

# Council Records

These records were obtained in April 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.

6  
26

# **BUILDING CONSENT**

**80516P**

**PROPERTY ID**

**022690**



**80516P**

OPUS



ACCIDENT COMPENSATION CORPORATION

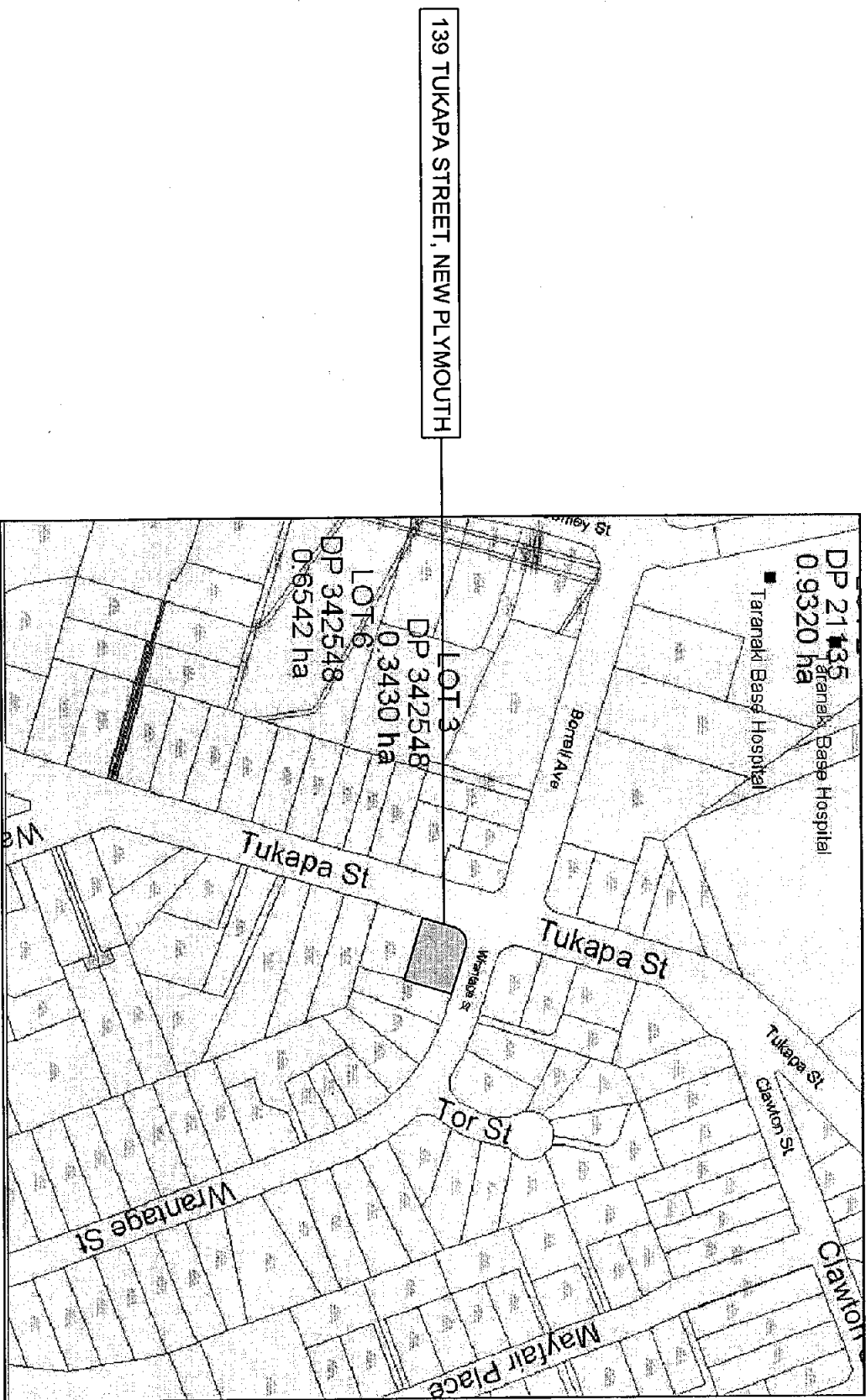
GARY MCCORMICK

139 TUKAPA STREET

NEW PLYMOUTH

Job No: 4-51767.00

Dips No: 2 / 1110 / 39



SHEETS		
100	RO	COVER / LOCATION PLAN
101	RO	EXISTING PLAN
102	RO	CONSTRUCTION PLAN
103	RO	BATHROOM DETAILS
104	RO	RAMP CONSTRUCTION

