION C C



SECTION B B

## NEW HAVEN CITY RECORD

THIS MAP WAS PREPARED BY THE NEW HAVEN CITY ENGINEERING DEPARTMENT AND IS A REPRODUCTION OF THE ORIGINAL MAP.

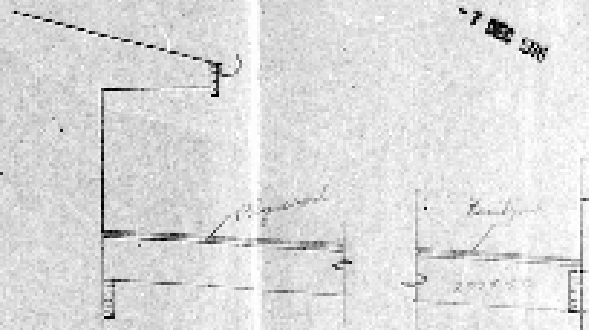
APPROVED: [Signature]  
 DATE: [Date]

BY THE HONORABLE CHIEF OF THE ENGINEERING DEPARTMENT OF THE NEW HAVEN CITY ENGINEERING DEPARTMENT.

250/295<sup>0</sup>

12 20

- 7 DEC 58

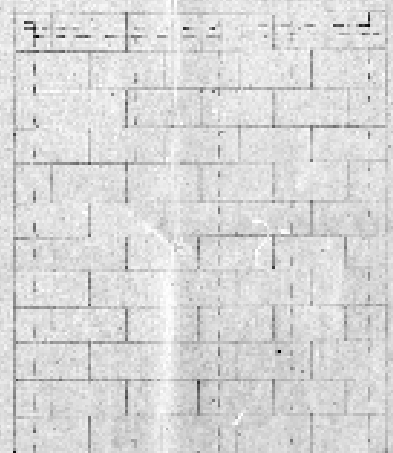
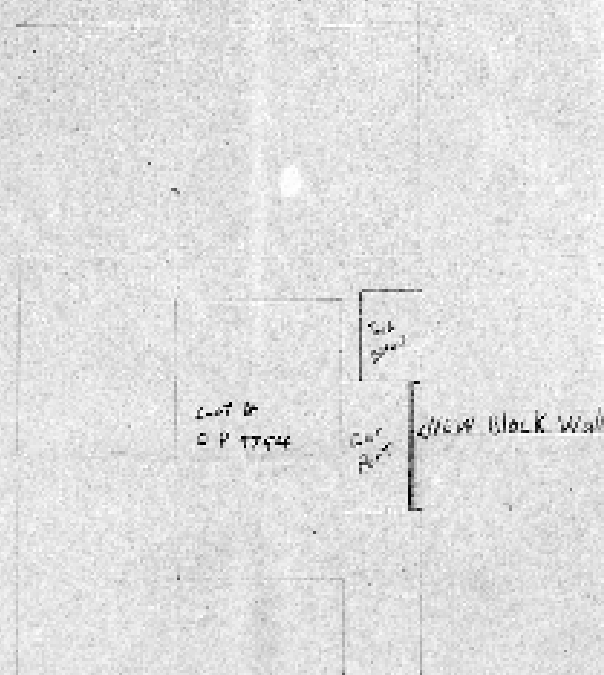


NEW HAVEN CITY COUNCIL  
 HAVE BEEN ADVISED BY THE NEW HAVEN CITY COUNCIL  
 THAT THE PROPOSED ROAD AND BUILDING ARE  
 IN ACCORDANCE WITH THE CITY COUNCIL  
 RESOLUTION OF 14 DEC 58.

Proposed Road	
Building	
Other	

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY  
 OF THE NEW HAVEN CITY COUNCIL AND ARE NOT  
 TO BE REPRODUCED.

NOTING TO BE  
 COMPLETED BY  
 14 DEC 58



Proposed New Black wall on Right Boundary  
 For Mr Roy Bell at 295A Huatoki ST N.P.

Chapman  
 17th Dec 58  
 N.P.

250/295 D

Street No. 295<sup>D</sup> Hualaki File 12 20 Date 23. 12. 76  
Nature of Work Blk Wall enclose b/Port Rec. No. 3045  
Zone \_\_\_\_\_ Lot \_\_\_\_\_ D.P. \_\_\_\_\_ Sec \_\_\_\_\_

BUILDING PLAN REGISTER

Owner <u>R. Bell</u>	Area of bldgs _____ sq. ft
Address _____	Area of outbldgs _____ sq. ft
Builder <u>E. Martin</u>	Area of new work _____ sq. ft
Address <u>179<sup>D</sup> Brooklands Rd.</u>	Special requirements <u>9572</u>
Value <u>\$250-00</u>	
Inspections <u>24.2.77 closed in 10.6.77 complete</u>	

# NEW PLYMOUTH CITY COUNCIL 250/296 0

CITY ENGINEER'S DEPARTMENT

ASSESSED REQUIREMENTS

12 20

File No.

Project: BLOCK WALL ENCLOSE GARPORT Check Sheet No. 9572  
 Owner: R. BELL Sewer Sheet No. 257 Plotted: He  
 Address: 295 8 HUATOKI ST Zone: R20 R1  
 Lot No. 24 D.P. 9754 Sec. No.  Area of Site: 34 2/3

## TOWN PLANNING

Designations \_\_\_\_\_  
 Area of Buildings \_\_\_\_\_  
 Coverage \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 Front Yard \_\_\_\_\_  
 Relat. of Bldg. Size: (1) Rear Yard \_\_\_\_\_  
 (2) Side Yard \_\_\_\_\_  
 Open Space \_\_\_\_\_  
 Grassed Areas \_\_\_\_\_  
 Trees \_\_\_\_\_  
 Building Lines & Street Widening \_\_\_\_\_  
 Parking \_\_\_\_\_  
 Access to Rear of Site \_\_\_\_\_  
 Accessory Buildings \_\_\_\_\_  
 Service Lanes & R.O.W. \_\_\_\_\_  
 Crossing Length \_\_\_\_\_  
 Gross Floor Area of Shops \_\_\_\_\_  
 Resid. Accom. \_\_\_\_\_  
 Levels of Site \_\_\_\_\_  
 Use of Yards \_\_\_\_\_  
 Loading \_\_\_\_\_  
 Screening \_\_\_\_\_  
 Amalgam. of Titles \_\_\_\_\_  
 Remarks: \_\_\_\_\_

*The site plan is to be amended to show sufficient dimensions to enable the correct siting of*

Approved \_\_\_\_\_

Not Approved \_\_\_\_\_



# S E R V I C E S

## A: SEWER CONNECTION

## STORMWATER CONNECTION

Existing Service.....  
 Required Service.....  
 Location.....  
 Depth.....  
 Special Requirement.....  
 Common Drain.....

.....  
 .....  
 .....  
 .....  
 .....  
 .....

Fee \$.....

Fee \$.....

FEE \$ :

## B: WATER CONNECTION

Existing Service.....  
 Distance from L/Boundary.....  
 Distance: Main to Boundary.....  
 Boundary to Load.....  
 Required Service.....  
 Meter.....

Height above Datum.....

FEE \$ :

## C: PLUMBING

No. Fittings	3	2	1	2	2	2	Others
W.Cs.	Baths	Basins	Sinks	Showers	Tubs		
Total Values.....							
Supply Pipe Sizes.....							
Backflow Prev.....							
Other Fittings.....							
Estimated Value.....							

P.V.C. ☐ Copper ☐ Gal. Iron ☐

Plumbing Fee.....

## DRAINAGE

Existing..... Required.....  
 Fittings Required.....  
 Common Drain.....  
 Septic Tank.....  
 Stormwater.....  
 Estimated Value.....

Drainage Fee.....

Total Estimated Value P. & D. \$.....

FEE \$ N/A

## D: VEHICULAR CROSSINGS

Type of Footpath..... Condition.....  
 Kerb & Channel.....  
 Existing Crossing.....  
 New Crossing..... Position.....  
 Strengthen Path Sq.Yds..... Level at Boundary.....

STREET WORKS FEE \$ :

DEPOSIT DAMAGE FEE \$ :

REMARKS : CORRESPONDENCE : AGREEMENTS  
SPECIFIC REQUIREMENTS

Approved \_\_\_\_\_

Not Approved \_\_\_\_\_

Approved \_\_\_\_\_

Not Approved \_\_\_\_\_

Approved AB \_\_\_\_\_

Not Approved \_\_\_\_\_

Approved AB \_\_\_\_\_

Not Approved \_\_\_\_\_

Approved \_\_\_\_\_

Not Approved \_\_\_\_\_

# E: HEALTH & BY-LAWS

Area \_\_\_\_\_  
 Light \_\_\_\_\_  
 Ventilation \_\_\_\_\_  
 Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Approved \_\_\_\_\_  
 Not Approved \_\_\_\_\_

## F: DANGEROUS GOODS

Domestic or Commercial \_\_\_\_\_  
 Storage Capacity & Location N/A \_\_\_\_\_  
 Licence Required \_\_\_\_\_ Yes/No \_\_\_\_\_

Approved \_\_\_\_\_  
 Not Approved \_\_\_\_\_

## G: BUILDING

Remarks:

*The block wall requires some means of providing lateral stability. OK HLB*

### FEES:

Bldg.	250.00	2.00
Water Bldg.		
B.R.L.		
TOTAL	\$	2.00

Building Inspector \_\_\_\_\_

Approved \_\_\_\_\_  
 Not Approved \_\_\_\_\_

Specification: \_\_\_\_\_

Structural Engineer \_\_\_\_\_

Approved \_\_\_\_\_  
 Not Approved \_\_\_\_\_

Fire Service \_\_\_\_\_

Recommended \_\_\_\_\_  
 Not Recommended \_\_\_\_\_

PERMIT NO. 70859

APPROVING ENGINEER

Approved \_\_\_\_\_  
 Not Approved \_\_\_\_\_

250/295 D

## NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE:

File No. 12 20

Check Sheet No.

9572

Receipt No.

3045

Sewer Sheet No.

259

Date of Receipt

23. 12. 76

Zone

Res. R1

-7 DEC 1976

Date

6-12-76

TO THE CITY ENGINEER

APPLICATION FOR BUILDING PERMIT

Lot No.

