

#### Council Records

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





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DIS CLAIMER: NPDC assumes no responsibility for the completeness or accuracy of the data displayed

HORIZONTAL DATUM New Zealand Geodetic Datum 2000

MAP PROJECTION

New Zealand Transverse Mercator

0 4.75 9.5 19 L I L MILES Print Map



Date: 3/21/2023

- 345/115

## - 345/115 J971 \_/ J975 NEW PLYMOUTH DISTRICT COUNCIL

PRIVATE EAG 2025 NEW PLYMOUTH 4260 Ph. 06 758 8099 Fax 06 758 3257	
APPLICATION FOR BUILDING CONSENT AND/OR PROJECT INFORMATION MEMORANDUM (	PIM
APPLICATION TYPE Tick boxes where appropriate  Combined Building Consent & PIM Project Information Memorandum Only PIM No.  Building Consent Only = Quote previous PIM number  *A PIM is required before a building consent can be issued.	
FOR OFFICE USE	
SCALE CODE DE AII PROPERTY I. D. 013370	
DETAILS OF PROPERTY TO WHICH THIS BUILDING CONSENT APPLICATION API LIES	
Under the Building Act a Building Consent must be issued to the owner. The owners full name is an essential part of the application	in.
OWNER'S NAME: MCCADDLE.  Surname or company name	
First name	
ADDRESS OF BUILDING WC KK:  I 15 MANGORIC RD  Street No. Street  Town/District	
LEGAL DESCRIPTION OF PROPERTY:  Lot:  Or Section No.  District:	
APPLICANT'S DETAILS	
Tick this box if the applicant is the owner	
if the applicant is not the owner, please give applicant details:	
Surname: APTKUP	
First names: NOGL	
Company name:	
Status: Builder Plumber Designer	٠
Other (Please specify)	

MAIL ADDRESS FOR ALL CORRESPOND	ENCE RELATING TO THIS APPLICATION
Surname or company name	
MOEL	
First names  299 744PAS  Street/PO/Private Bag	
Town	
PHONE 7574535 FAX STD	
DESCRIPTION OF BUILDING WORK	
e.g., garage, deck, dwelling, shop plumbing and drainage	e, sewerage connection
CONSERVATORY	
<u></u>	
USE OF COMPLETED BUILDING	
If different to description	
TOTAL COST OF PROJECT  \$ 4800   Inc. G.S.T.	TOTAL COST OF PLUMBING AND DRAINAGE
	\$ Inc. G.S.T.
STAGES  Complete only if this project is one of two or more stages  This is stage No. of stages	INTENDED LIFE OF BUILDING  (Under the Building Act all buildings have a minimum life of 50 years unless specified)
This is stage No ofstages	50 years or more Cr Less than 50 years
PROJECT DETAILS	Specify intended life
CATEGORY OF WORK	
Domestic Farm	HOEA OF MENNING MANAGER
Commercial Industrial	AREA OF NEW BUILDING WORK

PERSO	NS OTHER THAN THE OWNER OR APPLICANT ASSOCIATED WITH THIS
STATUS:	
	Status may be plumber, builder, engineer, building certifier etc.
	Surname
	First names
	Company name
ADDRESS:	Street No. Street/PO/Private Bag
PHONE:	Town  FAX STD  STD
STATUS:	Status may be piumber, buildier, engineer, building certifier etc.
	Surname
	First names  Company name
ADDRESS:	Street No. Street/PC/Private Bag
	Town
PHONE:	FAX STD
Į.	RATION application is made by me as owner of the property.
Signa	ature Date
or I am	the applicant and have been authorised by the owner to make this application
j	oure N 5 H arthur Daie 13-1-95.
<u></u>	

NEED HELP?

Please refer any quaries regarding this application to Building Inspection Services, phone (06) 758 8099

#### Project Information Memorandum No:7977 Section 31, Building Act 1991

Issued:26Jan95

CONTACT: MR Noel Edward Hasten ARTHUR

C/- NOEL ARTHUR
259 TUKAPA STREET
NEW PLYMOUTH

OWNER: MR Bruce Robert MCCARDLE

C/- NOEL ARTHUR
259 TUKAFA STREET
NEW PLYMOUTH

Application received: 13Jan95

THIS IS NOT A
BUILDING CONSENT

#### PROJECT LOCATION

Street Address: 115 MANGOREI ROAD, NEW PLYMOUTH

Property ID: 013370

Assessment No: 11680/749.00

Legal: Lot 6 DP 4376

#### PROJECT

The project is for Additions Intended Use(s): residential

Intended life: Indefinite but not less than 50 years

Value of Work: \$4,800.00

#### COUNCIL CHARGES

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

Project Information Memorandum: 7977

#### 1: WHAT IS A PIM?

Section 31 to the Building Act 1991 requires that the Council provides a PIM prior to (or as part of) the issue of a Building Consent. This PIM or "Project Information Memorandum" is a statement by the Council of the known information about the property to the extent it is relevent to the intended "project".

It will usually include other information stating or giving guidance as to the extent of compliance with the Building Act and the District Plan. However these comments will be limited to the extent and accuracy of the information provided. A Certificate of Compliance under the Resource Management Act 1991 should be sought where confirmation that the proposed use complies is required.

#### 2: CAN BUILDING WORK PROCEED?

YES- But only once Building Consent is obtained. Building Consent will be subject to any relevent provisions of the Building Act 1991 and any conditions of Building Consent approval.

3: Authorisations and Requirements that will need to be met in respect of the proposed work and District Plan compliance:

No other authorisations or requirements identified as part of this PIM. If this is a PIM only application there are no identified areas of non-compliance with the District Plan. In the case of a combined PIM/Building Consent application such matters will be dealt with as part of the Building Consent.

4: Consent Applications lodged with the Council applying to the project or the site:

No current Resource Consents relevant to project.

- 5: Authorisations Refused for the proposed project:
- No known refused authorisations.
- 6: Classified Land, Buildings, features, utilities or works that could be affected by the proposed work:

No information relevent to this project regarding classified land or buildings, known to this Council.

7: Fill:

No known fill.

8: Flooding:

No information requirements or comments relevent to this project.

9: Details of any other known Hazards including-Slippage, Erosion, Faultlines, Contaminated Sites etc:

Project Information Memorandum: 7977

No other known hazards.

10: Reserve Contribution on Development (refer Section 294 to the Local Government Act 1974):

Reserve Contribution on Development is not applicable to this project.

11: Sewer Services and Sewage Disposal:

No requirements or comments relevant to this project.

12: Stormwater Service and Disposal Requirements:

No requirements or comments relevant to this project.

13: Sewer and Water Disconnections:

Sewer or water disconnection not applicable to this PIM.

14: Water Services:

Please note that where the Council is installing a water connection the responsibility of the Council is from the main up to and including the connection box (toby) only.

No requirements or comments relevant to this project.

15: Rural Fire Fighting:

In areas where there is no water supply of a fire fighting standard particularly in Rural situations water tanks can provide a source of water for fire fighting purposes. If water tanks are being installed as part of this project please take care to locate the tanks in a location where they will be accessible if a fire emergency occurs.

16: Councils Drainage and Services Records:

A copy of the Councils Service Records relating to the property will be enclosed as part of this PIM if relevent to the project. This information will include where available and relevent to the project:

- \* A copy of the drainage record card showing drains within the property.
- \* A plan of water reticulation in the vicinity of the property.
- \* A plan of sewer reticulation in the vicinity of the property.
- \* A plan of stormwater reticulation in the vicinity of the property.

The Councils records are in some cases incomplete and relevent information may in some cases be missing.

If you have any queries regarding such matters please contact the Councils Public Health Divisions Customer Services Officer in regard to connection to services and services outside the property boundary or the Councils Plumbing & Drainage Inspectors in relation to drains within the property.

17: Vehicle Crossing Requirements:

Project Information Memorandum: 7977

No requirements or comments relevant to this project.

18: Installation of vehicle crossings by contractors: Applies only to Contractors carrying out large scale Commercial or Industrial projects.

No requirements or comments relevant to this project.

19: Rural Access Requirements:

No requirements or comments relevant to this project.

20: Limited Access State Highways: These are generally administered by Transit New Zealand and not the Council. Restricted access provisions apply.

No requirements or comments relevant to this project.

21: Footpath Damage Deposits:

No requirements or comments relevant to project.

22: Compliance with Building Code: This section of the PIM identifies areas of non compliance with the Building Code (if any) apparant from the information provided. It is not intended to be a full check for compliance.

Insufficient information has been provided as part of this PIM only application to determine this matter.

23: Complaints received by the Council regarding the construction of any existing buildings related to the project:

No complaints recorded relevant to this project.

24: Engineering Design Required:

No requirements or comments relevant to this project.

25: Site Reports Required:

No requirements or comments relevant to this project.

26: Reports on the Existing Building Required:

No requirements or comments relevant to this project.

27: Compliance Schedule Matters: (Refer Section 44 of the Building Act 1991)

No requirements or comments relevant to this project.

28: Endorsement of Certificate of Title: Section 36 to the Building Act 1991 provides for the endorsement of Certificates of title where the site of the project is subject to a known

Project Information Memorandum: 7977

hazard but the project is still allowed to proceed where the degree of risk is acceptable and the Council is indemnified against loss.

No requirements or comments relevant to this project.

29: Multi Title Developments: Section 37 of the Building Act 1991 provides that where a project is located on 2 or more sites under the same ownership, the Council may approve the development subject to a certificate being prepared and lodged with the District Land Registrar requiring that the sites shall not be transferred or leased seperatly.

No requirements or comments relevant to this project.

30: Sign Off

#### Building Consent No:7978 Section 35, Building Act 1991

Issued:30Jan95

CONTACT: MR Noel Edward Hasten ARTHUR

C/- NOEL ARTHUR
259 TUKAPA STREET
NEW PLYMOUTH

OWNER: MR Bruce Robert MCCARDLE

C/- NOEL ARTHUR
259 TUKAPA STREET

NEW PLYMOUTH

Application received: 16Jan95

#### PROJECT LOCATION

Street Address: 115 MANGOREI ROAD, NEW PLYMOUTH

Property ID: 013370

Assessment No: 11680/749.00 Legal: Lot 6 DP 4376

#### PROJECT

The project is for Additions Intended Use(s): residential

Intended life: Indefinite but not less than 50 years

Value of Work: \$4,800.00

#### COUNCIL CHARGES

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

Receipt number: 187802 Date: 16Jan95 Amount: \$82.00

Building Consent: 7978

#### 1: CONDITIONS APPLYING TO THIS BUILDING CONSENT:

There are no special conditions applying to the issue of this Building Consent.

#### 2: CONDITIONS OF ISSUE:

This Building Consent is issued under the Building Act 1991. The project may be undertaken in accordance with the approved plans, specifications and any conditions specified. Duties and responsibilities under this or any other Act are unaffected by this consent.

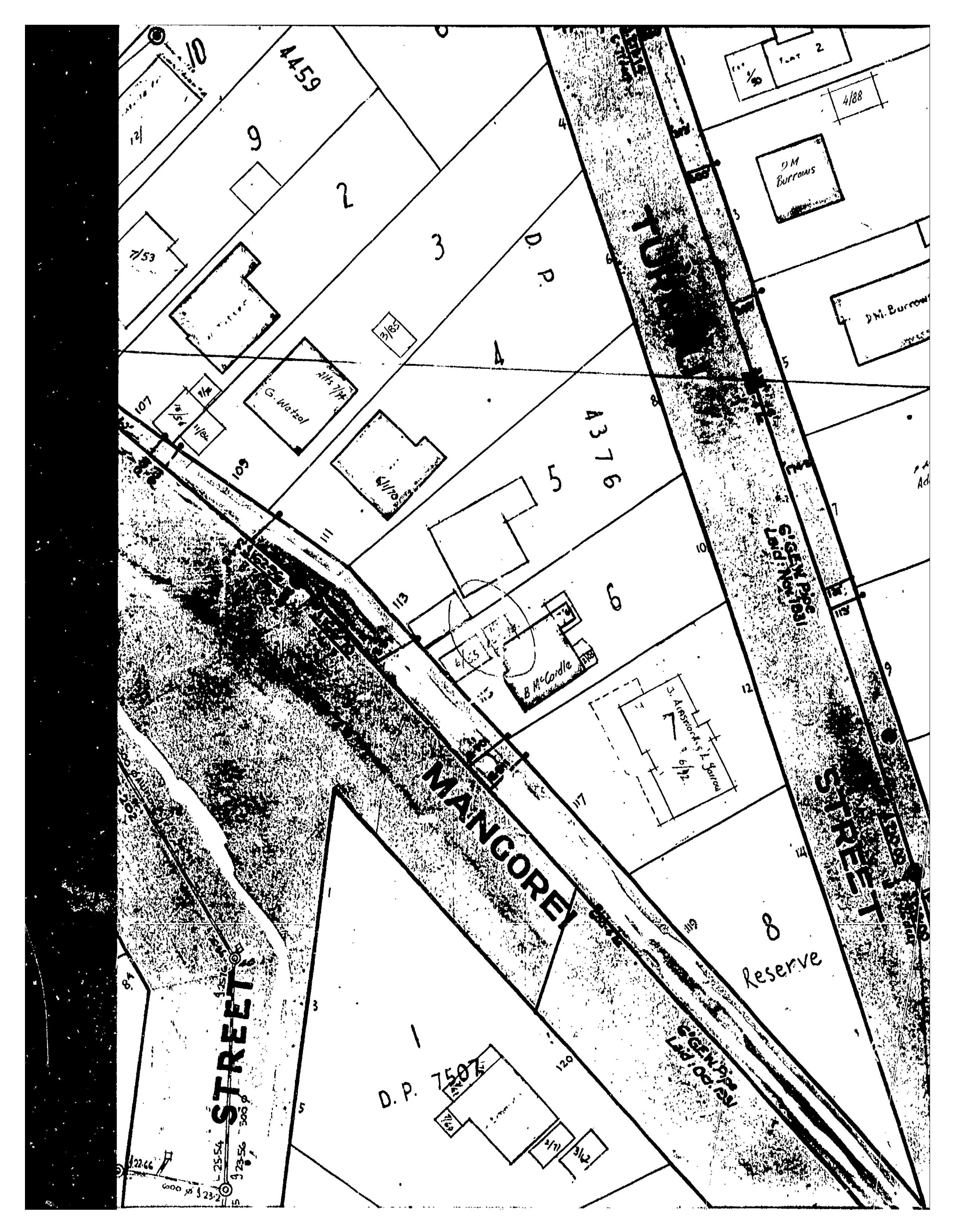
#### 3: LAPSE & CANCELLATION OF CONSENTS

Your attention is drawn to the provisions of Section 41 of the Building Act 1991 which sets limits on the time that a Building Consent remains valid if work is not progressing.