This Building Consent is approved under the Building Act and is limited to the work shown on these plans and related documents.

Approved: *[Signature]* 18/4/22

80516 / 80516

28/02/22

SET NO. 1



**Door swing to be changed** Refer to construction plan.

- Remove glass from existing windows and replace with safety glass. Refer to construction plan for details.

**Remove walls and doors to prepare for new combined toilet and bathroom.**

Existing sliding door to be removed and mirrored over to allow for a straight line to exit the house.

**Remove existing toilet, vanity and bath.**

**Remove the floor covering in existing toilet and bathroom and prepare floor for new.**

**Make good to carpet that has been damaged due to alterations.**

**OPUS**

**ARCHITECTURE**

HAMILTON

Phone: Bg 3057  
Hamilton, New Zealand

Fax: 07 838 9324

<p><b>TITLE</b>          ACCIDENT COMPENSATION CORPORATION          139 TUKAIA STREET, NEW PLYMOUTH          GARY MCCORMICK ALTERATIONS</p>			
<p><b>EXISTING PLAN</b></p>			
<p><b>STATUS</b> CONSTRUCTION</p>		<p><b>FILE</b> 4-51767.00</p>	
<p><b>SCALE</b>          As Indicated</p>	<p><b>PLOT DATE</b>          26 January, 2006</p>	<p><b>FEATURE</b> BENTON</p>	<p><b>CODE</b> 2/1110/397201</p>
<p><b>AS</b> A3</p>		<p><b>SHEET</b> 101</p>	<p><b>REVISION</b> R0</p>

