

BUILDING FILE

Code No. 111 / 5Subject TWO UNITS
CLOSE IN PORCH FLAT 1No. Sheets 27

12776

Permit No

28713

Date

15. 6. 87

5. 8. 87

NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE:

File No.

5 112

Check Sheet No.

22979

Receipt No.

10212

Sewer Sheet No.

22

Date of Receipt

22.6.82

Zone

Roo R2

28 MAY 1982

Date

28-5-82

TO THE CITY ENGINEER

APPLICATION FOR BUILDING PERMIT

Lot No.

13

At (House No.)

5 German Rd New Plymouth

D.P.

13253

For erection of

Two Dwelling units for sale

Sec. No.

5

OWNER

R J Velvin

ADDRESS

142D Ngamotu Rd

Proposed Use

Dwelling unit for sale

Foundation

Concrete

Walls

Brick Veneer

Roof

Decorative

AREA of Site

218 m²

AREA of existing buildings

m²

AREA of existing accessory buildings

m²

AREA of Building in application

Two units Total

183.45 m²

Builder

R J Velvin

Address

142D Ngamotu Rd

Designer

Address

Structural Eng

Address

Building Projects Authority Required

Yes / No

Supplied

Yes / No

Total Value of Building

\$98000

Sanitary Plumbing and Drainage

\$5300

Value of Building for Permit

\$92700

Water for Building

Building Research Levy on

\$

Hoardings

Mths @

FOR OFFICE USE

Corrected Value Fees

\$1325.00 (1/01)

TOTAL FEES BUILDING

Starting Date

20-6-82

Finishing Date

?

NAME AND ADDRESS OF APPLICANT

R J Velvin

142D Ngamotu Rd

New Plymouth

Phone

513249

Signature of Applicant

R J Velvin

Signature of Owner

R J Velvin

111/5

NEW PLYMOUTH CITY COUNCIL - CITY ENGINEER'S DEPARTMENT
APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

Phone No. 513249

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. 5 Street. Clemons Rd NP Lot No. 13 D.P. 13253
OWNER R. S. Velvin Area of Site
ADDRESS 142 D. Ngamotu Rd Signature of Applicant
Proposed Use Dwelling Units (for sale) Signature of Owner

VEHICULAR CROSSING

Proposed 4 mtrs wide M When required
Position against 1st Ld Boundary
L/Boundary to C/ Line

WATER CONNECTION

Size of Existing Connection ?
Size of Requested Connection 20mm (3/4")
Distance from L/Boundary 14.5 mtrs
No. Units served 400

SEWER CONNECTION & (STORMWATER)

Size of Existing Connection 100mm
Size of Requested Connection
Distance from L/Boundary 14.3 mtrs
Common Drain Yes / No
Stormwater Disposal (specify) Daylitter Holes

Floor level of the lowest sanitary fittings is 0.600 metres
*below/above the ground level of the point where the sewer connection is required.
*Strike out whichever is inapplicable.

Depth of sewer req'd

PLUMBING AND DRAINAGE

Name of Registered Plumber / Drainlayer R. S. Velvin
Value of Proposed Work, Labour Only Plumbing \$950.00
Drainage \$350.00
P.V.C. Copper Galvanised Iron \$1325.00 (100)

Drainage

Size of Existing Drainage 100mm
Size of Proposed Drainage 100mm
Other Works Proposed
Stormwater Disposal (specify) Daylitter Holes

FOR OFFICE USE

File No. 5 112 Rec. No. 10212 Check Sht. No. 22979 FEES Sewer
Date 28 MAY 1982 Zone 100 R2 Sewer Sht. No. 22 Water P & D \$60.00
Veh. Crg

r Adams
A124:PMH

111/5

9 June 1982

Mr R J Velvin
142D Ngamotu Road
NEW PLYMOUTH

Dear Sir

Your application dated 28 May 1982, for permission to erect two dwelling units at No. 5 Clemow Road, Lot 13, has been examined and in accordance with the provisions of Clause 2.9.1 of Chapter 2, NZSS 1900, I have to advise that because insufficient information has been supplied relative to Acts, Regulations and By-laws administered by Council, the issue of the required permit is withheld until the following information has been supplied by way of amendment or addition to the plans and specifications deposited.

As soon as the requirements scheduled below have been satisfactorily attended to and providing there are no other problems arising from the vetting of the plans and specifications the permit will be issued within fourteen (14) days as stipulated in the By-laws and subject to the required fees having been paid.

BUILDING

The reinforcing to the footing - floor slab area is inadequate and is to be upgraded.
The specifications indicate the ceiling insulation is to be acrofibre. The depth of this material is to be indicated on the plans.

Council Officers will be pleased to assist at your earliest convenience.

Yours faithfully

N.G. Harris
CITY ENGINEER.

DEEDS

16

15

14

13

111/5

3.6" GEW Pipe
Laid Aug 1931

3.6" GEW Pipe
Laid Aug 1931

CLEMORE

512-18
512-12
512-10
512-8
512-6
512-4
512-2

BR 34A

3.6" GEW Pipe
Laid Aug 1931

D.P. 3090
2

D.P. 3029
PT 3

STREET

12505

See Sh

NEW PLYMOUTH CITY COUNCIL - CITY ENGINEER'S DEPARTMENT
BUILDING INSPECTORS - FIELD INSPECTION SHEET

BUILDING INSPECTORS - FIELD INSPECTION SHEET

111/5

Project Address 5 Clemon Rd

Nature of Works Two Dwelling units

Area of New Work 183 m² Value \$ 98,000

Owner R.J. Volvin Phone: 513249

Builder 5-112 Self Phone: _____

File No _____ Check Sheet No 22979

Permit No 12776 Receipt No 10212 Date: 22.6.82

2. COMMENTS TO BUILDING INSPECTOR

3. SUMMARY OF INSPECTIONS		Date	Int	Date	Int	Date	Int
Footings and Steel							
Floor Slabs							
Reinforcing to Block Walls							
Sub Floor Framing and racing							
ll and Roof Framing							
ulation							
etion		18/4/88					
Sent to Streetworks							

11/5
SPECIFICATION OF LABOUR & MATERIALS

5 112

28 MAY 1982

OWNER: Velwin & Velwin Ltd.
AT: 5 Clemois Rd. New Plymouth
LOT No: 13 D.P.: 13253
CONTRACTOR: Velwin & Velwin Ltd.

(E.A.) = Not Applicable

All trades refer to addenda

PRELIMINARY AND GENERAL

1. SCOPE: This contract comprises in general the erection of specification and the plans herewith based on Housing Corp. requirements or any other lending authority and should comply with same in all respects.
2. NOTICES, FEES, ETC: The Contractor shall give all usual notices to the Local Authority, arrange for foundation inspection etc and the testing of drainage works, apply for and pay for Building Permits and comply with the requirements of all Local Body By-Laws.
3. INSURANCES: Before commencing this contract the Contractor must effect all insurance with an approved company to cover any liability of the owner for accidents or workers compensation for any accidental injury to any worker or death of same in the course of his employment. The Contractor shall maintain such insurance until the completion of the job.
The contractor shall insure the buildings and keep them similarly insured until completion of the contract, against loss or damage by fire in the joint names of the owner and contractor for the full insurable value of the works executed. All policies and receipts for premiums for such insurance to be lodged with the Employer.
4. BY-LAWS: The Contractor shall conform in all respects to the By-Laws of any Local Authorities having jurisdiction over the work, and all relevant Council Standard Specifications.
5. PAYMENTS: Progress payment - unless otherwise agreed upon - shall be paid monthly up to 90% of the estimated value of the work performed. The 10% retention monies shall become due on the expiration of the period of maintenance. Before progress payments are made the Contractor shall submit to the Employer a statement showing the total estimated value of the works executed.
6. PRIME COST SUMS: Prime Cost (P.C.) sums shall be for the supply only of materials. The Contractor shall allow in his price to take delivery of and fix such items.
The expenditure of P.C. sums shall be under the control of the Employer and any adjustments, over or under the sum allowed shall be added to or deducted from the contract price together with any profit allowed.
7. MATERIALS: All materials shall be the best of their respective kinds specified or implied, and anything not specifically mentioned, but necessary in accordance with the usual custom of the trade, or necessary to the proper completion of the work shall be allowed for by the Contractor.

8. **INTERPRETATION:** Materials shown but not specified must be of a kind commonly employed for the services it is intended to perform. The Contractor will be responsible for the setting out of the works and all figure dimensions will take precedence over scaled dimensions. The drawings and these specifications together with any addenda will be considered sufficient for the description of the works and shall be read in conjunction with each other.
9. **PERIOD OF MAINTENANCE:** The Contractor shall maintain the works in a thorough state of repair for a period of thirty (30) days after the owner has accepted the works as complete. After the expiry of the maintenance period the contractor shall make an inspection of the works and make good any defects to the satisfaction of the owner.
10. **DAMAGE:** The Contractor shall be held responsible for and shall make good any damage to adjoining property, embankments, paths, roads, fences etc.
11. **TEMPORARY POWER & WATER:** The Contractor shall be responsible for the supply of electric power and water for all trades. He shall make arrangements with the local Authority and pay all fees and charges for temporary installation, running costs and remove same at completion of the contract.
12. **EXTRAS:** No additional work will be undertaken without written agreement between employer and contractor.
13. **SITE CLEARANCE:** At completion of contract clear away all sheds, plants, gear, rubbish, etc and leave buildings and site clean and tidy. Floors shall be swept, glass cleaned inside and out, sanitary fittings cleaned and the premises left ready for occupation.

EXCAVATOR

14. **EXCAVATIONS:** Excavate for foundations, steps etc to the depths shown or to solid bottom. Excavate for drains to depths and falls required or specified. Excavate for all other services required by any particular sub-trade.
- Maintain all excavations and fillings against subsidence or settlement. Keep all excavations free of water seepage or debris. Clean out foundation excavations prior to placing of reinforcing steel and maintain same both clean and dry until concrete is poured. All foundation excavations shall be level at the bottom. Backfill and ram the earth in 150mm layers, all excavations after concrete has set.

CONCRETOR

15. **CONCRETE WORK:** All concrete work shall be carried out in accordance with NZSS 1900, Chapter 9.3A and its amendments.

Immediately before placing, formwork shall be cleaned out and construction joints prepared. Concrete shall be handled as rapidly as possible from the mixer to the final position in the formwork. Concrete shall be conveyed and placed so that no segregation takes place and it shall be immediately spaded, tamped or rammed into position. No layer shall be more than 45 minutes old when fresh concrete is placed on it. Any joint left more than 45 minutes shall be treated as a construction joint and left for a period of not less than 24 hours. Concrete shall be thoroughly worked and consolidated around steel reinforcement and into all parts of the formwork so that no voids or cavities are left.

Co-operate with other trades and form all necessary openings, recesses, ducts etc. Build in all bolts, plugs, grounds etc

Concrete work: Formwork shall be accurately set out, straight and true, strong and rigid, well braced, tied and strutted and close jointed to prevent leakage. Formwork shall be removed carefully without causing any injury to the concrete.

The minimum time between placing of concrete and removal of formwork shall be three days for walls and seven days for slabs.

All concrete shall be adequately protected against damage.

Concrete slabs shall be kept moist for a minimum of seven days after initial set by spraying, the use of wet sacks or other approved methods.

16. CONCRETE: Concrete which is to be reinforced shall be ordinary grade concrete proportioned to give a workable dense concrete of not less than 17.5 MPa crushing strength at 28 days. The maximum aggregate size shall be 20mm and the minimum cement content shall be 320 kg/cu metre.

Concrete used for filling masonry cavities, bond beams etc, shall have a minimum crushing strength of 17.5 MPa at 28 days and a maximum aggregate size of 12mm.

Site concrete shall have a maximum crushing strength of 10 MPa at 28 days.

17. CONCRETE FLOOR: Lay hoistop 737 or similar approved vapour barrier over the whole of the floor slab area.

Lap and tape all joints with 50mm wide pressure sensitive tape. Lap all joints 150mm minimum. Supply place, screed and consolidate the concrete floor slab as shown on the drawings to an average consolidated depth of 100mm over the compacted hardfill and vapour barrier. Ensure the vapour barrier does not become damaged during the operation. Finish slab with a vibrating steel screed. Immediately the initial set has taken place in the concrete surface work the concrete with a wood float to produce a surface that is uniform in texture and free from screed and float marks. When the concrete has hardened sufficiently to prevent excess fines being worked to the surface, work with a steel rotary power float to form a level, dense, smooth finish.

18. REINFORCEMENT: Before using in the work and immediately prior to concrete placing, all reinforcement shall be free from dust, dirt, loose rust and mill scale, paint, oil and all other deleterious substances. Reinforcement shall be accurately placed in accordance with the drawings and firmly secured with 1.60mm soft iron wire at intersections as required. Ties or stirrups shall be bent tightly around the main reinforcing. Laps shall be 40 diameters for plain bars and 32 diameters for deformed bars.

19. FILES: Files shall be 200 x 200 precast concrete with wires embedded. Files shall project at least 450mm above ground and be set in 300 x 300 x 150 concrete pads.

20. VENTILATORS: Set in foundation walls where necessary approved ventilators. Space at 1.800m centres and not more than 750mm from each corner.

21. PORCHES & STEPS: Walls to be 125mm thick concrete or concrete block construction. Porch floors to be 100mm thick reinforced with 666 mesh or 10mm R.H.S. rods at 400mm centres. Steps to be formed of concrete and treads to be at least 250mm and risers not more than 175mm. Slabs, steps to rest on properly rammed hardfill.

BLOCKLAYER

22. **BLOCKWORK:** All concrete masonry work shall conform to the requirements of NZS 1900, Chapter 9.2 1964. Concrete for filling cavities and reinforcing steel shall be as in section 16 and 18 above. All work shall be carried out by tradesmen skilled in concrete block construction. Place all vertical reinforcing in the centre of cavities. Fill all reinforced cores and bond beams with concrete as work proceeds.

BRICKLAYER

23. **BRICK OR MASONRY VENEER:** All brick or masonry veneer shall be in accordance with the requirements of NZS 1900 Chapters 6.1 and 6.2. Bricks shall be laid in stretcher bond true to line, level and plumb and in accordance with best trade practice. All work shall be laid from the lowest corner and no corner shall be raised more than 900mm above wall line. Toothing will not be permitted. All joints will be completely filled with mortar and the bricks shall be shoved into place at least 12mm. Joints shall be not more than 10mm thick and shall be tooled as work proceeds. The veneer shall be constructed using

CARPENTER AND JOINER

24. **TIMBER:** All timber to comply to the NZS No 169 or Variations approved by the Housing Corporation, but to be generally as follows:-
- | | |
|-----------------------------|--|
| Sub Floor: | Tanalised No 1 Framing Grade Radiata Pine or Building A Grade Heart Rimu or Matai. |
| Framing: | Boric or Tanalith Treated No 1 Framing Grade Radiata Pine. |
| Exterior Finishing Timbers: | Tanalised Dressing A Grade Rimu, Matai, Radiata Pine or Heart D.A. Rimu Matai. |
| Interior Finishing Timbers: | Treated or Heart Dressing A Rimu or Matai or treated D.A. Radiata Pine. |
| Cupboard Fittings etc: | Treated Factory Grade Radiata Grade Radiata Pine and/or Particle Board. |
| Flooring Timbers: | 20mm H.B. Flooring Grade TWP Particle Board. |
25. **SEASONING:** All timber must be well seasoned as is procurable, either in the open air or kiln-dried. Joinery timber and other dressed timber shall be machined only after its moisture content has been reduced to 12-13% based on oven dry weight.
26. **DAIRY PROOF COURSE:** Between all faces of timber in contact with concrete or concrete masonry, place a full width, length and height layer of approved 3 ply bitumen fabric D.P.C.
27. **SLEEPERS:** To be 100x75 wired or bolted to foundations and scarfed and halved.
28. **FLOOR JOISTS:** To be lapped 300mm and spiked together over bearers and set out to suit flooring sheets. Joists spanning more than 2.400m to be stiffened with herring-bone strutting or solid bridging in rows at 2.400m maximum centres.

29. WALL PLATES: To be in long lengths. Bearer plates to be butt jointed over continuous support, top plates half lapped.
30. STUDS: 100x50 at not more than 450mm centres 75x50 for non-bearing walls, 100x75 for bearing walls supporting another floor above.
31. BRACKETS: 3 rows to each wall, minimum size 75x50.
32. BRACES: 150x25 or 'bryde' angle cut flush with framing as close as possible to 45°. Walls up to 4.500m long to have 1 brace, over 4.500m 2 braces in opposite directions.

33. LINTELS:	up to 1.000m span	100x50	} Rail. line only
	up to 1.350m span	100x75	
	up to 1.500m span	2/100x50	
	up to 1.600m span	2/150x50	
	up to 2.400m span	2/200x50	
	up to 3.000m span	2/250x50	
	over 3.000m span	2/300x50	

Beams up to 2.4m span to be checked 12mm into studs, over 2.4m span to be supported on 100x50 studs nailed to main studs.

34. CEILING JOISTS: 100x50 at 500mm centres maximum and where practicable spiked alongside rafters.
35. RUNNERS: 100x50 across all joists spanning 2.400m or more. Where span of runners is 2.400 to 3.600m runner to be 150x50 and 200x50 where span is more than 3.600m.
36. RAFTERS: 100x50 at 900mm maximum centres. Support with 100x50 under purlins. Struts of 100x50 and collar ties of 150x25 to alternate rafters.
37. TRUSSES: Approved nail plate trusses (in lieu of rafters etc) to be at 900mm centres. Securely fix to wall plates with 'Trip-L-Grips'. Brace according to manufacturers recommendations.
38. PURLINS: 75x50 at 750mm centres maximum.
39. RIPS AND RIDGES: To be 200x25.
40. VALLEYS: Valley rafters to be 100x50, valley boards to be 150x25. For all tile roofs frame in accordance with the manufacturers instructions.
41. FASCIA BOARD: ex 150x30 or as detailed.
42. EAVES & EXTERIOR CEILINGS: line with 4.5mm flat asbestos cement board frame with 75x50.
43. EXTERIOR WALL CLADDING: Summit Stone

44. FLOORING: To be 20mm HD TWP Particle Board. Sand on completion.
45. FINISHING FIXTURES: Standard mouldings to Owners approval.
46. BUILDING PAPER: Line exterior face of external timber framed walls with a standard weight building paper laid horizontally with 100mm laps. Replace any paper that becomes torn during construction.

47. INSULATION: ALL R.I.G. Wall Batt
W/ 100mm. Perforated to Ceiling.

48. INTERNAL LININGS:

Walls; Laundry: _____

Toilet: _____

Kitchen: _____

Bathroom: _____

Shower: _____

H.W. & Linen Cupboard: _____

Dinette: _____

Bedrooms & Wardrobes: _____

Passages: _____

Lounge: _____

Stairway: _____

Rumpus Room: _____

Family Room: _____

Garage: _____

Ceilings: _____

*Pirex tiles - 10 unit
Sub 50 - 10 garage*

All Gibraltar Board joints to be stopped to an even flush finish ready for finishing by Painter.

49. ACCESS DOOR: Allow to form door to underside of house, 800mm wide b available height.

50. ROOF ACCESS: Allow to form access trapdoor to roof in ceiling, 600x Material is to match ceiling. Provide 12mm planted stops and finish around margin with suitable architrave.

51. HARDWARE: Allow the P.C. sum of \$ _____ for the purchase of all lock and all other door furniture, catches, handles, hooks etc as selected by the owner. Allow to fit same.

52. BOX-IN BATH: Allow to Box-in around bath with same material as bathroom wall linings.

53. WARDROBE SHELVES & COAT RAILS: Provide and fix ex 300x25 shelf full width of wardrobe 1650mm above floor. Provide and fix 20mm H.B. galvanised pipe rail under shelf.

54. CUPBOARD SHELVES: *Partial 80*

55. EXTERNAL DOORS: To have 40mm rebated jambs with weathered sill. Hang on 100mm galvanised butts. Front entry to be *Karch slides*

Rear entry door to be *Aluminium sliding door*

56. INTERNAL DOORS: To be hollow core full flush type hung on 3-90mm AC loose pin butt hinges of approved brand sliding gear.

Main Doors - 1980 x _____

Bathroom Doors - 1980 x _____

Toilet Doors - 1980 x _____

Cupboard Doors - 1980 x _____

Wardrobe Doors - _____

*Rotary cut Mahogany
Alaska Sliding*

losing to be 50mm maximum.

Open type to be constructed with undercarriages ex 150x75 tread cleats and treads ex 50mm thick - no risers.

Supply handrail ex 75x50 bevelled and rounded to one side of each flight of stairs.

58. JOINERY: *as per plans*

Rotary cut mahogany Doors

Bank 4 drawers doors to suit

59. VALITY UNITS: *as above, no drawers*

60. WINDOWS: *Aluminium Bronze*

61. BATHROOM CABINET: Supply and install a standard plastic moulded cabine within wall thickness complete with mirror door or any other similar unit approved by the Owners.

62. GLAZING: Supply and fix all glass in windows and doors using appropriate weight glass according to the size of the frame. All glass shall be clear except for the following frames which shall be obscure glazed to Owners approval:-

ROOFER

63. ROOFING: Work to be carried out by experienced tradesmen to produce a weatherproof job in accordance with the manufacturers specifications. All accessories shall be purpose made for the particular roofing being fixed. Supply standard guarantees where applicable.

64. ROOF UNDERLAY: Cover the roof frame with 50mm x 19 gauge galvanised wire netting lightly stretched and stapled to the framing. Cover the netting with medium weight building paper. Lay with 50mm laps and secure to purlins with large headed galvanised clouts. Damaged paper shall be replaced.

65. ROOFING (Galvanised Iron): Roofing shall be 0.45mm gauge galvanised corrugated iron. Fix roofing with leadheaded nails nailing at every second corrugation at ends and every third corrugation at centres. Cut iron neatly to hips and valleys with 50mm overhang at spouting and valleys. Hips and ridges to be covered with lead edged 0.6mm galvanised iron. Fix lead capping pieces at junctions of ridges and hips.

66. ROOFING (Coated Galvanised Tiles): Over rafters lay 15lb Rag Felt lapped at joints and securely fixed. Place timber battens laid out for full tiles wherever possible. Lay selected tiles in strict accordance with the manufacturers specifications complete with purpose made accessories. Touch up all bare patches and nail heads with suitable mastic.

67. ROOFING (Other): Decorative tiles

PLUMBER

68. PRELIMINARY: Comply with all regulations, take out all permits and pay all charges. All work shall comply with the 'Plumbing and Drainage Regulations' 1959 and any subsequent amendments.
69. MATERIALS: All materials including pipes, fittings and fixtures shall be the best of their kinds and shall fully comply with the requirements of their respective standards.
70. FLASHINGS: Allow to supply and fix all flashings as required to make the building absolutely watertight.
71. SPOUTING & DOWNPIPES: Provide and fix approved PVC spouting and downpipes complete with all necessary fittings. Fix with graded falls to downpipes strapped to walls or posts and disposed into stormwater drains.
72. COLD WATER: Lead in from main supply in 12/20mm rigid PVC or galvanised iron to an approved pressure reducing valve system or a 135 litre high density polythene supply tank in roof. Supply tank to be complete with galvanised tray and overflow. Lead 12mm branches to fittings as per plan
73. HOT WATER: Supply and fix a 180 Litre Electric or 135 Litre gas hot water cylinder. Lag all hot water pipes and provide exhaust through roof and sludge outlet. All piping shall be in copper. Lead 12mm branches to as per plan
74. TOILET: Supply and fix a white porcelain pan with plastic double flap seat. Supply and fix an approved flushing cistern complete with all necessary fittings.
75. WASTE PIPES: Carry waste pipes from all fittings with traps, cleaning eyes etc, as required. All wastes to discharge over gully traps and be in short easy runs securely supported.
76. VENT PIPES: Carry all vent pipes to drains and fittings as required by the Local Authority. Conceal where possible within frame-work. Soil pipes and back vents to wastes shall be approved rigid PVC. Terminal vents shall be rigid PVC or Fibrelite of approved size and quality.
77. TAPS: Rosetaps to be brass. All other taps to be 'Methren' brand or similar approved C.F. streamlined type marked Hot and Cold. Bath taps shall be 20mm, all other taps 12mm. Provide stopcock on supply line before first draw off point. Install C.F. stopcock on supply to W.C. cisterns.
78. FITTINGS: Provide and fix:-

as per plan

DRAINLAYER

79. **PERMITS:** Apply for all necessary permits and pay all fees in connection with same.
80. **REGULATIONS:** The drainage shall comply in all respects with the 'Plumbing and Drainage Regulations' 1959 and its amendments and all Local Body by-laws.
81. **SOIL DRAINS:** Lay all drains necessary to take wastes from gully traps and W.C.'s in 100mm first quality earthenware with socket joint sealed with rubber rings or 110mm Terrain PVC piping to main sewer/an approved septic tank system. Provide and fix all gully traps, terminal vent and other fittings as required. Fill in trenches carefully after work has been inspected and tested and leave the system in perfect working order. All pipes shall be laid to a true and even fall in compliance with the regulations.
82. **STORM WATER DRAINAGE:** From each downpipe lay 100mm field tile drain to even gradient and fall to soakpits not less than 1.000m from building. Pits shall be 1.200 x 1.200 x 1.200 and covered with 100mm concrete slab reinforced with 150 x 150 x 5.30 mesh. Cover with not less than 300mm of topsoil. Alternatively drill 700mm dia holes 4.000m deep and cover similarly.
83. **TESTING AND FILLING IN:** The Contractor shall provide all apparatus for and carry out all tests under the supervision of the Controlling Authorities Inspector. No filling in shall be done until the whole of the drainage system has been approved by the inspector. Fill in all drains, carefully ramming as the work proceeds and clear away all rubbish on completion.

ELECTRICIAN

84. **MATERIALS & GENERAL:** Give all necessary notices to the Electricity Supply Authority and obtain any necessary permit. The entire installation shall comply with the requirements of the N.Z. Electrical Wiring Regulations 1961 and its amendments, and all the Supply Authorities by-laws.
85. **REGULATIONS:** The electrical installation shall be carried out by Registered electricians and shall be in accordance with the N.Z. Electrical Wiring Regulations (1961) and all amendments, and in no case shall the plans or specifications be read to permit work that does not comply with these Regulations or the by-laws of the local Electrical Supply Authority. All permits required shall be obtained by the Electrical Contractor, unless otherwise instructed, before work is commenced on the installation. Any changes in connection with permits or completion notices shall be paid by the Electrical Contractor.
86. **FAIR SUPPLY:** Allow for supply by Overhead lines terminating at an overhead line connector box at point of entry where directed. Allow for supply by underground cable by the most direct route possible to the building then within the framing to the switchboard.
87. **SWITCHBOARD:** Provide and install in a position to be approved a standard domestic switchboard with cover. Fit meters and drill as required. Provide and wire all necessary equipment labelling each item.
88. **FITTINGS:** All plug sockets shall be standard 10 amp 3 pin flush type. Light switches shall be standard 5 amp flush type with rocker switches. All exposed fittings shall be ivory coloured. Provide all points for ceiling and wall mounted light fittings and provide weatherproof connections to exterior fittings. Ensure that solid fixing is provided for all fittings.

89. SCOPE: Provide and fix all necessary wiring for 11 light points including exterior points, 4 double hot points, 4 single hot points, range connection, hot water cylinder connection, T.V. terminal, aerial and earth terminal, and shaver point in Bathroom.

Provide 2000 watt element and thermostat for fitting to hot water cylinder by Plumber.

Allow P.C. sum of \$ 700 for electric cookers.

Allow P.C. sum of \$ — for light shades.

Provide and fix 2 weatherproof opal screw ball fitting

90. EARTHING: Provide and install all earthing required by the Regulation and the Supply Authority.

91. TESTING: Carry out all testing as required by the Electrical Wiring Regulations and to the complete satisfaction of the Supply Authority's Inspector.

SOLID PLASTERER

92. MATERIALS: Cement and water shall be as specified under Concrete Work. Sand shall be washed clean, sharp and coarse grained, and free from earthy or vegetable matter.

Hydrated lime shall be of approved brand. 'Plimortar' or other approved composition may be used in lieu of lime but only in the proportions recommended by the Manufacturers.

93. SCOPE: Allow to plaster the following surfaces in accordance with standard trade practice:-

any steps & sides of terrace

PAINTER

94. STANDARDS: All materials and workmanship shall meet the requirements of all relevant NZS. Specifications and NZSS. C.I. 5 - Code of Practice for Painting.

95. MATERIALS: All materials shall be the best of their respective kinds and shall be taken onto the job in the manufacturers sealed and labelled containers. The materials for all coats shall be the product of the same manufacture and be applied in accordance with the manufacturers instructions.

96. WORKMANSHIP: The work shall be carried out by competent tradesmen in accordance with sound trade practice. Treatments and finishes of a special nature shall be done by the men experienced and competent in such work. Any one coat shall be completed before a further coat is applied. The top and bottom edges of all doors, facings, sashes and the like shall be painted or varnished (whichever applies) with the same number of coats as for the surfaces. Paint shall not be applied to frosty, damp or dirty surfaces. Any work damaged by rain, dust etc, shall be sanded down and re-coated by the Painting Contractor at his own expense. Paint adjacent to glass surfaces shall impinge upon the glass for weather protection. Remove all locks, fittings, etc before painting and replace when finished. Where possible all coats on one surface shall be of the same brand.

97. COLOUR: The Contractor shall allow for a selection of colours from standard colour ranges by the Owner. The tints of undercoats shall approximate those of the finishing colours, but each coat shall vary in colour sufficiently to guarantee full coverage.