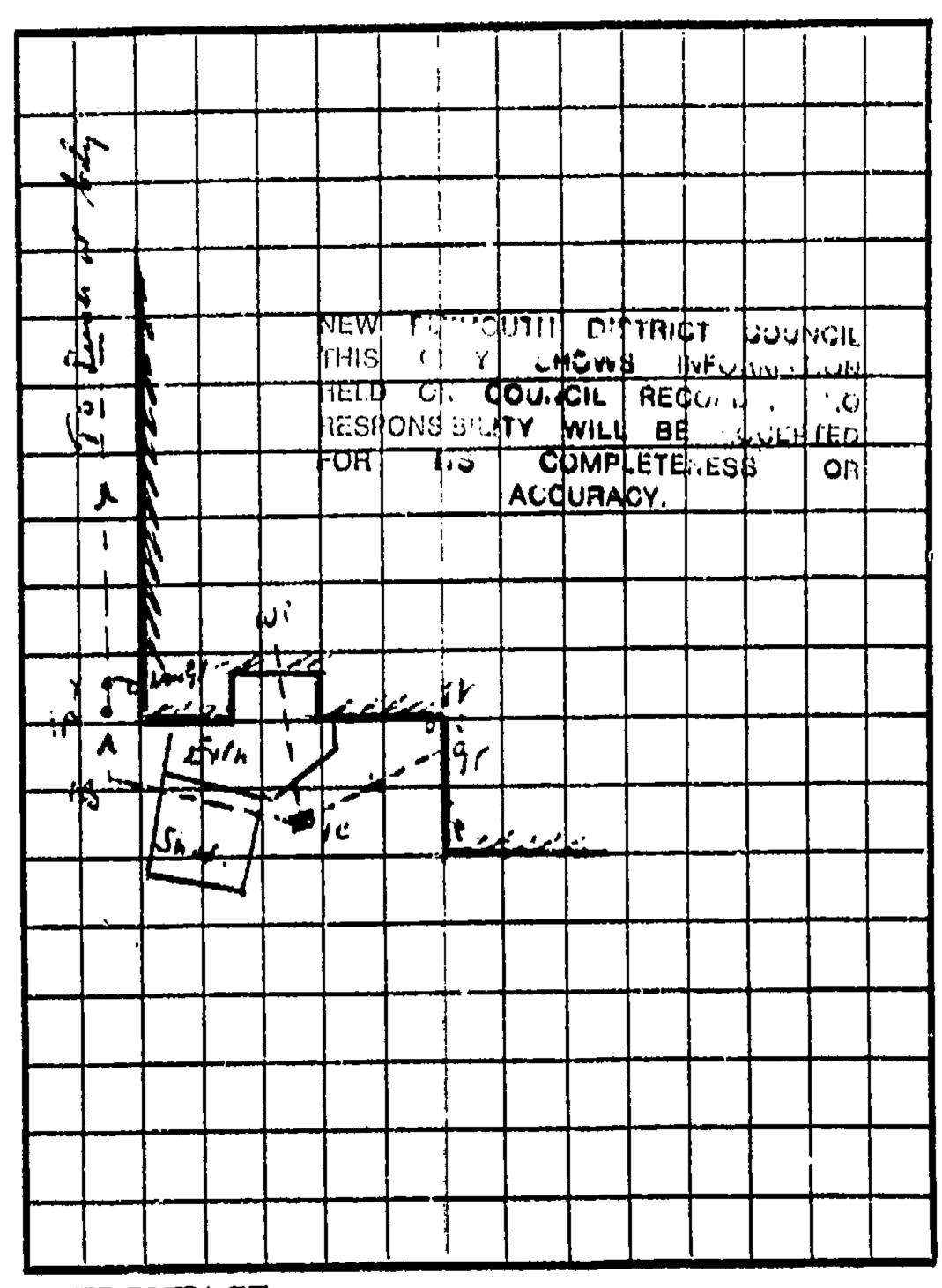
The Section reads:

- (1) A Building Consent shall lapse and be of no effect if-
  - (i) The building work concerned has not been commenced within 6 calender months after the date of issue of the consent or within such further period as the Territorial Authority in its absolute discretion may allow; or
  - (ii) Reasonable progress on the building work has not been made within 12 calender months after work has commenced or within such further period as the Territorial Authority at its absolute discretion allow.

Building Consent: 7978



#### DRAINAGE PLAN SCALE



FRONTAGE

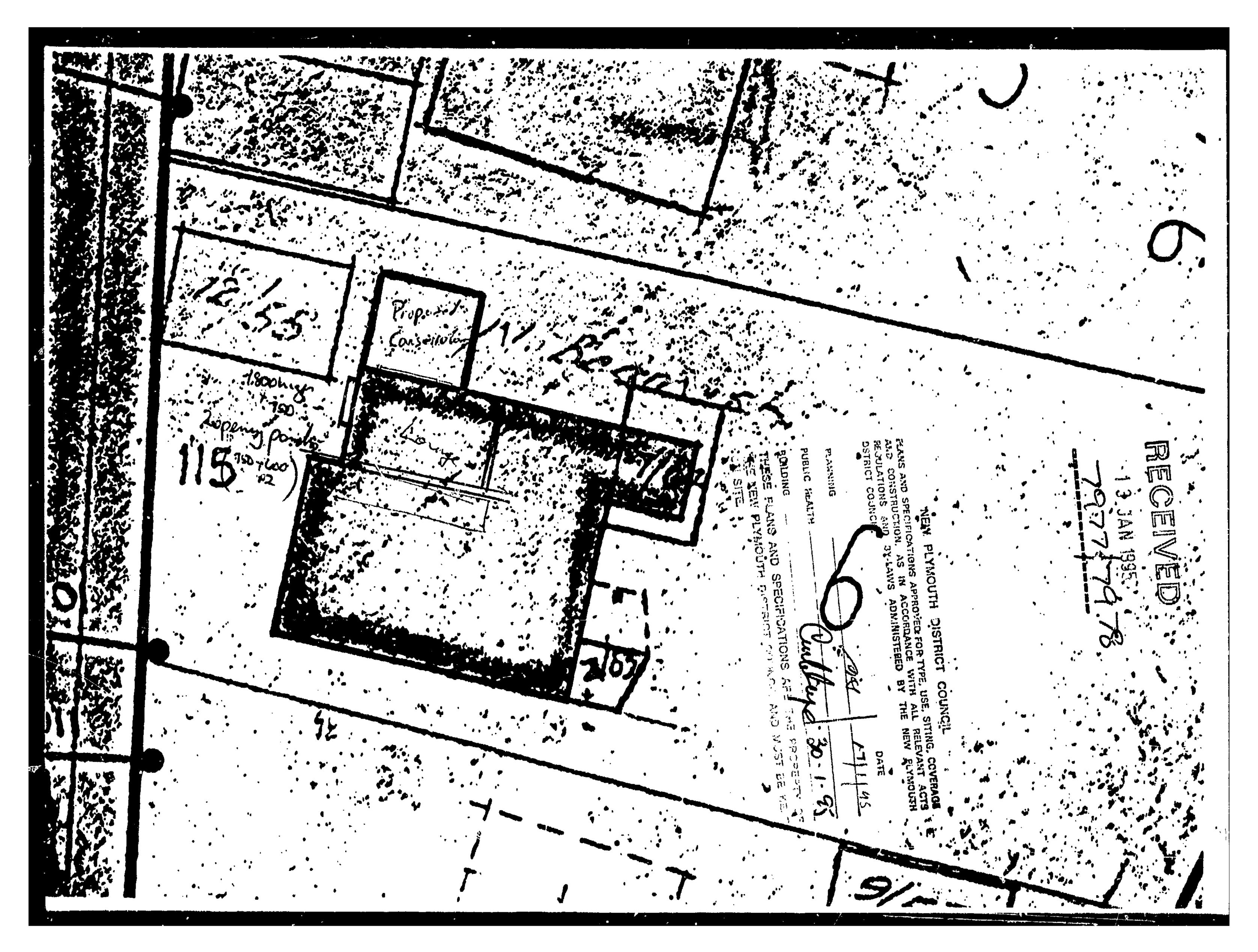
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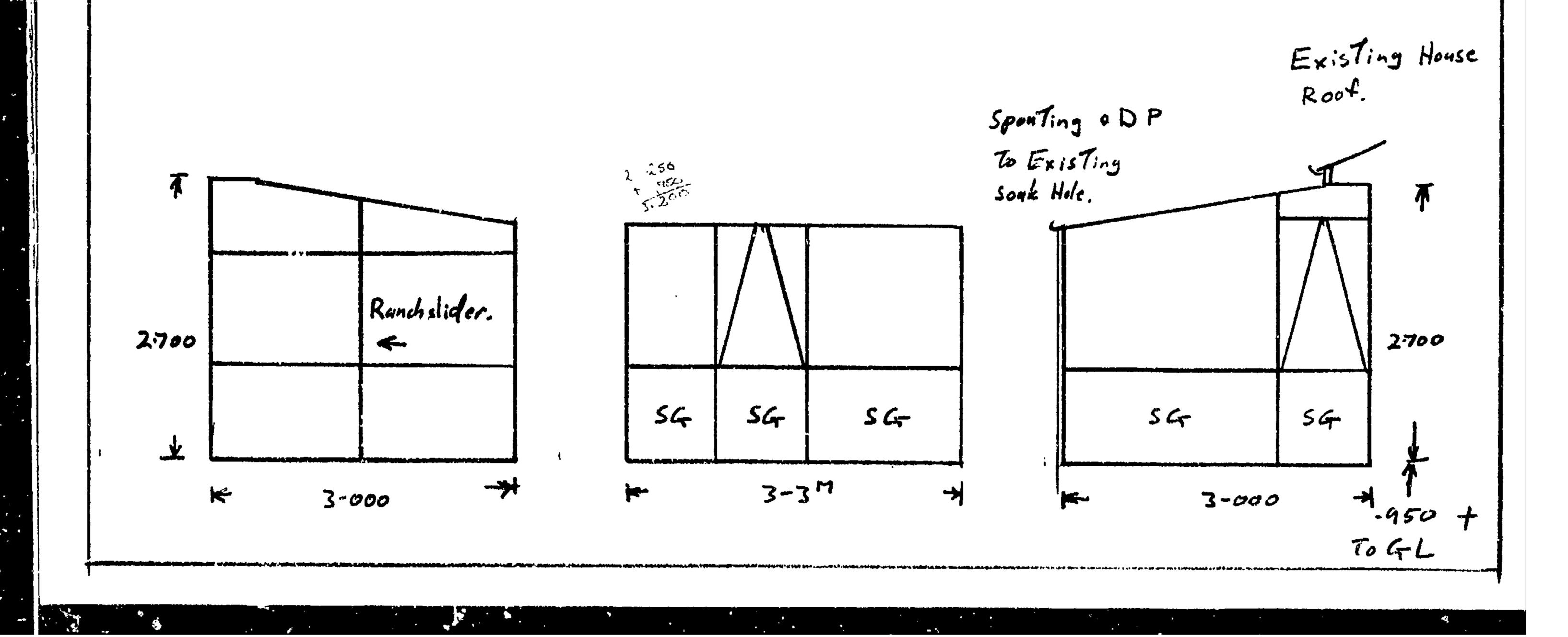
No/15 Address MANGURE!	Sec	Lot. 4	D.P4 3.7 6
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OWNER & R. E.R. M. G. ADDRESS C.S. 960, BUILDER Self PLUMBER D. Hews DRAINI AYER DIL		PLUMBING ,	PERMITS 1965.
NATURE OF WORK	Addition	s lo d	welling.
FALL AND DESCRIPTION.	Land Giller	LUMBING PASSE  Co puro por  Maria  Ma	D. J.

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Proposed Conservatory for M-OMis B.R. Mc Cardle 115 Manyorie Rd IVen Plymouth.

Nu Look Aluminium Frames on Existing Deck with thermopenel Roof Scale 1-50
N.A. 1-95



Document Set ID: 1104516 Version: 1, Version Date: 02/02/2011

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#### NEW PLYMOUTH DISTRICT COUNCIL



#### PLANNING & ENVIRONMENTAL SERVICES DEPARTMENT

RECEIVED 1 8 MAY 1995 ...

BUILDING ADVICE COMPLETION 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. To as ist you this form is provided for you to notify us of the completion and it should be returned to us at the appropriate time.

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 component of the new building control system, and as well as being necessary to comply with the Law it is the owners interest to obtain one as it will confirm that the work has been satisfactorily carried out.

Your co-operation in completing and returning the form will be appreciated. Under Building Consent No: 7.178... Apply Clarin Senior Consents Officer: Approvals PROJECT LOCATION PROJECT LOCATION PROJECT ADDRESS: 1/5 MANGORIA RO NAME: BRUCK MCCARDLE MAILING ADDRESS: 115 MANGORE, ROAD.

