

POWERED BY

ownly

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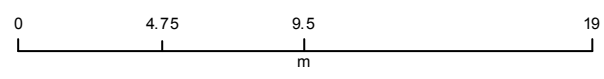
move.

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.



- 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**



~~15~~ 35

BUILDING FILE

Code No. 321 / 7

Subject Dwelling

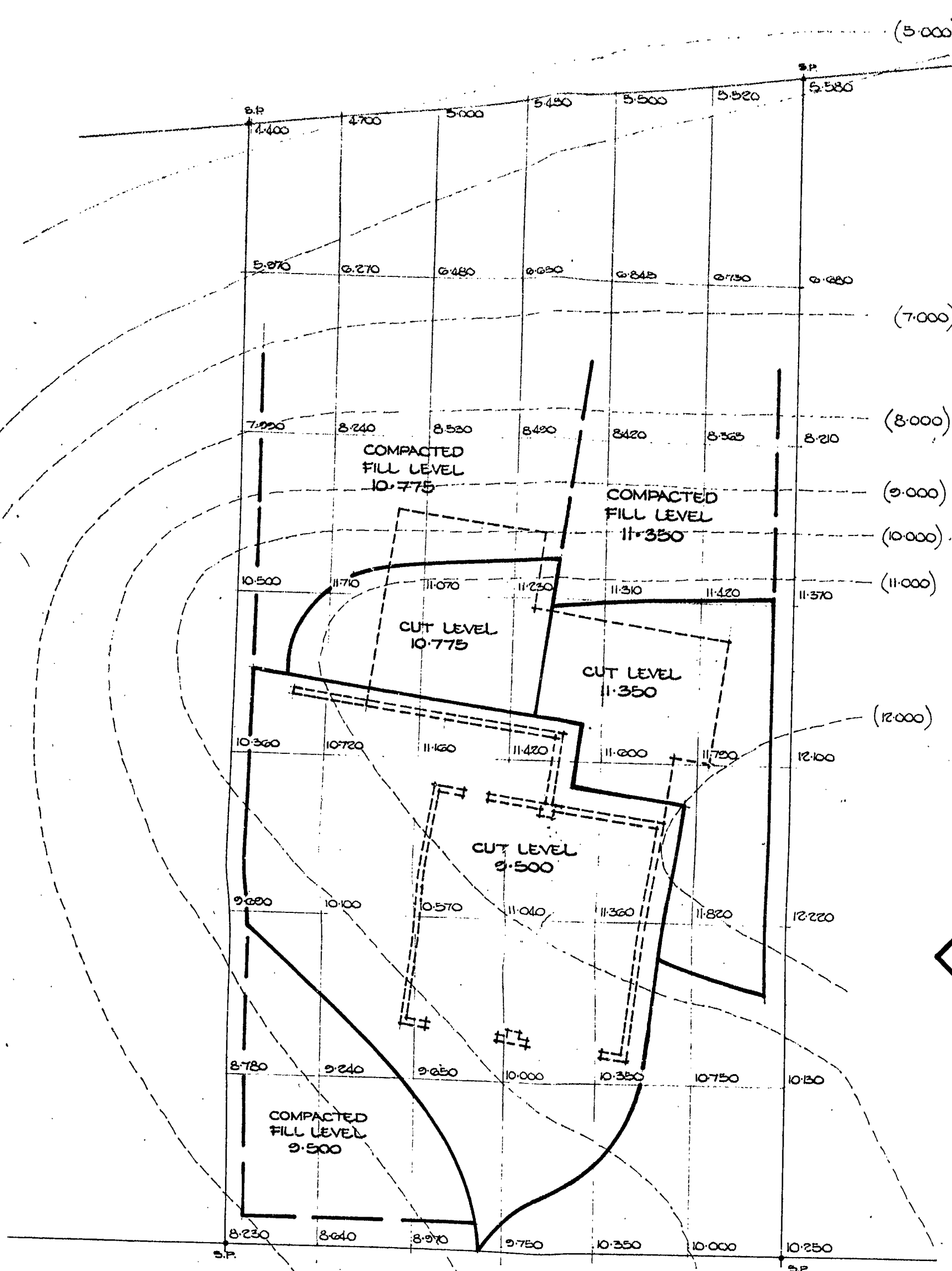
Permit No 71593

Date 17-11-77

No. Sheets 4

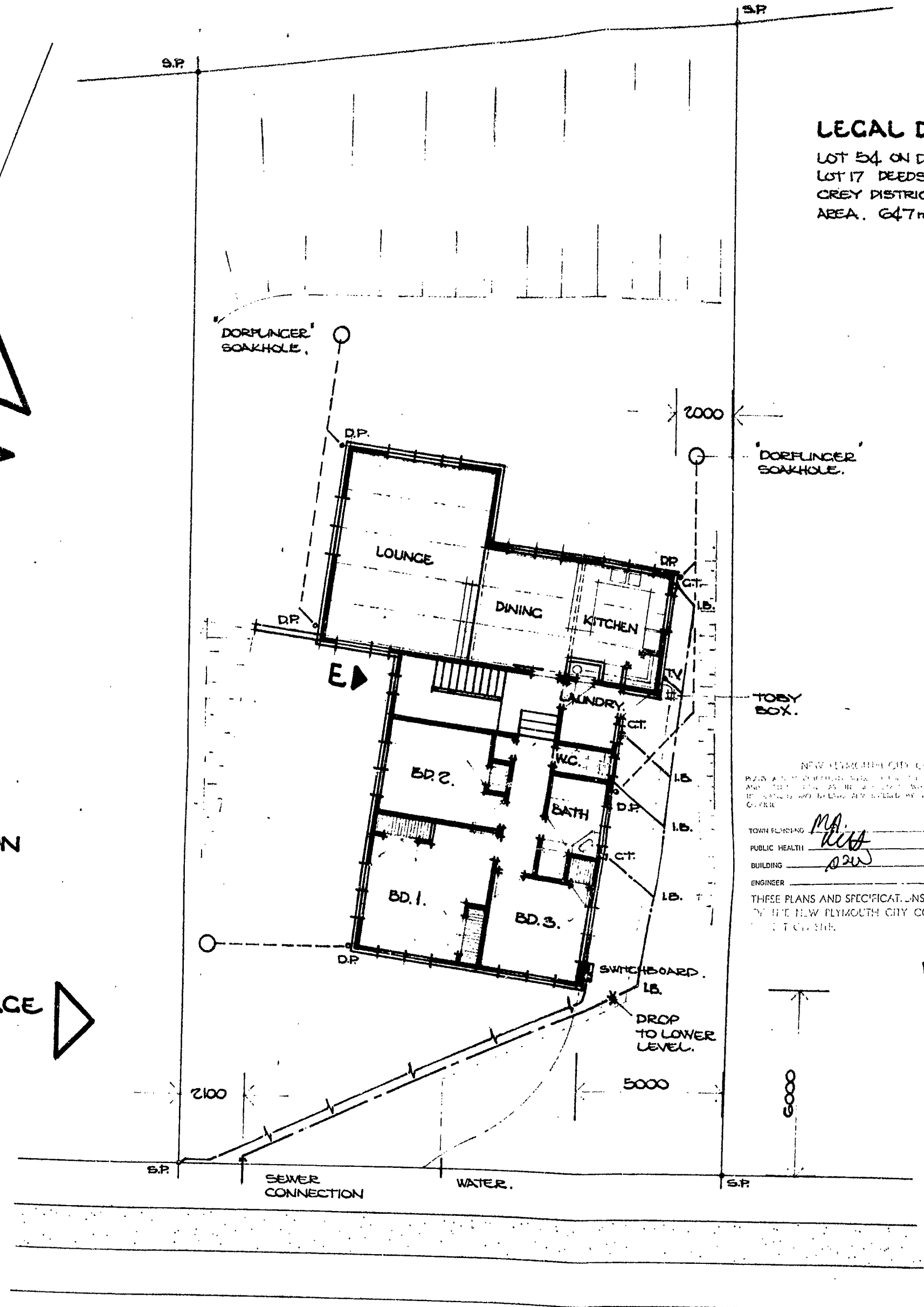
9 71
21 SEP 1977

LEGAL DESCRIPTION.
LOT 54 ON D.P. 11662 BEING PT.
LOT 17 DEEDS PLAN 3 & PT. SEC. 24
GREY DISTRICT.
AREA. 647m².



◀ SITE EXCAVATION
PLAN. 1:100.

SITE & DRAINAGE
PLAN. 1:100. ▶



NEW PLYMOUTH CITY COUNCIL
TOWN PLANNING
PUBLIC HEALTH
BUILDING
ENGINEER
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY
OF THE NEW PLYMOUTH CITY COUNCIL AND MUST
NOT BE LOANED OR REPRODUCED WITHOUT PERMISSION

10-9-77
10-9-77
3-10-77
VETTING TO BE
COMPLETED BY
10 Oct 1977

7 LOMBARDY

PLACE.

MANHOLE LID
DATUM = 10.000

LOMBARDY

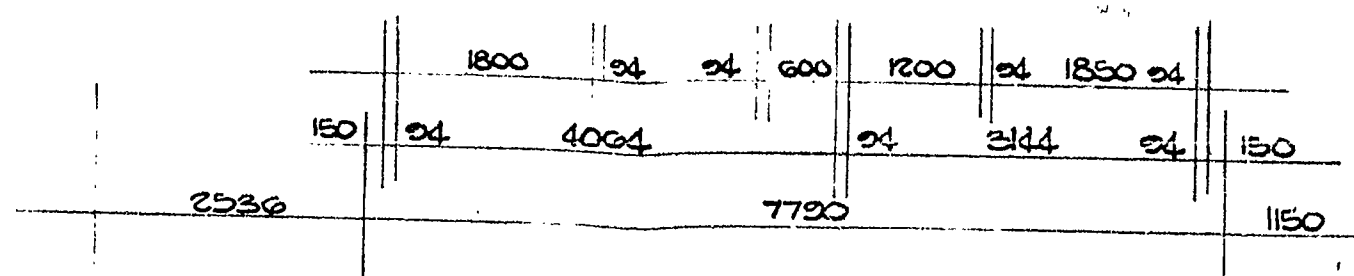
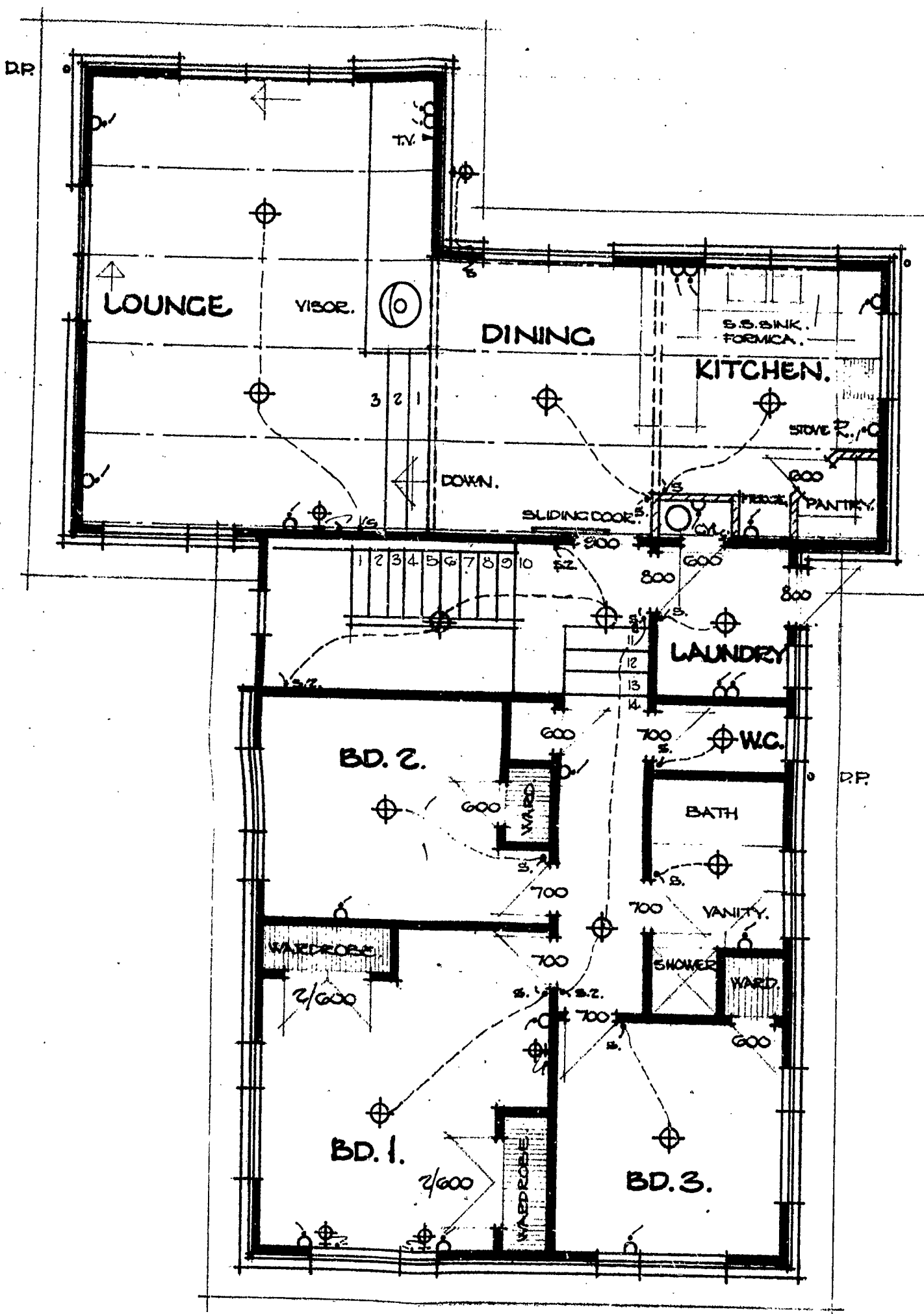
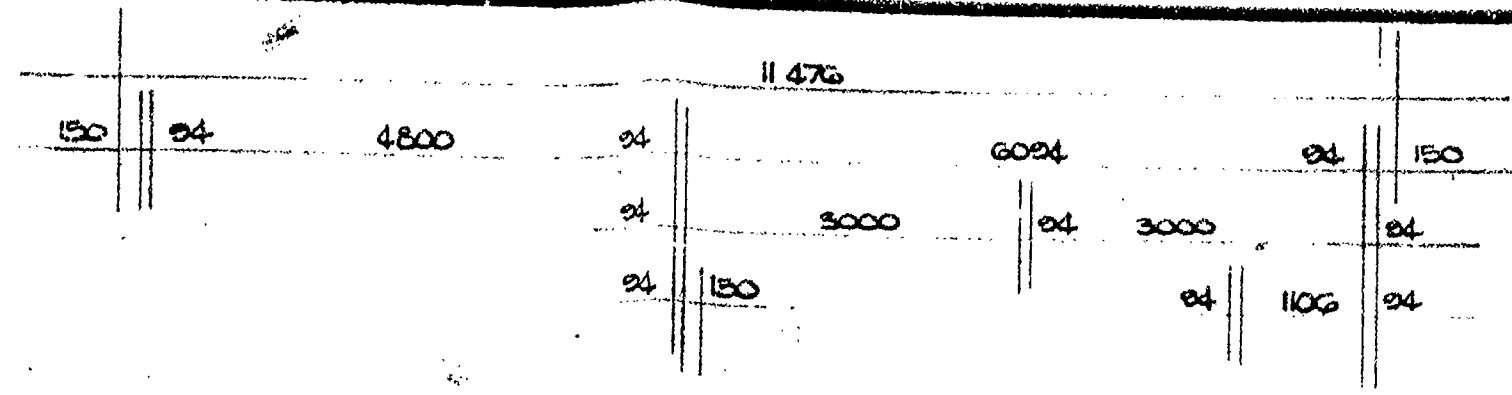
PLACE.

RESIDENCE FOR MR. & MRS. C. MUIR AT LOT 54^{Nº 7} LOMBARDY PLACE, N.P.

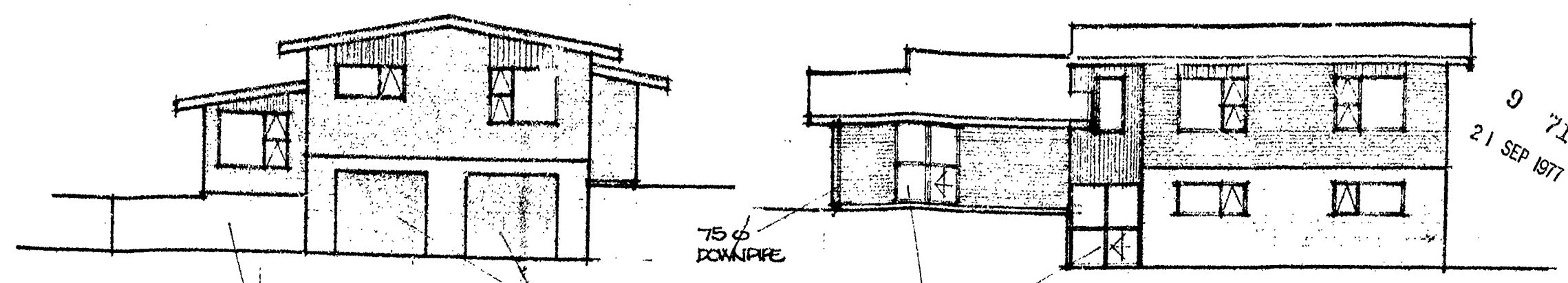
DATE: MARCH 1977.
SCALES. 1:100.

1.

9 71
21 SEP 1977

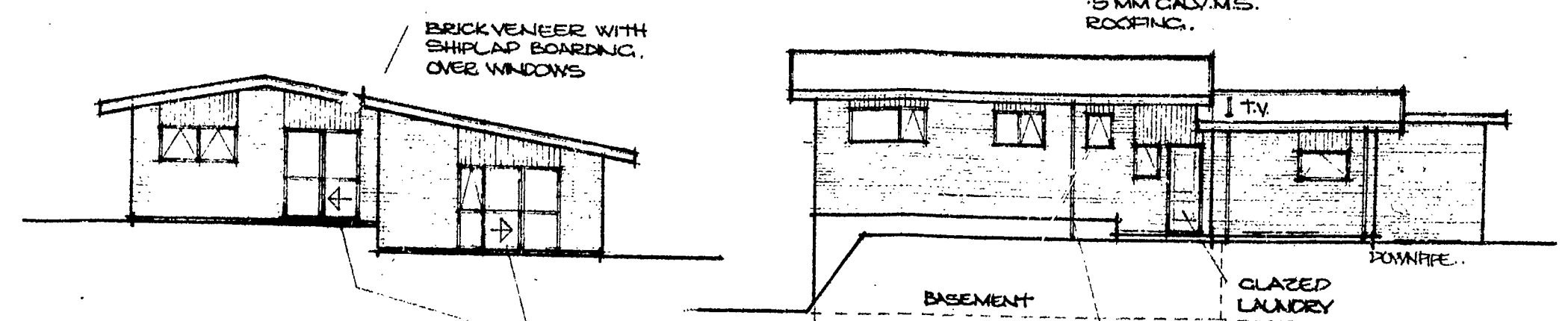


FLOOR PLAN. 1:50 (AREA 138 m²)



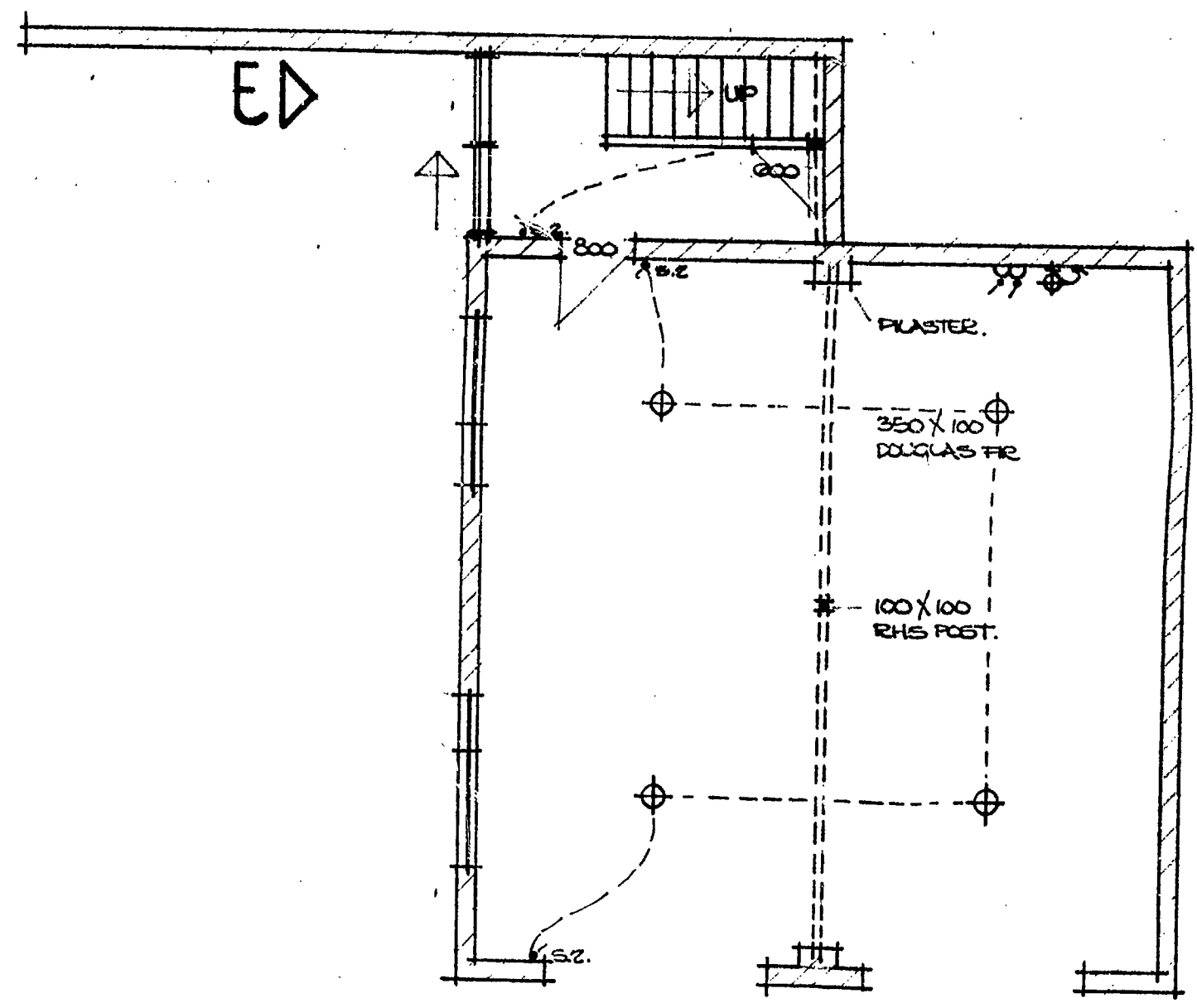
SOUTH.

WEST.



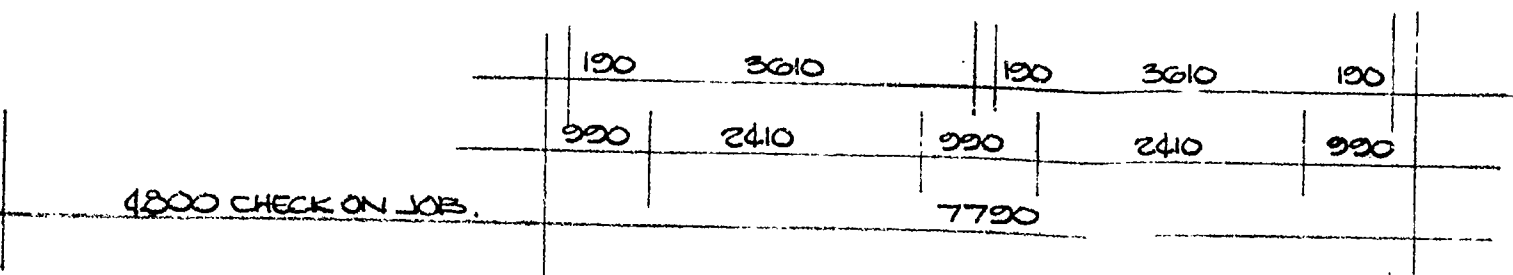
NORTH.

EAST.



NEW ELEVATION BY GORDON J. L. FORD, 1977. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT.