4

At (House No.) 295 A Huatoki St,

N.P.

D.P.

9754

For erection of

Block wall

Enclose

Car port

Sec. No.

OWNER

Ray Bell

ADDRESS

295 A Huatoki St,

Proposed Use

Boundary wall

Foundation

Concrete

Walls

Block

Roof

Butyl

AREA of Site

AREA of existing buildings

m<sup>2</sup>

AREA of existing accessory buildings

m<sup>2</sup>

AREA of Building in application

0.4 m<sup>2</sup>

Builder

Chayn Maki

Address

179 d Brooklands Rd N.P.

Designer

Address

Structural Eng.

Address

Building Projects Authority Required

Yes/No

Supplied

Yes/No

Total Value of Building

\$150.00

Sanitary Plumbing and Drainage

\$

Value of Building for Permit

\$

Water for Building

Building Research Levy on

\$

Hoardings

Mths @

FOR OFFICE USE

Corrected Value Fees

350.00

TOTAL FEES BUILDING

Starting Date

Finishing Date

NAME AND ADDRESS OF APPLICANT

Chayn Maki

179 d Brooklands Rd

N.P.

Phone

33665

Signature of Applicant

Ea maki

Signature of Owner



PLUMBER AND DRAINLAYER (Cont'd.)

8. 55 gallon hot water cylinder in cupboard in hall, complete with element, thermostat and stand pipe 2' 0" above roof.
9. 22 gallon copper supply cistern in ceiling with ball valve, tray and overflow.
10. Allow to make all necessary hot and cold water connections. Provide and fix two outside stand pipes at approximately centre of east and west elevations with 1" hose cocks.
11. Fix all necessary flashings to leave building absolutely watertight.
12. Provide and fix spoutings and downpipes in 26 gauge galvanized iron.  
  
Spoutings to be 4" quarter round with 3/4" diameter downpipes at each extremity. Allow to connect to stormwater drains, or soakholes constructed by owner, to Standard Specifications.

ELECTRICIAN

1. Wiring  
Wiring to lighting circuits to be 1/044 B.V.C.  
Wiring to power points to be 7/029.
2. Switches - Shall be ivory finish switches.
3. Plug sockets - Wire for and instal 3 pin plug points with ivory finish plates and switches where directed on job.
4. Lighting - Wire for and instal light points as directed. Allow the P.C. sum of £20.0.0 for the purchase of light fittings.
5. Electric Stove - Allow the P.C. sum of £70.0.0 for the purchase of an electric stove. Instal where shown on plan.
6. Hot Water Cylinder - Wire for and connect up hot water cylinder with switch.

PAINTERInterior Work

- (a) Apply sealer, two undercoats and finishing coat of high-gloss enamel to all hardboard surfaces.
- (b) Apply sealer, undercoat and finishing coat of full-gloss enamel to pinex tiled ceilings.
- (c) Apply sealer and wallpaper to the value of 10/- per roll to all Gipsular board wall surfaces.
- (d) Apply two undercoats and finishing coat high-gloss enamel to all interior woodwork not scheduled for varnish finish.
- (e) Apply two coats natural sealer and one coat hard oak varnish to the following:-  
  
Front door and all interior doors except inside of bathroom, W.C. and laundry.  
  
All skirtings except in bathroom, W.C. and laundry.

Exterior Work - To be done by owner.

CARPENTRY AND JOINERY

1. Framing timbers shall be tannalised and Meris Pines Radiata, gauged and thickened to sizes as follows:-

Trapper plates	4" x 3"
Floor joists at 18" centres	5" x 2" Ht.
Wall and ceiling framing	4" x 2"
Lintels to openings up to 3' 6" wide	4" x 3"
" " " " " 6' 0" "	6" x 4"
" " " " " 9' 0" "	8" x 4"
" " " " " 13' 0" "	10" x 4"
Braces to external walls	6" x 1"
Braces to internal walls	4" x 1"
Rafter at 3' 0" centres	4" x 2"
Ceiling runners	6" x 2"
Under purlins	4" x 3"
Roof struts at 3' 0" c.c.	4" x 2"
Cellar ties each 3rd rafter	6" x 1"
Ridge boards	8" x 1"
Hip boards	8" x 1"
Eaves, batters	3" x 2"

2. Finish Work Timbers as follows -

Taschis boards ex 8' x 14" D.A.W., Rimu, Matai or Totara or Tannalised Rimu.

Other external dressed timbers ditto

Flooring ex 4' x 1" D.A.W., Rimu, matai or Tannalised Rimu.

Interior Finishings ditto

Shelving Tannalised Radiata Pine.

3. Tracing

Studs shall be spaced at not more than 18" centres generally and at not more than 16" centres for walls to be lined with hardboard.

Space ceiling joists at not more than 24" centres and fix 6" x 2" runners for every 6' 0" of span.

Dwang for adequate fixing of linings and finishing timbers. Three rows of dwang for all walls.

Fix two rows of herring bone strutting or solid dwang at equal spacing of basement joists.

4. Roofing

Roofing in 26 gauge corrugated longrun galvanized iron with all ridges, etc. to pitch of 15°. Roof to extend over terrace.

5. Interior Linings

Pine tiles to ceilings of lounge, dining room, kitchen, passage and bedrooms 1, 2 and 3. Hardboard on the remainder of the ceilings.

Gibraltar board on all walls except washhouse, bathroom, toilet and kitchen, these walls to be covered in 1/16" hardboard.

6. Finishing Trim

Finish internally with standard run ex 3" x 1" architraves. Sill boards ex 6" x 1", skirtings ex 4" x 1" and 1 1/2" scotia as cornices.

7. Joinery

(a) Door Frames - D.A.H. quality.

Exterior frames ex 6" x 2" with sills ex 8" x 3".  
Interior frames ex 5" x 2" solid rebated.

(b) Doors

Exterior Doors

6' 6" x 2' 8" H & P single panel glazed door to main entrance. 4-panel glazed door to back entrance.  
3' 0" Panaroll door to lounge as shown on plan.

Interior Doors

6' 6" x 2' 8" H & P Panaroll flush doors generally.  
6' 6" x 2' 6" ditto to cylinder cupboard, wardrobes, bathroom and W.C. to be 2' 4" sliding door. & 7' x 3' Bifold door in main bedroom wardrobe.

(c) Windows

Structuralite Series 500 rolling windows with flyscreens, as follows:-

Dining room	4848 and 7248	
Lounge	6' x 6' fixed pane and 6048	
Hall	6' x 6' fixed pane	
Kitchen	6036	
Bedroom 1	6048, 6048, 6024	
" 2	6048	
" 3	6048, 6048	
Bathroom	2' x 2' }	Cooper louvres by builder
Toilet	2' x 2' }	
Washhouse	2' x 2' }	

(d) Hardware

Allow the P.C. sum of 225.0.0 for the purchase of door furniture and hardware.

(e) Kitchen Joinery, etc.

Allow the P.C. sum of 2100.0.0 for the supply of kitchen joinery including sink top, and shaving cabinet to bathroom.

PLUMBER AND BRAINLAYER

Provide and instal where shown on plan the following:-

1. 5' 6" x 2' 6" C.I. porcelain enamel square top bath with 1" C.P. bib taps, plug and chain.
2. 22" x 16" white porcelain enamel basin with 1" C.P. pillar taps, plug and chain.
3. 3' 0" x 2' 6" stainless steel shower tray with 1" C.P. taps, C.P. swivel shower rose and brass mixing box.
4. Single stainless steel tub with 1" C.P. bib taps, plug and chain.
5. White porcelain W.C. pan with black solid plastic seat, S trap, low down cistern with C.P. flush pipe.
6. C.P. bib taps to kitchen sink. Allow the P.C. sum of 215 for supply and installation of under sink water heater.
7. Allow for all necessary wastes, traps, vents, etc. and to make all connections to soil and waste pipes. Connect up to sewer as shown on plan.

18 JAN 1967

1 15

## PROPOSED NEW RESIDENCE FOR

MR AND MRS J. HORTON, HUNTOKI RD, NEW PLYMOUTH

GENERAL

1. All work shall be carried out in the best and most workmanlike manner and shall comply with local Body By-laws and Regulations and all appropriate N.Z. Standard Specifications.
2. The contractor shall supply all labour and materials for the expeditious completion of the work, obtain all permits, arrange inspections and pay all charges in connection therewith.
3. Materials shall be the best of their respective kinds, specified or implied, and anything not specifically mentioned, but necessary in accordance with the usual custom of the trade, or necessary in the proper completion of the work shall be allowed by the contractor.
4. Payments at the rate of 75% of work done. Balance payable thirty-one days after completion of contract.

EXCAVATOR

Excavate for foundations to good bearing ground, minimum depth 18" x 12" reinforced centrally with two  $\frac{1}{2}$ " rods. Veneer walls to be kept 18" clear of framing.

CONCRETOR

1. Construct all foundation walls 6" thick. Walls to be reinforced with steel to comply with Standard Specifications.
2. Piles shall be 6" x 6", set in 12" x 12" x 6" concrete pads, shall project above ground at least 12", spaced 4' 6" in rows and have two No. 8 gauge galvanized wires to secure plates.
3. Construct terrace in 4" slab reinforced to Standard Specifications. Steps to be constructed as shown on plan.
4. Construct foundation to chimney as shown on plan. Walls to be 9" thick with 9" x 6" footings and 3' 6" x 2' 6" x 4" pad to chimney base. Reinforce walls with  $\frac{1}{2}$ " rods at 12" centres.
5. Concrete to be composed of 6 parts approved aggregate to one part Portland cement.

BRICKWORK

Wirth stone to be of approved quality, joints not more than  $\frac{1}{2}$ " thick, laid wet with full joints. Lime mortar to be gauged with cement.

All the P.C. sum of \$30 for fireplace.

Other Outside Finings

Heart Pine vertical boards on gable ends and around terrace as shown on plan.