98. EXTERIOR WORK:

Concrete Masonry:- One coat of approved sealer followed by two coats of an exterior quality semigloss acrylic latex.

Painted Woodwork:- Prime all surfaces and stop exposed nail holes etc with linseed oil putty. Rub down and apply an approved undercoat and a finishing coat of high gloss enamel.

Stained Woodwork:- Apply one coat of selected stain prior to fixing. After fixing stop all holes with matching filler and apply second coat.

Asbestos Cement Board:- Apply two coats of an exterior quality PVA or latex paint in accordance with the manufacturers directions.

Weatherside:- Touch up priming where necessary, stop, and apply two coats of acrylic gloss or other approved finish.

Roofing:- Not included in this contract.

Galvanised Iron:- Prime with calcium plumbate primer and apply one undercoat and one finishing coat.

99. INTERIOR WORK:

Exposed Beams:- Two coats of selected stain or similar approved

Varnished Trim:- Two coats of selected varnish, rub down between coats.

Painted Woodwork:- Two coats primer undercoat, one coat of full gloss enamel.

Kitchen Joinery:- Selected stain if not specified as factory finish.

Linex Loftboard:- Seal and apply undercoat and one coat of fullgloss enamel to all service rooms. All other surfaces to have 2 coats of approved PVA paint.

Linex Hardboard:- One coat, one undercoat, one coat full gloss enamel.

Gib. Board/Fibrous Plaster (where not specified for wallpaper): one coat sealer, two coats PVA or one coat sealer, one undercoat one coat full gloss enamel.

Concrete Masonry:- Two coats semigloss acrylic latex or similar approved.

Floors:- Not included in this contract.

Wallpaper:- Walls to be sized and rubbed down before fixing papers. Papers to be hung plumb, neatly butted and trimmed and free from blemishes.

Allow the P.C. sum of \$ _____ per roll for purchase only of papers for the following walls:-

\$10 per roll for Standard papers
\$15 per roll for vinyl papers to
Kitchen, Bathroom & WC
Rooms to be painted 1/2 coat PVA

NEW PLYMOUTH CITY COUNCIL
CITY ENGINEER'S DEPARTMENT

ASSESSED REQUIREMENTS

File No. 5.112

Project: TWO DWG UNITS
Owner: R J VIELVIN
Address: 5 CLEMON RD
Lot No. 13 D.P.

Check Sheet No. 22

Sewer Sheet No. R2

Zone: R2

Sec. No. _____

Area of Site: _____

VERIFYING TO BE
COMPLETED BY
17 JUNE 1982

111/5

TOWN PLANNING

Designations _____

Area of Buildings _____

Coverage _____

Maximum Height _____

Front Yard _____

Relat. of Bldg. Size: (1) Rear Yard _____

(2) Side Yard _____

Open Space _____

Grassed Areas _____

Trees _____

Building Lines & Street Widening _____

Parking _____

Access to Rear of Site _____

Accessory Buildings _____

Service Lanes & R.O.W. _____

Crossing Length _____

Gross Floor Area of Shops _____

Resid. Accom. _____

Levels of Site _____

Use of Yards _____

Loading _____

Screening _____

Amalgam. of Titles _____

Remarks: _____

TOWN PLANNING CARD	
TOWN PLANNING	☒
CLUSTERING	☒
DRAINAGE	☒
WATER	☒

Approved Amw

Not Approved _____

S E R V I C E S

A: SEWER CONNECTION

STORMWATER CONNECTION

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

Fee \$

Fee \$

FEE

\$

B: WATER CONNECTION

Existing Service 12m
 Distance from L/Boundary _____
 Distance: Main to Boundary 14m
 Boundary to Load 8m
 Required Service 19m
 Meter _____

Height above Datum 125'

FEE

\$ 300.00

C: PLUMBING

No. Fittings 5 W.Cs. 2 Baths 2 Basins 1 Sinks 2 Showers 2 Tubs 2 Others _____
 Total Values 18
 Supply Pipe Sizes 1 1/2" 2" 3" P.V.C. ☒ Copper ☐ Gal. Iron ☒
 Backflow Prev. _____
 Other Fittings _____
 Estimated Value \$1175.00 (1/0) Plumbing Fee _____

DRAINAGE

Existing 100' Required 100' New PVC drains
 Fittings Required Trap Vents etc
 Common Drain _____
 Septic Tank _____
 Stormwater Sanitary pits
 Estimated Value \$150.00 (1/0) Drainage Fee _____

Total Estimated Value P. & D. \$1325.00 1/0

FEE

\$ 60.00

D: VEHICULAR CROSSINGS

Type of Footpath Asphalt Condition Good
 Kerb & Channel _____
 Existing Crossing _____
 New Crossing 1 Position _____
 Strengthen Path Sq.Yds. _____ Level at Boundary _____

STREET WORKS FEE

\$ 430.00

DEPOSIT DAMAGE FEE

\$ 150.00

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

Approved *Chen*

Not Approved

*Each unit is to have its own 12m dia
supply and stop cock*

Approved *WJF*

Not Approved

Approved *PC*

Not Approved

Approved *PC*

Not Approved

Approved *WJF*

Not Approved

E: HEALTH & BY-LAWS

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

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

F: DANGEROUS GOODS

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

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

G: BUILDING

Remarks: *The reinforcing to the footing - floor slab area is inadequate and is to be upgraded.*
The specifications indicated for ceiling insulation is to be acceptable. The depth of this material is to be indicated on the plans.

[New Fees 295]

FEES:	96675	295.00
Bldg.	92700	148
Water Bldg.		3
B.R.L.	98000	95
TOTAL		\$ 396.00

Approved *[Signature]* 1506.82
 Not Approved *[Signature]* 2.6.82

Building Inspector -----

Specification: -----

Structural Engineer -----

Fire Service -----

VERIFYING TO BS
 COMPLETED *[Signature]*
 15.6.82

Approved -----
 Not Approved -----
 Recommended -----
 Not Recommended -----

PERMIT NO. 12776

APPROVING ENGINEER

[Signature]
 Approved *[Signature]* 75/6/82
 Not Approved -----

No. 5 Sec. _____ Lot. 13 D.P. _____
Address CLEMOW ROAD

DRAINAGE AND PLUMBING REGISTER

OWNER <u>R J UELVIN</u>	5/112/82 PERMITS <u>1641</u>
ADDRESS _____	PLUMBING <u>1175.00</u>
BUILDER <u>SELF</u>	DRAINAGE <u>150.00</u>
PLUMBER <u>U</u>	VALUE <u>\$1325.00</u>
DRAINLAYER <u>LI</u>	

NATURE OF WORK ← TWO DNOG UNITS

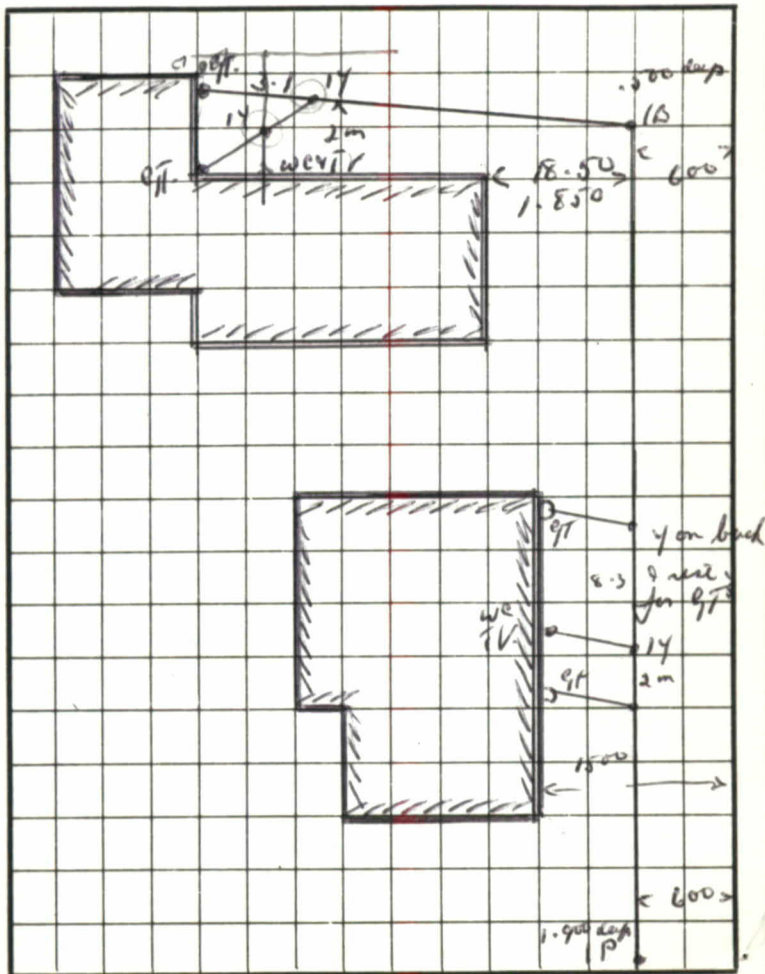
MAIN & REAR UNIT
DRAINTESTED 24/9/82 DW. PLUMBING PASSED 10/2/83

FALL AND DESCRIPTION _____

6/2 - 1.12 -
KCC -
STORMWATER
CHECKED

Inspector.

DRAINAGE PLAN SCALE



FRONTAGE

5C/ernow Rd

Masterprint 8958

BUILDING FILE

Code No. 111 / 5Subject TWO UNITS
CLOSE IN PORCH FLAT 1No. Sheets 27

12776

Permit No

28713

Date

15. 6. 87

5. 8. 87

NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE:

File No.

5 112

Check Sheet No.

22979

Receipt No.

10212

Sewer Sheet No.

22

Date of Receipt

22.6.82

Zone

Roo R2

28 MAY 1982

Date

28-5-82

TO THE CITY ENGINEER

APPLICATION FOR BUILDING PERMIT

Lot No.

13

At (House No.)

5 German Rd New Plymouth

D.P.

13253

For erection of

Two Dwelling units for sale

Sec. No.

5

OWNER

R J Velvin

ADDRESS

142D Ngamotu Rd

Proposed Use

Dwelling unit for sale

Foundation

Concrete

Walls

Brick Veneer

Roof

Decorative

AREA of Site

218 m²

AREA of existing buildings

m²

AREA of existing accessory buildings

m²

AREA of Building in application

Two units Total

183.45 m²

Builder

R J Velvin

Address

142D Ngamotu Rd

Designer

Address

Structural Eng

Address

Building Projects Authority Required

Yes / No

Supplied

Yes / No

Total Value of Building

\$98000

Sanitary Plumbing and Drainage

\$5300

Value of Building for Permit

\$92700

Water for Building

Building Research Levy on

\$

Hoardings

Mths @

FOR OFFICE USE

Corrected Value Fees

\$1325.00 (1/01)

TOTAL FEES BUILDING

Starting Date

20-6-82

Finishing Date

?

NAME AND ADDRESS OF APPLICANT

R J Velvin

142D Ngamotu Rd

New Plymouth

Phone

513249

Signature of Applicant

R J Velvin

Signature of Owner

R J Velvin

111/5

NEW PLYMOUTH CITY COUNCIL - CITY ENGINEER'S DEPARTMENT
APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

Phone No. 513249

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. 5 Street. Clemons Rd NP Lot No. 13 D.P. 13253
OWNER R. S. Velvin Area of Site
ADDRESS 142 D. Ngamotu Rd Signature of Applicant
Proposed Use Dwelling Units (for sale) Signature of Owner

VEHICULAR CROSSING

Proposed 4 mtrs wide M When required Position against 1st Ld Boundary
L/Boundary to C/ Line

WATER CONNECTION

Size of Existing Connection ?
Size of Requested Connection 20mm (3/4")
Distance from L/Boundary 14.5 mtrs
No. Units served 400

SEWER CONNECTION & (STORMWATER)

Size of Existing Connection 100mm
Size of Requested Connection
Distance from L/Boundary 14.3 mtrs
Common Drain Yes / No
Stormwater Disposal (specify) Daylitter Holes

Floor level of the lowest sanitary fittings is 0.600 metres
*below/above the ground level of the point where the sewer connection is required.
*Strike out whichever is inapplicable.

Depth of sewer req'd

PLUMBING AND DRAINAGE

Name of Registered Plumber / Drainlayer R. S. Velvin
Value of Proposed Work, Labour Only Plumbing \$950.00
Drainage \$350.00
Water Supply Materials 15 x 20mm P.V.C. Copper Galvanised Iron \$1325.00 (15)

Drainage

Size of Existing Drainage 100mm
Size of Proposed Drainage 100mm
Other Works Proposed
Stormwater Disposal (specify) Daylitter Holes

FOR OFFICE USE

File No. 5 112 Rec. No. 10212 Check Sht. No. 22979 FEES Sewer
Date 28 MAY 1982 Zone R22 Sewer Sht. No. 22 Water P & D \$60.00
Veh. Crg

r Adams
A124:PMH

111/5

9 June 1982

Mr R J Velvin
142D Ngamotu Road
NEW PLYMOUTH

Dear Sir

Your application dated 28 May 1982, for permission to erect two dwelling units at No. 5 Clemow Road, Lot 13, has been examined and in accordance with the provisions of Clause 2.9.1 of Chapter 2, NZSS 1900, I have to advise that because insufficient information has been supplied relative to Acts, Regulations and By-laws administered by Council, the issue of the required permit is withheld until the following information has been supplied by way of amendment or addition to the plans and specifications deposited.

As soon as the requirements scheduled below have been satisfactorily attended to and providing there are no other problems arising from the vetting of the plans and specifications the permit will be issued within fourteen (14) days as stipulated in the By-laws and subject to the required fees having been paid.

BUILDING

The reinforcing to the footing - floor slab area is inadequate and is to be upgraded.
The specifications indicate the ceiling insulation is to be acrofibre. The depth of this material is to be indicated on the plans.

Council Officers will be pleased to assist at your earliest convenience.

Yours faithfully

N.G. Harris
CITY ENGINEER.

DEEDS

16

15

14

13

111/5

3.6" GEW Pipe
Laid Aug 1931

Unit

3.6" GEW Pipe
Laid Aug 1931

CLEMORE

512-18
512-12
512-10
512-8
512-6
512-4
512-2

BR 34A

3.6" GEW Pipe
Laid Aug 1931

STREET

D.P. 3090
2

D.P. 3029
PT 3

12505

See Sh

NEW PLYMOUTH CITY COUNCIL - CITY ENGINEER'S DEPARTMENT
BUILDING INSPECTORS - FIELD INSPECTION SHEET

BUILDING INSPECTORS - FIELD INSPECTION SHEET

111/5

Project Address 5 Clemon Rd

Nature of Works Two Dwelling units

Area of New Work 183 m² Value \$ 98,000

Owner R.J. Volvin Phone: 513249

Builder 5-112 Self Phone: _____

File No _____ Check Sheet No 22979

Permit No 12776 Receipt No 10212 Date: 22.6.82

2. COMMENTS TO BUILDING INSPECTOR

3. SUMMARY OF INSPECTIONS		Date	Int	Date	Int	Date	Int
Footings and Steel							
Floor Slabs							
Reinforcing to Block Walls							
Sub Floor Framing and racing							
ll and Roof Framing							
ulation							
etion		18/4/88					
Sent to Streetworks							

SPECIFICATION OF LABOUR & MATERIALS

5

112

OWNER: Velwin & Velwin Ltd.

AT:

5 Clemons Rd. New Plymouth

LOT No: 13

D.P.: 13253

CONTRACTOR: Velwin & Velwin Ltd.

28 MAY 1982

(E.A.) = Not Applicable

All trades refer to addenda

PRELIMINARY AND GENERAL

1. SCOPE: This contract comprises in general the erection of specification and the plans herewith based on Housing Corp. requirements or any other lending authority and should comply with same in all respects.
2. NOTICES, FEES, ETC: The Contractor shall give all usual notices to the Local Authority, arrange for foundation inspection etc and the testing of drainage works, apply for and pay for Building Permits and comply with the requirements of all Local Body By-Laws.
3. INSURANCES: Before commencing this contract the Contractor must effect all insurance with an approved company to cover any liability of the owner for accidents or workers compensation for any accidental injury to any worker or death of same in the course of his employment. The Contractor shall maintain such insurance until the completion of the job.
The contractor shall insure the buildings and keep them similarly insured until completion of the contract, against loss or damage by fire in the joint names of the owner and contractor for the full insurable value of the works executed. All policies and receipts for premiums for such insurance to be lodged with the Employer.
4. BY-LAWS: The Contractor shall conform in all respects to the By-Laws of any Local Authorities having jurisdiction over the work, and all relevant Council Standard Specifications.
5. PAYMENTS: Progress payment - unless otherwise agreed upon - shall be paid monthly up to 90% of the estimated value of the work performed. The retention monies shall become due on the expiration of the period of maintenance. Before progress payments are made the Contractor shall submit to the Employer a statement showing the total estimated value of the works executed.
6. PRIME COST SUMS: Prime Cost (P.C.) sums shall be for the supply only of materials. The Contractor shall allow in his price to take delivery of and fix such items.
The expenditure of P.C. sums shall be under the control of the Employer and any adjustments, over or under the sum allowed shall be added to or deducted from the contract price together with any profit allowed.
7. MATERIALS: All materials shall be the best of their respective kinds specified or implied, and anything not specifically mentioned, but necessary in accordance with the usual custom of the trade, or necessary to the proper completion of the work shall be allowed for by the Contractor.

8. INTERPRETATION: Materials shown but not specified must be of a kind commonly employed for the services it is intended to perform. The Contractor will be responsible for the setting out of the works and all figure dimensions will take precedence over scaled dimensions. The drawings and these specifications together with any addenda will be considered sufficient for the description of the works and shall be read in conjunction with each other.
9. PERIOD OF MAINTENANCE: The Contractor shall maintain the works in a thorough state of repair for a period of thirty (30) days after the owner has accepted the works as complete. After the expiry of the maintenance period the contractor shall make an inspection of the works and make good any defects to the satisfaction of the owner.
10. DAMAGE: The Contractor shall be held responsible for and shall make good any damage to adjoining property, embankments, paths, roads, fences etc.
11. TEMPORARY POWER & WATER: The Contractor shall be responsible for the supply of electric power and water for all trades. He shall make arrangements with the local Authority and pay all fees and charges for temporary installation, running costs and remove same at completion of the contract.
12. EXTRAS: No additional work will be undertaken without written agreement between employer and contractor.
13. SITE CLEARANCE: At completion of contract clear away all sheds, plants, gear, rubbish, etc and leave buildings and site clean and tidy. Floors shall be swept, glass cleaned inside and out, sanitary fittings cleaned and the premises left ready for occupation.

EXCAVATOR

14. EXCAVATIONS: Excavate for foundations, steps etc to the depths shown or to solid bottom. Excavate for drains to depths and falls required or specified. Excavate for all other services required by any particular sub-trade.
- Maintain all excavations and fillings against subsidence or settlement. Keep all excavations free of water seepage or debris. Clean out foundation excavations prior to placing of reinforcing steel and maintain same both clean and dry until concrete is poured. All foundation excavations shall be level at the bottom. Backfill and ram the earth in 150mm layers, all excavations after concrete has set.

CONCRETOR

15. CONCRETE WORK: All concrete work shall be carried out in accordance with NZSS 1900, Chapter 9.3A and its amendments.

Immediately before placing, formwork shall be cleaned out and construction joints prepared. Concrete shall be handled as rapidly as possible from the mixer to the final position in the formwork. Concrete shall be conveyed and placed so that no segregation takes place and it shall be immediately spaded, tamped or rammed into position. No layer shall be more than 45 minutes old when fresh concrete is placed on it. Any joint left more than 45 minutes shall be treated as a construction joint and left for a period of not less than 24 hours. Concrete shall be thoroughly worked and consolidated around steel reinforcement and into all parts of the formwork so that no voids or cavities are left.

Co-operate with other trades and form all necessary openings, recesses, ducts etc. Build in all bolts, plugs, grounds etc

Concrete work: Formwork shall be accurately set out, straight and true, strong and rigid, well braced, tied and strutted and close jointed to prevent leakage. Formwork shall be removed carefully without causing any injury to the concrete.

The minimum time between placing of concrete and removal of formwork shall be three days for walls and seven days for slabs.

All concrete shall be adequately protected against damage.

Concrete slabs shall be kept moist for a minimum of seven days after initial set by spraying, the use of wet sacks or other approved methods.

16. CONCRETE: Concrete which is to be reinforced shall be ordinary grade concrete proportioned to give a workable dense concrete of not less than 17.5 MPa crushing strength at 28 days. The maximum aggregate size shall be 20mm and the minimum cement content shall be 320 kg/cu metre.

Concrete used for filling masonry cavities, bond beams etc, shall have a minimum crushing strength of 17.5 MPa at 28 days and a maximum aggregate size of 12mm.

Site concrete shall have a maximum crushing strength of 10 MPa at 28 days.

17. CONCRETE FLOOR: Lay hoistop 737 or similar approved vapour barrier over the whole of the floor slab area.

Lap and tape all joints with 50mm wide pressure sensitive tape. Lap all joints 150mm minimum. Supply place, screed and consolidate the concrete floor slab as shown on the drawings to an average consolidated depth of 100mm over the compacted hardfill and vapour barrier. Ensure the vapour barrier does not become damaged during the operation. Finish slab with a vibrating steel screed. Immediately the initial set has taken place in the concrete surface work the concrete with a wood float to produce a surface that is uniform in texture and free from screed and float marks. When the concrete has hardened sufficiently to prevent excess fines being worked to the surface, work with a steel rotary power float to form a level, dense, smooth finish.

18. REINFORCEMENT: Before using in the work and immediately prior to concrete placing, all reinforcement shall be free from dust, dirt, loose rust and mill scale, paint, oil and all other deleterious substances. Reinforcement shall be accurately placed in accordance with the drawings and firmly secured with 1.60mm soft iron wire at intersections as required. Ties or stirrups shall be bent tightly around the main reinforcing. Laps shall be 40 diameters for plain bars and 32 diameters for deformed bars.

19. FILES: Files shall be 200 x 200 precast concrete with wires embedded. Files shall project at least 450mm above ground and be set in 300 x 300 x 150 concrete pads.

20. VENTILATORS: Set in foundation walls where necessary approved ventilators. Space at 1.800m centres and not more than 750mm from each corner.

21. PORCHES & STEPS: Walls to be 125mm thick concrete or concrete block construction. Porch floors to be 100mm thick reinforced with 666 mesh or 10mm R.H.S. rods at 400mm centres. Steps to be formed of concrete and treads to be at least 250mm and risers not more than 175mm. Slabs, steps to rest on properly rammed hardfill.

BLOCKLAYER

22. **BLOCKWORK:** All concrete masonry work shall conform to the requirements of NZS 1900, Chapter 9.2 1964. Concrete for filling cavities and reinforcing steel shall be as in section 16 and 18 above. All work shall be carried out by tradesmen skilled in concrete block construction. Place all vertical reinforcing in the centre of cavities. Fill all reinforced cores and bond beams with concrete as work proceeds.

BRICKLAYER

23. **BRICK OR MASONRY VENEER:** All brick or masonry veneer shall be in accordance with the requirements of NZS 1900 Chapters 6.1 and 6.2. Bricks shall be laid in stretcher bond true to line, level and plumb and in accordance with best trade practice. All work shall be laid from the lowest corner and no corner shall be raised more than 900mm above wall line. Toothing will not be permitted. All joints will be completely filled with mortar and the bricks shall be shoved into place at least 12mm. Joints shall be not more than 10mm thick and shall be tooled as work proceeds. The veneer shall be constructed using

CARPENTER AND JOINER

24. **TIMBER:** All timber to comply to the NZS No 169 or Variations approved by the Housing Corporation, but to be generally as follows:-
- | | |
|-----------------------------|--|
| Sub Floor: | Tanalised No 1 Framing Grade Radiata Pine or Building A Grade Heart Rimu or Matai. |
| Framing: | Boric or Tanalith Treated No 1 Framing Grade Radiata Pine. |
| Exterior Finishing Timbers: | Tanalised Dressing A Grade Rimu, Matai, Radiata Pine or Heart D.A. Rimu Matai. |
| Interior Finishing Timbers: | Treated or Heart Dressing A Rimu or Matai or treated D.A. Radiata Pine. |
| Cupboard Fittings etc: | Treated Factory Grade Radiata Grade Radiata Pine and/or Particle Board. |
| Flooring Timbers: | 20mm H.B. Flooring Grade TWP Particle Board. |
25. **SEASONING:** All timber must be well seasoned as is procurable, either in the open air or kiln-dried. Joinery timber and other dressed timber shall be machined only after its moisture content has been reduced to 12-13% based on oven dry weight.
26. **DAIRY PROOF COURSE:** Between all faces of timber in contact with concrete or concrete masonry, place a full width, length and height layer of approved 3 ply bitumen fabric D.P.C.
27. **SLEEPERS:** To be 100x75 wired or bolted to foundations and scarfed and halved.
28. **FLOOR JOISTS:** To be lapped 300mm and spiked together over bearers and set out to suit flooring sheets. Joists spanning more than 2.400m to be stiffened with herring-bone strutting or solid bridging in rows at 2.400m maximum centres.

29. WALL PLATES: To be in long lengths. Bearer plates to be butt jointed over continuous support, top plates half lapped.
30. STUDS: 100x50 at not more than 450mm centres 75x50 for non-bearing walls, 100x75 for bearing walls supporting another floor above.
31. BRACKETS: 3 rows to each wall, minimum size 75x50.
32. BRACES: 150x25 or 'bryde' angle cut flush with framing as close as possible to 45°. Walls up to 4.500m long to have 1 brace, over 4.500m 2 braces in opposite directions.

33. LINTELS:	up to 1.000m span	100x50	} Rail. line only
	up to 1.350m span	100x75	
	up to 1.500m span	2/100x50	
	up to 1.600m span	2/150x50	
	up to 2.400m span	2/200x50	
	up to 3.000m span	2/250x50	
	over 3.000m span	2/300x50	

Beams up to 2.4m span to be checked 12mm into studs, over 2.4m span to be supported on 100x50 studs nailed to main studs.

34. CEILING JOISTS: 100x50 at 500mm centres maximum and where practicable spiked alongside rafters.
35. RUNNERS: 100x50 across all joists spanning 2.400m or more. Where span of runners is 2.400 to 3.600m runner to be 150x50 and 200x50 where span is more than 3.600m.
36. RAFTERS: 100x50 at 900mm maximum centres. Support with 100x50 under purlins. Struts of 100x50 and collar ties of 150x25 to alternate rafters.
37. TRUSSES: Approved nail plate trusses (in lieu of rafters etc) to be at 900mm centres. Securely fix to wall plates with 'Trip-L-Grips'. Brace according to manufacturers recommendations.
38. PURLINS: 75x50 at 750mm centres maximum.
39. RIPS AND RIDGES: To be 200x25.
40. VALLEYS: Valley rafters to be 100x50, valley boards to be 150x25. For all tile roofs frame in accordance with the manufacturers instructions.
41. FASCIA BOARD: ex 150x30 or as detailed.
42. EAVES & EXTERIOR CEILINGS: line with 4.5mm flat asbestos cement board frame with 75x50.
43. EXTERIOR WALL CLADDING: Summit Stone

44. FLOORING: To be 20mm HD TWP Particle Board. Sand on completion.
45. FINISHING FIXTURES: Standard mouldings to Owners approval.
46. BUILDING PAPER: Line exterior face of external timber framed walls with a standard weight building paper laid horizontally with 100mm laps. Replace any paper that becomes torn during construction.

47. INSULATION: ALL R.I.G. Wall Batt
W. 100mm. Perforated to Ceiling.

48. INTERNAL LININGS:

Walls; Laundry:

Toilet:

Kitchen:

Bathroom:

Shower:

H.W. & Linen Cupboard:

Dinette:

Bedrooms & Wardrobes:

Passages:

Lounge:

Stairway:

Rumpus Room:

Family Room:

Garage:

Ceilings;

Pirex tiles - 10 unit
Sub 50 - 10 garage

All Gibraltar Board joints to be stopped to an even flush finish ready for finishing by Painter.

49. ACCESS DOOR: Allow to form door to underside of house, 800mm wide b available height.

50. ROOF ACCESS: Allow to form access trapdoor to roof in ceiling, 600x Material is to match ceiling. Provide 12mm planted stops and finish around margin with suitable architrave.

51. HARDWARE: Allow the P.C. sum of \$ for the purchase of all lock and all other door furniture, catches, handles, hooks etc as selected by the owner. Allow to fit same.

52. BOX-IN BATH: Allow to Box-in around bath with same material as bathroom wall linings.

53. WARDROBE SHELVES & COAT RAILS: Provide and fix ex 300x25 shelf full width of wardrobe 1650mm above floor. Provide and fix 20mm H.B. galvanised pipe rail under shelf.

54. CUPBOARD SHELVES: Polical 80

55. EXTERNAL DOORS: To have 40mm rebated jambs with weathered sill. Hang on 100mm galvanised butts. Front entry to be Ranch Slides

Rear entry door to be Aluminium Sliding Door

56. INTERNAL DOORS: To be hollow core full flush type hung on 3-90mm AC loose pin butt hinges of approved brand sliding gear.

Main Doors - 1980 x

Bathroom Doors - 1980 x

Toilet Doors - 1980 x

Cupboard Doors - 1980 x

Wardrobe Doors -

Alaska Sliding

losing to be 50mm maximum.

Open type to be constructed with undercarriages ex 150x75 tread cleats and treads ex 50mm thick - no risers.

Supply handrail ex 75x50 bevelled and rounded to one side of each flight of stairs.