TOWN PLANNING
PUBLIC HEALTH
DATE



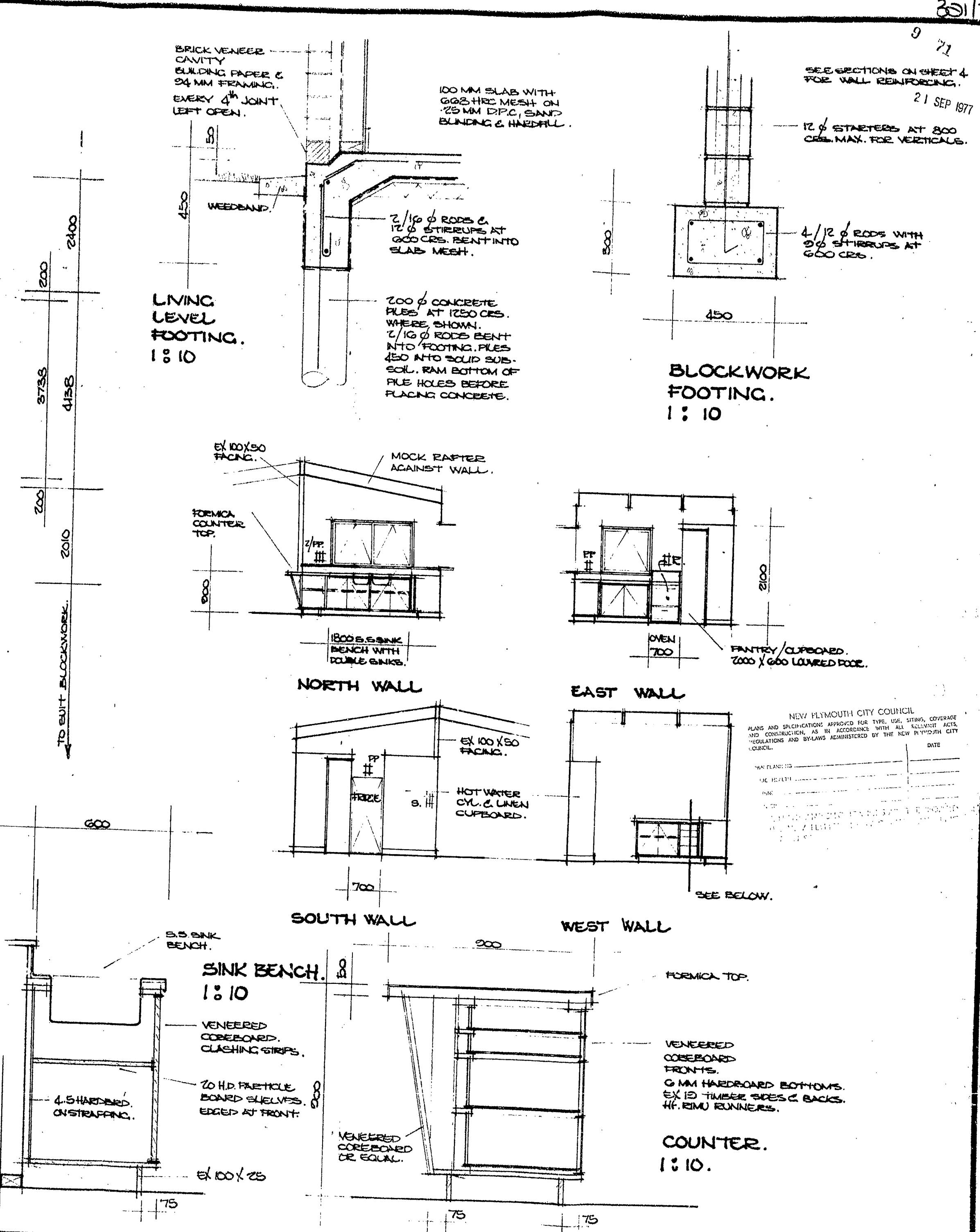
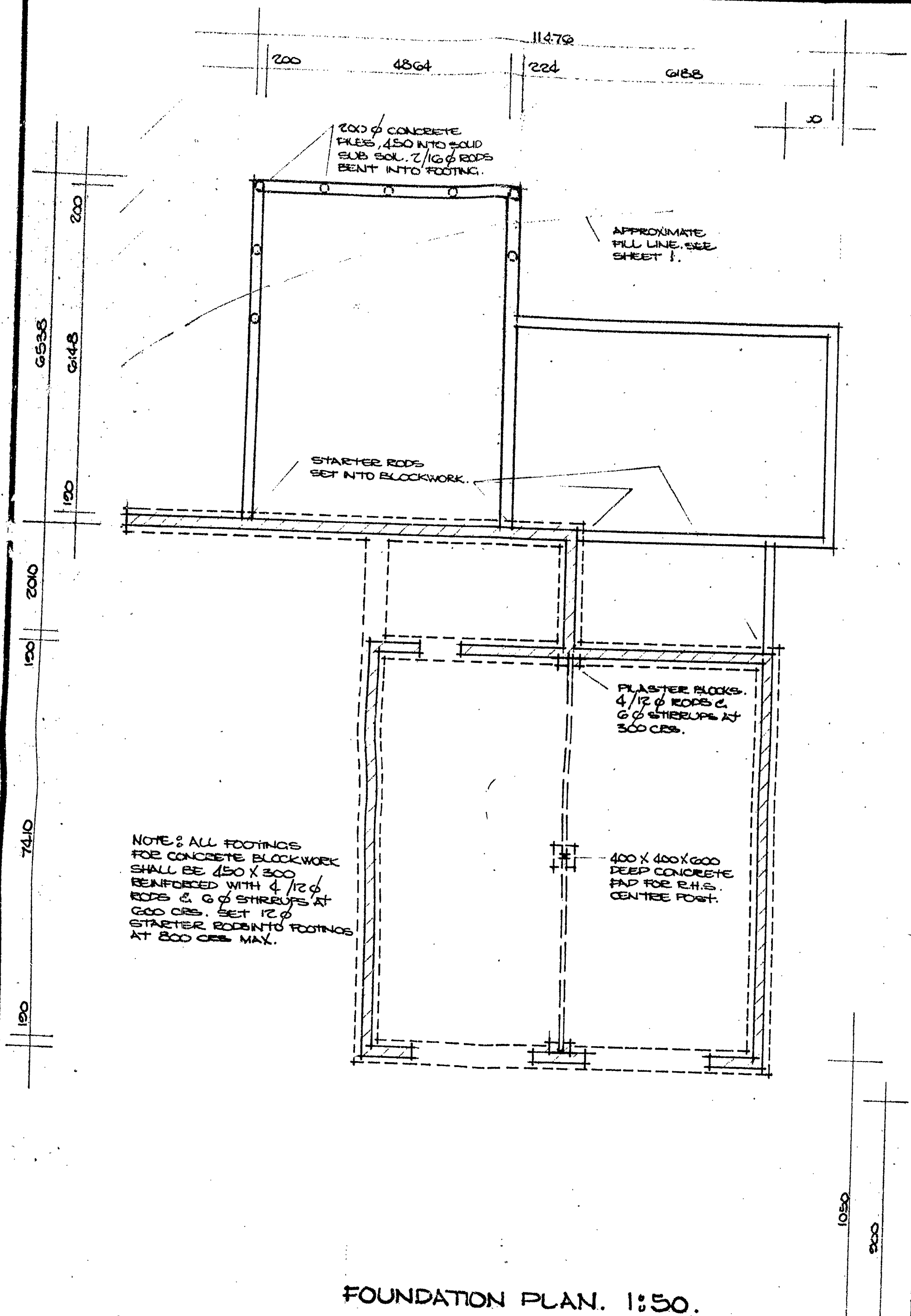
BASEMENT PLAN. 1:50. (AREA 70 m²)

RESIDENCE FOR MR. & MRS. C. MUIR AT LOT 54 LOMBARDY PLACE, N.P.

DATE: MARCH 1977.
SCALES: 1:50, 100.

2.



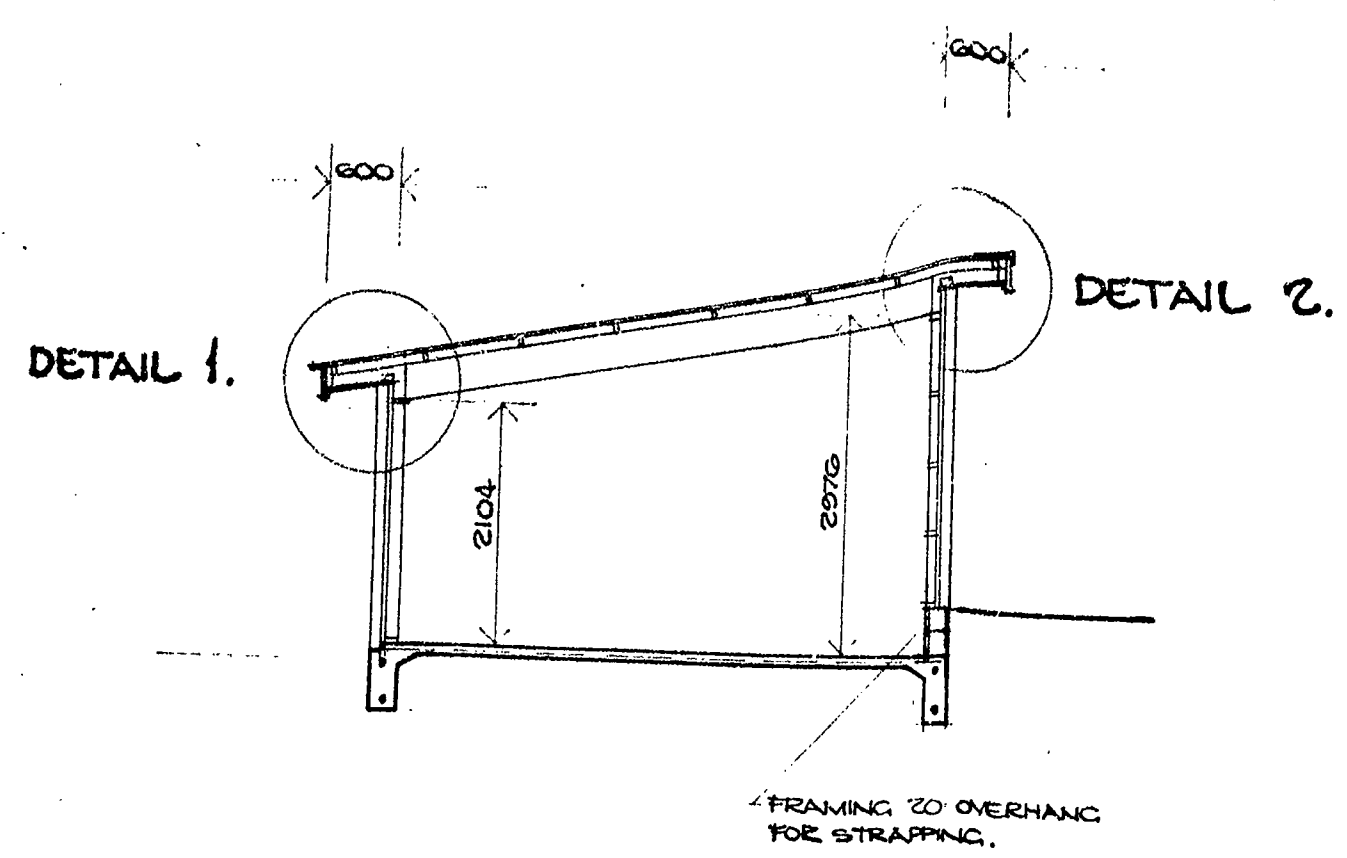


RESIDENCE FOR MR. & MRS. G. MUIR AT LOT 54 LOMBARDY PLACE, N.P.

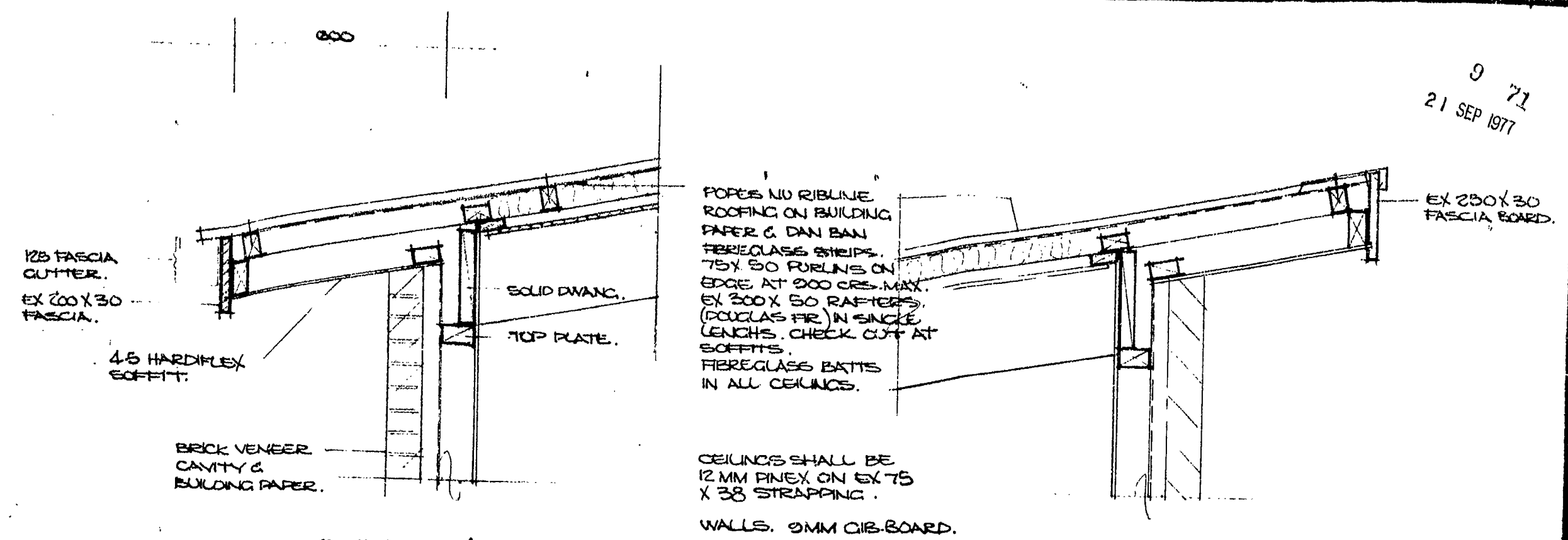
DATE 8 MARCH 1977.
SCALE. 1:50, 10.



9 71
21 SEP 1977

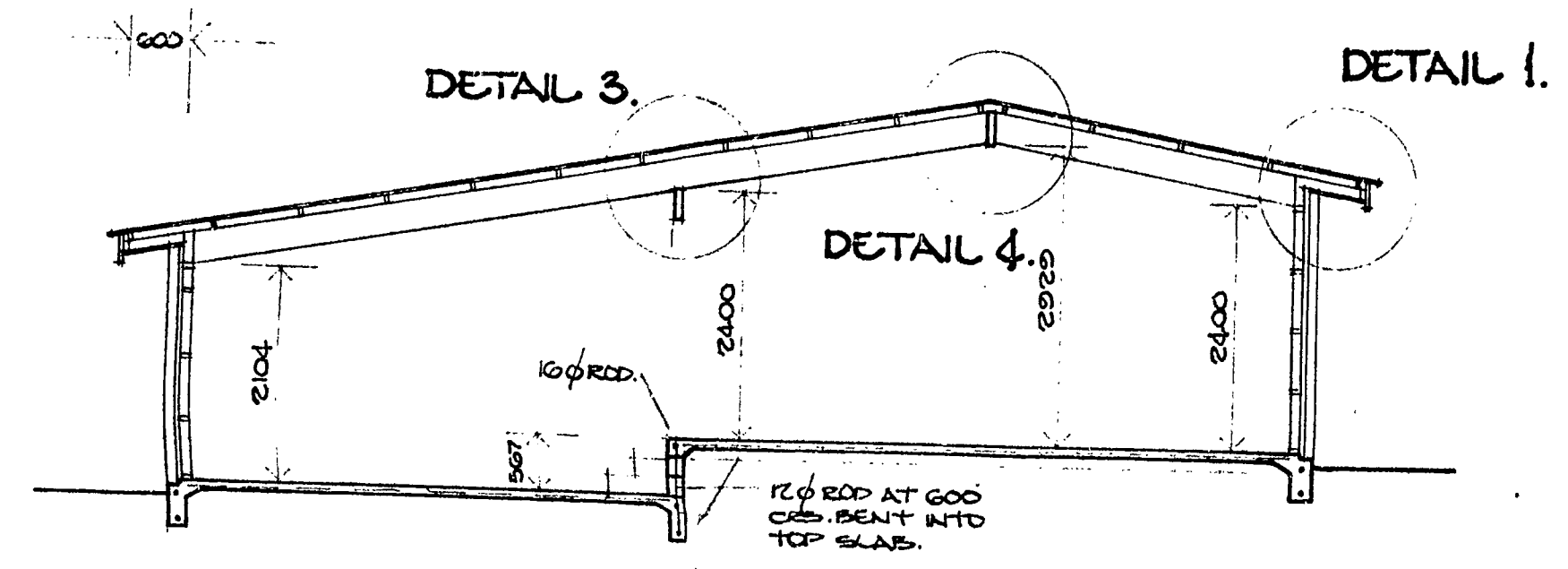


SECTION : LOUNGE. 1:50.

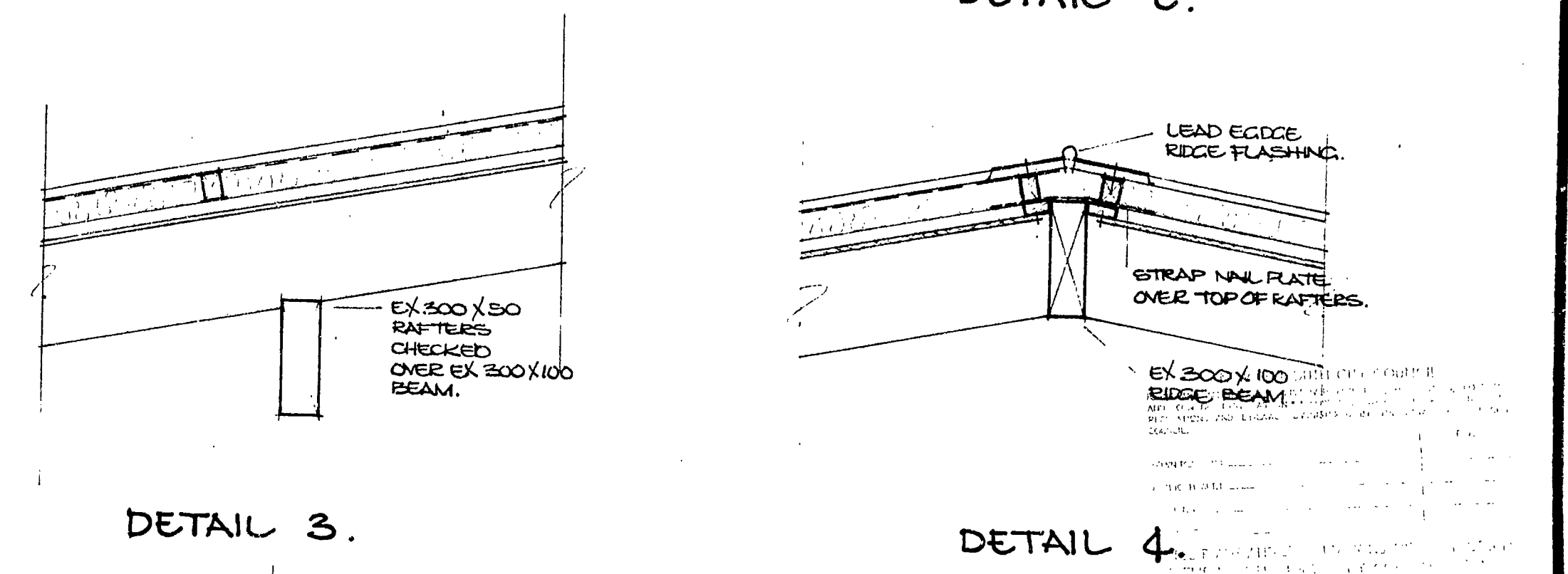


DETAIL 1.

DETAIL 2.

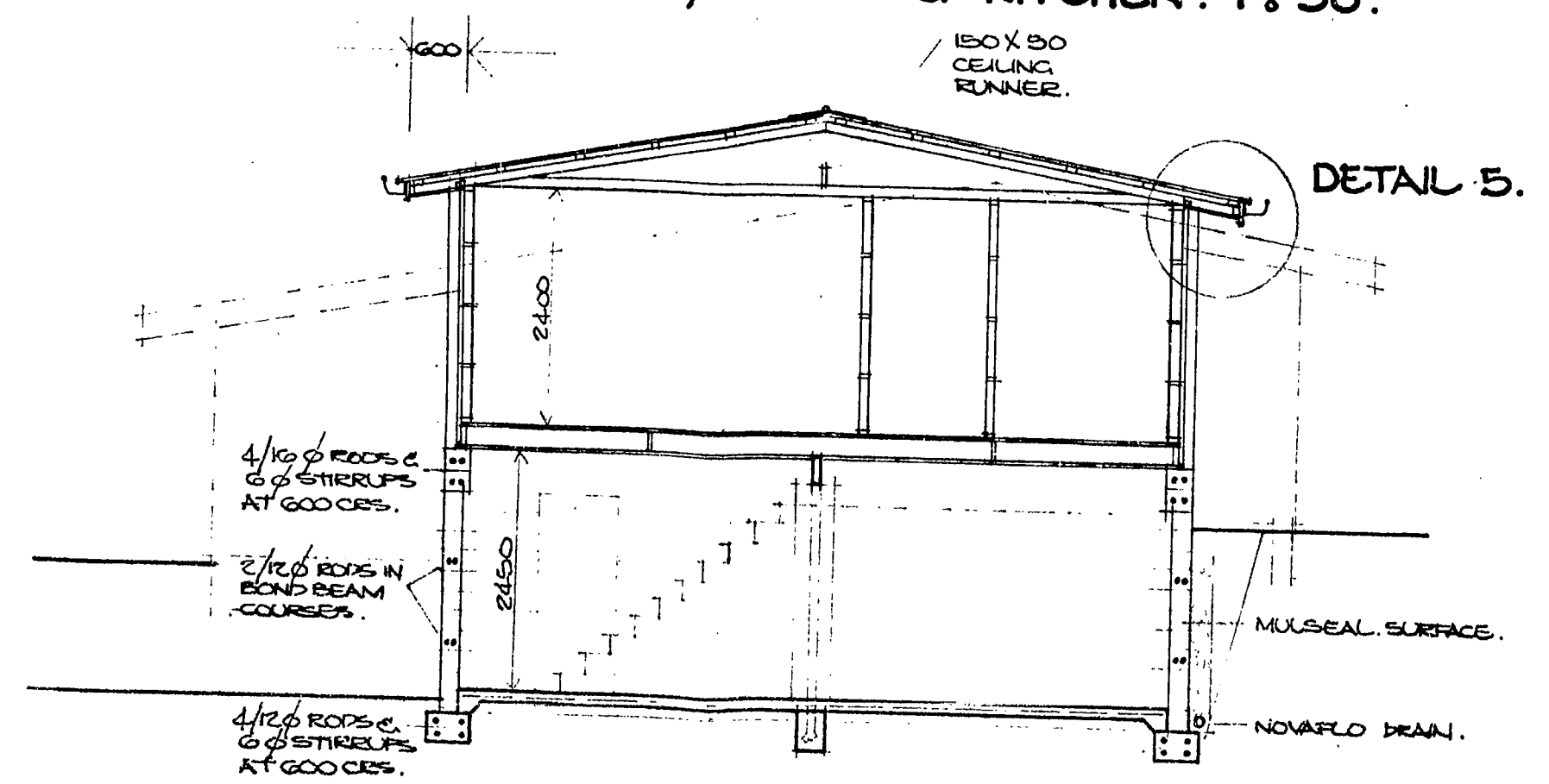


SECTION : LOUNGE, DINING & KITCHEN. 1:50.

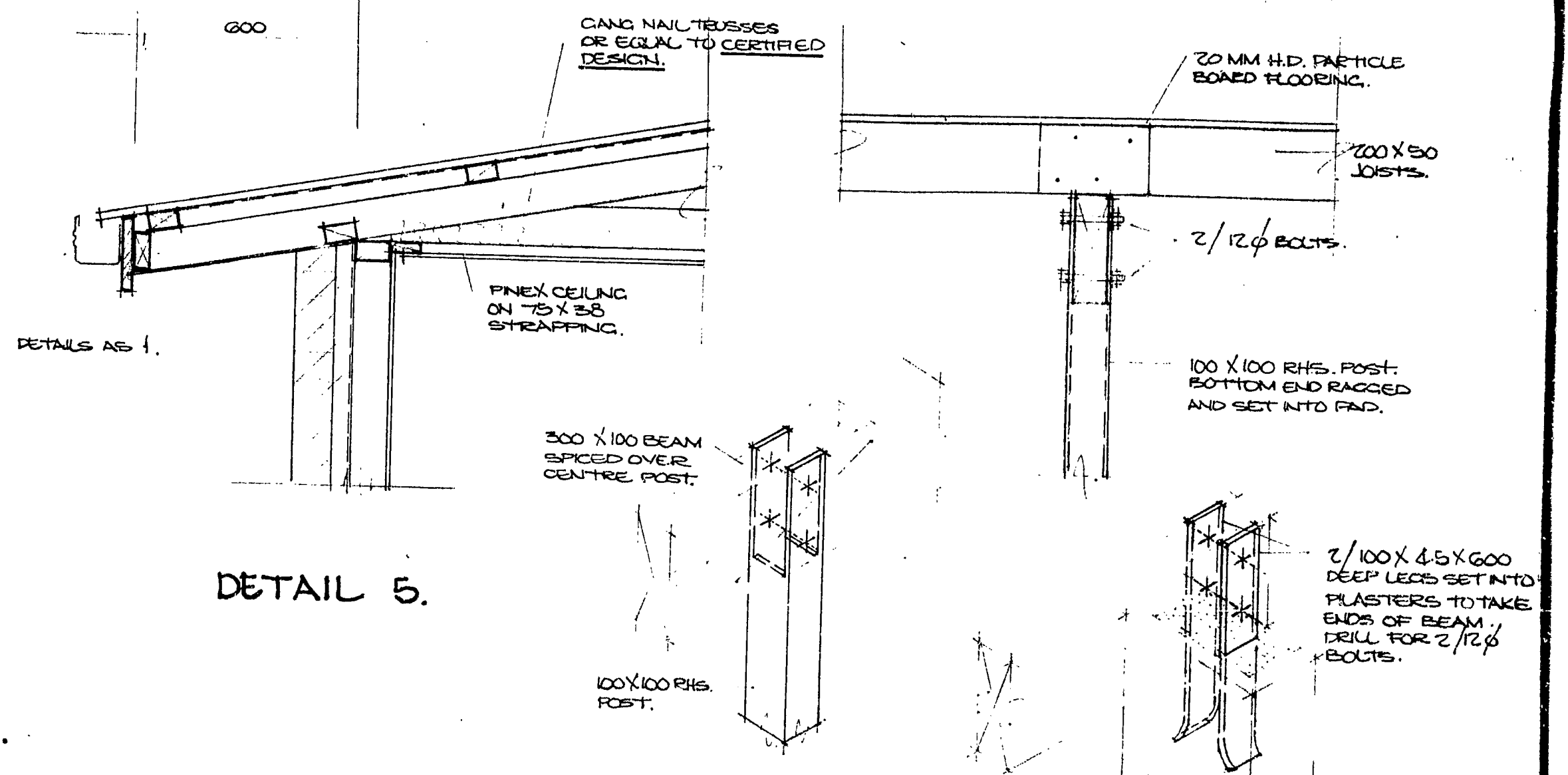


DETAIL 3.

