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Council Records

These records were obtained in March 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.

16 mm

BUILDING FILE

Code No. 344 / 40

Subject DWG. Carport + Store, Garage.

Permit No 4191, 4285, 8268.

Date 9/7/74, 5/9/74, 16/7/81.

No. Sheets 7

Document Set ID: 789071
Version: 1, Version Date: 27/05/2009

TARANAKI COUNTY COUNCIL

PERMIT NO 4191

BUILDING PERMIT APPLICATION FORM

344/40

To the County Engineer,
P.O. Box 56,
NEW PLYMOUTH.

Sir,

I hereby apply for permission to Erect Residence.

at (House No. & Street) Mangati Rd for (Owner) S. Hickman.

of (Address) Hawera according to locality plan and

detailed plans, elevations, cross-sections and specifications of building deposited herewith IN DUPLICATE.

SITE: Lot No. 13 D.P. No. _____ Section No. Mangati Rd. Butlers subdivision.

Block No. _____ Survey District _____ Area _____

EXISTING BUILDINGS: Use _____ Ground Floor area _____ sq.ft.

Use _____ Ground Floor area _____ sq.ft.

Use _____ Ground Floor area _____ sq.ft.

TOTAL: _____ sq.ft.

PROPOSED BUILDING: Use - describe proposed purpose for which every part of building is to be used or occupied:

Area of Ground Floor 912 sq.ft.

Estimated value of completed building $16736-00 (For Assessment of building Research Levy)

Less value of Plumbing & Drainage $ ~~1736-00~~ 1500

Balance ~~$15000-00~~ $15236 (For Assessment of building Permit Fee)

Yours faithfully,

Roebuck Constr. Co. Ltd Address Private Bag. New Plymouth
Builder

Date 9-7-74

NOTE: Fees according to the scale on back hereof must accompany application for permit. - Special plumbing and drainage application forms are required and where applicable, separate permits must be obtained by the Plumber or Drainlayer before a building permit will be issued.

FOR OFFICE USE

Date Received 9/7/74 Fee Paid (a) Building Permit $48-00 (b) Building Research Levy $8-50 Receipt No. 9680 Val. Roll

Check	Remarks	Initials
Ordinances	✓	L
P. & D. Regs.	2408	
Building Regs.	✓	
Fire Code		
Structural Content	✓	
Water Connection	in	
Kerb & Footpath Crossing	2927	
Regn. Cert. (Bldgs over $20,000)	N/A	

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ROEBUCK CONSTRUCTION CO. LTD.
REGISTERED MASTER BUILDERS.

APPROVED
Authorised Officer
9.1.74

SPECIFICATIONS

For: Residence for Mr S. Hickman

Description: Mangati Road, Pt Sec 7 - 7A Bell District
Block 2 Lot 13

All Trades refer to Amendments

GENERAL CONDITIONS: Structural work shall as a Minium comply with N.Z.S.C. Building By Laws, Part 1X.
The whole of the work to be carried out, shall comply with the lending authority, if applicable. At completion the premises are to be left ready for occupation.

INSURANCE: The Contractor shall insure the works against fire, and workers against injury.

PERMITS: The Contractor shall take out all permits and confirm in all respects to the requirements of the..Taranaki County Council.....

CONCRETE: All concrete shall be composed of 6 parts clean shingle to 1 part Portland Cement, thoroughly mixed.

TIMBER: All timber to comply to the N.Z.S.S. No. 169 or variations approved by the State Advances Corporation, but to be generally as follows:-

Sub-floor timbers to be .....----.....
Framing Timbers to be .....Treated Radiata.....
Exterior Finishing Timbers to be .....Tr OB or Ht Rimu or Matai.....
Interior Finishing Timber to be .....Ht Rimu.....
Cupboard Fitments etc. to be .....Treated Radiata.....
Flooring Timbers to be .....----.....

EXCAVATIONS: Excavate to solid clay for all foundations, piles, sever drains etc. Trenches to be true and even.

SITE CLEARANCE: Clear vegetation from site. Remove timber waste from under building.

~~PILES: Piles shall be 6"x6" precast concrete with wires embedded. Piles shall project at least 12" above ground and to be set in 12"x12" x6" concrete pads. They shall be spaced 4'6" in rows, up to 6'6" apart.~~

FOUNDATION: 12" x 10" reinforced concrete footing as detailed - 4" concrete floor on hardfill - power float finish. All as detailed on plan.
.....
.....
.....

PORCHES AND STEPS: Walls to be 4" thick concrete on 12"x6" footings. Porch floors to be 4" thick reinforced with heavy wire mesh or ⅜" R.M.S. rods at 15" centre. Steps to be formed of concrete and treads to be at least 11" and risers not more than 7".

~~CHIMNEY SLAB: Footings shall be of 6" Concrete, 6" wider than the work above, reinforced with ⅜" R.M.S. Rods at 15" Centres. Walls to be at least 5" and floor slab to be 5" reinforced with wire mesh.~~

DAMP COURSE: Lay Malthoid Damp-Course between concrete and timber bearings.

DRAIN LAYER: Lay all sever drains in 4" first quality C.E. pipes to uniform level, and properly jointed, with rubber rings. Provide and fix all necessary fittings, to complete drains in accordance with local body requirements.

CHIMNEY: .....

~~VENTILATION: 12"x6" Vents at 6' Centres and 2'6" from corners.~~

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BRICKLAYER: Allow the P.C. sum of ..... for an approved surround and Firebrick back and the supply of a 16" Colonial Grate.....

SOLID PLASTERER: Base walk, porches, steps and chimney to be plastered.....

344/40

CONSTRUCTION:
Bottom plates and sleepers. To be 4x2 & 4x3 respectively and wire or bolted to foundations and scarfed or halved.

WALL PLATES: To be 4x2 scarfed at joins and angles and to have 2-¾" holes between each stud and with crossed galvanised nails on top of bottom plate.

JOISTS: To be ..... spiked together over sleepers.

STUDS: To be 4x2" at not more than 18" centres. 3"x2" Studs for minor non-bearing walls. 4"x3" Studs to openings over 5'.

DWANGS: 3 rows to each wall minium size 3"x2".

BRACES: 6"x1" cut flush with framing.

LINTELS: 4x2 etc. according to N.Z.S.S. IX.

CEILING JOISTS: 4x2 at 20" centres and dwanged with 3"x2".

RUNNERS: 4"x2" runners if over 8' width. 8"x1" extra if over 12" width,

RAFTERS: 4"x2" at 3" centres. Support with 4x2 under purline. Struts of 4x2 and collar ties of 6x1 to alternate rafters.

PURLINS: 3"x2" at 30" centres. 2 x 1¼ Decramastic Tile Battens to Manufacturers Specification.

HIPS RIDGES AND VALLEY: To be 8x1.

FASCIA BOARD: To be ..8 x 1 Grooved for Soffit.....

EAVES AND EXTERNAL CEILINGS: To be 3/16" flat asbestos sheets. Eaves to be.....

EXTERNAL WALL COVER: To be of Summit stone veneer, sisilation to all external walls and ceilings for insulation 6" x 1" Ht Rimu shiplap over windows and at gable ends seal around all windows and doors with mastic form weep holes in bottom course.

INTERNAL FLOORING: To be 4x1 T.G. & W. ..... cramped and double nailed. Sand on completion.

SKIRTING: 3" x ½" S.B.N. sanded and fitted neatly on to floor.