58. JOINERY: as per plans

Rotary cut mahogany Doors

Bank 4 drawers doors to suit

59. VALITY UNITS: as above, no drawers

60. WINDOWS: Aluminium Bronze

61. BATHROOM CABINET: Supply and install a standard plastic moulded cabine within wall thickness complete with mirror door or any other similar unit approved by the Owners.

62. GLAZING: Supply and fix all glass in windows and doors using appropriate weight glass according to the size of the frame. All glass shall be clear except for the following frames which shall be obscure glazed to Owners approval:-

ROOFER

63. ROOFING: Work to be carried out by experienced tradesmen to produce a weatherproof job in accordance with the manufacturers specifications. All accessories shall be purpose made for the particular roofing being fixed. Supply standard guarantees where applicable.

64. ROOF UNDERLAY: Cover the roof frame with 50mm x 19 gauge galvanised wire netting lightly stretched and stapled to the framing. Cover the netting with medium weight building paper. Lay with 50mm laps and secure to purlins with large headed galvanised clouts. Damaged paper shall be replaced.

65. ROOFING (Galvanised Iron): Roofing shall be 0.45mm gauge galvanised corrugated iron. Fix roofing with leadheaded nails nailing at every second corrugation at ends and every third corrugation at centres. Cut iron neatly to hips and valleys with 50mm overhang at spouting and valleys. Hips and ridges to be covered with lead edged 0.6mm galvanised iron. Fix lead capping pieces at junctions of ridges and hips.

66. ROOFING (Coated Galvanised Tiles): Over rafters lay 15lb Rag Felt lapped at joints and securely fixed. Place timber battens laid out for full tiles wherever possible. Lay selected tiles in strict accordance with the manufacturers specifications complete with purpose made accessories. Touch up all bare patches and nail heads with suitable mastic.

67. ROOFING (Other): Decorative tiles

PLUMBER

68. PRELIMINARY: Comply with all regulations, take out all permits and pay all charges. All work shall comply with the 'Plumbing and Drainage Regulations' 1959 and any subsequent amendments.
69. MATERIALS: All materials including pipes, fittings and fixtures shall be the best of their kinds and shall fully comply with the requirements of their respective standards.
70. FLASHINGS: Allow to supply and fix all flashings as required to make the building absolutely watertight.
71. SPOUTING & DOWNPIPES: Provide and fix approved PVC spouting and downpipes complete with all necessary fittings. Fix with graded falls to downpipes strapped to walls or posts and disposed into stormwater drains.
72. COLD WATER: Lead in from main supply in 12/20mm rigid PVC or galvanised iron to an approved pressure reducing valve system or a 135 litre high density polythene supply tank in roof. Supply tank to be complete with galvanised tray and overflow. Lead 12mm branches to fittings as per plan
73. HOT WATER: Supply and fix a 180 Litre Electric or 135 Litre gas hot water cylinder. Lag all hot water pipes and provide exhaust through roof and sludge outlet. All piping shall be in copper. Lead 12mm branches to as per plan
74. TOILET: Supply and fix a white porcelain pan with plastic double flap seat. Supply and fix an approved flushing cistern complete with all necessary fittings.
75. WASTE PIPES: Carry waste pipes from all fittings with traps, cleaning eyes etc, as required. All wastes to discharge over gully traps and be in short easy runs securely supported.
76. VENT PIPES: Carry all vent pipes to drains and fittings as required by the Local Authority. Conceal where possible within frame-work. Soil pipes and back vents to wastes shall be approved rigid PVC. Terminal vents shall be rigid PVC or Fibrolite of approved size and quality.
77. TAPS: Rosetaps to be brass. All other taps to be 'Methren' brand or similar approved C.F. streamlined type marked Hot and Cold. Bath taps shall be 20mm, all other taps 12mm. Provide stopcock on supply line before first draw off point. Install C.F. stopcock on supply to W.C. cisterns.
78. FITTINGS: Provide and fix:-

as per plan

DRAINLAYER

79. **PERMITS:** Apply for all necessary permits and pay all fees in connection with same.
80. **REGULATIONS:** The drainage shall comply in all respects with the 'Plumbing and Drainage Regulations' 1959 and its amendments and all Local Body by-laws.
81. **SOIL DRAINS:** Lay all drains necessary to take wastes from gully traps and W.C.'s in 100mm first quality earthenware with socket joint sealed with rubber rings or 110mm Terrain PVC piping to main sewer/an approved septic tank system. Provide and fix all gully traps, terminal vent and other fittings as required. Fill in trenches carefully after work has been inspected and tested and leave the system in perfect working order. All pipes shall be laid to a true and even fall in compliance with the regulations.
82. **STORM WATER DRAINAGE:** From each downpipe lay 100mm field tile drain to even gradient and fall to soakpits not less than 1.000m from building. Pits shall be 1.200 x 1.200 x 1.200 and covered with 100mm concrete slab reinforced with 150 x 150 x 5.30 mesh. Cover with not less than 300mm of topsoil. Alternatively drill 700mm dia holes 4.000m deep and cover similarly.
83. **TESTING AND FILLING IN:** The Contractor shall provide all apparatus for and carry out all tests under the supervision of the Controlling Authorities Inspector. No filling in shall be done until the whole of the drainage system has been approved by the inspector. Fill in all drains, carefully ramming as the work proceeds and clear away all rubbish on completion.

ELECTRICIAN

84. **MATERIALS & GENERAL:** Give all necessary notices to the Electricity Supply Authority and obtain any necessary permit. The entire installation shall comply with the requirements of the N.Z. Electrical Wiring Regulations 1961 and its amendments, and all the Supply Authorities by-laws.
85. **REGULATIONS:** The electrical installation shall be carried out by Registered electricians and shall be in accordance with the N.Z. Electrical Wiring Regulations (1961) and all amendments, and in no case shall the plans or specifications be read to permit work that does not comply with these Regulations or the by-laws of the local Electrical Supply Authority. All permits required shall be obtained by the Electrical Contractor, unless otherwise instructed, before work is commenced on the installation. Any changes in connection with permits or completion notices shall be paid by the Electrical Contractor.
86. **FAIR SUPPLY:** Allow for supply by Overhead lines terminating at an overhead line connector box at point of entry where directed. Allow for supply by underground cable by the most direct route possible to the building then within the framing to the switchboard.
87. **SWITCHBOARD:** Provide and install in a position to be approved a standard domestic switchboard with cover. Fit meters and drill as required. Provide and wire all necessary equipment labelling each item.
88. **FITTINGS:** All plug sockets shall be standard 10 amp 3 pin flush type. Light switches shall be standard 5 amp flush type with rocker switches. All exposed fittings shall be ivory coloured. Provide all points for ceiling and wall mounted light fittings and provide weatherproof connections to exterior fittings. Ensure that solid fixing is provided for all fittings.

89. SCOPE: Provide and fix all necessary wiring for 11 light points including exterior points, 4 double hot points, 4 single hot points, range connection, hot water cylinder connection, T.V. terminal, aerial and earth terminal, and shaver point in Bathroom.

Provide 2000 watt element and thermostat for fitting to hot water cylinder by Plumber.

Allow P.C. sum of \$ 700 for electric cookers.

Allow P.C. sum of \$ — for light shades.

Provide and fix 2 weatherproof opal screw ball fitting

90. EARTHING: Provide and install all earthing required by the Regulation and the Supply Authority.

91. TESTING: Carry out all testing as required by the Electrical Wiring Regulations and to the complete satisfaction of the Supply Authority's Inspector.

SOLID PLASTERER

92. MATERIALS: Cement and water shall be as specified under Concrete Work. Sand shall be washed clean, sharp and coarse grained, and free from earthy or vegetable matter.

Hydrated lime shall be of approved brand. 'Plimortar' or other approved composition may be used in lieu of lime but only in the proportions recommended by the Manufacturers.

93. SCOPE: Allow to plaster the following surfaces in accordance with standard trade practice:-

and steps & sides of terrace

PAINTER

94. STANDARDS: All materials and workmanship shall meet the requirements of all relevant NZS. Specifications and NZSS. C.I. 5 - Code of Practice for Painting.

95. MATERIALS: All materials shall be the best of their respective kinds and shall be taken onto the job in the manufacturers sealed and labelled containers. The materials for all coats shall be the product of the same manufacture and be applied in accordance with the manufacturers instructions.

96. WORKMANSHIP: The work shall be carried out by competent tradesmen in accordance with sound trade practice. Treatments and finishes of a special nature shall be done by the men experienced and competent in such work. Any one coat shall be completed before a further coat is applied. The top and bottom edges of all doors, facings, sashes and the like shall be painted or varnished (whichever applies) with the same number of coats as for the surfaces. Paint shall not be applied to frosty, damp or dirty surfaces. Any work damaged by rain, dust etc, shall be sanded down and re-coated by the Painting Contractor at his own expense. Paint adjacent to glass surfaces shall impinge upon the glass for weather protection. Remove all locks, fittings, etc before painting and replace when finished. Where possible all coats on one surface shall be of the same brand.

97. COLOUR: The Contractor shall allow for a selection of colours from standard colour ranges by the Owner. The tints of undercoats shall approximate those of the finishing colours, but each coat shall vary in colour sufficiently to guarantee full coverage.

98. EXTERIOR WORK:

Concrete Masonry:- One coat of approved sealer followed by two coats of an exterior quality semigloss acrylic latex.

Painted Woodwork:- Prime all surfaces and stop exposed nail holes etc with linseed oil putty. Rub down and apply an approved undercoat and a finishing coat of high gloss enamel.

Stained Woodwork:- Apply one coat of selected stain prior to fixing. After fixing stop all holes with matching filler and apply second coat.

Asbestos Cement Board:- Apply two coats of an exterior quality PVA or latex paint in accordance with the manufacturers directions.

Weatherside:- Touch up priming where necessary, stop, and apply two coats of acrylic gloss or other approved finish.

Roofing:- Not included in this contract.

Galvanised Iron:- Prime with calcium plumbate primer and apply one undercoat and one finishing coat.

99. INTERIOR WORK:

Exposed Beams:- Two coats of selected stain or similar approved

Varnished Trim:- Two coats of selected varnish, rub down between coats.

Painted Woodwork:- Two coats primer undercoat, one coat of full gloss enamel.

Kitchen Joinery:- Selected stain if not specified as factory finish.

Linex Loftboard:- Seal and apply undercoat and one coat of fullgloss enamel to all service rooms. All other surfaces to have 2 coats of approved PVA paint.

Pinex Hardboard:- One coat, one undercoat, one coat full gloss enamel.

Gib. Board/Fibrous Plaster (where not specified for wallpaper): one coat sealer, two coats PVA or one coat sealer, one undercoat one coat full gloss enamel.

Concrete Masonry:- Two coats semigloss acrylic latex or similar approved.

Floors:- Not included in this contract.

Wallpaper:- Walls to be sized and rubbed down before fixing papers. Papers to be hung plumb, neatly butted and trimmed and free from blemishes.

Allow the P.C. sum of \$ _____ per roll for purchase only of papers for the following walls:-

\$10 per roll for Standard papers
\$15 per roll for vinyl papers to
Kitchen, Bathroom & WC
Rooms to be painted 1/2 coat PVA

NEW PLYMOUTH CITY COUNCIL
CITY ENGINEER'S DEPARTMENT

ASSESSED REQUIREMENTS

File No.

5.112

Project: TWO DWG UNITS
Owner: R J VIELVIN
Address: 5 CLEMON RD
Lot No. 13 D.P.

Check Sheet No. 22

Sewer Sheet No. R2

Zone: R2

Sec. No. 111/5

Area of Site: 22979

Plotted: DE

VERIFYING TO BE
COMPLETED BY
17 JUNE 1982

TOWN PLANNING

Designations

Area of Buildings

Coverage

Maximum Height

Front Yard

Relat. of Bldg. Size: (1) Rear Yard
(2) Side Yard

Open Space

Grassed Areas

Trees

Building Lines & Street Widening

Parking

Access to Rear of Site

Accessory Buildings

Service Lanes & R.O.W.

Crossing Length

Gross Floor Area of Shops

Resid. Accom.

Levels of Site

Use of Yards

Loading

Screening

Amalgam. of Titles

Remarks:

TOWN PLANNING CARD	
TOWN PLANNING	
CLUSTERING	
DRAINAGE	
WATER	

Approved Amw

Not Approved

S E R V I C E S

A: SEWER CONNECTION

STORMWATER CONNECTION

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

Fee \$

Fee \$

FEE

\$

B: WATER CONNECTION

Existing Service 12m
 Distance from L/Boundary _____
 Distance: Main to Boundary 14m
 Boundary to Load 8m
 Required Service 19m
 Meter _____

Height above Datum 125'

FEE

\$ 300.00

C: PLUMBING

No. Fittings 5 W.Cs. 2 Baths 2 Basins 1 Sinks 2 Showers 2 Tubs 2 Others _____
 Total Values 18
 Supply Pipe Sizes 1 1/2" 2" 3" P.V.C. ☒ Copper ☒ Gal. Iron ☒
 Backflow Prev. _____
 Other Fittings _____
 Estimated Value \$1175.00 (1/0) Plumbing Fee _____

DRAINAGE

Existing 100' Required 100' New PVC drains
 Fittings Required Trap Vents etc
 Common Drain _____
 Septic Tank _____
 Stormwater Sanitary pits
 Estimated Value \$150.00 (1/0) Drainage Fee _____

Total Estimated Value P. & D. \$1325.00 1/0

FEE

\$ 60.00

D: VEHICULAR CROSSINGS

Type of Footpath Asphalt Condition Good
 Kerb & Channel _____
 Existing Crossing _____
 New Crossing 1 Position _____
 Strengthen Path Sq.Yds. _____ Level at Boundary _____

STREET WORKS FEE

\$ 430.00

DEPOSIT DAMAGE FEE

\$ 150.00

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

Approved *Chen*

Not Approved

*Each unit is to have its own 12m dia
supply and stop cock*

Approved *WJF*

Not Approved

Approved *PC*

Not Approved

Approved *PC*

Not Approved

Approved *WJF*

Not Approved

E : HEALTH & BY-LAWS

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

Approved WJH -----
 Not Approved -----

F : DANGEROUS GOODS

Domestic or Commercial -----
 Storage Capacity & Location NA -----
 Licence Required ----- Yes/No -----

Approved WJH -----
 Not Approved -----

G : BUILDING

Remarks: The reinforcing to the footing - floor slab area is inadequate and is to be upgraded.
The specifications indicated for ceiling insulation is to be acceptable. The depth of this material is to be indicated on the plans.

[New Fees 295]

FEES:	96675	295.00
Bldg.	92700	148
Water Bldg.		3
B.R.L.	98000	95
TOTAL		\$ 396.00

Approved WJH 1506.82 -----
 Not Approved WJH 2.6.82 -----

Building Inspector -----

Specification: -----

Structural Engineer -----

Fire Service -----

VERIFYING TO BS
 COMPLETED 2
 15.6.82

Approved -----
 Not Approved -----
 Recommended -----
 Not Recommended -----

PERMIT NO. 12776

APPROVING ENGINEER

Approved WJH 1506.82 -----
 Not Approved -----

BUILDING FILE

Code No. 111 / 5Subject TWO UNITS
CLOSE IN PORCH FLAT 1No. Sheets 27

12776

Permit No

28713

Date

15. 6. 87

5. 8. 87

NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE:

File No.

5 112

Check Sheet No.

22979

Receipt No.

10212

Sewer Sheet No.

22

Date of Receipt

22.6.82

Zone

Roo R2

28 MAY 1982

Date

28-5-82

TO THE CITY ENGINEER

APPLICATION FOR BUILDING PERMIT

Lot No.

13

At (House No.)

5 German Rd New Plymouth

D.P.

13253

For erection of

Two Dwelling units for sale

Sec. No.

5

OWNER

R J Velvin

ADDRESS

142D Ngamotu Rd

Proposed Use

Dwelling unit for sale

Foundation

Concrete

Walls

Brick Veneer

Roof

Decorative

AREA of Site

218 m²

AREA of existing buildings

m²

AREA of existing accessory buildings

m²

AREA of Building in application

Two units Total

183.45 m²

Builder

R J Velvin

Address

142D Ngamotu Rd

Designer

Address

Structural Eng

Address

Building Projects Authority Required

Yes / No

Supplied

Yes / No

Total Value of Building

\$98000

Sanitary Plumbing and Drainage

\$5300

Value of Building for Permit

\$92700

Water for Building

Building Research Levy on

\$

Hoardings

Mths @

FOR OFFICE USE

Corrected Value Fees

\$1325.00 (1/01)

TOTAL FEES BUILDING

Starting Date

20-6-82

Finishing Date

?

NAME AND ADDRESS OF APPLICANT

R J Velvin

142D Ngamotu Rd

New Plymouth

Phone

513249

Signature of Applicant

R J Velvin

Signature of Owner

R J Velvin

111/5

NEW PLYMOUTH CITY COUNCIL - CITY ENGINEER'S DEPARTMENT
APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

Phone No. 513249

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. 5 Street. Clemons Rd NP Lot No. 13 D.P. 13253
OWNER R. S. Velvin Area of Site
ADDRESS 142 D. Ngamotu Rd Signature of Applicant
Proposed Use Dwelling Units (for sale) Signature of Owner

VEHICULAR CROSSING

Proposed 4 mtrs wide M When required
Position against 1st Ld Boundary
L/Boundary to C/ Line

WATER CONNECTION

Size of Existing Connection ?
Size of Requested Connection 20mm (3/4")
Distance from L/Boundary 14.5 mtrs
No. Units served 400

SEWER CONNECTION & (STORMWATER)

Size of Existing Connection 100mm
Size of Requested Connection
Distance from L/Boundary 14.3 mtrs
Common Drain Yes / No
Stormwater Disposal (specify) Daylitter Holes

Floor level of the lowest sanitary fittings is 0.600 metres
*below/above the ground level of the point where the sewer connection is required.
*Strike out whichever is inapplicable.

Depth of sewer req'd

PLUMBING AND DRAINAGE

Name of Registered Plumber / Drainlayer R. S. Velvin
Value of Proposed Work, Labour Only Plumbing \$950.00
Drainage \$350.00
P.V.C. Copper Galvanised Iron \$1325.00 (100)

Drainage

Size of Existing Drainage 100mm
Size of Proposed Drainage 100mm
Other Works Proposed
Stormwater Disposal (specify) Daylitter Holes

FOR OFFICE USE

File No. 5 112 Rec. No. 10212 Check Sht. No. 22979 FEES Sewer
Date 28 MAY 1982 Zone 100 R2 Sewer Sht. No. 22 Water P & D \$60.00
Veh. Crg

r Adams
A124:PMH

111/5

9 June 1982

Mr R J Velvin
142D Ngamotu Road
NEW PLYMOUTH

Dear Sir

Your application dated 28 May 1982, for permission to erect two dwelling units at No. 5 Clemow Road, Lot 13, has been examined and in accordance with the provisions of Clause 2.9.1 of Chapter 2, NZSS 1900, I have to advise that because insufficient information has been supplied relative to Acts, Regulations and By-laws administered by Council, the issue of the required permit is withheld until the following information has been supplied by way of amendment or addition to the plans and specifications deposited.

As soon as the requirements scheduled below have been satisfactorily attended to and providing there are no other problems arising from the vetting of the plans and specifications the permit will be issued within fourteen (14) days as stipulated in the By-laws and subject to the required fees having been paid.

BUILDING

The reinforcing to the footing - floor slab area is inadequate and is to be upgraded.
The specifications indicate the ceiling insulation is to be acrofibre. The depth of this material is to be indicated on the plans.

Council Officers will be pleased to assist at your earliest convenience.

Yours faithfully

N.G. Harris
CITY ENGINEER.

DEEDS

16

15

14

13

111/5

3.6" GEW Pipe
Laid Aug 1931

Unit

3.6" GEW Pipe
Laid Aug 1931

CLEMORE

512-18
512-12
512-10
512-8
512-6
512-4
512-2

BR 34A

3.6" GEW Pipe
Laid Aug 1931

STREET

D.P. 3090
2

D.P. 3029
PT 3

12505

See Sh

NEW PLYMOUTH CITY COUNCIL - CITY ENGINEER'S DEPARTMENT
BUILDING INSPECTORS - FIELD INSPECTION SHEET

BUILDING INSPECTORS - FIELD INSPECTION SHEET

111/5

Project Address 5 Clemon Rd

Nature of Works Two Dwelling units

Area of New Work 183 m² Value \$ 98,000

Owner R.J. Volvin Phone: 513249

Builder 5-112 Self Phone: _____

File No _____ Check Sheet No 22979

Permit No 12776 Receipt No 10212 Date: 22.6.82

2. COMMENTS TO BUILDING INSPECTOR

3. SUMMARY OF INSPECTIONS		Date	Int	Date	Int	Date	Int
Footings and Steel							
Floor Slabs							
Reinforcing to Block Walls							
Sub Floor Framing and racing							
ll and Roof Framing							
ulation							
etion		18/4/88					
Sent to Streetworks							

11/5
SPECIFICATION OF LABOUR & MATERIALS

5 112

28 MAY 1982

OWNER: Velwin & Velwin Ltd.
AT: 5 Clemois Rd. New Plymouth
LOT No: 13 D.P.: 13253
CONTRACTOR: Velwin & Velwin Ltd.

(E.A.) = Not Applicable

All trades refer to addenda

PRELIMINARY AND GENERAL

1. SCOPE: This contract comprises in general the erection of specification and the plans herewith based on Housing Corp. requirements or any other lending authority and should comply with same in all respects.
2. NOTICES, FEES, ETC: The Contractor shall give all usual notices to the Local Authority, arrange for foundation inspection etc and the testing of drainage works, apply for and pay for Building Permits and comply with the requirements of all Local Body By-Laws.
3. INSURANCES: Before commencing this contract the Contractor must effect all insurance with an approved company to cover any liability of the owner for accidents or workers compensation for any accidental injury to any worker or death of same in the course of his employment. The Contractor shall maintain such insurance until the completion of the job.
The contractor shall insure the buildings and keep them similarly insured until completion of the contract, against loss or damage by fire in the joint names of the owner and contractor for the full insurable value of the works executed. All policies and receipts for premiums for such insurance to be lodged with the Employer.
4. BY-LAWS: The Contractor shall conform in all respects to the By-Laws of any Local Authorities having jurisdiction over the work, and all relevant Council Standard Specifications.
5. PAYMENTS: Progress payment - unless otherwise agreed upon - shall be paid monthly up to 90% of the estimated value of the work performed. The 10% retention monies shall become due on the expiration of the period of maintenance. Before progress payments are made the Contractor shall submit to the Employer a statement showing the total estimated value of the works executed.
6. PRIME COST SUMS: Prime Cost (P.C.) sums shall be for the supply only of materials. The Contractor shall allow in his price to take delivery of and fix such items.
The expenditure of P.C. sums shall be under the control of the Employer and any adjustments, over or under the sum allowed shall be added to or deducted from the contract price together with any profit allowed.
7. MATERIALS: All materials shall be the best of their respective kinds specified or implied, and anything not specifically mentioned, but necessary in accordance with the usual custom of the trade, or necessary to the proper completion of the work shall be allowed for by the Contractor.

8. INTERPRETATION: Materials shown but not specified must be of a kind commonly employed for the services it is intended to perform. The Contractor will be responsible for the setting out of the works and all figure dimensions will take precedence over scaled dimensions. The drawings and these specifications together with any addenda will be considered sufficient for the description of the works and shall be read in conjunction with each other.
9. PERIOD OF MAINTENANCE: The Contractor shall maintain the works in a thorough state of repair for a period of thirty (30) days after the owner has accepted the works as complete. After the expiry of the maintenance period the contractor shall make an inspection of the works and make good any defects to the satisfaction of the owner.
10. DAMAGE: The Contractor shall be held responsible for and shall make good any damage to adjoining property, embankments, paths, roads, fences etc.
11. TEMPORARY POWER & WATER: The Contractor shall be responsible for the supply of electric power and water for all trades. He shall make arrangements with the local Authority and pay all fees and charges for temporary installation, running costs and remove same at completion of the contract.
12. EXTRAS: No additional work will be undertaken without written agreement between employer and contractor.
13. SITE CLEARANCE: At completion of contract clear away all sheds, plants, gear, rubbish, etc and leave buildings and site clean and tidy. Floors shall be swept, glass cleaned inside and out, sanitary fittings cleaned and the premises left ready for occupation.

EXCAVATOR

14. EXCAVATIONS: Excavate for foundations, steps etc to the depths shown or to solid bottom. Excavate for drains to depths and falls required or specified. Excavate for all other services required by any particular sub-trade.
- Maintain all excavations and fillings against subsidence or settlement. Keep all excavations free of water seepage or debris. Clean out foundation excavations prior to placing of reinforcing steel and maintain same both clean and dry until concrete is poured. All foundation excavations shall be level at the bottom. Backfill and ram the earth in 150mm layers, all excavations after concrete has set.

CONCRETOR

15. CONCRETE WORK: All concrete work shall be carried out in accordance with NZSS 1900, Chapter 9.3A and its amendments.

Immediately before placing, formwork shall be cleaned out and construction joints prepared. Concrete shall be handled as rapidly as possible from the mixer to the final position in the formwork. Concrete shall be conveyed and placed so that no segregation takes place and it shall be immediately spaded, tamped or rammed into position. No layer shall be more than 45 minutes old when fresh concrete is placed on it. Any joint left more than 45 minutes shall be treated as a construction joint and left for a period of not less than 24 hours. Concrete shall be thoroughly worked and consolidated around steel reinforcement and into all parts of the formwork so that no voids or cavities are left.

Co-operate with other trades and form all necessary openings, recesses, ducts etc. Build in all bolts, plugs, grounds etc

Concrete work: Formwork shall be accurately set out, straight and true, strong and rigid, well braced, tied and strutted and close jointed to prevent leakage. Formwork shall be removed carefully without causing any injury to the concrete.

The minimum time between placing of concrete and removal of formwork shall be three days for walls and seven days for slabs.

All concrete shall be adequately protected against damage.

Concrete slabs shall be kept moist for a minimum of seven days after initial set by spraying, the use of wet sacks or other approved methods.

16. CONCRETE: Concrete which is to be reinforced shall be ordinary grade concrete proportioned to give a workable dense concrete of not less than 17.5 MPa crushing strength at 28 days. The maximum aggregate size shall be 20mm and the minimum cement content shall be 320 kg/cu metre.

Concrete used for filling masonry cavities, bond beams etc, shall have a minimum crushing strength of 17.5 MPa at 28 days and a maximum aggregate size of 12mm.

Site concrete shall have a maximum crushing strength of 10 MPa at 28 days.

17. CONCRETE FLOOR: Lay hoistop 737 or similar approved vapour barrier over the whole of the floor slab area.

Lap and tape all joints with 50mm wide pressure sensitive tape. Lap all joints 150mm minimum. Supply place, screed and consolidate the concrete floor slab as shown on the drawings to an average consolidated depth of 100mm over the compacted hardfill and vapour barrier. Ensure the vapour barrier does not become damaged during the operation. Finish slab with a vibrating steel screed. Immediately the initial set has taken place in the concrete surface work the concrete with a wood float to produce a surface that is uniform in texture and free from screed and float marks. When the concrete has hardened sufficiently to prevent excess fines being worked to the surface, work with a steel rotary power float to form a level, dense, smooth finish.

18. REINFORCEMENT: Before using in the work and immediately prior to concrete placing, all reinforcement shall be free from dust, dirt, loose rust and mill scale, paint, oil and all other deleterious substances. Reinforcement shall be accurately placed in accordance with the drawings and firmly secured with 1.60mm soft iron wire at intersections as required. Ties or stirrups shall be bent tightly around the main reinforcing. Laps shall be 40 diameters for plain bars and 32 diameters for deformed bars.

19. FILES: Files shall be 200 x 200 precast concrete with wires embedded. Files shall project at least 450mm above ground and be set in 300 x 300 x 150 concrete pads.

20. VENTILATORS: Set in foundation walls where necessary approved ventilators. Space at 1.800m centres and not more than 750mm from each corner.

21. PORCHES & STEPS: Walls to be 125mm thick concrete or concrete block construction. Porch floors to be 100mm thick reinforced with 666 mesh or 10mm R.H.S. rods at 400mm centres. Steps to be formed of concrete and treads to be at least 250mm and risers not more than 175mm. Slabs, steps to rest on properly rammed hardfill.

BLOCKLAYER

22. **BLOCKWORK:** All concrete masonry work shall conform to the requirements of NZS 1900, Chapter 9.2 1964. Concrete for filling cavities and reinforcing steel shall be as in section 16 and 18 above. All work shall be carried out by tradesmen skilled in concrete block construction. Place all vertical reinforcing in the centre of cavities. Fill all reinforced cores and bond beams with concrete as work proceeds.