DETAIL 4.



SECTION : BD. 2, PASSAGE, BATHROOM & BASEMENT. 1:50.



DETAIL 5.

CARAGE POST & BEAM. 1:10

RESIDENCE FOR MR. & MRS. C. MUIR AT LOT 54 LOMBARDY PLACE, N.P.

DATE : MARCH 1977.
SCALES. 1:50, 10.

16_{mm} 35_{mm}

BUILDING FILE

Code No. 321 / 7

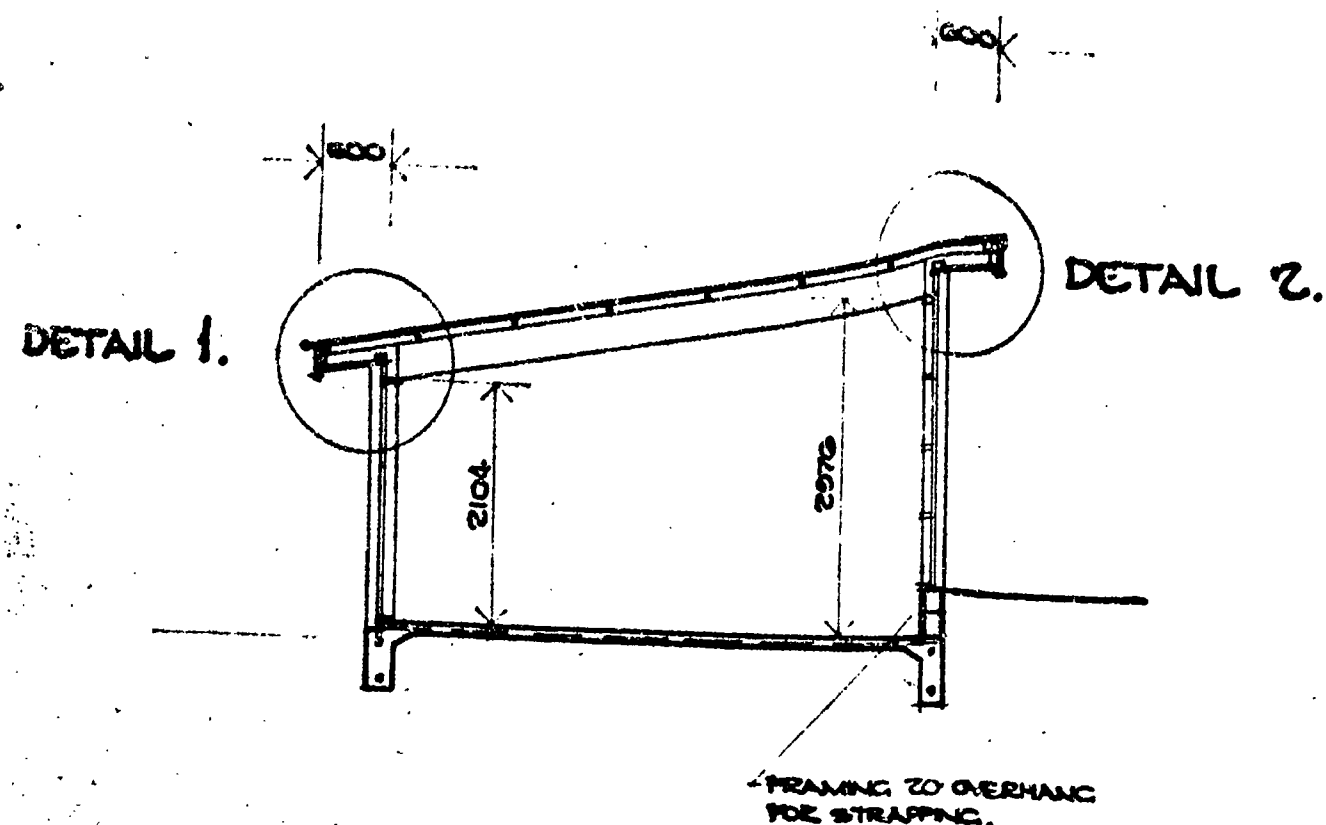
Subject ROOF EXTENSION

Permit No 8.149

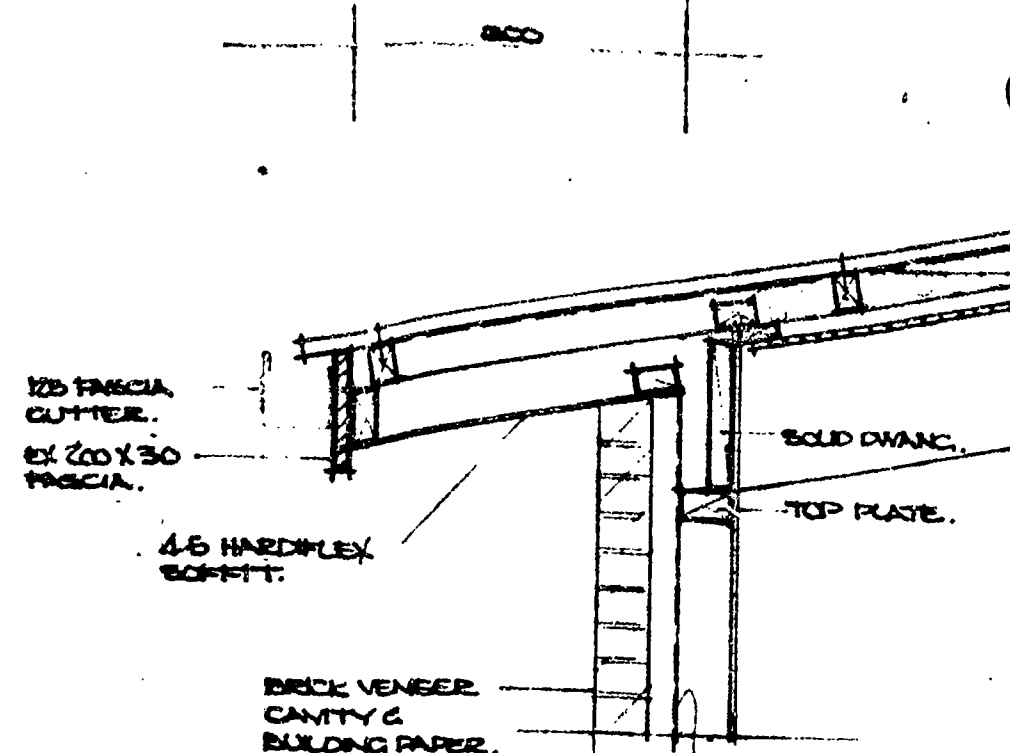
Date 12.9.91

No. Sheets 4

9 71
21 SEP 1977



SECTION : LOUNCE. 1:50.



DETAIL 1.

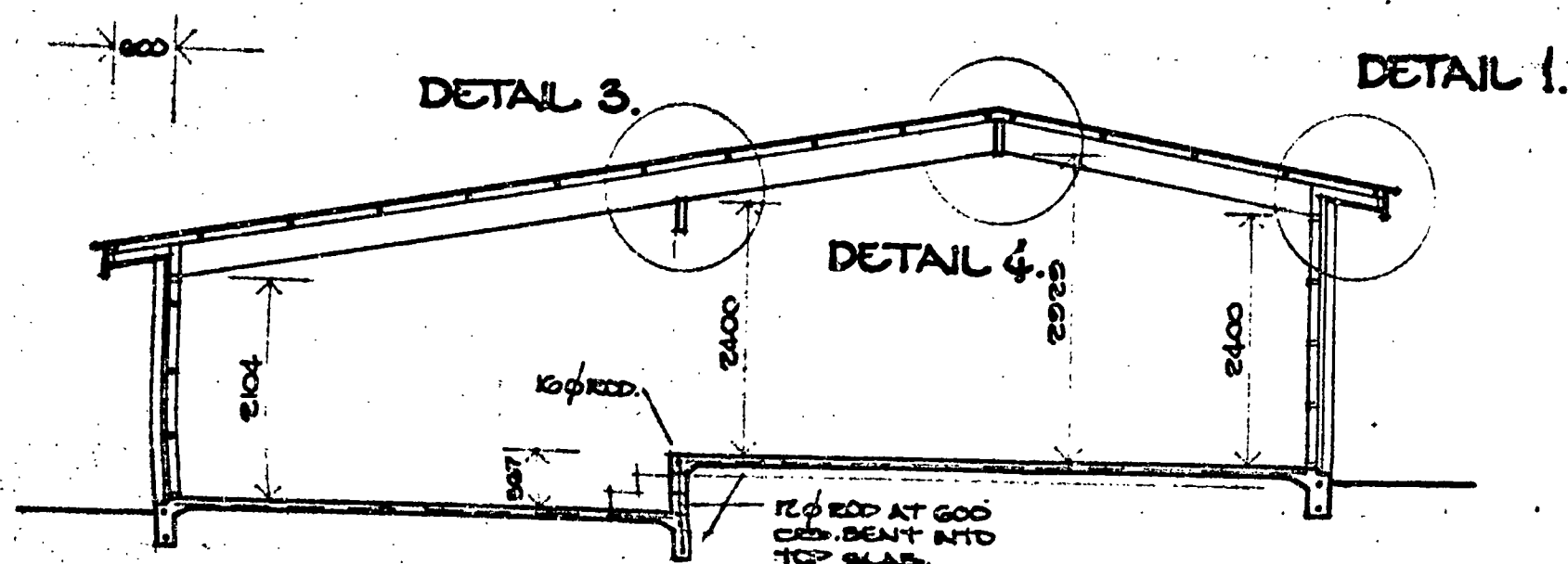
NOTE: ROOF EXTENSION USING
200X100 BEAMS &
150X50 RAFTERS.

POPS NO RIBLINE.
ROOFING ON BUILDING
PAPER & DAN BARK
FIBREGLASS STRIPS.
75X50 FURLINS ON
EDGE AT 600 CTS. MAX.
EX 200 X 50 RAFTERS.
(DOUGLAS FIR) IN SINGLE
LENGTHS. CHECK CUT AT
SOFFITS.
FIBREGLASS BATTS
IN ALL CEILINGS.

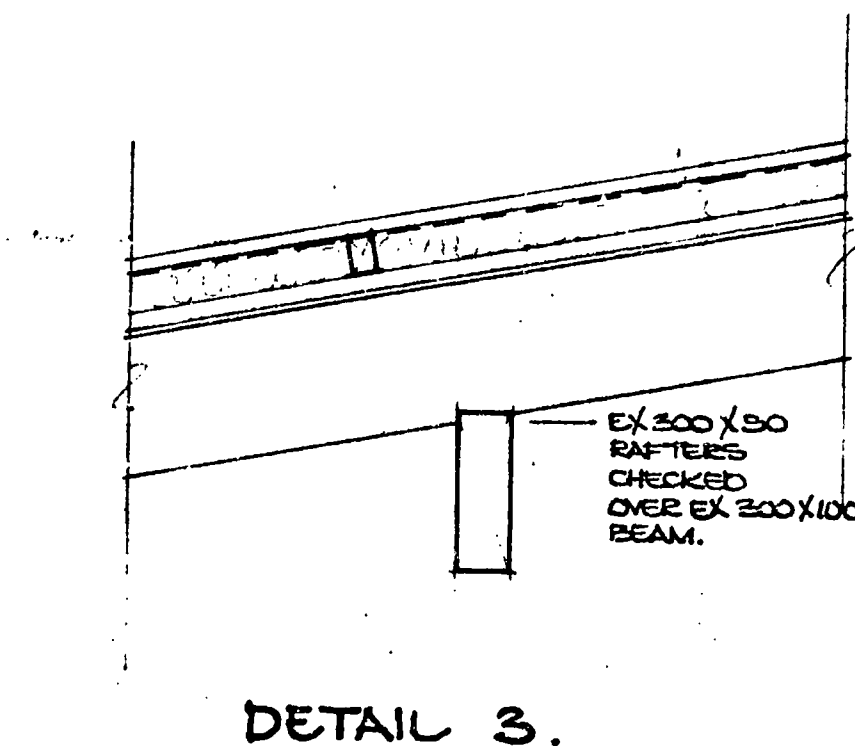
CEILINGS SHALL BE
12 MM PINEX ON EX 75
X 38 STRAPPING.

WALLS. 8MM OSB BOARD.

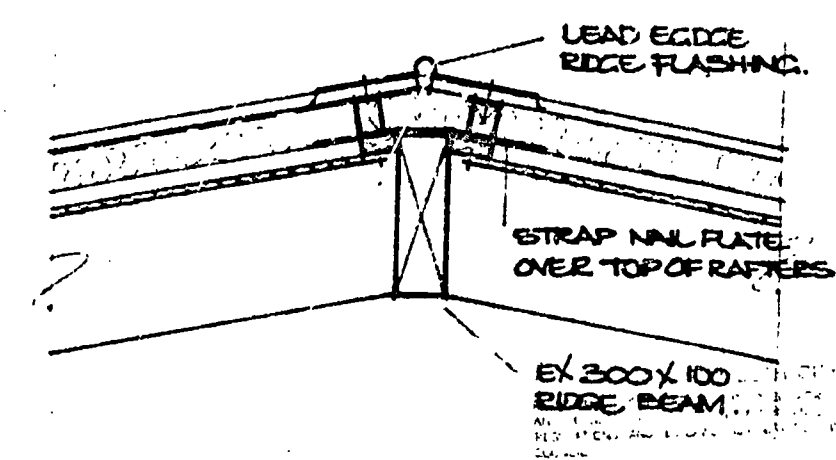
DETAIL 2.



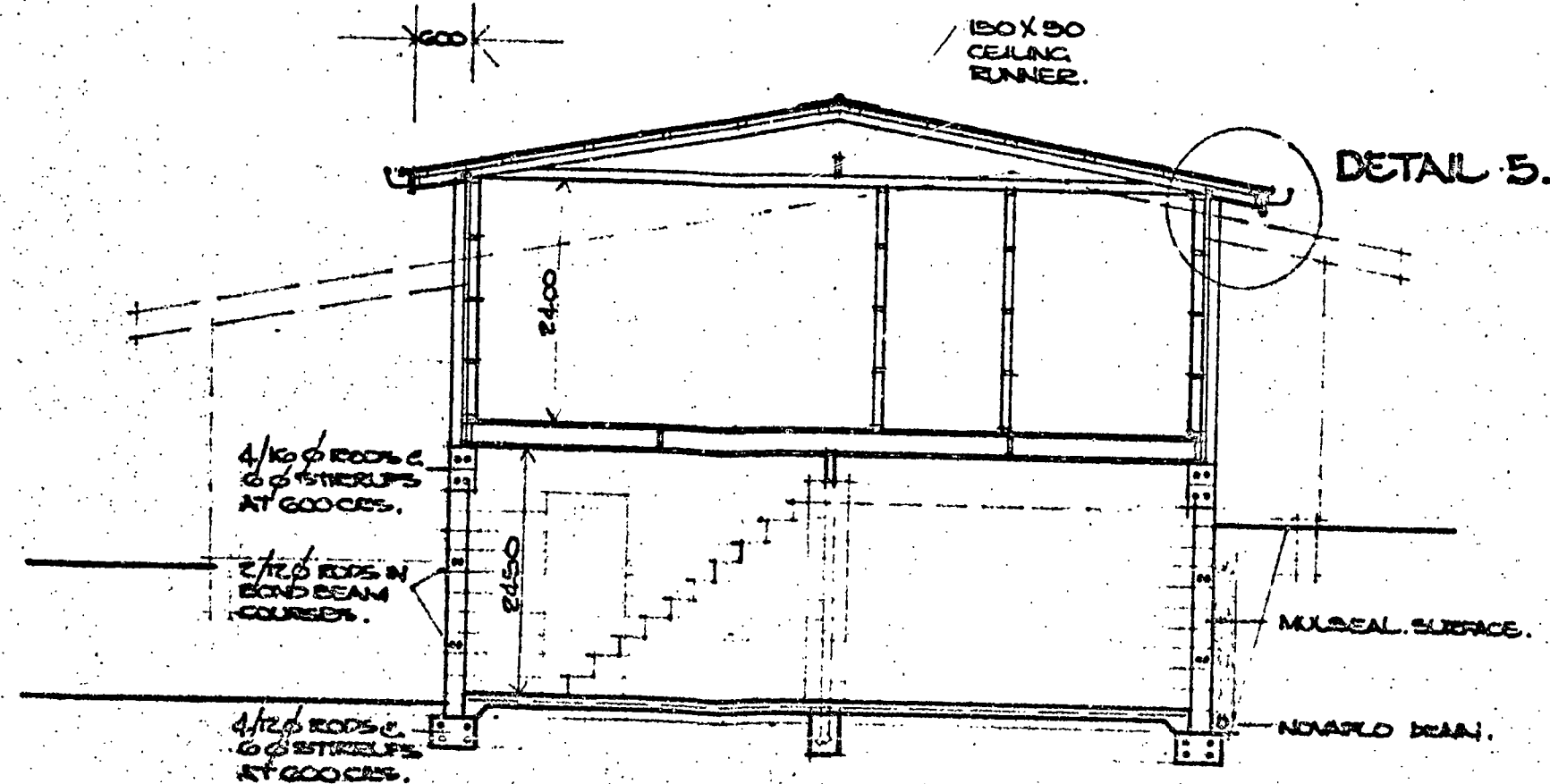
SECTION : LOUNCE, DINING & KITCHEN. 1:50.



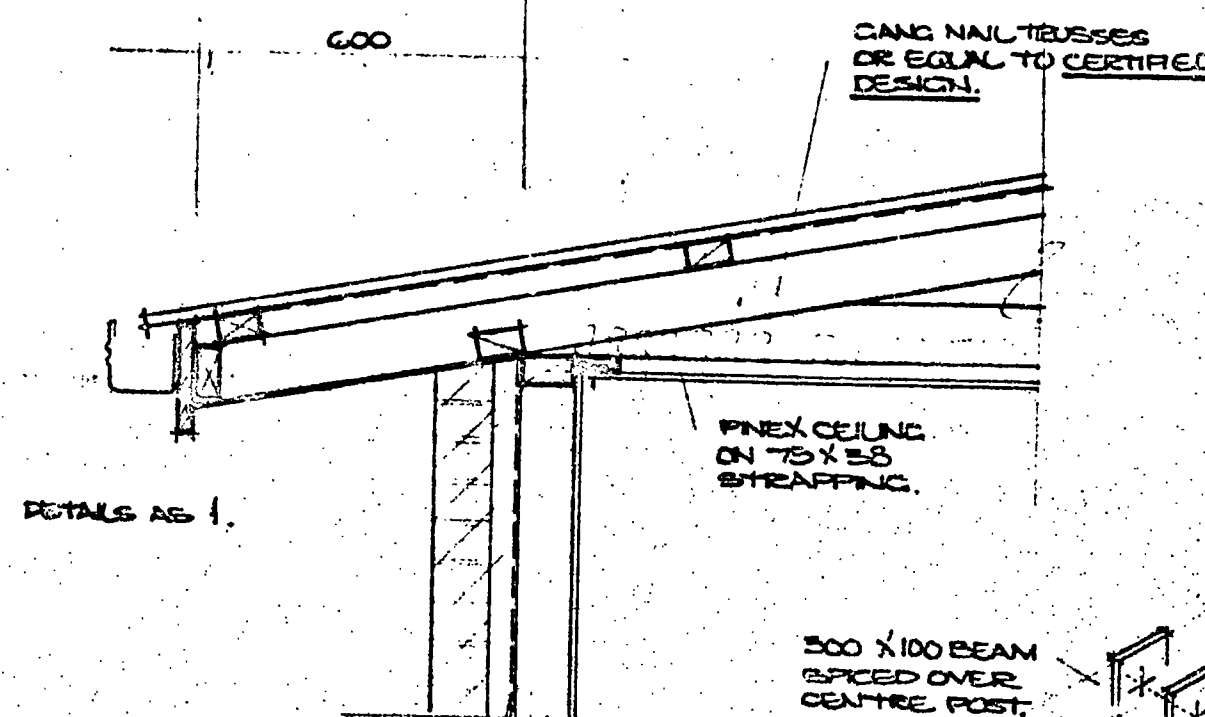
DETAIL 3.



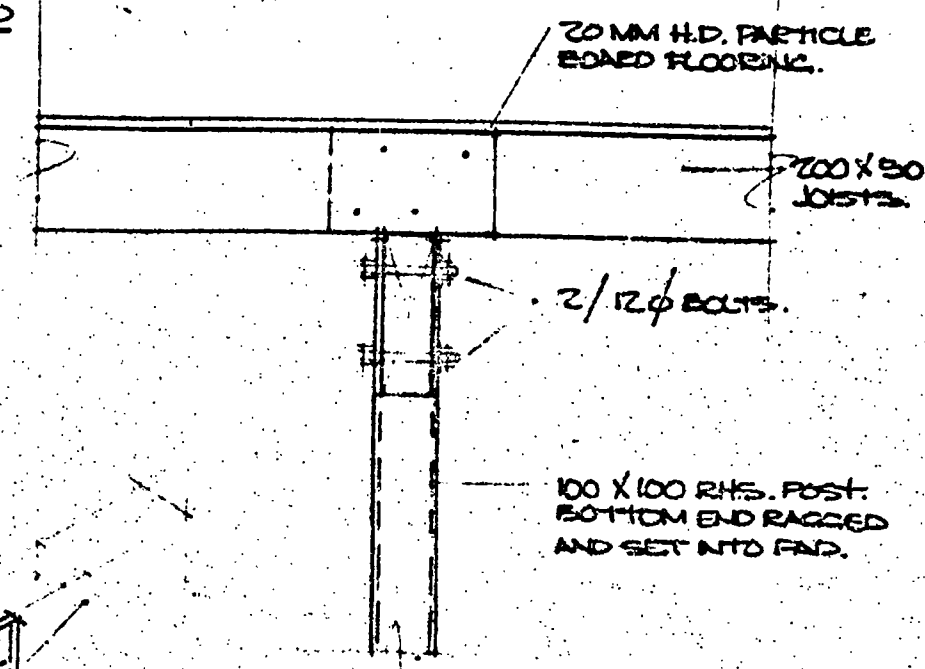
DETAIL 4.



SECTION : BD. 2, PASSAGE, BATHROOM & BASEMENT. 1:50.



DETAIL 5.



CARAGE POST & BEAM. 1:10

2/100 X 45 X 600 DEEP LIDS SET INTO PLASTERS TO TAKE ENDS OF BEAM. DRILL FOR 2/12 Ø BOLTS.

RESIDENCE FOR MR. & MRS. C. MUIR AT LOT 54 LOMBARDY PLACE, N.P.

DATE : MARCH 1977.