ARCHITRAVES: 3"x½" S.B.N. sanded and mitred.

SCOTIA CORNICE ETC. To be at corners .....

Insulation Fibre glass batts to Ceiling - Single sided Sisialation to All External Walls.

INTERNAL LININGS:
WALLS. LAUNDRY:
W.C. .....
KITCHEN .....
BATHROOM .....
} 3/16" serritone
H.W. & BROOM CUPBOARD ..... Hd Bd 3/16
LINEN & COAT CUPBOARD ..... Hd Bd 3/16
DINETTE ..... Gib Bd
WARDROBES ..... Gib Bd
BEDROOMS ..... Gib Bd
HALL ..... Gib Bd
LOUNGE ..... Gib Bd

CEILINGS: Service Rooms .....

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Ceilings Service Rooms. ¼" Pinex Tiles.
Lounge .....Gib Bd. Wisper Spray Finish.....
Other Rooms .....¼" Pinex Tiles.....

JOINERY EXTERNAL DOORS: To have 1½" Rebated Jambs with weathered sill. Hang on 3 Galvanized Butts. Front door to be 6'6" x 2'10" ..... Rear Doors to be 6'6" x 2'8" .....

EXTERNAL DOORS: To be O.L. Flush type, hung on 3-3½" Butts.
Main Doors 6'6" x 2'8"
Bathroom Door 6'6" x 2'6"
W.C. Door. 6'62 x 2'2"
H.W. Cupboard Doors 6'2" .....
Wardrobes ~~etc x 6'6" x 2'~~ Alvista Sliding Doors.
Sepele Mahongany
.....
.....Exposed beams in Lounge. 12" x 4" Laminated.....

KITCHEN JOINERY ECT. All cupboards to State houses detail. Dresser tops to be .....Formica.....
Sink bench to have a .....S. S. Bowl.....drawers. build in shaving Units to have flush doors and .....
cabinet with mirror in bathroom.

SASHES & FRAMES: ~~To be of joinery grade timbers. Sashes to be white type, to sizes indicated on plan. Sills, jambs, mullions etc. to be moated, rebated and weather grooved.~~ To be Aluminium windows.

GLAZING: Bathroom and lavatory to have obscure glass. All other openings to have clear glass ..... provide access to base and ceiling.

METER BOX: Build in box where directed.

BATH PANEL: Flush side of bath with slope inwards or toe space.

HARDWARE: Allow the P.C. sum of ..$100.00... for Door Locks, Window Catches, Cupboard Catches and soap-holder, towel railings etc.

ROOF: ~~Roof to be covered with 26A Galvanized Corrugated Iron with 9" end lap and 1½ corrugations side lap. Fix with lead-headed nails.~~ Fix decramastic tiles on 2" x 1½" battens to manufacturing specification.

ELECTRICIAN: Provide and fix all necessary wiring for ..12... light points and ...10.... hot points, Range point, Board and Mains, Hot Water connection with element and Thermostat, and 1 Aerial and earth terminal. Allow the P.C. sum of ..$250.00... for Range (Gas) and allow for 2 outside light fittings. All to be installed to latest wiring regulations. Wire for T.V.
Allow PC $150.00 for light fittings to be selected by owner.

PLUMBER:

FLASHINGS: Do all necessary flashings to in-tersections, vents pipes through roof and chimney. Fix trays under windows.

Spouting Spouting and downpipes to be .Galv.... Fix 5¼" round spouting complete with angles, brackets and downpipes.

Lavatory Supply and connect to sewer, 1 - white china pan and fit with approved low down flush cistern, flush pipe, single flap seat and all necessary clips.

Hot Water Supply and fix a ..30..... gallon cooper tubing to sink, bath, hand basin and tubs. Lay all pipes and carry G.P.S. exhaust through roof.

Cold Water Lead in from main supply to supply ~~tank in roof~~ High Pressure Cylinder ~~complete with tray and overflow~~..... Then carry to W.C. tub, sink, hand basin and bath and outside hose taps. C.P. Faucet to bath, basin and sink and shower to be combined.

Taps: .....
.....

Wastes Provide and fix all necessary plugs, traps and wastes and including sink bench.

Fittings Provide and fix :- S. S. Shower Tray.

PAINTER: Paint external wood work with one coat red lead primer and stop 1 - coat of undercoat and one of high gloss finish to

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PAINTER CONT'D.....

approved colours.

Interior hardboard rooms to be sealed and two coats to approved colours. Interior ceilings to be stopped and two coats P.V.A. Paint, except Kitchen and bathroom, which are to be finished with enamel.

Walls to be papered, are to be stopped, flushed, sealed and papered with paper for which the P.C. sum of .....52.50.....a roll is to be allowed.

Trim to papered rooms to be ..Varnish..... vertical exterior shiplap to be 2 coats timber Masta wood stain.....

.....

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TARANAKI COUNTY COUNCIL

PERMIT NO 4285

BUILDING PERMIT APPLICATION FORM

To the County Engineer,
P.O. Box 56,
NEW PLYMOUTH.

344/40

Sir,

I hereby apply for permission to ERECT CARPORT & STORE at (House No. & Street) 40. MANGATI ROAD for (Owner) MR. D. HICKMAN, of (Address) _____ according to locality plan and detailed plans, elevations, cross-sections and specifications of building deposited herewith IN DUPLICATE.

SITE: Lot No. 13 D.P. No. 10963 Section No. _____

Block No. _____ Survey District _____ Area _____

EXISTING BUILDINGS: Use ~~80~~ Residence Ground Floor area 899. sq.ft.

Use _____ Ground Floor area _____ sq.ft.

Use _____ Ground Floor area _____ sq.ft.

TOTAL: 899. sq.ft.

PROPOSED BUILDING: Use - describe proposed purpose for which every part of building is to be used or occupied:

CARPORT AND STORE.

Area of Ground Floor 81. sq.ft.

Estimated value of completed building $ 796. (For Assessment of building Research Levy)

Less value of Plumbing & Drainage $ NIL.

Balance $ 796. (For Assessment of building Permit Fee)

Yours faithfully,

ROEBUCK CONSTR. CO. LTD. Address PRIVATE BAG,
Builder IN RECEIVERSHIP
Date 11. 9. 74. NEW PLYMOUTH.

NOTE: Fees according to the scale on back hereof must accompany application for permit. Special plumbing and drainage application forms are required and where applicable, separate permits must be obtained by the Plumber or Drainlayer before a building permit will be issued.

FOR OFFICE USE

Date Received 5/9/74 Fee Paid (a) Building Permit $ 4 (b) Building Research Levy $ _____ Receipt No. 1864C Val. Roll _____

$4-00

Check	Remarks	Initials
Ordinances	✓	
P. & D. Regs.		
Building Regs.	✓	
Fire Code		
Structural Content	✓	
Water Connection		
Kerb & Footpath Crossing		
Regn.Cert. (Bldgs over $20,000)		

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Version: 1, Version Date: 27/05/2009

TARANAKI COUNTY COUNCIL

BUILDING PERMIT APPLICATION FORM

PERMIT NO: 82268

To the County Engineer,
P.O. Box 56
NEW PLYMOUTH.

344/40

Sir,

I hereby apply for permission to build a Skyline garage
at (House No. and Street) 40 Mangati Rd for (Owner) M. Spice
of (Address) 40 Mangati Rd according to locality plan
and detailed plans, elevations, cross-sections and specifications of building
deposited herewith IN DUPLICATE.