NEW PLYMOUTH NEW HYTOUTH LEGAL DESCRIPTION: (as shown on CONTACT:
PHONE: 7580952/ YAX: LOT: 6.. DP: ...#376.... SECTION: Q.. (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 Building Consent. You are requested to issue: The attached particulars include: A Final Building Certificates An Interim A Code Compliance Certificate issued by a Building Certifier Code Compliance Certificate accordingly (except where a Code Compliance Producer Statements Certificate has been issued by a Building Certifier see on right; Signed by or for and on behalf of the owner: NAME: BRUCE MCGARDIE.

POSITION: OWNER

SIGNATURE: DATE: 16-5-95

Page Printed:13Jan95 New Plymouth District Council COVER SHEET 55675 BC Application No: 7978 Date Received: 13/01/95 Related: PIM Application No: 7977 Area: NDD ND DI Area: NPD NP DISTRICT Pin. 315-7 26/1 Name: MCCARDLE, Bruce Robert 115 MANGOREI ROAD Address: Lot: 6 NEW PLYMOUTH E.F. T. T. W. DP: 4376 ID:013370 Property Assessment: 11680/749.00 Date Action Returned Estab Action No Receive/Check Information CLERICAL RECORDS Plot Application Compliance with District Plan PLANNING Vehicle Crossings/Footpath Damage STREET WKS Compliance with Building Act BUILDING Connection/Location SEWER/WATER PLUMB/DRAIN Compliance with BA BUILDING Approval E=N=D==O=F==R=E=P=O=R=T====E=N=D==O=F==R=E=P=O=R=T=E=N=D==O=F===R=E=P=O=R=T====

		More Info Required	Applicant Phoned	Application Correct
PAID RECEIPT NUMBER DATE PAID PLANS TAKEN: YES / NO	RECORDS BUILDINGS P & D EHO ENGINEER PLANNING	M. J.M.		aub me
	SEWER/WATER CROSSING			

APPROVED

NOT APPROVED

BUILDING	3S
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DANGEROUS	GOODS
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Document Set ID: 1104516 Version: 1, Version Date: 02/02/2011

#### COVER SHEET

.2546 75°L

BC Application No: 7978 Related: PIM Application No: 7977 Date Received: 13/01/95 Area: NPD NP DISTRICT

Name: MCCARDLE, Bruce Robert

115 MANGOREI ROAD Address:

NEW PLYMOUTH

Lot: 6. DP: 4376

'Assessment: 11680/749.00 Property ID:013370

Action No	Action	Estab	Date Returned	
1	Receive/Check Information	CLERICAL	· —	4
2	Plot Application	RECORDS	•	
3	Compliance with District Plan	PLANNING		
4	Vehicle Crossings/Footpath Damage	STREET WKS		
5	Compliance with Building Act	BUILDING	PAID	•
6	Connection/Location	SEWER/WATER		
7	Compliance with BA	PLUMB/DRAIN	ANS TAKEN: YES / NO	``
8	Approval	BUILDING		1

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	More Into Required	Appl.icant Phoned	Letter	Received	Application Correct	Mo. Encls (In Nuplicate)
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PLOTTING					16.1-95	
BUILDING						
PLD						*********
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SERVICES	\S		•			£
WATER		7			20	
STORMWATER						
SEWER					320/	
CROSSING			, i		8 24//	
en e	OFFICER'S	SIGNATURE:	Approved			

16 mm 4000

# BUILDING FILE Code No. 345/115 Subject Alterations to dug. Additions to dug. Permit No.

Permit No

56329

Uate: 23-7-64,

1-3-83

No. Sheets

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	NEW PLYMOUT CIL BUNG BY-LAWS.			715
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I hereby	apply for permission to	* 	,.,;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
•	& Street) 115 Manances			
elevations, cro	ss-sections, and specifications of	building deposited	herewith in dupli	icate. Sol and wolled
Particulars of	land: Lot No.	Deposited'	plan No. 43	7 61 (1) 11.1
	Section No. PT 87 F	Dimensi di Andri	and the and a factor	. See (S)
Particulars of	buildings: Foundations Lance	KETE		
Company of the second	Walls WEATHER	BED. 1997 Program	Roof	LROW
Total area of	existing buildings.	square feet	er i krisin eyrir dayara (arind), Me	
Area of existi	ng accessory buildings	square feet	a de Capella indicato de la companya	्रते एक क्षत्र क्षण ्रोक्षेत्र्य क्षण्य
Area of build	ing in application 120	square feet	B. D. J. B. D. B.	
Estimated fini	ished values: Building	£350:	***************************************	THERMA
	Sanitary Plumbing	£. :	· · · · · · · · · · · · · · · · · · ·	
	Sanitary Drainage	£ :	• •	n gulunakt i
	TOTAL	£350:	· domestical	Carry Entry
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Dental addes	914. Waini Ro.	Æ	L. JONES.	Builder
rosum adales	SS 91A. NAINI RD.	**************************************	gaggggt for r byghtfreattoing. Fr ya impli	, virian initial letairelle

Any receipt issued on deposit of plans is NOT a permit.

[P.T.O.

Check Sheet No. File No. FOR OFFICE USE: Date of Receipt TO THE CITY ENGINEER APPLICATION FOR BUILDING PERMIT At (House No.) 115 MAGGREI ADDITIONS For erection of OWNER BRACK MCARDLE LAUNDRY Proposed Use\_\_\_\_ a-care to the state of the contract configuration about a graduation for the configuration of the configuration Walls TIMBER ROOF IROW OXRETE Foundation. dente e entre 570 de note de la companion de l AREA of Site ार र तथ श्रुवारेश एक भोगार्ताक अध्वयपतिष्ठतः प्रतिविधितः वर्धक प्रतिविधि AREA of existing buildings de desergent de la communicación estado estado estado estado estado estado estado estado esta estado en entrador estado e AREA of existing accessory buildings AREA of Building in application B.R. MCCARDLE Address AS ABOUE Builder\_ en ente lein en de de en en belandere flakte der a hete begroof groot op before bod de fongere be dierisch bis Address.... Designer\_\_\_\_\_ Address mail and a summer of the summer of t acoliektiyak ia gua araddigik in inchaktik kik ki sensuculunduna siir siisal kirkula Yes / No Supplied Yes/No Building Projects Authority Required FOR OFFICE USE Corrected Value Fees s 3000-00 Total Value of Building 250-00 Sanitary Plumbing and Drainage

Value of Building for Permit Water for Building Building Research Levy on Mths @ Hoardings TOTAL FEES BUILDING

Starting Date 114 March 83 Finishing Date Approx 21st Harel 73 NAME AND ADDRESS OF APPLICANT B.R. ER. MCCARDLE

115 MANGOREN RO NEW PLYMOUTH

Signature of Applicant.....

Document Set ID: 1104589 Version: 1, Version Date: 02/02/201

34-5/15 ENT

#### NEW PLYMOUTH CITY COUNCIL—CITY ENGINEER'S DEPARTMENT

### APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

· · · · · · · · · · · · · · · · · · ·	work described in the plans and specifications deposited herewith at
wish to apply for permission to carry out the	D. N.P. Lot No. D.P. 4376.
WNER BRIER M'CARDLE	Area of Site
DDRESS IS MAKORE. KD. N.P.	Signature of Owner
roposed Use Dindo Ru	Signature of Owner
EHICULAR CROSSING	When required
a de la companya del companya de la companya de la companya del companya de la companya del companya de la companya de la companya de la companya de la companya del companya de la companya della companya de la companya de la companya della compan	M Position
roposed	L/Boundary to C/ Line
VATER CONNECTION	
ize of Existing Connection	
ize of Requested Connection	
Distance from L/Boundary	**************************************
to. Units served	
	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
	Floor level of the lowest sanitary fittings is
	Lis required.
Size of Requested Connection	Strike out whichever is inapplicable.
<i>,</i>	Depth of sewer req'd
Common Drain	
Stormwater Disposal (specify)	
PLUMBING AND DRAINAGE	
Name of Registered Plumber / Drainlayer	gradison. D.W. HEWSON.
Value of Proposed Work, Labour Only	× Plumbing \$.200.
	v Drainage 850
Water Supply Materials	P.V.C. Copper Galvanised Iron
Drainage	
Size of Existing Drainage	***************************************
Size of Proposed Drainage	
Dize of Linkopen Digmake	ng Gully Dish
Other Works Proposed	700
	**************************************
Stormwater Disposal (specify) Exist.inic	
FOR OFFICE USE	
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Document Set ID: 1104589

#### NEW PLYMOUTH CITY COUNCIL

245/15

CITY ENGINEER'S DEPARTMENT

ASSESSED REQUIREMENTS

			File	10.2	69
Description Among	\mu_s^2		238	25	1,
Liolecti Franking		Check Sheet	No Plotted		<b>—</b>
		Zone:	DI QI	المسالف الملاكمة بيد • الم	-
			Area of Site	VATUNG_T	20
Lot No D.P			ured ni gree	COMMENT	A 14
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TOWN PLANNING	·				
Designations		, was and and			
Designations		<del></del>		خس ميد آمچا فيد ميد د	1
Area of Buildings					
Area of Buildings Coverage					
Moviewe Height				-	-
Front Yard				أهيه أوجد ليبدأ عيا أوبي	
Relat. of Bldg. Size: (1) R (2) S	ear Yard				-
(2) S	ide Yard				
Open Space					
Grassed Areas				<u>.</u>	-
Trees		•			-
Building Lines & Street Wid	lening				
Parking		,			7 3
Access to Rear of Site					-
Accessory Buildings				• • • • • • • • • • • • • • • • • • • •	
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Service Lanes & R.O.W					
Erossing Length	·				
Gross Floor Area of Shops_			و نبوه منه چند چند چند چند چند		
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345/115