BRICKLAYER

23. **BRICK OR MASONRY VENEER:** All brick or masonry veneer shall be in accordance with the requirements of NZS 1900 Chapters 6.1 and 6.2. Bricks shall be laid in stretcher bond true to line, level and plumb and in accordance with best trade practice. All work shall be laid from the lowest corner and no corner shall be raised more than 900mm above wall line. Toothing will not be permitted. All joints will be completely filled with mortar and the bricks shall be shoved into place at least 12mm. Joints shall be not more than 10mm thick and shall be tooled as work proceeds. The veneer shall be constructed using

CARPENTER AND JOINER

24. **TIMBER:** All timber to comply to the NZS No 169 or Variations approved by the Housing Corporation, but to be generally as follows:-
- | | |
|-----------------------------|--|
| Sub Floor: | Tanalised No 1 Framing Grade Radiata Pine or Building A Grade Heart Rimu or Matai. |
| Framing: | Boric or Tanalith Treated No 1 Framing Grade Radiata Pine. |
| Exterior Finishing Timbers: | Tanalised Dressing A Grade Rimu, Matai, Radiata Pine or Heart D.A. Rimu Matai. |
| Interior Finishing Timbers: | Treated or Heart Dressing A Rimu or Matai or treated D.A. Radiata Pine. |
| Cupboard Fittings etc: | Treated Factory Grade Radiata Grade Radiata Pine and/or Particle Board. |
| Flooring Timbers: | 20mm H.B. Flooring Grade TWP Particle Board. |
25. **SEASONING:** All timber must be well seasoned as is procurable, either in the open air or kiln-dried. Joinery timber and other dressed timber shall be machined only after its moisture content has been reduced to 12-13% based on oven dry weight.
26. **DAIRY PROOF COURSE:** Between all faces of timber in contact with concrete or concrete masonry, place a full width, length and height layer of approved 3 ply bitumen fabric D.P.C.
27. **SLEEPERS:** To be 100x75 wired or bolted to foundations and scarfed and halved.
28. **FLOOR JOISTS:** To be lapped 300mm and spiked together over bearers and set out to suit flooring sheets. Joists spanning more than 2.400m to be stiffened with herring-bone strutting or solid bridging in rows at 2.400m maximum centres.

29. WALL PLATES: To be in long lengths. Bearer plates to be butt jointed over continuous support, top plates half lapped.
30. STUDS: 100x50 at not more than 450mm centres 75x50 for non-bearing walls, 100x75 for bearing walls supporting another floor above.
31. BRACKETS: 3 rows to each wall, minimum size 75x50.
32. BRACES: 150x25 or 'bryde' angle cut flush with framing as close as possible to 45°. Walls up to 4.500m long to have 1 brace, over 4.500m 2 braces in opposite directions.

33. LINTELS:	up to 1.000m span	100x50	} Rail. line only
	up to 1.350m span	100x75	
	up to 1.500m span	2/100x50	
	up to 1.600m span	2/150x50	
	up to 2.400m span	2/200x50	
	up to 3.000m span	2/250x50	
	over 3.000m span	2/300x50	

Beams up to 2.4m span to be checked 12mm into studs, over 2.4m span to be supported on 100x50 studs nailed to main studs.

34. CEILING JOISTS: 100x50 at 500mm centres maximum and where practicable spiked alongside rafters.
35. RUNNERS: 100x50 across all joists spanning 2.400m or more. Where span of runners is 2.400 to 3.600m runner to be 150x50 and 200x50 where span is more than 3.600m.
36. RAFTERS: 100x50 at 900mm maximum centres. Support with 100x50 under purlins. Struts of 100x50 and collar ties of 150x25 to alternate rafters.
37. TRUSSES: Approved nail plate trusses (in lieu of rafters etc) to be at 900mm centres. Securely fix to wall plates with 'Trip-L-Grips'. Brace according to manufacturers recommendations.
38. PURLINS: 75x50 at 750mm centres maximum.
39. RIPS AND RIDGES: To be 200x25.
40. VALLEYS: Valley rafters to be 100x50, valley boards to be 150x25. For all tile roofs frame in accordance with the manufacturers instructions.
41. FASCIA BOARD: ex 150x30 or as detailed.
42. EAVES & EXTERIOR CEILINGS: line with 4.5mm flat asbestos cement board frame with 75x50.
43. EXTERIOR WALL CLADDING: Summit Stone

44. FLOORING: To be 20mm HD TWP Particle Board. Sand on completion.
45. FINISHING FIXTURES: Standard mouldings to Owners approval.
46. BUILDING PAPER: Line exterior face of external timber framed walls with a standard weight building paper laid horizontally with 100mm laps. Replace any paper that becomes torn during construction.

47. INSULATION: ALL R.I.G. Wall Batt
W. 100mm. Perforated to Ceiling.

48. INTERNAL LININGS:

Walls; Laundry:

Toilet:

Kitchen:

Bathroom:

Shower:

H.W. & Linen Cupboard:

Dinette:

Bedrooms & Wardrobes:

Passages:

Lounge:

Stairway:

Rumpus Room:

Family Room:

Garage:

Ceilings:

Pirex tiles - 10 unit
Sub 50 - 10 garage

All Gibraltar Board joints to be stopped to an even flush finish ready for finishing by Painter.

49. ACCESS DOOR: Allow to form door to underside of house, 800mm wide b available height.

50. ROOF ACCESS: Allow to form access trapdoor to roof in ceiling, 600x Material is to match ceiling. Provide 12mm planted stops and finish around margin with suitable architrave.

51. HARDWARE: Allow the P.C. sum of \$ for the purchase of all lock and all other door furniture, catches, handles, hooks etc as selected by the owner. Allow to fit same.

52. BOX-IN BATH: Allow to Box-in around bath with same material as bathroom wall linings.

53. WARDROBE SHELVES & COAT RAILS: Provide and fix ex 300x25 shelf full width of wardrobe 1650mm above floor. Provide and fix 20mm H.B. galvanised pipe rail under shelf.

54. CUPBOARD SHELVES: Polical 80

55. EXTERNAL DOORS: To have 40mm rebated jambs with weathered sill. Hang on 100mm galvanised butts. Front entry to be Ranch Slides

Rear entry door to be Aluminium Sliding Door

56. INTERNAL DOORS: To be hollow core full flush type hung on 3-90mm AC loose pin butt hinges of approved brand sliding gear.

Main Doors - 1980 x

Bathroom Doors - 1980 x

Toilet Doors - 1980 x

Cupboard Doors - 1980 x

Wardrobe Doors -

Alaska Sliding

losing to be 50mm maximum.

Open type to be constructed with undercarriages ex 150x75 tread cleats and treads ex 50mm thick - no risers.

Supply handrail ex 75x50 bevelled and rounded to one side of each flight of stairs.

58. JOINERY: as per plans

Rotary cut mahogany Doors

Bank 4 drawers doors to suit

59. VALITY UNITS: as above, no drawers

60. WINDOWS: Aluminium Bronze

61. BATHROOM CABINET: Supply and install a standard plastic moulded cabine within wall thickness complete with mirror door or any other similar unit approved by the Owners.

62. GLAZING: Supply and fix all glass in windows and doors using appropriate weight glass according to the size of the frame. All glass shall be clear except for the following frames which shall be obscure glazed to Owners approval:-

ROOFER

63. ROOFING: Work to be carried out by experienced tradesmen to produce a weatherproof job in accordance with the manufacturers specifications. All accessories shall be purpose made for the particular roofing being fixed. Supply standard guarantees where applicable.

64. ROOF UNDERLAY: Cover the roof frame with 50mm x 19 gauge galvanised wire netting lightly stretched and stapled to the framing. Cover the netting with medium weight building paper. Lay with 50mm laps and secure to purlins with large headed galvanised clouts. Damaged paper shall be replaced.

65. ROOFING (Galvanised Iron): Roofing shall be 0.45mm gauge galvanised corrugated iron. Fix roofing with leadheaded nails nailing at every second corrugation at ends and every third corrugation at centres. Cut iron neatly to hips and valleys with 50mm overhang at spouting and valleys. Hips and ridges to be covered with lead edged 0.6mm galvanised iron. Fix lead capping pieces at junctions of ridges and hips.

66. ROOFING (Coated Galvanised Tiles): Over rafters lay 15lb Rag Felt lapped at joints and securely fixed. Place timber battens laid out for full tiles wherever possible. Lay selected tiles in strict accordance with the manufacturers specifications complete with purpose made accessories. Touch up all bare patches and nail heads with suitable mastic.

67. ROOFING (Other): Decorative tiles

PLUMBER

68. PRELIMINARY: Comply with all regulations, take out all permits and pay all charges. All work shall comply with the 'Plumbing and Drainage Regulations' 1959 and any subsequent amendments.
69. MATERIALS: All materials including pipes, fittings and fixtures shall be the best of their kinds and shall fully comply with the requirements of their respective standards.
70. FLASHINGS: Allow to supply and fix all flashings as required to make the building absolutely watertight.
71. SPOUTING & DOWNPIPES: Provide and fix approved PVC spouting and downpipes complete with all necessary fittings. Fix with graded falls to downpipes strapped to walls or posts and disposed into stormwater drains.
72. COLD WATER: Lead in from main supply in 12/20mm rigid PVC or galvanised iron to an approved pressure reducing valve system or a 135 litre high density polythene supply tank in roof. Supply tank to be complete with galvanised tray and overflow. Lead 12mm branches to fittings as per plan
73. HOT WATER: Supply and fix a 180 Litre Electric or 135 Litre gas hot water cylinder. Lag all hot water pipes and provide exhaust through roof and sludge outlet. All piping shall be in copper. Lead 12mm branches to as per plan
74. TOILET: Supply and fix a white porcelain pan with plastic double flap seat. Supply and fix an approved flushing cistern complete with all necessary fittings.
75. WASTE LINES: Carry waste pipes from all fittings with traps, cleaning eyes etc, as required. All wastes to discharge over gully traps and be in short easy runs securely supported.
76. VENT LINES: Carry all vent pipes to drains and fittings as required by the Local Authority. Conceal where possible within frame-work. Soil pipes and back vents to wastes shall be approved rigid PVC. Terminal vents shall be rigid PVC or Fibrolite of approved size and quality.
77. TAPS: Rosetaps to be brass. All other taps to be 'Methren' brand or similar approved C.F. streamlined type marked Hot and Cold. Bath taps shall be 20mm, all other taps 12mm. Provide stopcock on supply line before first draw off point. Install C.F. stopcock on supply to W.C. cisterns.
78. FITTINGS: Provide and fix:-

as per plan

DRAINLAYER

79. **PERMITS:** Apply for all necessary permits and pay all fees in connection with same.
80. **REGULATIONS:** The drainage shall comply in all respects with the 'Plumbing and Drainage Regulations' 1959 and its amendments and all Local Body by-laws.
81. **SOIL DRAINS:** Lay all drains necessary to take wastes from gully traps and W.C.'s in 100mm first quality earthenware with socket joint sealed with rubber rings or 110mm Terrain PVC piping to main sewer/an approved septic tank system. Provide and fix all gully traps, terminal vent and other fittings as required. Fill in trenches carefully after work has been inspected and tested and leave the system in perfect working order. All pipes shall be laid to a true and even fall in compliance with the regulations.
82. **STORM WATER DRAINAGE:** From each downpipe lay 100mm field tile drain to even gradient and fall to soakpits not less than 1.000m from building. Pits shall be 1.200 x 1.200 x 1.200 and covered with 100mm concrete slab reinforced with 150 x 150 x 5.30 mesh. Cover with not less than 300mm of topsoil. Alternatively drill 700mm dia holes 4.000m deep and cover similarly.
83. **TESTING AND FILLING IN:** The Contractor shall provide all apparatus for and carry out all tests under the supervision of the Controlling Authorities Inspector. No filling in shall be done until the whole of the drainage system has been approved by the inspector. Fill in all drains, carefully ramming as the work proceeds and clear away all rubbish on completion.

ELECTRICIAN

84. **MATERIALS & GENERAL:** Give all necessary notices to the Electricity Supply Authority and obtain any necessary permit. The entire installation shall comply with the requirements of the N.Z. Electrical Wiring Regulations 1961 and its amendments, and all the Supply Authorities by-laws.
85. **REGULATIONS:** The electrical installation shall be carried out by Registered electricians and shall be in accordance with the N.Z. Electrical Wiring Regulations (1961) and all amendments, and in no case shall the plans or specifications be read to permit work that does not comply with these Regulations or the by-laws of the local Electrical Supply Authority. All permits required shall be obtained by the Electrical Contractor, unless otherwise instructed, before work is commenced on the installation. Any changes in connection with permits or completion notices shall be paid by the Electrical Contractor.
86. **FAIR SUPPLY:** Allow for supply by Overhead lines terminating at an overhead line connector box at point of entry where directed. Allow for supply by underground cable by the most direct route possible to the building then within the framing to the switchboard.
87. **SWITCHBOARD:** Provide and install in a position to be approved a standard domestic switchboard with cover. Fit meters and drill as required. Provide and wire all necessary equipment labelling each item.
88. **FITTINGS:** All plug sockets shall be standard 10 amp 3 pin flush type. Light switches shall be standard 5 amp flush type with rocker switches. All exposed fittings shall be ivory coloured. Provide all points for ceiling and wall mounted light fittings and provide weatherproof connections to exterior fittings. Ensure that solid fixing is provided for all fittings.

89. SCOPE: Provide and fix all necessary wiring for 11 light points including exterior points, 4 double hot points, 4 single hot points, range connection, hot water cylinder connection, T.V. terminal, aerial and earth terminal, and shaver point in Bathroom.

Provide 2000 watt element and thermostat for fitting to hot water cylinder by Plumber.

Allow P.C. sum of \$ 700 for electric cookers.

Allow P.C. sum of \$ — for light shades.

Provide and fix 2 weatherproof opal screw ball fitting

90. EARTHING: Provide and install all earthing required by the Regulation and the Supply Authority.

91. TESTING: Carry out all testing as required by the Electrical Wiring Regulations and to the complete satisfaction of the Supply Authority's Inspector.

SOLID PLASTERER

92. MATERIALS: Cement and water shall be as specified under Concrete Work. Sand shall be washed clean, sharp and coarse grained, and free from earthy or vegetable matter.

Hydrated lime shall be of approved brand. 'Plimortar' or other approved composition may be used in lieu of lime but only in the proportions recommended by the Manufacturers.

93. SCOPE: Allow to plaster the following surfaces in accordance with standard trade practice:-

and steps & sides of terrace

PAINTER

94. STANDARDS: All materials and workmanship shall meet the requirements of all relevant NZS. Specifications and NZSS. C.I. 5 - Code of Practice for Painting.

95. MATERIALS: All materials shall be the best of their respective kinds and shall be taken onto the job in the manufacturers sealed and labelled containers. The materials for all coats shall be the product of the same manufacture and be applied in accordance with the manufacturers instructions.

96. WORKMANSHIP: The work shall be carried out by competent tradesmen in accordance with sound trade practice. Treatments and finishes of a special nature shall be done by the men experienced and competent in such work. Any one coat shall be completed before a further coat is applied. The top and bottom edges of all doors, facings, sashes and the like shall be painted or varnished (whichever applies) with the same number of coats as for the surfaces. Paint shall not be applied to frosty, damp or dirty surfaces. Any work damaged by rain, dust etc, shall be sanded down and re-coated by the Painting Contractor at his own expense. Paint adjacent to glass surfaces shall impinge upon the glass for weather protection. Remove all locks, fittings, etc before painting and replace when finished. Where possible all coats on one surface shall be of the same brand.

97. COLOUR: The Contractor shall allow for a selection of colours from standard colour ranges by the Owner. The tints of undercoats shall approximate those of the finishing colours, but each coat shall vary in colour sufficiently to guarantee full coverage.

98. EXTERIOR WORK:

Concrete Masonry:- One coat of approved sealer followed by two coats of an exterior quality semigloss acrylic latex.

Painted Woodwork:- Prime all surfaces and stop exposed nail holes etc with linseed oil putty. Rub down and apply an approved undercoat and a finishing coat of high gloss enamel.

Stained Woodwork:- Apply one coat of selected stain prior to fixing. After fixing stop all holes with matching filler and apply second coat.

Asbestos Cement Board:- Apply two coats of an exterior quality PVA or latex paint in accordance with the manufacturers directors.

Weatherside:- Touch up priming where necessary, stop, and apply two coats of acrylic gloss or other approved finish.

Roofing:- Not included in this contract.

Galvanised Iron:- Prime with calcium plumbate primer and apply one undercoat and one finishing coat.

99. INTERIOR WORK:

Exposed Beams:- Two coats of selected stain or similar approved

Varnished Trim:- Two coats of selected varnish, rub down between coats.

Painted Woodwork:- Two coats primer undercoat, one coat of full gloss enamel.

Kitchen Joinery:- Selected stain if not specified as factory finish.

Linex Loftboard:- Seal and apply undercoat and one coat of fullgloss enamel to all service rooms. All other surfaces to have 2 coats of approved PVA paint.

Pinex Hardboard:- One coat, one undercoat, one coat full gloss enamel.

Gib. Board/Fibrous Plaster (where not specified for wallpaper): one coat sealer, two coats PVA or one coat sealer, one undercoat one coat full gloss enamel.

Concrete Masonry:- Two coats semigloss acrylic latex or similar approved.

Floors:- Not included in this contract.

Wallpaper:- Walls to be sized and rubbed down before fixing papers. Papers to be hung plumb, neatly butted and trimmed and free from blemishes.

Allow the P.C. sum of \$ _____ per roll for purchase only of papers for the following walls:-

\$10 per roll for Standard papers
\$15 per roll for vinyl papers to
Kitchen, Bathroom & WC
Space to be painted 1/2 coat PVA

NEW PLYMOUTH CITY COUNCIL
CITY ENGINEER'S DEPARTMENT

ASSESSED REQUIREMENTS

File No.

5.112

Project: TWO DWG UNITS
Owner: R J VELVIN
Address: 5 CLEMON RD
Lot No. 13 D.P.

Check Sheet No. 22

Sewer Sheet No. R2

Zone: R2

Sec. No.

Area of Site:

Plotted: DE

VERIFYING TO BE
COMPLETED BY
17 JUNE 1982

111/5

TOWN PLANNING

Designations

Area of Buildings

Coverage

Maximum Height

Front Yard

Relat. of Bldg. Size: (1) Rear Yard
(2) Side Yard

Open Space

Grassed Areas

Trees

Building Lines & Street Widening

Parking

Access to Rear of Site

Accessory Buildings

Service Lanes & R.O.W.

Crossing Length

Gross Floor Area of Shops

Resid. Accom.

Levels of Site

Use of Yards

Loading

Screening

Amalgam. of Titles

Remarks:

TOWN PLANNING CARD	
TOWN PLANNING	
CLUSTERING	
DRAINAGE	
WATER	

Approved Amw

Not Approved

S E R V I C E S

A: SEWER CONNECTION

STORMWATER CONNECTION

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

Fee \$

Fee \$

FEE

\$

B: WATER CONNECTION

Existing Service 12m
 Distance from L/Boundary _____
 Distance: Main to Boundary 14m
 Boundary to Load 8m
 Required Service 19m
 Meter _____

Height above Datum 125'

FEE

\$ 300.00

C: PLUMBING

No. Fittings 5 W.Cs. 2 Baths 2 Basins 1 Sinks 2 Showers 2 Tubs 2 Others _____
 Total Values 18
 Supply Pipe Sizes 1 1/2" 2" 3" P.V.C. ☒ Copper ☐ Gal. Iron ☒
 Backflow Prev. _____
 Other Fittings _____
 Estimated Value \$1175.00 (1/0) Plumbing Fee _____

DRAINAGE

Existing 100' Required 100' New PVC drains
 Fittings Required Trap Vents etc
 Common Drain _____
 Septic Tank _____
 Stormwater Sanitary pits
 Estimated Value \$150.00 (1/0) Drainage Fee _____

Total Estimated Value P. & D. \$1325.00 1/0

FEE

\$ 60.00

D: VEHICULAR CROSSINGS

Type of Footpath asphalt Condition Good
 Kerb & Channel _____
 Existing Crossing _____
 New Crossing 1 Position _____
 Strengthen Path Sq.Yds. _____ Level at Boundary _____

STREET WORKS FEE

\$ 430.00

DEPOSIT DAMAGE FEE

\$ 150.00

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

Approved *Chen*

Not Approved

*Each unit is to have its own 12m dia
supply and stop cock*

Approved *WJF*

Not Approved

Approved *PC*

Not Approved

Approved *PC*

Not Approved

Approved *WJF*

Not Approved

E : HEALTH & BY-LAWS

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

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

F : DANGEROUS GOODS

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

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

G : BUILDING

Remarks:

*The reinforcing to the footing - floor slab area is inadequate and is to be upgraded.
 The specifications indicated for ceiling insulation is to be acceptable. The depth of this material is to be indicated on the plans.*

FEES:	96675	295.00
Bldg.	92700	148
Water Bldg.		3
B.R.L.	98000	95
TOTAL		\$ 396.00

[New Fees 295]

Building Inspector -----

Approved *[Signature]* 1506.82 -----
 Not Approved *[Signature]* 2.6.82 -----

Specification: -----

Structural Engineer -----

Fire Service -----

VERIFYING TO BS
 COMPLETED 2
 15.6.82

Approved -----
 Not Approved -----
 Recommended -----
 Not Recommended -----

PERMIT NO. 12776

APPROVING ENGINEER

[Signature]
 Approved 75/6/82 -----
 Not Approved -----

NEW PLYMOUTH CITY COUNCIL

111/5

7 109

29899

FOR OFFICE USE:

File No. Check Sheet No.
 Receipt No. 71751 Sewer Sheet No. 22
 Date of Receipt 17. 8. 87 Zone. Res R2

Date 28.7.87

ADDRESS OF PROPERTY 1/5 CLEMON RD. NEW PLYMOUTH
 LEGAL DESCRIPTION OF LAND: LOT 13 D.P. 13968
 NAME OF OWNER OF LAND MRS L L STEWART ADDRESS: 1/5 CLEMON RD
 NAME OF OWNER OF BUILDING: ABOYE ADDRESS:
 NAME OF PRINCIPAL CONSULTANT: ADDRESS
 NAME OF OCCUPIER MRS LL STEWART ADDRESS
 NAME OF BUILDER: A E HILL ADDRESS:
 11 TAINUI ST
 NEW PLYMOUTH

PROPOSED USE OF BUILDING

For Permission To CLOSE IN PORCH

Documents: attached as part of this application which are applicable:

- Drawings - Two sets ☐
- (See notes on back of sheet)
- Specifications - Two copies ☐
- Form No. 2 - Structural Design Features Summary Part A and Part B ☐
- Form No. 3 - Fire and Egress Features Summary ☐
- Building Project Authority ☐

Estimated starting date.....

Estimated completion date.....

DESCRIPTION OF PROPOSED WORK:

New building ☐ Conversion ☐
 Addition ☐ Demolition ☐
 Alteration ☒
 Hoardings Mths

New floor area 5.94 M²

Total Value of Building Excluding G.S.T. \$ 2318.00

Sanitary Plumbing and Drainage (Labour only) \$ NIL
 (Excluding G.S.T.)

Value of Building for Permit \$ 2318.00

FOR OFFICE USE
 Corrected Value

NAME OF APPLICANT A E HILL

Address 11 TAINUI ST NEW PLYMOUTH

Signature A E Hill Telephone No. 83499

Acting in capacity Builder (e.g. owner, builder, principal consultant)

BUILDING INSPECTOR'S
FIELD SHEET

AUTHORITY

Stats. No. E 028783
No. 6/0 29899

NEW PLYMOUTH CITY COUNCIL

Inspector: M

File No. 7/109/87

Receipt No. 71751

Date Permit Issued 17/8/87

OWNER	
Name	MRS LL STEWART
Mailing Address	FLAT 1 2 CLEMON ROAD NEW PLYMOUTH

BUILDER	
Name	A E HILL
Mailing Address	11 TAINUI ST NEW PLYMOUTH 83499

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	AS ABOVE
Street Name	
Town/District	
Riding	

LEGAL DESCRIPTION	
Valuation Roll No.	
Lot	13
D.P.	535
Section	
Block	
Survey District	

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

CHANGE IN TENURE - DWELLING

FLOOR AREA		DWELLING UNITS	
Whole	5	Number	
Sq. Metres		Erected	
TOTAL	Building	2212	00
ESTIMATED	Plumbing		
VALUES	Drainage	221	20
\$	GET	2549	00
	TOTAL		

NATURE OF PERMIT (TICK BOX)	
☐	NEW BUILDING - exclude domestic garages and domestic outbuildings
☐	FOUNDATIONS ONLY
☒	ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED - include installation of heating appliances
☐	NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
☐	DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE	
Building Permit	\$
Street Damage Deposit	\$
Building Research Levy	\$
Plumbing	\$
Drainage	\$
Sewer Connection	\$
Water Connection	\$
Vehicle Crossing Levy	\$
M.S. Plumbing	\$
TOTAL:	\$

Receipt No.

Date of Payment

Authorized Officer

17/8/87

[Signature]

Special Conditions:

Date Inspected

REMARKS (e.g. stage reached with work)

22-9-87

Completed

(CONTINUED OVER)

17

NEW PLYMOUTH CITY COUNCIL

CITY ENGINEER'S DEPARTMENT

ASSESSED REQUIREMENTS

File No. 7 109

Project: CLOSE-TO PORCH Check Sheet No. 29899
 Owner: MRS LL STEWART FLAT 1 Sewer Sheet No. 22 Plotted: 1/1
 Address: 5 CLEMON ROAD Zone: R20 R2
 Lot No. 13 D.P. 535 Sec. No. _____ Area of Site: _____

TOWN PLANNING

Designations _____

Area of Buildings _____

Coverage _____

Maximum Height _____

Front Yard _____

Relat. of Bldg. Size: (1) Rear Yard _____
 (2) Side Yard _____

Open Space _____

Grassed Areas _____

Trees _____

Building Lines & Street Widening Check ALR

Parking _____

Access to Rear of Site _____

Accessory Buildings _____

Service Lanes & R.O.W. _____

Crossing Length _____

Gross Floor Area of Shops _____

Resid. Accom. _____

Levels of Site _____

Use of Yards _____

Loading _____

Screening _____

Amalgam. of Titles _____

Remarks: _____

SEE SECTION CARD

TOWN PLANNING	
BUILDING	
DRAINAGE	
WATER	

Approved Rw

Not Approved _____

S E R V I C E S

A: SEWER CONNECTION

STORMWATER CONNECTION

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

Fee \$ _____

Fee \$ _____

FEE

\$:

B: WATER CONNECTION

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

Height above Datum _____

FEE

\$:

C: PLUMBING

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

P.V.C. ☐ Copper ☐ Gal. Iron ☐

Plumbing Fee _____

DRAINAGE

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

Drainage Fee _____

Total Estimated Value P. & D. \$ _____

FEE

\$:

D: 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

\$:

Note: G.S.T. is to be excluded from all fees quoted in this Document.

Note: G.S.T. is to be excluded from all fees quoted in this Document.

Approved 26/7

Not Approved_ _ _ _ _

Approved - *[Signature]* - - - - -

Not Approved _ _ _ _ _

Approved

Not Approved _ _ _ _ _

Approved- - - - - -

Not Approved - - - - -

Approved B. J. Palmer 3/8/87

Not Approved_ _ _ _ _

F : HEALTH & BY-LAWS

11 10 9 8 7 6 5 4 3 2 1

Light

Ventilation _ _ _ _ _

Remarks:

Approved -- *JDC* *4/2/82* --

Not Approved_____

F : DANGEROUS GOODS

Domestic or Commercial -----

Storage Capacity & Location-----

Licence Required ----- Yes/No -----

Approved _____

Not Approved _____

G. BUILDING

Remarks:

FEEES :

Bldg.	23/5	23-00
-------	------	-------

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

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

TOTAL	\$ 23.00
-------	----------

Approved WFO 29-7-87

Not Approved_____

Building Inspector - - - - -

Specification: _____

Approved_ _ _ _ _

Not Approved_ _ _ _ _

Structural Engineer. - - - - -

Recommended _ _ _ _ _

Not Recommended - - - - -

Fire Service _ _ _ _ _ 58

PERMIT NO. 78783

APPROVING ENGINEER

Approved M. Gues 9/19/81

Not Approved_ _ _ _ _

16mm 35.