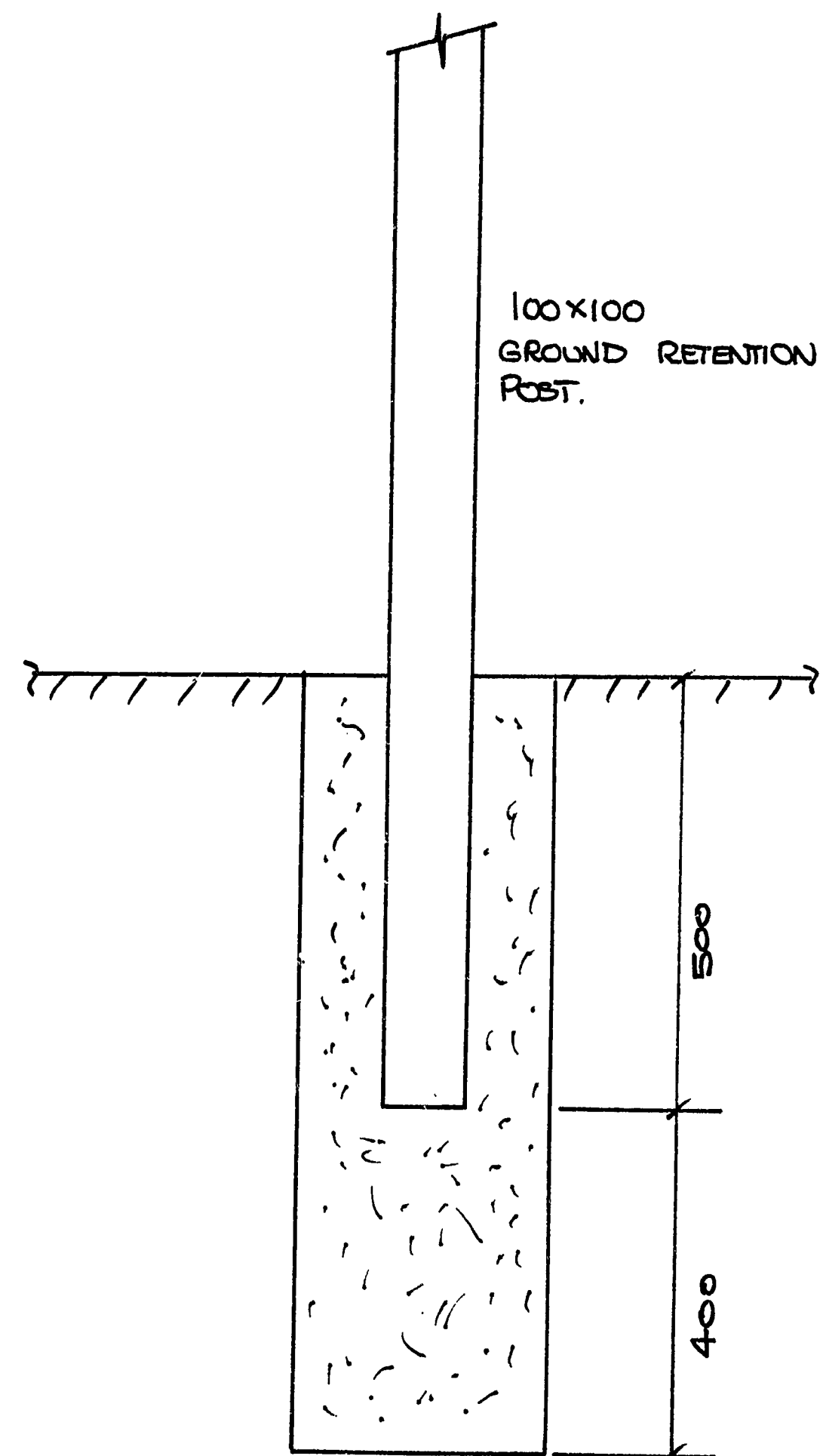
SCALES. 1:50, 10.

8.149

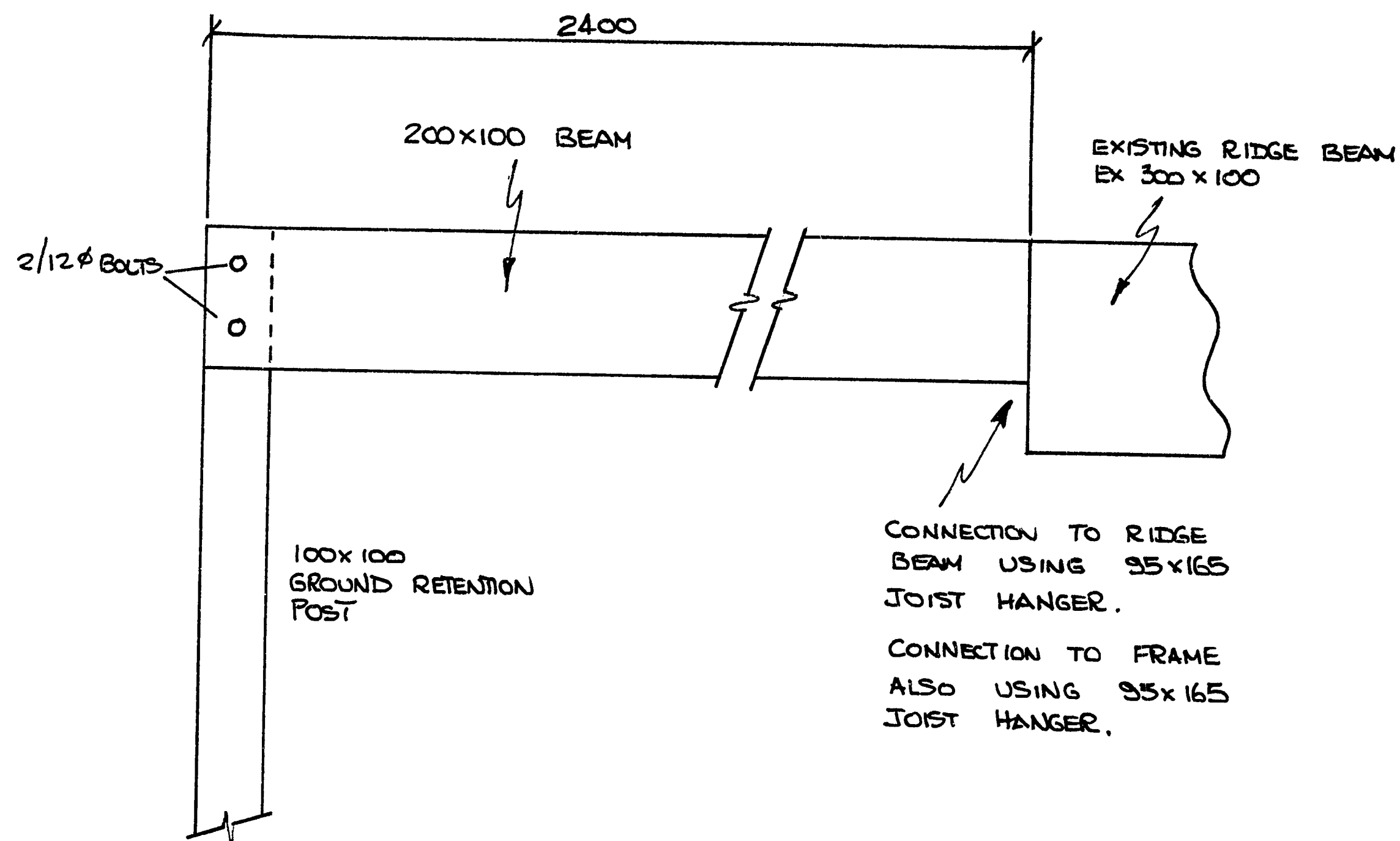
8

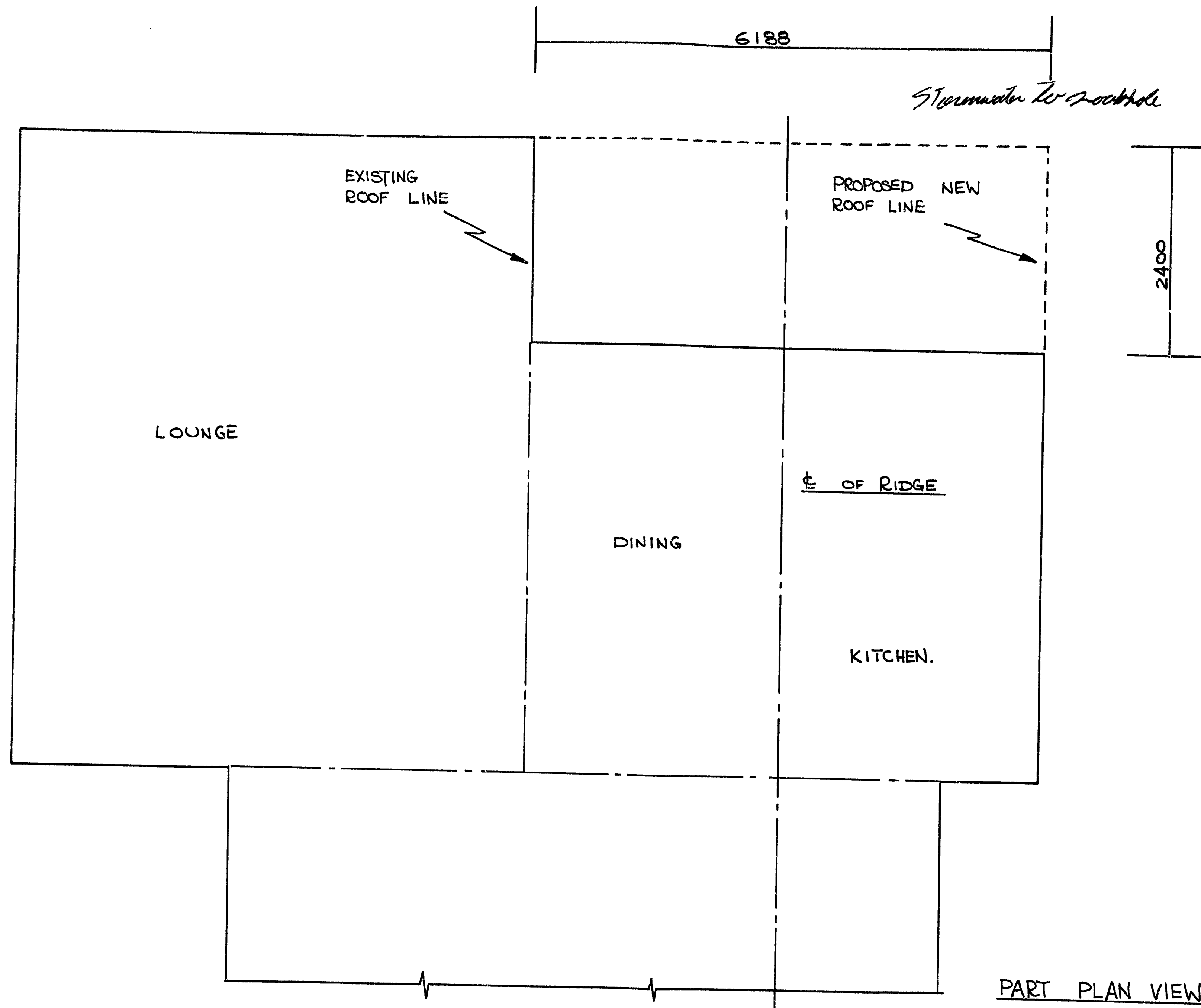
149

DETAIL 6



DETAIL 7





PROPOSED ROOF EXTENSION AT LOT 54 LOMBARDY PLACE, N.P.

DATE: SEPT. 1991
SCALE. 1:50.

16mm ~~35~~mm

BUILDING FILE

Code No. 321 / 7

Subject ADDITIONS TO
DWELLING

Permit No 12-10

Date 10-12-92

No. Sheets 10

NEW PLYMOUTH DISTRICT COUNCIL

Ref

12/10/92

OWNER 3362BUILDERIssue 10/12/92
Date

A & S Hodgson

A Hodgson

7 Lombardy Place
New Plymouth7 Lombardy Place
New PlymouthADDRESS OF PROPERTYLEGAL DESCRIPTION7
Lombardy Place
New Plymouth

54

DESCRIPTION

Additions to Dwelling

5.2

3

VALUESBuilding \$6000
P & D \$
\$6000SPECIAL CONDITIONS.....
Authorised OfficerInspection
Date

REMARKS (e.g. stage reached)

| | |
|---------|--|
| 1.3.93 | D.M. N/S - Dog in house. |
| 15.3.93 | Pile mpp by B. Preston - all OK. |
| 24.3.93 | Pre-lure - moisture 15-19% . Both to be used not yet placed OK to lure. |

Inspection
Date

REMARKS (e.g. stage reached)

Completed

321/7

8 December 1992

P.I216/JLB

A M & S M Hodgson
7 Lombardy Place
NEW PLYMOUTH

Miss Williams
File: 12/10/92

Dear Sir/Madam

RE: ADDITIONS TO DWELLING - 7 LOMBARDY PLACE

I acknowledge receipt of your application dated 1 DECEMBER 1992 for a permit/consent to erect ADDITIONS TO DWELLING at 7 LOMBARDY PLACE being LOT 54 but have to advise that the plans and specifications submitted do not fully comply with the various Acts, Regulations and By-laws administered by Council and that the permit will be withheld until amendments or additional information covering the following matters is submitted.

PLANNING:

PLEASE SPECIFY DISTANCE FROM EXTENSION TO SIDE BOUNDARY AT THE CLOSEST POINT, AND THE SCALE USED ON THE ELEVATION PLAN.

On receipt of this information further consideration will be given to the application and providing that no other problems arise during the vetting of the application the permit will be issued on payment of the required fees.

Council Officers will be pleased to provide assistance if required.

Yours faithfully

Miss R Williams
PLANNING OFFICER

321/7

NEW PLYMOUTH DISTRICT COUNCIL

APPLICATION FOR BUILDING / PLUMBING & DRAINAGE PERMITS

I wish to apply for permission to carry out the work described in the plans and specifications deposited herewith at:

House No 7 Street/Road LOMBARDY PLACE

Legal Description LOT 54 DP SECTION

OWNER A.M. & S.M. HODGSON

ADDRESS 7 LOMBARDY PLACE, NEW PLYMOUTH.

NAME OF APPLICANT ALLAN M. HODGSON Signature [Signature]

ADDRESS 7, LOMBARDY PLACE Phone No. 7513436

NEW PLYMOUTH

DESCRIPTION OF PROPOSED WORK:

New building ☐ Alteration ☐
Addition ☒ Demolition ☐
Sign ☐ Wood stove ☐ New floor area 5.2 m2

PROPOSED USE OF BUILDING STUDY / Sewer Room

NAME OF BUILDER A.M. HODGSON Phone No. 7513436

ADDRESS 7, LOMBARDY PLACE, NEW PLYMOUTH.

NAME OF Craftsman Plumber/Regst Drainlayer

ADDRESS Phone No.

VALUES & FEES

TOTAL VALUE of Building (excluding GST) \$ 6,000 (A) BRL \$ NIL
This is the value for Building Research Levy and must include the value of all labour and materials contributed by owner or others

Plumbing & Drainage (LABOUR ONLY) \$ N/A (B) P&D FEE \$ NIL

Value of Building for Building Permit \$ 6,000 Permit fee \$ 62
(Value of (A) less Value of (B))

TOTAL FEES \$ 62
(GST Inclusive)

NOTE: Where values are considered to be too low they will be reassessed.

Charges for Water, Sewer and Stormwater Connections, Vehicle Crossings, Reserve Contributions and Industrial Streetworks Damage Deposits may be assessed and will be payable prior to the issue of the Permit.

FOR OFFICE USE:

File No. 12 16 Check Sheet No.

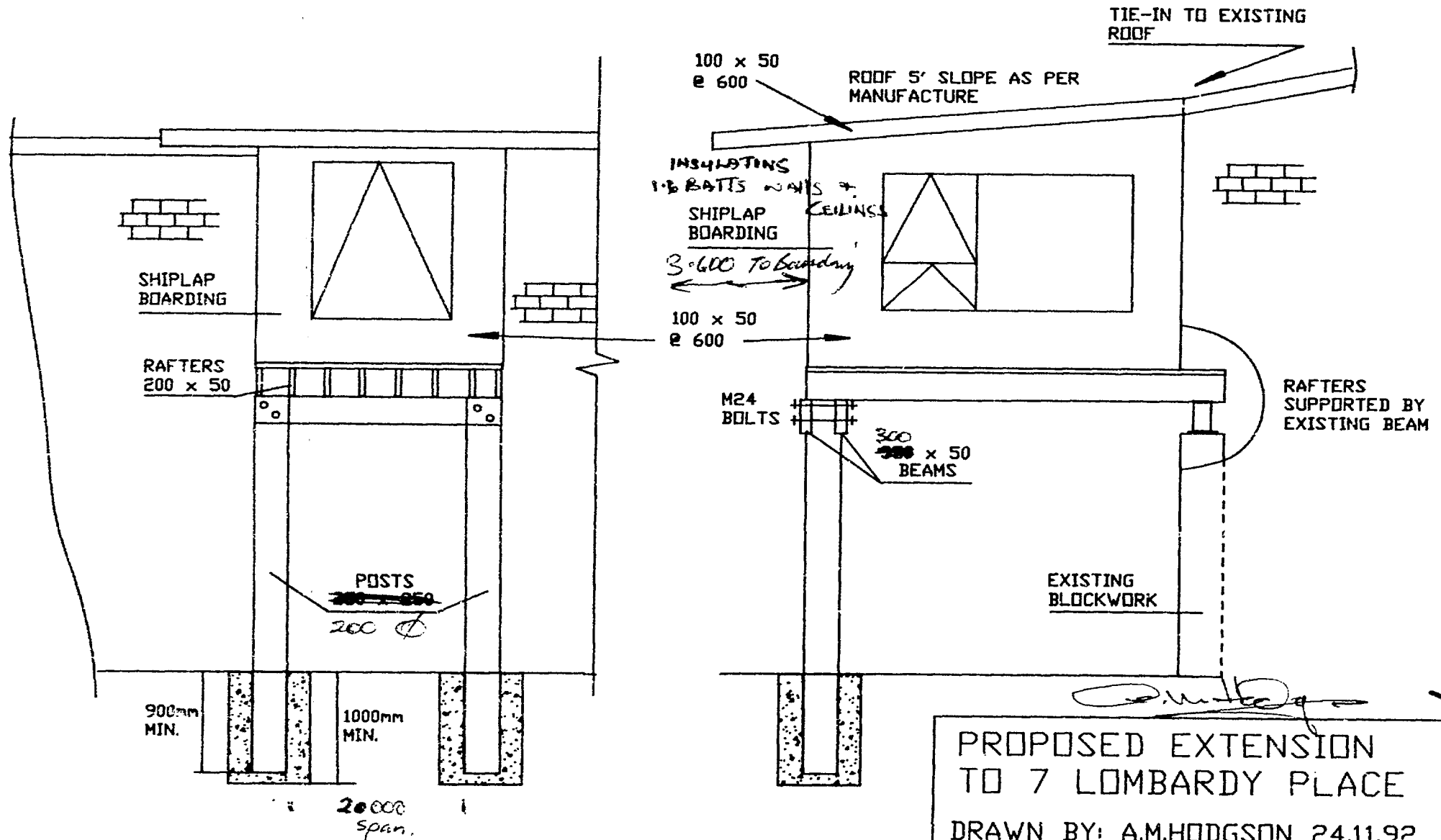
Receipt No. 63362 Sewer Sheet No.

Date of Receipt Val Ref No.

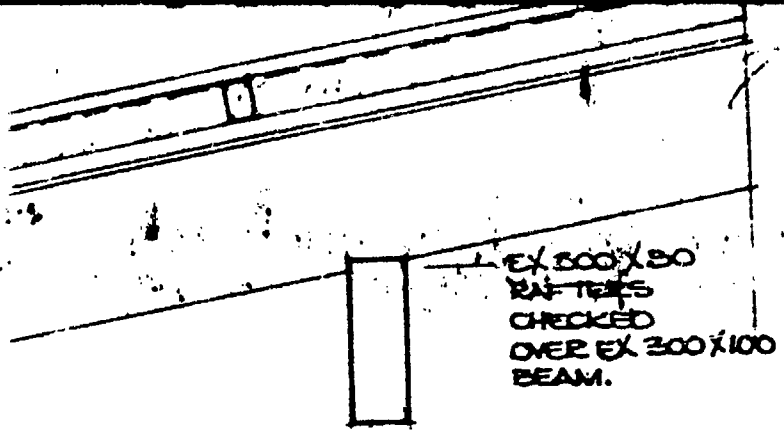
1 - DEC 1992

WEST

SOUTH

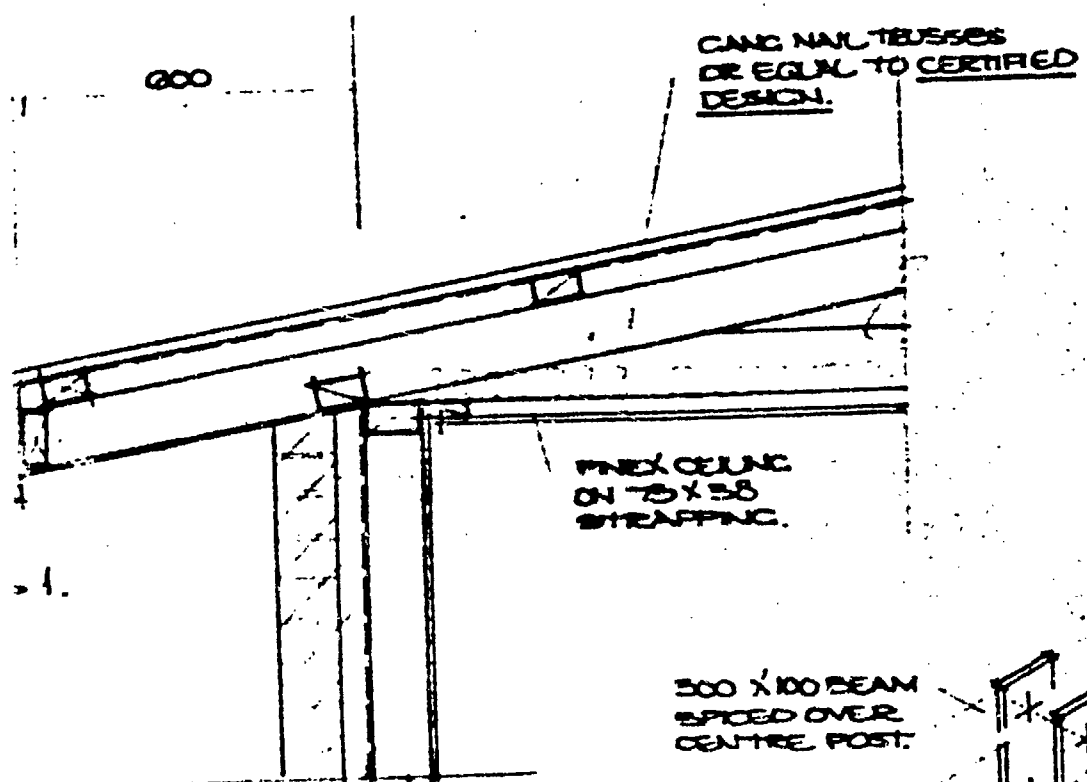


32/7



DETAIL 3.

DET



DETAIL 5.

100 X 100 RIS.
POST.

GARAGE POST & BEAM

T 54 LOMBARDY PLACE, N.

NEW PLYMOUTH DISTRICT COUNCIL

PLANNING REGULATORY DEPARTMENT

321/7
12 10

File No

Project: Additions to Duelling Check Sheet No. _____
 Owner: AM & SM Hodge Sewer Sheet No. 246 Plotted: AK
 Address: 7 Lombardy Place
 Lot No. 54 D.P. _____ Sec. _____

TOWN PLANNING

Permit No

| | | |
|----------------------------------|----------------------------------|-------------------|
| Zone <u>R-1</u> | <input type="checkbox"/> | Easements - Water |
| Designations | <input type="checkbox"/> | • Sewer |
| Area of Buildings | <input type="checkbox"/> | • Stormwater |
| Coverage | <input type="checkbox"/> | • Other |
| Maximum Height | | |
| Front Yard | | |
| Relat. of Bldg. Size: | (1) Rear Yard | |
| | (2) Side Yard | |
| Open Space | <input type="checkbox"/> | Trees |
| Grassed Areas | | |
| Parking | | |
| Building Lines & Street Widening | <u>10.00m from g.</u> | |
| Screening | <input type="checkbox"/> | Multi-titled Site |
| Access to Rear of Site | | |
| Accessory Buildings | | |
| Loading | | |
| Service Lanes & R.O.W. | <u>No access to Poplar Grove</u> | |
| Crossing Length | <input type="checkbox"/> | Filling |
| Flooding | | |

Town Planning Approvals

Remarks: Please type
Please specify distance from extension to side boundary at
the closest point, and the scale used on the elevation plan.
According to Barry Road, height will not exceed 6.6m
8-12-92

Approved L
 Not Approved L

DEVELOPMENTS

| | |
|-------------------------------|----|
| Value of Building | \$ |
| Value of Land | \$ |
| Reserve Contribution Assessed | \$ |
| GST | \$ |
| Total to be paid | \$ |

Letters Sent 216 8/12

BUILDING

Remarks:

~~A cross section drawing is required with the drawings showing all measurements to scale.~~
 A detailed cross section drawing is required with the drawings showing all measurements to scale.

| | VALUE | FEE |
|-----------|-------|-----|
| Bldg | | |
| Eng Calcs | | |
| BRL | | |
| TOTAL | | |

Approved _____
 Not Approved _____

SEWER CONNECTION

SERVICES

STORMWATER CONNECTION

Existing Service

Required Service

Location

Depth

Special Requirement

Common Drain

Fee \$

Fee \$

FEE

\$

Approved

Not Approved

WATER CONNECTION

Existing Service

Distance from L/Boundary

Distance: Main to Boundary

Boundary to Load

Required Service

Meter

Height above Datum

FEE

\$

Approved

Not Approved

VEHICULAR CROSSINGS

Type of Footpath

Kerb & Channel

Existing Crossing

New Crossing

Strengthen Path Sq.Yds.