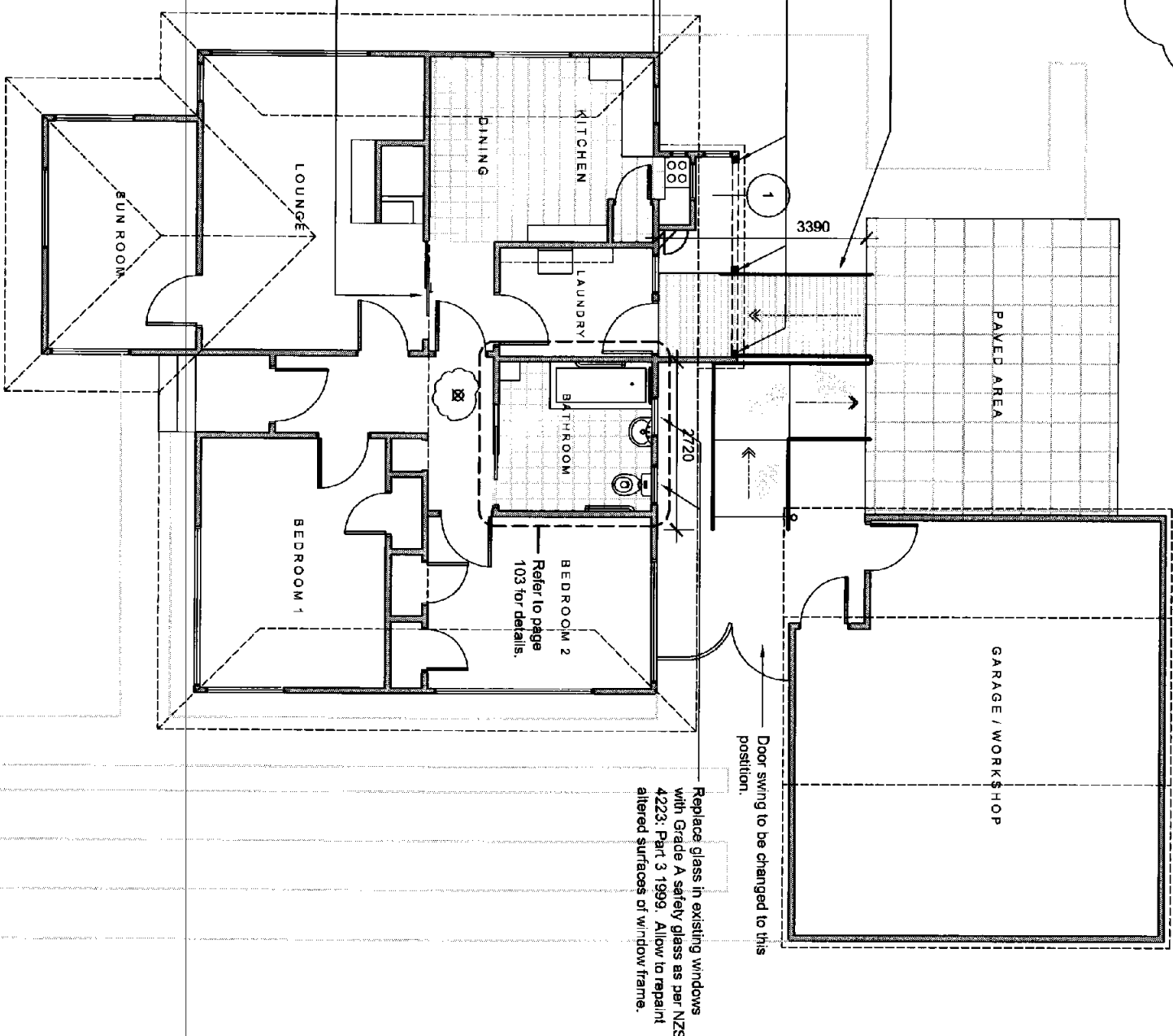
☒ Ceiling mounted battery smoke alarm. Alarm. It must have "Hush" facility with a 80 second minimum duration and have a test facility that is easily accessible. Alarm must comply with any of the following compliance codes UL 217, UL-C 3786, BS 5446 Part 1. Location to be within 3m of every bedroom door and the alarm must be audible to sleeping occupants on the other side of the closed door.



For ramp details refer to page 104  
ramp construction.

100 x 100 H5 timber posts to support existing roof structure. Posts to be fixed to existing concrete. New 2/150 x 50 H5 timber lintel spanning over new posts. Refer to detail 1 for fixing details

**New position of existing sliding door**



Door swing to be changed to this position.

- Replace glass in existing windows with Grade A safety glass as per NZS 4223: Part 3 1999. Allow to repaint altered surfaces of window frame.

**GENERAL NOTES:**

**Allow to paint all new exposed surfaces to match existing.**

2 / 150 x 50 mm H5 lintels spanning over new posts. Fix lintel to existing roof structure with 2/ wiredogs@ 600 c/s.

Posts fixed to lintel with a Bowmac BS45 strap. Strap fixed with M12 bolts with 50 x 50 x 3mm washers both sides. Strap to be sliced between lintel and post.

- **Fix post to existing structure with M12 coachscrews @ 600 cfs.**

Existing structure

100 x 100 H5 timber  
post.

bracket including bolts.

M12 bolts fixed through post  
with 50 x 50 x 3mm galv.  
washers both sides.

Existing structure

**Fix post to existing structure with M12 coachscrews @ 600 CRS.**

- M12 bolts chemset into existing concrete.