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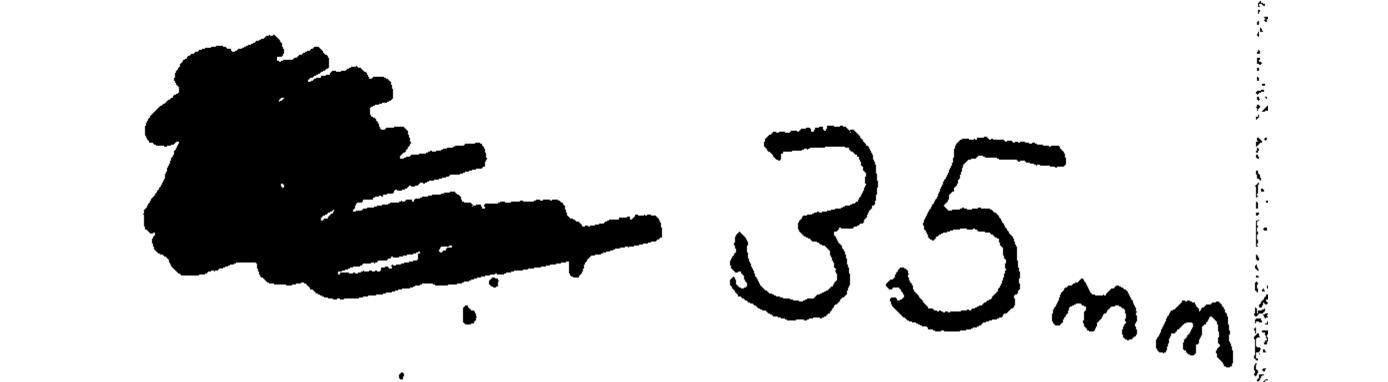
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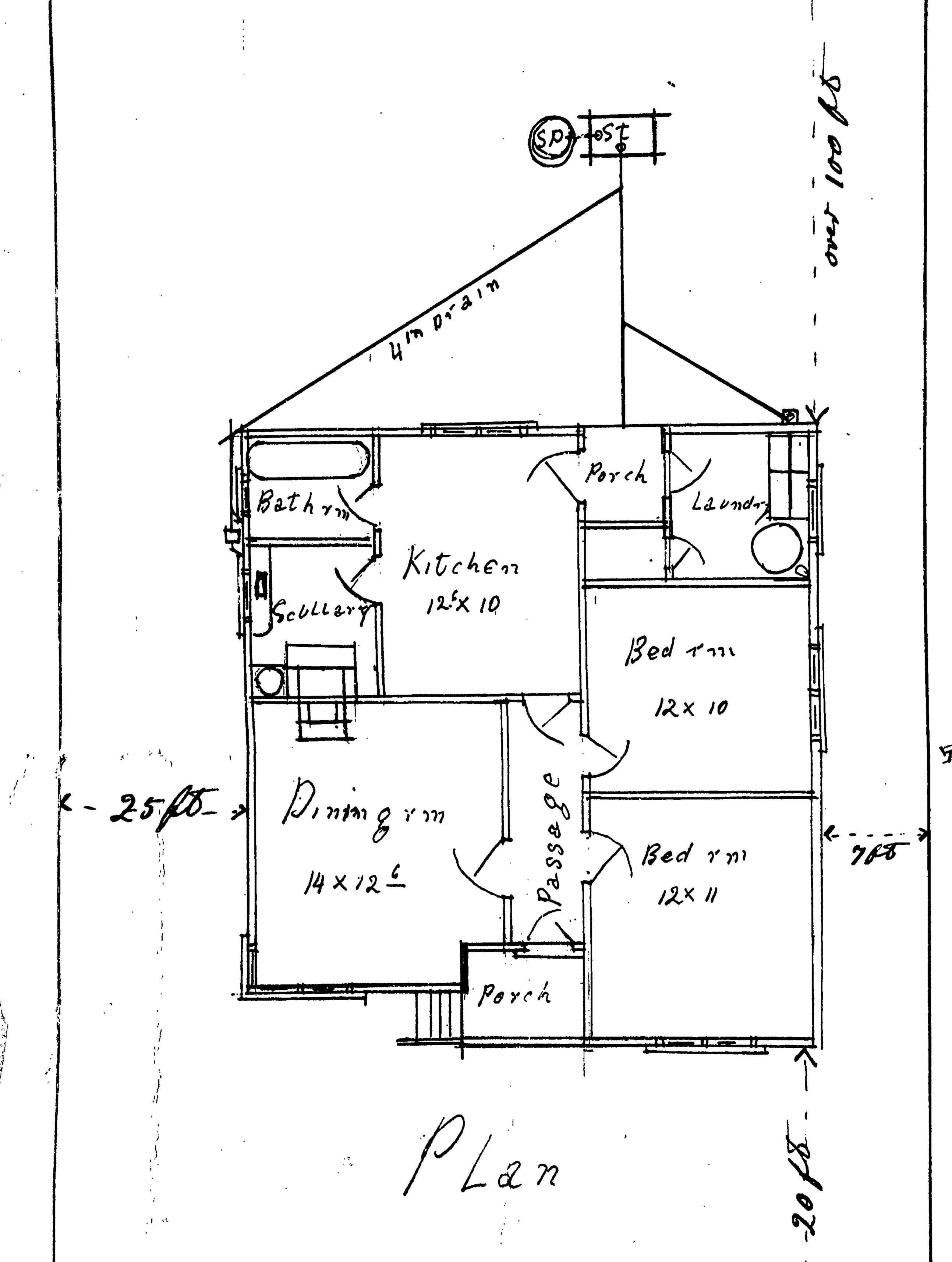
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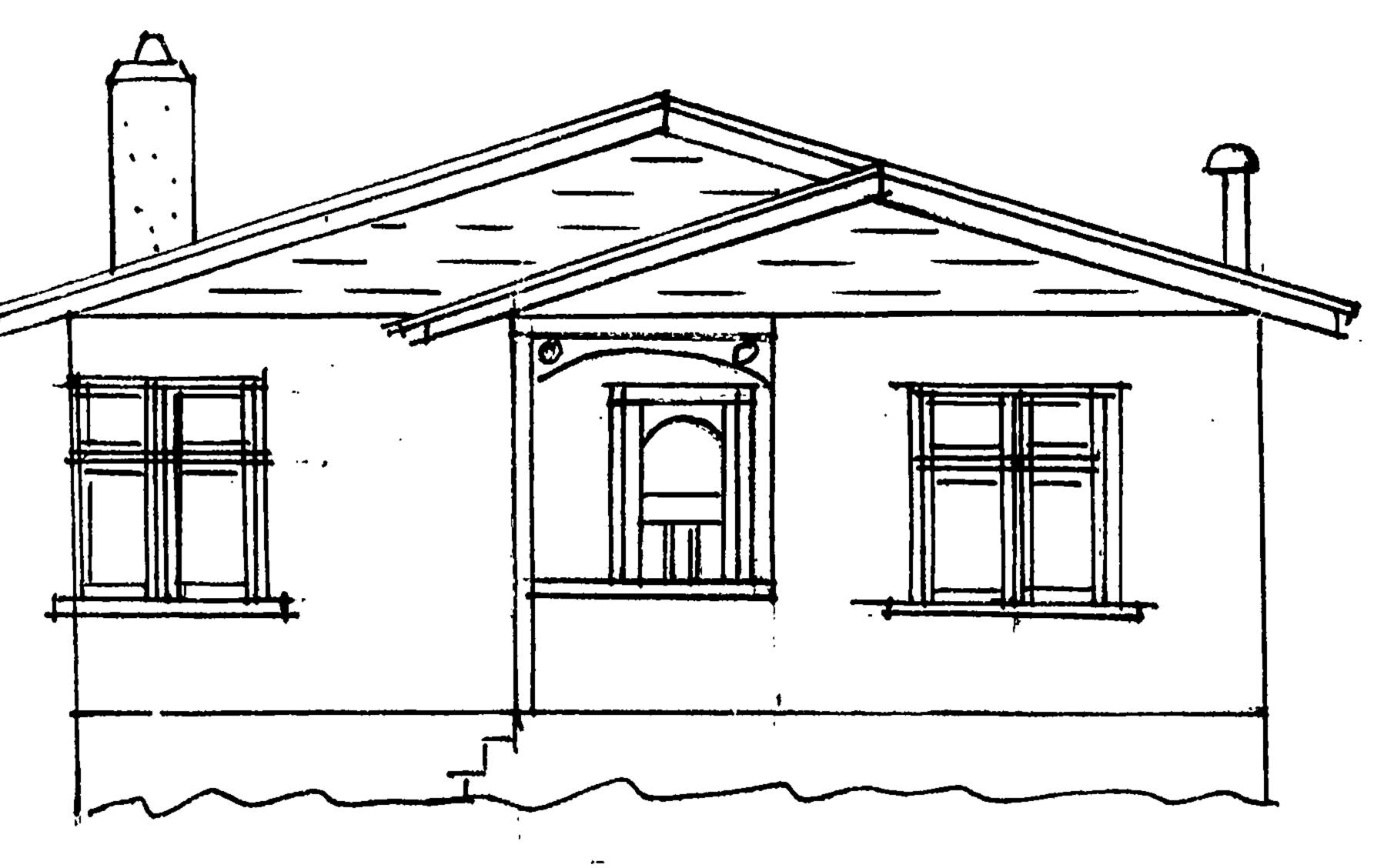
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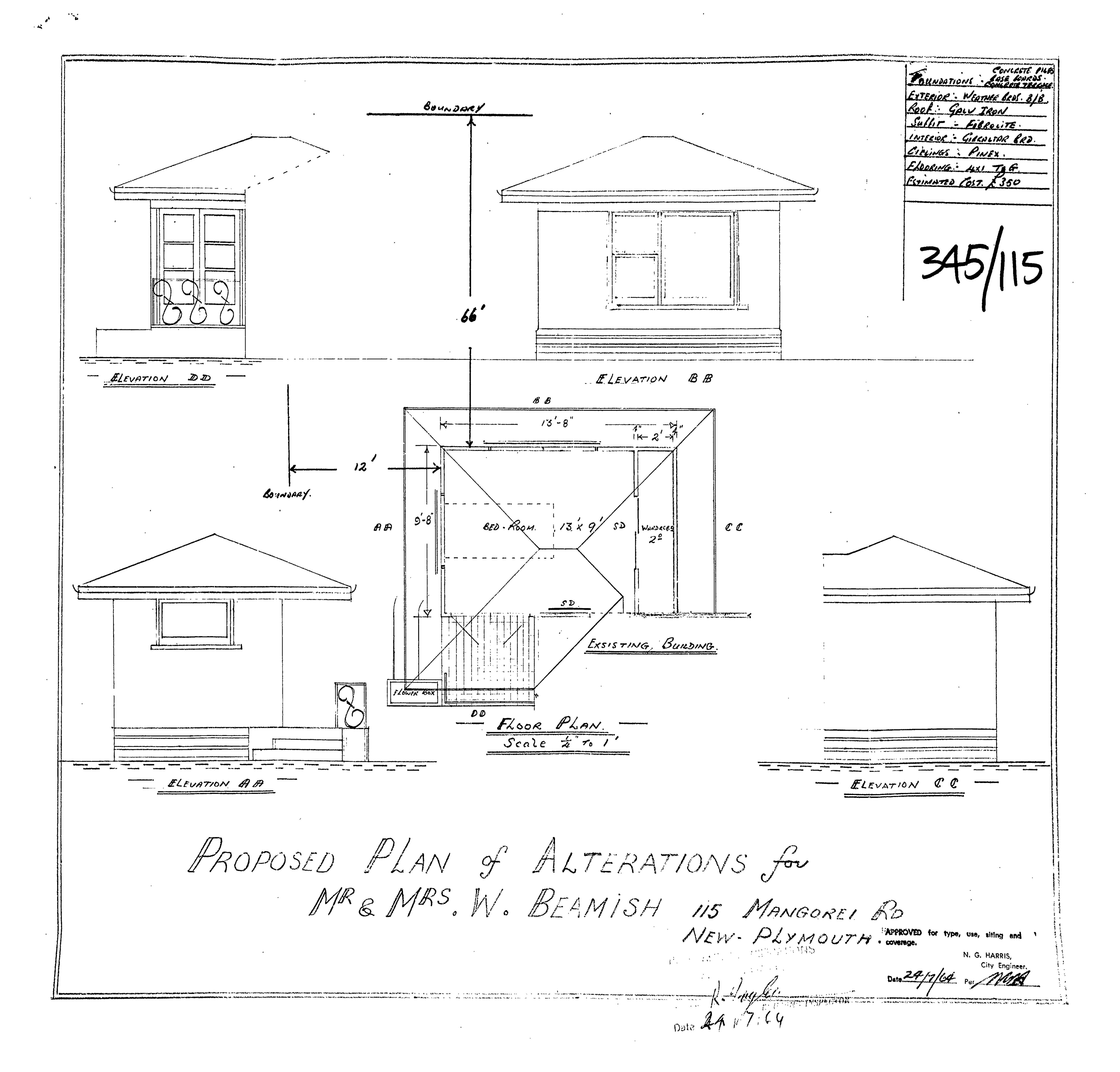