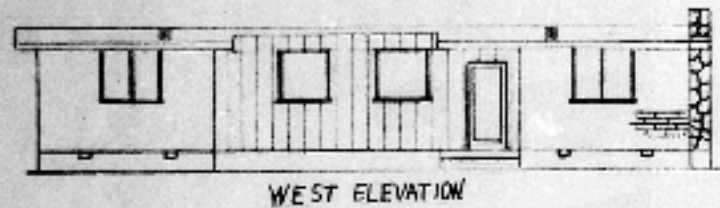
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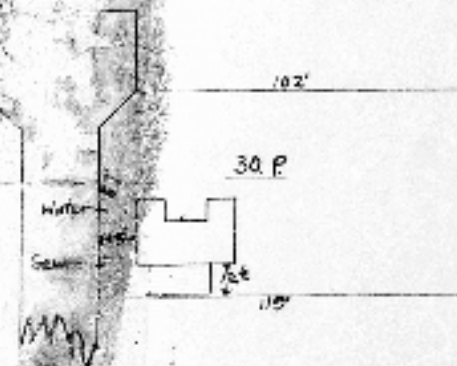
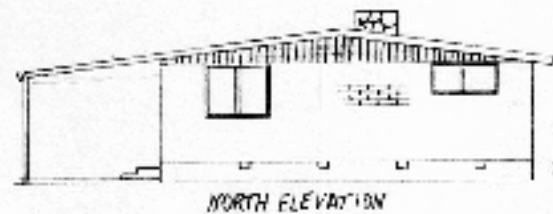
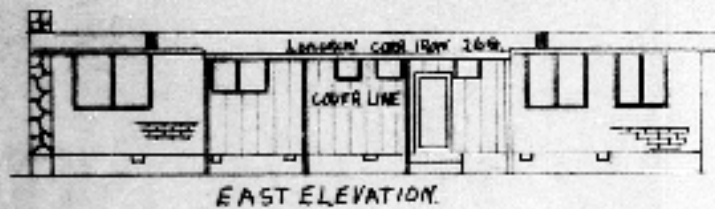
250/295<sup>D</sup>

18 JAN 1967

1 15



FIRST FLOOR WALL with 3 6"x8" concrete reinforced posts  
6" from boundary



PLUMBING AND DRAINAGE  
APPROVED

APPROVED

Date 18/1/67  
Surveyor's Office  
SURVEY BLK & DIST. V. PARITUTU  
LAND DIST. TARANAKI  
LOT 6 DP 6469 being PT SEC 21/5  
SECT 8. PLAN AND SPECIFICATIONS

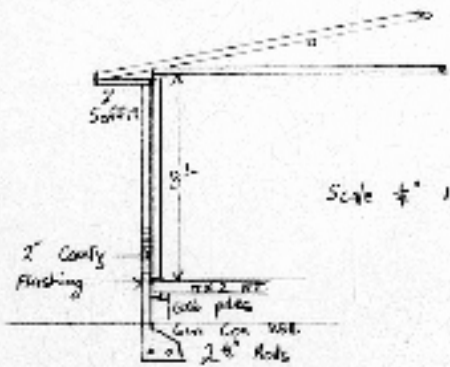
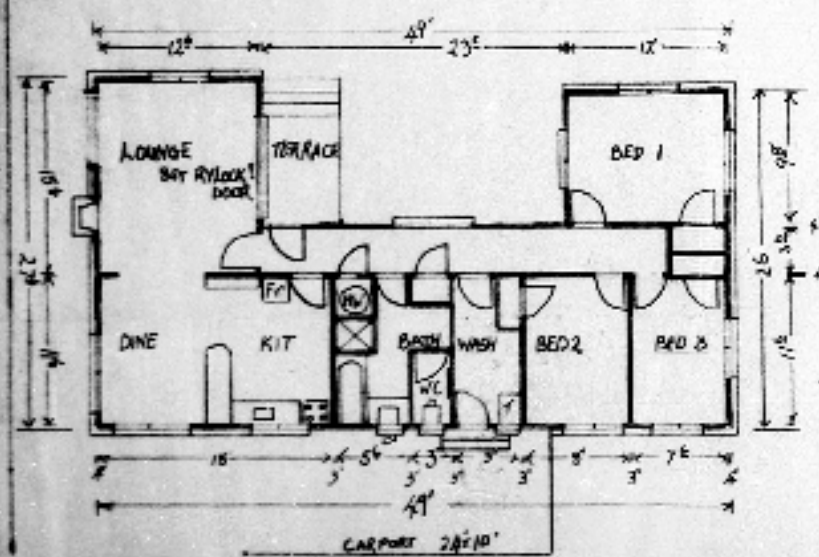
APPROVED

Date 18/1/67

APPROVED for use as building

CONTRACT

DATE



Scale 1/4" = 1 foot

PROPOSED RESIDENCE FOR MR & MRS J MORTON, HUATOKI ROAD

SCALE 1/4" = 1 foot

DRAWN BY NELSON COOK

250/295 P

Pt Lot

Street No. 295D Huatoki Rd Lot 10 D.P. 9376 Sec. Pt Sec 215

Nature of Work Dwelling

Zone Residential

BUILDING PLAN REGISTER

Owner J. Morton

Date 16/1/67.

Address Mangorai Rd

File No. 1/15/67.

Builder Nelson Cook

Receipt No. 424

Address 283 Huatoki Rd.

Special requirements

Value £3750-0-0

Area of Buildings Sq.ft.

Area of outbldgs. Sq.ft.

Area of New Work Sq.ft.

Remarks & Inspections Foundation 2/2/67 2/6/67. *Craft*

250/295<sup>D</sup>

1259

## FOR OFFICE USE :

File No. 1 15 Receipt No. 424 Date of Receipt 18 JAN 1967

## NEW PLYMOUTH CITY COUNCIL

To : The City Engineer.Date 18 JAN 1967Lot No. 4 PT Lot 10

APPLICATION FOR Building Permit and/or Services

D.P. No. 6669 9376AT (House No. and St.) 295<sup>D</sup> Huatoki Rd.Section No. PC 225-215For erection of DwellingZone RESIDE-1101Area of Site                     OWNER : Mr. J. MortonADDRESS : Mangorai Rd.Proposed use :                     Foundation : ConcreteWalls Samitt Stone Roof 26 g. Iron (Long ran)AREA of Existing Buildings                      sq. ft.AREA of Existing Accessory Buildings                      sq. ft.AREA of Building in Application 1100 sq. ft.

## ESTIMATED FINISHED VALUES

Building	<u>23433</u>	-	-
Sanitary Plumbing & Drainage	<u>2317</u>	-	-
TOTAL	<u>23750</u>	-	-

## FEES

£ 13 : 10 : -£ 3 : - : -

## SEWER CONNECTION :

Distance from left boundary EXISTINGDepth of Sewer at boundary                     Size of Service                     £        :        :       

## WATER CONNECTION :

Distance from left boundary EXISTINGSize of Service                     £        :        :       WATER (Building)                     £        : 7 : 6VEHICLE CROSSING : When required                     Distance from left boundary                     Type of Footpath                     Depth of Channel                     Type of Crossing                     £        :        :       DEPOSIT for Damage to Path : No PATH£        :        :       HOARDINGS :                      Months£        :        :       INSPECTION of Second-hand Buildings or Materials                     £        :        :       

TOTAL :

£ 16 : 17 : 6REGISTERED PLUMBER: Ivan WilliamsREGISTERED DRAINLAYER : " "BUILDER : Nelson CookNAME & ADDRESS OF APPLICANT : Nelson Cook 283 Huatoki Rd.Phone : 35043Signature : N Cook

(See Over)

No. 295<sup>D</sup> Sec. RT Lot. 4 D.P. 9754  
9276  
Address HUATOKI RD.

## DRAINAGE AND PLUMBING REGISTER

OWNER <u>J. Horton R. Bell.</u>	<u>1/15/67</u> PERMITS
ADDRESS <u>295<sup>D</sup> HUATOKI RD.</u>	PLUMBING
BUILDER <u>N. Cook.</u>	DRAINAGE
PLUMBER <u>I. Williams</u>	VALUE <u>13750</u>
DRAINLAYER <u>Ditto</u>	

NATURE OF WORK NEW DWELLING.

DRAIN TESTED 14 / 8 / 67. PLUMBING PASSED 11 / 9 / 67.

FALL AND DESCRIPTION

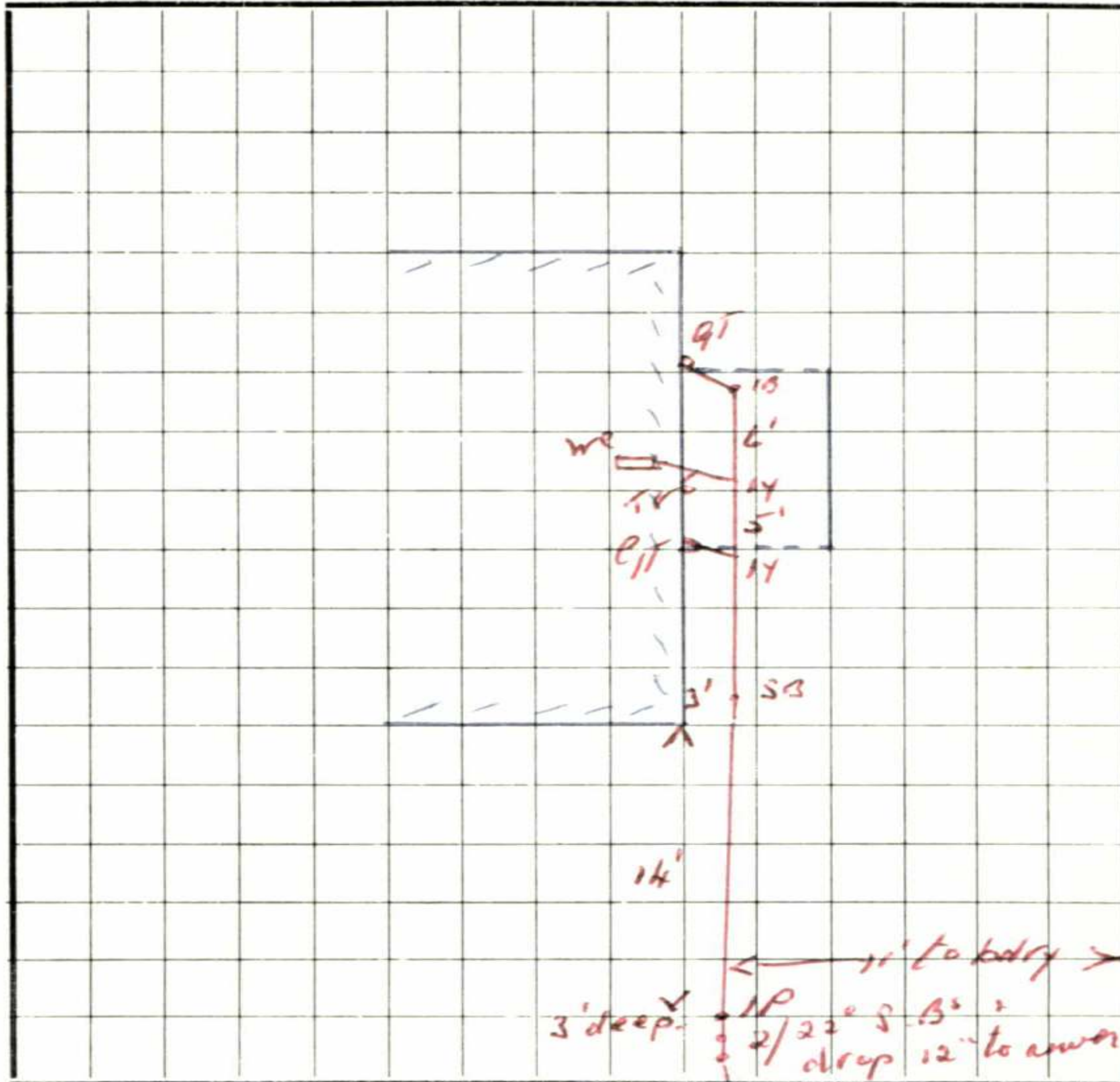
Complete to sewer.

