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Council Records

Statement of Passing Over:

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

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

The Building

Street Address of building: 23 Tokomaru Street WELBOURN, NEW PLYMOUTH 4312

Legal Description of land where building is located: LOT 58 DP 5168

Current, lawfully established use: Dwelling

Year first constructed: Circa 1940s

The Owner

Name of owner: Cameron Alexander Rock,

Lucy Elizabeth Rock

Phone number: (Pvt.) 022 068 7328 Email address: carock28@gmail.com

Contact Person: Cameron Alexander Rock

Mail Address: 23 Tokomaru Street

NEW PLYMOUTH 4312

Building Work

Building Consent number: BC20/126507

Description of work: Add ensuite washroom and walk in closet to

master bedroom, renovate kitchen, replace gas fireplace, add central heating and air

conditioning

Issued by: New Plymouth District Council

Code Compliance

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

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

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

CODE COMPLIANCE CERTIFICATE

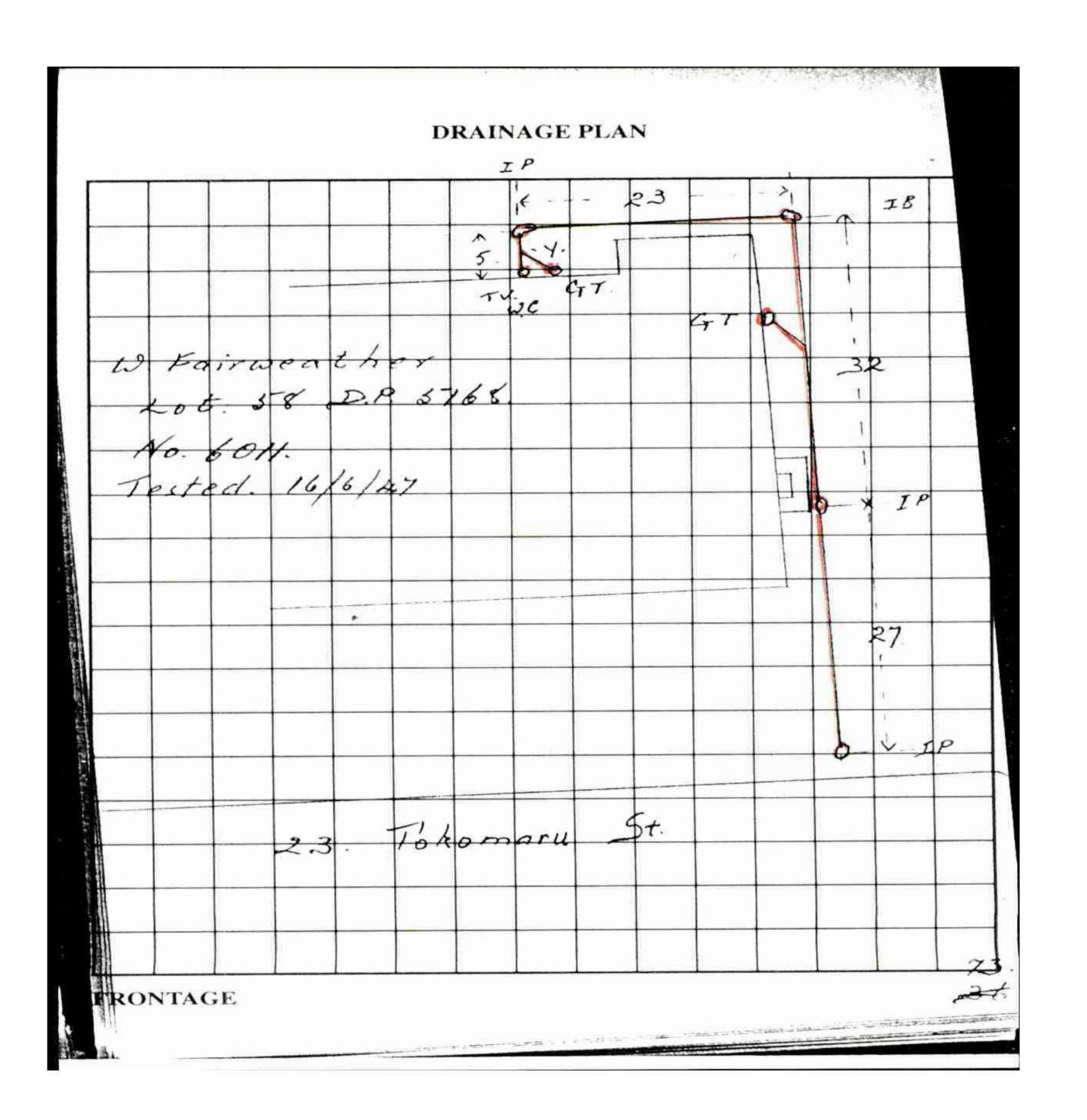
Building Support Services Officer

On behalf of: New Plymouth District Council

Date Issued: 13 November 2020

Version: 1, Version Date: 02/12/2020

No23 Sec. Lot	58 D.P. 5168
DRAINAGE AND PLUMBIN	
OWNER W: Fairweather ADDRESS BUILDER PLUMBER DRAINLAYER	CONSENT No. 601 P/LINE PLUMBING
NATURE OF WORK Planbing and	d Drainage
DRAIN SATISFACTORY	
TNL P&G - 41403	
	Inspector