Condition

Inst. No

Position

Level at Boundary

STREET WORKS FEE

\$

DEPOSIT DAMAGE FEE

\$

APPROV' OFFICER

Approved

Not Approved

Date

10-12-92

16 mm ~~35 mm~~

BUILDING FILE

Code No. 321 / 7

Subject ROOF EXTENSION

Permit No 8-149

Date 12-9-91

No. Sheets 7

NEW PLYMOUTH DISTRICT COUNCIL

8/149/91

29343
OWNERA M & S M Hodgson
7 Lombardy Place
New PlymouthBUILDERJ Farquhar
1255 Devon Road
New PlymouthRefIssue 12/09/91
DateADDRESS OF PROPERTY7
Lombardy Place
New PlymouthLEGAL DESCRIPTION54
11669DESCRIPTION

Roof extension to cover Deck

3

VALUESBuilding \$2000
P & D \$
\$2000SPECIAL CONDITIONS.....
Authorised OfficerInspection
Date

REMARKS (e.g. stage reached)

| | |
|---------|--|
| 24.9.91 | Builder on site working thru OK. |
| 9.10.91 | Roof extension complete joists laid for decking. |
| 1.11.91 | Completed |
| | |
| | |

X

NEW PLYMOUTH DISTRICT COUNCIL

APPLICATION FOR BUILDING / PLUMBING & DRAINAGE PERMITS

I wish to apply for permission to carry out the work described in the plans and specifications deposited herewith at:

House No. 7 Street/Road LOMBARDY PLACE

Legal Description LOT 54 DP 11669 SECTION

OWNER A. M. & S. M. HODGSON

ADDRESS 7 LOMBARDY PLACE, NEW PLYMOUTH

NAME OF APPLICANT A. M. HODGSON Signature [Signature]

ADDRESS 7 LOMBARDY PLACE Phone No. 513436

DESCRIPTION OF PROPOSED WORK:

| | | | | |
|--------------|-------------------------------------|------------|--------------------------|------------------------------|
| New building | <input type="checkbox"/> | Alteration | <input type="checkbox"/> | |
| Addition | <input checked="" type="checkbox"/> | Demolition | <input type="checkbox"/> | |
| Sign | <input type="checkbox"/> | Wood stove | <input type="checkbox"/> | New floor area <u>N/A</u> m2 |

PROPOSED USE OF BUILDING ROOF EXTENSION TO COVER DECK

NAME OF BUILDER J. FARQUHAR Phone No. 70259

ADDRESS 1255 DEVON ROAD, BELL BLOCK

NAME OF Craftsman Plumber/Regd Drainlayer

ADDRESS Phone No.

VALUES & FEES

TOTAL VALUE of Building (excluding GST) \$ 2,000 (A) BRL \$ —
This is the value for Building Research Levy and must include the value of all labour and materials contributed by owner or others

Plumbing & Drainage (LABOUR ONLY) \$ (B) P&D FEE \$ 46.00

Value of Building for Building Permit
(Value of (A) less Value of (B)) \$ 2,000 Permit fee \$ 46.00

Streetworks Damage Deposit (If applicable) \$

TOTAL FEES
(GST Inclusive) \$ 46.00

NOTE: Where values are considered to be too low they will be reassessed.

Charges for Water, Sewer and Stormwater Connections, Vehicle Crossings, Reserve Contributions and Industrial Streetworks Damage Deposits may be assessed and will be payable prior to the issue of the Permit.

8 149

FOR OFFICE USE:

File No. 8-149 Check Sheet No.

Receipt No. 29843 Sewer Sheet No.

Date of Receipt Val Ref No.

27 AUG 1994

POPLAR GRO

NEW PLYMOUTH DISTRICT COUNCIL
THIS COPY SHOWS INFORMATION
READ ON COUNCIL RECORDS. NO
RESPONSIBILITY LYING BE ACCEPTED
FOR ITS COMPLETENESS OR
ACCURACY.

NEW PLYMOUTH DISTRICT COUNCIL
PLANS AND SPECIFICATIONS APPROVED FOR THE
PURPOSE OF OBTAINING A BUILDING PERMIT
REGULATIONS AND BY-LAWS AS APPLICABLE TO
DISTRICT COUNCIL.

ALBA

LOMBARDY

PROPOSED ROOF
EXTENSION

11669
54
G.R. Muir
9/77

Altus 7/81
K. Hume
2/84

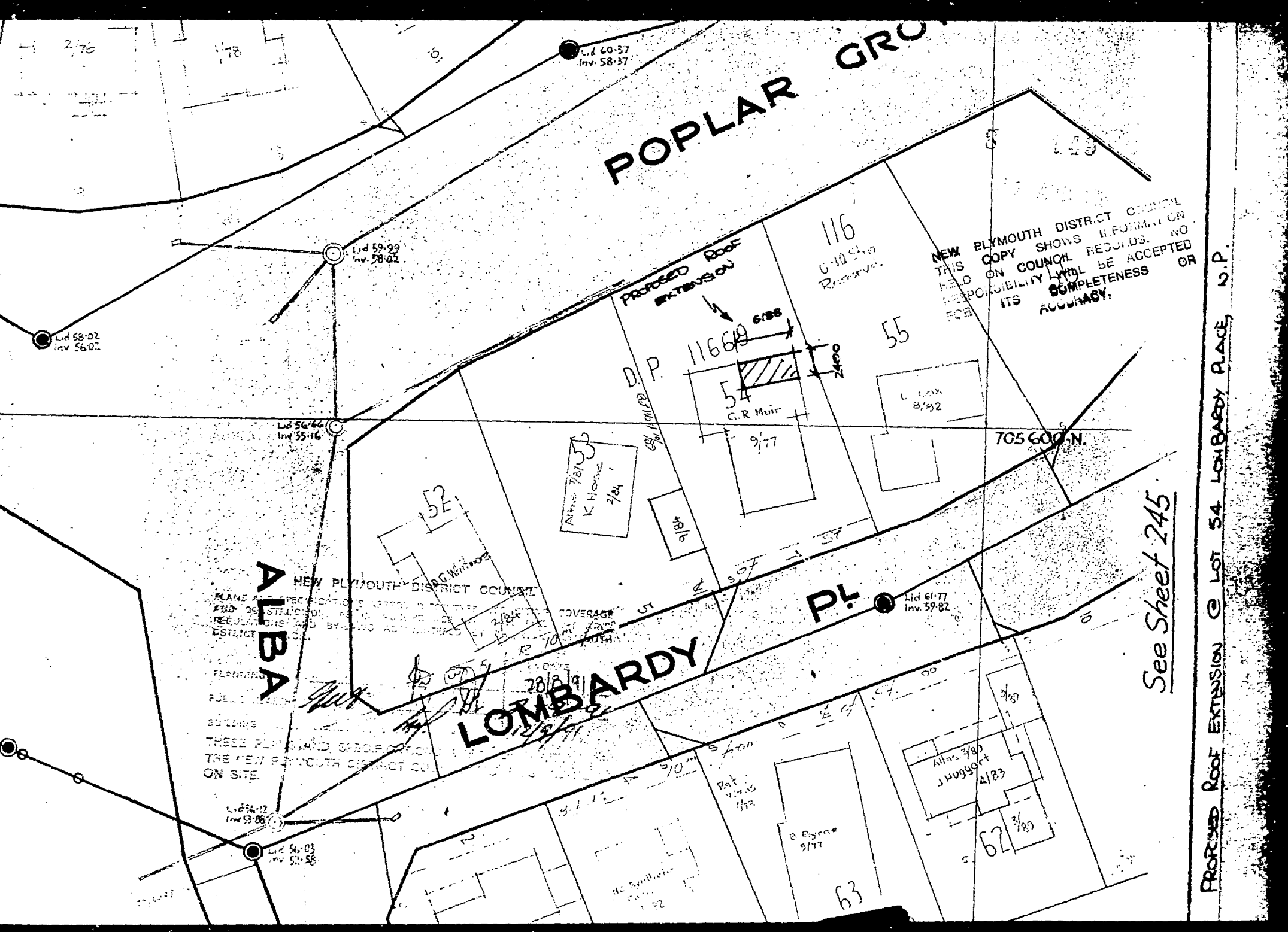
L. Cox
8/92

Altus 3/85
J. Huggart
4/83

B. Byrne
9/77

See Sheet 245

PROPOSED ROOF EXTENSION @ LOT 54 LOMBARDY PLACE, D.P.



NEW PLYMOUTH DISTRICT COUNCIL

PLANNING REGULATORY DEPARTMENT

8

149

File No

Project: Roof Extension over Deck
 Owner: A.M. & M. HODGSON
 Address: 7 Lombardy PL
 Lot No. 54 D.P. 11669

Check Sheet No.

Sewer Sheet No. 246

Plotted: X

Sec.

TOWN PLANNING

Permit No

Zone
 Designations
 Area of Buildings
 Coverage
 Maximum Height
 Front Yard
 Relat. of Bldg. Size: (1) Rear Yard
 (2) Side Yard
 Open Space
 Grassed Areas ☐ Trees
 Parking
 Building Lines & Street Widening BR - 10m from edge of street
 Screening
 Access to Rear of Site
 Accessory Buildings
 Loading
 Service Lanes & R.O.W.
 Crossing Length
 Flooding ☐ Filling
 Town Planning Approvals
 Remarks: No access to poplar grove

SEE SECTION CARD

PLANNING

BUILDING

DRAINAGE

WATER

Approved [Signature]

Not Approved

DEVELOPMENTS

Value of Building

\$

Value of Land

\$

Reserve Contribution Assessed

\$

GST

\$

Total to be paid

\$

Letters Sent

HEALTH & BY-LAWS

Remarks:

Approved

Not Approved

DANGEROUS GOODS

Domestic or Commercial

Storage Capacity & Location

Licence Required Yes/No

Approved

Not Approved

PLUMBING AND DRAINAGE

Remarks:

Approved

Not Approved

FEE \$

BUILDING

Remarks:

*The position of the beams and the size of the
rafters to be shown on the plan.*

| | VALUE | FEE |
|-----------|-------|-----|
| Bldg | | |
| Eng Calcs | | |
| BRL | | |
| TOTAL | | |

Approved
Not Approved

[Signature] 12/8/91
[Signature]

SERVICES

SEWER CONNECTION

STORMWATER CONNECTION

Existing Service
Required Service
Location
Depth
Special Requirement
Common Drain

Fee \$

Fee \$

FEE \$

Approved

Not Approved

WATER CONNECTION

Existing Service
Distance from L/Boundary Height above Datum
Distance: Main to Boundary
Boundary to Load
Required Service
Meter

FEE \$

Approved

Not Approved

VEHICULAR CROSSINGS

Type of Footpath Condition
Kerb & Channel Inst. No
Existing Crossing
New Crossing Position
Strengthen Path Sq.Yds. Level at Boundary

STREET WORKS FEE \$

DEPOSIT DAMAGE FEE

\$

Structural Engineer

Approved

Not Approved

APPROVING OFFICER

Approved

Not Approved

16_{mm} 35_{mm}

BUILDING FILE

Code No. 321 / 7

Subject Dwelling

Permit No 71593

Date 17-11-77

No. Sheets Lots

NEW PLYMOUTH CITY COUNCIL
ENGINEER'S DEPARTMENT

ASSESSED REQUIREMENTS

File No. 9 71

Check Sheet No. 10427
Sewer Sheet No. 246
Plotted: ☒
Zone: R2
Area of Site: 647 m²
Address: 7 LOMBARDY ST.
No. 54 D.P. 11669
Sec. No.

TOWN PLANNING

| | |
|--------------------------------------|-------------------------------------|
| Designations | <input checked="" type="checkbox"/> |
| Area of Buildings 138 m ² | <input checked="" type="checkbox"/> |
| Coverage | <input checked="" type="checkbox"/> |
| Maximum Height | <input checked="" type="checkbox"/> |
| Front Yard | <input checked="" type="checkbox"/> |
| Relat. of Bldg. Size: (1) Rear Yard | <input checked="" type="checkbox"/> |
| (2) Side Yard | <input checked="" type="checkbox"/> |
| Open Space | <input type="checkbox"/> |
| Grassed Areas | <input type="checkbox"/> |
| Trees | <input checked="" type="checkbox"/> |
| Building Lines & Street Widening 2" | <input checked="" type="checkbox"/> |
| Parking | <input checked="" type="checkbox"/> |
| Access to Rear of Site | <input type="checkbox"/> |
| Accessory Buildings | <input type="checkbox"/> |
| Service Lanes & R.O.W. | <input type="checkbox"/> |
| Crossing Length | <input type="checkbox"/> |
| Gross Floor Area of Shops | <input type="checkbox"/> |
| Resid. Accom. | <input type="checkbox"/> |
| Levels of Site | <input type="checkbox"/> |
| Use of Yards | <input type="checkbox"/> |
| Loading | <input type="checkbox"/> |
| Screening | <input type="checkbox"/> |
| Amalgam. of Titles | <input type="checkbox"/> |
| Remarks: | |

Approved MA
Not Approved

S E R V I C E S

32117

A : SEWER CONNECTION

STORMWATER CONNECTION

Existing Service 100 mm ϕ
 Required Service Use existing
 Location _____
 Depth _____
 Special Requirement _____
 Common Drain _____
 Fee \$ _____

FEE

\$

B : WATER CONNECTION

Existing Service $\frac{1}{2}$ " ϕ
 Distance from L/Boundary _____
 Distance: Main to Boundary 8'-0"
 Boundary to Load 30'-0"
 Required Service $\frac{1}{2}$ " ϕ
 Meter _____

Height above Datum 230'-0"

FEE

\$2:

C : PLUMBING

No. Fittings W.Cs 3 Baths 2 Basins 1 Sinks 2 Showers 2 Tubs 2 Others _____
 Total Values 12
 Supply Pipe Sizes $\frac{1}{2}$ " P.V.C. ☒ Copper ☒ Gal. Iron ☒
 Backflow Prev. _____
 Other Fittings _____
 Estimated Value \$2050.00 Plumbing Fee _____

DRAINAGE

Existing 4" connection Required 4" to city sewer
 Fittings Required Traps, Vents etc
 Common Drain _____
 Septic Tank _____
 Stormwater Sanitary Pits
 Estimated Value \$550.00 Drainage Fee _____

Total Estimated Value P. & D. \$2600.00

FEE

\$16:00

D : VEHICULAR CROSSINGS

Type of Footpath Concrete Condition Good
 Kerb & Channel _____
 Existing Crossing _____
 New Crossing 3m Dish Domestic Position No 3331
 Strengthen Path Sq.Yds. " Level at Boundary _____

STREET WORKS FEE \$150:

DEPOSIT DAMAGE FEE

\$140:

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

Approved *[Signature]*

Not Approved

Approved *M. Jackson*

Not Approved

Approved *[Signature]*

Not Approved

Approved *[Signature]*

Not Approved

Approved *[Signature]*

Not Approved

E : HEALTH & BY-LAWS

321/T

Areas -----
 Light -----
 Ventilation -----
 Remarks: -----

Approved *[Signature]*
 Not Approved -----

F : DANGEROUS GOODS

Domestic or Commercial -----
 Storage Capacity & Location ----- *1/2*
 Licence Required ----- *Yes/No*

Approved *[Signature]*
 Not Approved -----

G : BUILDING

Remarks:

STRUCTURAL CHECK REQ'D *ASW*

One set to Structural.

| | | |
|-------------|-------------|--------------|
| FEES: | <i>2063</i> | <i>00</i> |
| Bldg. | <i>2063</i> | <i>00 72</i> |
| Water Bldg. | | <i>2</i> |
| B.R.L. | <i>3065</i> | <i>15</i> |
| TOTAL | <i>\$89</i> | <i>00</i> |

Building Inspector -----

Approved *[Signature]* *While copy*
 Not Approved *[Signature]* *Signed by*

Specification: -----

Structural Engineer -----

Approved -----
 Not Approved -----

Fire Service -----

Recommended -----
 Not Recommended -----

PERMIT NO. *71593*

Approved *[Signature]*

APPROVING ENGINEER

Not Approved -----

STREET WORKS

NEW PLYMOUTH CITY COUNCIL

321/7

FOR OFFICE USE: File No. 9 71 Check Sheet No. 10427
 Receipt No. 5534 Sewer Sheet No. 246
 Date of Receipt 17-11-77 Zone Res R-1

21 SEP 1977

TO THE CITY ENGINEER

APPLICATION FOR BUILDING PERMIT

At (House No.) 7 LOMBARDY PLACE

For erection of PRIVATE RESIDENCE

OWNER G. & J.A. Muir

ADDRESS 20 REGENT PLACE

Proposed Use PRIVATE

Foundation CONCRETE

Walls Summit Stone Roof long-run Iron

AREA of Site

647m²

AREA of existing buildings

— M²

AREA of existing accessory buildings

— M²

AREA of Building in application

138 M²

Builder As Above

Address As Above

Designer C. Aiken

Address 6 Waiata Rd.

Structural Eng. —

Address —

Building Projects Authority Required Yes/No Supplied Yes/No

Total Value of Building

\$ 30663.80

Sanitary Plumbing and Drainage

\$ 2650.00

Value of Building for Permit

\$ ~~31063.80~~

Water for Building

28063.80

Building Research Levy on

\$ —

Hoardings

Mths @ —

FOR OFFICE USE

Corrected Value Fees

TOTAL FEES BUILDING

Starting Date 15/10/77

Finishing Date —

NAME AND ADDRESS OF APPLICANT G. Muir 20 Regent Pl. NIP

Phone 2859 home
82865 Bus wife

Signature of Applicant G. Muir

Signature of Owner G. Muir

32117

NEW PLYMOUTH CITY COUNCIL —CITY ENGINEERS' DEPARTMENT
APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

Bus 82895
Phone No: 82859

To the City Engineer

I wish to apply for permission to carry out the work described in the plans and specifications deposited herewith at:—

House No. 7 Street LOWBARDY PLACE Loc. No. 54 D.P. 11669.
OWNER G.R. & J.A. MUIR Area of Site 647 m²
ADDRESS 20 REGENT PLACE Signature of Applicant Gavin Muir
Proposed Use PRIVATE Signature of Owner Gavin Muir

VEHICULAR CROSSING

Proposed 3. M When Required TO BE NOTIFIED
Position TO BE MARKED
L/Boundary to C/ Line

WATER CONNECTION

Size of Existing Connection 1/2"
Size of Requested Connection 1/2"
Distance from L. Boundary existing
No. Units served One

SEWER CONNECTION & (STORMWATER)

Size of Existing Connection 100mm
Size of Requested Connection 100mm
Distance from L/Boundary existing
Common Drain No
Stormwater Disposal (specify) Soakholes

Floor level of the lowest toilet is 3.5 metres
*below/above the ground level of the point where the sewer
connection is required.
*Strike out whichever is inapplicable.

PLUMBING AND DRAINAGE

Name of Registered Plumber / Drainlayer Kevin Birt
Value of Proposed Work
Plumbing 2050
Drainage 550
Water Supply Materials P.V.C. P.V.C. Copper Galvanised Iron

Drainage

Size of Existing Drainage 1 1/2"
Size of Proposed Drainage 100 mm
Other Works Proposed NONE
Stormwater Disposal (specify) Soakholes

FOR OFFICE USE

File No. 71 Rec. No. 5534 Check Sht. No. 10427 FEES Sewer
Date 21 SEP 1977 Zone Res R-1 Sewer Sht. No. 246 Water
P & D \$16.00
Veh. Crg

321/7

PRELIMINARIES:

1. CONTRACTOR: The Owner will be the Main Contractor and will arrange for all sub-contractors to complete the building and its subsidiary elements.
2. SCOPE: The Contract consists of the erection of a 138 m² house in timber framing and brick veneer, with a 70 m² concrete block basement as shown on the drawings and described in this specification.
3. DRAWINGS AND SPECIFICATIONS: The drawings and specification shall be read together, and the works shall be completed according to the true intent and meaning of the same. Anything shown and not specified or vice versa, shall be equally binding as though included in both. Any item not expressly shown or specified, shall be constructed and finished in conformity with the standard of construction and finish described throughout the job generally.

Should any contradiction appear to exist between drawings, or drawings and specification, the sub-contractor shall notify the Owners and shall not execute any of the work concerned until the Owners shall have adjusted any such discrepancy, and informed the sub-contractors of the manner in which the work shall proceed.
4. LEVELS AND DIMENSIONS: All figured dimensions shall be taken in preference to scale.
5. LOCATION: Refer to site and drainage plan for relation to site boundary etc.,
6. BY-LAWS AND PERMITS: Note: Nothing in this specification, or the drawings, shall be interpreted to permit work forbidden by, or of lower quality than the requirements of the Local Authority's By-Laws or the Health Act, and the Contractor must allow accordingly should conflict exist.

(A) Building Permit: A general building permit is required

in connection with this Contract; and the permit fee is payable by the Contractor. The whole of the works shall be carried out in strict accordance with the By-laws of the Local Authority concerned, and with the drawings and specifications except where changes may be necessary to comply with any emergency building regulations.

(B) Plumbing and Drainage Contractor: The Contractor must obtain permits for all plumbing and drainage works in connection with this contract from the Local Authority having jurisdiction over the work and must pay all fees and charges in connection therewith.

EXCAVATOR:

7. SECTION DEVELOPMENT:

The section shall be graded, ramped, excavated and filled (with clear clay only) to the levels shown on cross sections, sheet 1. All top soil shall be deposited in a heap clear of building operations.

8. EXCAVATIONS:

Excavate for all foundations, steps, paths, drains and services. See site plan for extent and sizes shown on drawings. Trenches shall be taken out straight and level and stopped where necessary. Secure and maintain sides of all excavations to keep clear of water and fallen material. Drain bottoms shall have even grades throughout their length.

9. FILLING:

As soon as walls, foundations, etc, are up to the requisite level, also drains and other services installed and tested, the respective excavations shall be backfilled and filling well consolidated.

Spread spoil where directed.

10. HARDFILLING:

Hardfill shall consist of broken stone, metal, brick, concrete or similar material that will not reduce in volume with respect to its components.

CONCRETE:

11. CONCRETE:

(A) Site Mixed: Shall be in the proportion of 1 part fresh Portland cement to 6 parts of clean well graded crushed metal aggregate of 4.5 mm to 19 mm gauge containing sufficient sand to fill interstices, and mixed so as to attain a 28 day crushing strength of 20 N/n m². (2500 lbs per square inch).

Cement shall comply with N.Z.S.S. No.43 and shall be properly stored at the site off the ground and adequately protected from dampness. Cement which has become caked or otherwise deteriorated shall be entirely removed from the works. Only water which is fit for drinking shall be used in the making of concrete.

It is most important that no more water is used than is necessary to produce a stiff mix capable of being properly placed in the formwork. The slump of the concrete shall not exceed 100 mm.

Concrete work generally shall conform to N.Z.S.S. 1900 chapter 9.3.

(B) "Ready-Mix" Concrete: Attaining a 28 day crushing strength of 17.5 MPa may be used subject to clause 9.3.16.2 of N.Z.S.S. 1900 and subject to the submission of an aggregate grading certificate from a Registered Engineer on request.

12. REINFORCEMENT:

Reinforcement shall consist of round mild steel bars, clean and free from all loose mill scale, dust, loose rust, and coatings such as paint, oil or anything which will prevent a perfect bond. Reinforcement shall be accurately fabricated and fixed in position. Hook all ends and lap at least 40 diameters, all laps and intersections being bound together with 1.626 mm gauge black iron wire. Bend all horizontal bars not less than 600 mm around angles. No concreting shall be commenced until reinforcing has been inspected and approved by the Engineer.

13. FOUNDATIONS: Construct foundations as detailed. Footing for blockwork shall be 450 x 300 reinforced with 4/12 dia. rods and 6 dia. stirrups at 600 centres. Footing for single storey Living area shall be poured continuous with floor slabs.
14. VAPOUR BARRIER: Provide a .25 mm polythene vapour barrier beneath all concrete floor slabs. At blockwork, carry polythene up walls 75 mm to form trays. At Living area, carry polythene beneath footing to outside of footing as shown on Sheet 3.
15. FLOOR SLABS: Floor slabs shall be of ordinary grade concrete complying with Chapter 9.3 N.Z. 1900 (minimum strength 17.5 MPa after 28 days curing). Set onto vapour barrier as specified in previous clause.

MASONRY

16. STANDARDS: All masonry work shall comply with the provisions of N.Z.S.S. 1900, Chapters 6.2 and 9.2 in all respects including concrete for filling cavities and bond beams.
17. MORTAR: Bed all blocks in mortar compound of:
- | | |
|-----------------|---------------------------|
| Sand | 6 parts by volume |
| Hydrated Lime | 2 parts by volume |
| Portland cement | 1 part by volume |
| Feb-mix | 1 cup per bucket of water |
18. GROUT: ALL cavities to blockwork shall be filled with a concrete grout comprising 5 mm maximum size crushed aggregate to comply with N.Z.S.S. 1051. The cement content shall be not less than (280 kg by weight per cu. meter), but the 28th day strength shall exceed 17.5 MPa (2500 p.s.i.). Grout shall be poured into cavities in layers not greater than 600 mm in depth and after standing for 10 minutes shall be re-rodged.
19. BLOCKWORK: BLOCKS MUST BE STORED DRY. Immediately before laying, dampen bedding surface to reduce water adsorption. For one week after laying, keep block work protected from wet weather but hose down lightly each day to assist curing of mortar joints. Not more than 1200 mm in height shall be laid each day.