SITE: Lot No: 13 D.P. No: 10963 Section No:
Block No: Survey District: Area:

PROPOSED BUILDING: Use - describe proposed purpose for which every part is used or occupied:

garage

Area of Ground Floor 19 Am

Estimated value of completed building $ 2300 (For assessment of Building Research Levy)

Less value of Plumbing and Drainage $

Balance $ 2300 (For assessment of Building Permit Fee)

Yours faithfully, S Rowe

Steve Rowe
BUILDER

Address: 43 Wesley Ave NP

Date: 14-7-81

Phone No:

Note: Fees according to the scale on back hereof must accompany application for permit. Special plumbing and drainage application forms are required and where applicable, separate permits must be obtained by the Plumber or Drainlayer before a building permit will be issued

FOR OFFICE USE

Date Received 15-7-81 Fee paid (a) Building Permit $ 20-00
(b) Building Research Levy $
(c) Water Conn. $
(d) Sewer Conn. $
(e) Kerb Crossing $

Receipt No: 63519 Val. Roll 11831/49500

Check	Remarks	Initials
Ordinances	✓	CWD 16-7-81
P. & D. Regs		
Building Regs	✓	
Fire Code		
Structural Content	✓	
Water Connection		
Kerb & Footpath Crossing		
Regn. Cert (Blgs over $20,000)		

Document Set ID: 789071
Version: 1, Version Date: 27/05/2009

35mm

BUILDING FILE

Code No. 344 / 40

Subject DWG, Carport + Store, Garage.

Permit No 4191, 4285, 8268.

Date 9/7/74, 5/9/74, 16/7/81.

No. Sheets 3

Document Set ID: 789072
Version: 1, Version Date: 27/05/2009

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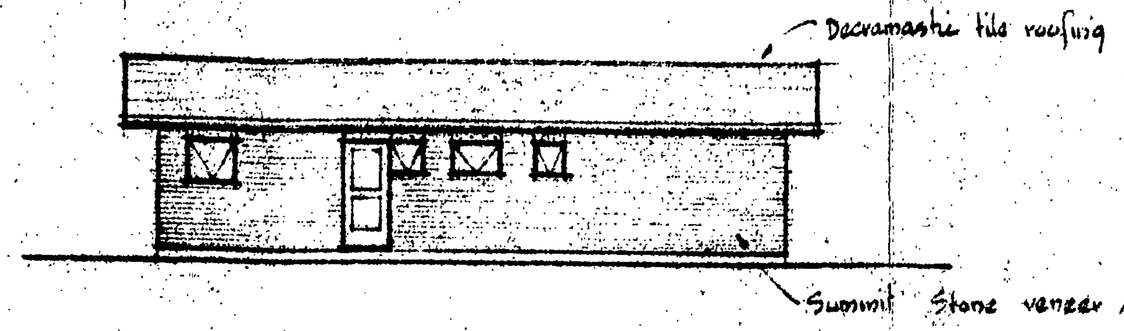
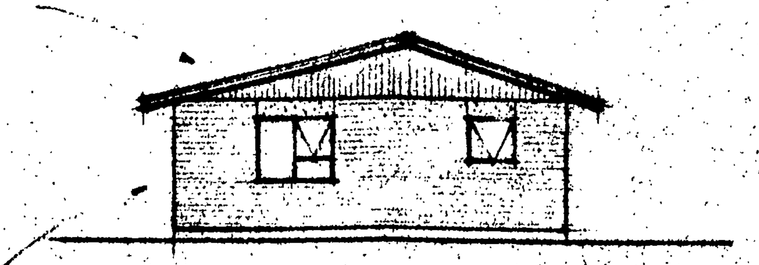
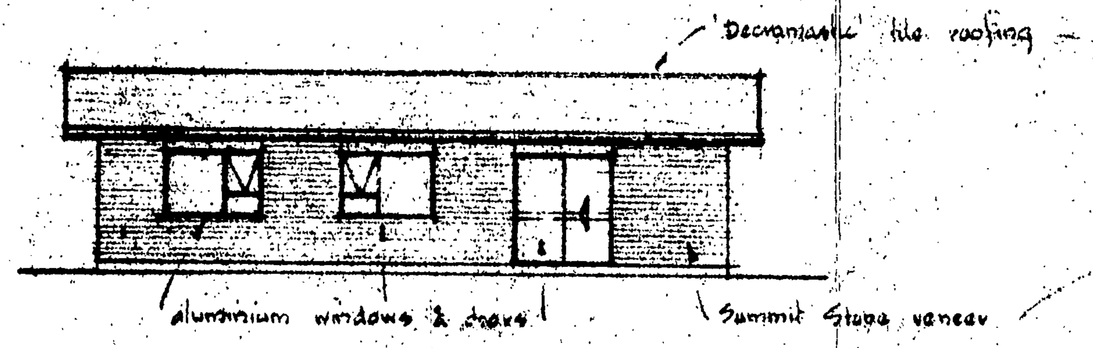