BUILDING FILE

Code No. 111 / 5

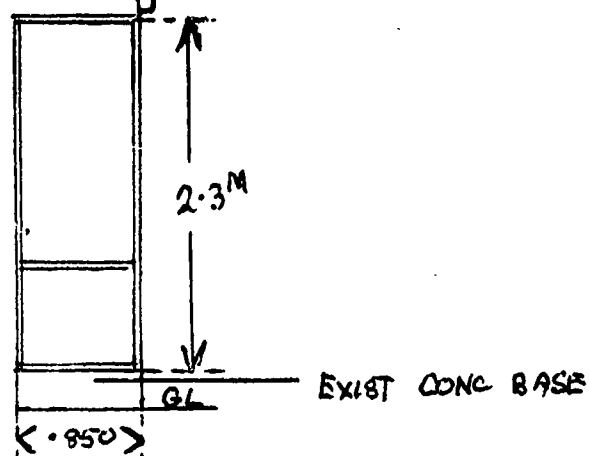
Subject TWO UNITS
CLOSE IN PORCH FLAT 1

No. Sheets 4

Permit No 12716
28783

Date 15-6-87
5-8-87

111/5 7 109
28 JUL 1987

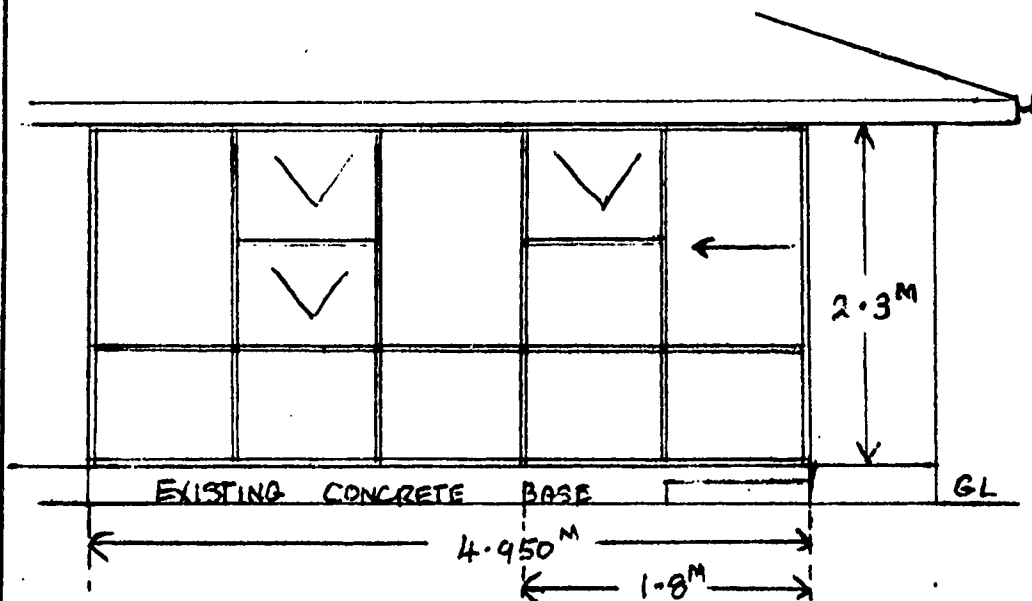


VIEW NORTH 1:50

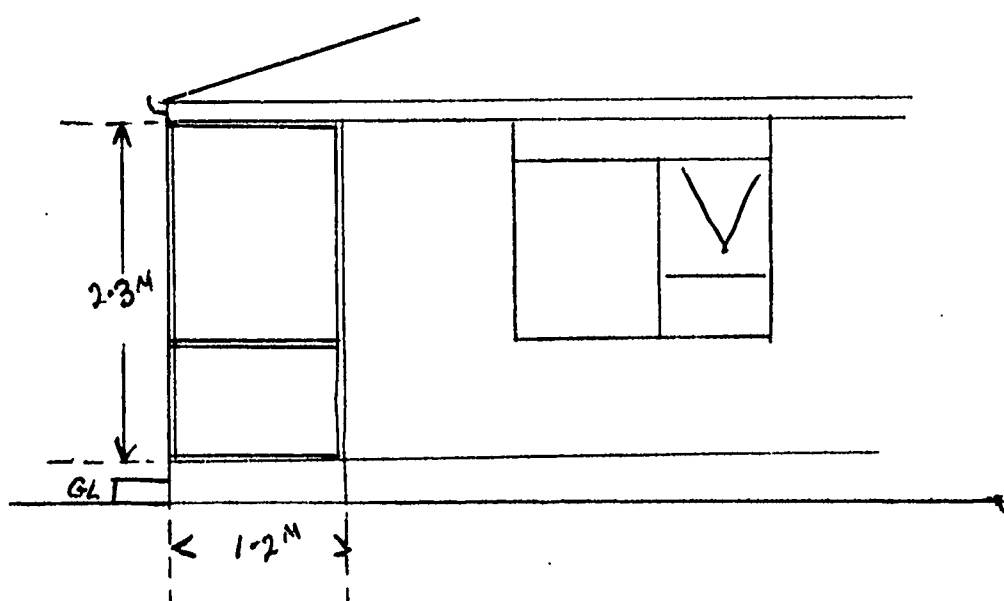
SPECIFICATIONS	
Foundations	Exist Conc Patio
Aluminium Framed Screens	Bronze
Glazing	Clear
Area of opening windows	1.89 M ²
in proposed screens	1.89 M ²
Area of Existing patio	5.94 M ²
UNITS	By Nu Lox Industries

D.P. 13968

SET 13



VIEW WEST 1:50



VIEW SOUTH 1:50

NEW PLYMOUTH CITY COUNCIL
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 CITY
COUNCIL.

DATE

TOWN PLANNING

PUBLIC HEALTH

BUILDING

ENGINEER

PLAN 1:50

LOUNGE DINING
5M x 4M 20 M²

Area of opening
Sash 6 M²

EXISTING R/S

EXISTING PATIO
Area 5.94 M²

4.950M

Proposed Closing in of Porch

For Mrs L. L. STEWART 1/5 CLEMOW RD NEW PLYMOUTH.

SCALE: 1:50

DRAWN:

AELH.

DATE: 28/7/87

APPROVED:

16mm 35.

BUILDING FILE

Code No. 111 / 5

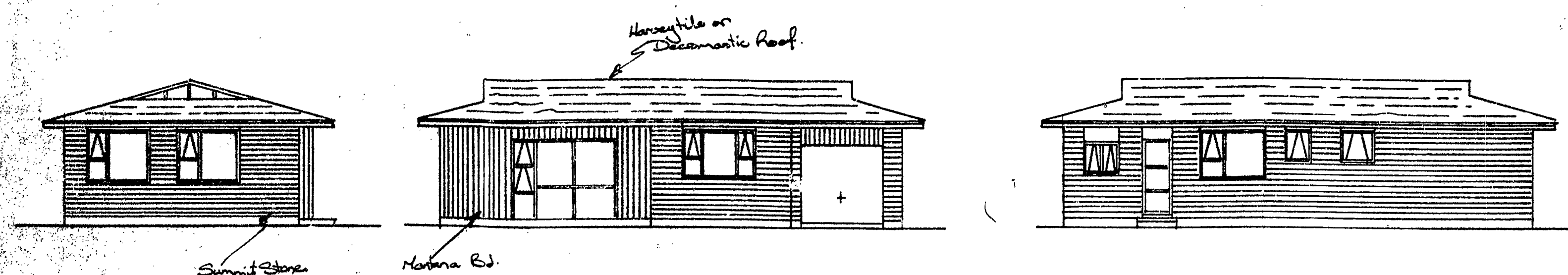
Subject TWO UNITS
CLOSE IN PORCH FLAT 1

No. Sheets 4

Permit No 12716
28783

Date 15-6-87
5-8-87

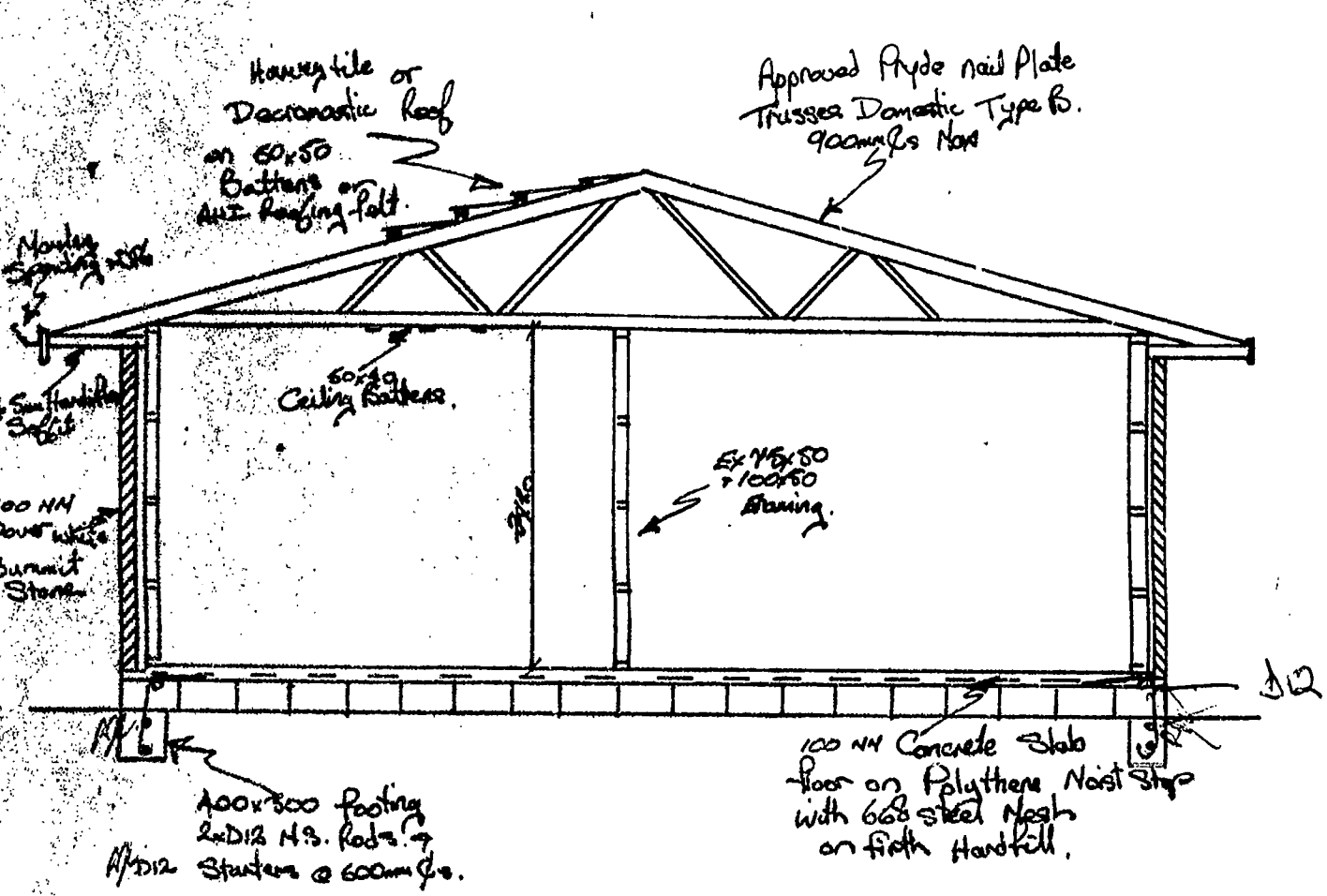
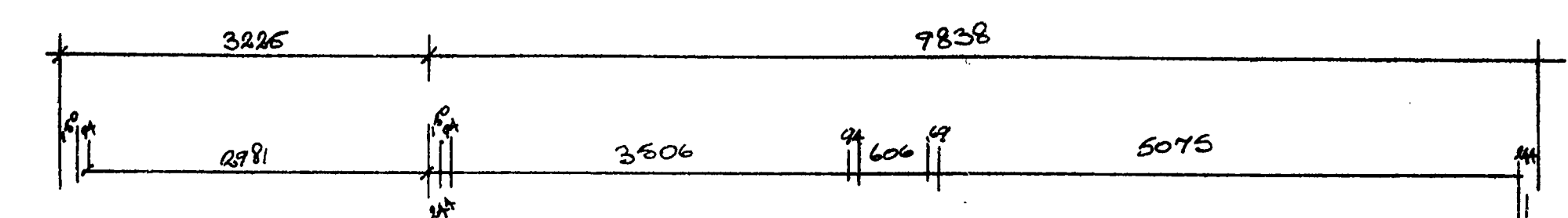
111/5
5 112
26 MAY 1982



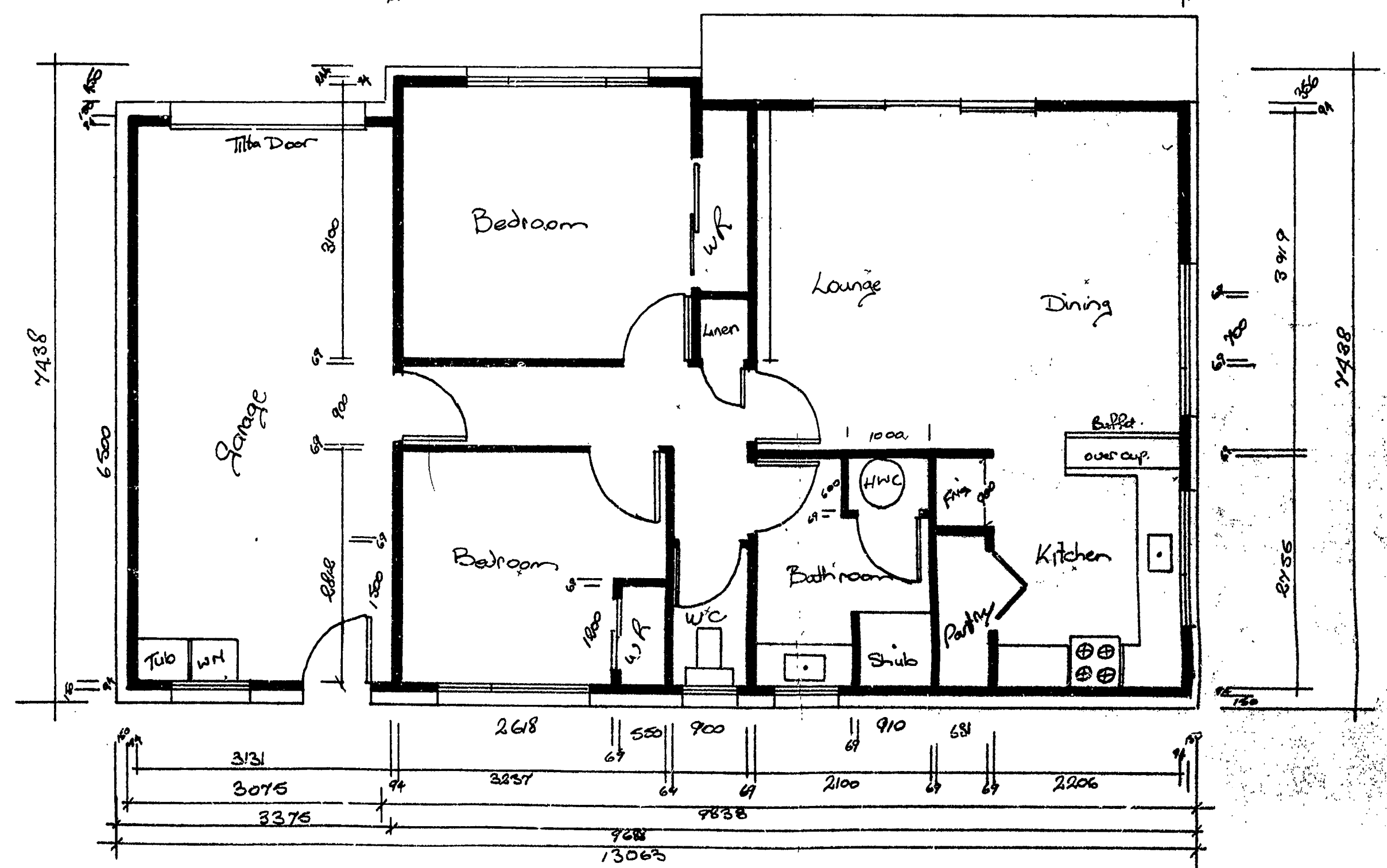
NEW PLYMOUTH CITY COUNCIL
PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE
AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS
REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH CITY
COUNCIL.

TOWN PLANNING PMW 31-5-82
PUBLIC HEALTH PH 8/6/82
BUILDING PH 15/6/82
ENGINEER PH

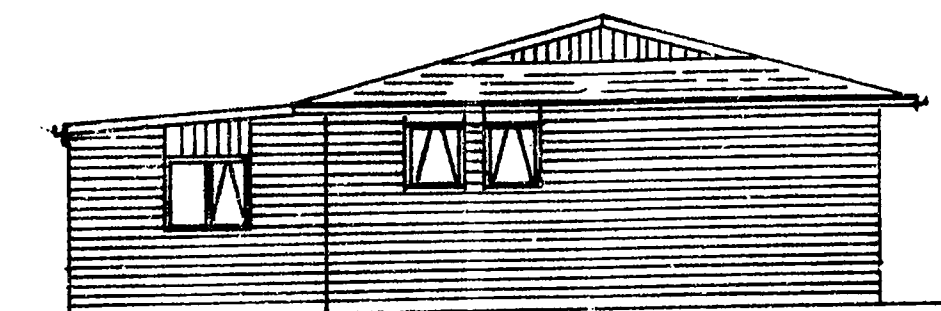
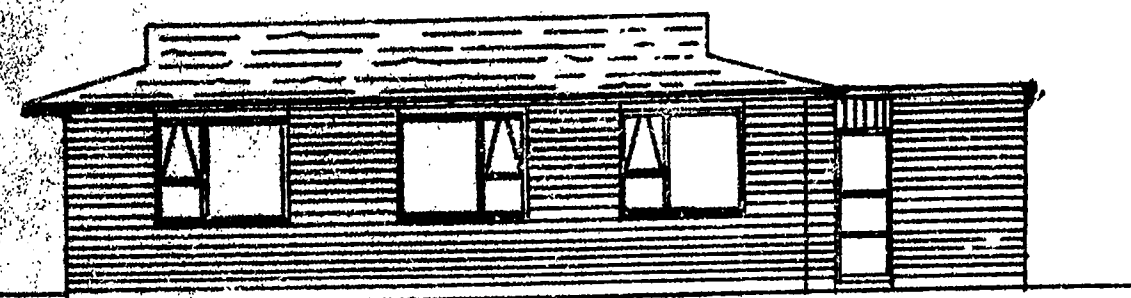
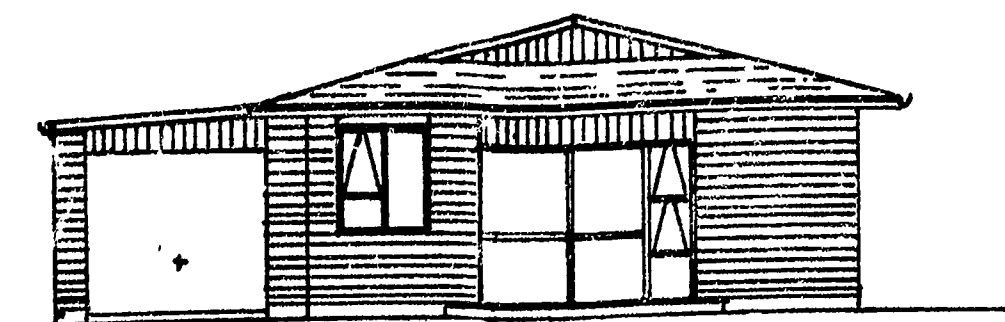
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY
OF THE NEW PLYMOUTH CITY COUNCIL AND MUST
BE KEPT ON SITE.



Typical Cross Section



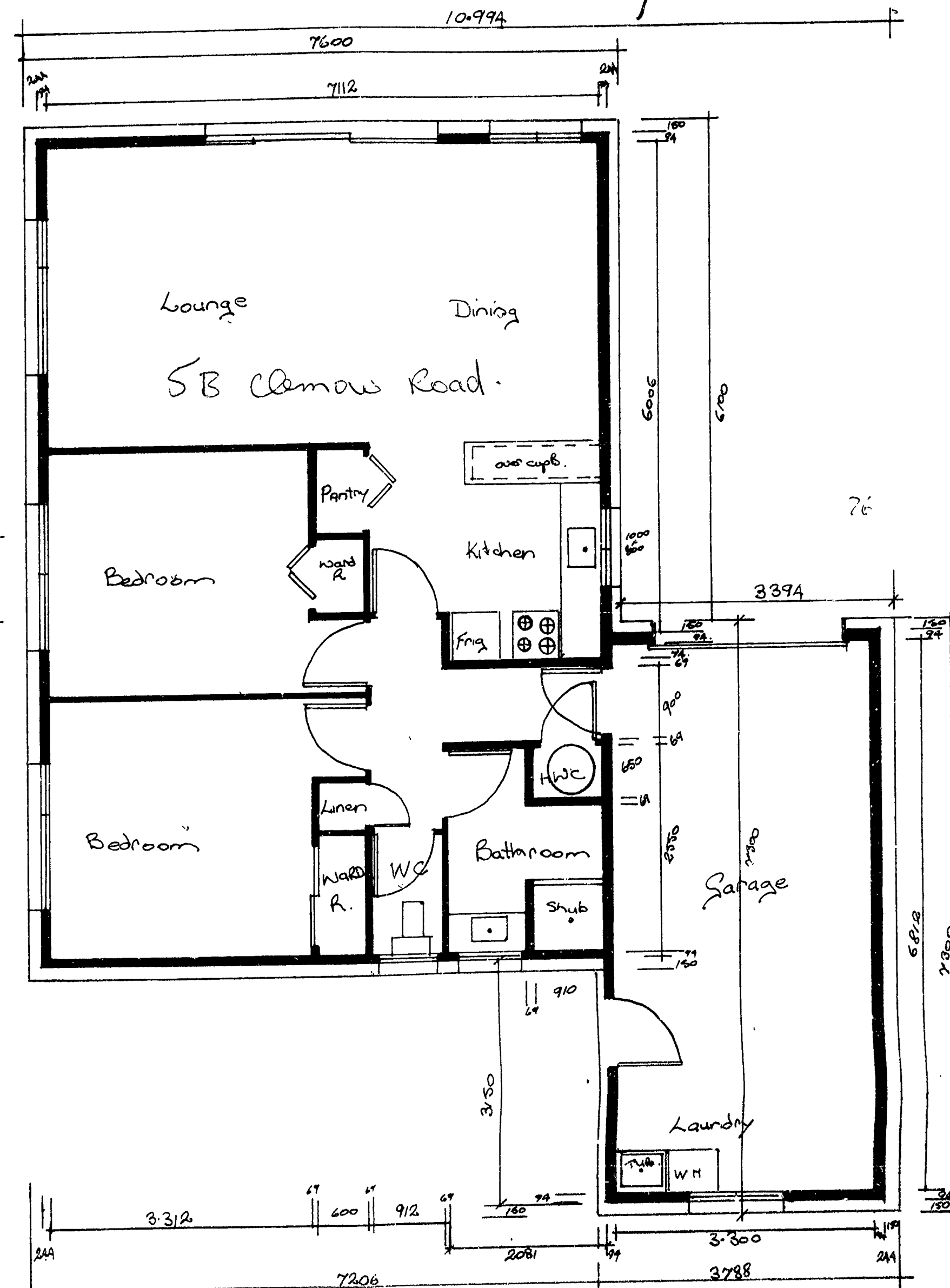
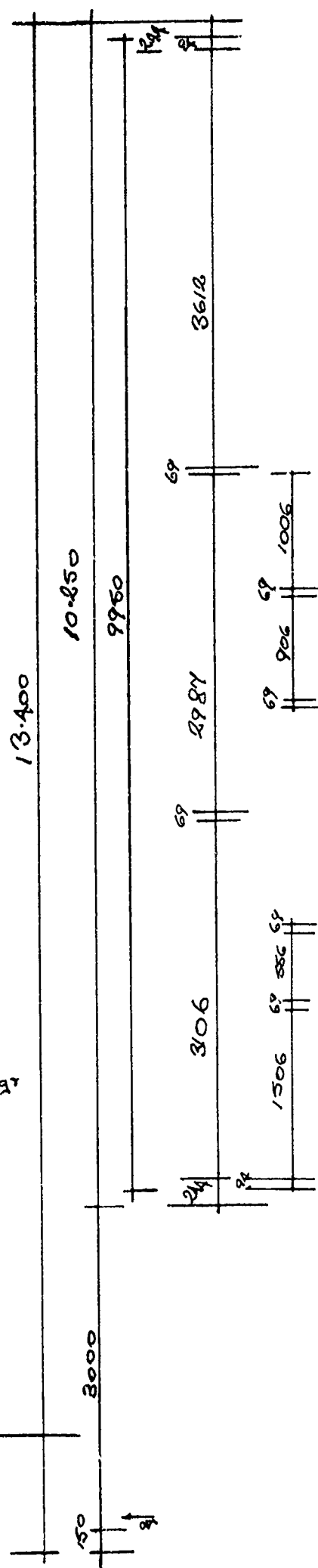
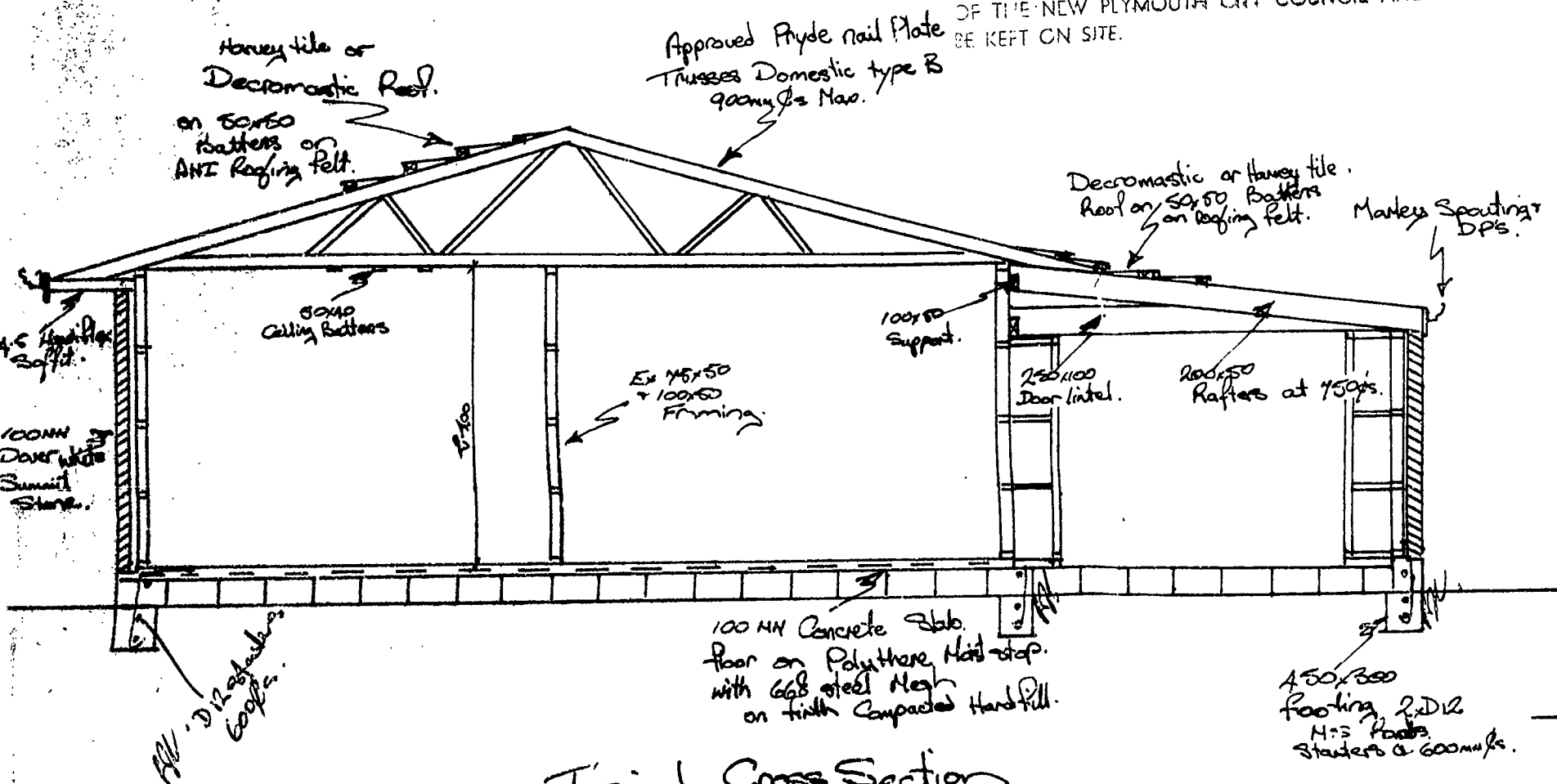
111/5
5 112
28 MAY 1982



NEW PLYMOUTH CITY COUNCIL
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 CITY
COUNCIL.

TOWN PLANNING	DATE
PUBLIC HEALTH	
BUILDING	
ENGINEER	

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



VELVIN + VELVIN LTD
142D NGAMOTU RD
NEW PLYMOUTH

HOME UNITS FOR VELVIN + VELVIN LTD
AT 5 Clemon Rd. N.P.

DRAWN BY R J VELVIN			SHEET TWO
DRAWN TRACED	CHECKED DATE	SCALE 1:100 + 1:50	SERIES OF 3 REF

16mm 35.