20. REINFORCEMENT: Reinforce block walls in accordance with details. Lap vertical rods with starter rods from foundations, pass through block courses, and bend into bond beam course. Fill all vertical cavities containing reinforcing steel, and bond beam courses with concrete, thoroughly compacted and rammed around rods.

21. BRICK VENEER: Tie bricks back to walls with 25 mm x 1.016 mm gauge Century or other approved ties, at 500 mm centres horizontally and at 300 mm vertically. Set ties diamond fashion. Fix each tie to the stud face with 2 galvanised flat head nails, skewed in opposite directions. Maintain a fall in the ties to the outside. At every third horizontal course, bed BLOK-LOCK or other approved metal banding reinforcement. Maintain a clean 40 mm cavity between veneer and timber frame or as otherwise dimensioned.

The vertical joints at 800 mm intervals of the bottom course shall be kept open to drain the bottoms of cavities and to ventilate the air space.

METALWORKER

22. BOLTS: (a) H.D. Provide 9 mm diam. H.D. bolts to plates.
(b) Sundry. Provide other bolts as required, further specified or shown on details.
Bolts shall be complete with square nuts and washers and where exposed to the weather, shall be galvanised.
23. GRATINGS: Provide C.I. gratings to precast gully traps as required.
24. GARAGE BEAM POST AND BRACKETS: Provide a 100 x 100 R.H.S. post and set into concrete pad where shown in garage. Post shall have ragged bottom and set 400 mm into concrete pad. Provide holding down brackets for ends of beam and set into pilaster blocks, drilled for bolting through beam with two 12.5 mm diam. bolts.
25. GALVANISING: Metalwork permanently exposed to the weather and partly built into concrete shall be hot dip galvanised.
26. MISCELLANEOUS: Provide all other metalwork, holding down brackets, fixings etc. as required.

ALUMINIUM WINDOWS

27. MATERIALS:

Aluminium sliding doors and windows shall be NuLook and shall incorporate the following:

(a) Ex 25 mm Rimu liners, mitred together at all corners, with rebates to take internal linings, (9 mm gib-board) and securely fixed onto aluminium frames.

(b) Black p.v.c. beading.

NOTE: Allow for site measure to all doors and windows before Manufacture.

28. GLAZING:

Glass shall comply with B.S.S. 942, glazing with B.S.S. 973.

Glass shall be completely free from stains, waves and other imperfections. Glazing not up to first class standard shall be replaced at the Glazier's expense. Windows under 1 metre square shall be 3 mm clear drawn sheet, over 1 metre shall be 4 mm clear drawn sheet.

CARPENTER:

29. STANDARDS: The provision of N.Z.S.S. 1900, Chapter 6.1 1964 and of N.Z.S. 468, House furniture, are deemed part of this contract, except where modified by this specification, and the accompanying drawings.
30. THICKENESSING: All framing timbers, including dwangs and the like, shall be thickened where required to produce regular plane faces on partitions.
31. SEASONING: All timbers shall be seasoned, either in the open air or in an approved kiln by approved processes; timber for joinery, and timber to be dressed, shall be reduced to a moisture content of from 12% to 18% based on oven dry weight, such seasoning taking place before machining; other timber shall be reduced to a moisture content of not more than 25%.
32. TIMBER:
TREATMENT: Timbers as mentioned in the Schedule shall be treated by an approved preservative process, involving the use of pressure, or vacuum and pressure, or diffusion, to ensure substantially complete penetration of the timber.
- NOTE: ALL FRAMING TIMBERS SHALL BE TREATED BY THE TANALITH METHOD. GENERALLY ALL FRAMING TIMBERS SHALL BE TO A MINIMUM RETENTION OF 0.35
- All visible finishing timbers shall have a treatment which does not affect its natural colour.
33. TIMBER GRADES: All framing timber shall be of not lower grade than Building A (Natives) or Framing No 1 Dimension (Radiata Pine).
- Timber used for joinery shall be of not lower grade than Dressing A (Natives) or finishing (Radiata Pine).
- All other dressed woodwork shall be of not lower grade than Dressing A (Natives) or finishing (Radiata Pine).
34. TIMBER SCHEDULE: All framing shall be gauged for width.
- (a) No. 1 Dimension tanalised Radiata Pine
- All framing timbers, plates, studs, dwangs, lintels and beams, purlins, floor joists, trimmers unless specified otherwise below.

(b) Rough sawn N.Z. Douglas Fir

All rafters and beams.

(c) D.A. Ht. Rimu or Treated D.A. Rimu

Internal and external door frames

Internal joinery and finished timbers

External finishing timbers

Staircase

(d) D.A. Ht. Totara

External door cills.

(e) Cedar or Redwood

External doors

35. DAMP-PROOF
COURSE:

Damp proof course shall consist of 3 ply bituminised felt fabric weighing not more than 6 lbs per square yard.

Concrete which will support wooden plates having been smoothed level as specified under "Concretor" shall be covered with damp proof fabric, not less in width than the superimposed timber, neatly cut over bolts, etc.

36. WALL FRAMING:

(a) Bottom plates: Fix plates in long lengths halved at corners and scarfed at intersections as required. Set down and secure to floor slabs with 12.5 mm diam. bolts at 900 mm crs. Bed and sight plates level and separate all timbers from concrete with d.p.c.

(b) Studs: Thickness all studs uniformly. Set out on bottom plate for position of all studs, openings, etc. All studs shall be of single length to heights shown; of widths shown on drawings, and spaced as shown to suit wall linings generally. The maximum spacing for ground floor supporting first floor shall be 450 mm crs. maximum and for single storey and first floor shall be 600 mm crs. maximum. Frame external angles with 3 members, arranged to give solid nailing to both interior and exterior sheathings. Wall junctions shall have additional studs as required to take linings.

Under window lintels and other beams, provide a trimmer stud of at least 47 mm thickness to give end bearing or alternatively check lintels, 13 mm wide trimming studs.

(c) Lintels: These shall be as shown but as a guide the following applies:

| | |
|----------------------|---------------------|
| up to 1350 mm span | 69 mm lintel depth |
| 1350 to 1800 mm span | 100 mm lintel depth |
| 1800 to 2250 " " | 125 mm lintel depth |
| 2250 to 2700 " " | 150 " " " |

(d) Top plates: Plates shall be halved at joints and joints made over solid bearing. Use nail plates where additional securing is required.

(e) Dwangs: Fix dwangs to all walls and partitions required to receive lings, and as shown on detail drawings. Cut to a tight fit. Generally they shall be 47 mm thick by full width of framing, spaced to suit the linings, maximum c/s. being 600 mm. However, where needed for fixing linings on one side only, and for additional dwangs as required, they may be 69 x 47 mm or 47 x 47 mm. But dwangs for fixing vertical boards shall be full width, spaced in rows not more than 600 centre to centre.

Fix dwangs behind the edges of all sheets, all joinery, top edge of skirtings, all fittings and fixtures.

Note that the alignment of dwangs is particularly important when lining fixings are exposed. Exposed fixings of any linings shall be in straight lines.

(f) Bracing: Brace all walls as near to 45° as practicable with 94 x 47 to all exterior walls where shown, cut in flush.

37. ROOF FRAMING:

Construct roof framing as shown on cross sections and details on Sheet 4. Frame up roof over Bedroom Wing with gang nail trusses or equal nail plate trusses to a CERTIFIED DESIGN. Space trusses at 900 mm centres and securely fixed to top plates. Provide and fix to tops of bottom cords a 150 x 50 (on edge) ceiling runner and skew nail thereto. Trim ends of rafters with a 100 x 50 fascia backing board for fixing fascia to. Provide and fix 75 x 50 purlins and space at 750 centres. Provide all required dwanging for soffit lining. Frame up over Living Wing with 300 x 50 rafters at 1200 centres, checked out over beam. Provide and position a 300 x 100 ridge beam over Dining/Kitchen.

38. FLOOR JOISTS:

Gauge floor joists to supporting timbers so that the upper surface is a true plane, level both ways. Lay floor joists in single lengths at 450 mm c/s max. Secure every joist to every supporting timber with not less than two nails. Set out joist to suit 3600 x 1800 sheets of particle board.

39. FLOORING:

Flooring shall be 20 mm H.D. particle board (3600 x 1800 sheets) fixed with 70 mm galvanised brads, at 125 mm centres around edges of sheets and at 200 mm c/s in body of sheets. Skew nail in opposite directions in straight lines. Ensure 75 x 50 dwangs for sheet joints where not on a joist.

Take care that flooring is protected at all times from paint, oil and corrosive nails, as it will be clear finished on completion.

Immediately prior to finishing, push all brads and sand flooring with a commercial drum type floor sander, using 80 grit paper followed by a spinner type sander using 100-120 grit paper. Hand dress corners etc which are inaccessible to machines. Stop nailholes and other imperfections with suitable colour matched stopping before second sanding. Vacuum floors before applying finish - and give a light sanding between coats.

Finish with 100 grit paper after stopping. Vacuum clean thoroughly to remove all dust. Give one coat of Epiglass "Polyvar" clear gloss varnish, thinned as recommended by the Manufacturer.

40. BUILDING PAPER: Building paper shall be a stout paper saturated with bituminous material and shall weigh not less than 13 kg per 150 m roll. Completely cover roof and walls with building paper, on 50 mm mesh g.i. wire netting to roof only.
41. INSULATION: Provide and install 50 mm Fibreglass batts in all exterior walls and ceiling.
42. EXTERIOR LININGS: (a) Brick veneer: Shall be to extent shown on elevations and described under Masonry.
- (b) Vertical Boarding: Provide ex 150 x 25 mm roughsawn shiplap vertical boarding above doors and windows as shown. Boarding shall have a stained finish.
- (c) Soffits: Shall be 4.5 mm Hardiflex with aluminium jointers.
43. FLASHINGS: Provide all required flashings to render building watertight. Flashings over windows and ranch-sliders shall be anodised aluminium supplied by the window manufacturer.
44. STRAPPING: Strapping for softboard sheets shall be ex 75 x 30 at 450 crs.
45. DOOR FRAMES: Construct door frames from Rimu as scheduled, mitred together and grooved to take 9 mm gib-board wall linings to eliminate architraves.
46. DOORS: (a) Interior doors shall be hollow core flushed faced both sides with veneer as selected.
- (b) Exterior doors shall be constructed out of cedar or redwood.
- (c) Cupboard Doors shall be 20 mm coreboard veneered both sides with clashing strips all round.

47. INTERIOR LININGS: (a) Softboard: All ceilings shall be 12 mm Pinex sheets of flameproof quality.

(b) 9mm Gibraltar Board: All walls shall be lined with 9 mm gibraltar board unless otherwise shown. Fix sheets keeping joints 3 mm apart, and fix with 30 x 14 gauge galvanised flat head nails at 150 mm cxs. and 10 mm in from edge of sheets, and double nail, 25 mm apart, not exceeding 450 mm in centre of sheet. Indent surface and point up with Plaster of Paris at joints and nail holes, carrying approximately 300 wide at joints to leave perfectly plain surface.

(c) Formica wallboard: Line walls in shower compartment with 4 mm Formica wallboard sheets with P.V.C. Joints.

(d) 12mm Gibraltar Board: Line the whole of garage ceiling with 12 mm Gibraltar Board and fix as above with 38 x 14 gauge galvanised flat head nails.

48. SKIRTINGS:

All skirtings shall be 90 x 100 mm heart Rimu, scribed to floors.

ROOFING

49. SCOPE:

Cover entire roof area with Popes' "Nu-Ribline" long-run galvanised steel roofing and fix through to purlins with 65 mm long spiral shank spring head nails with Neoprene washers. Roofing shall be laid onto building paper and netting.

JOINERY

50. FITTINGS:

Construct all joinery fittings in accordance with the Drawings and to N.Z.S. 468 specification. All joinery showing shrinkage, warp, wind or other defects after Manufacture shall be made good to the Owners' satisfaction. All exposed timber shall be smooth dressed unless otherwise shown. Remove arrises, stains, hammer marks and other surface defects. Before manufacture of joinery, check measure on the site to verify all shown dimensions and so that all units will fit their respective spaces. No extra costs will be allowed the Joiner through failure to measure

and verify. Glues used for exterior work shall be resorcinol synthetic resin waterproof glue. Prime all exterior joinery before installing.

51. KITCHEN FITTINGS: Construct Kitchen fittings as shown.
52. DOORS AND FRAMES: All doors shall be delivered to the job completely lining in their frames on 3 bronze plated linings.
53. STAIR-CASE: Construct timber stair case in accordance with standard procedures. Timber used shall be D.A.Ht.Rimu with bull nosed tread edges. Wedge and glue joints, block angles, and leave completely ready for insertion into house. Check heights on job before manufacturing.

PLUMBER AND DRAINLAYER

54. SCOPE: Carry out all plumbing and drainlaying as shown on drawings and to comply with all Laws.

55. GENERAL: All plumbing and drainage work shall be carried out in accordance with N.Z.Drainage and Plumbing Regulations 1959 and Local Authority requirements by competent registered tradesmen.

The Plumber shall collaborate with other Trades, particularly with the Concretor, with respect to holes in concrete for pipes, with the Electrician with respect to connections required to equipment installed by that trade, and with the General Contractor.

All work in connection with the opening up of roads or footpaths, coupling up to mains, and making good, shall be carried out to the satisfaction of the Local Authority.

Avoid corrosion by galvanic action by ensuring that electro-chemically dissimilar metals are not in contact with one another. Where contact cannot be avoided, the joints shall be given a bitumastic coating to provide a barrier against electrolytic action.

56. MATERIALS AND
WORKMANSHIP:

All materials shall be the best of their respective kinds, and shall conform to the respective kinds, and shall conform to the respective N.Z. Standard Specification.

Pipes shall be adequately supported throughout their lengths, both horizontally and vertically, so as to prevent sagging or dragging in any portion, and shall be well secured to the structure by purpose-made heavy gauge strap fixed with screws and plugs, and of the same metal as the tubing being used, or, in the case of plastic piping, with galvanised iron.

All waterpipes shall have at least one disconnecting union in their lengths at convenient accessible points, and all internal pipes shall be laid in the most easily accessible lines.

57. CONNECTIONS AND
FITTINGS:

Bends and turns shall be used in preference to fittings, and shall be made by cold bending the pipes, without buckling or reducing the cross sectional area at any point. No right hand elbows shall be used. If it is impossible to avoid an elbow, a round elbow shall be used. No pipe shall be bent by heating.

All fittings to wrought iron and steel pipes shall be approved heavy galvanised malleable iron fittings.

All joints in copper tubing shall be Silver brazed, except at fittings and valves.

All joints not specifically mentioned shall be made to N.Z.S.671 "Joints in Pipes".

58. PIPES:

(a) Cold Water: Reticulate residence with 13 mm diameter copper piping. NOTE that 19 mm diameter supply shall be taken first floor level with 13 mm branches to fittings.

(b) Hot Water: Shall be copper piping in accordance with N.Z. Code of Practice No.917 and No.720. All hot pipes are to be lagged with at least one layer of "Plumbers felt".

or equivalent, secured by not less than (22 S.W.G.) copper wire bound tight at not more than 150 mm pitch.

(c) Wastes: Provide and fix solid drawn half hard copper wastes to deliver into gully traps below gratings. Bends shall be made cold without restricting bore. Wastes passing through concrete shall be wrapped in tarred felt, and left free all round.

59. COLD WATER
SUPPLY:

Extend from Council toby with 19 mm diam. high pressure p.v.c. to toby box near Residence. From toby reticulate to all fittings shown. All piping shall be concealed and where passing through concrete floor slabs, shall be wrapped in "denso" tape.

60. HOT WATER:

Install a 40 gallon Rheem main pressure hot water cylinder where shown. Cylinder shall deliver pressurised hot water to all fittings shown, in lagged copper piping. Make all necessary connections, install all necessary valves and leave system in perfect working order. NOTE that all piping must be concealed.

61. TAPS:

Provide and install all taps to all fittings shown, appropriate for position.

62. SINK BENCH:

Provide and install an 1800 mm long s.s. sink bench., with double bowls where shown.

63. FITTINGS:

Provide and install the following fittings:-

- (a) W.C. pan with Dux cistern and plastic seat.
- (b) One "Noel" spray model recessed hand basin in Toilet.
- (c) Allow for connecting up vanity unit basin in Bathroom.
- (d) Plix or other approved (5'6") bath.
- (e) 900 x 900 stainless steel shower base.
- (f) Stainless steel laundry tub.
- (g) Washing machine double taps.
- (h) Provide two exterior brass hose taps and position where directed.

64. GULLY TRAPS:

Install gully traps where shown. Set in concrete 100 mm traps complete with galvanised C.I. gratings. Gully trap surrounds shall be 200 x 200 precast concrete complete with wire mesh covers

- 65 TERMINAL VENT: Install one 75 mm ϕ terminal vent pipe where shown.
- 66 BACK VENT: Install all required 50 mm ϕ p.v.c. back vents.
- 67 FLASHINGS: The Plumber shall provide all flashings at roof level.
- 68 GUTTERS AND DOWNPIPES: Allow to fix p.v.c. gutters and downpipes.
- 69 FOUL DRAINAGE: Drainage shall be 100 mm ϕ p.v.c. laid in straight lines. All first pipes from gully traps shall be inspection pipes in accordance with Regulations. Leave open until inspected, tested and approved by Local Authority Inspector. All piping shall be min. 225 mm below ground. Provide inspection points at all bends and at 9 metre intervals on straight lines.
- 70 STORMWATER DRAINAGE: The Owner shall carry out all Stormwater Drainage from downpipes.

ELECTRICAL

- 70 GENERAL:
- (a) General Conditions: Refer to the General and Special Conditions of Contract and to the Preliminary Section of the Specification, all of which shall be equally binding on this section.
- (b) Materials: All materials shall be of the best quality and of approved manufacture complying with the relevant N.Z. or British Standard Specification (See Handbook to Electrical Wiring Regulations Part III). Note in particular Cl. 1.32 Ordering of Materials.
- (c) Workmanship: Co-operate fully with all other trades to ensure that no confliction of services will occur and that a pleasing finish is obtained throughout the total installation. This work shall be carried out by registered Electricians in accordance with sound trade practice.

All wiring generally, including enclosed conduits shall be run concealed to the satisfaction of the Architect. Boring and checking which would weaken framing members will not be permitted.

(d) Work by Others: The Contractor shall provide holes, chases, and any "building-in" required. The making good shall be done by the trade responsible for the work affected. The Electrician shall ensure that all such work he requires is carried out and shall:

- (i) supply all necessary information, fittings, plates, bolts etc. which are required to be built in.
- (ii) Provide drawings and details when and where necessary and
- (iii) Follow closely the progress of the main contract to ensure that the necessity to cut and deface finished work is limited to a minimum.

71. REGULATIONS
AND BY-LAWS:

All work shall be carried out in strict compliance with:

- (a) the N.Z. Electrical Wiring Regulations 1961, their amendments and associated Handbook and
- (b) the local Supply Authority's requirements.
- (c) the N.Z. Post Office Radio (Television) Interference Notice 1961.

In no case shall the Drawings and Specifications be read to permit work that does not comply with these Regulations or By-Laws of the Local Electrical Supply Authority.

The Electrician shall obtain the necessary permits to carry out the work, perform the required insulation tests during and on completion of the installation, rectify any defects and forward the completed form to the Supply Authority.

Pay all fees and charges incidental to the Contract.

72. MAIN SUPPLY
CABLE:

Provide a new underground Mains cable from power pole where shown and extend to Main Board. Co-operate with Local Power Authority for supply from power pole.

73. MAIN SWITCH-
BOARD:

The Electrician shall provide and install an approved "Gael" metal cabinet complete with meter panel, to be positioned on Garage where shown. Switchboard shall be of sufficient size to accommodate all required switching gear, fuses and meter panel.

- 74 LABELLING: Provide neat typed transfer labels to identify all switches and circuit breakers, indicating clearly which fittings they protect.
- 75 CIRCUITS: Lighting Circuits shall be T.P.S. cable (1/044 min.) size, power circuits (1/3/036 min.) size. Protect power circuits by M.C.B's, 15 amp. with maximum of three power points per circuit.
- 76 POWER POINTS: Shall be 10 amp Ringrip, series on metal boxes screwed to framing. All power points shall be switched.
Switches: Shall be 5 amp Ringrip series on metal boxes screwed to framing and mounted 1200 above floor.
- 77 WATER HEATER: Co-operate with Plumber in installing electrical connections, thermostat and element to water heater.
- 78 OVEN: Allow a nett sum of \$500. 00 for new oven unit as selected by the Owners. Wire up in accordance with Regulations.
- 79 SHAVER POINTS: Allow for one shaver point made by Ringrip and installed in Bathroom and over vanity unit ~~in Bathroom~~ where directed on job.
- 80 TELEPHONE: The Owners shall arrange with the P.& T. Department for the installation of underground telephone cable.
- 81 T.V. AERIAL: Install concealed wiring for T.V. aerial with radio aerial, together with earth connection where directed on job.
- PAINTING:
- 82 SCOPE: All painting, staining and wall-papering shall be carried out by the Owners.

No. 7 Sec. _____ Lot 5A D.P. 11669
Address LOMBARDY PLACE

DRAINAGE AND PLUMBING REGISTER

| | |
|-------------------------------|----------------------------------|
| OWNER <u>G.R. J.A. Muir</u> | <u>9/7/77</u> PERMITS <u>437</u> |
| ADDRESS _____ | PLUMBING <u>2050.00</u> |
| BUILDER <u>SELF</u> | DRAINAGE <u>550.00</u> |
| PLUMBER <u>K BINT</u> | VALUE <u>\$2600.00</u> |
| DRAINLAYER <u>"(C. Wynd)"</u> | |

NATURE OF WORK DWELLING

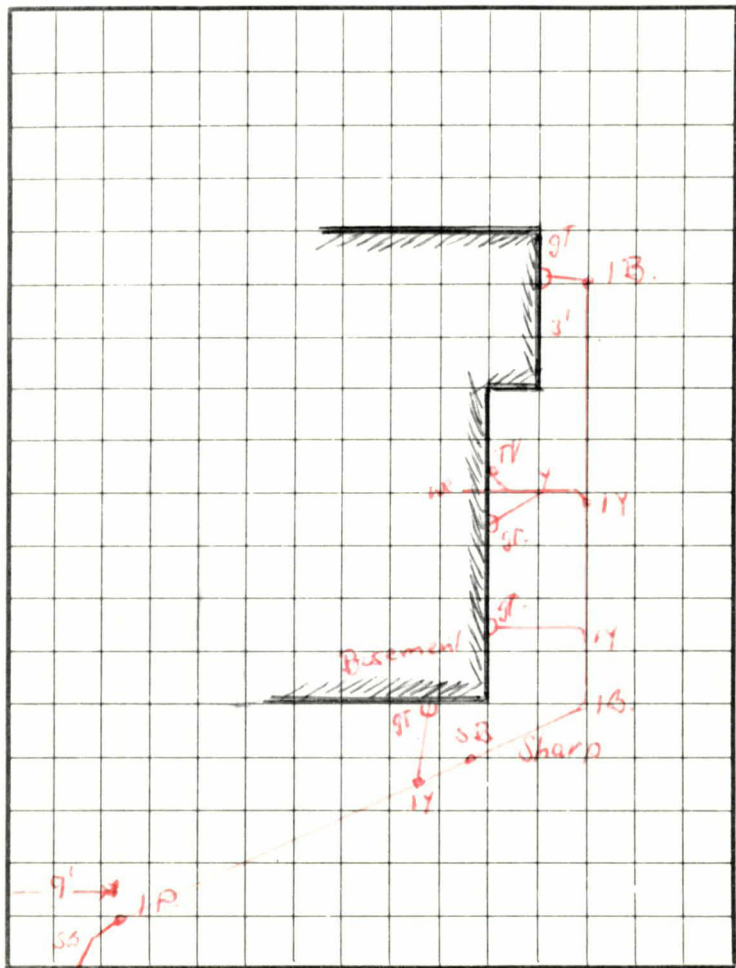
DRAIN TESTED 9/12/79 PLUMBING PASSED 20/6/79
FALL AND DESCRIPTION P.V.C. drain. Good falls. Complete
to sewer.

b/d 10A27
Re 5534 -

ffackenzie

Inspector.