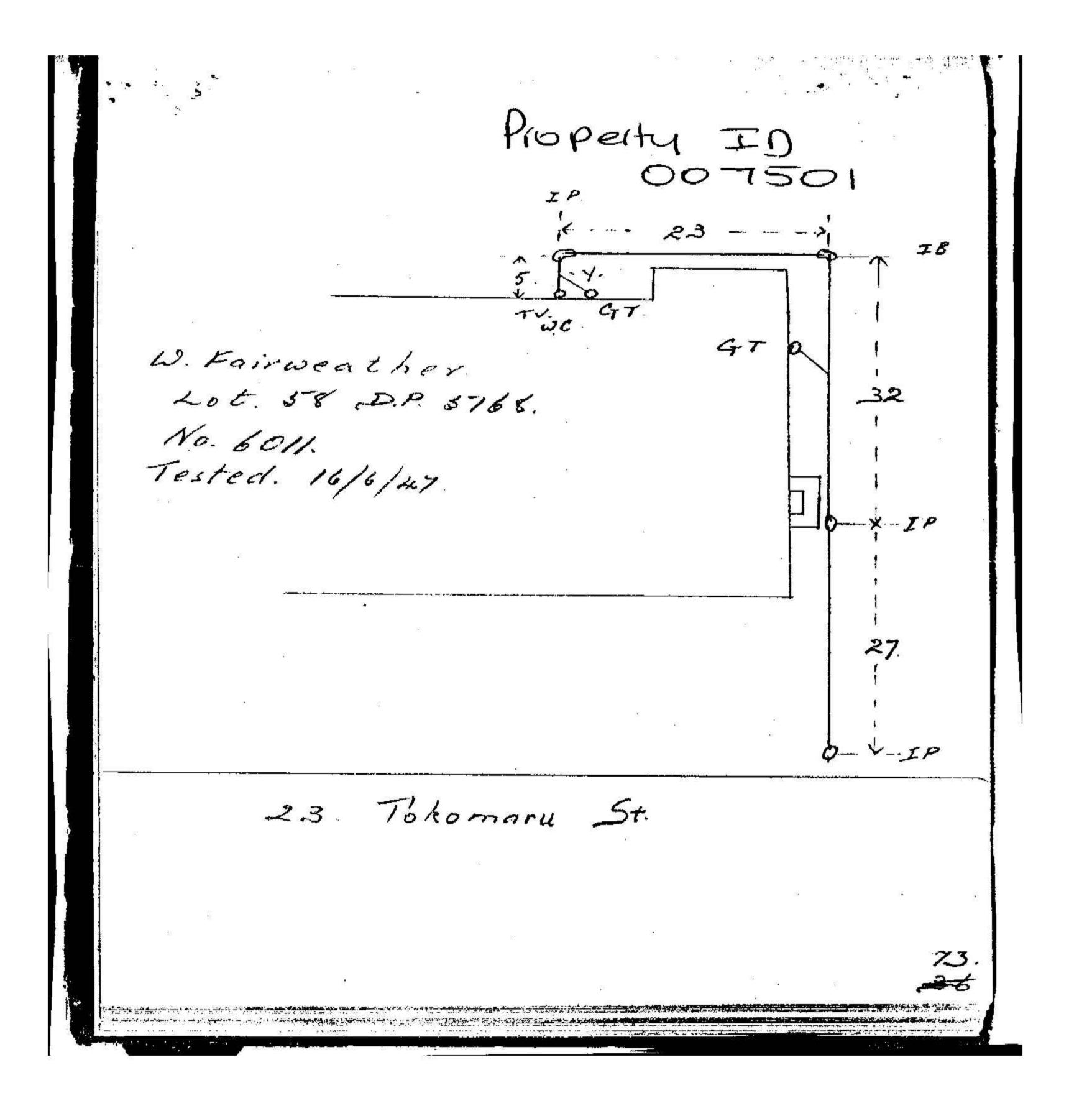
DRAINAGE AND PLUMBIN	IG REGISTER OO	1501
OWNER	PERMITS	
ADDRESS		
BUILDER	PLUMBING	
PLUMBER	DRAINAGE	
DRAINLAYER	VALUE	
NATURE OF WORK	•••••••••••	
	•••••••••••	
DRAIN SATISFACTORY/ PLUMBING	G SATISFACTORY/	
FALL AND DESCRIPTION		
	••••••••••••••••••	
	• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •

Document Set ID: 396603 Version: 1, Version Date: 21/07/2004

23. Tokomaru St.

73. 35

23. Sec Lot Lot	58 D.P. 5168
No. 23 Sec. Lot Address Tokomaru SK DRAINAGE AND PLUMBIN	OP TU
OWNER	PERMITS PLUMBING DRAINAGE VALUE
DRAIN SATISFACTORY/ PLUMBING FALL AND DESCRIPTION	NG SATISFACTORY///
	Inspector



35/4823. MINISTRY OF WORKS. RB.SX OFFICE OF THE BUILDING CONTRO LER. P. O. BOX 320, PALMERSTON MORTH. 19th. DECEMBER 1946. Mr. H. Rowe, 60 Barrett Street. MEW PLYMOU H. Dear Sir, PROPOSED RESIDENCE FOR W. FAIRBROTHER. APPROVAL NO. 6483. Your application, received through the New Plymouth Borough Council, for permission to erect a dwelling (920 sq. ft.) for Mr. W. Pairbrother in Tokomaru Street, New Plymouth, at a cost of £1630, has my a proval subject to:-(1) Strict observance of the Building Emergency Regulations 19 39. (2) No metal (gal anised iron or copper) spouting or downpipe being used. (3) No galvanised iron being used for roofing, ridging, valleys or flashings other than door and window flashings. (4) The use of heart timbers being confined in building grades to sub-floor timbers and in dressing grades to exteriors, flooring an joinery. Plans and specifications have been returned to the Building Inspector, from whom you may obtain the necessary building permit. This approval covers the erection of the above specified dwelling only. It is not applicable to the erection of any other building. Yours faithfully, The Building Inspector, DISTRIC BH LDING CONTROLLER. P. O. Box 92. NEW PLYMOUTH. Copy for your information. Dist. Bdg. Controller. Document Set ID: 1005411 Version: 2, Version Date: 19/03/2020

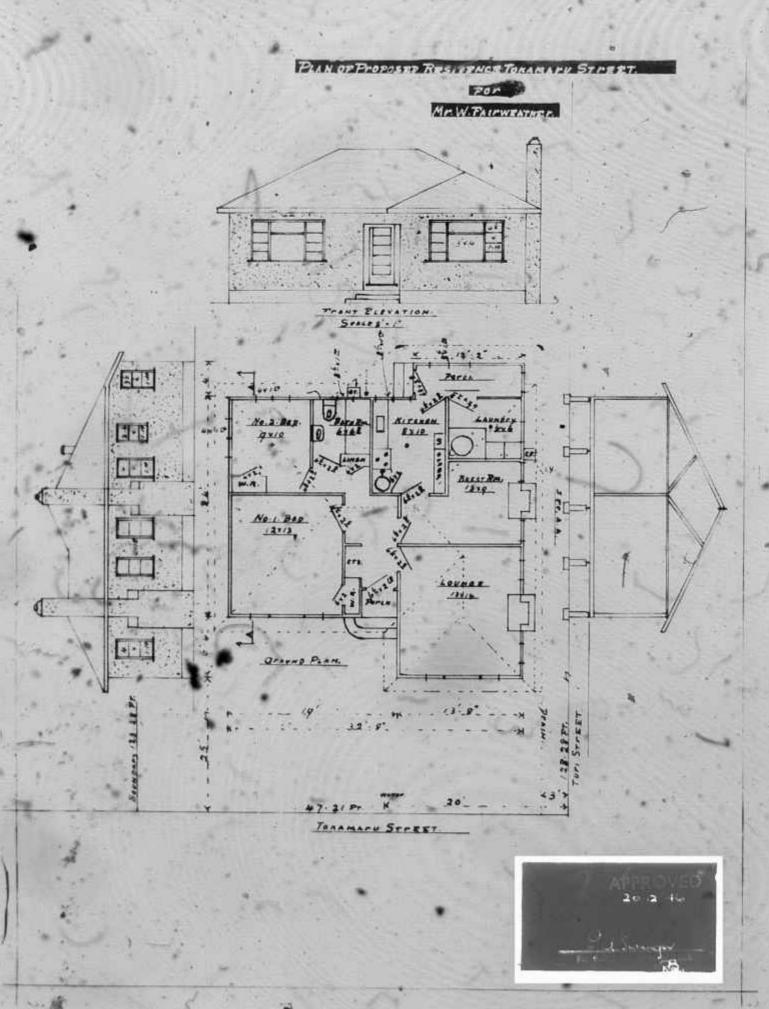
W. Fairweather. 23 Tokumaru St.

Dwelling.