BUILDING FILE

Code No. 111 / 5

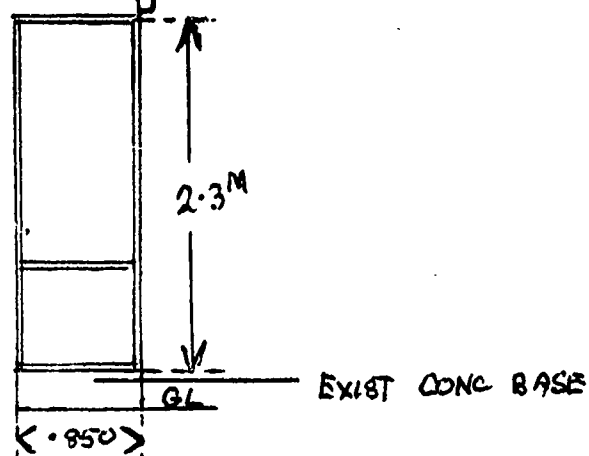
Subject TWO UNITS
CLOSE IN PORCH FLAT 1

No. Sheets 4

Permit No 12716
28783

Date 15-6-87
5-8-87

111/5 7 109
28 JUL 1987

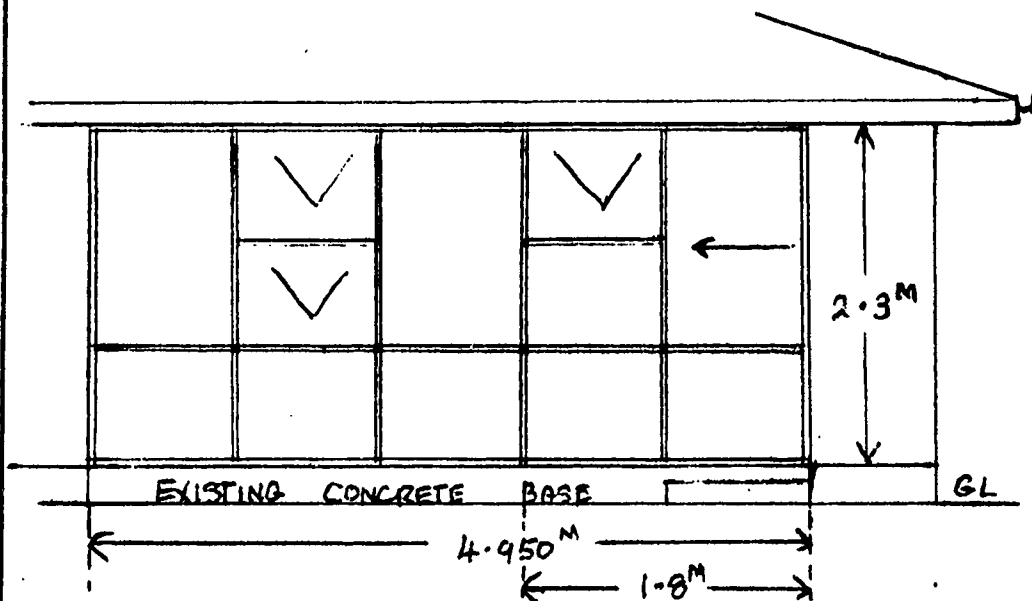


VIEW NORTH 1:50

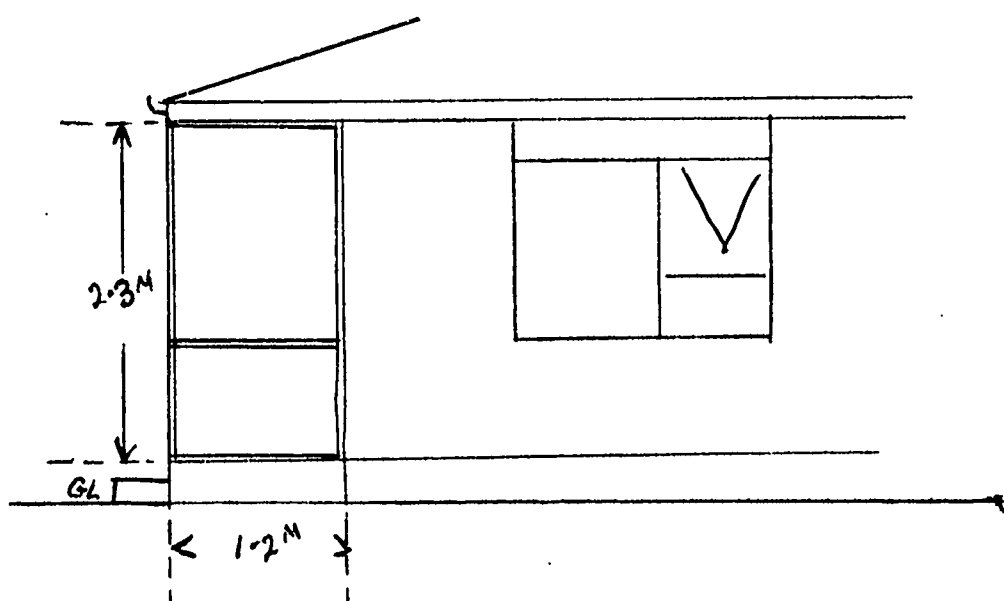
SPECIFICATIONS	
Foundations	Exist Conc Patio
Aluminium Framed Screens	Bronze
Glazing	Clear
Area of opening windows	1.89 M ²
in proposed screens	1.89 M ²
Area of Existing patio	5.94 M ²
UNITS	By Nu Lox Industries

D.P. 13968

SET 13



VIEW WEST 1:50



VIEW SOUTH 1:50

NEW PLYMOUTH CITY COUNCIL
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 CITY
COUNCIL.

DATE

TOWN PLANNING

PUBLIC HEALTH

BUILDING

ENGINEER

PLAN 1:50



LOUNGE

DINING

5M x 4M

20 M²

Area of opening
Sash 6 M²

EXISTING R/S

EXISTING PATIO

Area

5.94 M²

4.950M

1.2M

Proposed Closing in of Porch

For Mrs L. L. STEWART 1/5 CLEMOW RD NEW PLYMOUTH.

SCALE: 1:50

DRAWN:

AELH.

DATE: 28/7/87

APPROVED:

16mm 35.

BUILDING FILE

Code No. 111 / 5

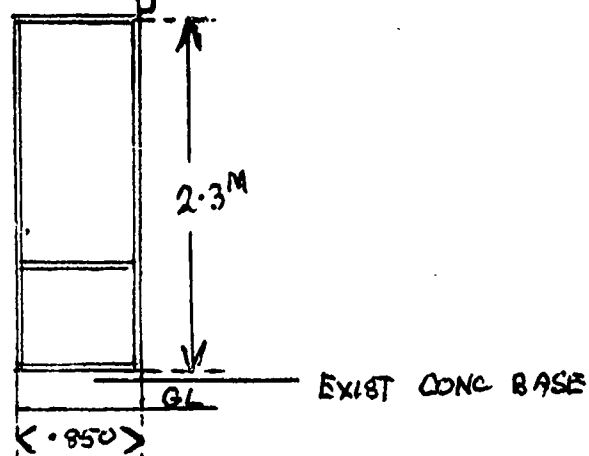
Subject TWO UNITS
CLOSE IN PORCH FLAT 1

No. Sheets 4

Permit No 12716
28783

Date 15-6-87
5-8-87

111/5 7 109
28 JUL 1987

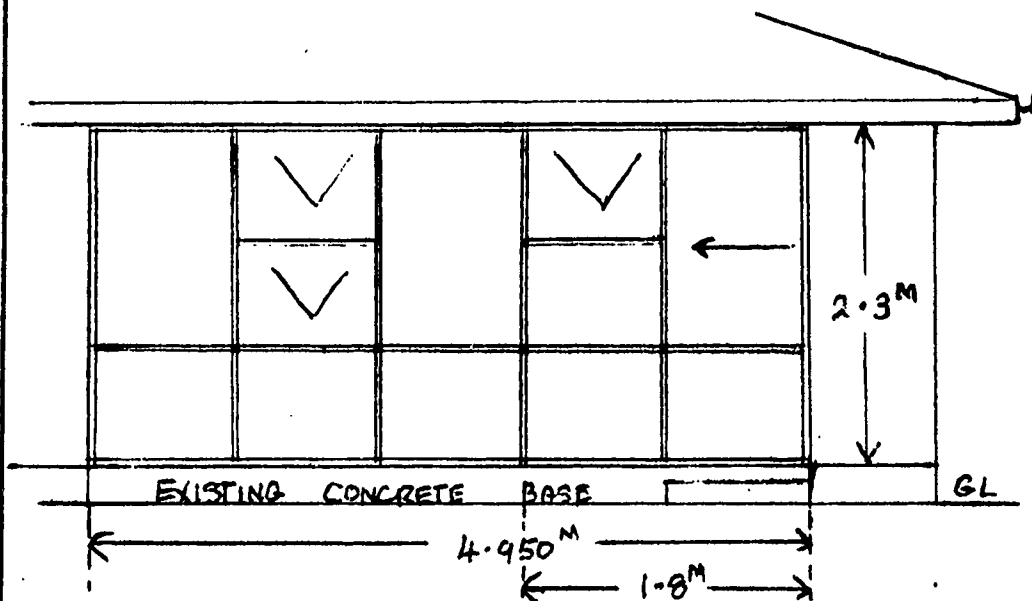


VIEW NORTH 1:50

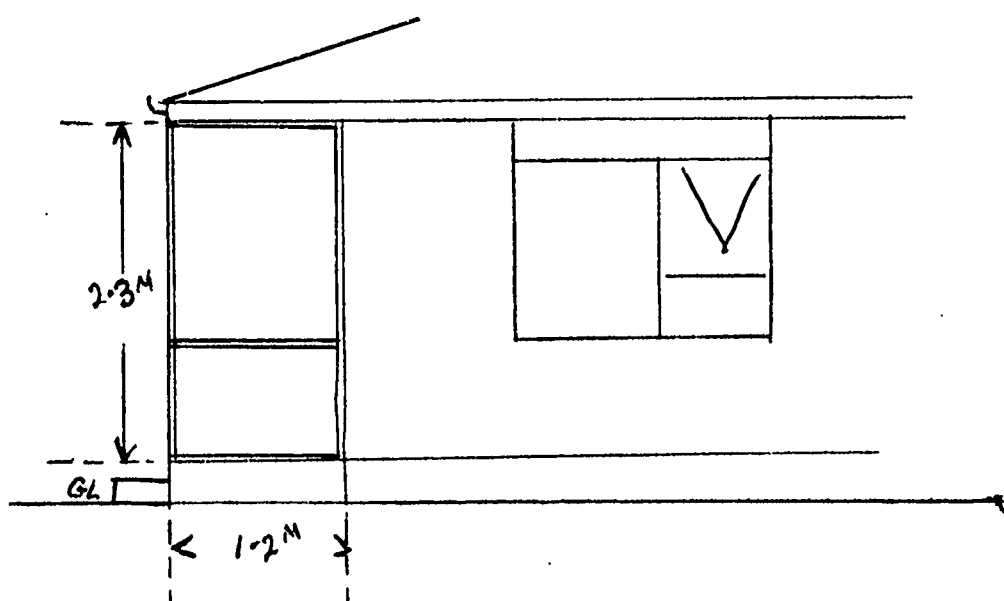
SPECIFICATIONS	
Foundations	Exist Conc Patio
Aluminium Framed Screens	Bronze
Glazing	Clear
Area of opening windows	1.89 M ²
in proposed screens	1.89 M ²
Area of Existing patio	5.94 M ²
UNITS	By Nu Lox Industries

D.P. 13968

SET 13



VIEW WEST 1:50



VIEW SOUTH 1:50

NEW PLYMOUTH CITY COUNCIL
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 CITY
COUNCIL.

DATE

TOWN PLANNING

PUBLIC HEALTH

BUILDING

ENGINEER

THESE PLANS AND SPECIFICATIONS
ARE THE PROPERTY OF THE CITY OF NEW PLYMOUTH

PLAN 1:50



LOUNGE DINING
5M x 4M 20 M²

Area of opening
Sash 6 M²

EXISTING R/3

EXISTING PATIO
Area 5.94 M²

4.950M

Proposed Closing in of Porch

For Mrs L. L. STEWART 1/5 CLEMOW RD NEW PLYMOUTH.

SCALE: 1:50

DRAWN:

AEH.

DATE: 28/7/87

APPROVED:

16mm 35.

BUILDING FILE

Code No. 111 / 5

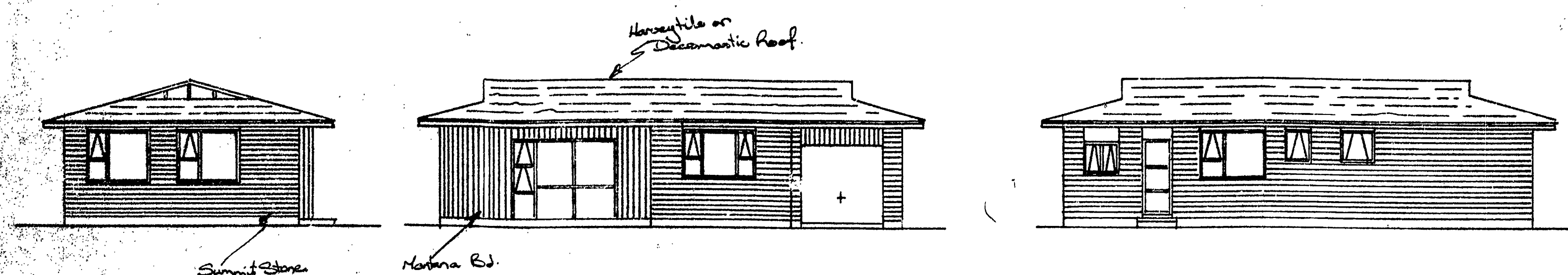
Subject TWO UNITS
CLOSE IN PORCH FLAT 1

No. Sheets 4

Permit No 12716
28783

Date 15-6-87
5-8-87

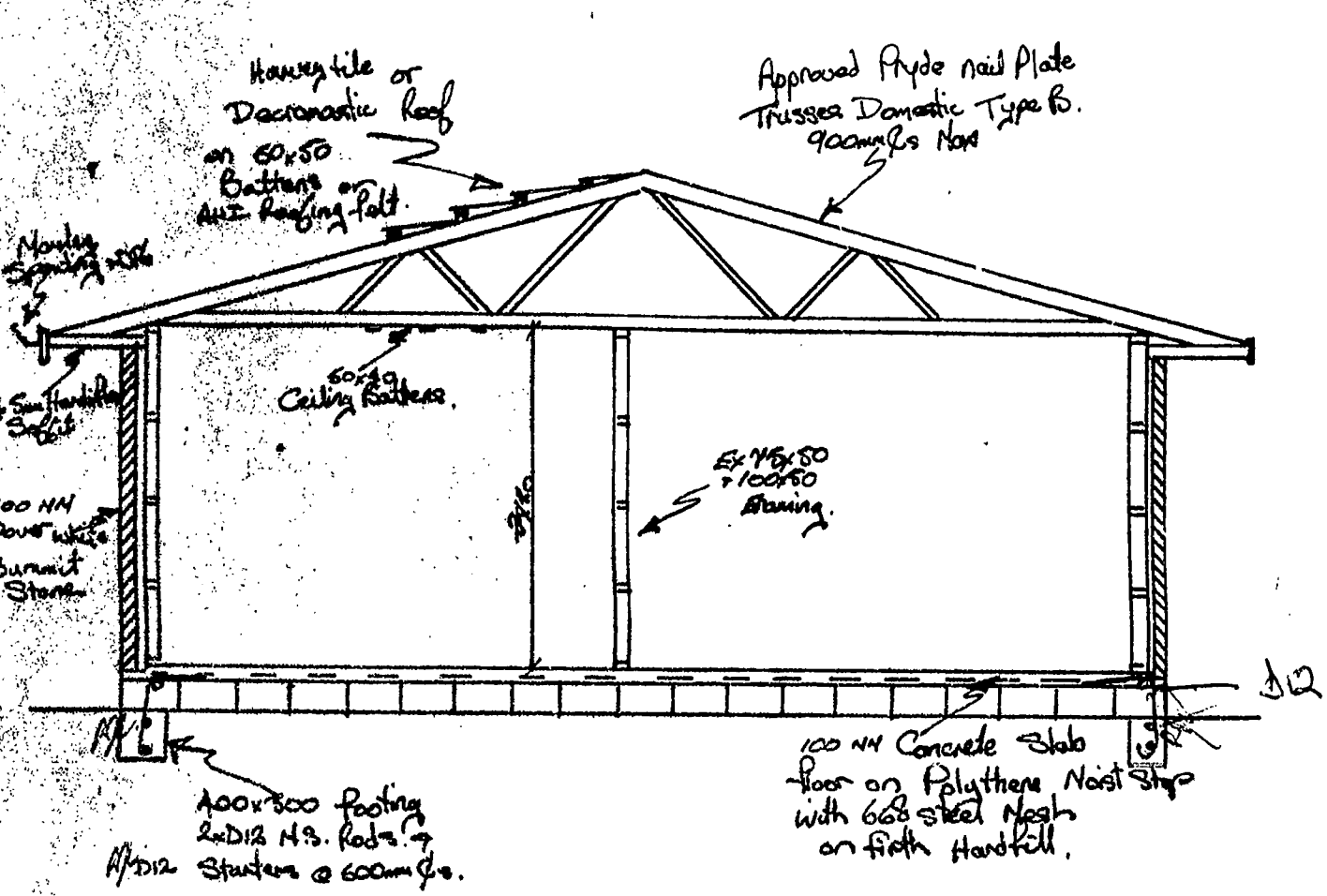
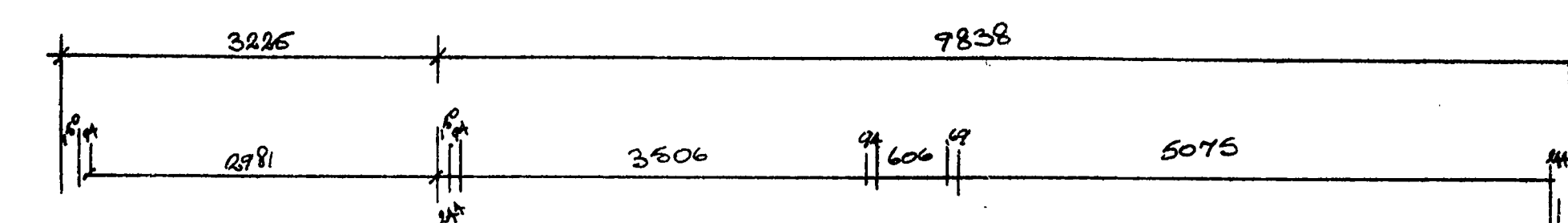
111/5
5 112
26 MAY 1982



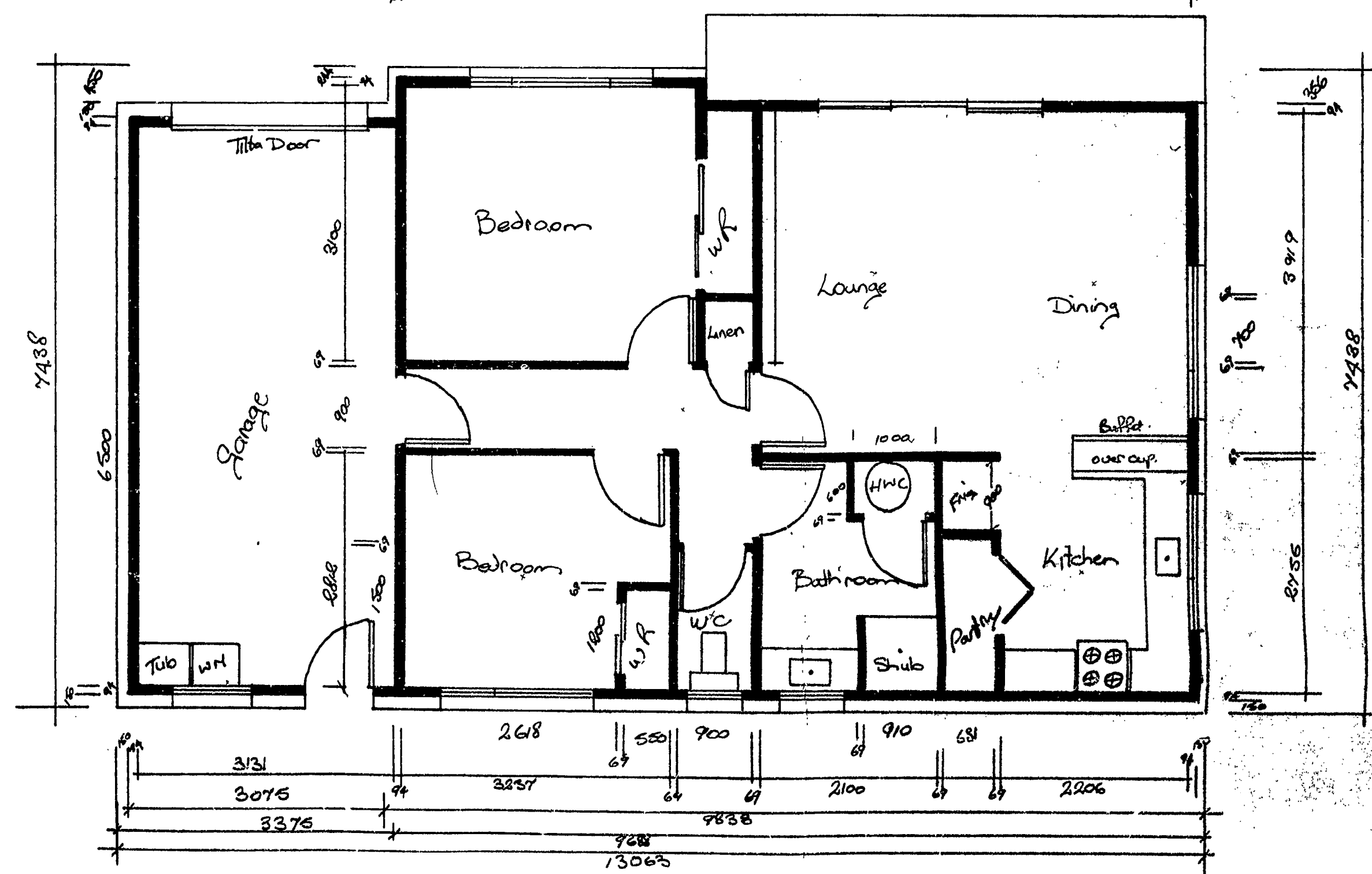
NEW PLYMOUTH CITY COUNCIL
PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE
AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS
REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH CITY
COUNCIL.

TOWN PLANNING PMW 31-5-82
PUBLIC HEALTH PH 8/6/82
BUILDING PH 15/6/82
ENGINEER PH

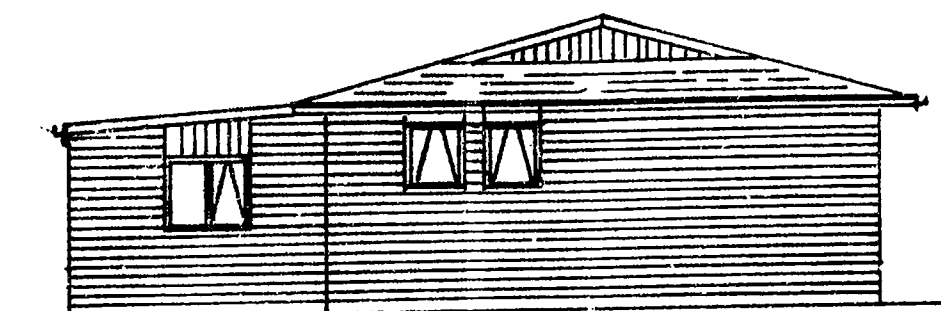
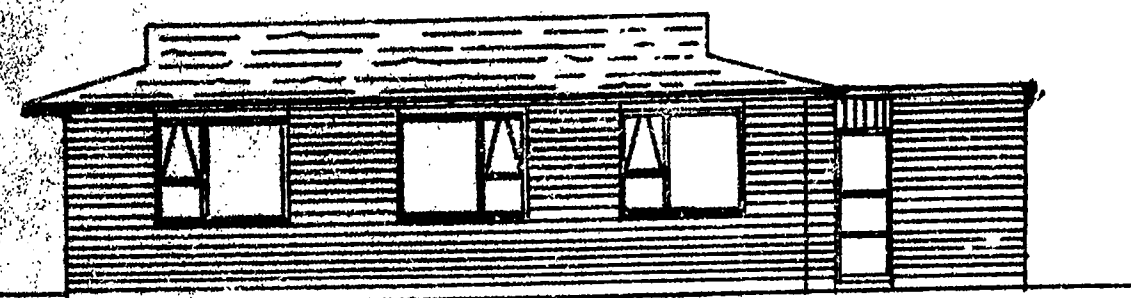
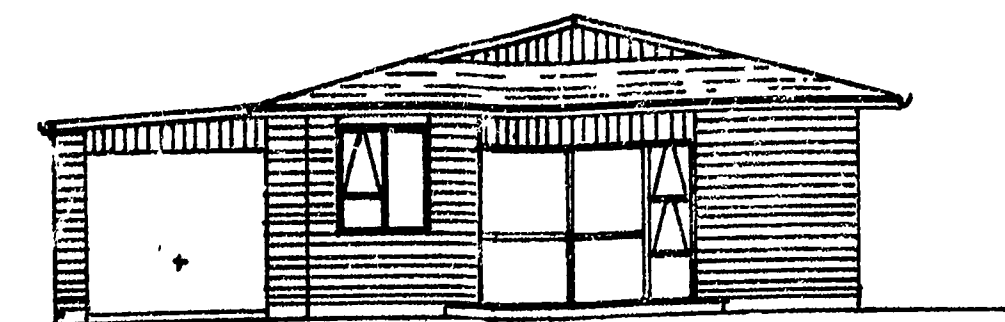
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY
OF THE NEW PLYMOUTH CITY COUNCIL AND MUST
BE KEPT ON SITE.



Typical Cross Section



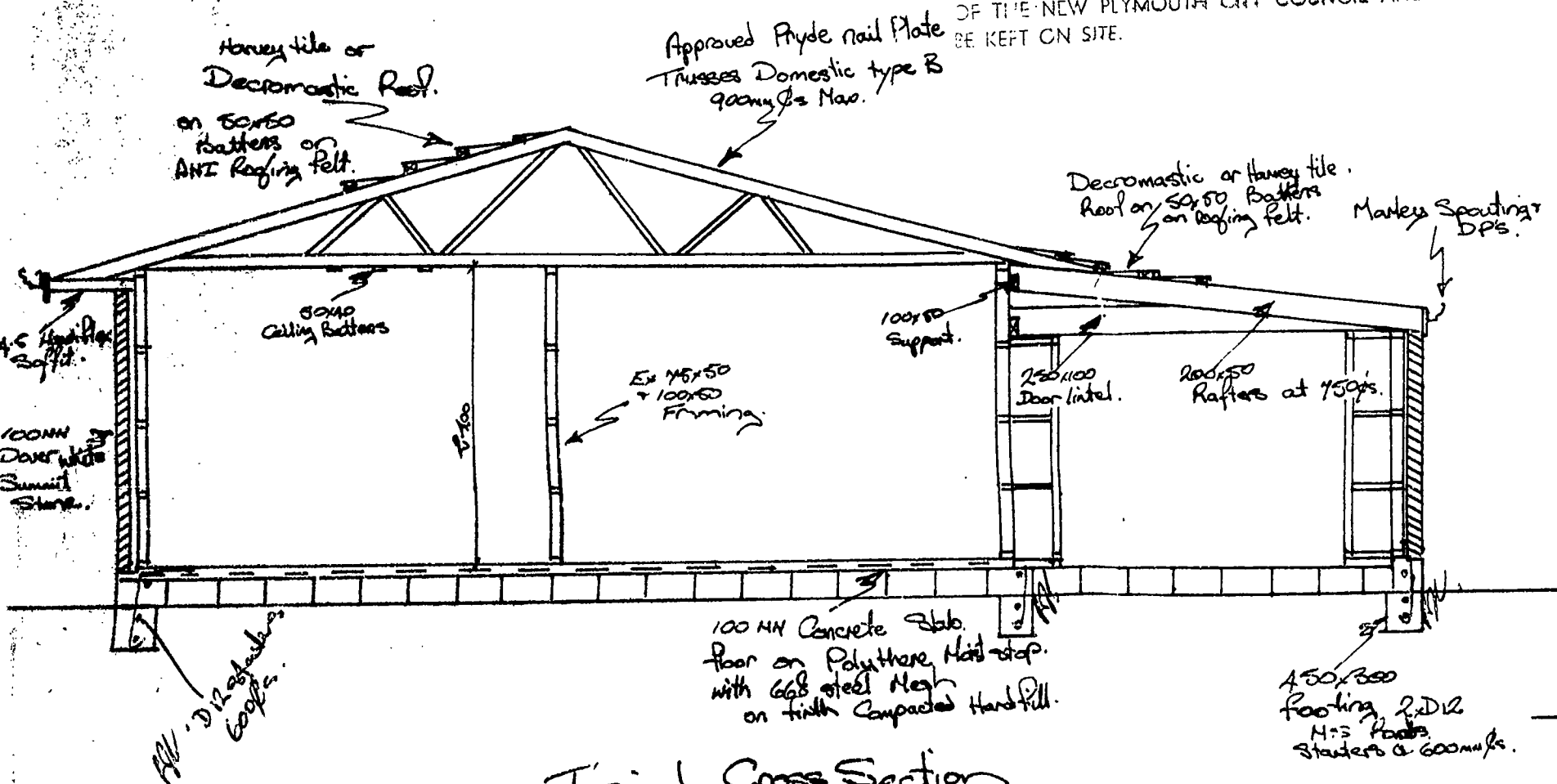
111/5
5 112
28 MAY 1982



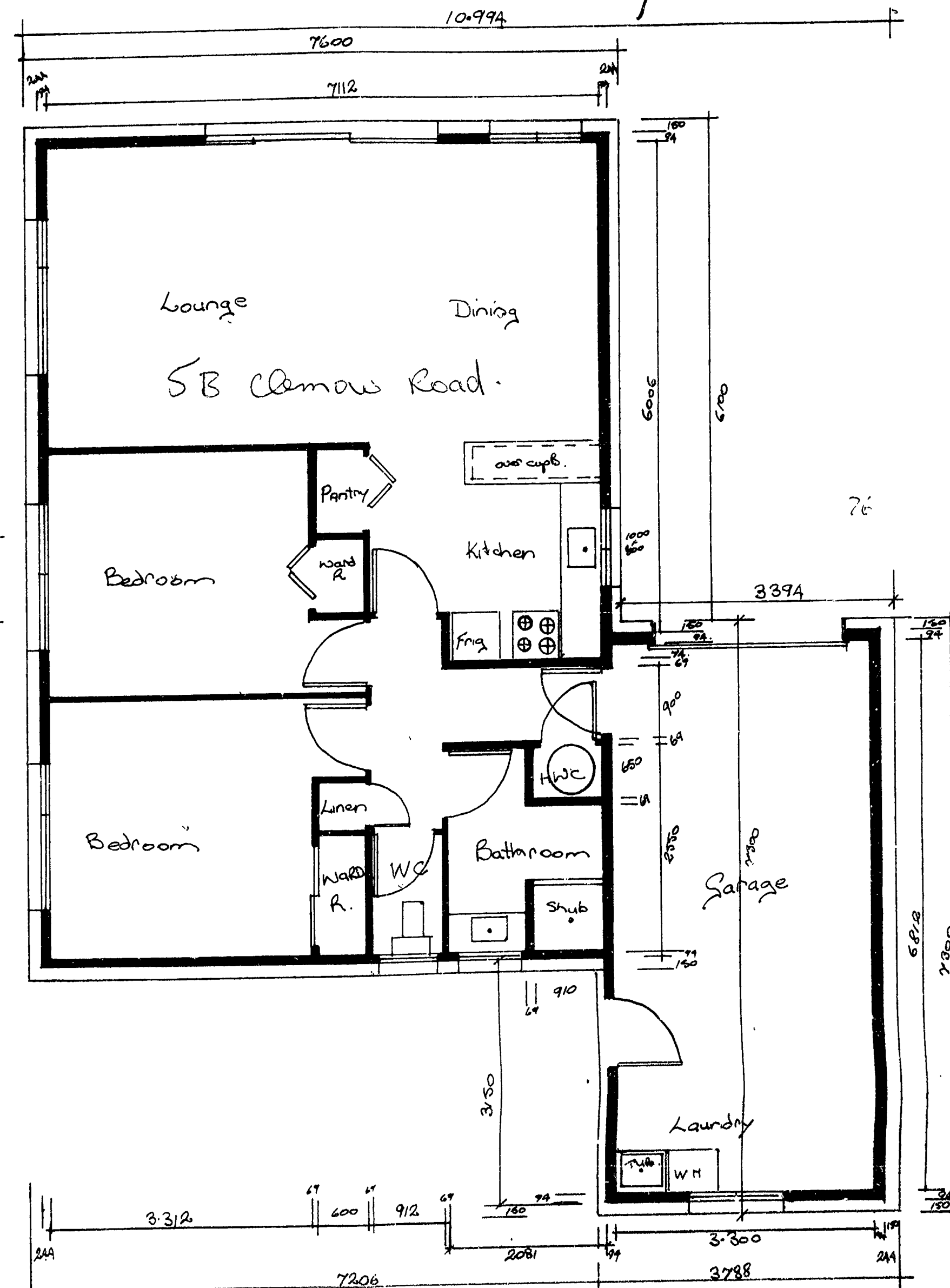
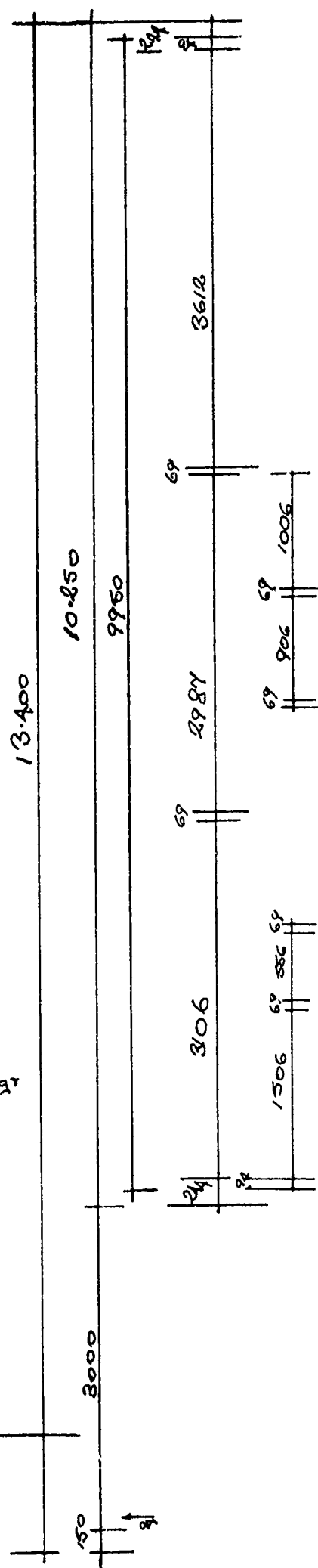
NEW PLYMOUTH CITY COUNCIL
PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE
AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS
REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH CITY
COUNCIL.