[Signature]

Inspector.



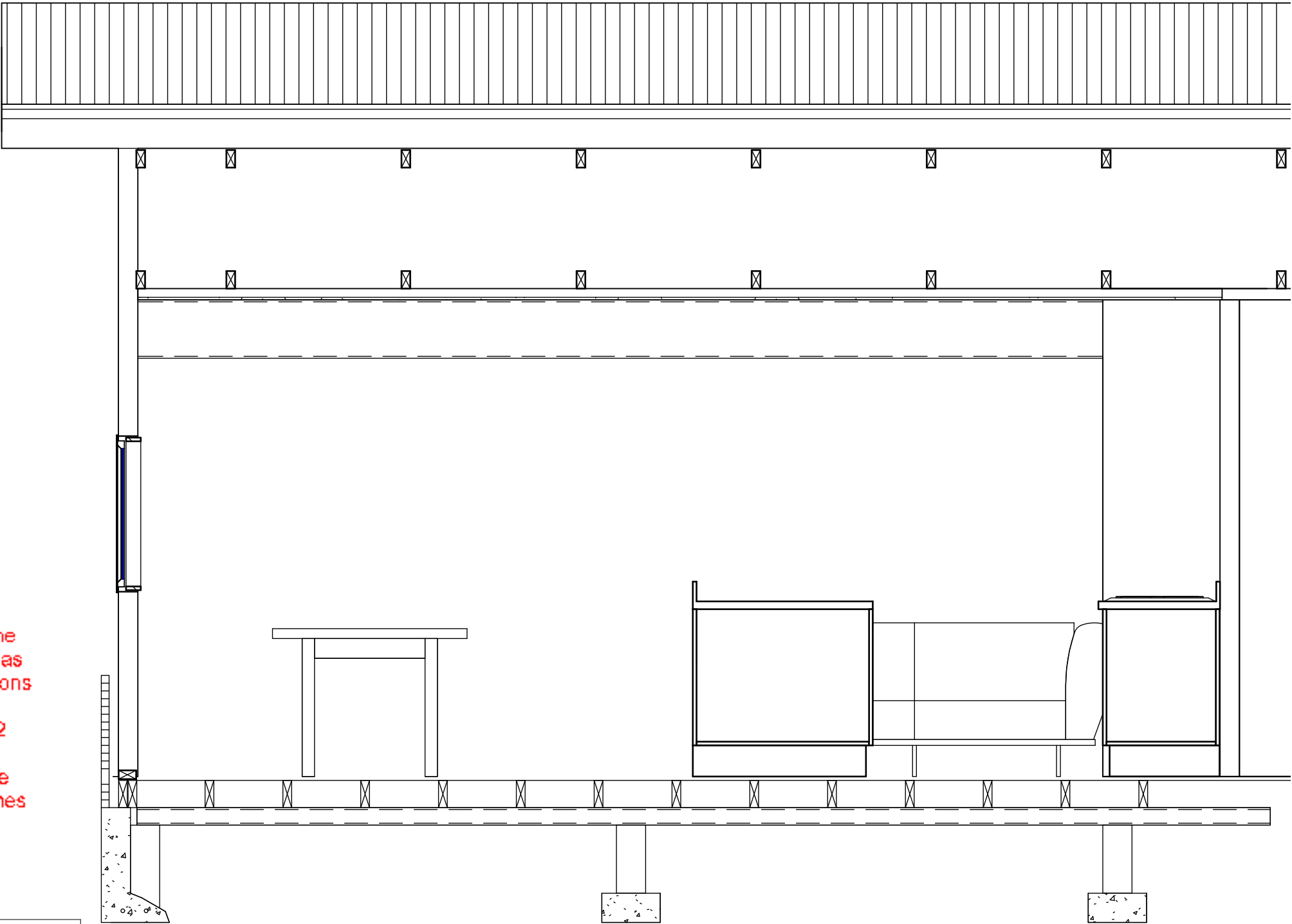
### DRAINAGE PLAN SCALE



## FRONTAGE

295 D. HATOKI RD.

AVERY PRESS N.P.—70641



NPDC SITE COPY

This Building Consent is approved under the Building Act and is limited to new work only as shown on these plans and related specifications

Approved: Norris Lagera Date: 29/06/2022

The Building Consent Documents are to be available on site to Council Officers at all times

Sheet List	
Sheet Number	Sheet Name

A00	COVER SHEET
A101	SPECIFICATIONS
A201	SITE PLAN
A202	EXISTING PLAN
A203	FOUNDATION PLAN
A204	FLOOR PLAN
A205	FRAMING AND LINTEL PLAN
A206	BRACING PLAN
A401	SECTION
A501	LINTEL DETAILS

128 GILL STREET  
NEW PLYMOUTH  
TARANAKI 4310  
NEW ZEALAND

PHONE: 0272009071  
lvddesignnz@gmail.com  
www.lvddesign.nz

JASON FURSDON  
RENOVATION

295D HUATOKI ROAD  
NEW PLYMOUTH

SHEET TITLE:  
COVER SHEET

REVISION #: 2

ISSUED: 27/06/2022

PROJECT #: LVD22.216.001

A00

1.0 PRELIMINARY & GENERAL

1.1 EXTENT OF WORKS

REMOVAL OF LOADBearing WALL, REPLACED WITH LINTEL

1.2 SITE

295D HUATOKI STREET, NEW PLYMOUTH  
LOT 4 DP9754

1.3 SITE ACCESS AND LIMITS

ARRANGE WITH CLIENTS FOR SITE ACCESS. VISIT THE SITE TO ASCERTAIN SITE CONDITIONS, GROUND LEVELS AND FEATURES THAT MAY AFFECT THE EXECUTION OF WORK.

BEFORE STARTING WORK CONTACT CLIENT AND AGREE UPON THE EXTENT AND WORK AREA FOR PROJECT.

1.4 CLIENT CONTACT DETAILS

JASON FURSDON  
021 146 3350  
JASONFURSDON@HOTMAIL.COM

1.5 PROTECTION

PROTECT PARTS OF THE WORK LIABLE TO DAMAGE, INCLUDING ADJOINING PUBLIC AND PRIVATE PROPERTY, EXISTING BUILDINGS, ROADS, FOOTPATHS AND FANCES ETC. MAKE GOOD DAMAGE TO EXISTING PROPERTY AND SITE FEATURES ARISING FROM CONSTRUCTION ACTIVITIES OR FAILURE TO PROTECT.

1.6 WORKMANSHIP AND MATERIALS

ALL WORKMANSHIP AND MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS. ALL WORK SHALL COMPLY WITH THE NZ BUILDING CODE AND ALL RELEVANT NZ STANDARDS.

THE BUILDER SHALL HAVE A COPY OF NZS3604:2011 AND ALL DRAWINGS & SPECIFICATIONS INCLUDING CONSENT DOCUMENTS ONSITE.

1.7 HEALTH AND SAFETY

CONTRACTORS ARE REQUIRED TO COMPLY WITH THE BUILDING ACT 2004 AND HEALTH AND SAFETY AT WORK ACT 2015 INCLUDING ALL THE CURRENT ADMENDMENTS.

1.8 COMPLETION

REMOVE ALL DEBRIS FROM THE SITE UPON COMPLETION. CLEAN ALL SURFACES AND LEAVE COMPLETED WORKS IN A TIDY CONDITION READY FOR OCCUPATION. THE BUILDER SHALL OBTAIN FINAL CODE OF COMPLIANCE FROM TERRITORIAL AUTHORITY UPON COMPLETION OF THE PROJECT.

1.9 OTHER DOCUMENTS

REFER TO STRUCTURAL CALCULATIONS AND DETAILS PROVIDED BY DESIGNER AND ALL PRODUCT AND MATERIAL SPECIFICATIONS.

2.0 CARPENTRY

ALL TIMBER FRAMED CONSTRUCTION SHALL COMPLY WITH NZS3604:2011, THE NZ BUILDING CODE, AND LOCAL AUTHORITY BYLAWS UNLESS NOTED OTHERWISE.

ALL TIMBER AND WOOD BASED PRODUCTS SHALL COMPLY WITH NZS3602 DURABILITY STANDARDS.

ALL PROPRIETARY MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

2.1 TIMBER FRAMING - GENERAL NOTES

ALL TIMBER FRAMING TO HAVE NO GREATER THAN 16% MOISTURE CONTENT PRIOR TO INSTALLING INTERNAL LININGS.

ALL TIMEBER FRAMING TO BE SG8 FRAMING GRADE UNLESS NOTED OTHERWISE.