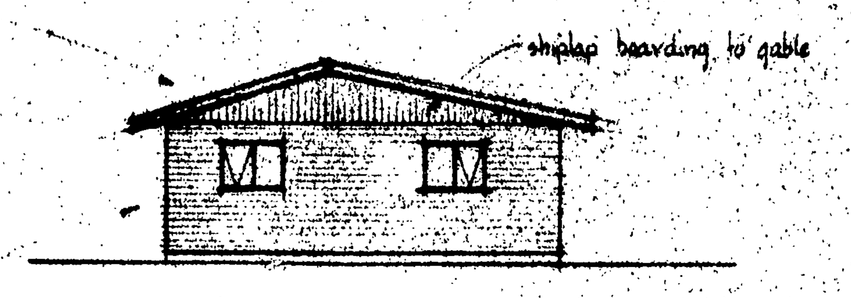
SOUTH ELEVATION



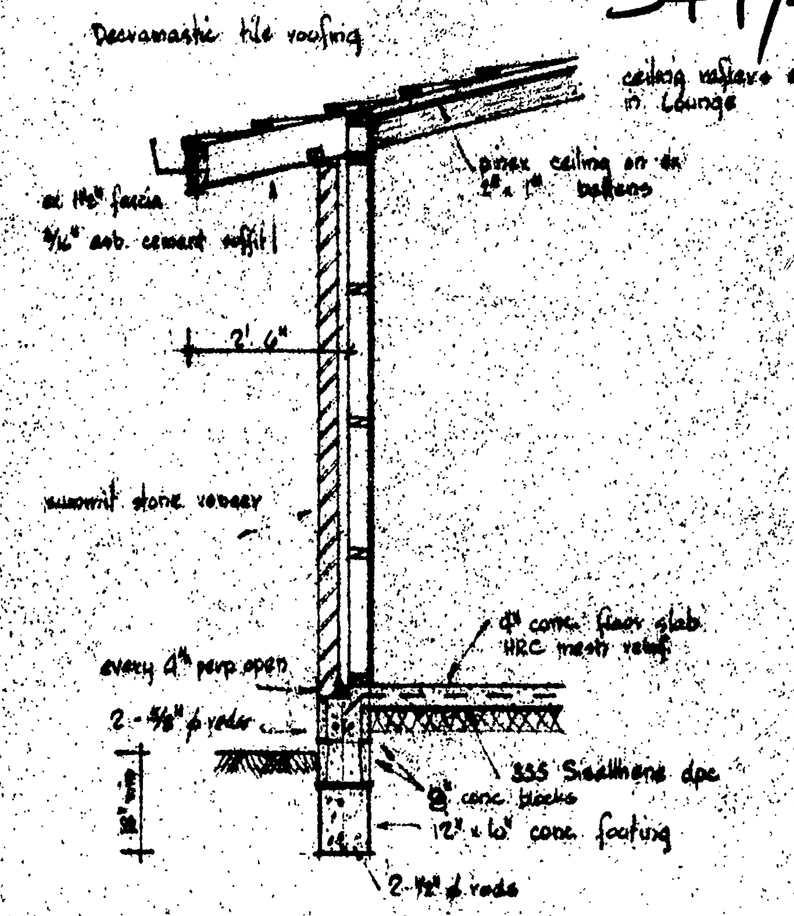
EAST ELEVATION



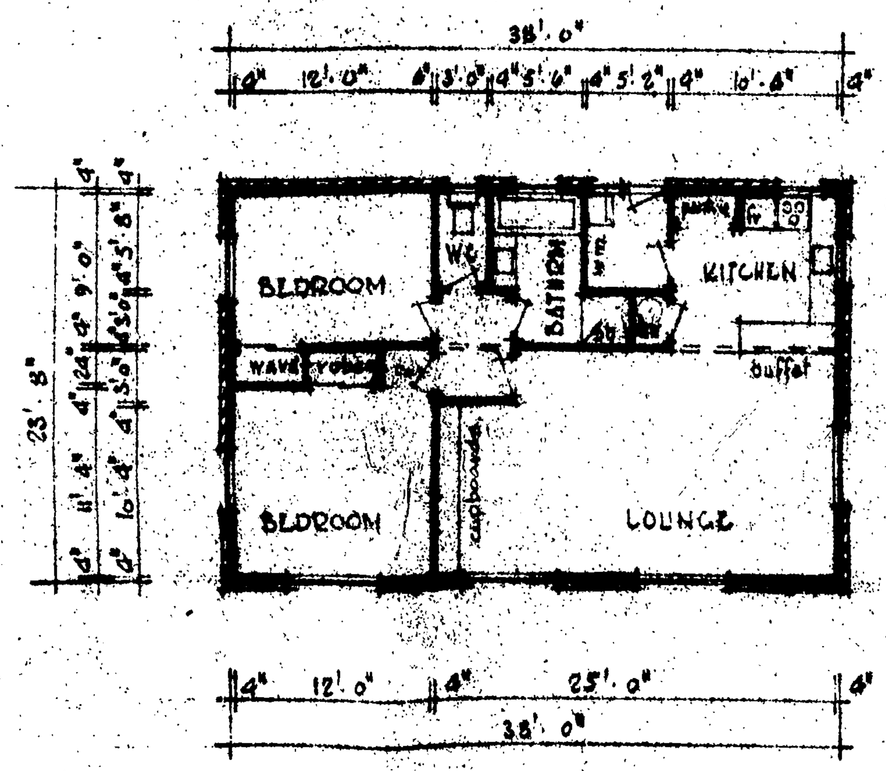
NORTH ELEVATION



WEST ELEVATION



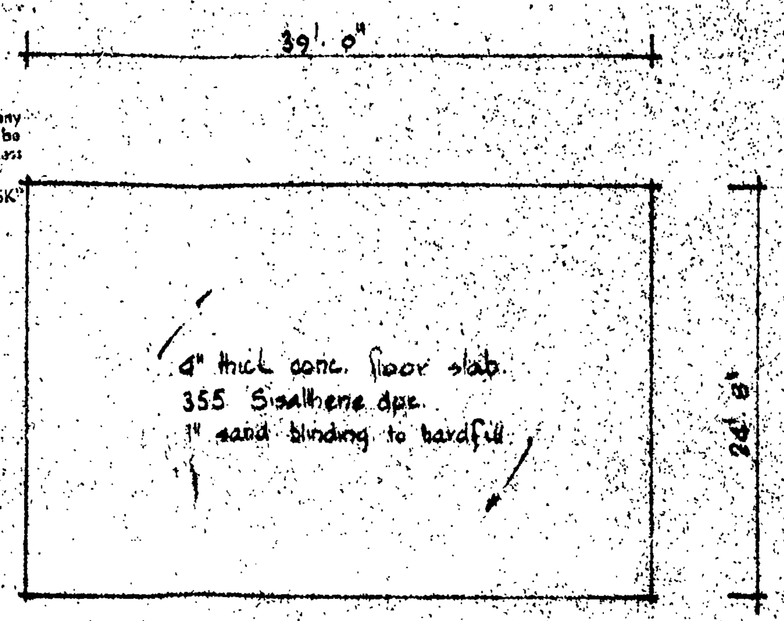
TYPICAL WALL DETAIL ½" = 1'-0"



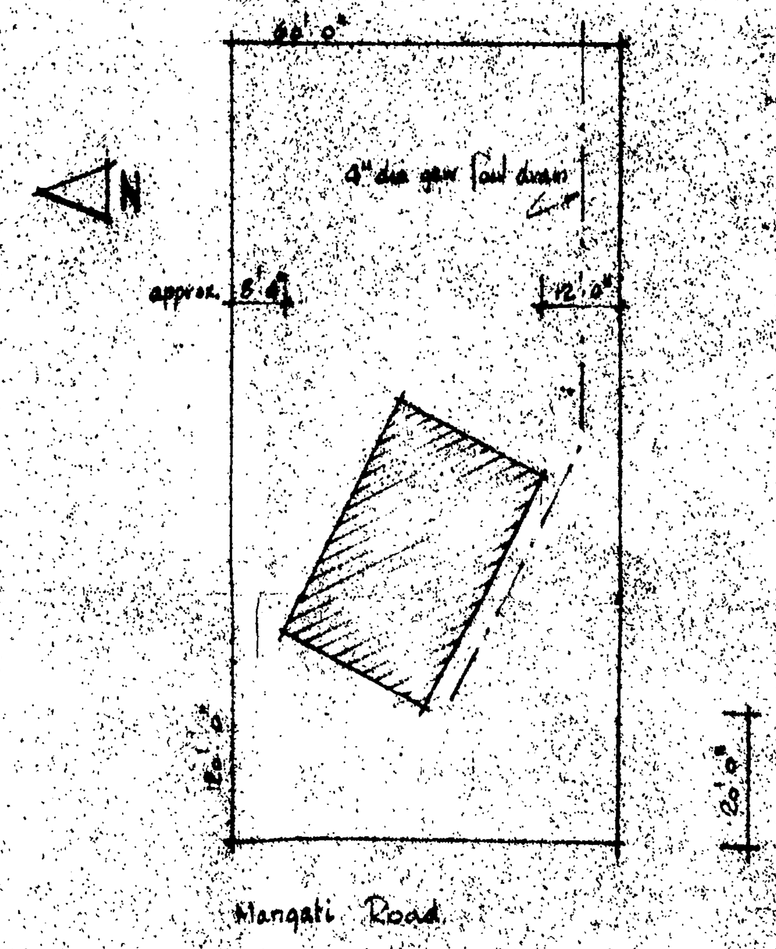
FLOOR PLAN

Oakhayne
9. 7. 90

"OWNER TO NOTE the finished level of any entrance at the Road Boundary line shall be 8 cm above the crown of the road, unless otherwise approved by the Engineer.
IF IN DOUBT — ASK"



FOUNDATION PLAN



SITE PLAN 1" = 20'. 0"

PROPOSED RESIDENCE FOR MR D HICKMAN — MANGATI RD., BELL BLOCK

Scales: ½" = 1'. 0", as shown.