TOWN PLANNING	DATE
PUBLIC HEALTH	
BUILDING	
ENGINEER	

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



Typical Cross Section



VELVIN + VELVIN LTD
142D NGAMOTU RD
NEW PLYMOUTH

HOME UNITS FOR VELVIN + VELVIN LTD
AT 5 Clemons Rd. N.P.

DRAWN BY R J VELVIN		SHEET TWO
DATE	SCALE 1:100 + 1:50	
TRACED	CHECKED	SERIES OF 3
DATE	DATE	REF

16mm 35.

BUILDING FILE

Code No. 111 / 5

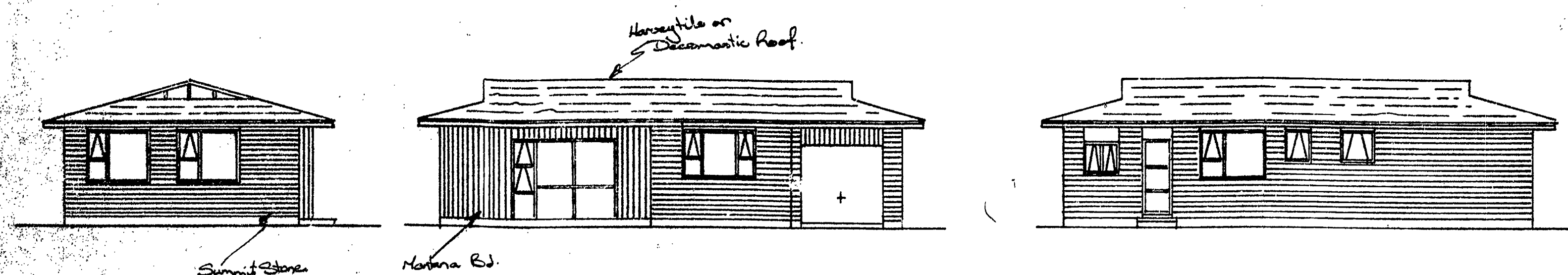
Subject TWO UNITS
CLOSE IN PORCH FLAT 1

No. Sheets 4

Permit No 12716
28783

Date 15-6-87
5-8-87

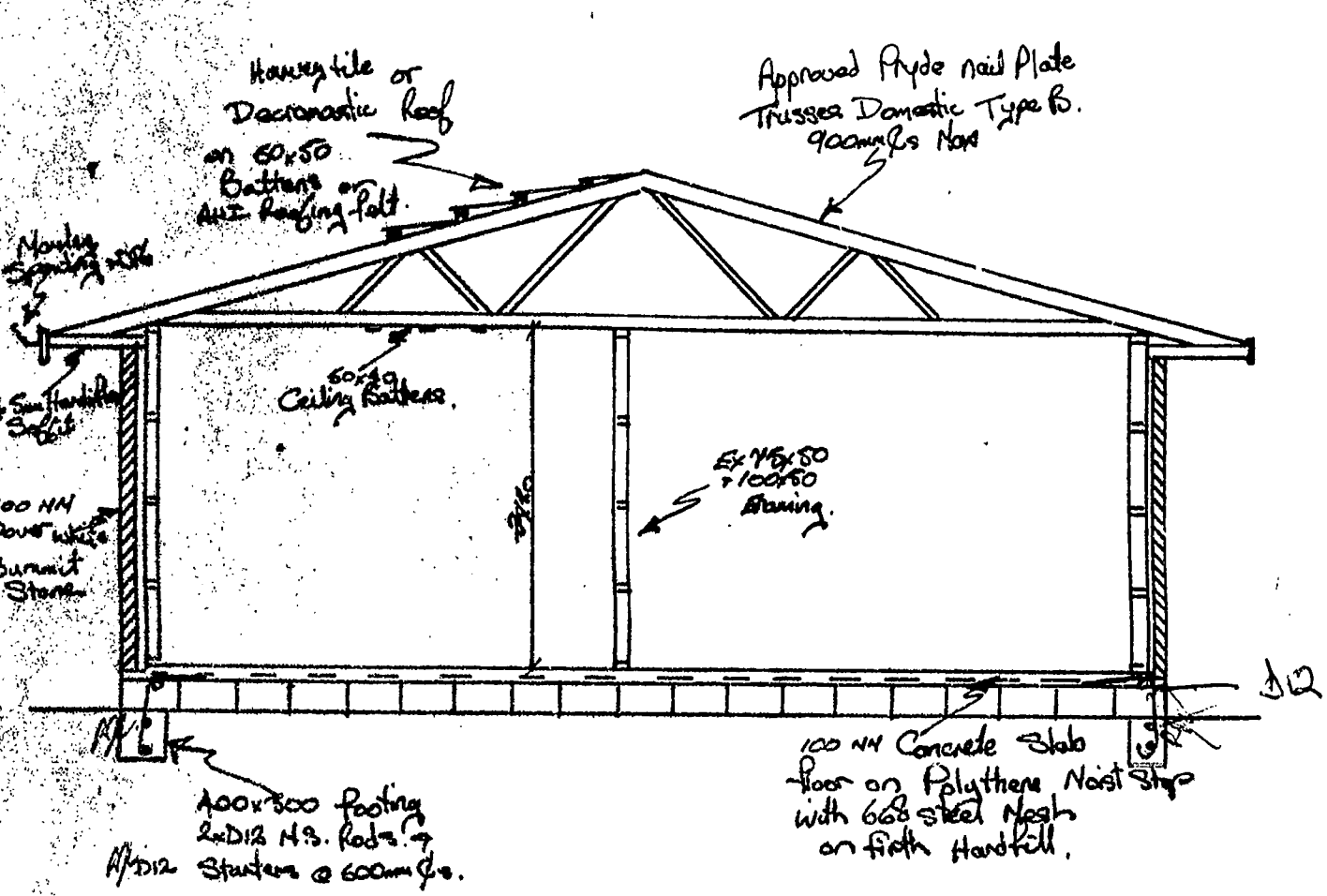
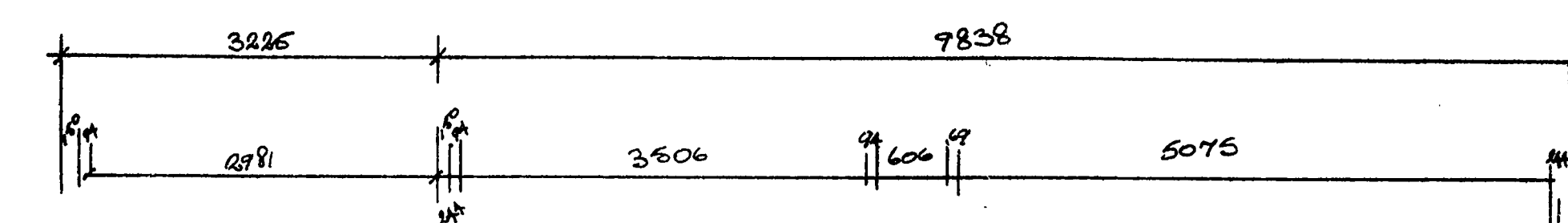
111/5
5 112
26 MAY 1982



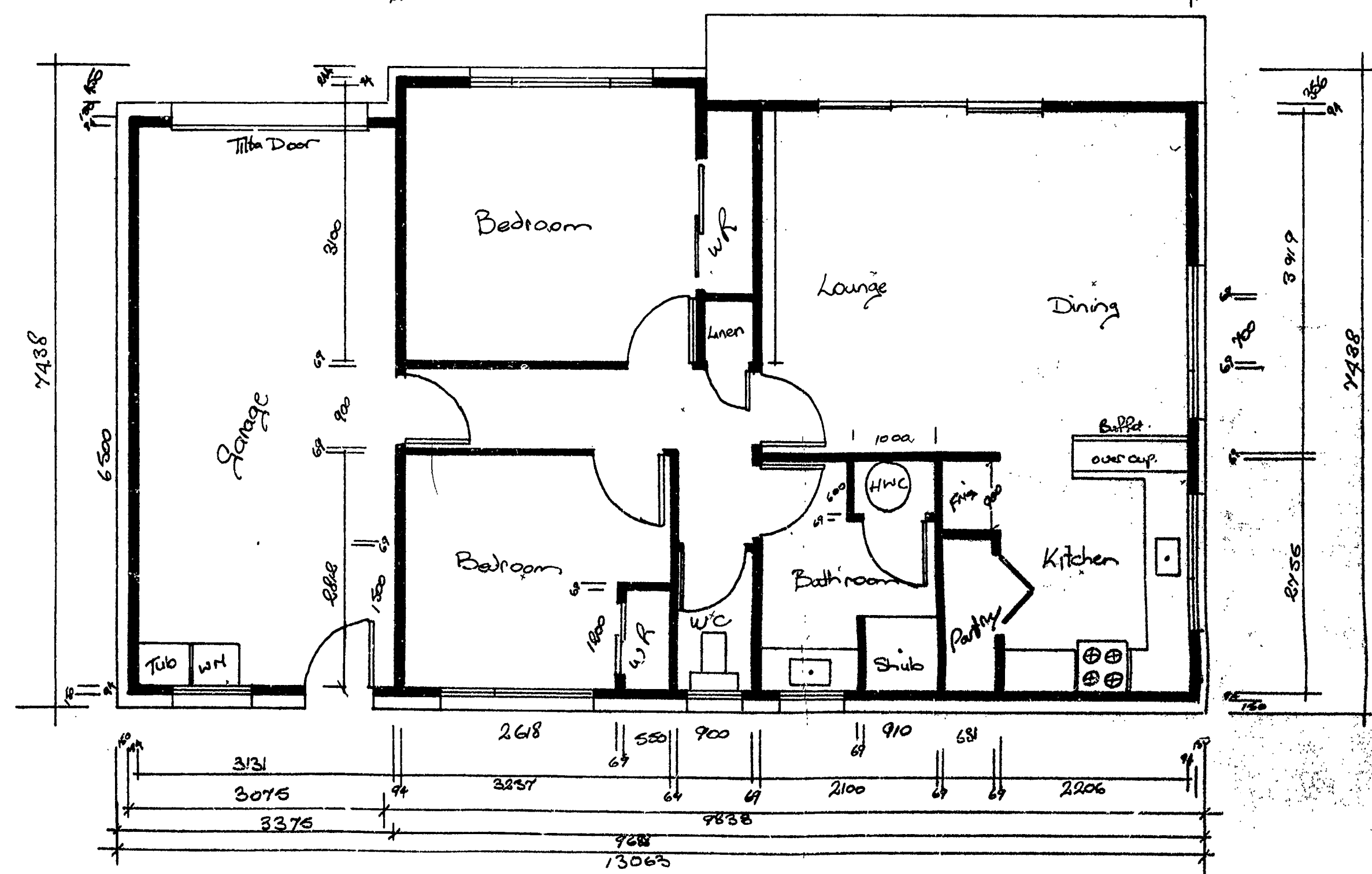
NEW PLYMOUTH CITY COUNCIL
PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE
AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS
REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH CITY
COUNCIL.

TOWN PLANNING RMW 31-5-82
PUBLIC HEALTH W.H. 8/6/82
BUILDING W.H. 15/6/82
ENGINEER W.H.

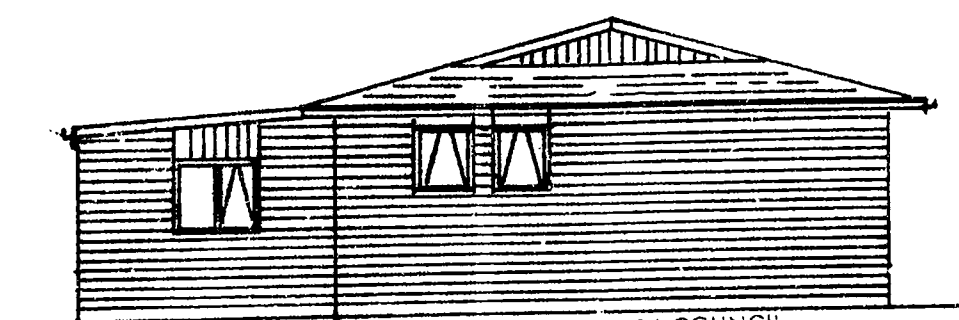
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY
OF THE NEW PLYMOUTH CITY COUNCIL AND MUST
BE KEPT ON SITE.



Typical Cross Section



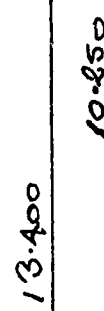
28 MAY 1982



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 CITY
COUNCIL.

ENGINEER

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



PH
513249

AT 5 Phoenix (A.D. 119)

REF

REF

NEW PLYMOUTH CITY COUNCIL

111/5

7 109

29899

FOR OFFICE USE:

File No. Check Sheet No.
 Receipt No. 71751 Sewer Sheet No. 22
 Date of Receipt 17. 8. 87 Zone. Res R2

Date 28.7.87

ADDRESS OF PROPERTY 1/5 CLEMON RD. NEW PLYMOUTH
 LEGAL DESCRIPTION OF LAND: LOT 13 D.P. 13968
 NAME OF OWNER OF LAND MRS L L STEWART ADDRESS: 1/5 CLEMON RD
 NAME OF OWNER OF BUILDING: ABOYE ADDRESS:
 NAME OF PRINCIPAL CONSULTANT: ADDRESS:
 NAME OF OCCUPIER MRS LL STEWART ADDRESS:
 NAME OF BUILDER: A E HILL ADDRESS:
 11 TAINUI ST
 NEW PLYMOUTH
 PROPOSED USE OF BUILDING

For Permission To CLOSE IN PORCH

Documents: attached as part of this application which are applicable:

- Drawings - Two sets ☐
- (See notes on back of sheet)
- Specifications - Two copies ☐
- Form No. 2 - Structural Design Features Summary Part A and Part B ☐
- Form No. 3 - Fire and Egress Features Summary ☐
- Building Project Authority ☐

Estimated starting date.....

Estimated completion date.....

DESCRIPTION OF PROPOSED WORK:

New building ☐ Conversion ☐
 Addition ☐ Demolition ☐
 Alteration ☒
 Hoardings Mths

New floor area 5.94 M²

Total Value of Building Excluding G.S.T. \$ 2318.00

Sanitary Plumbing and Drainage (Labour only) \$ NIL
 (Excluding G.S.T.)

Value of Building for Permit \$ 2318.00

FOR OFFICE USE
 Corrected Value

NAME OF APPLICANT A E HILL

Address 11 TAINUI ST NEW PLYMOUTH

Signature A E Hill Telephone No. 83499

Acting in capacity Builder (e.g. owner, builder, principal consultant)

BUILDING INSPECTOR'S
FIELD SHEET

AUTHORITY

Stats. No. E 028783
No. 6/0 29899

NEW PLYMOUTH CITY COUNCIL

Inspector: M
Receipt No. 71751

File No. 7/109/87

Date Permit Issued 17/8/87

OWNER

Name MRS LL STEWART

Mailing Address FLAT 1
2 CLEMON ROAD
NEW PLYMOUTH

BUILDER

Name A E HILL

Mailing Address 11 TAINUI ST
NEW PLYMOUTH
83499 111/5

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. AS ABOVE

Street Name _____

Town/District _____

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. _____

Lot 13 D.P. 535

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

CHANGE IN TENURE - DWELLING

FLOOR AREA		DWELLING UNITS	
Whole	<u>5</u>	Number	
Sq. Metres		Erected	
TOTAL	<u>Building</u>	<u>2212</u>	<u>00</u>
ESTIMATED	<u>Plumbing</u>		
VALUES	<u>Drainage</u>	<u>221</u>	<u>20</u>
\$	<u>GET</u>	<u>2549</u>	<u>20</u>
	TOTAL		

NATURE OF PERMIT (TICK BOX)

☐ NEW BUILDING
- exclude domestic garages and domestic outbuildings

☐ FOUNDATIONS ONLY

☒ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances

☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions

☐ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE		Receipt No. 1718187	
Building Permit	\$	Water Connection	\$
Street Damage Deposit	\$	Vehicle Crossing Levy	\$
Building Research Levy	\$	M.S. Plumbing	\$
Plumbing	\$		\$
Drainage	\$		\$
Sewer Connection	\$		\$
		TOTAL:	\$

Date of Payment 17/8/87

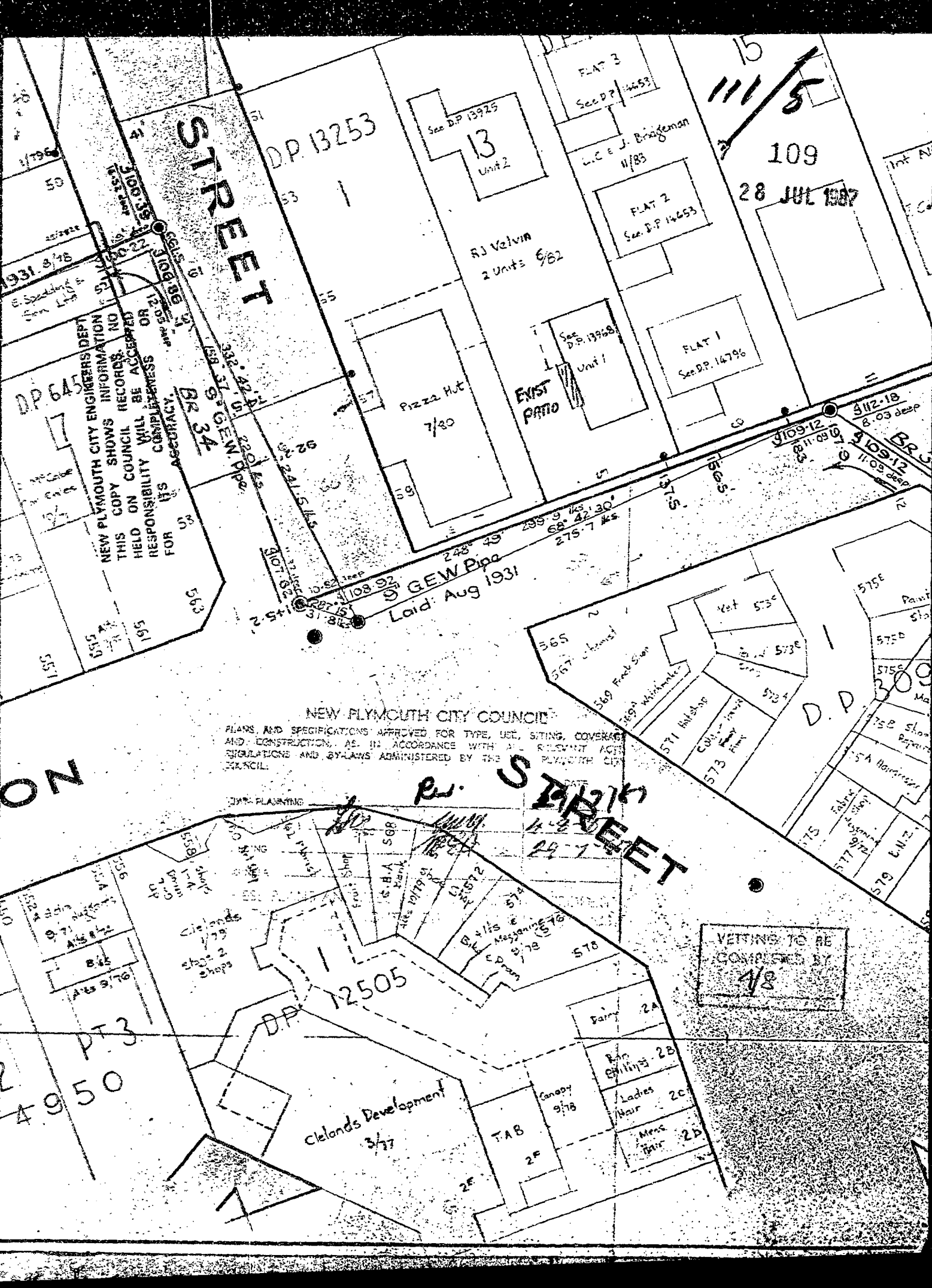
Authorized Officer [Signature]

Special Conditions:

Date Inspected REMARKS (e.g. stage reached with work)

22-9-87 Completed

(CONTINUED OVER)



STREET

111/5
109

28 JUL 1987

DP 13253

See DP 13925

13
Unit 2

FLAT 3

See DP 14653

L.C. E. J. Bridgeman
11/85

FLAT 2

See DP 14653

FLAT 1

See DP 14796

RJ Velvin
2 Units 6/82

See DP 13968

Unit 1

EXIST
PATIO

Pizza Hut
7/80

NEW PLYMOUTH CITY ENGINEERS DEPT
THIS COPY SHOWS INFORMATION NO
HELD ON COUNCIL RECORDS OR 21
RESPONSIBILITY COMPLETENESS OR
FOR ITS ACCURACY.

BR 34

GEW Pipe
Laid: Aug 1931

NEW PLYMOUTH CITY COUNCIL

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

R. STREET

VETTING TO BE
COMPLETED BY
1/8

Clelands Development
3/77

Paving 2A

Ben Phillips 2B

Ladies Hair 2C

Mens Hair 2D

T.A.B.
2F

Canopy
9/78

NEW PLYMOUTH CITY COUNCIL

CITY ENGINEER'S DEPARTMENT

ASSESSED REQUIREMENTS

File No. 7 109

Project: CLOSE-TO PORCH Check Sheet No. 29899
 Owner: MRS LL STEWART FLAT 1 Sewer Sheet No. 22 Plotted: 1/1
 Address: 5 CLEMON ROAD Zone: R20 R2
 Lot No. 13 D.P. 535 Sec. No. _____ Area of Site: _____

TOWN PLANNING

Designations _____

Area of Buildings _____

Coverage _____

Maximum Height _____

Front Yard _____

Relat. of Bldg. Size: (1) Rear Yard _____
 (2) Side Yard _____

Open Space _____

Grassed Areas _____

Trees _____

Building Lines & Street Widening Check ALR

Parking _____

Access to Rear of Site _____

Accessory Buildings _____

Service Lanes & R.O.W. _____

Crossing Length _____

Gross Floor Area of Shops _____

Resid. Accom. _____

Levels of Site _____

Use of Yards _____

Loading _____

Screening _____

Amalgam. of Titles _____

Remarks: _____

SEE SECTION CARD

TOWN PLANNING	
BUILDING	
DRAINAGE	
WATER	

Approved Rw

Not Approved _____

S E R V I C E S

A: SEWER CONNECTION

STORMWATER CONNECTION

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

Fee \$ _____

Fee \$ _____

FEE

\$: _____

B: WATER CONNECTION

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

Height above Datum _____

FEE

\$: _____

C: PLUMBING

No. Fittings	3	2	1	2	2	2	Others		
W.Cs	Baths	Basins	Sinks	Showers	Tubs				
Total Values _____									
Supply Pipe Sizes _____				P.V.C.	☐	Copper	☐	Gal. Iron	☐
Backflow Prev. _____								Plumbing Fee _____	
Other Fittings _____									
Estimated Value _____									

DRAINAGE

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

Drainage Fee _____

Total Estimated Value P. & D. \$ _____

FEE

\$: _____

D: 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

\$: _____

Note: G.S.T. is to be excluded from all fees quoted in this Document.

Note: G.S.T. is to be excluded from all fees quoted in this Document.

Not Approved_____

Not Approved _ _ _ _ _

Not Approved _ _ _ _ _

Not Approved - - - - -

Not Approved_____

F : HEALTH & BY-LAWS

11 10 9 8 7 6 5 4 3 2 1

Light

Ventilation _ _ _ _ _

Remarks:

Approved -- *JDC* *4/2/82* --

Not Approved_____

F : DANGEROUS GOODS

Domestic or Commercial -----

Storage Capacity & Location-----

Licence Required ----- Yes/No -----

Approved _____

Not Approved _____

G. BUILDING

Remarks:

FEEES :

Bldg.	23/5.00	23.00
-------	---------	-------

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

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

TOTAL	\$ 23.00
-------	----------

Approved WFO 29-7-87

Not Approved_____

Building Inspector - - - - -

Specification: _____

Approved_ _ _ _ _

Not Approved_ _ _ _ _

Structural Engineer. - - - - -

Recommended _ _ _ _ _

Not Recommended - - - - -

Fire Service - - - - - 58

PERMIT NO. 08783

APPROVING ENGINEER

Approved M. Gues 9/19/81

Not Approved_ _ _ _ _

16mm 35mm

BUILDING FILE

Code No. 111 / 5^B

Subject CONSERVATORY

No. Sheets 10

Permit No 29022

Date 20-10-87

NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE:

File No. 10 16
 Receipt No. 74321
 Date of Receipt 29.10.87
 Check Sheet No. 30198
 Sewer Sheet No. 22
 Zone. Res 22

ADDRESS OF PROPERTY 5B CLEMONOW RD N.P.
 LEGAL DESCRIPTION OF LAND: LOT 13 D.P. 535 / 13925
 NAME OF OWNER OF LAND MR & MRS BARNES ADDRESS: 5B CLEMONOW RD
 NAME OF OWNER OF BUILDING: MR & MRS BARNES ADDRESS: 5B CLEMONOW RD
 NAME OF PRINCIPAL CONSULTANT: ADDRESS:
 NAME OF OCCUPIER: ADDRESS:
 NAME OF BUILDER: H. G. JOYCE ADDRESS: 3 HAWERA ST. N.P.
 LAY & FRANKLIN LTD - 10 SEAVIEW RD N.P.