ALL FRAMING TIMBER SHALL BE H1.2 TREATED UNLESS NOTED OTHERWISE.

2.2 FRAMING - SCHEDULE

EXTERIOR WALL 90 X 45mm SG8 H1.2  
EXTBOTTOM PLATES 90 X 45mm SG8 H1.2  
EXT TOP PLATES 90 X 45mm SG8 H1.2  
EXT DWANGS 90 X 45mm SG8 H1.2  
INT WALL 90 X 45mm SG8 H1.2

2.3 LINTELS

ALL LINTEL SIZES AS PER DRAWINGS AND STRAPPED WHERE REQUIRED IN ACCORDANCE WITH NZBC.

2.4 FIXINGS

ALL FIXINGS TO COMPLY WITH THE APPROPRIATE TABLES IN NZS3604:2011.

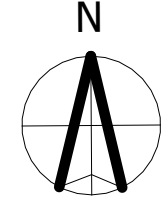
DURABILITY OF ALL FIXINGS TO COMPLY WITH NZS3604:2011, SECTION 4.

PROVIDE AND INSTALL ALL PROPRIETRY FIXINGS AS REQUIRED & SPECIFIED.

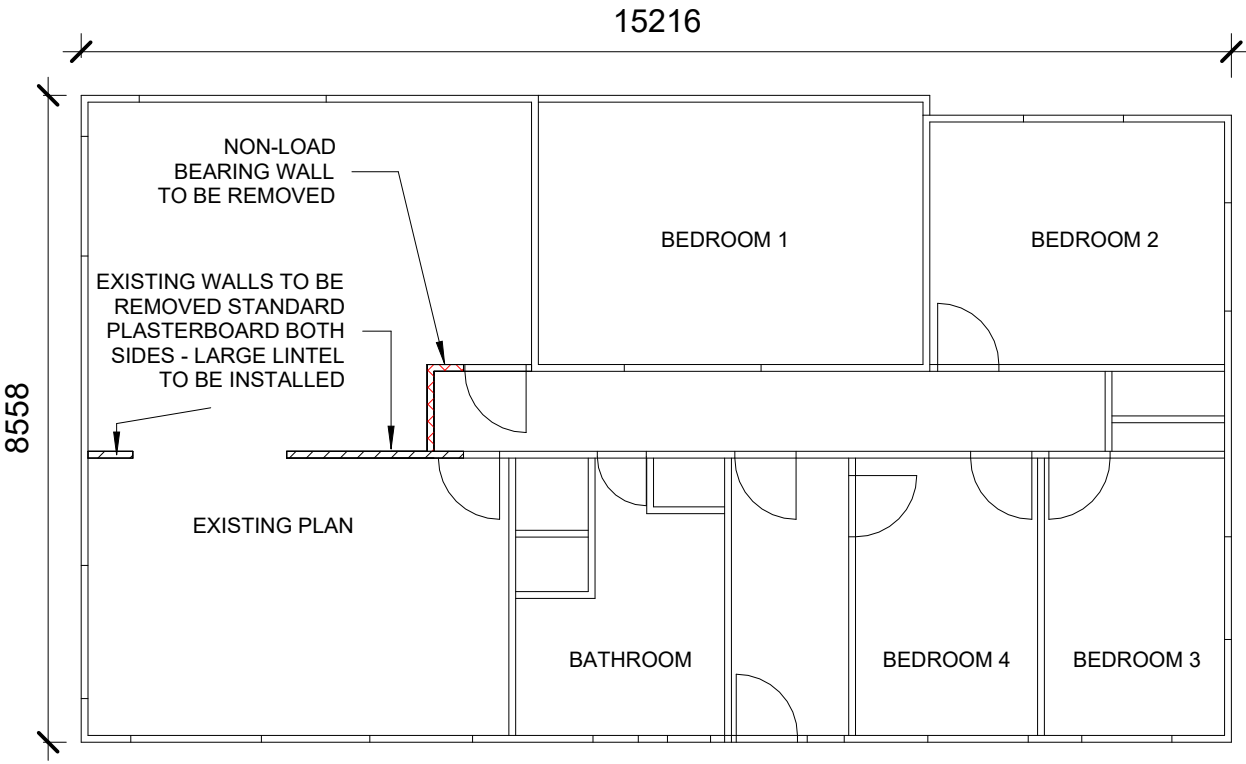
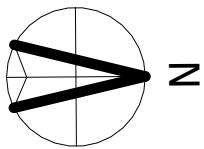
A101	SHEET TITLE:	JASON FURSDON RENOVATION 295D HUATOKI ROAD NEW PLYMOUTH	128 GILL STREET NEW PLYMOUTH TARANAKI 4310 NEW ZEALAND
	SPECIFICATIONS		PHONE: 0272009071 lvddesignnz@gmail.com
	REVISION #: 2		www.ldvdesign.nz
	ISSUED: 27/06/2022		
	PROJECT #: LVD22.216.001		

**SITE NOTES:**  
CHECK AND VERIFY ALL DIMENSIONS  
ON SITE PRIOR TO COMMENCING.  
ALL WORK AND CONSTRUCTION TO  
COMPLY WITH NZS3604:2011NZ  
BUILDING CODE AND NEW PLYMOUTH  
DISTRICT COUNCIL REQUIREMENTS.

**PROPERTY INFORMATION:**  
**LOT 4 DP 9754**  
CLIMATE ZONE:2  
EARTHQUAKE ZONE:1  
CORROSION ZONE: C  
RAINFALL INTENSITY (RANGE): 100-110  
WIND REGION: A  
WIND ZONE: HIGH  
  
SITE AREA 918M<sup>2</sup>



128 GILL STREET NEW PLYMOUTH TARANAKI 4310 NEW ZEALAND		<b>JASON FURSDON</b>	
PHONE: 0272009071 lvddesignnz@gmail.com www.lvddesign.nz		<b>RENOVATION</b>	
		295D HUATOKI ROAD NEW PLYMOUTH	
SHEET TITLE:		REVISION #:	2
SITE PLAN		ISSUED:	27/06/2022
		PROJECT #:	LVD22.216.001
<b>A201</b>			

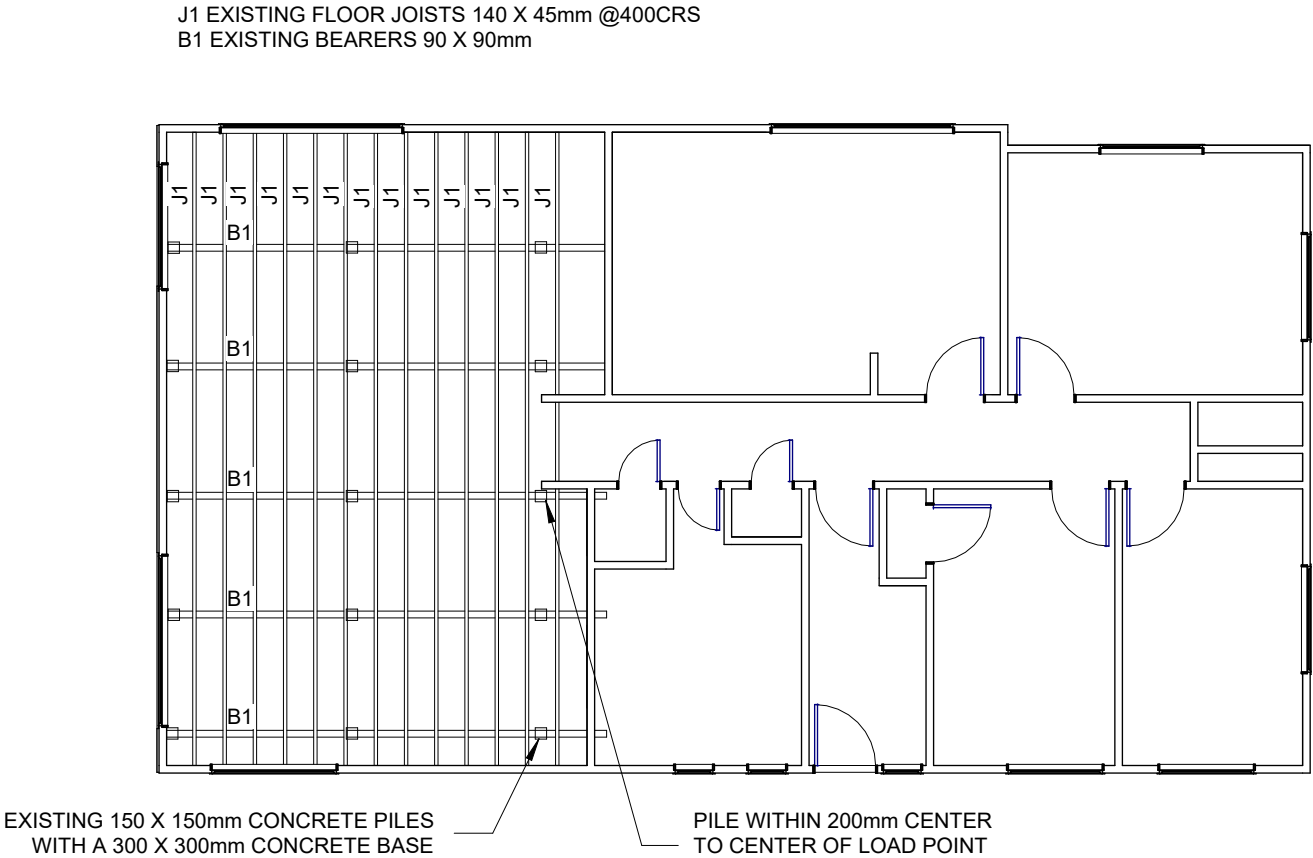


SHEET TITLE: EXISTING PLAN  REVISION #: 2 ISSUED: 27/06/2022 PROJECT #: LVD22.216.001	128 GILL STREET NEW PLYMOUTH TARANAKI 4310 NEW ZEALAND PHONE: 0272009071 lvddesignnz@gmail.com www.lvdnznz.com
	JASON FURSDON
	RENOVATION
	295D HUATOKI ROAD NEW PLYMOUTH



FOUNDATION NOTES:

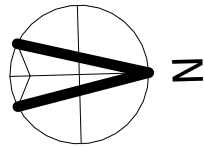
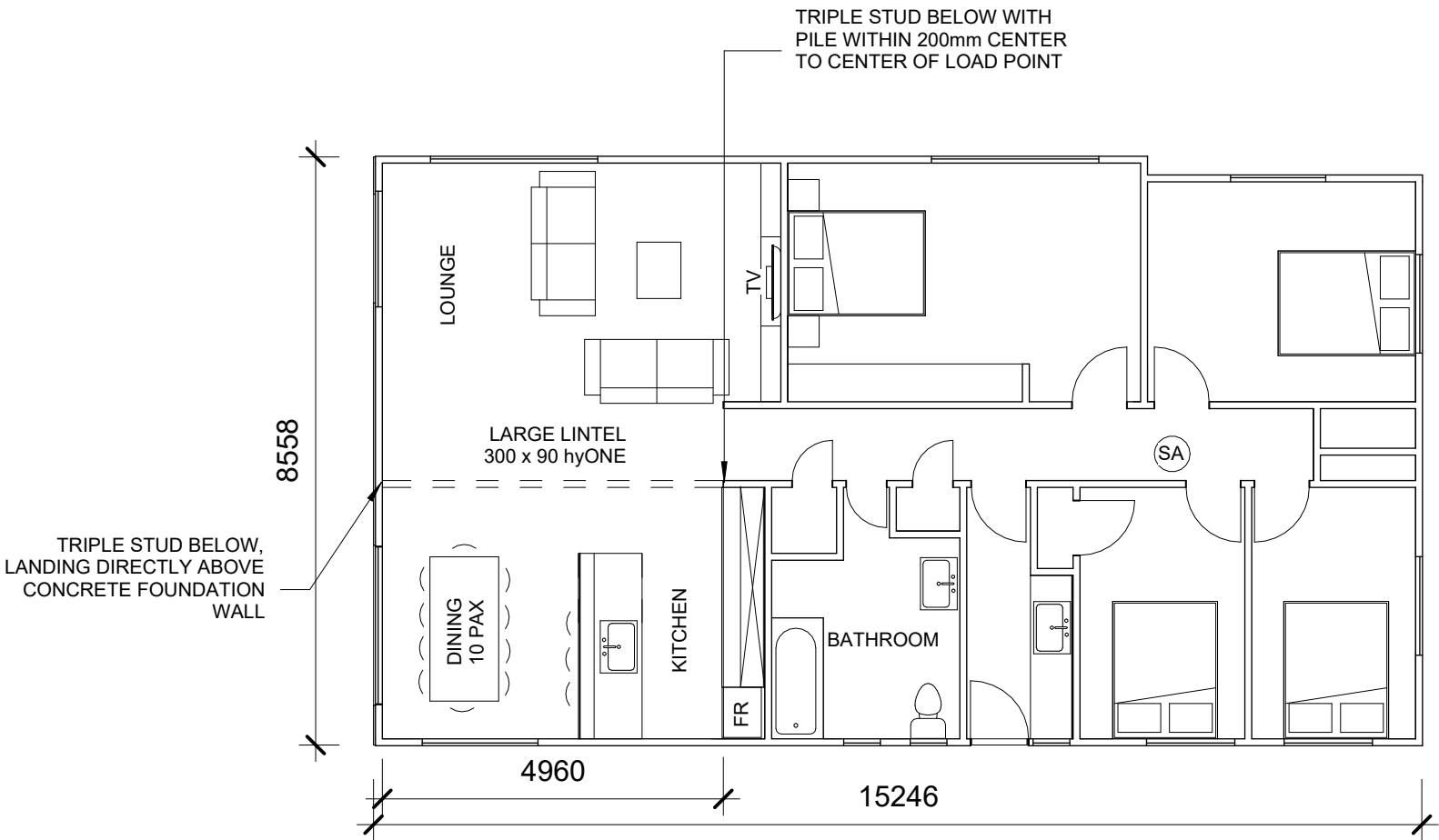
ALL SERVICES WITHIN THE CONSTRUCTION  
AREA ARE TO BE LOCATED PRIOR TO  
CONSTRUCTION WORKS BEING  
UNDERTAKEN.



SHEET TITLE: FOUNDATION PLAN REVISION #: 2 ISSUED: 27/06/2022 PROJECT #: LVD22.216.001	128 GILL STREET NEW PLYMOUTH TARANAKI 4310 NEW ZEALAND
	PHONE: 0272009071 lvddesignnz@gmail.com
	www.lvddesign.nz
	JASON FURSDON RENOVATION
	295D HUATOKI ROAD NEW PLYMOUTH

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NZBC AND NZS3604:2011. ALL WORKS TO COMPLY WITH THE RELEVANT CLAUSES OF THE NZBC.
2. THE BUILDER SHALL HAVE A COPY OF NZS3604:2011 AND ALL DRAWINGS ON SITE AT ALL TIMES.
3. SHOULD THERE BE ANY AMBIGUITY ON THE ARCHITECTURAL DRAWINGS, OR SPECIFICATIONS, CONTACT LDV DESIGN FOR CLARIFICATION PRIOR TO COMMENCING WORK.
4. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
6. ALL WORKMANSHIP TO BE CARRIED OUT TO THE BEST TRADE PRACTISE WITH ALL MATERIALS USED BEING THE BEST OF THEIR RESPECTIVE KINDS.
7. READ DRAWINGS IN CONJUNCTION WITH THE FULL DOCUMENT SET AND DESIGNERS SPECIFICATIONS.
8. DIMENSIONS ARE TO TIMBER FRAME, CLADDING DIMENSIONS NOT SHOWN FOR CLARITY.



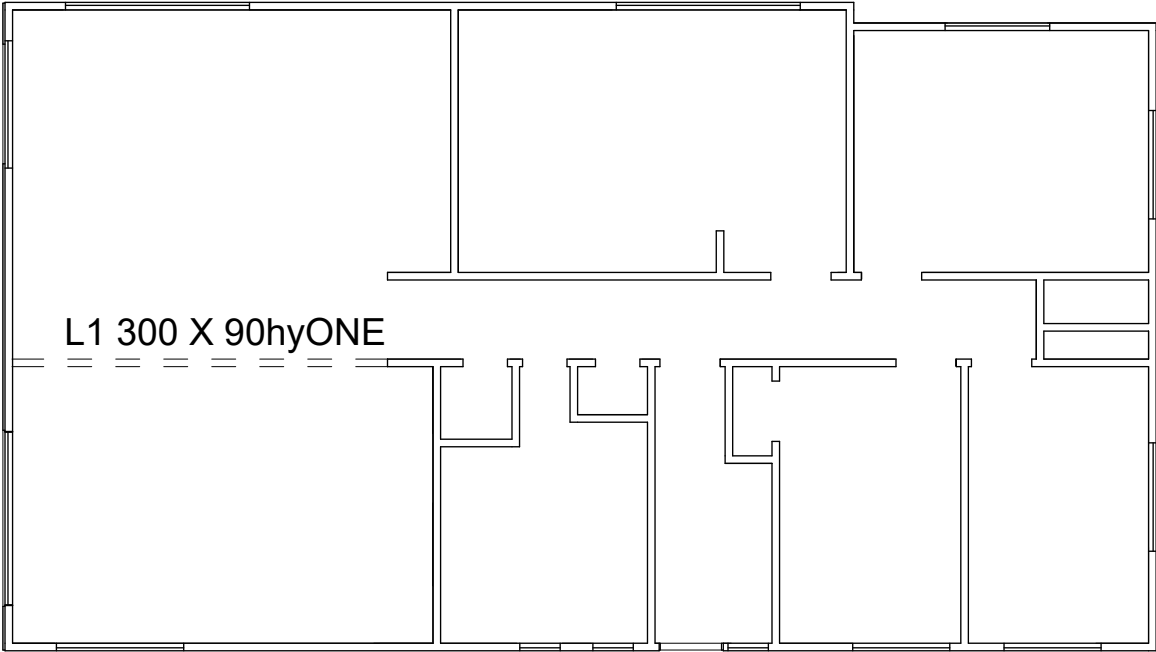
SHEET TITLE: FLOOR PLAN REVISION #: 2 ISSUED: 27/06/2022 PROJECT #: LVD22.216.001	128 GILL STREET NEW PLYMOUTH TARANAKI 4310 NEW ZEALAND		
	PHONE: 0272009071		
	lvddesignnz@gmail.com		
	www.lvdnznz.com		
	JASON FURSDON RENOVATION 295D HUATOKI ROAD NEW PLYMOUTH		

- FRAMING AND LINTEL NOTES:**
- 1.. ALL WALL FRAMING TO COMPLY WITH NZS3604:2011 SECTION 8, ALL WORKS OUTSIDE THIS SCOPE TO ENGINEERS DESIGN
  - 2.ALL TIMBER TREATMENT TO COMPLY WITH B2 OF THE NZBC AND SECTION 4 OF NZS3604:2011.
  - 3. EXTERNAL WALLS TO BE H1.2 TREATED SG8.
  - 4. ALL STRUCTURAL TIMBER TO BE SG8, UNLESS SPECIFIED OTHERWISE.
  - 5. NOGS @ 800CRS, COMPLY WITH NAILING SCHEDULE NZS3604.
  - 6. REFER TO DETAILS AND CALCS.

L1 300 X 90 hyONE

LINTELS FIXED AGAINST UPLIFT.  
ALL INTELS SPANING MORE THEN 1.5M WILL NEED FIXING AGAINST UPLIFT, AS PER DESIGNIT:  
LUMBERLOK TYPE H 13.5kN TENSION CONNECTION AT THE LINTEL CONNECTION AND BOTTOM PLATE CONNECTION.