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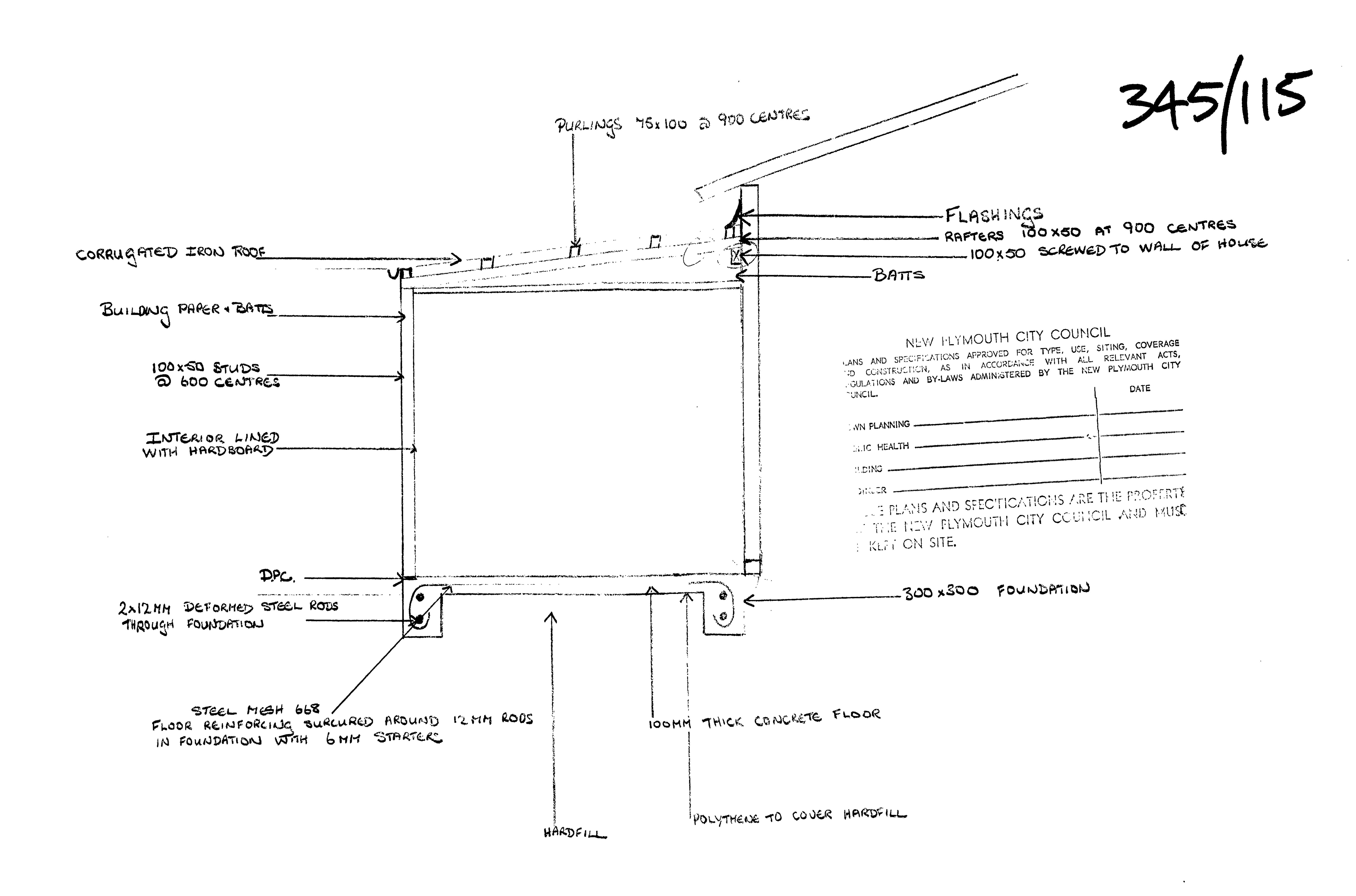
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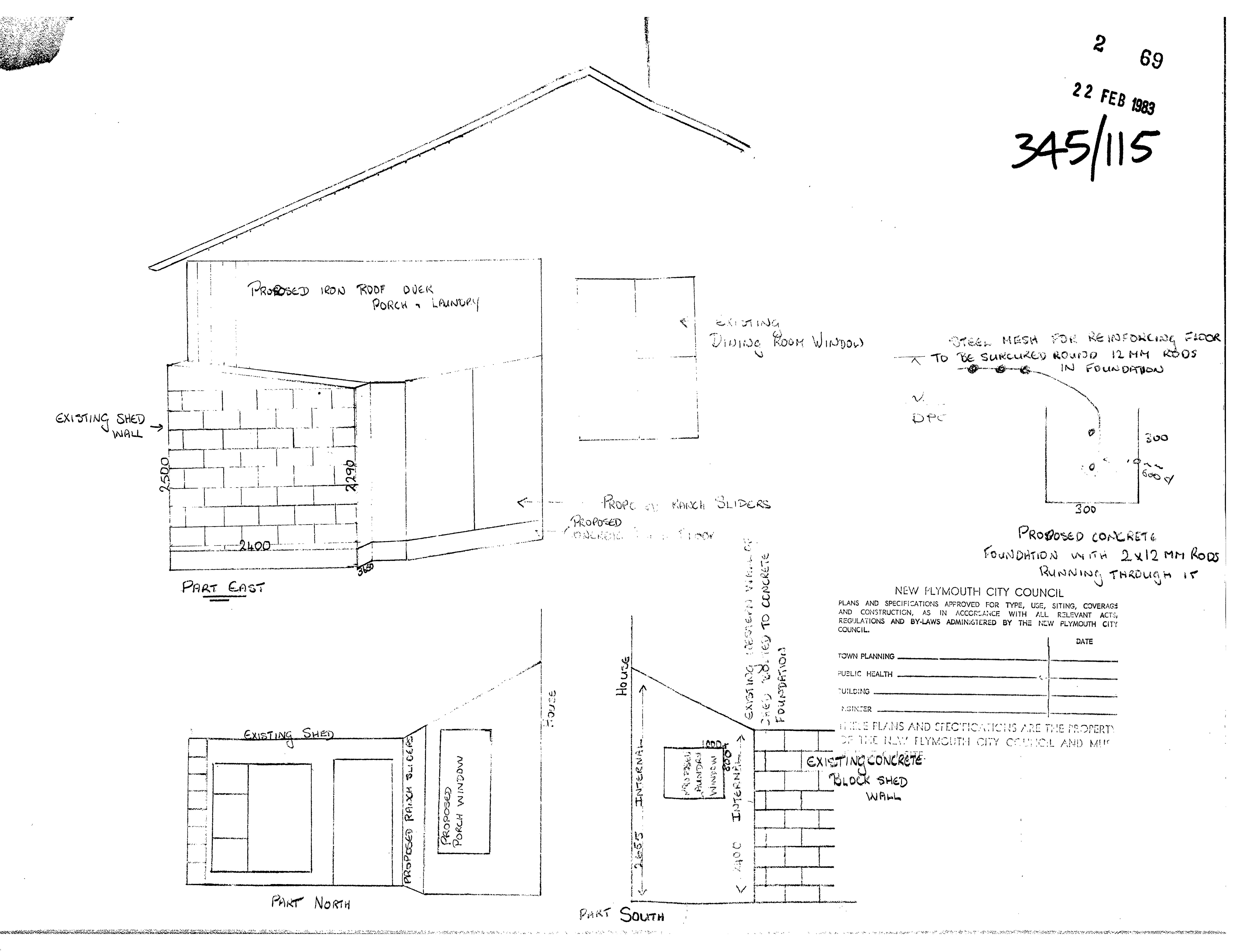
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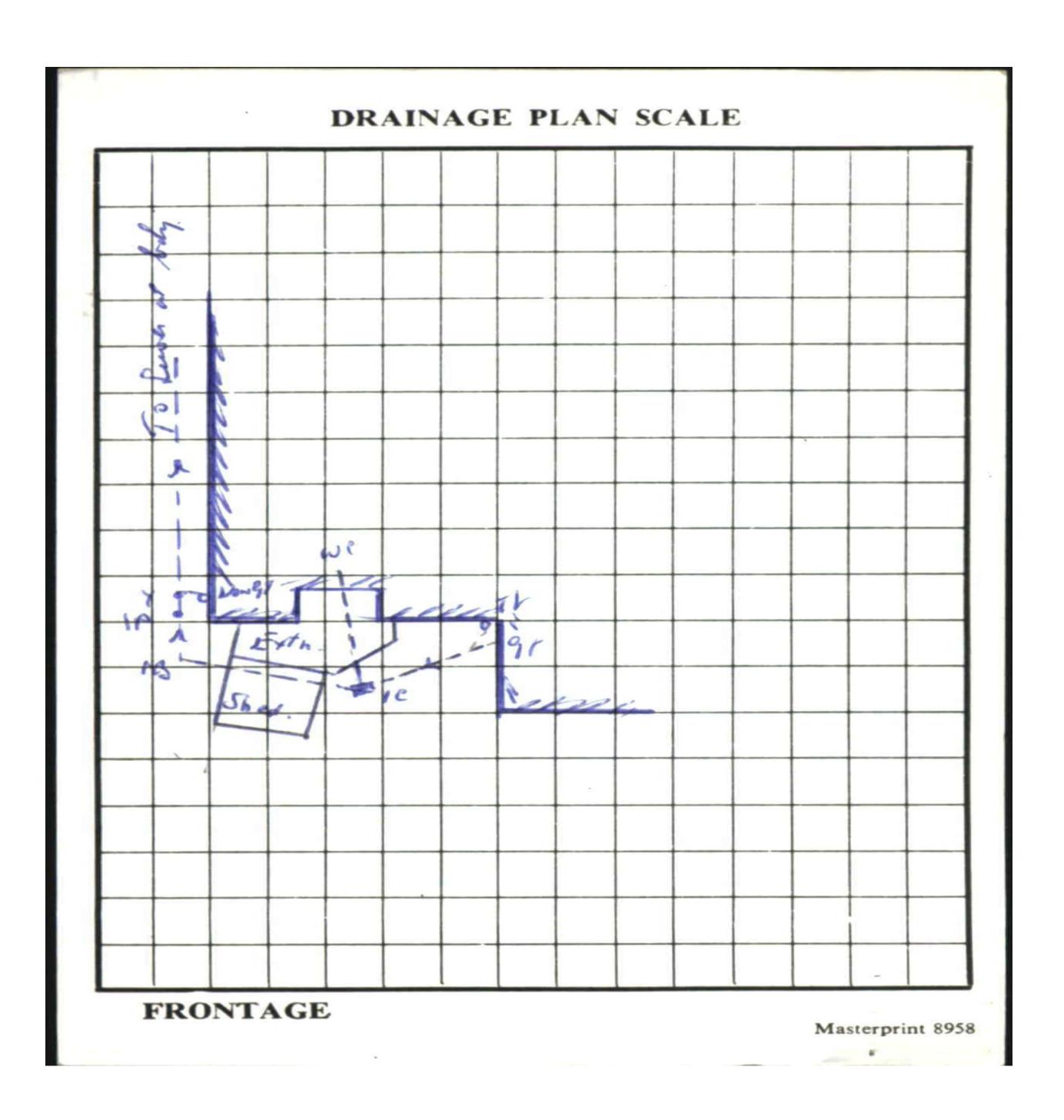
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# Form 5 **Building Consent No: BC20/126908** Section 51, Building Act 2004

Owner

Name of owner: Ahi Limited

Applicant: Aaron Duthie Mail address: 30 Octavius Place **NEW PLYMOUTH** 

Phone (private): 027 815 9064

Email address: aaronduthle95@gmail.com

# Building

Street address of building: 115 Mangorei Road NEW PLYMOUTH 4312 Legal description of land where building is located: LOT 6 DP 4376

Building name: Dwelling

# **Building work**

The following building work is authorised by this building consent:

Project: Addition of master bedroom & ensuite, new kitchen, refurbish bathroom & laundry

Intended use: Residential accommodation

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

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

# This building consent is subject to the following conditions:

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

ADVICE NOTES:

# **Advice Notes**

Liardet Street, Private Bag 2025, New Plymouth 4340, New Zealand

Phone: 06-759 6060, Fax: 06-759 6072, Email: enquiries@npdc.govt.nz BCNOCSCH, Mar 19 V4

<sup>-</sup> Letter either confirming absence of asbestos, or compliance with the NZ Guidelines for the Management and Removal of Asbestos and notification of WorkSafe NZ - submitted to NPDC prior 1st inspection.

<sup>-</sup> As the building works is done under the Owner-Builder scheme, the NPDC inspector will have a thorough inspection for each stage of work, and might advise the owner-builder for a re-inspection if required and would consequently have more number of inspections compared to the inspection checklist included in the approved Building Consent documents.

# 1. Inspections

All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items. Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact New Plymouth District Council (NPDC) if you are unsure what requires inspection — do not cover or enclose any building work without inspection.

# 2. Durability of Building Elements

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

# 3. Construction and Demolition Noise

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

# 4. Lapse and Cancellation of Building Consents

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

# 5. Completion of Building Project

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

# 6. Fees and Charges

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

# Compliance Schedule

A Compliance Schedule is not required for the building.

# Attachments

There is no attachment to this building consent.

**Building Support Services Officer** 

On behalf of: New Plymouth District Council

Date: 1 October 2020





A. R.	_	Te Kaunihera-ā-Rohe o Ngā NEW PLYMOU DISTRICT COUN — newplymouthr	Application for building consent amendment
1.	Proj	ect reference	
	1a.	Building consent number	BC20/126908
	1b.	Site address (Specify unit/level number, location of building within site/block number, building name and street name)	115 Mangorei New Phymotath
	1c.	Reason for amendment	Change by owner
			Other, please specify
2.	Cha	nges covered by thi	sapplication
2.	2a.	Schedule of changes Two sets of plans (affects documents with a revision	ed pages only) must be supplied. Clearly identify all changes to plans and
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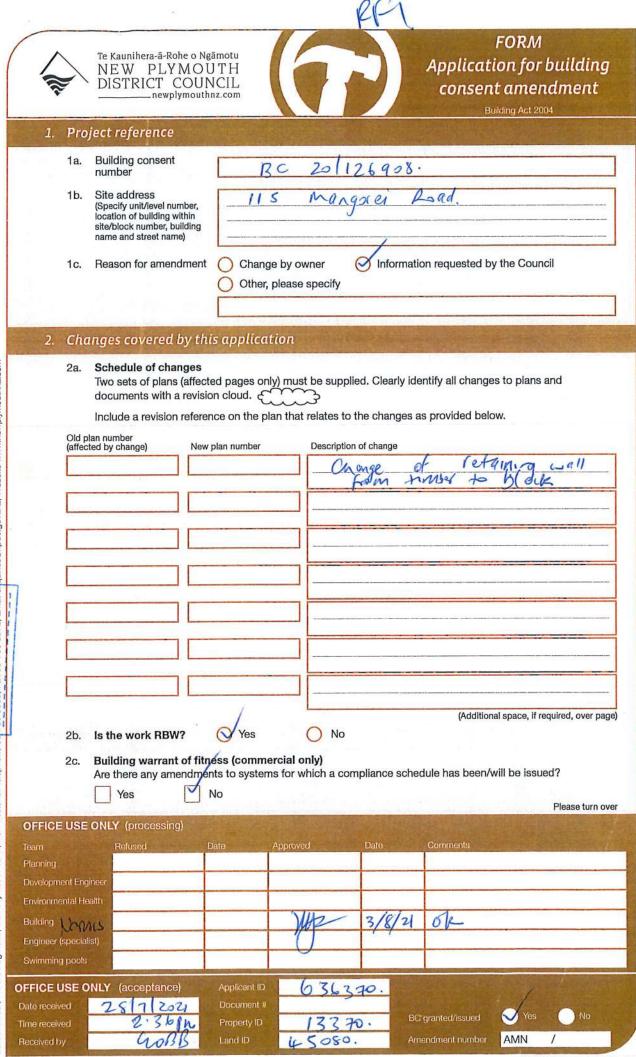
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7.7	3a.	This application for a bu	ilding consent amendment is made by me, as
		the owner of the pr	operty
			to make this amendment
	3b.	Full name	Aaron Francis Hanish Duthie First name(s) Surname
	Зс.	Postal address (Include postcode)	30 Octavius Place
	3d.	Contact details	0278159064   Fax
	3e.	Email	aaronduthie 95 QgMa:1-com
	3f.	Preferred means for formal correspondence	Mail Email
	3g.	Please indicate below he	ow you would like to receive the approved amendments.
		O Standard post.	
		M Email	
		O Collect from NPDC	, Civic Centre, Liardet Street, New Plymouth.
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	ob.	r uli riame	First name(s)		Surname	
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	3d.	Contact details	Phone	027 8159 Mobile	064 Fax	
	3e.	Email	aaronduthi	e 95 @ gmail	con.	
	3f.	Preferred means for formal correspondence	O Mail	Email		
	3g.	Please indicate below ho	ow you would like to r	eceive the approved amend	dments.	
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# F5/as1 Construction and Demolition Hazards

# **Objective**

a.) Safeguard people from injury and other property from damage caused by construction of demolition site hazards

### **Functional Requirement**

Scope of F5/as1 of the NZBC

Construction and Demolition work on Buildings shall be performed in a way that avoids the likelihood of:

- a. ) Objects falling onto people on or off site.b. ) Objects falling on property off the the site.
- c. ) Other hazards arising on the site affecting people off the site.
- d. ) Unauthorised entry of children to hazards on the site.

ALL Construction and Demolition Hazard Compliance to be within the

Safety Fencing to Table 1 of F5/as1 Shall be erected to ANY open Boundaries during the length of the Construction Period.

Suitable Barriers to be in place for Working at Height During Construction to F5.3.4 such as Scaffolding or Safety Netting

# SITE INFORMATION

Address:

Site:

115 Mangorei Road

Sheltered

Legal Description: Council Zone:

Lot 6 DP 43766 Residential Zone

Wind: Earthquake: Durability:

High Zone 1 Zone C

Zone 1

Climate:

# SITE PLAN NOTES

- DO NOT scale off drawings

-ALL Site Conditions to be Confirmed Prior to Commencement of Work

- Check ALL site dimensions. ALL survey/boundary pegs to be located before commencement of work when work is in close proximity to site boundaries -ALL Proposed Building Work within 1500mm of Site Boundaries Requires Approved Site Survey to Confirm True Position of Affected Boundaries

- Main contractor, plumber, drain layer, electrician MUST confirm:

ALL service connections before starting and ALLOW for any necessary council applications, permits for new crossings, storm water connection, main water etc...