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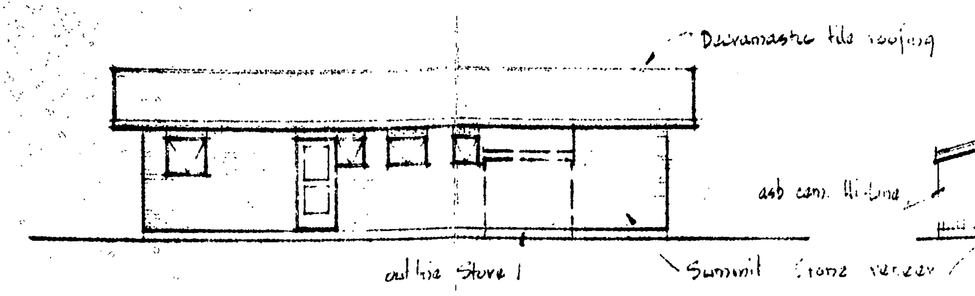
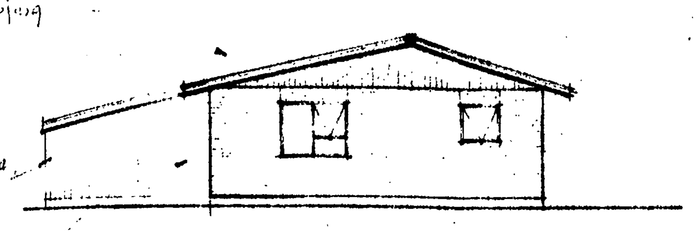
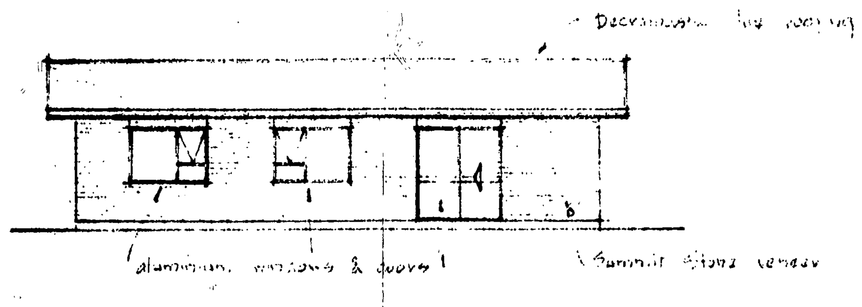