DRAINAGE PLAN SCALE



FRONTAGE

7. Lombardy Place Masterprint 8958

No. 7 Sec. _____ Lot 54 D.P. 11669
Address Lombardy Place

DRAINAGE AND PLUMBING REGISTER

OWNER _____
ADDRESS _____
BUILDER _____
PLUMBER Wetton and Stoddard Ltd
DRAIN LAYER _____

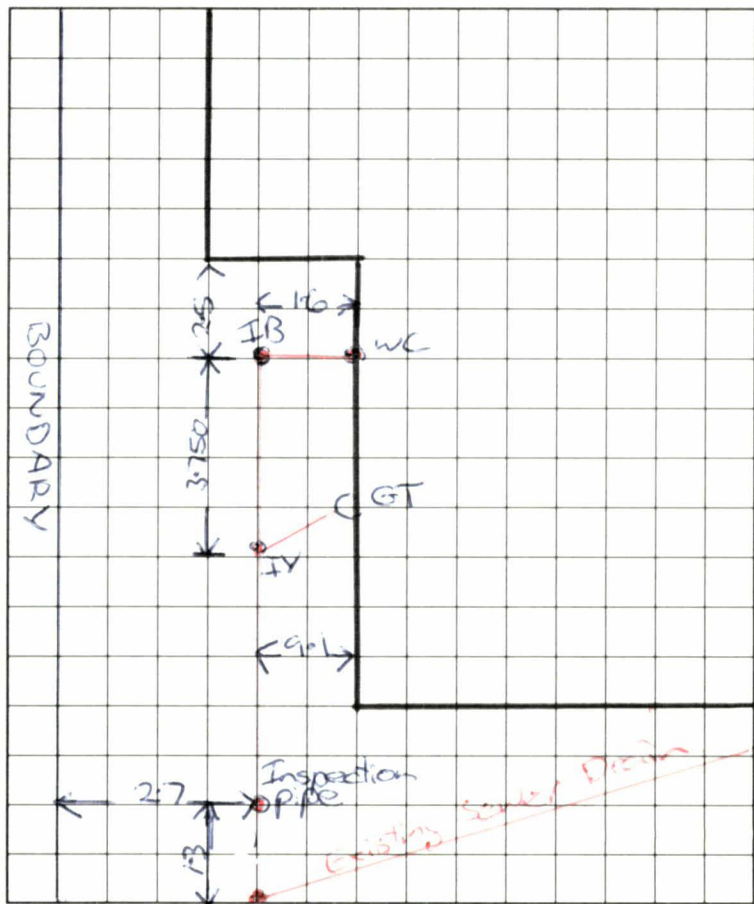
CONSENT No. 38173
P/LINE _____
PLUMBING _____
DRAINAGE _____
FINAL _____

NATURE OF WORK _____

DRAIN SATISFACTORY / / / PLUMBING SATISFACTORY 1 8 01

FALL AND DESCRIPTION _____

DRAINAGE PLAN



FRONTAGE

7 Lombardy Place

BUILDING CONSENT

59971A

PROPERTY ID

023823



59971A

DORFLINGER
SOAKHOLE

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..... Date.....

~~59970~~ 59970/59971 18/3/04

Smoke detectors
are required as
part of this project

DISTANCES
AS PER SPECS

2000

⊗ = FIRE
ALARM

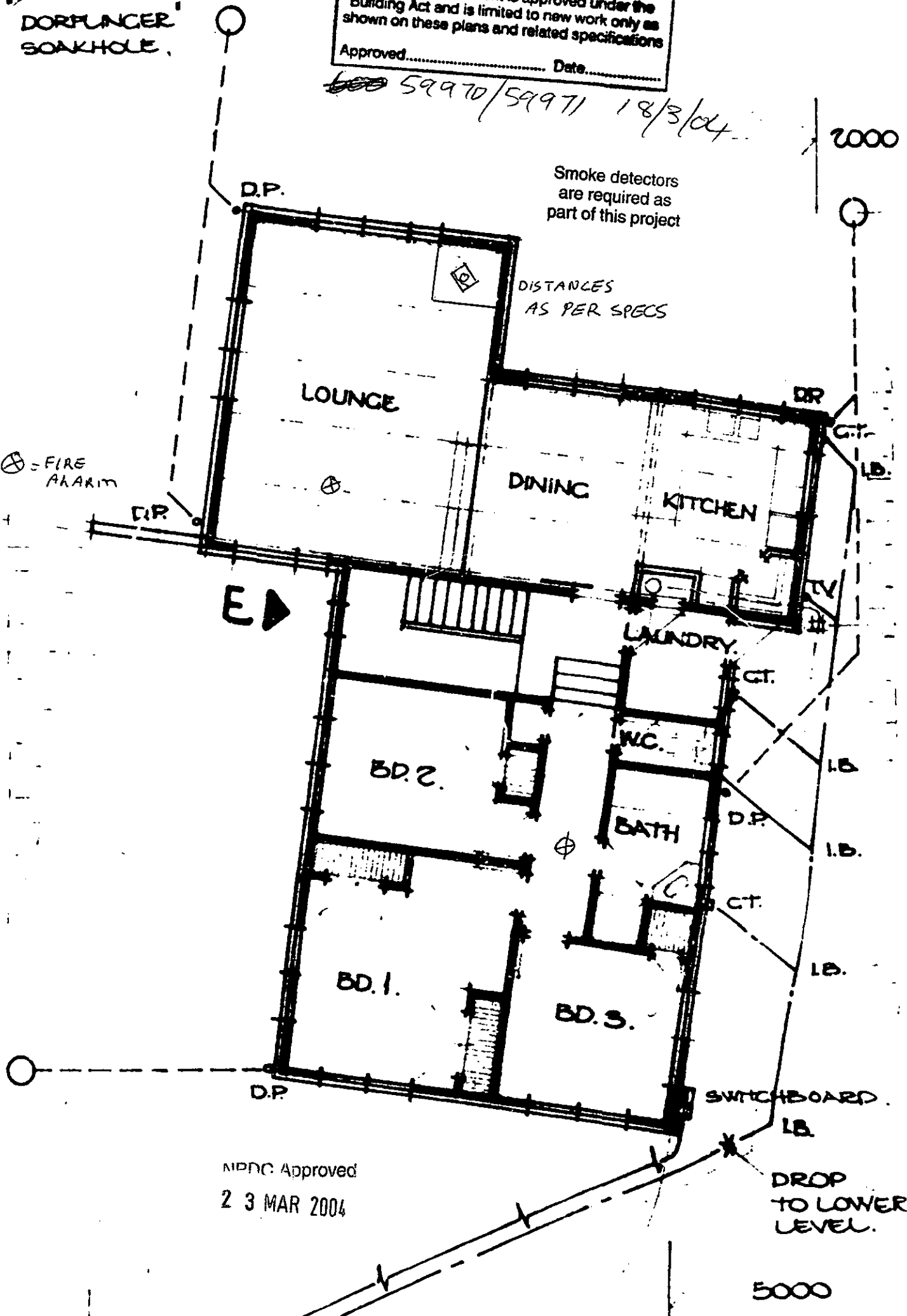
E ▶

D.P.

NPDC Approved
23 MAR 2004

DROP
TO LOWER
LEVEL.

5000



Free-Standing Flue Kits

125, 150mm Flue Kit 3.6metre (1200 Kit) contains:

- 3 x 1200mm lengths Flue Pipe
- 1 x 1200mm length Outer/Inner Casing Combination
- 1 x Anti Down-Draught Cowl
- 1 x Casing Cover
- 1 x Top Spacer Bracket
- 1 x Ceiling Plate
- 1 x Pkt Screws & Spacers

125, 150mm Flue Kit 3.6metre (1800 Kit) contains:

- 3 x 1200mm lengths Flue Pipe
- 1 x 1200mm length Outer/Inner Casing Combination
- 1 x 600mm length Outer Casing Extn
- 1 x Anti Down-Draught Cowl
- 1 x Casing Cover
- 1 x Top Spacer Bracket
- 1 x Ceiling Plate
- 1 x Pkt Screws & Spacers

125, 150mm Flue Kit 4.2metre (2200 Kit) contains:

- 3 x 1200mm lengths Flue Pipe
- 1 x 600mm length Flue Pipe
- 1 x 1200mm length Outer/Inner Casing Combination
- 1 x 1050mm length Outer Casing Extn
- 1 x Anti Down-Draught Cowl
- 1 x Casing Cover
- 1 x Top Spacer Bracket
- 1 x Ceiling Plate
- 1 x Pkt Screws & Spacers

100, 108, 115mm Flue Kit contains:

- 3 x 1200mm lengths Stainless Steel Flue Pipe
- 1 x 1200mm length Outer Casing
- 1 x 1200mm length Inner Casing
- 1 x Anti Down-Draught Cowl
- 1 x Casing Cover
- 1 x Top & 1 x Bottom Spacer Bracket
- 1 x Ceiling Plate
- 1 x Pkt Screws & Ceramic Spacers

APPROVED Approved

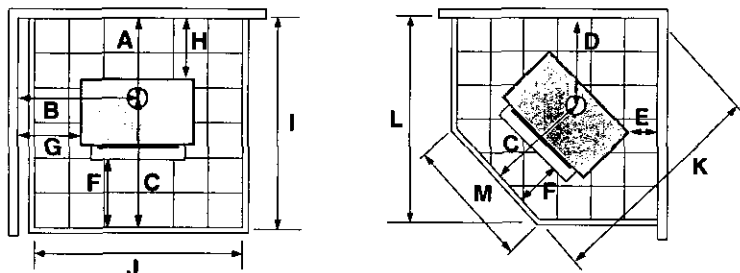
28 MAR 2004

Diagram illustrates 125, 150mm (1800) flue kit, with optional Flue Pipe mounted Shield

CLEARANCE CHART

Metro woodfires are tested to/comply with AS/NZS2918:2001 if installed as detailed in the chart below: -

- Measurements listed below are the minimum required, stated in millimetres. Measurements are taken from the following reference points as illustrated: -
 - From the nearest combustible wall or surface (A, B, D, E, G, H)
 - From the Metro's flue centre (A, B, C, D)
 - From the outermost point of the Metro's cabinet / construction (E, F, G, H)
 - To the edge of the ash Floor Protectors non-combustible surface (C, F, I, J, K, L, M)
- The Metro Tiny-Trad, Metro Pioneer and Metro Pioneer Traditional have also been tested with optional "flueshield side extensions". When fitted into an alcove situation not projecting forward of the Metro with flueshield side extensions fitted, clearances "B" and "G" reduce by 80mm for the Pioneer and Pioneer Traditional and 100mm for the Tiny-Traditional.



| METRO INSTALLATION CLEARANCES mm | | | | | | | | | | | | | | |
|----------------------------------|--------------------|-----|-----|-----|-----|-----|-----|-----|------|-------|-----|------|------|-----|
| MODEL | | A | B | C | D | E | F | G | H | I | J | K | L | M |
| TINY TRAD | With Flueshield | 250 | 445 | 580 | 305 | 25 | 200 | 200 | 100 | 830 | 650 | 1020 | 875 | 250 |
| | Without Flueshield | 605 | 545 | | 595 | 315 | | 350 | 455 | 1185 | | 1420 | 1165 | |
| PIONEER PED | With Flueshield | 250 | 595 | 580 | 400 | 85 | 200 | 300 | 100* | 830* | 825 | 1145 | 950 | 425 |
| PIONEER TRAD | Without Flueshield | 580 | 595 | | 595 | 280 | | 300 | 430* | 1160* | | 1420 | 1145 | |
| ECO PIONEER PED | With Flueshield | 260 | 595 | 580 | 400 | 85 | 200 | 300 | 110 | 840 | 825 | 1145 | 950 | 425 |
| ECO PIONEER TRAD | Without Flueshield | 580 | 595 | | 595 | 280 | | 300 | 430 | 1160 | | 1420 | 1145 | |
| PIONEER REAR OUTLET | | N/A | 565 | N/A | N/A | 100 | 200 | 270 | 100 | 840 | 825 | 1170 | 965 | 425 |
| XTREME PED | With Flueshield | 250 | 575 | 625 | 455 | 110 | 200 | 240 | 100 | 875 | 905 | 1265 | 1065 | 505 |
| XTREME TRAD | Without Flueshield | 800 | 575 | | 595 | 250 | | 240 | 650 | 1425 | | 1465 | 1205 | |
| ASPIRE PED | With Flueshield | 250 | 575 | 625 | 455 | 110 | 200 | 240 | 100 | 875 | 905 | 1265 | 1065 | 505 |
| ASPIRE TRAD | Without Flueshield | 800 | 575 | | 595 | 250 | | 240 | 650 | 1425 | | 1465 | 1205 | |
| MEGA PED | With Flueshield | 270 | 610 | 725 | 465 | 130 | 200 | 275 | 120 | 995 | 905 | 1400 | 1140 | 505 |
| MEGA TRAD | Without Flueshield | 540 | 610 | | 560 | 220 | | 275 | 390 | 1265 | | 1545 | 1235 | |
| WEE RAD | With Flueshield | 250 | 555 | 580 | 400 | 80 | 200 | 250 | 100* | 830* | 825 | 1145 | 950 | 425 |
| WEE TRAD | Without Flueshield | 580 | 555 | | 600 | 280 | | 250 | 430 | 1160 | | 1420 | 1145 | |
| ECO WEE RAD | With Flueshield | 260 | 525 | 580 | 400 | 80 | 200 | 220 | 110 | 840 | 825 | 1145 | 950 | 425 |
| ECO WEE TRAD | Without Flueshield | 580 | 525 | | 600 | 280 | | 220 | 430 | 1060 | | 1420 | 1145 | |
| RAD | With Flueshield | 250 | 575 | 625 | 455 | 80 | 200 | 200 | 100 | 875 | 905 | 1265 | 1065 | 505 |
| RAD TRAD | Without Flueshield | 800 | 575 | | 625 | 250 | | 200 | 650 | 1425 | | 1465 | 1205 | |
| MEGA RAD | With Flueshield | 270 | 675 | 725 | 500 | 125 | 200 | 300 | 120 | 995 | 905 | 1425 | 1175 | 505 |
| MEGA TRAD | Without Flueshield | 540 | 675 | | 595 | 220 | | 300 | 390 | 1265 | | 1570 | 1270 | |

* The rear clearance (H) and overall floor protector depth (I) can reduce by 50mm for the Wee-Rad, Pioneer Ped and Pioneer Trad, providing a wetback is not fitted and therefore maintenance access is not required.

| METRO SPECIFICATIONS | | | | | |
|----------------------------|-----|-----|-------|-------|--------|
| MODEL | N | O | WIDTH | DEPTH | HEIGHT |
| TINY TRAD | 295 | 485 | 490 | 530 | 665 |
| PIONEER (all series) | 295 | 485 | 590 | 530 | 665 |
| ASPIRE/XTREME (all series) | 340 | 530 | 670 | 575 | 715 |
| MEGA PED | 340 | 530 | 670 | 675 | 715 |
| WEE RAD (all series) | 295 | 485 | 607 | 530 | 665 |
| RAD | 353 | 543 | 750 | 575 | 745 |
| MEGA RAD | 353 | 543 | 750 | 675 | 745 |

Note: Both wetback connections are 140mm left of the flue centre, facing the Metro/wall. Wetbacks cannot be installed on ECO Series Metro's

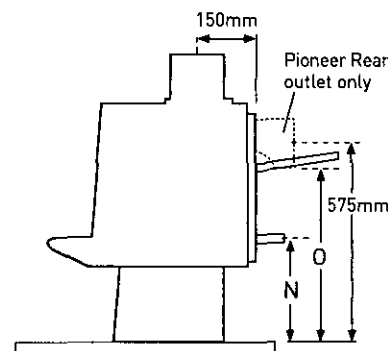
FLOOR PROTECTORS

Freestanding Metro Woodfires do not require an insulating Floor Protector, as they are tested and comply with the minimum floor requirements of AS/NZS 2918:2001. **Note:**

- The minimum Floor Protector sizes are specified in the clearance chart above.
- A Floor Protector can include ceramic tiles with grouted joints fixed directly onto a wooden floor, or a sheet of toughened glass, panel steel or any other non combustible material laid directly onto a wooden floor.
- If being installed onto a concrete or other non combustible floor, no Floor Protector is required.

FLUE SYSTEMS

- A minimum flue length of 4.2 metres of 150mm diamtere stainless steel flue is required.
- It is recommended that a Pioneer Eco Base Flue System be installed to maximise performance.
- All flue joints must be sealed and riveted.



MDPC Approved

23 MAR 2004

PRE INSTALLATION

Prior to installing your Metro Fireplace Insert into a masonry chimney, it is important that certain clearances and other requirements are complied with as detailed below :-

Chimney – The masonry chimney must be swept and checked for: -

- Cracks and general overall condition, with repairs carried out if necessary by a suitably qualified person.
- Cavity dimensions to ensure the Fireplace Insert will fit, it is usually necessary to remove the fire bricks from the lower masonry chimney cavity.
- The base of the masonry chimney cavity on which the Metro Fireplace Insert will rest must be level, if it is not, it should be levelled using mortar.
- If an ash removal door exists in the base of the chimney it should be sealed shut to prevent air entering the cavity.

Mantle – If a timber or combustible mantleshelf exists above the Fireplace Insert opening, it should be a minimum distance above the top of the Metro's fascia, minimum distances are:-

- Metro Hi output Fireplace Insert = 460mm
- Metro Compact Fireplace Insert = 400mm
- Metro Inset Fireplace Insert = 270mm

If less than the above minimum specified, a deflector or heat shield will be required to be fitted under the mantle.

FLOOR PROTECTOR REQUIREMENTS

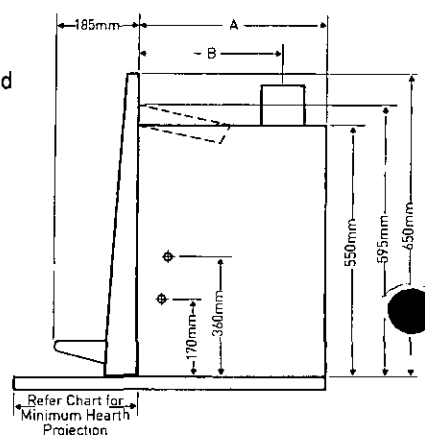
Metro Fireplace Insert's are designed to be installed direct onto a concrete base. A floor protector is required to be installed in front of the Metro and must extend a minimum of 200mm to each side of the door opening making the minimum floor protector width 825mm. The minimum floor protector projection forward of the Metro is dependant on the height of the Fireplace Insert above the combustible floor. The following schedule of floor protector projections is measured from behind the Metro fascia being the total floor protector depth as shown in diagram 4 below. Note, the heights specified above the combustible floor can be achieved by: -

- The thickness of the floor protector
- Or by raising the fireplace insert
- Or a combination of the two

| FIREBOX MODEL | A | B | WIDTH |
|---------------|-------|-------|-------|
| COMPACT | 410mm | 315mm | 560mm |
| INSET | 500mm | 405mm | 560mm |
| HI OUTPUT | 500mm | 405mm | 560mm |

| FASCIA MODEL | BASE WIDTH | BODY WIDTH |
|------------------|------------|------------|
| H.T & V.E FASCIA | 810mm | 810mm |
| TRAD FASCIA'S | 900mm | 810mm |

| Insert Raised | Minimum Floor Protector projection and Type | | |
|---------------|---|-----------------|-----------------|
| | Metro Compact | Metro Hi Output | Metro Inset |
| 0mm | 439mm insulated | 455mm insulated | 300mm insulated |
| 10mm | 439mm insulated | 455mm insulated | |
| 15mm | 425mm insulated | 445mm insulated | |
| 20mm | 417mm insulated | 436mm insulated | |
| 25mm | 403mm insulated | 424mm insulated | |
| 30mm | 392mm insulated | 408mm insulated | |
| 35mm | 381mm insulated | 396mm insulated | |
| 40mm | 367mm insulated | 366mm insulated | |
| 41mm & above | N/A | 350mm insulated | |
| 45mm | 356mm insulated | | |
| 50mm & above | 350mm insulated | | |



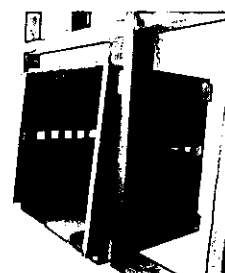
IMPORTANT

Metro Fireplace Inserts are tested to/comply with AS/NZS 2918:2001 incorporating appendix "E" when installed in accordance with the installation and operation manual supplied with every Metro woodfire.

- A minimum flue length of 4.2 metres of 150mm diameter stainless steel flue is required.
- It is recommended that a Pioneer Eco Insert Flue System be installed to maximise performance
- All flue joints must be sealed and riveted.
- Metro Fireplace Inserts are available with optional 3kW or 4kW wetbacks (excluding ECO Series models)
- Seismic restraint of the fireplace insert is required.

VENTED ZERO CLEARANCE CABINET

The function of the Metro "Vented Zero Clearance Cabinet (VZCC)" is to enable the Metro Hi Output Insert Fireplace to be installed into a timber framed wall. The VZCC therefore replaces the more traditional masonry chimney at a fraction of the cost. Detailed instructions for the VZCC are available from your Metro retailer.



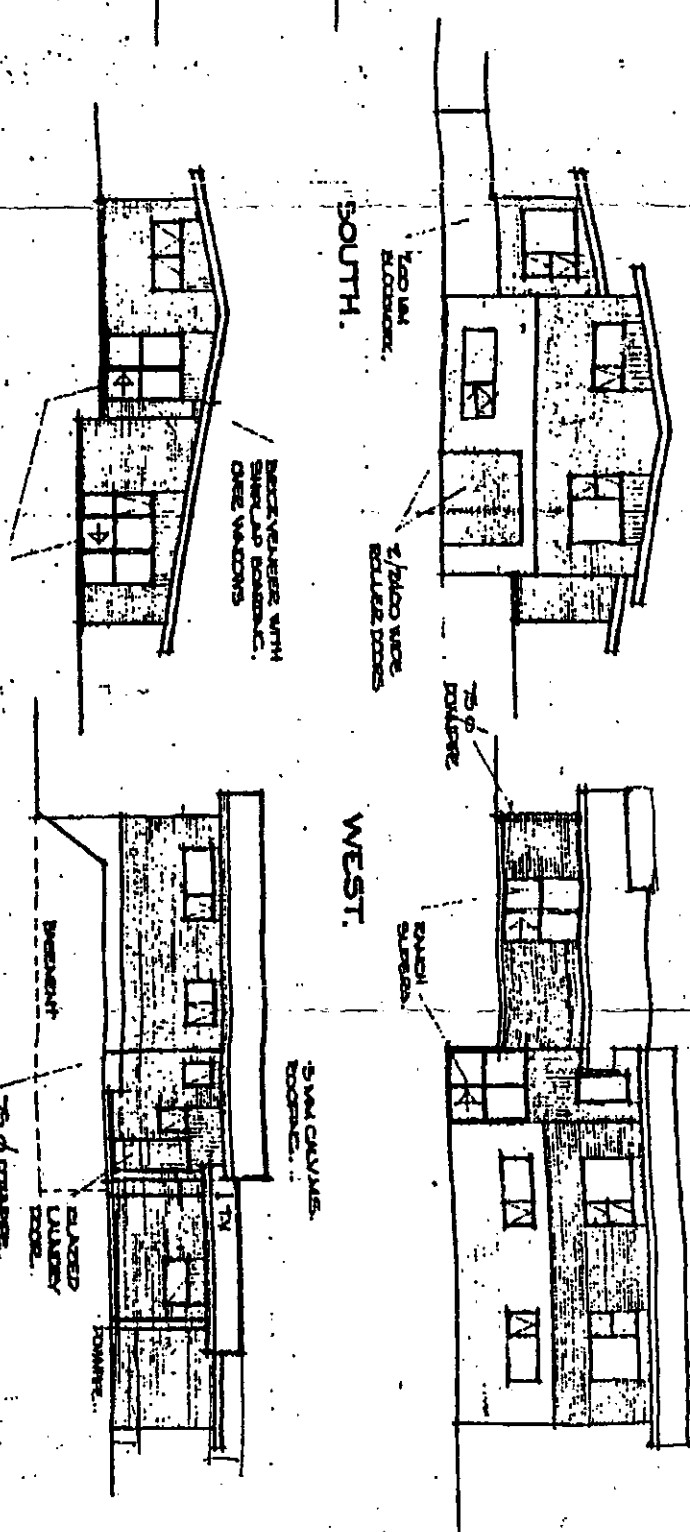
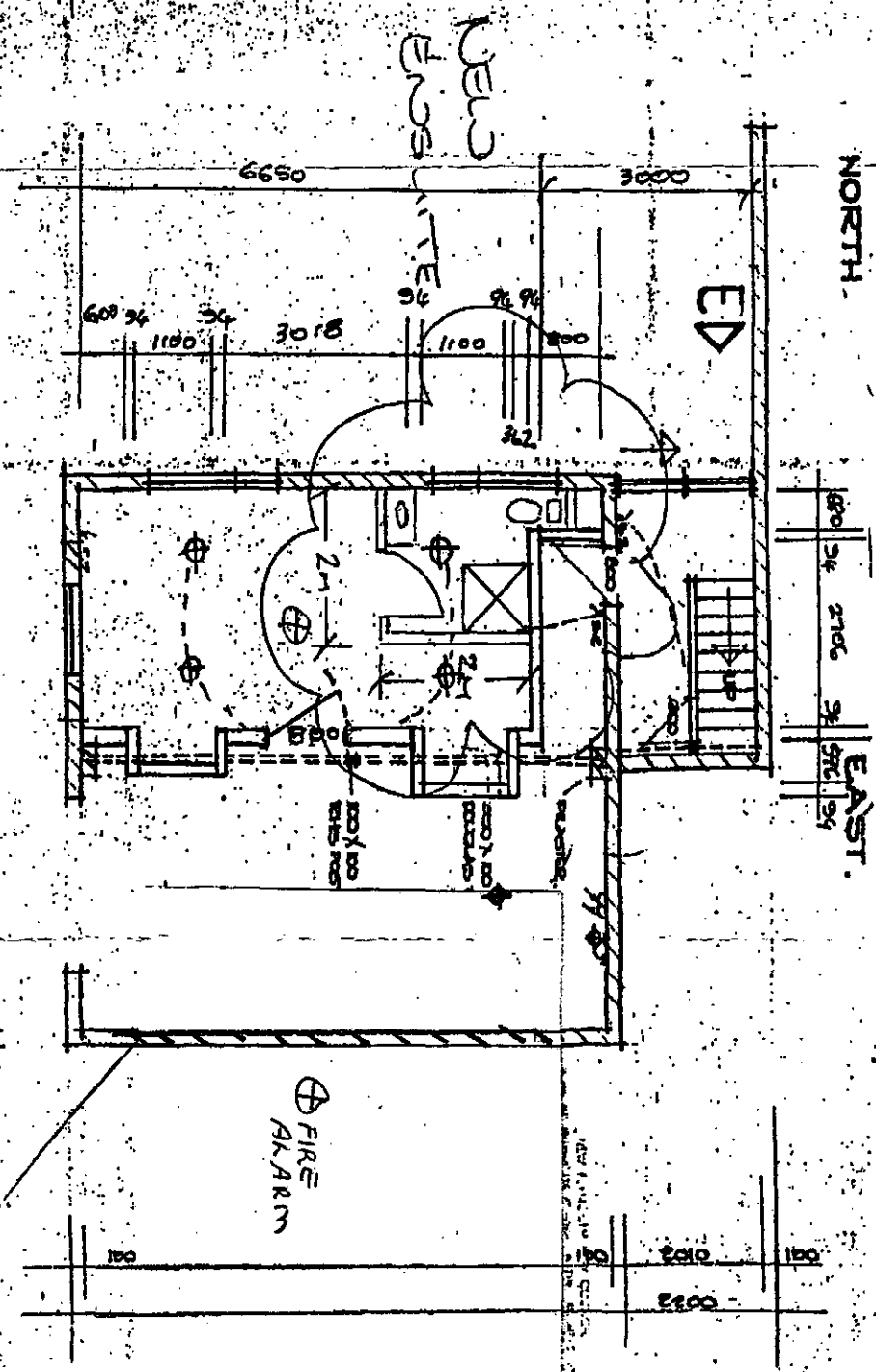
2

BASEMENT PLAN. 1:50. (AREA 70 m²)

FRAME 3" x 2"
19mm GIB LINING
1 19mm BOARD

49m - Bohr 1)

Pink Bats in Swan



BUILDING CONSENT

38173A

PROPERTY ID

023823



NEW PLYMOUTH DISTRICT COUNCIL



ADVICE OF COMPLETION OF BUILDING WORK

SECTION 43(1) - BUILDING ACT 1991

Under Section 43 of the Building Act 1991 the owner of a building is required to notify us when the work has been completed to the extent required by a Building Consent. Upon completion of the work please complete this form and return it to the New Plymouth District Council in the postage paid envelope attached.