- ALL Timber construction must comply with the B1, B2 of the NZBC and NZS3604
- ALL Timber minimum SG8
- ALL Compliance to the NZBC



TREATMENT LEVELS	BUILDING ELEMENT	EXPOSURE		
H1.1				
H1.2	Bearers and Joists to Dwelling, ALL Wall and Roof Framing	Protected from the Weather, Above Ground but with a Possibility of Exposure to Moisture		
Н3				
H3.1	Wall cladding, Fascia, roof framing	NPDC Approved f		
H3.2		iii bo Approved		
H4		1 7 SEP 2020		
H5	Piles	Building Consen		

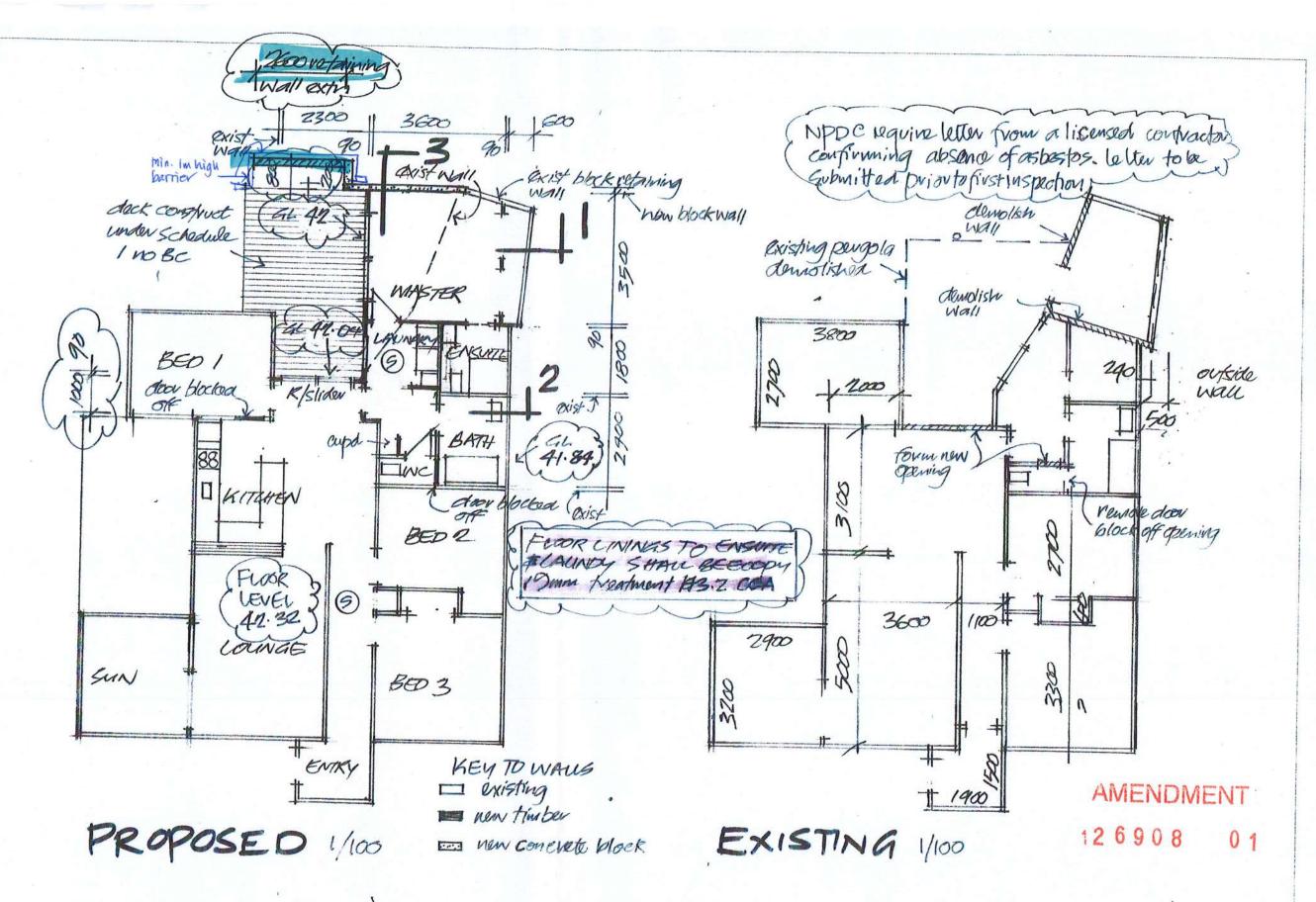


15 Davidson Street, P.O Box 8 Hawera 4640 Phone: 06 278 4384 Cell: 021 547 084

Email: rangiwahiadesign@xtra.co.nz

Job Title: **Duthie Makeover** 115 Mangorei Road **New Plymouth** 

SITE PLAN **GENERAL NOTES** Floor Area: Jack Rangiwahia 115439 Scale at A3 20-036 This plan is developed for the purchaser and is copyright to Rencovable Architectural Rangivahls Architectural.
All dimensions and levels are to be checked and verified on site by contractor prior to commencement of any work For consent



FLOOR AREA EXISTING 113.84 m<sup>2</sup> ADDITION 8.78 m<sup>2</sup> TOTAL 122.62 m<sup>2</sup>

6 battery operated smoke detector fitted with husin facility



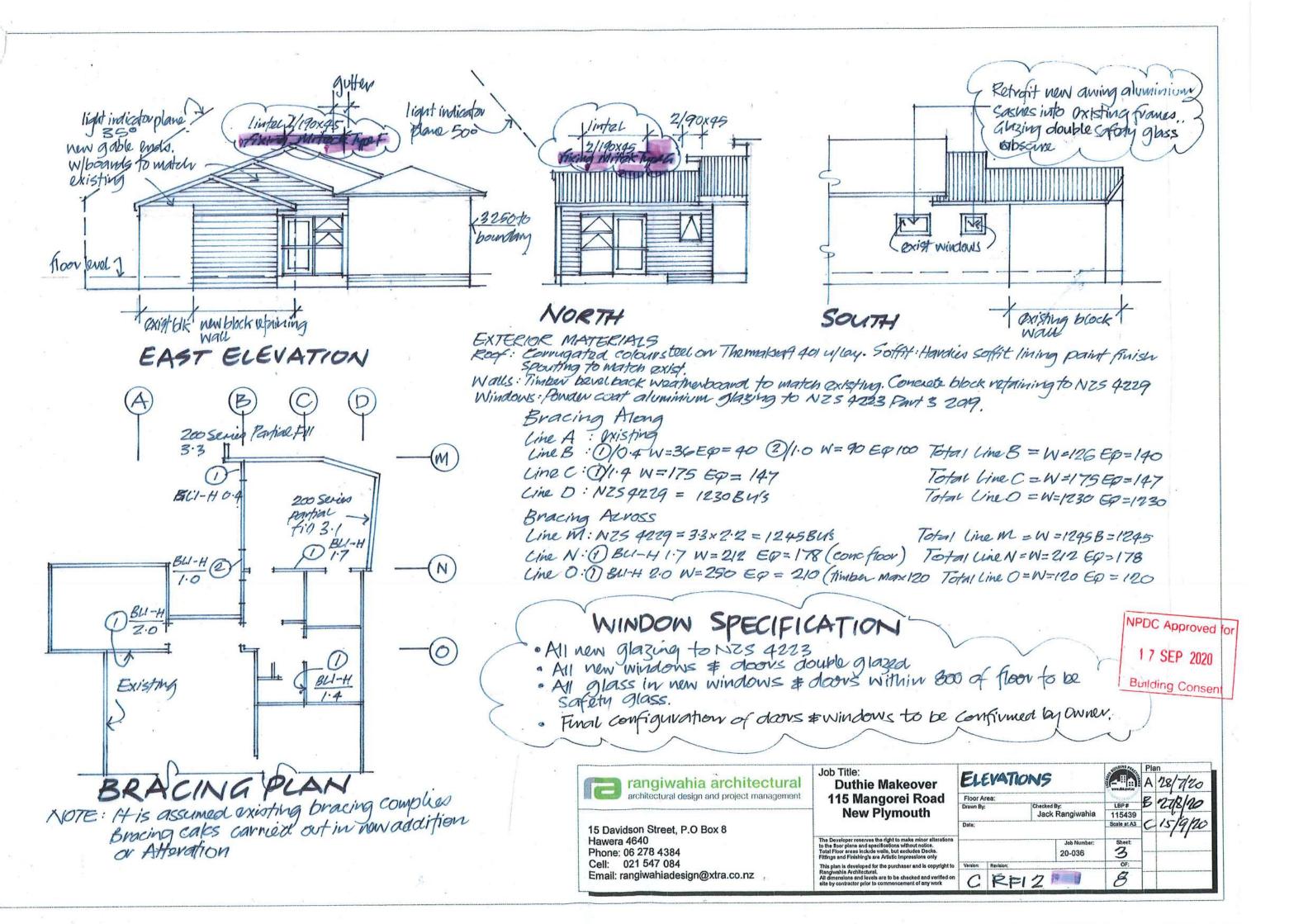
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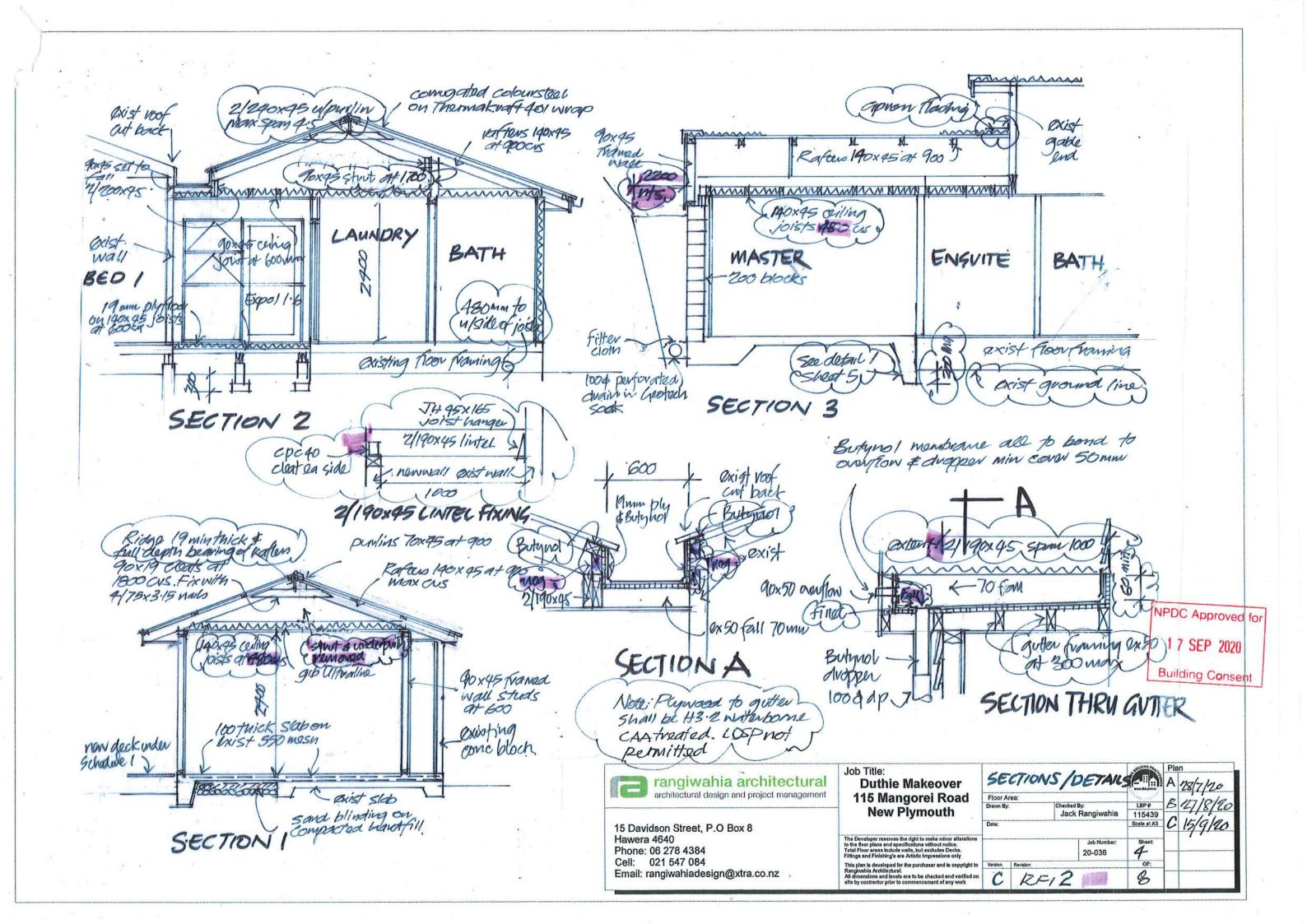
# Job Title: Duthie Makeover 115 Mangorei Road New Plymouth

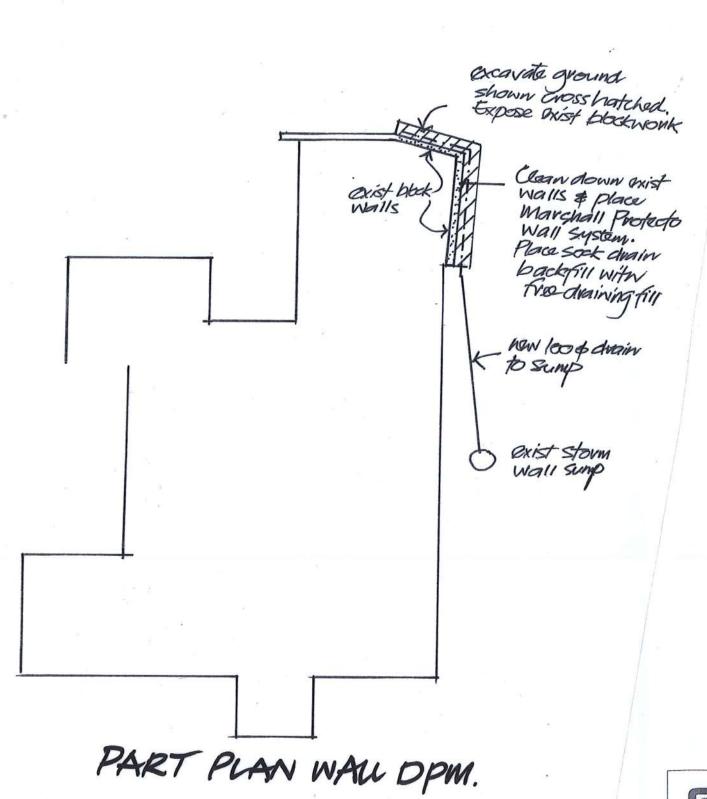
The Developer reserves the right to make minor attentions to the floor plans and specifications without notice. Total Floor areas include walls, but excludes Decks, Pittings and Finishing's are Artistic impressions only. This plan is developed for the purchaser and is copyright to Ranghvahla Architectural.