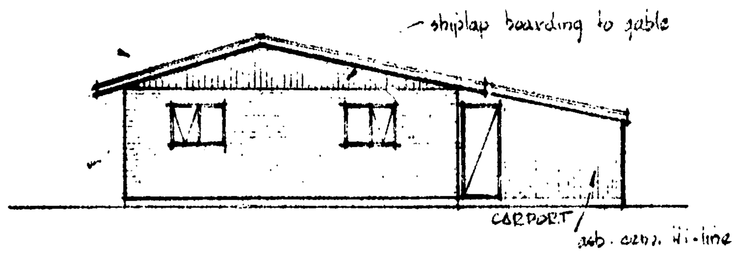
SOUTH ELEVATION



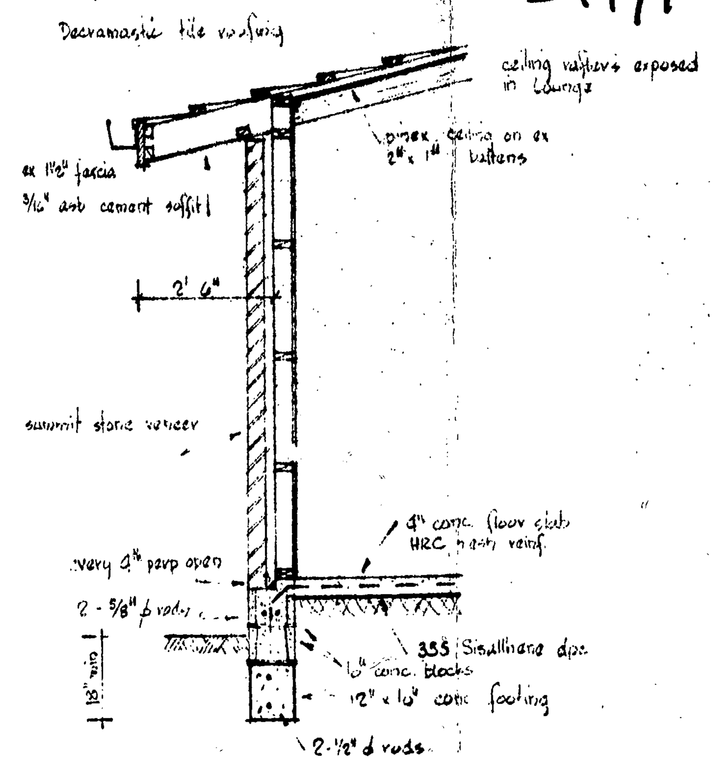
EAST ELEVATION



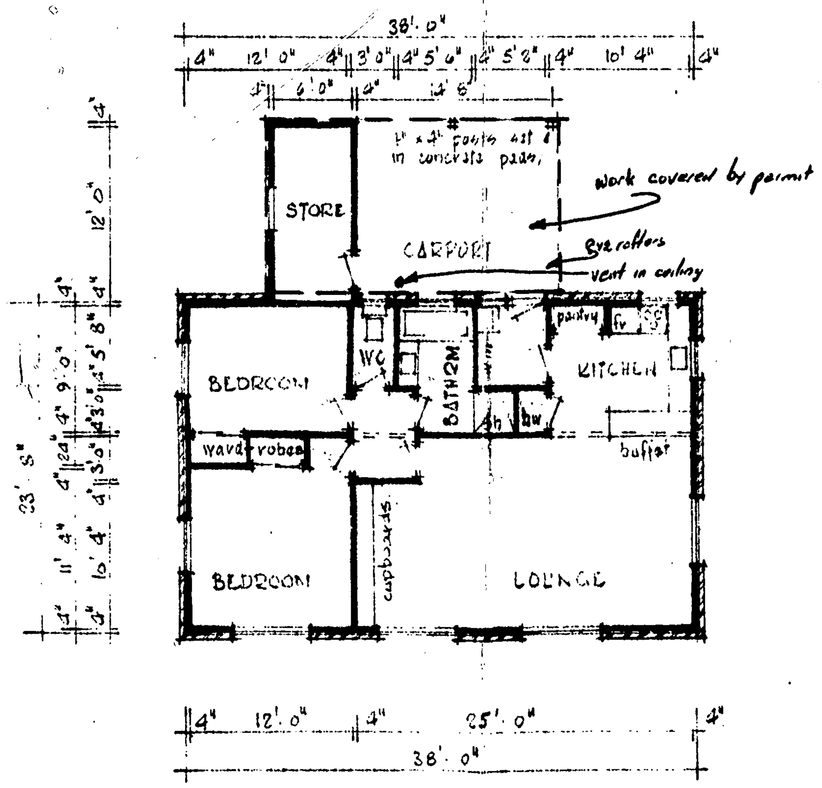
NORTH ELEVATION



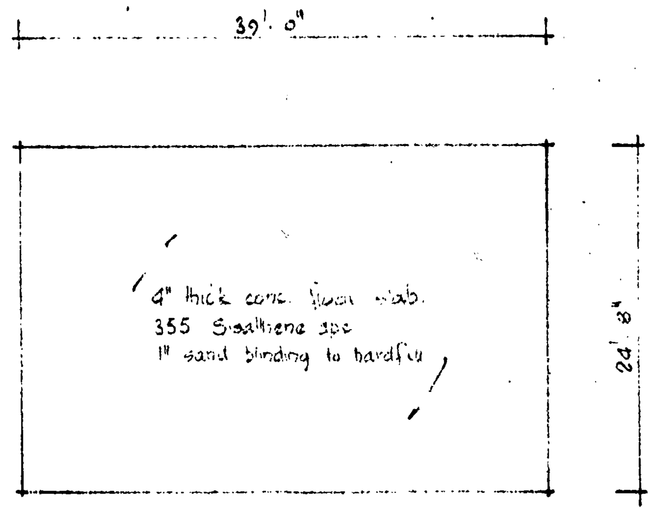
WEST ELEVATION



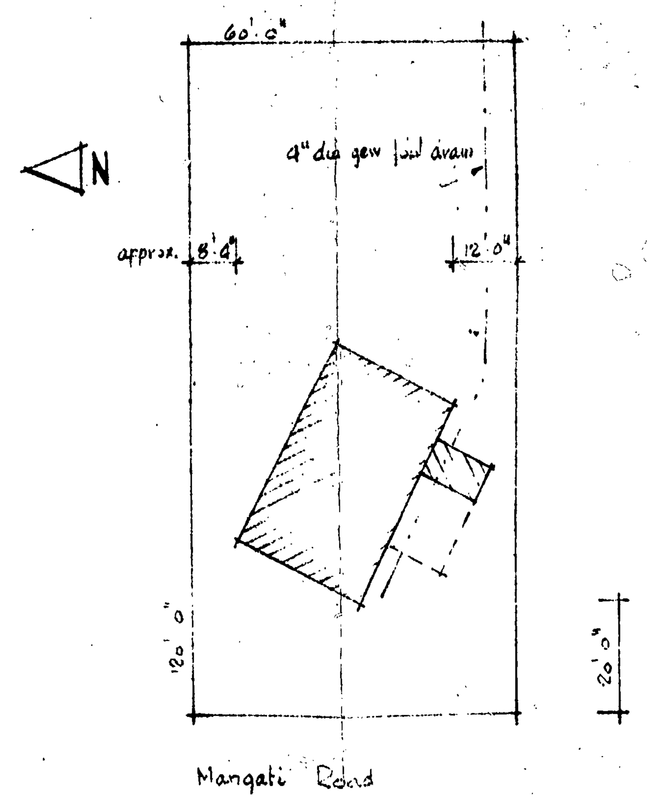
TYPICAL WALL DETAIL 1/2" = 1'-0"



FLOOR PLAN



FOUNDATION PLAN



SITE PLAN 1" = 20'. 0"

PROPOSED RESIDENCE FOR MR D HICKMAN – MANGATI RD., BELL BLOCK

Scales : 1/8" = 1'. 0"; as shown.

TARANAKI COUNTY COUNCIL APPROVED
Authorised Officer

Document Set ID: 766972
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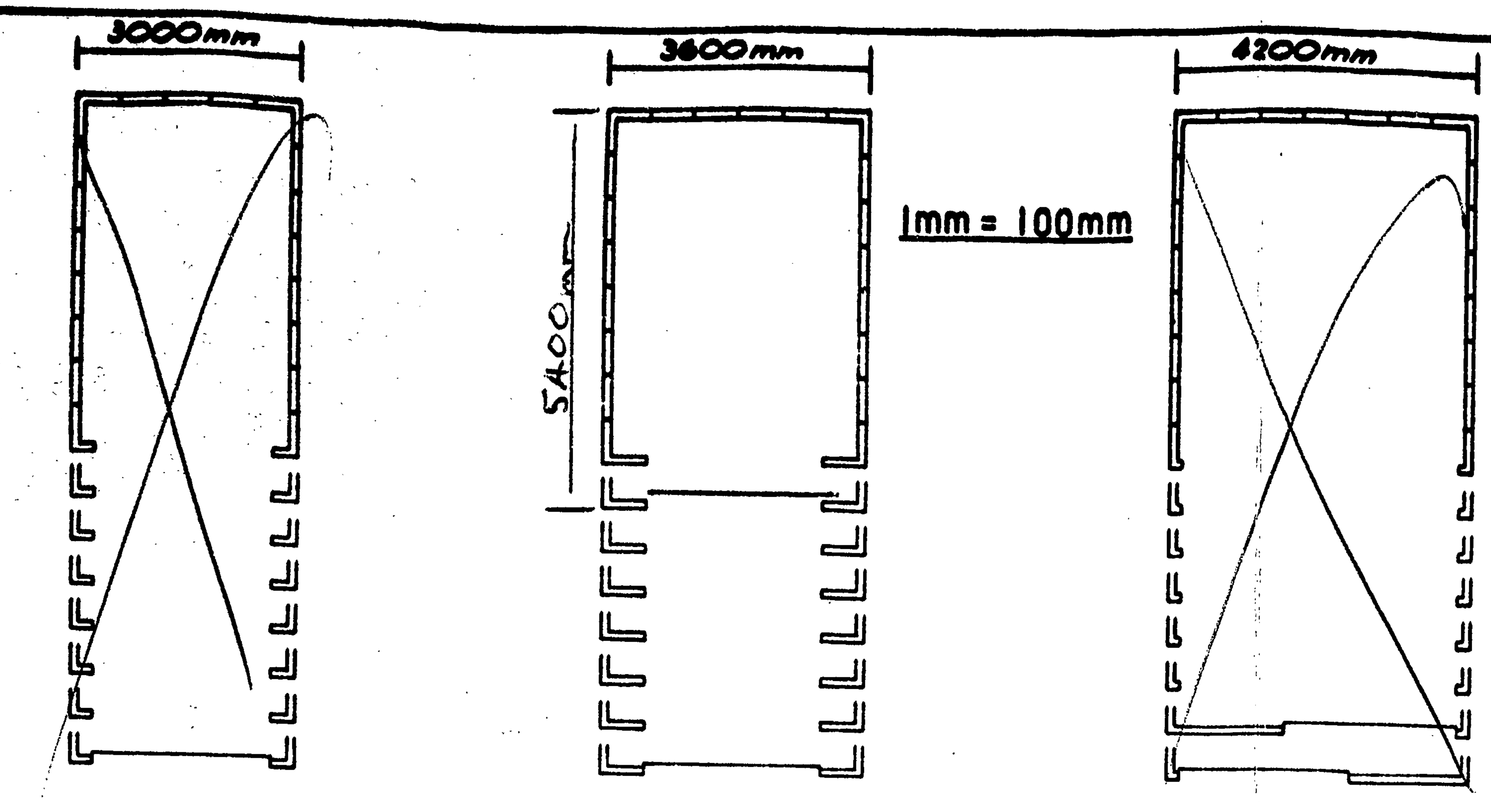
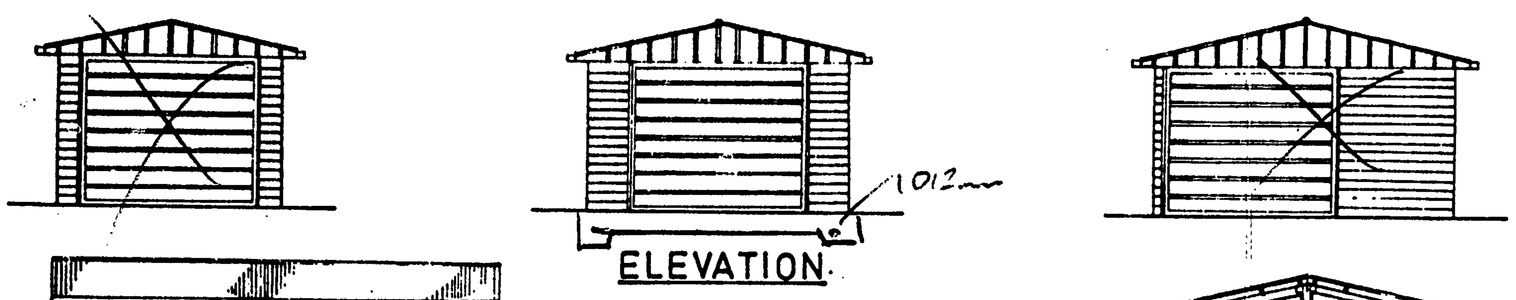
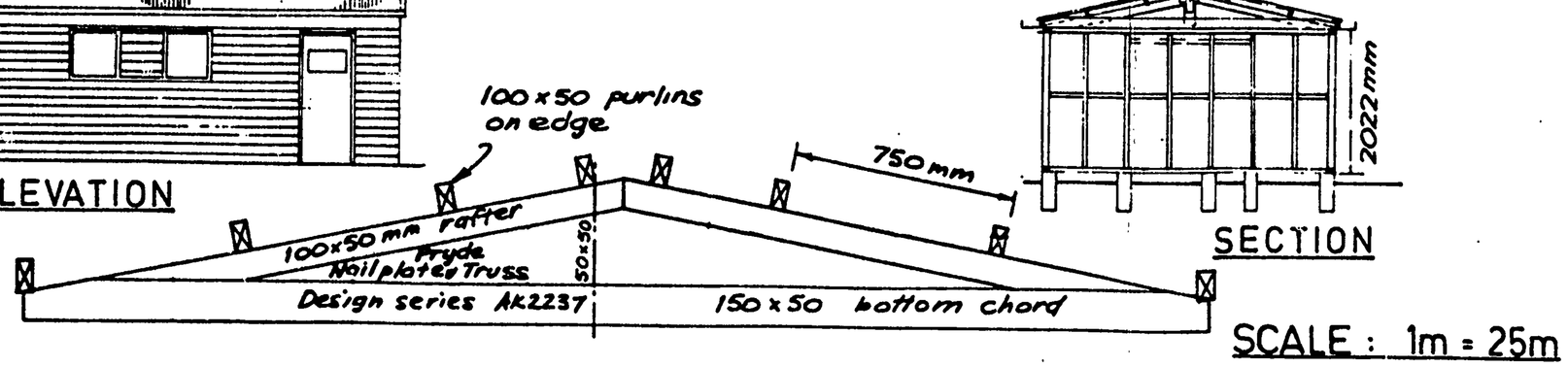
SKYLINE GARAGES