PROPOSED USE OF BUILDING DWELLING

For Permission To ERECT CONSERVATORY -
 LAY & FRANKLIN

CONCRETE FOOTINGS - H. G. JOYCE

Documents attached as part of this application which are applicable:

Drawings - Two sets ☐
 (See notes on back of sheet)

Specifications - Two copies ☐

Form No. 2 - Structural Design
 Features Summary Part A ☐
 and Part B

Form No. 3 - Fire and Egress
 Features Summary ☐

Building Project Authority ☐

Estimated starting date

Estimated completion date

New floor area 9.6 sqm

DESCRIPTION OF PROPOSED WORK:

New building ☐ Conversion ☐
 Addition ☒ Demolition ☐
 Alteration ☐
 Hoardings Mths

Total Value of Building Excluding G.S.T. \$ 3,500

Sanitary Plumbing and Drainage (Labour only) \$
 (Excluding G.S.T.)

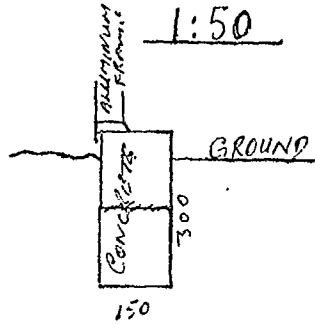
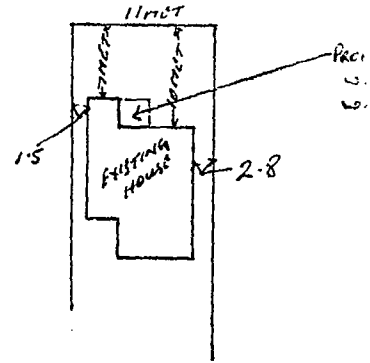
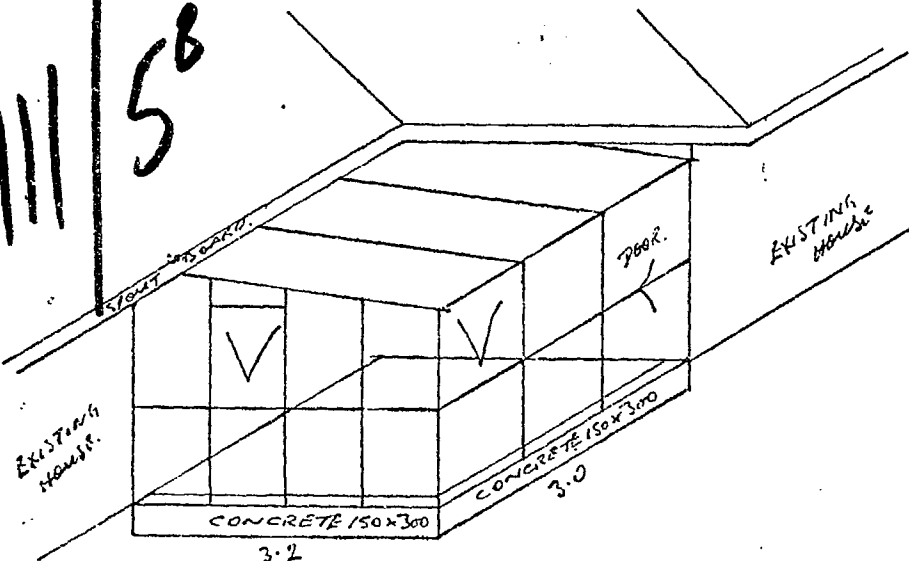
Value of Building for Permit \$ 3,500

FOR OFFICE USE
 Corrected Value

NAME OF APPLICANT H. G. JOYCE
 Address 3 HAWERA ST N.P.
 Signature H. G. JOYCE Telephone No. 82008
 Acting in capacity BERNARD CONSULTANT (e.g. owner, builder, principal consultant)

111 58

10 16
- 6 OCT 1987



PROPOSED CONSERVATORY FOR
MR & MRS BARNES
53 CLEWD RD N.P.

CONCRETE FOOTING 300 x 100
ALUMINIUM FRAME - GLASS SIDES
POLY GAL ROOF

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

	DATE
TOWN PLANNING <u>Rw</u>	<u>7/10/87</u>
PUBLIC HEALTH <u>[Signature]</u>	<u>19/10/87</u>
BUILDING <u>[Signature]</u>	<u>5/10/87</u>
ENGINEER	

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

VEITING TO BE
COMPLETED BY
13/10

NEW PLYMOUTH CITY COUNCIL

Inspector: M

File No. 10/16/87

Receipt No. 74221

Date Permit Issued 29/10/87

OWNER

Name MR & MRS BARIDES

Mailing Address FLAT B
5 CLEMON ROAD
NEW PLYMOUTH

BUILDER

Name H C JOYCE

Mailing Address 3 HAWEA ST
NEW PLYMOUTH
92008

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. AS ABOVE

Street Name 111/5B

Town/District 111/5B

Riding

LEGAL DESCRIPTION

Valuation Roll No.

Lot 13 D.P. 535

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

CONSERVATORY - DWELLING

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	<u>97</u>	Number Erected	<u></u>
ESTIMATED VALUES		TOTAL	
Building	<u>3500.00</u>	Plumbing	<u></u>
Drainage	<u>350.00</u>	Other	<u></u>
TOTAL	<u>3850.00</u>		

NATURE OF PERMIT (TICK BOX)

☐ NEW BUILDING
- exclude domestic garages and domestic outbuildings

☐ FOUNDATIONS ONLY

☒ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances

☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions

☐ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE		Receipt No.	
Building Permit	\$ <u></u>	Water Connection	\$ <u></u>
Street Damage Deposit	\$ <u></u>	Vehicle Crossing Levy	\$ <u></u>
Building Research Levy	\$ <u></u>	M.S. Plumbing	\$ <u></u>
Plumbing	\$ <u></u>		\$ <u></u>
Drainage	\$ <u></u>		\$ <u></u>
Sewer Connection	\$ <u></u>		\$ <u></u>
TOTAL:	\$ <u></u>	Date of Payment	<u>29/10/87</u>
		Authorised Officer	<u>[Signature]</u>

Special Conditions:

CONSERVATORY COMPLETED.
From Insp. 13.1.87
looks tidy

Date Inspected	REMARKS (e.g. stage reached with work)
29.10.87	Footings to be dug to 300mm min Resi levels OK (Doubt from if job carries on)

11/1/87
L E Crow
USC:JLB

9 October 1987

Mr H G Joyce
3 Hawea Street
NEW PLYMOUTH

Dear Sir

Your application dated 6 October 1987 for permission to erect a Conservatory at 5b Clamow Road, being Lot 13, D.P. 535, has been examined and in accordance with the provisions of Clause 2.12.1 of Chapter 2 1984, NZS 1900, I have to advise that because insufficient information has been supplied relative to Acts, Regulations and By-laws administered by Council, the issue of the required permit is withheld until the following information has been supplied by way of amendment or addition to the plans and specifications deposited.

As soon as the requirements scheduled below have been satisfactorily attended to and providing there are no other problems arising from the vetting of the plans and specifications the permit will be issued within six (6) days as stipulated in the By-laws and subject to the required fees having been paid.

HEALTH & BY-LAWS

An adequate plan is required showing all rooms whose windows will be covered by the conservatory. The windows to be covered by the conservatory should be shown on an elevation drawing. Windows to the affected rooms which will not be covered by the additions shall be shown on the elevation drawings indicating whether such windows are opening sashes or otherwise.

Council Officers will be pleased to assist at your earliest convenience.

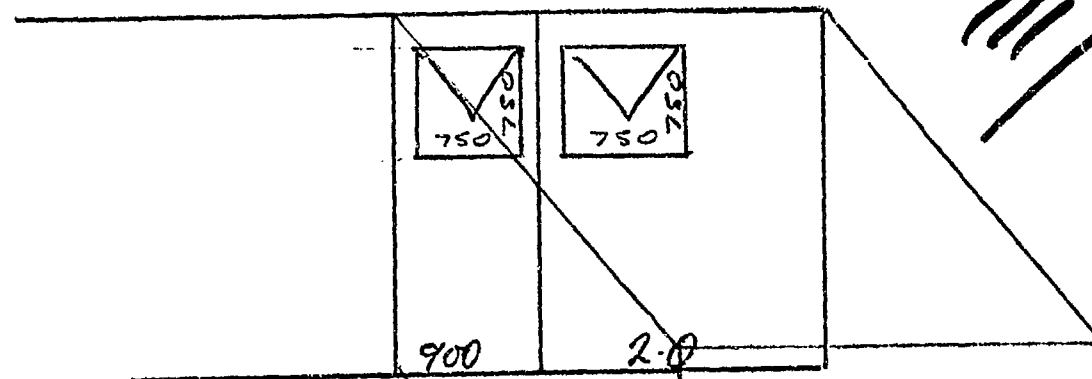
Yours faithfully

L E Crow
CITY HEALTH INSPECTOR

AMENDMENT

10.16
16 OCT 1987

111/58



W.C. & BATH ROOM
HAVE MISTRAL EXPELLAIR'S
FITTED IN CEILING'S.
(300 ϕ ducts through roof.)

BY LONDON CITY COUNCIL
IN RESPONSE TO A REQUEST FOR INFORMATION FROM
THE LONDON CITY COUNCIL AND THE LONDON CITY
COUNCIL AND BY LAWS FORMULATED BY THE LONDON CITY
COUNCIL

DATE

RECEIVED

19/10/87

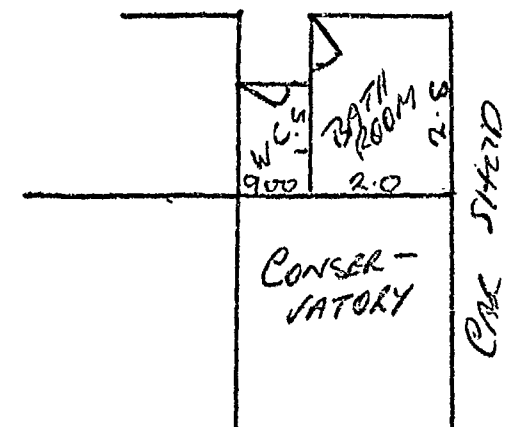
19/10/87

19/10/87

19/10/87

19/10/87

19/10/87



5B Clemow Rd

NEW PLYMOUTH CITY COUNCIL

CITY ENGINEER'S DEPARTMENT

ASSESSED REQUIREMENTS

File No. 10 16

Project: CONSERVATORY Check Sheet No. 30198
 Owner: MR. & MRS. BARNES FLAT B Sewer Sheet No. 22 Plotted: ☒
 Address: 5 CLEMON ROAD Zone: R2
 Lot No. 13 D.P. 535 Sec. No. Area of Site:

NOTHING TO BE
 COMPLETED BY
 13/10

TOWN PLANNING

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

SEE SECTION CARD	
TOWN PLANNING	☒
BUILDING	☒
DRAINAGE	☒
WATER	☒

Remarks:

see DP 13955 2nd J.A. T.P.L.

Approved: *[Signature]*

Not Approved

S E R V I C E S

A: SEWER CONNECTION

STORMWATER CONNECTION

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

Fee \$ _____

Fee \$ _____

FEE

\$ _____

B: WATER CONNECTION

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

Height above Datum _____

FEE

\$ _____

C: PLUMBING

No. Fittings	3	2	1	2	2	2	Others
W.Cs	Baths	Bas ns	Sinks	Showers	Tubs		

Total Values _____
 Supply Pipe Sizes _____
 Backflow Prev. _____
 Other Fittings _____
 Estimated Value _____

P.V.C. ☐ Copper ☐ Gal. Iron ☐

Plumbing Fee _____

DRAINAGE

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

Drainage Fee _____

Total Estimated Value P. & D. \$ _____

FEE

\$ _____

D: 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

\$ _____

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

Note: G.S.T. is to be excluded from all fees quoted in this Document.

W. J. Palmer
Approved 8/10

Not Approved

Approved PC

Not Approved

Approved WJP

Not Approved

Approved WJP

Not Approved

Approved B. J. Palmer 8/10/87

Not Approved

E : HEALTH & BY-LAWS

Area -----

Light -----

Ventilation -----

Remarks: An adequate plan is required showing all rooms where windows
will be covered by the conservatory. The windows to be covered by the
conservatory should be shown on an elevation drawing. Windows to
the affected rooms which will not be covered by the addition
shall be shown on the elevation drawings indicating whether such
windows are opening sashes or otherwise.

Approved AK 19/10/87
 Not Approved AK 9/10/87

F : DANGEROUS GOODS

Domestic or Commercial -----

Storage Capacity & Location -----

Licence Required ----- Yes/No -----

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

G : BUILDING

Remarks:

FEES:

Bldg.	\$13,500-00	23-00
Water Bldg.		
B.R.L.		22-00
TOTAL	\$	23-00

Building Inspector -----

Approved AK 7/10/87
 Not Approved -----

Specification: -----

Structural Engineer -----

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

Fire Service -----

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

PERMIT NO. 29022

APPROVING ENGINEER

Approved AK 7/10/87
 Not Approved -----

16mm 35mm

BUILDING FILE

Code No. 111 / 5^B

Subject CONSERVATORY

No. Sheets 10

Permit No 29022

Date 20-10-87

NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE:

File No. 10 16
 Receipt No. 74321
 Date of Receipt 29.10.87
 Check Sheet No. 30198
 Sewer Sheet No. 22
 Zone. Res 22

ADDRESS OF PROPERTY 5B CLEMONS RD N.P.
 LEGAL DESCRIPTION OF LAND: LOT 13 D.P. 535 / 13925
 NAME OF OWNER OF LAND MR & MRS BARNES ADDRESS: 5B CLEMONS RD
 NAME OF OWNER OF BUILDING: MR & MRS BARNES ADDRESS: 5B CLEMONS RD
 NAME OF PRINCIPAL CONSULTANT: ADDRESS:
 NAME OF OCCUPIER: ADDRESS:
 NAME OF BUILDER: H. G. JOYCE ADDRESS: 3 HAWERA ST. N.P.
 LAY & FRANKLIN LTD - 10 SEAVIEW RD N.P.

PROPOSED USE OF BUILDING: DWELLING

For Permission To: ERECT CONSERVATORY -
 LAY & FRANKLIN

CONCRETE FOOTINGS - H. G. JOYCE

Documents attached as part of this application which are applicable:

- Drawings - Two sets (See notes on back of sheet) ☐
- Specifications - Two copies ☐
- Form No. 2 - Structural Design Features Summary Part A and Part B ☐
- Form No. 3 - Fire and Egress Features Summary ☐
- Building Project Authority ☐
- Estimated starting date:
- Estimated completion date:
- New floor area: 9.6 sqm

DESCRIPTION OF PROPOSED WORK:

New building ☐ Conversion ☐
 Addition ☒ Demolition ☐
 Alteration ☐
 Hoardings Mths

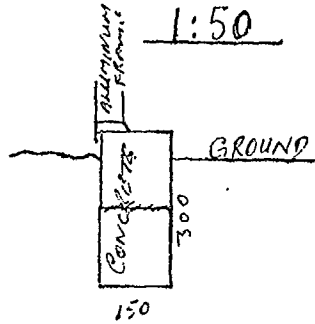
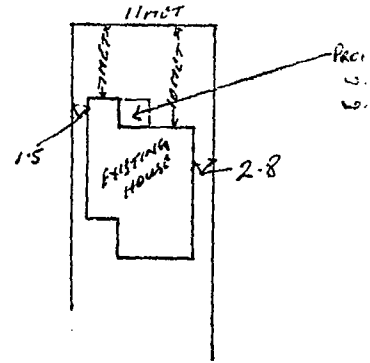
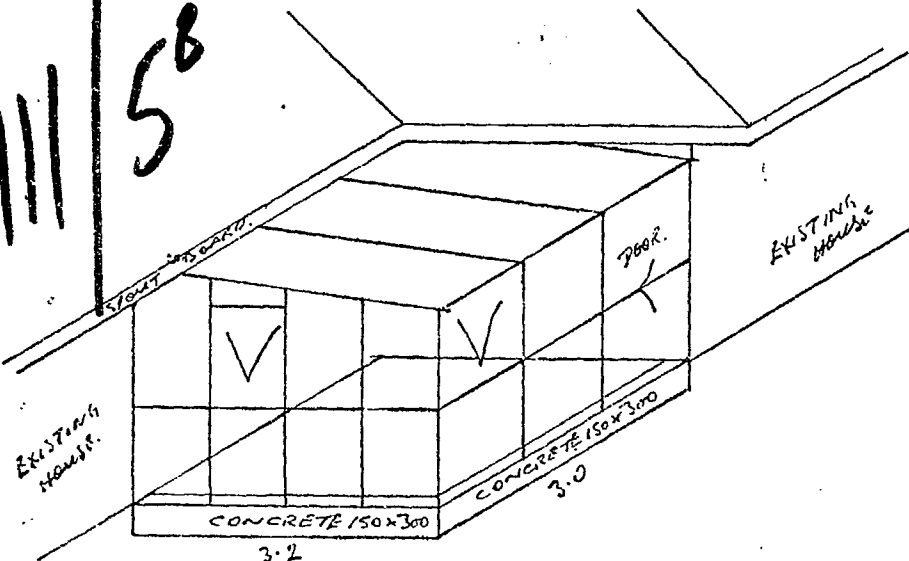
Total Value of Building Excluding G.S.T. \$ 3,500
 Sanitary Plumbing and Drainage (Labour only) \$
 (Excluding G.S.T.)
 Value of Building for Permit \$ 3,500

FOR OFFICE USE
 Corrected Value

NAME OF APPLICANT H. G. JOYCE
 Address 3 HAWERA ST N.P.
 Signature H. G. JOYCE Telephone No. 82008
 Acting in capacity: BUILDING CONSULTANT (e.g. owner, builder, principal consultant)

111 58

10 16
- 6 OCT 1987



PROPOSED CONSERVATORY FOR
MR & MRS BARNES
5 B CLEWD RD N.P.

CONCRETE FOOTING 300 x 100
ALUMINIUM FRAME - GLASS SIDES
POLY GAL ROOF

NEW PLYMOUTH CITY COUNCIL

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

	DATE
TOWN PLANNING <u>Rw</u>	<u>7/10/87</u>
PUBLIC HEALTH <u>[Signature]</u>	<u>19/10/87</u>
BUILDING <u>[Signature]</u>	<u>5/10/87</u>
ENGINEER	

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

VERIFYING TO BE COMPLETED BY
13/10

NEW PLYMOUTH CITY COUNCIL

Inspector: M

File No. 10/16/87

Receipt No. 74221

Date Permit Issued 29/10/87

OWNER

Name MR & MRS BARIDES

Mailing Address FLAT B
5 CLEMON ROAD
NEW PLYMOUTH

BUILDER

Name H C JOYCE

Mailing Address 3 HAWEA ST
NEW PLYMOUTH
92008

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. AS ABOVE

Street Name 111/5B

Town/District 111/5B

Riding

LEGAL DESCRIPTION

Valuation Roll No.

Lot 13 D.P. 535

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

CONSERVATORY - DWELLING

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	<u>97</u>	Number Erected	<u></u>
TOTAL		<u>3300/00</u>	
ESTIMATED VALUES	<u></u>	<u></u>	<u></u>
\$	<u>3500/00</u>	<u></u>	<u></u>
TOTAL	<u>3850/00</u>	<u></u>	<u></u>

NATURE OF PERMIT (TICK BOX)

☐ NEW BUILDING
- exclude domestic garages and domestic outbuildings

☐ FOUNDATIONS ONLY

☒ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances

☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions

☐ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE		Receipt No.	
Building Permit	\$ <u></u>	Water Connection	\$ <u></u>
Street Damage Deposit	\$ <u></u>	Vehicle Crossing Levy	\$ <u></u>
Building Research Levy	\$ <u></u>	M.S. Plumbing	\$ <u></u>
Plumbing	\$ <u></u>		\$ <u></u>
Drainage	\$ <u></u>		\$ <u></u>
Sewer Connection	\$ <u></u>		\$ <u></u>
TOTAL:		\$ <u></u>	

Date of Payment 29/10/87

Authorised Officer [Signature]

Special Conditions:

CONSERVATORY COMPLETED.
From Insp. 13-1-87
looks tidy

Date Inspected	REMARKS (e.g. stage reached with work)
29-10-87	Footings to be dug to 300mm min Resi levels OK (Doubt from if job carries on)

111/58

STREET

BR 34

Plumtree Holding Ltd
5/82

D.P. 8026

DEEDS

PLAN

17

16

15

D.P. 13253

D.P. 14534

FLAT 3
See D.P. 14659

L.C. & J. Bridgeman
1/35

FLAT 2
See D.P. 14653

FLAT 1
See D.P. 14796

RJ Velum
2 Units 6/82

Unit 1
See D.P. 13968
Stewart

Pizza Hut
7/80

68° 46' 30"
6" GEW. Pipe

CLEN

9112-18
8.03 deep

9109-12
8.11-03 deep

BR 34A

9" GEW Pipe
Laid: Aug 1931

STREET

D.P. 3090

D.P.

D.P. 12505

J. Ling
Addn. 9/85
G.D. Jepson
5/84
Flinty Mower & Garden

Paint 2A

11/1/87
L E Crow
USC:JLB

9 October 1987

Mr H G Joyce
3 Hawea Street
NEW PLYMOUTH

Dear Sir

Your application dated 6 October 1987 for permission to erect a Conservatory at 5b Clamow Road, being Lot 13, D.P. 535, has been examined and in accordance with the provisions of Clause 2.12.1 of Chapter 2 1984, NZS 1900, I have to advise that because insufficient information has been supplied relative to Acts, Regulations and By-laws administered by Council, the issue of the required permit is withheld until the following information has been supplied by way of amendment or addition to the plans and specifications deposited.

As soon as the requirements scheduled below have been satisfactorily attended to and providing there are no other problems arising from the vetting of the plans and specifications the permit will be issued within six (6) days as stipulated in the By-laws and subject to the required fees having been paid.

HEALTH & BY-LAWS

An adequate plan is required showing all rooms whose windows will be covered by the conservatory. The windows to be covered by the conservatory should be shown on an elevation drawing. Windows to the affected rooms which will not be covered by the additions shall be shown on the elevation drawings indicating whether such windows are opening sashes or otherwise.

Council Officers will be pleased to assist at your earliest convenience.

Yours faithfully

L E Crow
CITY HEALTH INSPECTOR

NEW PLYMOUTH CITY COUNCIL

CITY ENGINEER'S DEPARTMENT

ASSESSED REQUIREMENTS

File No. 10 16

Project: CONSERVATORY Check Sheet No. 30198
 Owner: MR. MRS. BARNES FLAT B Sewer Sheet No. 22 Plotted: ☒
 Address: 5 CLEMON ROAD Zone: R2
 Lot No. 13 D.P. 535 Sec. No. Area of Site:

NOTHING TO BE
 COMPLETED BY
 13/10

TOWN PLANNING

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

SEE SECTION CARD	
TOWN PLANNING	☒
BUILDING	☒
DRAINAGE	☒
WATER	☒

Remarks:

see DP 13955 2nd J.A. T.P.

Approved: *[Signature]*

Not Approved

S E R V I C E S

A: SEWER CONNECTION

STORMWATER CONNECTION

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

Fee \$ _____

Fee \$ _____

FEE

\$ _____

B: WATER CONNECTION

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

Height above Datum _____

FEE

\$ _____

C: PLUMBING

No. Fittings	3	2	1	2	2	2	Others
W.Cs	Baths	Bas ns	Sinks	Showers	Tubs		

Total Values _____
 Supply Pipe Sizes _____
 Backflow Prev. _____
 Other Fittings _____
 Estimated Value _____

P.V.C. ☐ Copper ☐ Gal. Iron ☐

Plumbing Fee _____

DRAINAGE

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

Drainage Fee _____

Total Estimated Value P. & D. \$ _____

FEE

\$ _____

D: 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

\$ _____

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

Note: G.S.T. is to be excluded from all fees quoted in this Document.

W. J. Palmer
Approved *8/10*

Not Approved

Approved *PC*

Not Approved

Approved *W. J. Palmer*

Not Approved

Approved *W. J. Palmer*

Not Approved

Approved *W. J. Palmer 8/10/87*

Not Approved

E : HEALTH & BY-LAWS

Areas -----

Light -----

Ventilation -----

Remarks: An adequate plan is required showing all rooms where windows
will be covered by the conservatory. The windows to be covered by the
conservatory should be shown on an elevation drawing. Windows to
the affected rooms which will not be covered by the addition
shall be shown on the elevation drawings indicating whether such
windows are opening sashes or otherwise.

Approved AK 19/10/87
 Not Approved AK 9/10/87

F : DANGEROUS GOODS

Domestic or Commercial -----

Storage Capacity & Location -----

Licence Required ----- Yes/No -----

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

G : BUILDING

Remarks:

FEES:

Bldg.	\$13500-00	23-00
Water Bldg.		
B.R.L.		22-00
TOTAL	\$	23-00

Building Inspector -----

Approved AK 7/10/87
 Not Approved -----

Specification: -----

Structural Engineer -----

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

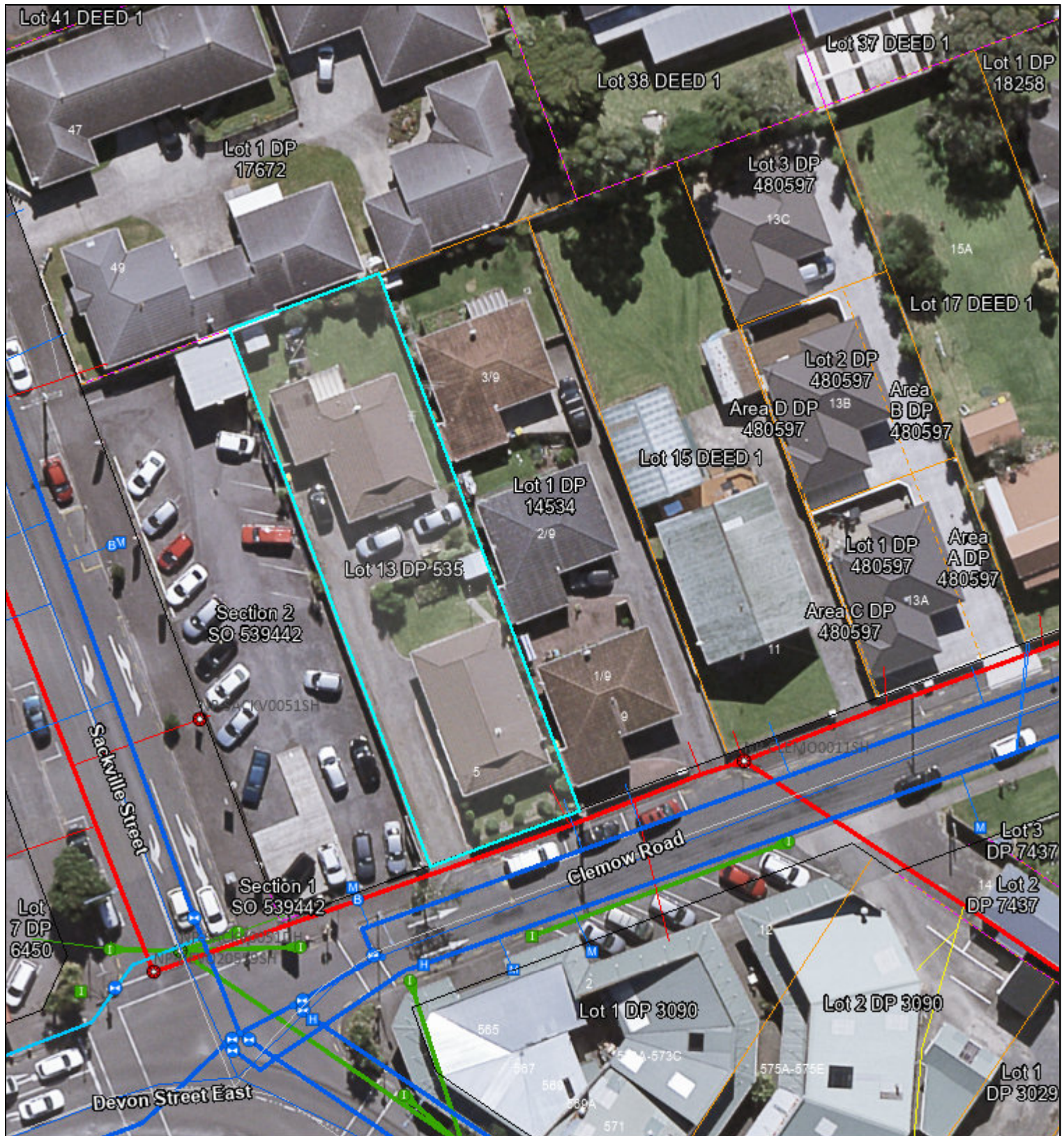
Fire Service -----

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

PERMIT NO. 29022

APPROVING ENGINEER

Approved AK 20/10/87
 Not Approved -----



	Natural Source		Manhole		Backflow		Outlet		Trunk		Misc Polygon		Yellow = Privately Owned
	Treatment Plant		Alert Valve		Meter		Soakhole		Rise		Proposed Bund and Ponding Areas		Grey = Out of Service/Closed
	Pumpstation		Air Valve		Restricted Flow		End Point		Main		Storm Water Mgmt Plan		Stormwater
	Storage Unit		Non-Return Valve		Well Up		Node		Lateral		Water Supply		Waste Water
	Hydrant		Standard Valve		Inlet		Misc Point		Open Drain				
			Manifold Valve						Stream				
									Overland Flow Path				



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

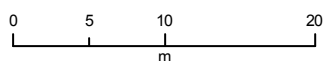
HORIZONTAL DATUM
 New Zealand Geodetic Datum 2000

COPYRIGHT: Cadastral information sourced from
 Land Information New Zealand data.
 Crown Copyright Reserved.

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

MAP PROJECTION

New Zealand Transverse Mercator



MILES Print Map

Date: 6/8/2023



1:500