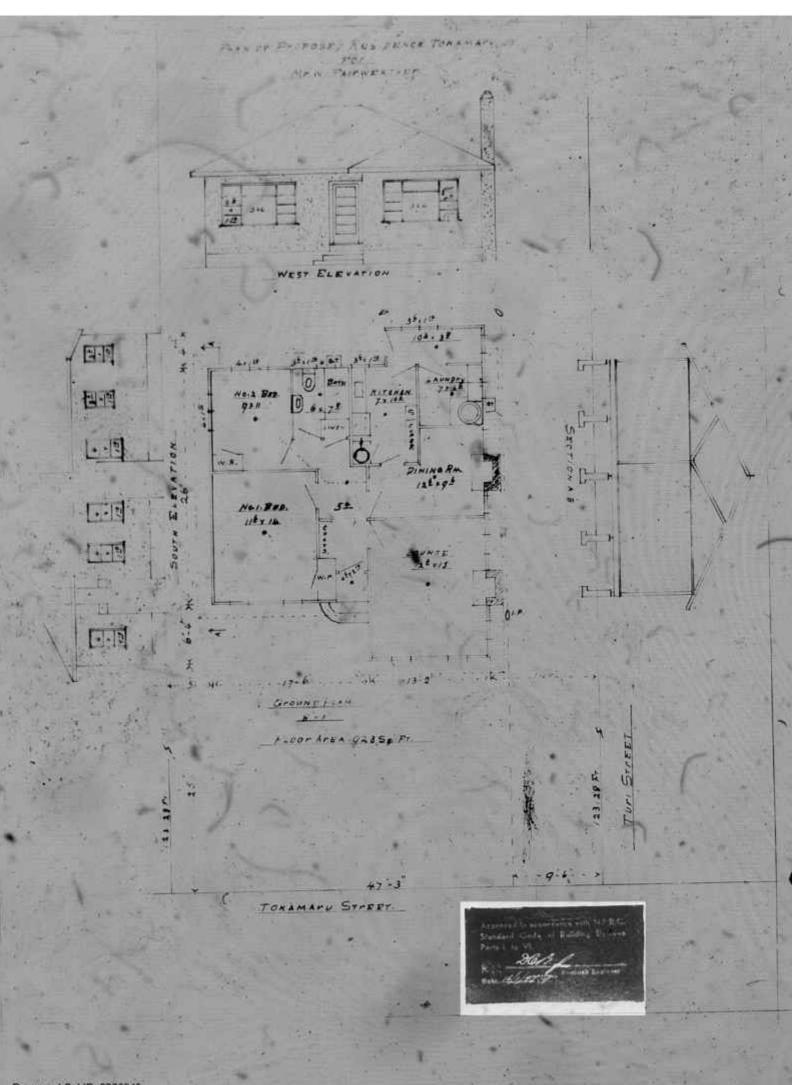
APPROVED

war arestman

16 JAN 1947



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585/23

, NEW PLYMOUTH BOROUCH COUNCIL

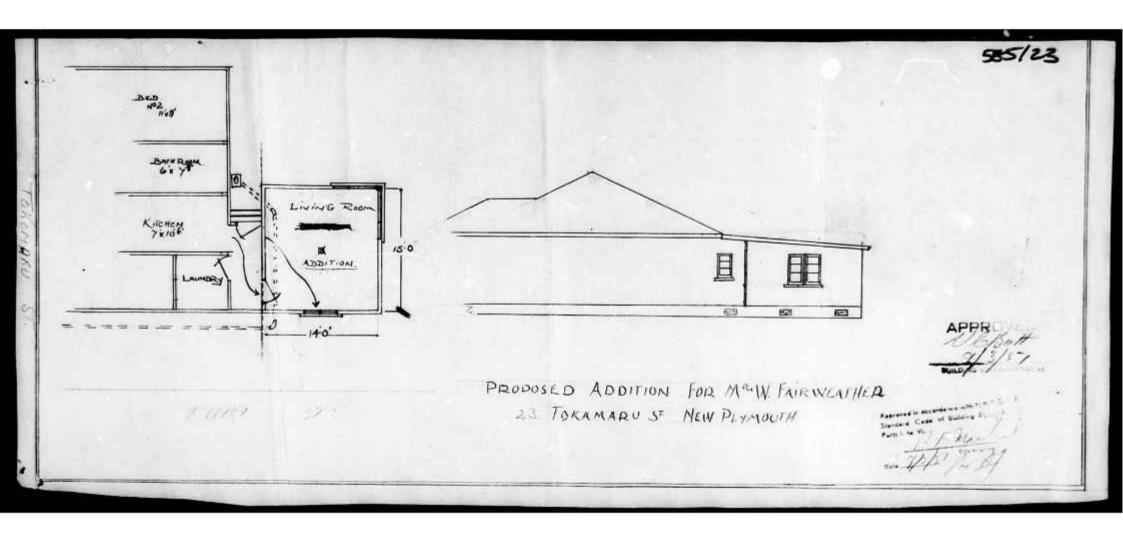
BUILDING APPLICATION FORM

	Date19
To the Borough Engineer, NEW PLYMOUTH.	
Sir, I hereby apply for permission to	
at (House No. & Street)	for (Owner)
elevations, cross-sections, and specifications	according to locality plan and detailed plans of building deposited herewith in duplicate.
Particulars of land: Lot No	Deposited plan No
Section No	
Length of frontage	Area
Particulars of building: Foundations	
	Roof
Area of ground floor	square feet
Area of outbuildings	
Estimated cost: Building	
Plumbing and Drainage	£ : :
TOTAL	£ : :
separately each part intended for use or occu	uilding is to be used or occupied (describing pation for a separate purpose):
Proposed use or occupancy of other part of b	uilding:
	Yours faithfully,
Postal address	Owner Builder

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

I ALLEY I WILL UVEL

Document Set ID: 8266944 Version: 1, Version Date: 19/03/2020



< 95/23

NEW	PLYMOUTH	CITY	COUNCIL	20216
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			STATE OF THE PARTY OF
FOR	OFFIC	E	USE:

__Check Sheet No. 10349 Receipt No. 528.7 Sewer Sheet No. 126

Date of Receipt 15 9.77 Zone R.1 File No.