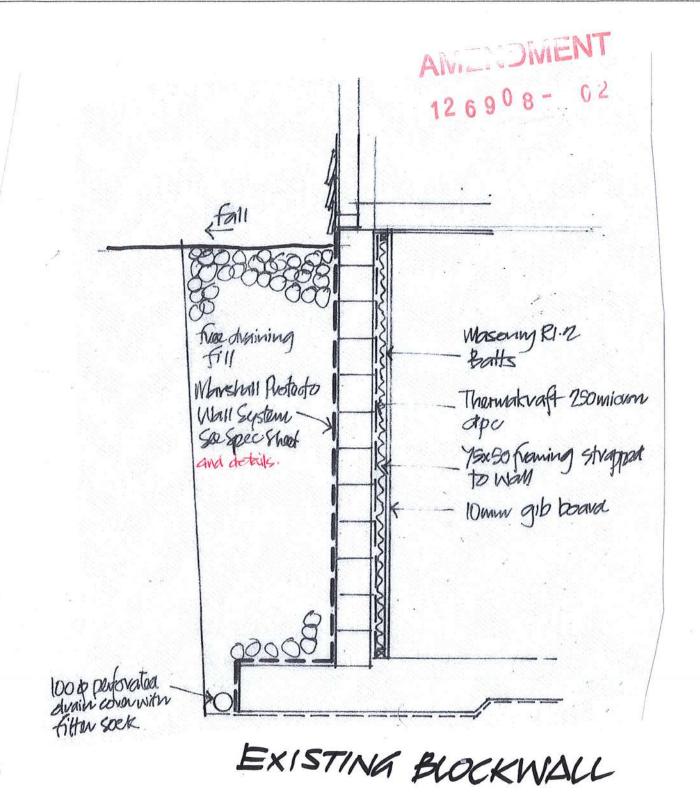
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-	Jack Rangiwahia			-	- 10100
Date:			Scale at A3	C	15/9/20
		Job Number: 20-036	Sheet:	D	23/7/21
Version:	Revision:		OF:		
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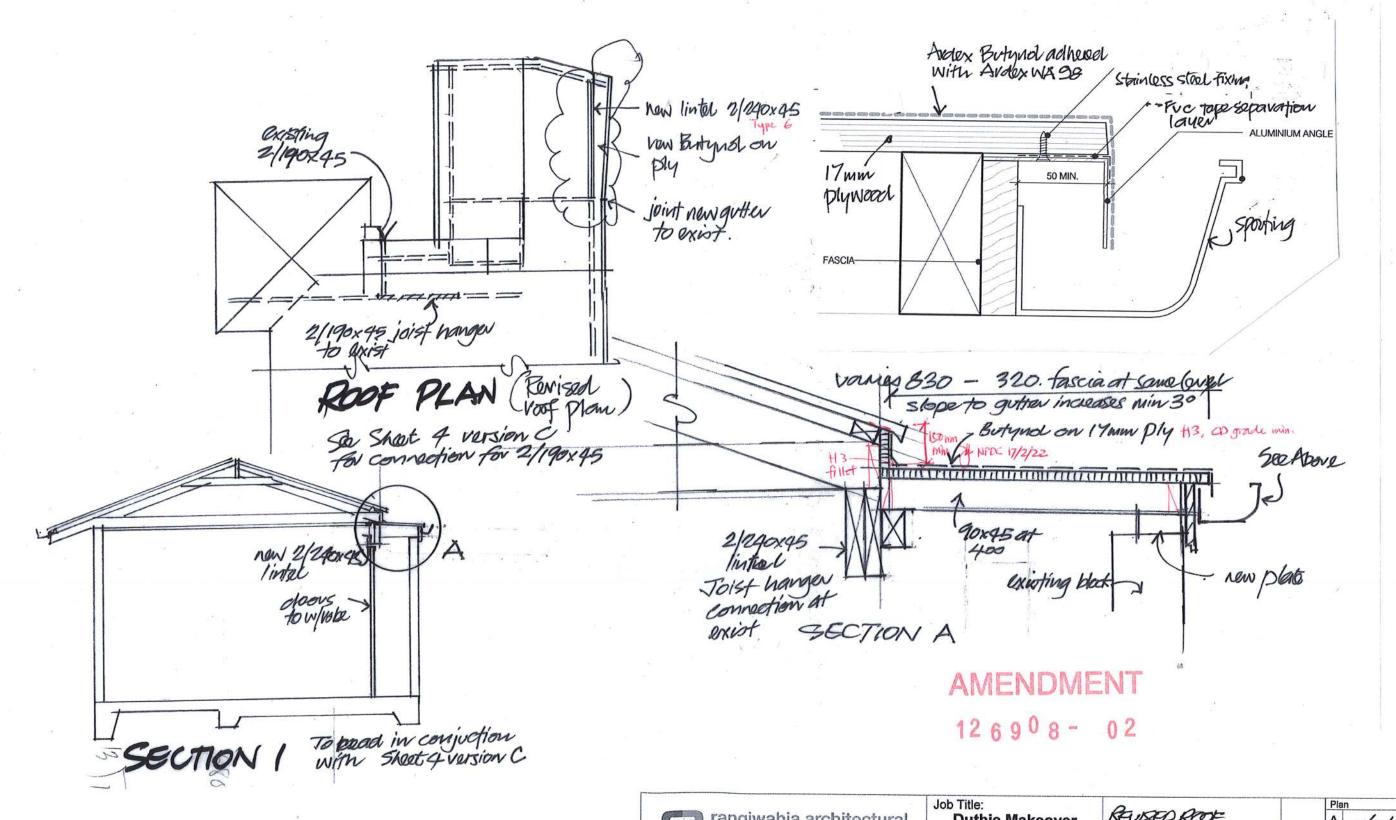




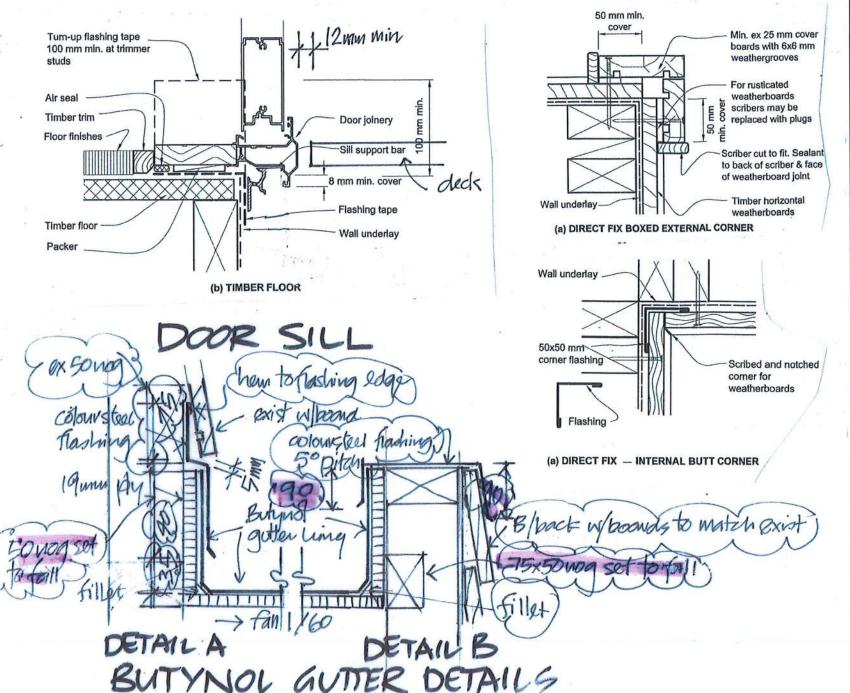
15 Davidson Street, P.O Box 8 Hawera 4640 Phone: 06 278 4384 Cell: 021 547 084

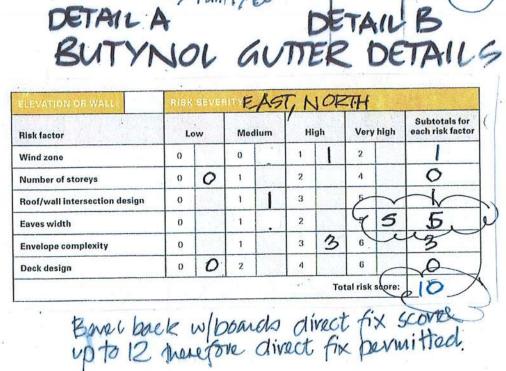
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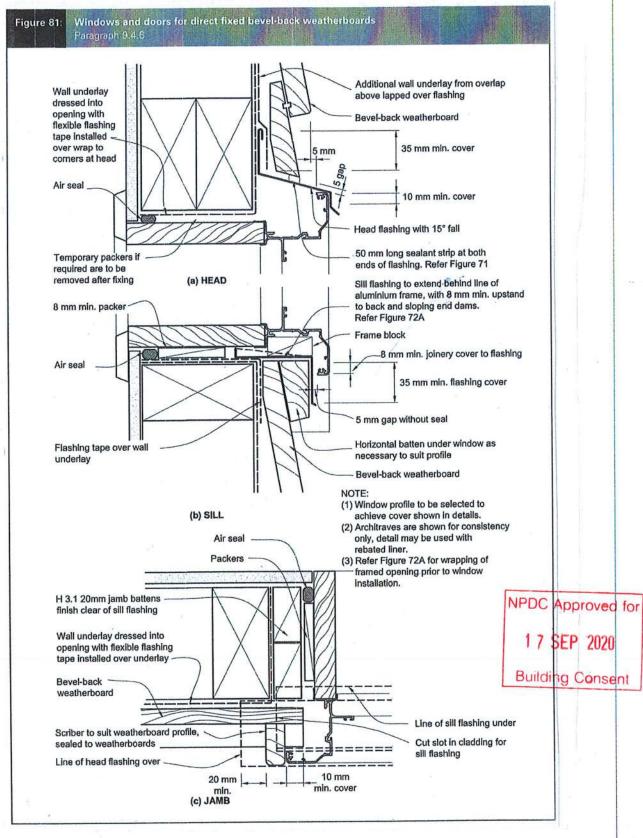
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<b>Duthie Makeover</b>	EXISTINA BLOCK DAM Floor Area:				Α	5/2/22	
115 Mangorei Road				1	THE CO	1-1-	
	Drawn By: Checked By:  Jack Rangiwahia		LBP#	1			
New Plymouth			Rangiwahia	115439	7		
m	Date:			Scale at A3			
The Developer reserves the right to make minor alterations to the floor plans and specifications without notice.				Job Number:	Sheet:		
Total Floor areas include wells, but excludes Decks. Fittings and Finishing's are Artistic Impressions only				20-036	JOG		
This plan is developed for the purchaser and is copyright to	Version:	Version: Revision:		OF:			
Ranghwahla Architectural. All dimensions and levels are to be checked and verified on site by contractor prior to commencement of any work	А	FOR	COVS	ENT			













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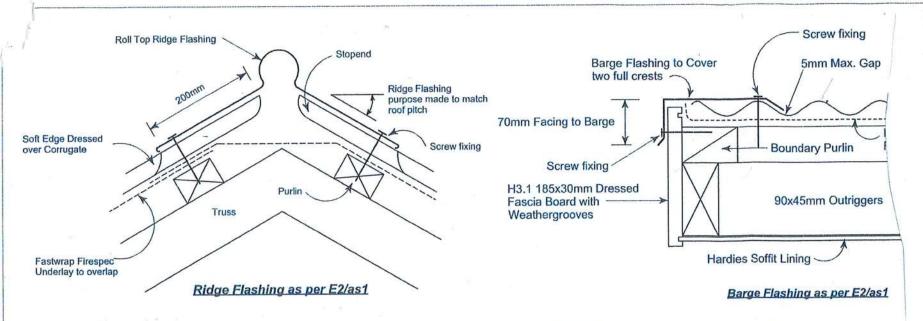
Job Title:

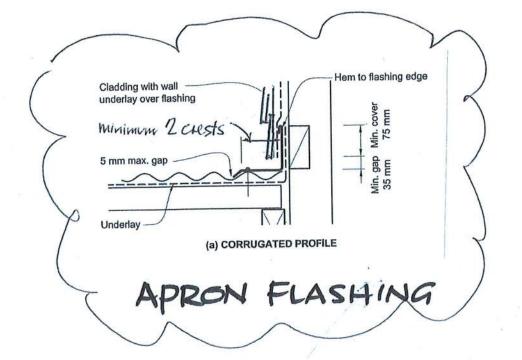
Duthie Makeover

115 Mangorei Road

New Plymouth

The Developer reserves the right to make minor alterations to the floor plans and specifications without notice. Total Floor areas include walls, but excludes Docks. Fittings and Flaishing's are Artistic Impressions only This plan is developed for the purchaser and is copyright to Rangivahia Architectural. All dimensions and levels are to be checked and verified on site by contractor prior to commencement of any work