**Existing concrete slab.**

## 1 POST CONNECTIONS

[illegible]

# opus

## ARCHITECTURE

HAMILTON

**!Hamilton, New Zealand**

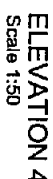
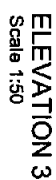
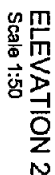
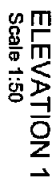
Fax: 07 838 932

TITLE	DEPARTMENT OF CORRECTIONS RANGIPO PRISON, TONGARIRO GARY MCCORMICK ALTERATIONS CONSTRUCTION PLAN
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STATUS CONSTRUCTION

As Indicated ☒ A3 28 March 2006

FILE 4-30728.02			
FEATURE IDENTIFIER	CODE	SHEET	REVISION
2/1728/8	7201	102	R1



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<b>TITLE</b> ACCIDENT COMPENSATION CORPORATION 139 TUKAPA STREET, NEW PLYMOUTH GARY MCCORMICK ALTERATIONS <b>BATHROOM DETAILS</b>				
<b>STARTS CONSTRUCTION</b>		<b>FILE 4-51767.00</b>		
<b>SCALE</b>	<b>PLOT DATE</b>	<b>FEATURE NUMBER</b>	<b>CODE</b>	<b>SHEET</b>
As Indicated @ A3	26 January 2006	2/1110/397201		103
				<b>REVISION</b>
				R0

**All walls to be lined with 10 mm Gib Aqualine**

## HANDRAILS:

030/304/CF supplied by Metal Machinists Ltd. Fix handrails as per construction plan..

**RCD power point to be installed 150mm away from basin edge**

## VINYLS:

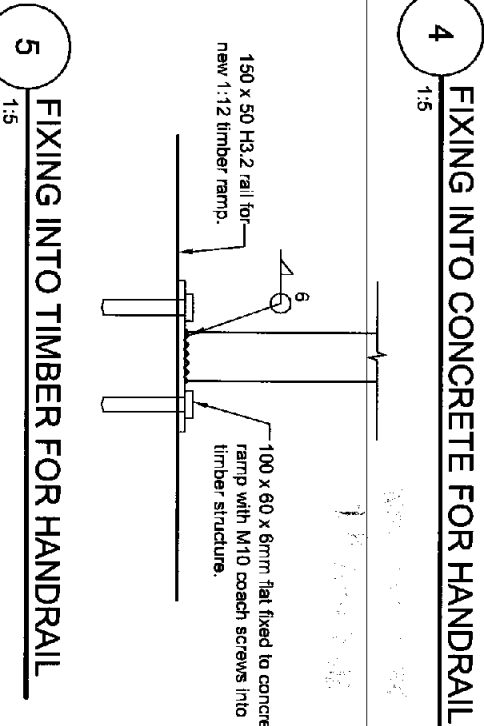
Use Polynor capping strip CS around exposed vinyl edges

**PAINTING:**

Ceilings to be painted Matt "white".



# RAMP FRAMING PLAN



**CROSS SECTION AA**  
1:20

## 5 FIXING INTO TIMBER FOR HANDRAIL

<b>TITLE</b> DEPARTMENT OF CORRECTIONS RANGIPO PRISON, TONGARIRO GARY MCCORMICK ALTERATIONS				
<b>RAMP CONSTRUCTION</b>				
<b>STATUS</b> CONSTRUCTION		<b>FILE</b> 4-30728.02		
<b>SCALE</b> As Indicated	<b>PLOT DATE</b> 28 March 2006	<b>FEATURE NUMBER</b> 2/1728/8	<b>CODE</b> 7201	<b>SHEET</b> 104
				<b>REVISION</b> R1



**Code Compliance Certificate**  
Form 7, Section 95, Building Act 2004

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**The Building**

Street Address of building: 17 A Pratt Street WAITARA 4320  
Legal Description of land where building is located: LOT 1 DP 10497  
Current, lawfully established use: Dwelling & Garage  
Year first constructed: Circa 1970s

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**The Owner**

Name of owner:	Raymond Lloyd Hinz	Phone number: (Bus.)	06 754 6551
Contact Person:	Raymond Lloyd Hinz	(Pvt.)	027 201 9549
Mailing Address:	17A Pratt Street WAITARA	Facsimile number:	-
		Email address:	hinzie@clear.net.nz