manufactured by Skyline Buildings Ltd, 64 A Wall St Penrose, Auckland. Ph. 590.821

344/40







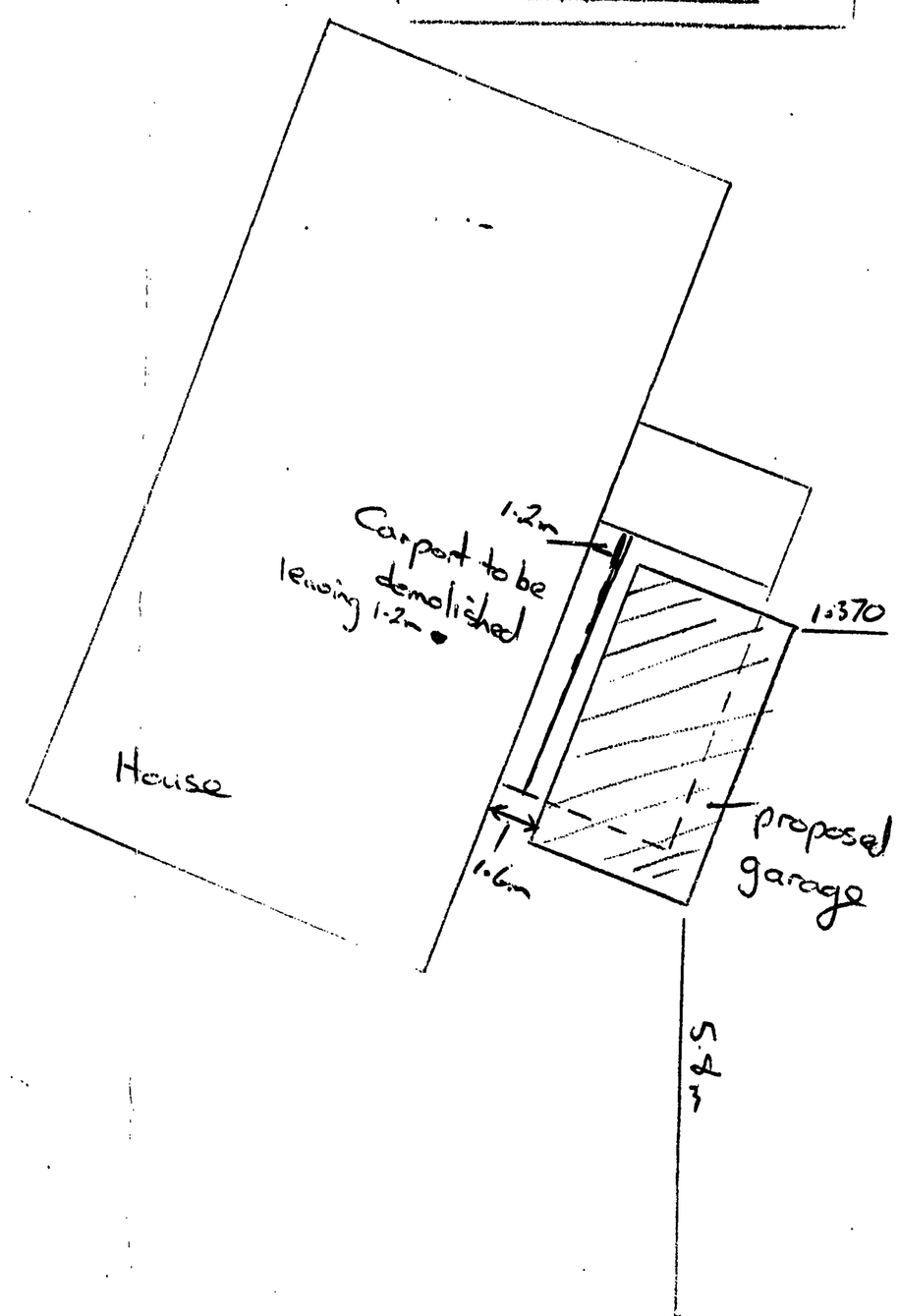
SCALE : 1m = 25m

Truss as used for 4200mm span placed directly over stud at 2400mm & 1800mm crs to suit length of building.
Truss as used for 3600mm & 3000 mm spans reduced from above to same pattern.