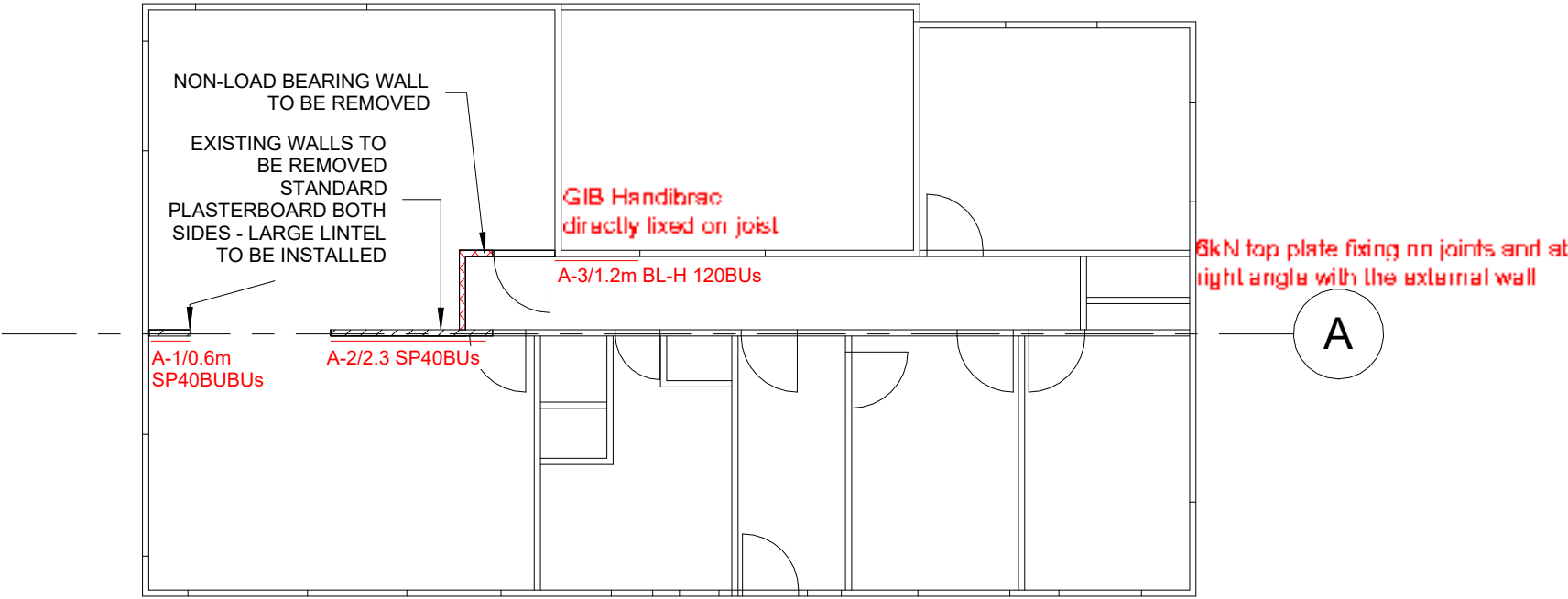
L1. 8KN TOP AND BOTTOM - DOUBLE STUD  
ALL WORKS TO COMPLY WITH THE REVELANT CLAUSES OF NZBC.



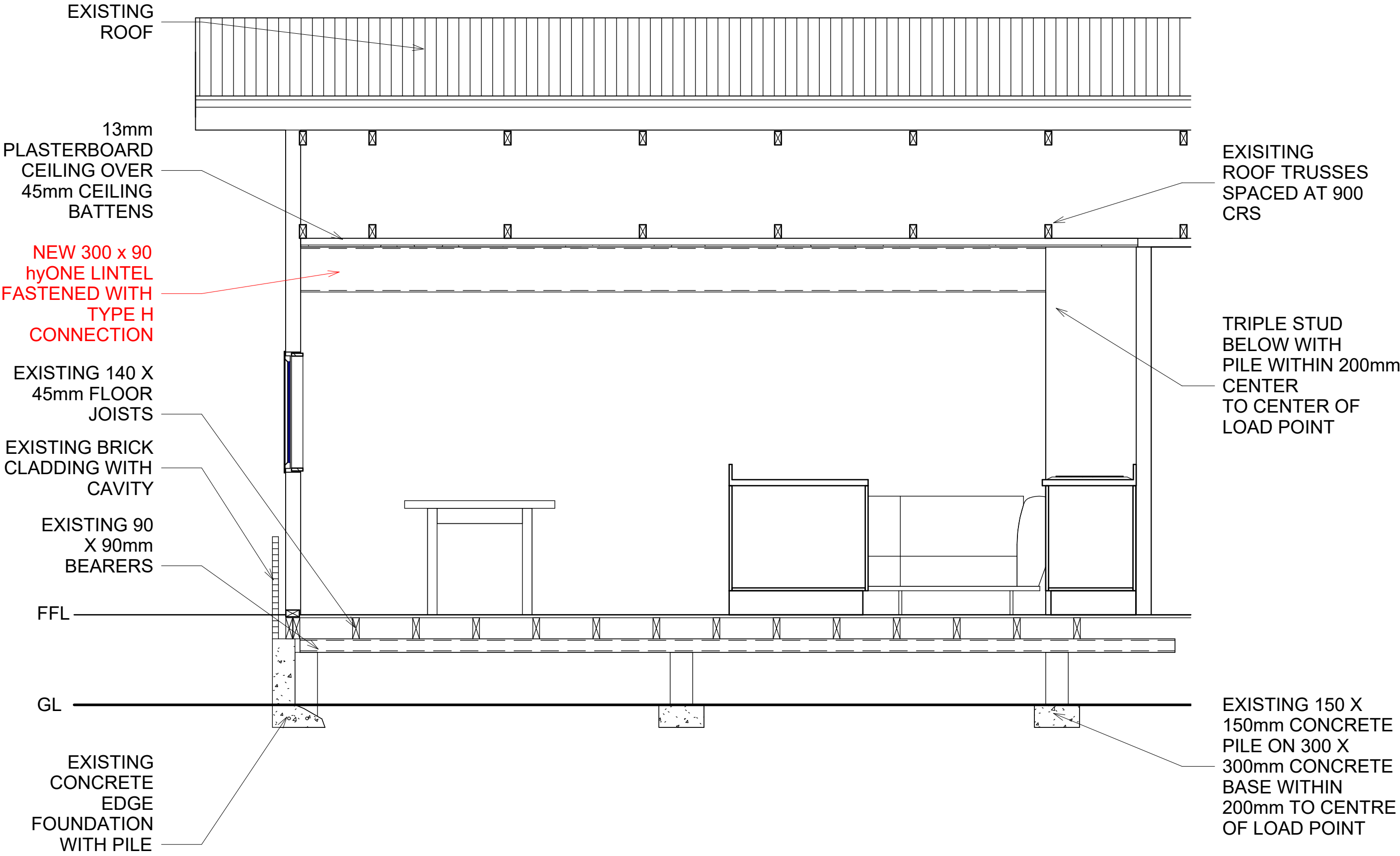
SHEET TITLE:		128 GILL STREET NEW PLYMOUTH TARANAKI 4310 NEW ZEALAND	
FRAMING AND LINTEL PLAN		PHONE: 0272009071 lvddesignnz@gmail.com	
REVISION #:		www.lvdsign.nz	
ISSUED:		JASON FURSDON	
PROJECT #:		RENOVATION	
		295D HUATOKI ROAD NEW PLYMOUTH	

**BRACING NOTES:**  
1. ALL BRACING INSTALLATION AND NAILING TO BE TO SPECIFIERS DETAILS.  
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NZBC AND NZS3604.  
NEW BRACED WALLS TO COMPLY WITH NZS 3604 SECTION 8.7.3.

WALL BRACING REMOVED:  
3m X STANDARD PLASTERBOARD TWO SIDES WITH A RATING OF 40BUs/m  
3X40 = 120BUs  
NEW BRACING ELEMENT ADDED:  
1.2m X BL1-H BRACELINE ONE SIDED = 120BUs



SHEET TITLE: BRACING PLAN REVISION #: 2 ISSUED: 27/06/2022 PROJECT #: LVD22.216.001	128 GILL STREET NEW PLYMOUTH TARANAKI 4310 NEW ZEALAND
	PHONE: 0272009071 lvddesignnz@gmail.com
	www.lvdnznz.com
	JASON FURSDON RENOVATION
	295D HUATOKI ROAD NEW PLYMOUTH



