

Inspector: M _____ File No. _____

Receipt No. 329611

Date Permit Issued 7/3/91

OWNER


Name D.P. Anderson

Mailing Address 16 Papata Street
Thames

BUILDER

Name Dwyer PRE92/000818

Mailing Address _____


PERMIT ✓

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. As Owner

Street Name _____

Town/District _____

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 12350-145-00

Lot 10 D.P. 3395

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Pergha

FLOOR AREA Whole Sq. Metres 114

DWELLING UNITS Number Erected _____

ESTIMATED VALUES

Building	<u>600</u>
Plumbing	
Drainage	
G.S.T.	
TOTAL	<u>600</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

Building Permit	\$ <u>35.50</u>	Water Connection	\$ _____
Street Damage Deposit	\$ _____		\$ _____
Building Research Levy	\$ _____		\$ _____
Plumbing	\$ _____		\$ _____
Drainage	\$ _____		\$ _____
Sewer Connection	\$ _____		\$ _____
Vehicle Crossing Levy	\$ _____	G.S.T.	\$ <u>4.44</u>
M.S. Plumbing	\$ _____	TOTAL:	\$ <u>40.44</u>

Receipt No. 329611

Date of Payment 7/3/91

Authorised Officer [Signature]

Special Conditions: _____

1) Building Control Officer to be notified 24 hours before any concrete is poured & when work is complete.

Date Inspected	REMARKS (e.g. stage reached with work)
19/6/91	Not started
31/7/91	Foundation inspection All ok.
4/5/92	Work completed. P.D. Moore

Date Inspected

COMPLETED (Signature) _____ Date ____/____/____

SOUTH TARANAKI DISTRICT COUNCIL

PRIVATE BAG

HAWERA

TELEPHONE (062) 88-010

FACSIMILE (062) 88-757

All correspondence to be addressed to the General Manager

Reference 030/91

Mr & Mrs D.P. Anderson
16 Rapata Street
Hawera

Tax Invoice
GST No. 52-769-477

18-2-91

Dear Sir,

(Pengo)
APPLICATION FOR BUILDING OR DRAINAGE & PLUMBING PERMITS

Your application for a Building/Drainage and Plumbing Permit has now been processed and is ready for approval. The fees for this are as follows:

Building Permit Fee	\$ 40.00
Building Research Levy	\$
Drainage & Plumbing	\$
Sewer Connection	\$
Water Connection	\$
Vehicle Crossing	\$
Footpath Damage Deposit	\$
		<hr/>
		\$ 40.00
		=====

Total inclusive of \$ 4.44 GST.

Upon payment of the above fees the permit(s) will be issued. Work shall not commence until you have received the required permit.

Yours faithfully

PP C.M. Bromell (Mrs)
ADMINISTRATION OFFICER

SOUTH TARANAKI DISTRICT COUNCIL

DATE STAMP:

RECEIVED

12 FEB 1990

SOUTH TARANAKI
DISTRICT COUNCIL

APPLICATION FOR
BUILDING AND/OR DRAINAGE AND PLUMBING PERMIT

APPLICATION No.

OWNER

NAME: MR & MRS P.P. ANDERSON

ADDRESS: 16 ROPATA ST

HAWERA

PHONE: 87666

LEGAL DESCRIPTION

VALUATION REF No. 12350 14500

LOT No. 10 DP 3395

SEC/BLK No.: AREA:

S.D.:

LOCATION (OF PROPOSED WORK)

STREET No.: 16

STREET NAME: ROPATA ST

TOWN/DISTRICT: HAWERA

DAIRY No.:

DESCRIPTION OF PROPOSED WORK

PERGOLA

PROPOSED USE OF BUILDING

FLOOR AREA (OF NEW BUILDING WORK)

14 SQM

ESTIMATED VALUES OF WORK

BUILDING \$600

DRAINAGE & PLUMBING
(Labour)

TOTAL \$600

BUILDER

BUILDER: OWNER

ADDRESS: ABOVE

PHONE: ABOVE

APPLICANT — FOR BUILDING PERMIT

NAME: ABOVE

ADDRESS:

PHONE:

SIGNATURE:

APPLICANT — DRAINAGE & PLUMBING PERMIT

NAME:

ADDRESS:

PHONE: REG No.

SIGNATURE:

GENERAL INFORMATION

This information is a general guide only. Specific information may be obtained by contacting the **BUILDING INSPECTOR** at one of the Service Centres listed below.

IF IN DOUBT, ASK!

Every application shall be accompanied by accurately detailed plans, elevations, cross-sections and specifications which together will furnish complete details of design, quantities and description of construction, materials and workmanship.

All drawings shall be on good quality paper and in ink or be prints. (Drawings on poor quality paper or drawn in pencil are not acceptable.)

All dimensions shall be in metric and the plans drawn to a suitable scale.

All plans and specifications shall be submitted in duplicate and be signed by the person responsible for their preparation.

The plans shall include:

SITE PLAN, showing the proposed building in relation to other buildings on the site and all boundaries.

DRAINAGE PLAN, showing the position of drains and location of fittings.

FLOOR PLAN, showing the shape of the building, room sizes and the overall layout with the location of doors, windows and fittings.

ELEVATIONS showing the view of each side of the proposed building indicating heights, windows, doors, exterior cladding and the general appearance of the building.