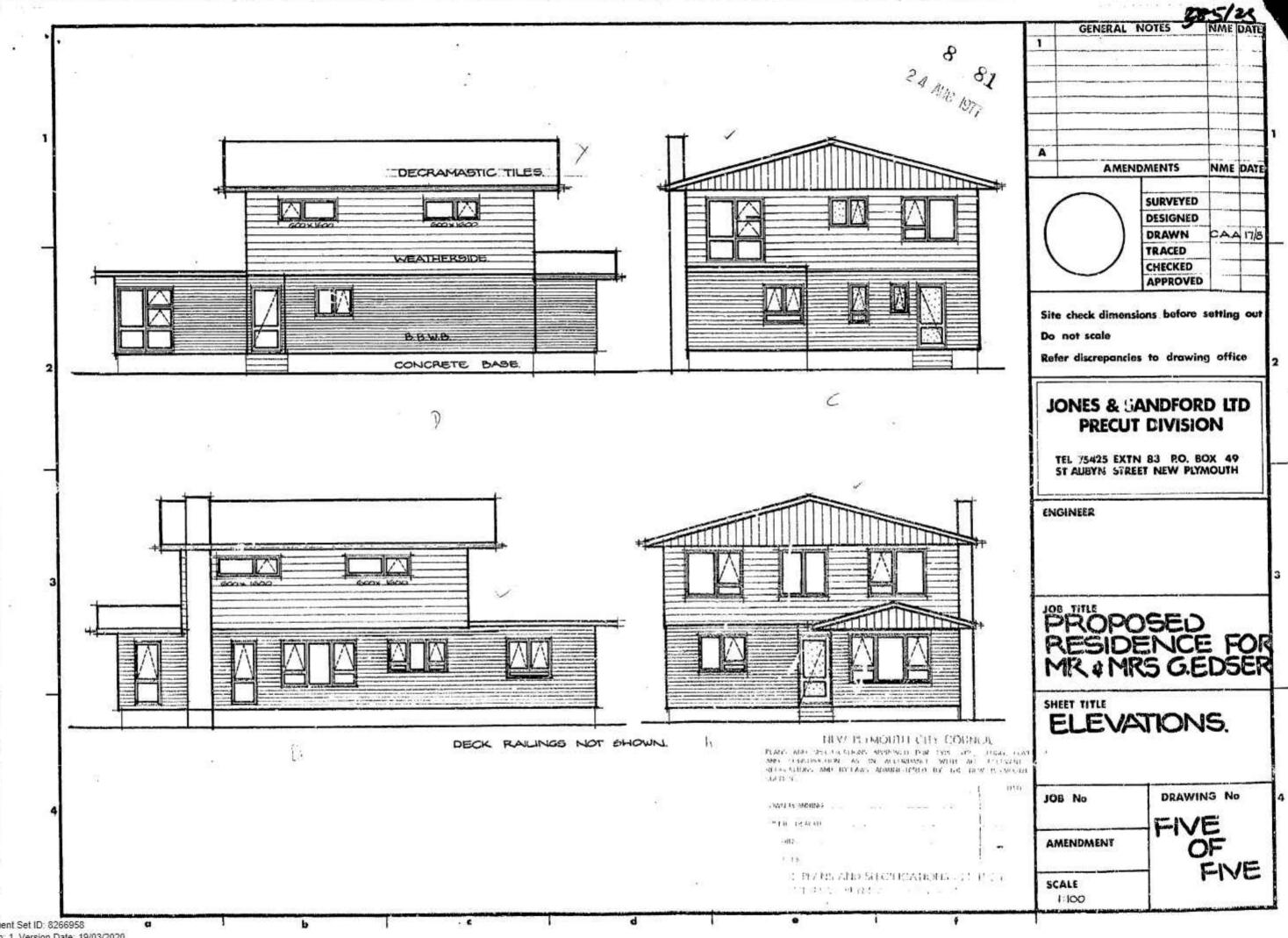
THE COURT PROPERTY.		Date 24/8/77
TO THE CITY ENGINEER		Lot No. 58
APPLICATION FOR BUILDING PERMIT	C-	DP 5168
At (House No.) 23 TOKOMARC		
For erection of DWELLING AT	1 JONS 4 Districting	Rules Sec. No. Pr. Sec. 30
OWNER GEDSER	ADDRESS 8	PAVID ST
Proposed Use RISIDENITIVAL		
Foundation CONCRETE	Walls Timisea	Roof DECROPINSTIC
AREA of Site	24 Pincu	(670m2)
AREA of existing buildings	104.5	_M ²
	27.89	M ²
AREA of existing accessory buildings	85.6	
AREA of Building in application		
Builder State	Address 59 j	DAVID ST
Designer Just Samplicas 1.7;	Address ST A	LUBYN ST
Structural Eng.	Address	
	No Supplied YAINO	
Building Projects Authority Required	to supplies	
		FOR OFFICE USE
Total Value of Building	\$ 18,000	Corrected Value Fees
Sanitary Plumbing and Drainage	\$ 1632 00	
Value of Building for Permit	s 16,000	
Water for Building	16378.ce	
Building Research Levy on	5	
Hoardings Mths @		
	TOTAL	FEES BUILDING
Starting Date SEPT 157	Finishing Date J	DEC IST
	GEDSER	
NAME AND ADDRESS OF APPLICANT		
89	DAVID ST NP	Phone 75425
	Signature of Applic	on TEcher
	Selfment in Selfment	Whitester
	Signature of Owner	98don



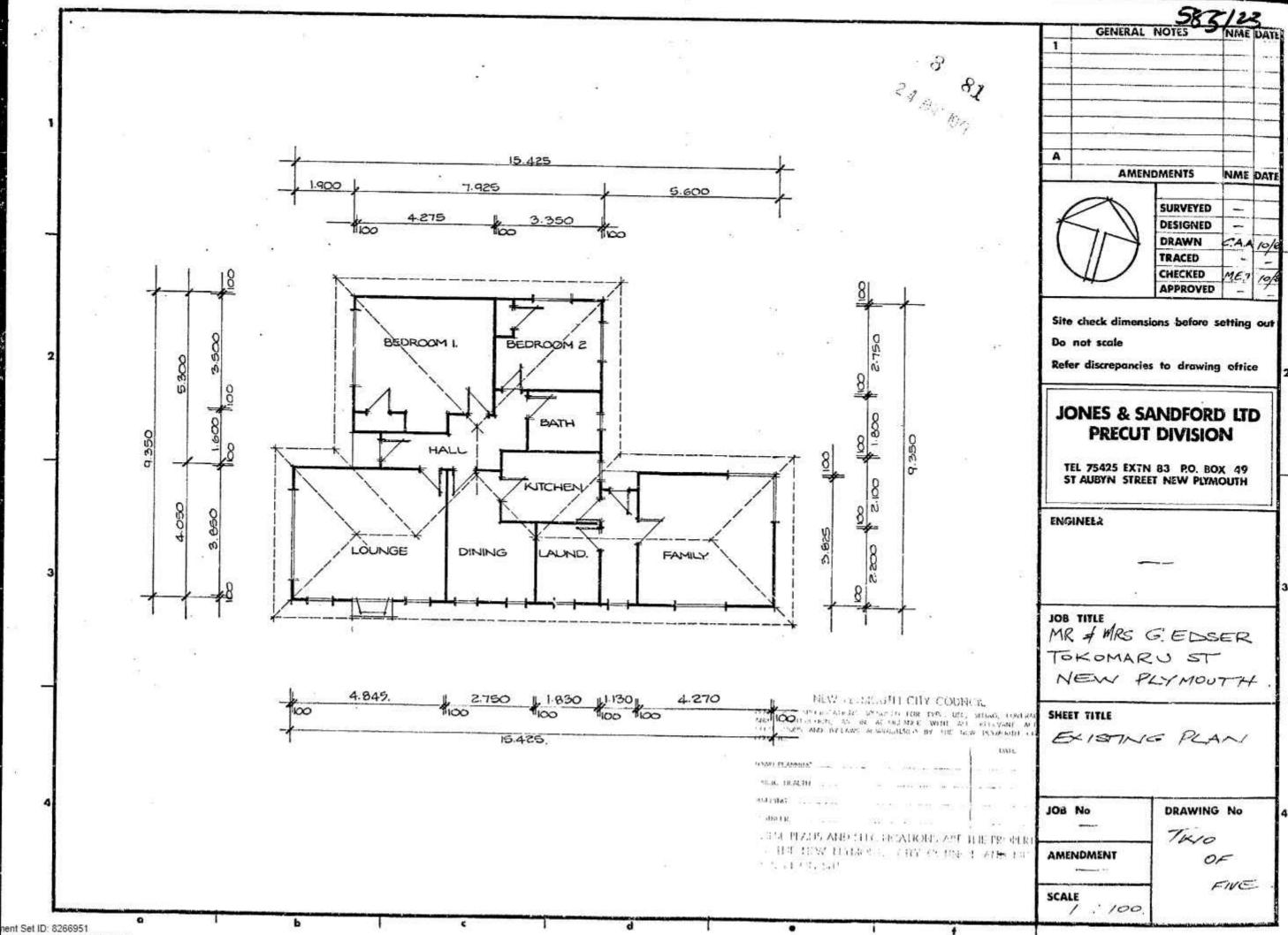
NEW PLYMOUTH CITY COUNCIL —CITY ENGINEER'S DEPARTMENT APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