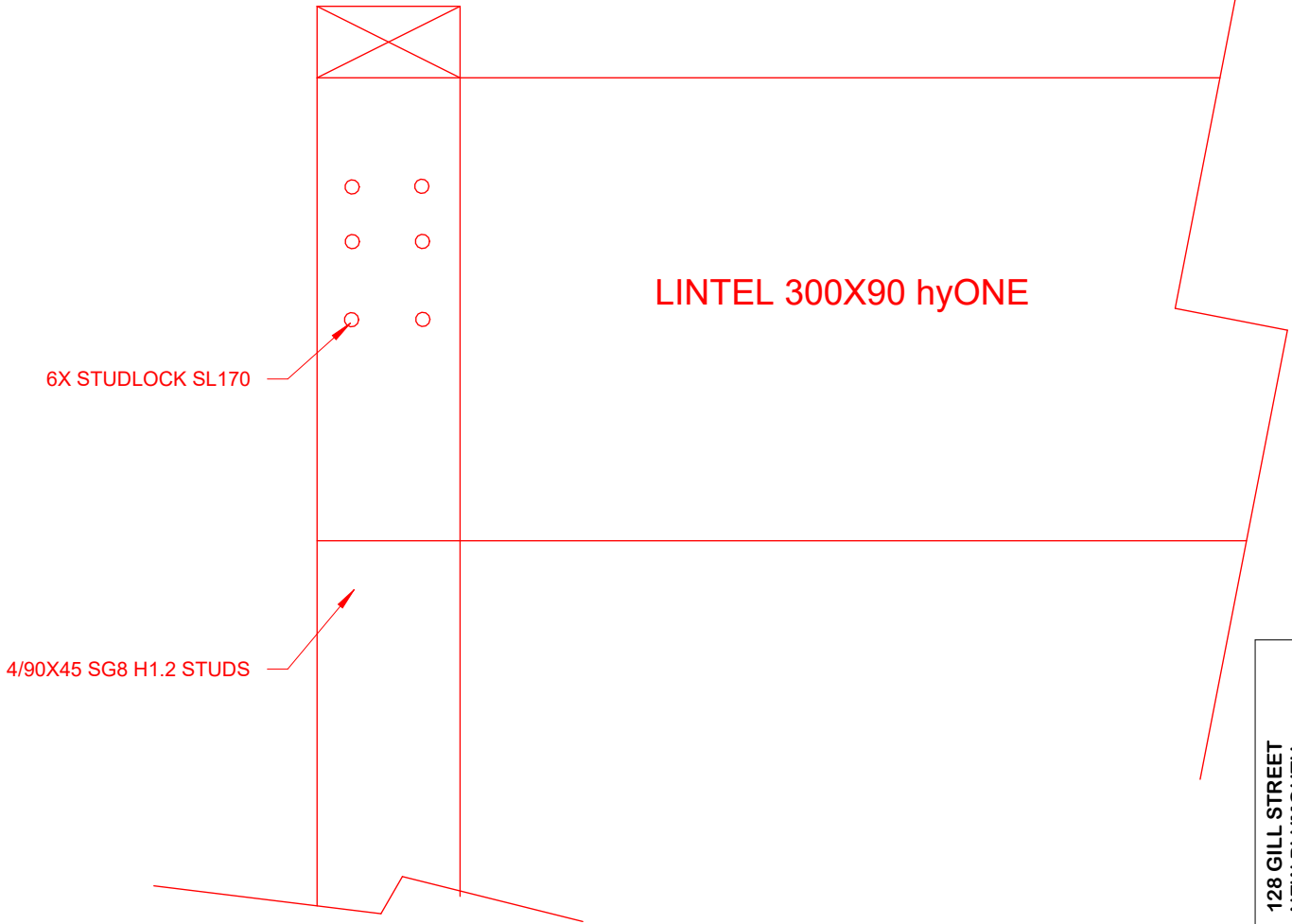
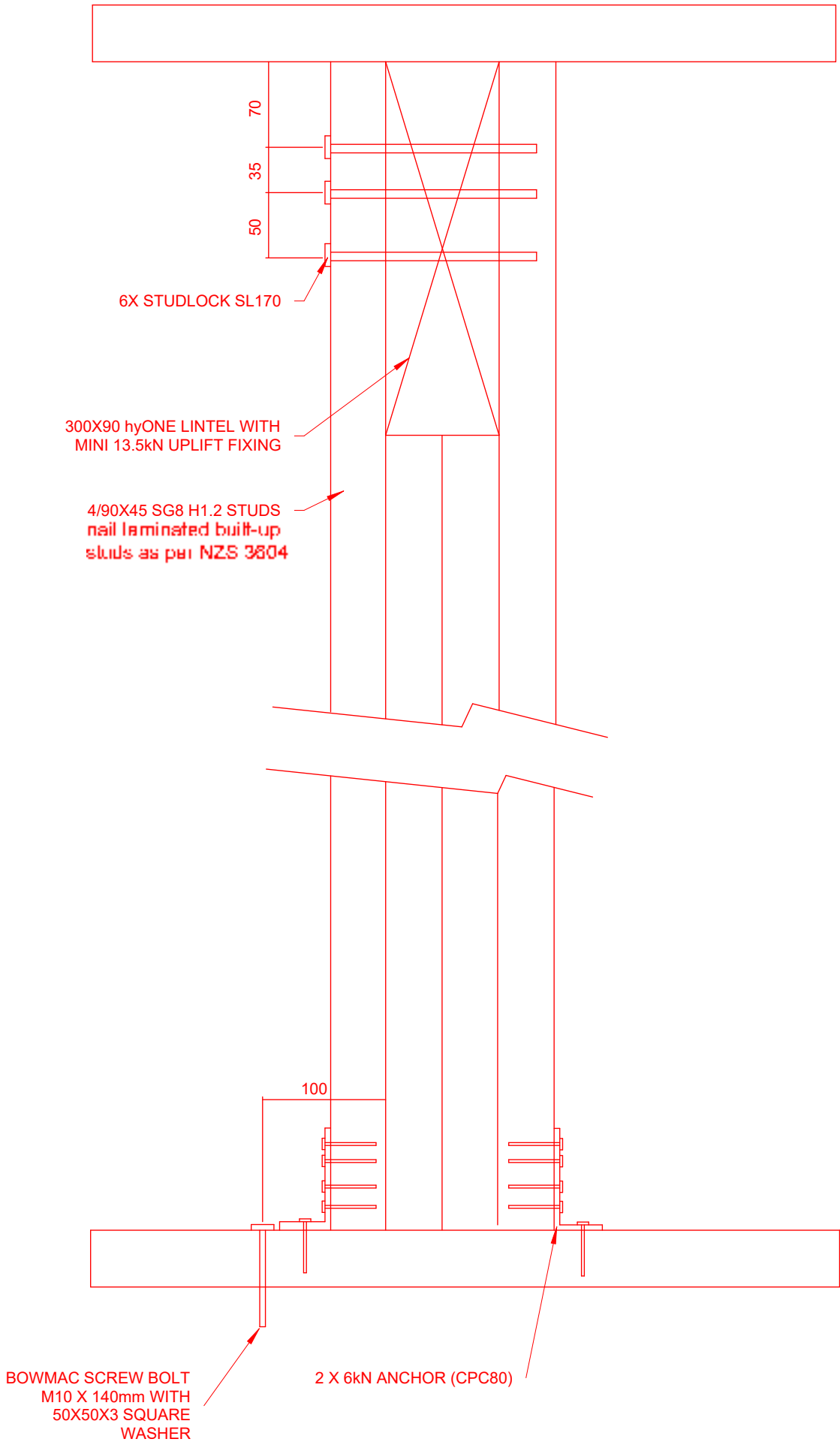
1

Section 1

1 : 25

128 GILL STREET NEW PLYMOUTH TARANAKI 4310 NEW ZEALAND		PHONE: 0272009071 lvddesignnz@gmail.com www.lvddesign.nz	
JASON FURSDON		RENOVATION	
SHEET TITLE:		295D HUATOKI ROAD NEW PLYMOUTH	
SECTION	REVISION #:	2	PROJECT #:
	ISSUED:	27/06/2022	LVD22.216.001
A401			





SHEET TITLE: LINTEL DETAILS REVISION #: 2 ISSUED: 27/06/2022 PROJECT #: LVD22.216.001	JASON FURSDON RENOVATION		
	128 GILL STREET NEW PLYMOUTH TARANAKI 4310 NEW ZEALAND		
	PHONE: 0272009071 lvddesignnz@gmail.com		
	295D HUATOKI ROAD NEW PLYMOUTH		
	www.ldvdesign.nz		



Te Kaunihera-ā-Rohe o Ngāmotu

# New Plymouth District Council

## Building Consent No: BC22/130344

### Form 5, Section 51, Building Act 2004

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#### Building

Street address of building: 295 D Huatoki Street NEW PLYMOUTH 4310  
Legal description of land where building is located: Lot 4 DP 9754  
Building name: Residential

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#### Owner

Name of owner: Jason FURSDON  
Applicant: LDV DESIGN Phone No (Pvt): 0226237800  
Applicant contact address: 193 Egmont Road EGMONT VILLAGE 4386 Email Address: [tessadelport@hotmail.com](mailto:tessadelport@hotmail.com)

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#### Building Work

Building consent number: **BC22/130344**  
Description of work: **Removal of loading bearing wall, replaced with lintel**  
Issued by: New Plymouth District Council

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#### Building Work

The following building work is authorised by this building consent:

Project description: Removal of loading bearing wall, replaced with lintel  
Intended use: Dwelling

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

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#### The building Consent is subject to the following conditions:

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**Section 90 – Inspections by building consent authorities:** agents, authorised by the building consent authority (BCA), are entitled under section 90 of the Building Act 2004 to inspect land on which building work is being or is proposed to be carried out, building work that has been or is being carried out on or off the building site, and any building itself, at all times during normal working hours or while building work is being done.

### **Compliance Schedule**

A compliance schedule is not required for the building.

### **Attachments**

Copies of the following documents if relevant have previously been sent through the portal for this building consent:

- Project information memorandum
- Development contribution notice
- Sec37 certificate - Resource Management Act (RMA) certificate.



Anne Foot

**Building Support Services Officer**

**On behalf of: New Plymouth District Council**

**Date issued: 18 August 2022**



Te Kaunihera-ā-Rohe o Ngāmotu

**New Plymouth  
District Council**

## **Advice Notes for Building Consent No: BC22/130344**

### **1. Inspections**

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.

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 New Plymouth District Council (NPDC) if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

### **2. Durability of Building Elements**

Building elements may have an intended life of less than 50 years. Limited life building elements carry certain limitations and obligations. Based on current legislation these obligations require the building owner to follow the normal and/or scheduled maintenance of the building element to ensure its continued compliance with the New Zealand Building Code (NZBC). Where failure to properly maintain the building elements results in non-compliance with the NZBC, the BCA/Territorial Authority may issue a "Notice to Fix" which if not met could result in legal action appropriated in the circumstances.

### **3. Construction and Demolition Noise**

The operative New Plymouth District Plan, appendix 12, clause 1.1–1.4 sets construction and demolition noise standards. Anyone carrying out building work must ensure they comply with these noise levels at all times. These standards may be obtained from the Council's website or by contacting the Council.

### **4. Lapse and Cancellation of Building Consents**

A building consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent or any further period that the BCA may allow. An extension of time to commence building work after 12 months must be made in writing stating the reasons for the request, prior to the lapse date of the consent.

### **5. Completion of Building Project**

A Code Compliance Certificate must be applied for as soon as practicable after the building work is completed. An extension of time to complete work may be considered if required. Application for a time extension must be made in writing explaining reasons for the request.

### **6. Fees and Charges**

The base fee is based on the anticipated costs for the project and is non-refundable.

Building Consent fees are required to be paid prior to a building consent being issued. Once the project commences actual costs are charged against the fees paid. In some instances, the base fee may be exceeded due to amendments, extra inspections or other time spent because of project complexity. These additional costs will be charged.



Te Kaunihera-ā-Rohe o Ngāmotu

# New Plymouth District Council

## Required Items for Building Consent No: BC22/130344

Before Council can issue a Code Compliance Certificate, you will need to ensure the following inspections are completed and that you have provided the paperwork requested.

### Inspections Required

No	Detail	Notes
1	Pre-Wrap (Framing/Fixings)	
1	Post-Line (Brace Elements)	
1	Final-Minor Works	
3	Total Inspections	

### Licensed Building Practitioner Forms Required

Designer 1

Luke de Villiers, lead designer