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**Building Work**

Building Consent number:	BC07/98168
Description of work:	Garage & ensuite extension
Issued by:	New Plymouth District Council

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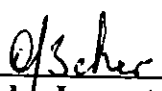
**Code Compliance**

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

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This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

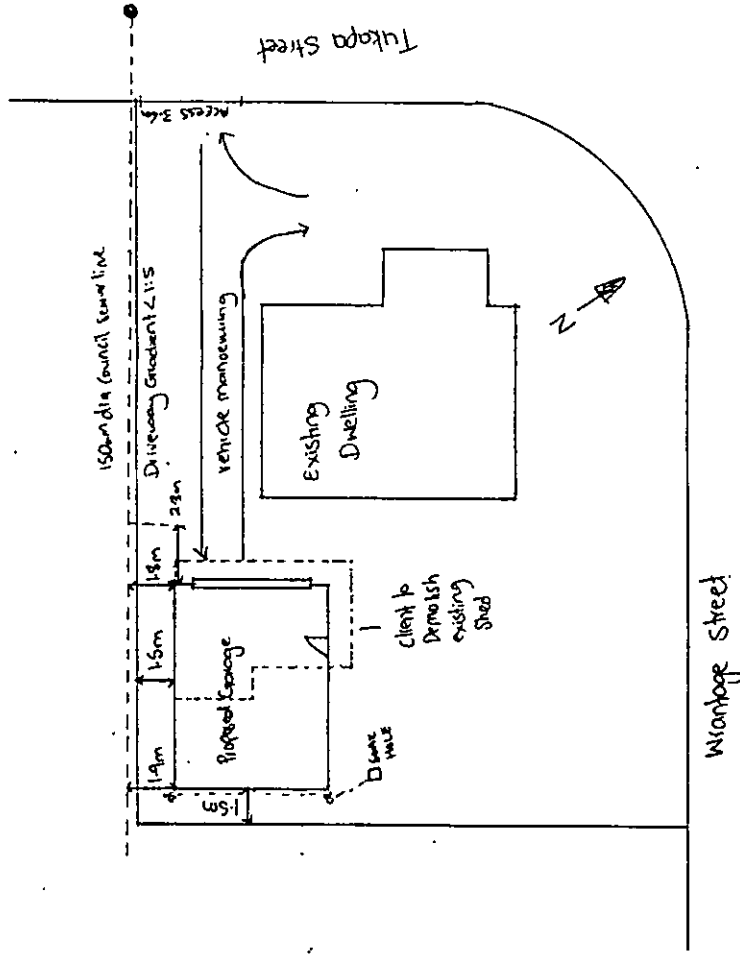
**CODE COMPLIANCE CERTIFICATE**

  
Team Leader Inspectorate

Date Issued: 17 November 2009



CONSTRUCTION TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED



# SITE DETAILS

LOT: 82  
DP: 7037  
CT:



HEAD OFFICE  
112 WATERLOO ROAD

PH: (03) 348-2553  
FAX: (03) 348-1286

PROJECT TITLE

Proposed Building for:  
Gray & Wendy McInnes - 189 Tukapa Street, New Plymouth

REVISION TITLE

# SITE PLAN

SCALE: 1:200  
DATE: N/A  
DRAWN:

SHEET: 1  
OF:

Note: Construction to comply with NZS 3604 (1999)  
and the New Zealand Building Code 1992  
REFER TO PRODUCER STATEMENT W02000