To the City Engineer	Phone No: 75425
I wish to apply for permission to carry out the wo	ork described in the plans and specifications deposited herewith at:-
House No. 23 Street TOKOMAR	
OWNER G EDSER	Area of Site 2.4 Pagents
ADDRESS 89 DAVID ST N.T	Signature of Applicant SEclass
Proposed Use RES. DWELKIN	66.
VEHICULAR CROSSING	When Required
Proposed	M Position
Proposeu	L/Boundary to C/ Line
WATER CONNECTION	/ /
Size of Existing Connection	
Size of Requested Connection	
Distance from L/Boundary	
No. Units served.	
SEWER CONNECTION & (STORMWATER)	loor level of the lowest toilet is metres
Size of Existing Connection	below/above the ground level of the point where the sewer
Size of Requested Connection	onnection is required. * Strike out whichever is inapplicable.
Distance from L/Boundary	Depth of sewer regid
Common Drain	Yes / No
Stormwater Disposal-(specify)	
PLUMBING AND DRAINAGE	
Name of Registered Plumber / Drainlayer	VINCENT
Value of Proposed Work \$1631-77	Plumbing \$1631-77
Table of Proposed Work D 16 51 77	Drainage
Water Supply Materials	P.V.C. Copper Galvanised Iron
water эцрру матегіав.	
Drainage	
Size of Existing Drainage.	
Size of Proposed Drainage	
Other Works Proposed	
Stormwater Disposal (specify)	
File No. 8 81 Rec. No. 5287	
Date 24 3 3 1977 Zone Co	Sewer Sht. No. 2 6 P& D \$12.00
	Veh. Crg.

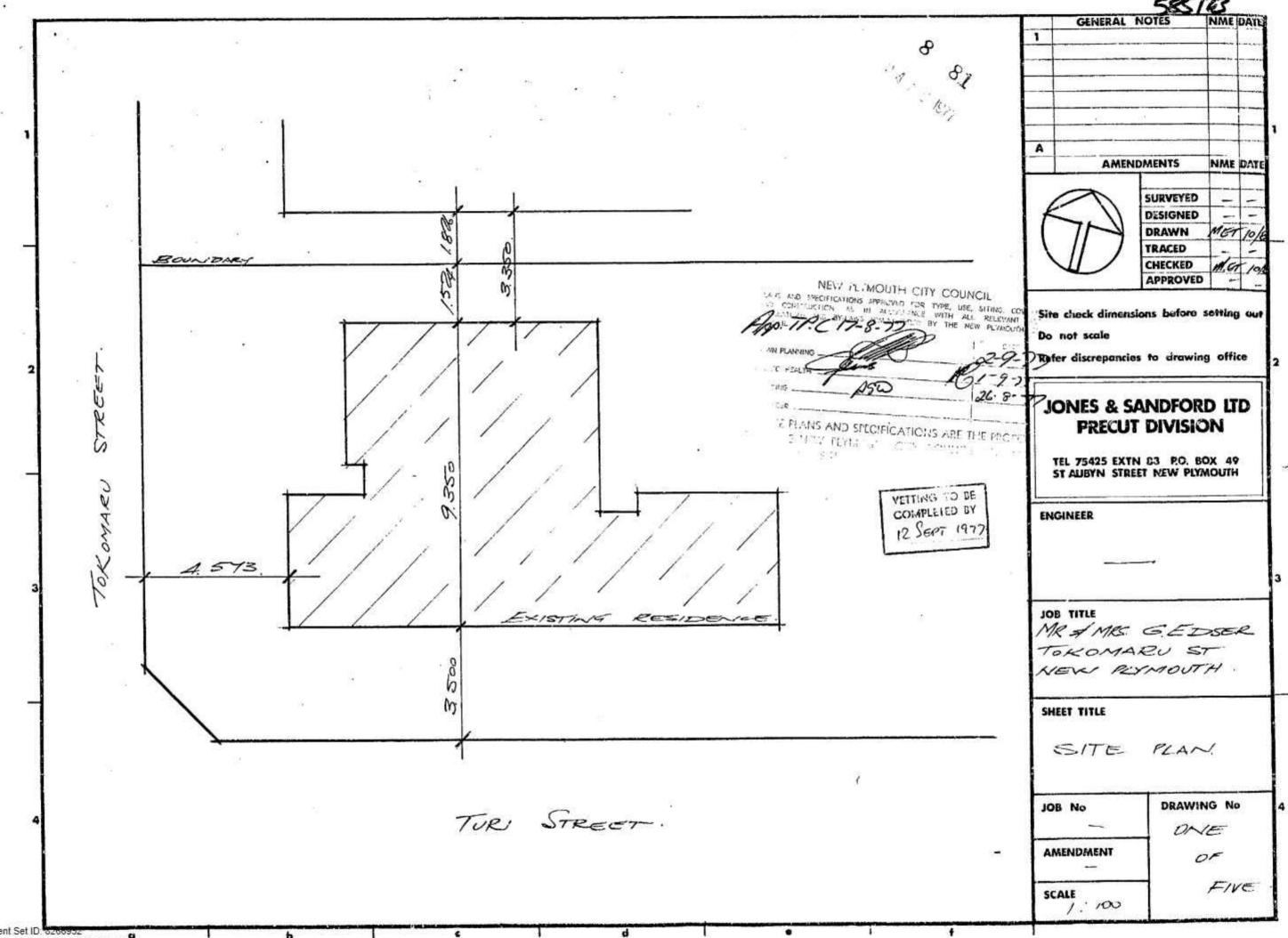
GENERAL NOTES AMENDMENTS NME DAYS 600 TRUSS AT 900 CS. SURVEYED 15° PITCH 100 x 50 FRAMING. DESIGNED DRAWN TRACED CHECKED APPROVED Site check dimensions before setting out Do not scale Refer discrepancies to drawing office 290 X 50 JOISTS AT 450 CS. JONES & SANDFORD LTD PRECUT DIVISION TEL 75425 EXTN 83 P.O. BOX 49 ST AUBYN STREET NEW PLYMOUTH 100 X 50 CEILING JOISTS. 100 X 50 FRAMING. ENGINEER HEW PLYMOUTH OF COUNCIL PLANS AND TRECIFICATIONS APPROVED FOR TYPE, USE, FITING, CO FRAME NO CONSTRUCTION, AS IN ACCURANCE WITH ALL REFEVANT ACTS.
REGILATIONS AND BY-LAWS AUMINISTERED BY THE HEW PLYMOUTH CITY PROPOSED CONCIL. RESIDENCE FOR MR . MRS GEDSER EXISTING FLOOR SHEET TITLE S PLANS AND SPECIFICALICIES ARE THE PROPERTY William of the State of the Control of the Control CROSS SECTION JOB No DRAWING No SIX. AMENDMENT SCALE 1:20