SPECIFICATIONS : Foundations : 200 x 150mm concrete piles at 1200mm and 600mm centres under studs, or continuous concrete dwarf walls or complete floors.
Dampcourse : 2 ply dpc. under all plates.
Framing : All timber is boric treated machine gauged radiata
All framing is housed ie. studs checked into plates & nogs checked into studs.
Studs at 600mm centres } Building up to 18m² - 75 x 50mm
Top and bottom plates and nogs } Building over 18m² - 100 x 50mm
Wall braces : 75 x 50mm cut-in on edge
Door beams : minimum 150 x 50mm with minimum of 13mm check in at each end.
Roof trusses & purlins as per detail drawing placed over studs at 1800mm & 2400mm to suit
Dragon ties : 50 x 50mm at 45° over top plates to each corner.
Roofing : 26 g. galv. corr. iron single sheets. Ridging : 26 g. galv. lead edged. Downpipes : 75 x 50mm galv. iron
Walls : 26 g. galv. metal weatherboards. Spouting : 24g. galv iron gutters fixed ea. side.
Doors : 24 g. & 26g. metal doors on overhead gear or galv. roller doors.

GARAGE, ~~SHED~~ at 40 Mangati Rd for M. Spice

TARANAKI COUNTY COUNCIL
APPROVED
Authorised Officer
Date 16-7-81



SITE PLAN ~~1mm = 200mm~~ not to Scale

No. 40 Sec. Lot 13 D.P. 10963

Address Mangati Rd

DRAINAGE AND PLUMBING REGISTER

OWNER Hickman

ADDRESS

BUILDER

PLUMBER M.D Brown

DRAINLAYER

CONSENT No. 2708

P/LINE

PLUMBING

DRAINAGE

FINAL

NATURE OF WORK Plumbing & Drainage

DRAIN SATISFACTORY 29/10/74 PLUMBING SATISFACTORY / /

FALL AND DESCRIPTION

TNL P&G - 41061

A Cheyne
Inspector

Document Set ID: 379289
Version: 1, Version Date: 28/05/2003

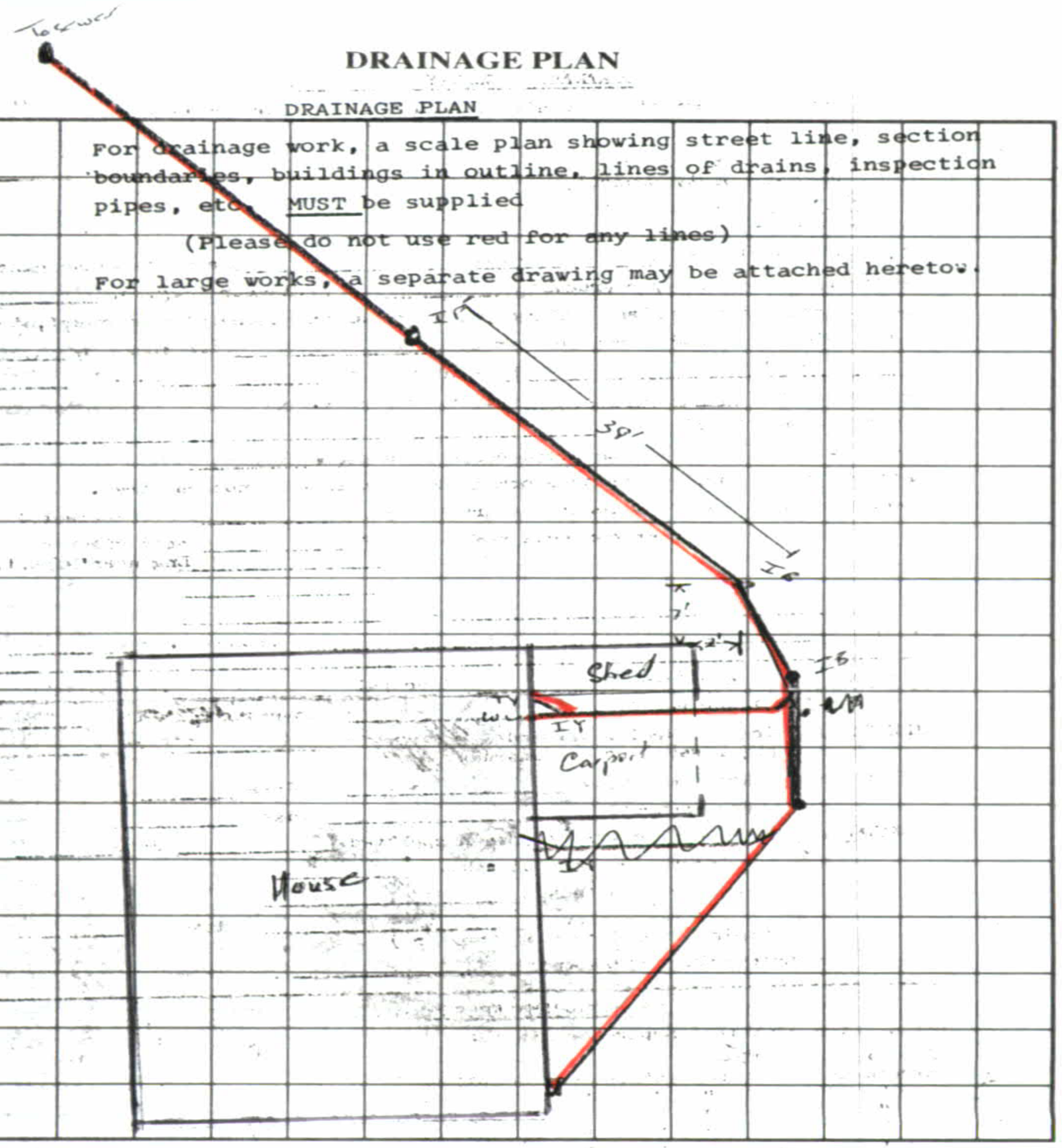
DRAINAGE PLAN

DRAINAGE PLAN

For drainage work, a scale plan showing street line, section boundaries, buildings in outline, lines of drains, inspection pipes, etc. MUST be supplied

(Please do not use red for any lines)

For large works, a separate drawing may be attached heretow.



FRONTAGE

Document Set ID: 379289
Version: 1, Version Date: 28/05/2003

- Natural Source
- Treatment Plant
- Pumpstation
- Storage Unit
- Hydrant
- Manhole
- Alert Valve
- Air Valve
- Non-Return Valve
- Standard Valve
- Manifold Valve
- Backflow
- Meter
- Restricted Flow
- Wellup
- Inlet
- Outlet
- Soakhole
- End Point
- Node
- Misc Point
- Trunk
- Rise
- Main
- Lateral
- Open Drain
- Stream
- Overland Flow Path
- Misc Polygon
- Proposed Bund and Ponding Areas
- Storm Water Mgmt Plan

Yellow = Privately Owned

Grey = Out of Service/Closed

Stormwater

Water Supply

Waste Water

Te Kaunihera-ā-Rohe o Ngāmotu
New Plymouth District Council

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DISCLAIMER: NPDC assumes no responsibility for the completeness or accuracy of the data displayed on the plot. To be used for indicative purposes only.

HORIZONTAL DATUM
New Zealand Geodetic Datum 2000

MAP PROJECTION
New Zealand Transverse Mercator

0 4.75 9.5 19
m

MILES Print Map

Date: 3/23/2023

1:250