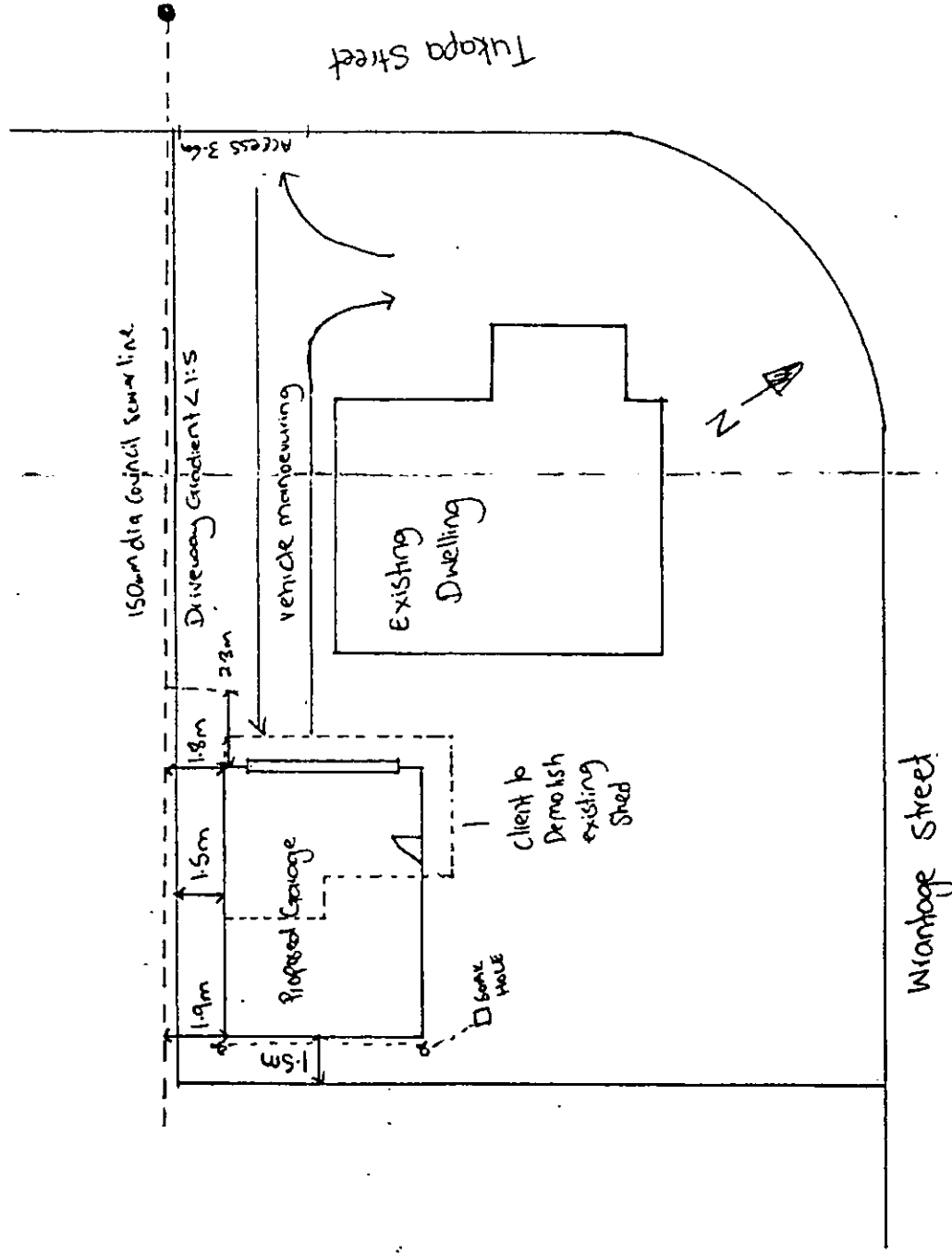
BC-107829, Property 10-022690

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED

NPDC OFFICE 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: *BN* 25/8/09

BC09/107827

NPDC Approved  
25 AUG 2009



SITE DETAILS

LOT: 82

DP: 7037

CT:

**VERSATILE BUILDINGS**

HEAD OFFICE:  
112 WATERLOO ROAD

PH: (03) 348-2555  
FAX: (03) 348-1288

PROJECT TITLE

Proposed Building for:  
Gary & Wendy McComick - 189 Tukapa Street, New Plymouth

DRAWING TITLE

SITE PLAN

SCALE: 1:200  
DATE: 25/8/09  
DRAWN: *BN*

SHEET: 1

OF:

Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992. REFER TO PRODUCER STATEMENT M02000