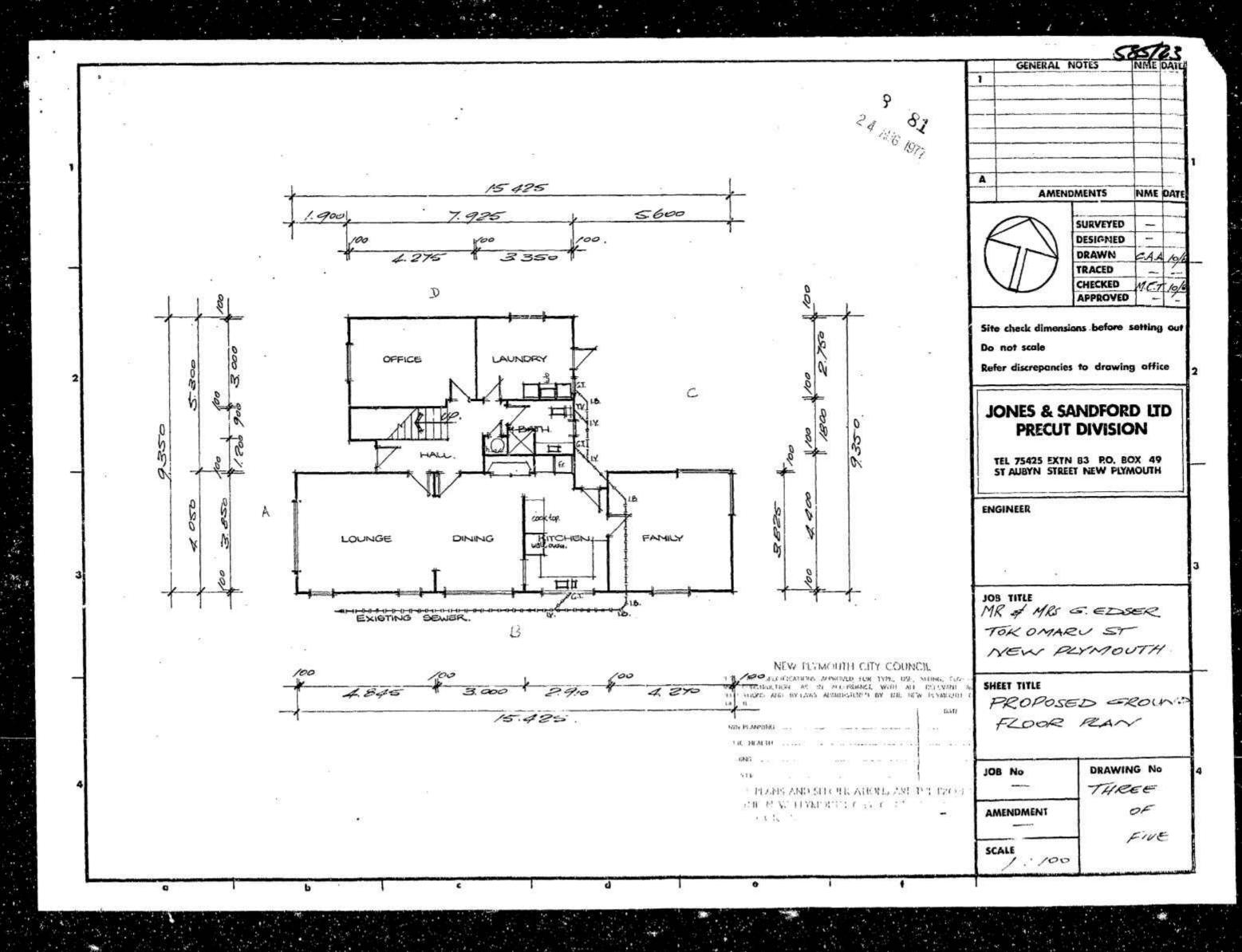
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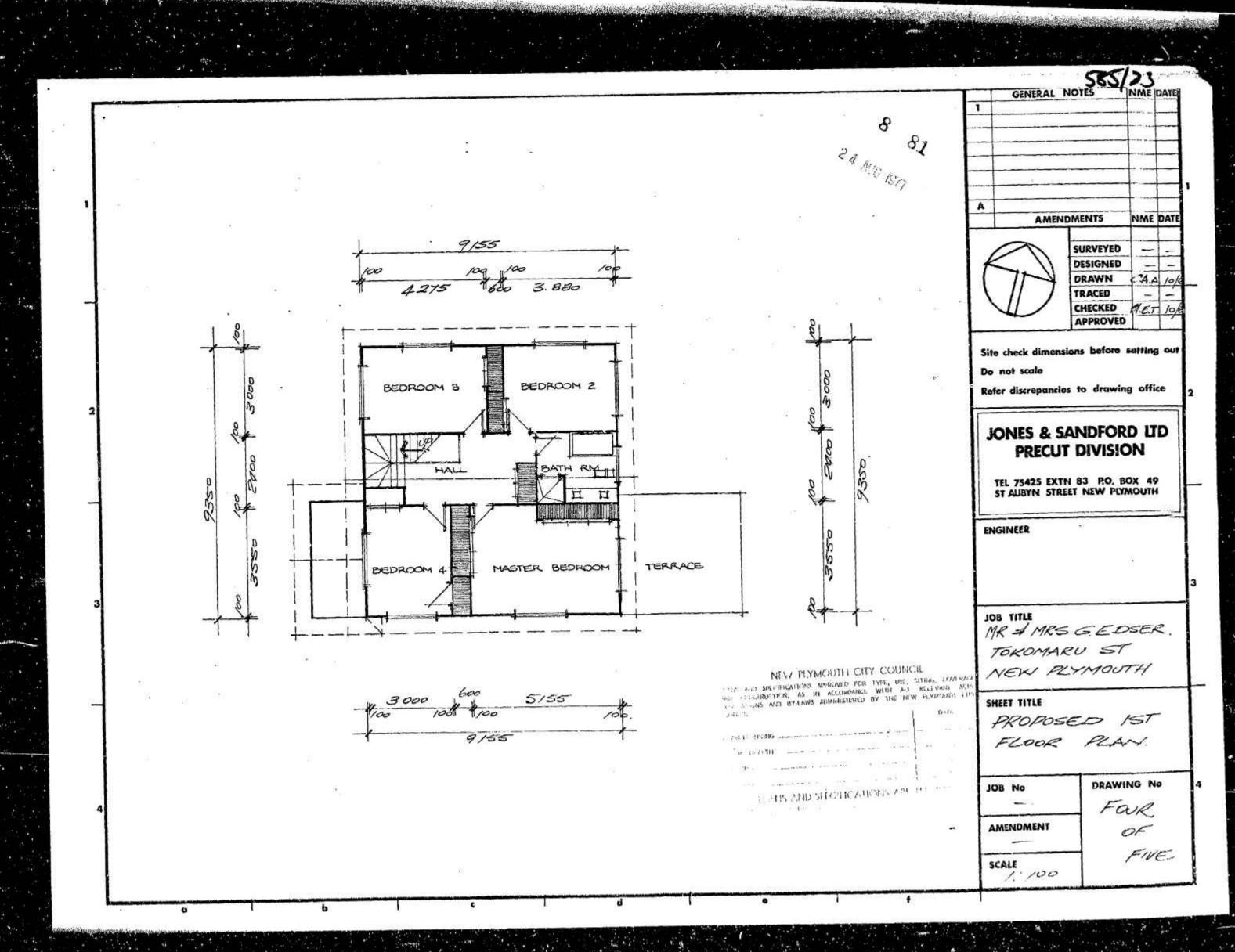