On receipt of the form the Council will, if it is satisfied that the work complies with the Building Code, issue a Code of Compliance Certificate. Where any work is found not to comply a Notice to Rectify will be issued.

The Code of Compliance Certificate is an important part of the building process as well as being required by law it helps determine that not only has the work been completed but it also complies with the requirements of the Building Act.

Depending on the extent of the work covered under the Building Consent it may be necessary to make arrangements to obtain access to the site or building.

Under Building Consent No: 38173

Owner Details

Name TERRY - ROSEMARY DABBY
Phone No's 06 7515413 Work 7536139 Home 0256496393 Mobile
Mailing Address 7 LAMBTON PLACE WESTOWN
Final inspection required: (Day/Date) 10.10.01 ☒ AM / PM

(You will be contacted on the day of your inspection to confirm)

Project Location

Street Address SAME

(Cross each applicable box and attach relevant documents)

You are hereby advised that:

☒ All

☐ Part only as specified in the attached particulars of the building work under above Building Consent is believed to have been completed to the extent required by that Consent

You are requested to issue:

☒ A Final

☐ An Interim

Code Compliance Certificate accordingly (except where a Code Compliance Certificate has been issued by a Building Certifier see below)

The attached particulars include:

☐ Building Certificates

☐ Producer Statement

☐ A Code Compliance Certificate issued by a Building Certifier

FORMAL DECLARATION - (Please read carefully prior to signing)

This request for CCC is made by me as owner of the property.

Signature: T. Dabby Date: 10.10.01

or I am the applicant and have been authorised by the owner to make this request for CCC

Signature: _____ Date: _____

LIARDET STREET PRIVATE BAG 2025
NEW PLYMOUTH 4620 NEW ZEALAND
TELEPHONE (06) 759 6060 FAX (06) 759 6118
E-mail: npdc@taranaki.ac.nz



OFFICE COPY

PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH DISTRICT COUNCIL.

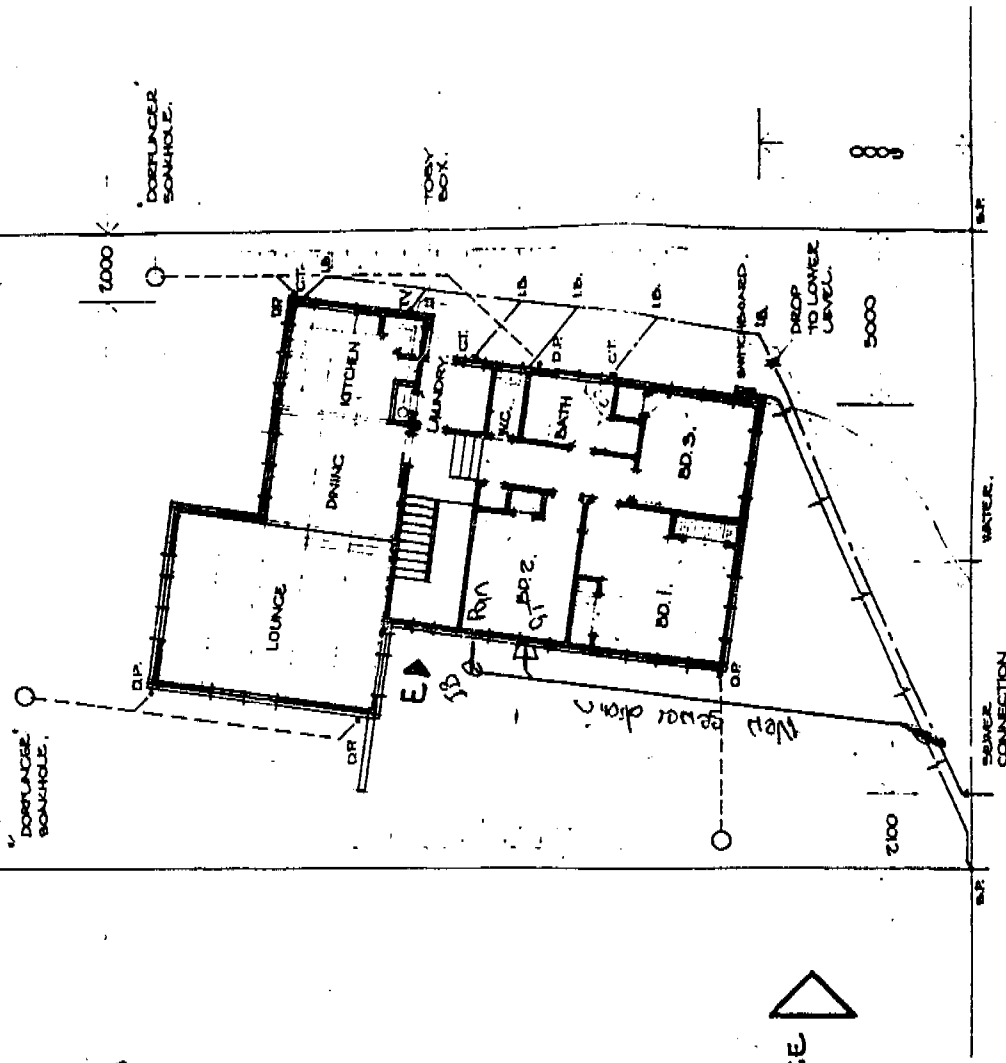
DATE

LEGAL DESCRIPTION.
LOT 54, ON DP 11669 BEING PT.
LOT 17 DEEDS PLAN 3 & PT. SEC. 24
CITY DISTRICT.
AREA: 647 m².

APPROVED:

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL.

38,72/38,173 24/7/11



SITE EXCAVATION
PLAN. 1:100

SITE & DRAINAGE
PLAN. 1:100.

NEW SEWER DRAIN
CONVERTING INTO EXISTING
LOMBARDY PLACE.

LOT 54 = LOMBARDY PLACE, N.P.

RESIDENCE FOR MR. & MRS. C. MUIR AT

DATE: MARCH 1974

SCALE: 1:100

INCHES 1/4 1/2 3/4 1 1 1/2 2 3 4 5 6 7 8 9 10

104 cm

2

1

3

Δ

Δ

Δ

Δ

Δ

Δ

Δ

Δ

Δ

Δ

Δ

Δ

Δ

Δ

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UNAUTHORISED WORKS

Images

BUILDING CONSENT

35584A

PROPERTY ID

023823



35584A

UNAUTHORISED WORKS



PLANNING AND ENVIRONMENTAL SERVICES DEPARTMENT

MEMORANDUM

9 January 2001

File: 35584

MEMO TO: **SENIOR CONSENTS OFFICER: APPROVALS**

FROM: **TECHNICAL SUPPORT OFFICER**

SUBJECT: **UNAUTHORISED WORK – 7 LOMBARDY PLACE**

A site visit was carried out on 8 January 2001 of the room in the basement. The exterior walls are the original block work and the garage door opening has been framed up and lined with a hardies product and sealed to the block work and floor.

The original concrete floor has not been altered and the original plans show DPC under the concrete. The floor is about 25 mm above the drive and it is sloping away from the building so no water should enter the building.

The block walls have been lined over and all original structure left in place. The room has three opening windows which meet the code requirements.

There was no sign of watermarks or staining to the carpet around where the garage door was.

It is recommended the unauthorised works registration be issued.

N Morris
TECHNICAL SUPPORT OFFICER

UNAUTHORISED WORKS

Unauthorised /Unrecorded Works Registration No:35584

THIS IS NOT A BUILDING CONSENT

Issued:09Jan01

APPLICANT : MR Allan Maurice HODGSON
7 LOMBARDY PLACE
NEW PLYMOUTH 4601

Phone: 751 0141 (Bus.)
751 3436 (Pvt.)

Application received: 28Dec00

PROJECT LOCATION

Street Address: 7 LOMBARDY PLACE, NEW PLYMOUTH 4601
Property ID: 055533
Assessment No:
Legal: LOT 54 DP 11669

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this application in accordance with the attached details, are: \$0.00

Receipt number: 1331796 Date: 28Dec00 Amount: \$148.00

1: Why Register Unauthorised Works ?:

Section 33 to the Building Act 1991 precludes the issue of a retrospective Building Consent by the Council. Section 43 to this Act also precludes the Council issuing a Code Compliance Certificate for work for which no Building Consent has been issued.

The primary focus of the Building Act is to ensure that building works and buildings are safe and also healthy for use and occupation.

The Registration of Unauthorised Works is a means of providing a report on file for future reference and property related enquiries that the unauthorised work is sound and complies with the N.Z. Building Code to the extent that can be reasonably ascertained upon inspection of the completed work(s).

2: Conditions and/or Limitations applying to this Registration:

The registration is for the basement development as detailed on the application plans.

UNAUTHORISED WORKS

3: Comments Regarding this Registration:

No comments.

Authorised Officer

Date

UNAUTHORISED WORKS

Application No.

35584



NEW PLYMOUTH DISTRICT COUNCIL

PLANNING & ENVIRONMENTAL SERVICES DEPARTMENT

PRIVATE BAG 2025, NEW PLYMOUTH 4250: PHONE (06) 759 6060 FAX (06) 759 6118

APPLICATION FOR REGISTRATION OF UNAUTHORISED WORKS

FOR OFFICE USE

Parcel

055533

Scale

DEP1 \$148

DETAILS OF PROPERTY TO WHICH THIS APPLICATION APPLIES:

SITE ADDRESS:

7

Street No.

LOMBARDY PLACE

Street

NEW PLYMOUTH

Town/District

Lot:

54

DP:

116699

or Section No.

District:

OWNER'S NAME

A.M. HODGSON

63906

Surname or company name

OWNER'S POSTAL ADDRESS - if different from 'SITE ADDRESS'

Street No.

Street/PO /Private Bag

Street No.

Street/PO /Private Bag

Town/District

APPLICANT'S DETAILS (Second Person):

Tick this box if the applicant is the owner



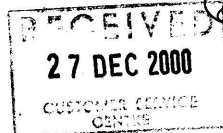
If the applicant *is not* the owner, please give applicant details:

Surname

Surname

First Names

Company name



UNAUTHORISED WORKS

MAIL ADDRESS FOR ALL CORRESPONDENCE RELATING TO THIS APPLICATION

NAME:

HODGSON

Surname or company name

ALAN

MAURICE

First names

ADDRESS:

7

LOMBARDY PLACE

Street No

Street/PO Box /Private Bag

NEW PLYMOUTH

Town/District

PHONE:

06

757 3436

FAX:

STD

STD

DESCRIPTION OF BUILDING WORK AND USE:

Description eg garage, deck, dwelling, shop, plumbing and drainage

ADDITIONAL INTERNAL, NON - LOAD BEARING WALL

BUILT IN BASEMENT (RUMPUS ROOM)

TYPE OF WORK:

Alteration

☒

Addition

☐

Demolition

☐

Plumbing and Drainage Only

☐

Relocation

☐

Change of Use

☐

Stand Alone Building

☐

TOTAL COST OF PROJECT:

\$ 1,000 • 00 Inc GST

TOTAL COST OF PLUMBING & DRAINAGE:

\$ 0 • 00 Inc GST

PROJECT DETAILS: Category of Works

Domestic

☒

Farm

☐

Commercial

☐

Industrial

☐

AREA OF BUILDING WORKS:

25.06 m²

DECLARATION - This application to record unauthorised works is made by me as owner of the property.

Signature:



Date:

27.12.00

OR I am the applicant and have been authorised by the owner to make this application

Signature:

Date:

NEED HELP?

PLEASE REFER ANY QUERIES REGARDING THIS APPLICATION TO:

BUILDING CONSENTS SECTION. Phone (06) 759 6060 Fax (06) 759 6118

UNAUTHORISED WORKS

CHECK LIST

INFORMATION INCLUDED WITH YOUR APPLICATION

An incomplete application is likely to be subject to delays. It is recommended that you complete and present this check list with your application. This will enable Council staff to assist you in reducing the possibility of such delays occurring.

| | PROVIDED |
|--|----------|
| 1 THREE COPIES OF ALL INFORMATION UNLESS SPECIFIED | ✓ |
| 2. PLANS DRAWN TO A RECOGNISED METRIC SCALE | ✓ |
| 3. PLANS TO BE REPRODUCED IN DARK PERMANENT LINES Pencil originals are not acceptable. | ✓ |
| 4. SITE PLAN THE FOLLOWING INFORMATION IS REQUIRED i) Sufficient dimensions need to be shown to fix the location of the building work relative to site boundaries and existing buildings; ii) Any projection or encroachment over a road or public place; iii) The location of existing and proposed stormwater and/or sewer services, easements or wells; vi) Details of any buildings or sites which are of cultural or historic significance. | ✓ |
| 5. ELEVATIONS AND CROSS SECTIONS OF THE BUILDING WORK These need to show the existing ground lines and intended site works. The critical ground lines are at the foundations and at the boundary. High density unit developments, large houses may also require actual ground levels and floor levels to be stated and a datum reference to be fixed. | ✓ |
| 6. CONSTRUCTION DETAILS i) Foundation sizes, shapes and reinforcing and spacings; ii) All timber sizes, spacings and spans for wall and door framing, lintels and beams; iii) All window and door sizes, detailing opening and fixed windows; iv) A heat balance calculation or thermal insulation to be shown on the plans; v) All work beyond the scope of NZS 3604 will require engineer's calculations or a producer statement. | ✓ |
| 7. DETAILS OF ANY KNOWN FILL, FLOODING OR OTHER HAZARD AFFECTING THE PROPERTY | N/A |

THE COPY

PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS AND REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW LYMOUTH DISTRICT COUNCIL

APPROVED: _____ DATE: 8-7-01

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLAMOUTH DISTRICT COUNCIL

FRAME 3" x 2"
19mm GIB LINED
19mm BOARD

BASEMENT PLAN. 1:50. (AREA 70 M²) PINK BATHS IN BATH -

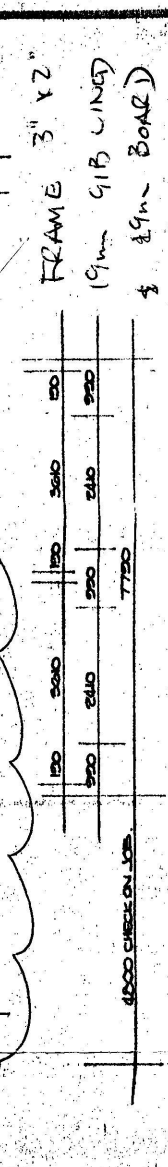
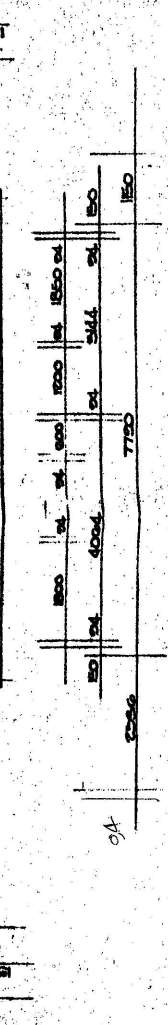
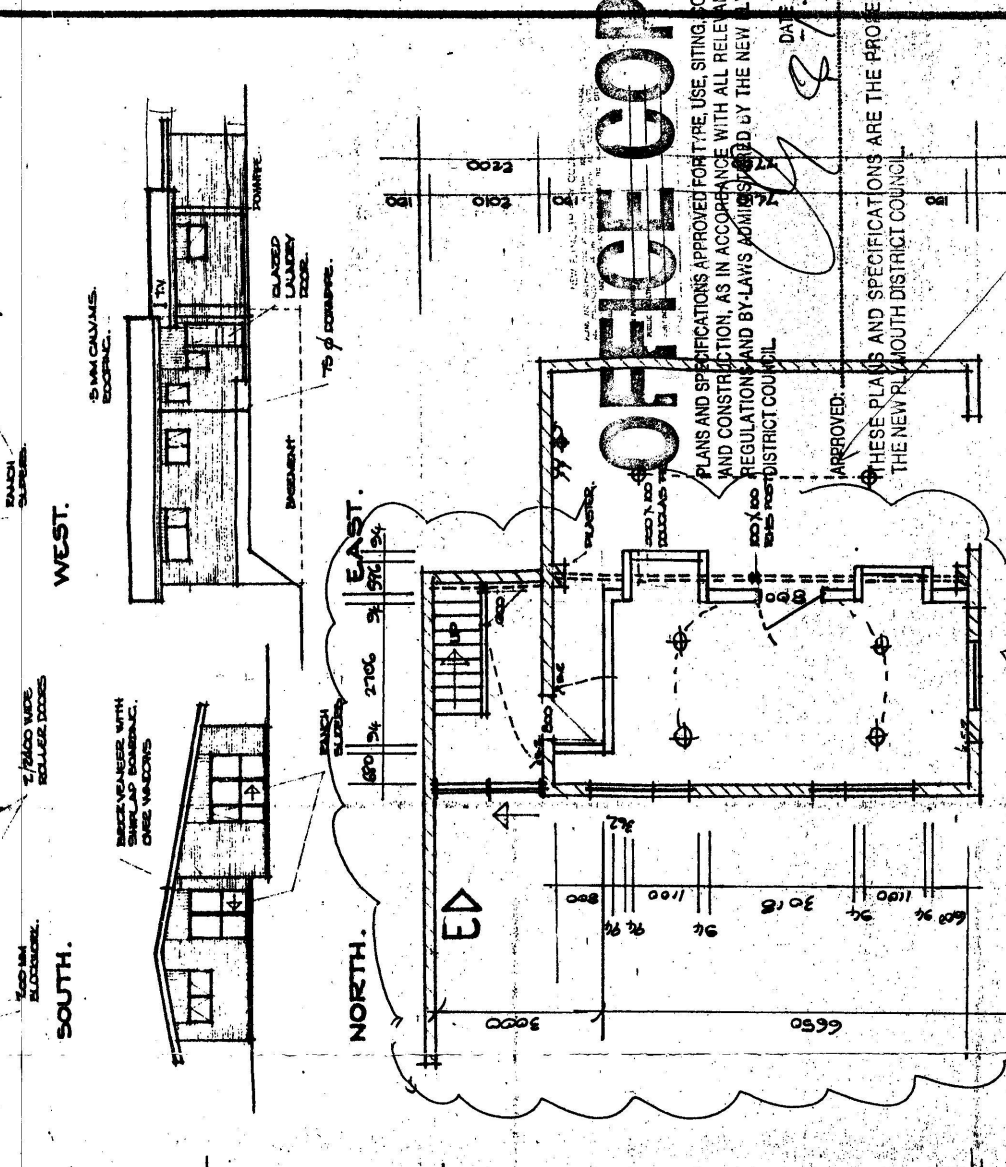
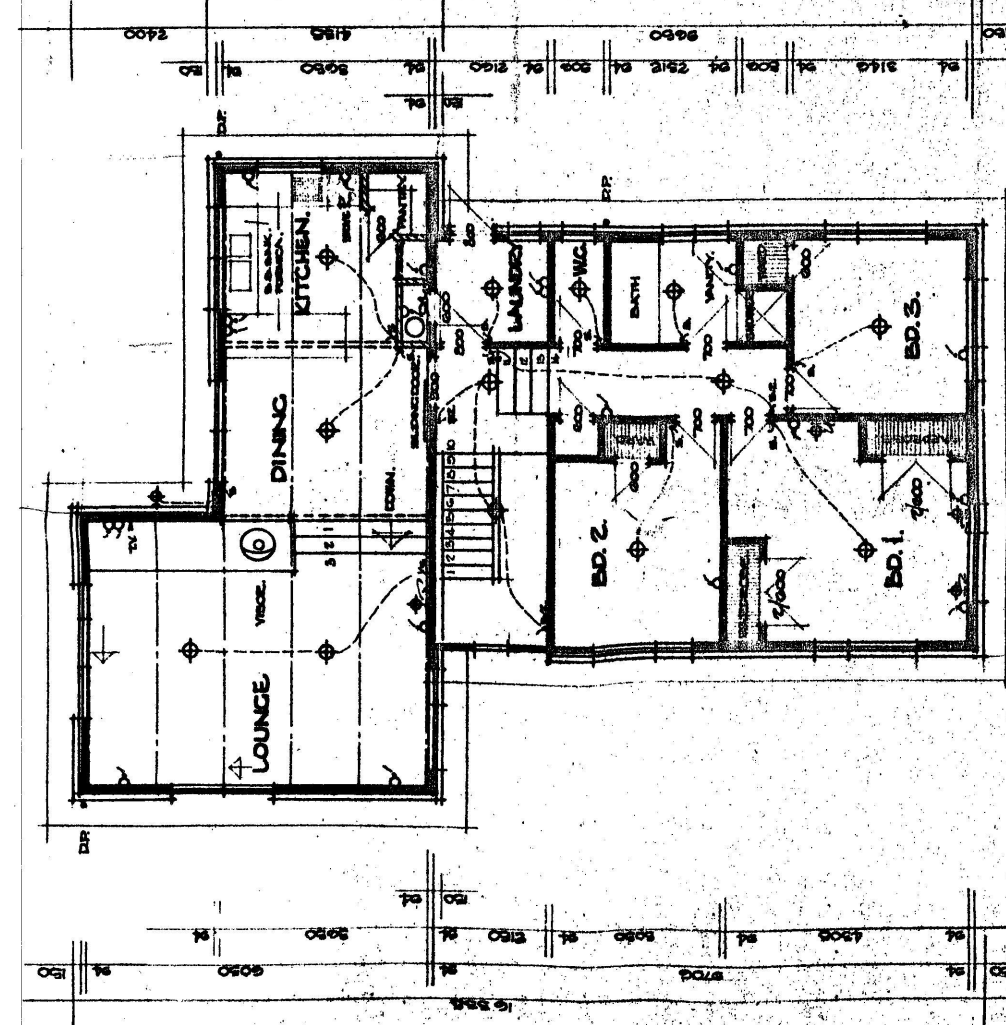
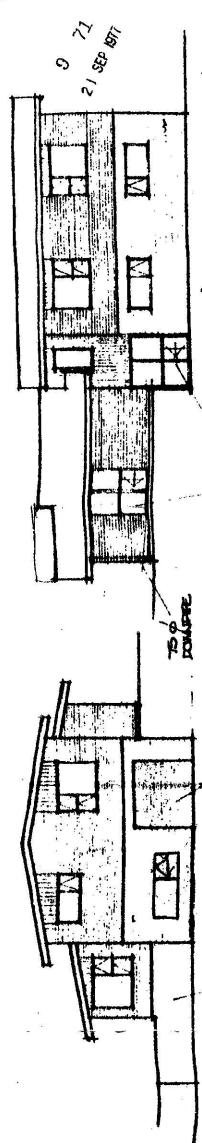
RESIDENCE FOR MR. & MRS. C. MUIR AT LOT 54 LOMBARDY PLACE, N.P.

DATE: MARCH 1977.
SCALES. 1 : 50, 100.



INCHES MICROBOX

20



Statement of Passing Over:

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move.

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