**Code Compliance Certificate**  
**Form 7, Section 95, Building Act 2004**

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**The Building**

Street Address of building: 139 Tukapa Street NEW PLYMOUTH 4601

Legal Description of land where building is located: LOT 82 DP 7037

Current, lawfully established use: Garage

Year first constructed: 2009

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**The Owner**

Name of owner: Wendy Anne Moran  
Gary Raymond McCormick

Phone number: (Bus.) 06 753 7702  
(Pvt.) 027 332 6471

Contact Person: Versatile Buildings NP

Facsimile number:

Mailing Address: 139 Tukapa Street  
NEW PLYMOUTH

Email address:

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**Building Work**

Building Consent number:

**BC09/107829**

Description of work:

**New Garage**

Issued by:

New Plymouth District Council

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**Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that –

(a) the building work complies with the building consent.

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This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

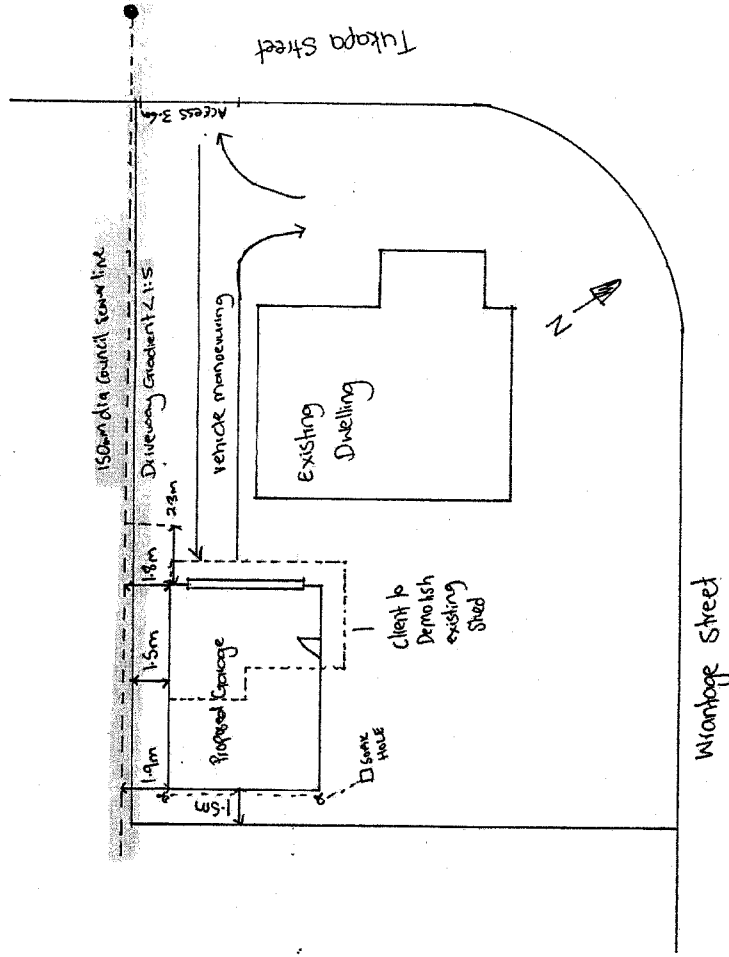
**CODE COMPLIANCE CERTIFICATE**

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**Team Leader Inspectorate**

**Date Issued: 17 November 2009**

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED



# SITE DETAILS

LOT: 82  
DP: 7037  
CT:

**VERSATILE BUILDINGS**

HEAD OFFICE:  
112 WATERLOO ROAD  
PH: (03) 348-2555  
FAX: (03) 348-1286

PROJECT TITLE  
Garry & Wendy McComick - 139 Tukapa Street, New Plymouth

Proposed Building for:

DRAWING TITLE

# SITE PLAN

SCALE: 1:200  
DATE: P.L.E.  
DRAWN:

SHEET: 1  
OF:

Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992. REFER TO PRODUCER STATEMENT W20000

BC-107829, Property 10-092690