o: 1. Version Date: 19/03/2020



on: 1, Version Date: 19/03/2020





SPECIFICATION

PROPOSED FIRST FLOOR EXTENSION AND REMOVITIONS FOR MR & MRS G. EDSER, TOROMARU STREET, NEW PLYMOUTH.

GENERAL

The Contractor shall effect insurances to cover employers Liability, Public Risk, Storm and Earthquake Liability for the duration of the Contract, Wormanship shall be in accord with best trade practise.

CARPENTER AND JOINER

NEW FLYMOUTH CITY COUNCIL

Timber Schedule (No 1 Boric MG Radiators on stands consisted by the sew making one

100 :: 75 at 1300 cs Sleepers 250 x 50 at 450 cs Joists (First Floor) 100/75 x 50 -Framing 2/100 x 50 Top Plates "Tryde" THE PLANS AND SPECIFICATIONS ARE THE PROPERTY Braces

200 x 50 - 300 x 50 Lintels Ceiling Joists 100 x 50 at 450mm cs

'Fryde' Trusses at 900mm cs Roof

Purlin 75 x 50 at 750 cs

100 x 50 at Mid Span of Room Runners

75 x 40 at 900 cs Soffit (600)

Fascia 150 x 40 T.O. L.R. Greeved

Ex 75 x 13 T.O.B.R. Stained to match Skirting

Mahogany Doors.

Architrave Ex 50 x 13 T.O.B.R. Stained to match

Mahogany Doors

Scotia Bx 40mm T.O.B.R. Painted

150 Roof Pitch Stud Height 2.400m

of its 0.005 Seratone Flat Sheets to soffit -

use Plastic Jointer.

Wall Linings Shower - Lagicall Full Height

> 5mm Formica to 1.200m Dado in Bathroom, Kitchen and U/C - use plastic Jointer.

5mm Hardboard to top dado. 5mm Hardboard to Loundry.

10am Sibralt r Soard to 2 mainter - Flush

Stop.

Ceilings Supply and fix fibrous plaster ceiling.

Doors Sapele Maho any throughout.

Windows As detailed. Frames and mashes to

standard modised Aluminium . rofiles.

Cupboards is detailed by onner.

H. .C. Provide two slott d shelves.

Mr & Mrs G. Edser Cont.

Timber Schedule Cont.

Ceiling Access Provide 600 x 450 Hatch in Hall.

Vanity Unit Provide Base Cabinet as Detailed.

Tub AHI Super Tub

Wardrobes Provide 25mm galvanised pipe rail at

convenient height, housed into 150 x 25 1 dgers. Fit 300 x 25 full length shelf.

Hardware Allow P.C. Sum of \$300.00 to supply

Hardware.

Completion Clean all fittings and leave correctly

adjusted.

Remove all Rubbish.

ELECTRICIAN

Materials and workmanship to comply with NESS. Take out permits Provide Switchboard and Meters all correctly marked. Provide 24 lights, 12 hot points and 1 T.V. Point. Allow to connect an electric stove. Provide isolating shaving point in bathroom.

ROOFER

Supply and fix decramastic tile roof and ridges as required to best trade practise.

PLUMBER

Marley spouting 75mm downpipes. Water from town supply, hot water cylinder 40 gallon with sludge valve, and ajax valve, exhaust valve, lag active branches. Allow to connect to wet back in fireplace.

W.C. Cistern - Dux White, centre button flush and fittings.

Taps and Valves - Chrome plated bibcocks generally.

Two brass taps

Markham Mixer to Shower

Chrome plated swivel shower rose.

Chrome faucet over sink

Fittings - Bath 1.675mm Enamel White

Shower Base 0.900 x 0.900 Stainless Steel

with Polystyrene Underlay.

Handbasin Plix selected with overflow in vanity

top.

Sink Sench 1.830 Stainless Steel

A.C. Selected porcelain with plastic seat and

flap.

Allow to connect to sewer.

Provide and fix - all wastes, plugs, chains, washers, ball cages etc, as required. Test on completion.

Mr & Mrs G. Edser Cont.

PAINT AND PAPERHANGER

Paint work generally three coats throughout.

Owner to advise colour scheme.

Allow P.C. Sum of \$4.00 per roll for wallpaper.

GLAZIER

As indicated on drawings. Fit obscure glass to V.C., Bathroom, Back Door and Rear Porch Screens.

NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE: File No. 5 105 Check Sheet No. 18249

Receipt No. 6702 Sewer Sheet No. 126

Date of Receipt 12 . 6 . 78 Zone Ros RI

	-	30 MMY 1078
O THE CITY ENGINEER		Date
PPLICATION FOR BUILDING PERMIT		Lot No.
t (House No.) 23 To Kore	iru ST	N.P. D.P.
or erection of SIVED		Sec. No.
WNER GALVIN LEWIS E)<6D	e 2 3 TOKOMARU ST
		30
roposed Use Took SHED		1.0 / 4
oundation CONCRITE	Walls FIBR	ROLITIE ROOF 1/2010
AREA of Site	62	10 122
AREA of existing buildings	10	7.44 M ²
		is" м²
AREA of existing accessory buildings		
AREA of Building in application		· 32 🚜
Builder STAF	Address	13 Tekerman ST
Designer JONES + SUNDSORD !	TD Address	ST ALBYN ST NP
Structural Eng. A A	Address	NA.
Building Projects Authority Required Yes /	No Supplied Y	es / No
	\$ 350	FOR OFFICE USE Corrected Value Fees
Total Value of Building		Controller Facility
Senitary Plumbing and Drainage	,	
Value of Building for Permit	,	
Water for Building		
Building Research Levy on	- 1	
Hoardings Mths @		TOTAL FEES BUILDING
Starting Date	Finishing D	
NAME AND ADDRESS OF APPLICANT	38 ches	13 Tokonman ST N
		Phone \$7712
		00.
	Signature of	Applicant Secusion
	Signature o	of Owner Godale

r Sudding Z368:ALB

31 May 1978

Mr G.L. Edser, 23 Tokomaru Street, New Plymouth

Dear Sir.