• Ordinary Timber Pile to Bearer: 2/100x3.75mm Flat Head Nails + 2 Wire Dogs Hainless Steel

•Bearer to Joist: 2/100x3.75mm Skew Nails

•12kN Anchor Pile Connections (12kN High Corrosion Pack by Lumberlok):

Fix Pile to Bearer with 2/100x4mm Skew Nails to Each Side and 1mm Nailon Plate to Each Side. 16 Nails in Random Pattern; 8 to Pile, 8 to Bearer

Fix Bearer to Joists with 2 Nailon Cleats on Each Side of Joist Closest to Pile. 10 Nails per Cleat, 5 Each Side

Bottom Plate to Timber Floor:

2/100x3.75mm Nails at 600mm Crs Along External Walls and Bracing Elements 1/100x3.75mm Nail at 600mm Crs Along Internal Walls First Fixings to be within 300mm of Corners

•Bottom Plate to Concrete Slab:

Fix with M10 Bowmac Blue Head Screw Bolt at 900mm Crs to Concrete Slab or 600mm into Masonry Header Blocks as well as 150mm from Ends over Thermakraft Perimeter DPC

Studs to Bottom Plate:

4 Skewed and 2 End Nailed 100x3.75 Hand-Driven

or

4 Skewed and 3 End Nailed 90x3.15 Power Driven

Dwangs to Studs:

2 Skewed and 2 End Nailed 100x3.75 Hand-Driven

2 Skewed and 2 End Nailed 90x3.15 Power Driven

Top Plate to Studs:

2/90x3.15mm End Nails

·Bracing:

Fix Bracing Elements as per Supplied Specification Sheets

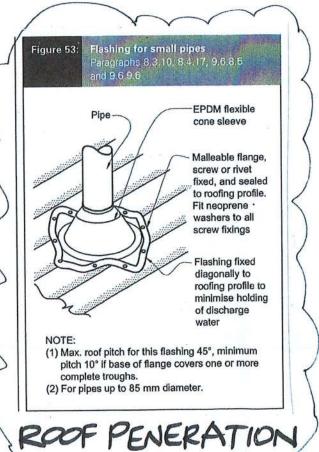
•GIB® to Walls and Ceilings:

Fix 10mm GIB Standard to Walls with GIB 32mm x 6g Grabber Drywall Screws at 300mm

Perimeter and GIB Fix Adhesive to 300mm Crs to Middle of Sheet

Fix 13mm GIB Ultraline to Ceilings with 32mm x 6g GIB Grabber Drywall Screws at 200mm Crs to

Perimeter of Board with GIB Fix All Bond Glue Daubs at 200, 400, 800 and 1000mm Crs





Sevatone

Sevatone

Veny 1

NPDC Appro

Ceiling-Gib Agraline lomm Wall - Sevatore fixed over lomm Agraline Floor - Non slip polyfloor vingl

1 7 SEP 2020

Building Consen

Building Conse

rangiwahia architectural architectural design and project management

15 Davidson Street, P.O Box 8 Hawera 4640 Phone: 06 278 4384

Cell: 021 547 084

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Plan

A 28/7/20

Floor Area:

Drawn By: Checked By:

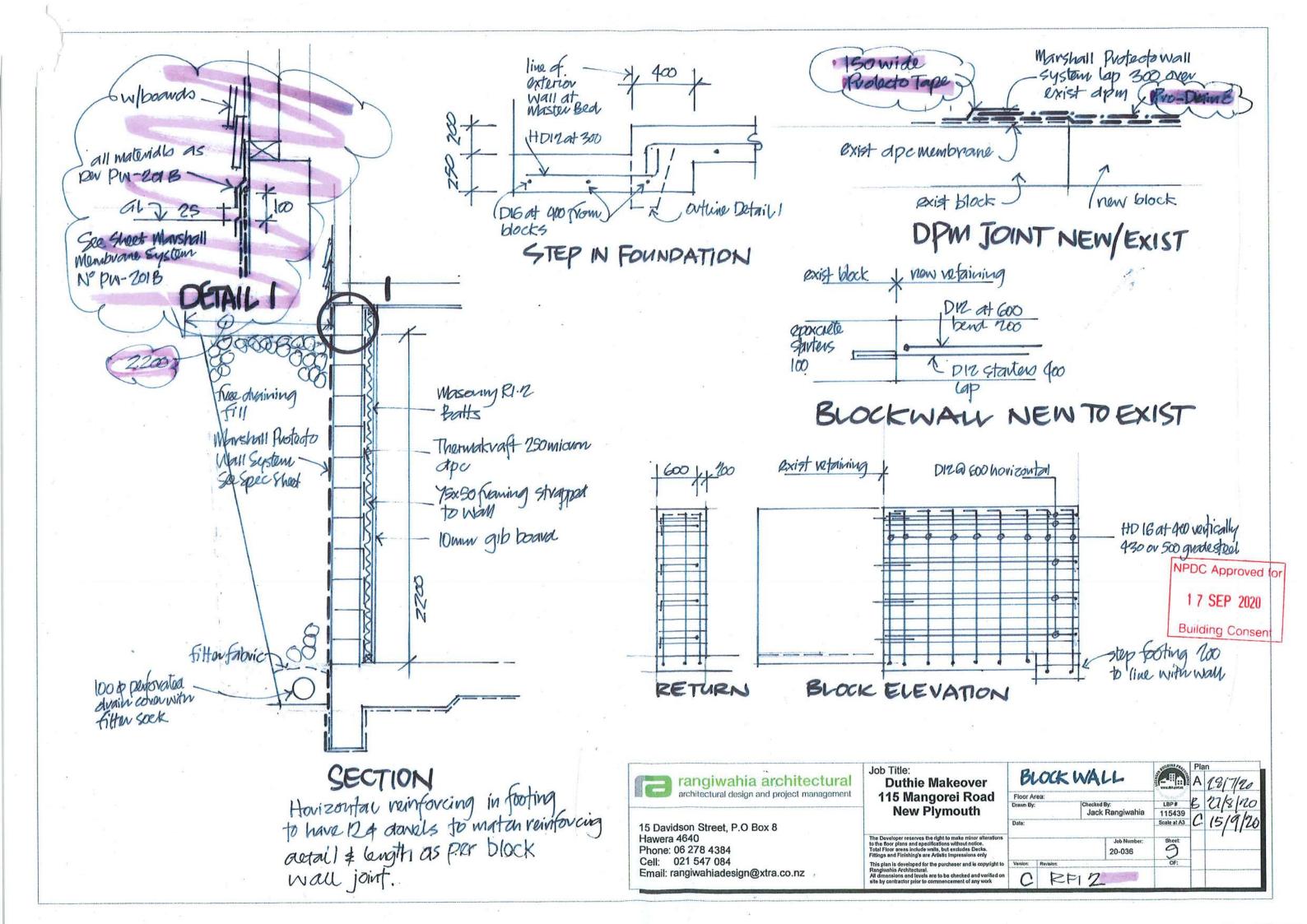
Jack Rangiwahia 115439

Scale at A3

Version: Revision:

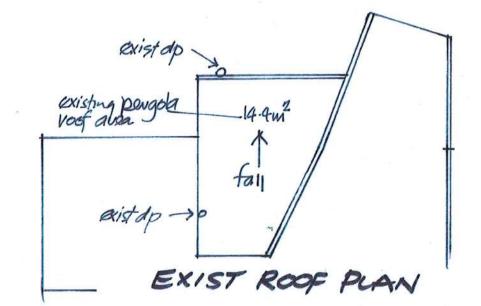
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Revision: Revision:





of NPDC contours



exist up from demolished new dvain from vetaining wall divect to soaknow new ofp existing not line new 100 & Stormwater location exist rew sporting connect to existing exist stormwater. exist dpin new position Lnewdo Butynol gutter NPDC Approved for

STORM WATER RETICULATION

17 SEP 2020

Note: Increase in Stormwater to existing scakhole Building Consent Minimal. Existing demolished pergola similar area to proposed roof area. Increase if any is from Vetaining wall drain.

Form earth bund to prevent sediment from exavations affecting neighbours & subjection remove on completion

rangiwahia architectural architectural design and project management

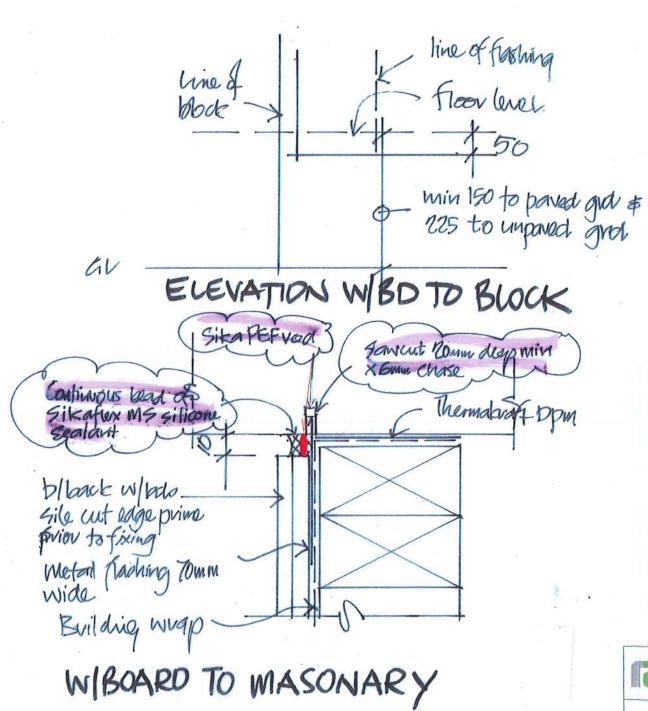
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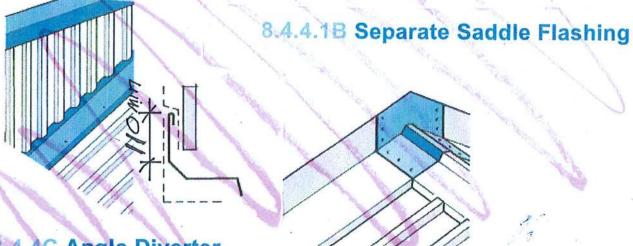
**Duthie Makeover** 115 Mangorei Road **New Plymouth** 

STORMWATER A 27/8/20 Checked By: Jack Rangiwahia 115439 10 20-036 RFI

SITE CONTOURS

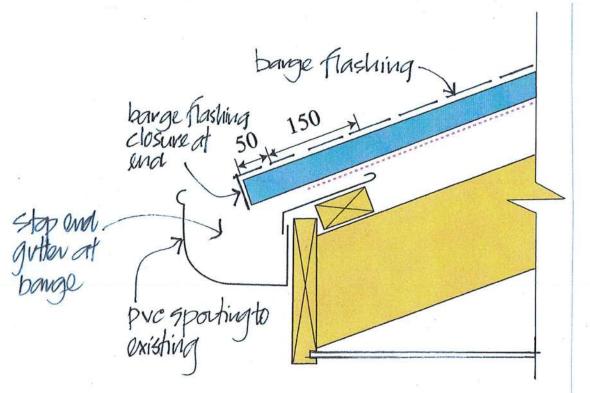


8.4.4B Vertical Cladding (Parapet Flashing and Detail)



8.4.4C Angle Diverter

APRON FLASHING (Defails From NZ Roofing, Warmfacturers Cade of Practice.



SPOUTING DETAIL

NPDC Approved for 1 7 SEP 2020

**Building Consent** 

rangiwahia architectural

15 Davidson Street, P.O Box 8 Hawera 4640 Phone: 06 278 4384

Cell: 021 547 084 Email: rangiwahiadesign@xtra.co.nz Job Title: **Duthie Makeover** 115 Mangorei Road **New Plymouth** 

DETAILS Checked By: Jack Rangiwahia 20-036 RF12



# **Code Compliance Certificate**

Form 7, Section 95, Building Act 2004

# The Building

Street address of building: 115 Mangorei Road NEW PLYMOUTH 4312 Legal description of land where a building is located: LOT 6 DP 4376

Building name: N/A

Location of building within site/block number: As per approved plans

Level/unit number: N/A

Current, lawfully established, use: Residential

Year first constructed: Circa 1945

### The Owner

Name of owner: AHI Limited

Owner mailing address: 30 Octavius Place, NEW PLYMOUTH 4312

Phone No (Landline): N/A

Phone No (Mobile): 027 815 9064

Daytime: N/A
After hours: N/A

Email address: <u>aaronduthie95@gmail.com</u>

Facsimile No: N/A Website: N/A

First point of contact for communications with the building consent authority: Aaron Duthie

Mailing address: 30 Octavius Place, NEW PLYMOUTH 4312

Phone No (Landline): N/A

Phone No (Mobile): 027 815 9064

Daytime: N/A After hours: N/A

Email address: aaronduthie95@gmail.com

Facsimile No: N/A

# **Building Work**

Building consent number: 20126908

Description of work: Addition of master bedroom and ensuite, kitchen, refurbish bathroom and laundry

Issued by: New Plymouth District Council

# **Code of Compliance**

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

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



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

Hannah Cameron

**Building Support Services Officer** 

On behalf of: New Plymouth District Council

Date issued: 16 May 2023

# Statement of Passing Over:

This information has been supplied by the vendor or the vendor's agents and move (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre–1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



0274 937 134

☑ darrell@bestmove.co.nz

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