Your application dated 30 May, 1978, for permission to erect a shed at house No. 23 Tokomaru Street, being Lot Se, S.F. Sife, has been examined and in accordance with the provisions of Clause 2.0.1 of Chapter 2, NZSS 1900, have to advise that because insufficient information to-laws administered by Council, the issue of the required permit is withheld until the following information has 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.

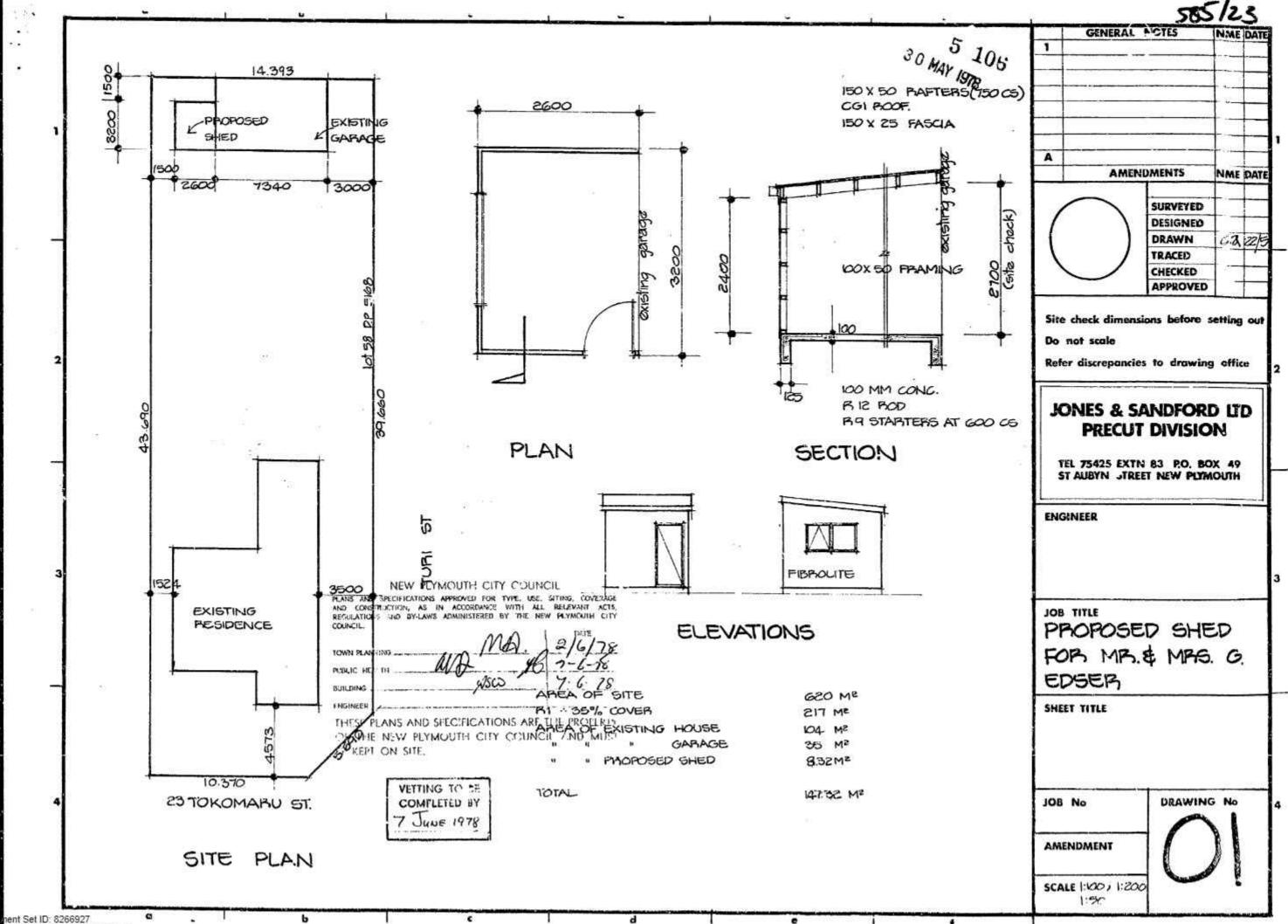
Town Planning:

Our records thow the existence of an additional building to the rear of your section which would block access to the proposed shed. The position of this shed must be shown on your site plan.

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

Yours faithfully,

N.S. Harris. Lity Engineer.



n: 1, Version Date: 19/03/2020

NEW PLYMOUTH CITY COUNCIL

CITY ENGINEER'S DEPT.

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DUII	DINE	3 G DE	HOVE OF	3 PE		rees

Zoning

Location Lot .

Deposit Plan No.

Sec. No.

Proposal

Owner

Area

Builder Plumber

Drainlayer

Value of Building

Value of Plumbing & Drainage

Total Value

Sewer Connection

Stormwater Connection

Water Connection

Water (Building)

Vehicle Crossing

Damage & Repairs to Streetworks

Hoardings

Building Research Levy

TOTAL \$

Start

Finish

Remarks

JACK KETTLEWELL City Engineer

Checking Officer

Mesterprint 58490

585/23

NEW PLYMOUTH CITY COUNCIL - CITY ENGINEER'S DEPARTMENT

APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

To the City Engineer	Phone N	87712
I wish to apply for permission to carry out the work descr	ibed in the plans and specificat	ions deposited herewith at:-
House No 23 Street TOKOPIARY S		D.P.
OWNER GEDSER	Area of Site	
ADDRESS 23 TOKOFIARY ST	Signature of Applicant	
Proposed Use CAR	Signature of Owner	Eder
VEHICULAR CROSSING APPLICATION MADE	TWO YEARS N	10W!
Proposed AND LOST BY	Position	
You	L/Boundary to C/ Line	
WATER CONNECTION		
Size of Existing Connection		
Size of Requested Connection		
Distance from L/Boundary		
No. Units served		
SEWER CONNECTION & (STORMWATER)		
Size of Existing Connection	Floor level of the lowest sanitary fits	
Size of Requested Connection	*below/above the ground level of the is required.	point where the sever connection
Distance from L/Boundary	*Strike out whicheve	er is inapplicable.
Common Drain	Depth of sewer req'd	
, ,	Yes / No	
Stormwater Disposal (specify)		
PLUMBING AND DRAINAGE	/ /	
Name of Registered Plumber / Drainlayer	/ /	
Value of Proposed Work, Labour Only	Phimbing	
Water Supply Materials	Drainage P.V.C. Copper Galvanised	Iron
Drainage		
Size of Existing Drainage		
Size of Proposed Drainage		
Other Works Proposed		
Stormwater Disposal (specify)		
FOR OFFICE USE	3 (C. S) A.M.	
File No. 9 110 Rec. No. 23.401	Check Shr. No.	FEES Sewer
Date 3 B REP 1865.	Sewer Shr. No	Water P & D
		Veh. Crg





darrell paterson

OWNER & SALESPERSON

027 493 7134

darrell@bestmove.co.nz

bestmove.co.nz

riley blair

SALES ASSOCIATE TO DARRELL PATERSON

027 441 6308

riley@bestmove.co.nz

bestmove.co.nz