CROSS SECTION, through the building, showing the foundation and sub-floor details, wall framing and roof construction, insulation, wall and roof cladding.

DETAILS, that will show specific parts of construction which require further clarification.

WALL BRACING CALCULATIONS, showing how the location and type of brace has been worked out to comply with NZS 3604.

SPECIFICATION, describing the construction, the quality of materials and workmanship, sizes and spacings of piles, bearers, joists, studs, rafters, purlins, etc. Specifications should be concise and describe the work for which the permit is being sought.

NOTE: Applications submitted with plans which are not of an acceptable standard may result in delays while waiting for additional information to be provided.

FEES are calculated on the estimated value of the proposed work. The permit, which is the approval to commence work, will only be issued when the fees are paid.

Inspections: The builder must give a minimum of 24 hours notice to allow for the following inspections:

- A foundation inspection prior to pouring any concrete
- A prelining inspection prior to placing any interior lining
- Any other inspections as requested on building permit

Hawera Service Centre
109 Albion Street
(Private Bag)
Phone (062) 88-010
HAWERA

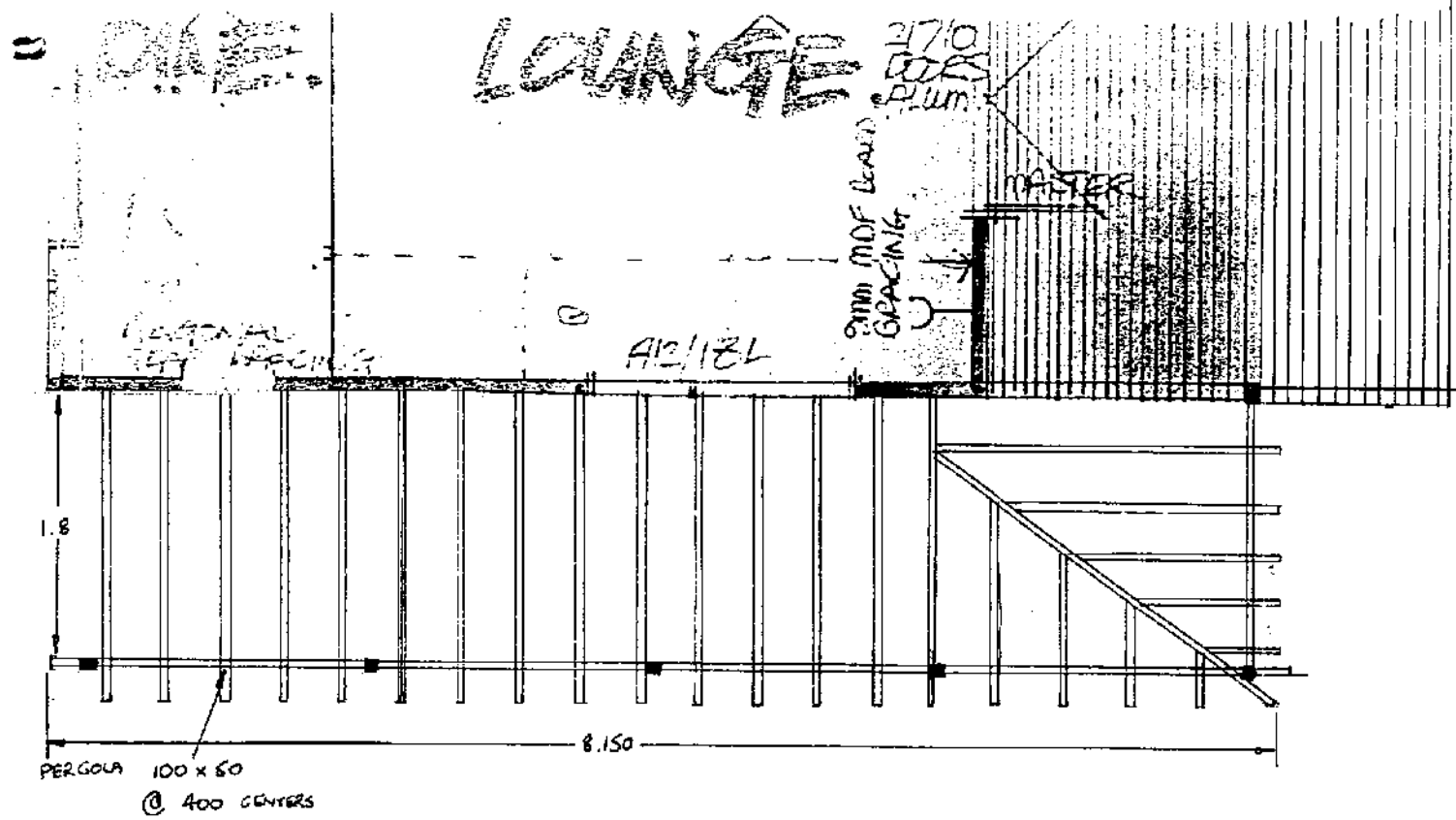
Eltham Service Centre
21 Collingwood Street
(P.O. Box 142)
Phone (06634) 8143
ELTHAM

Opunake Service Centre
23 Napier Street
(P.O. Box 19)
Phone (0661) 8729
OPUNAKE

Manaia Service Centre
22 South Road
(P.O. Box 15)
Phone (0624) 8189
MANAIA

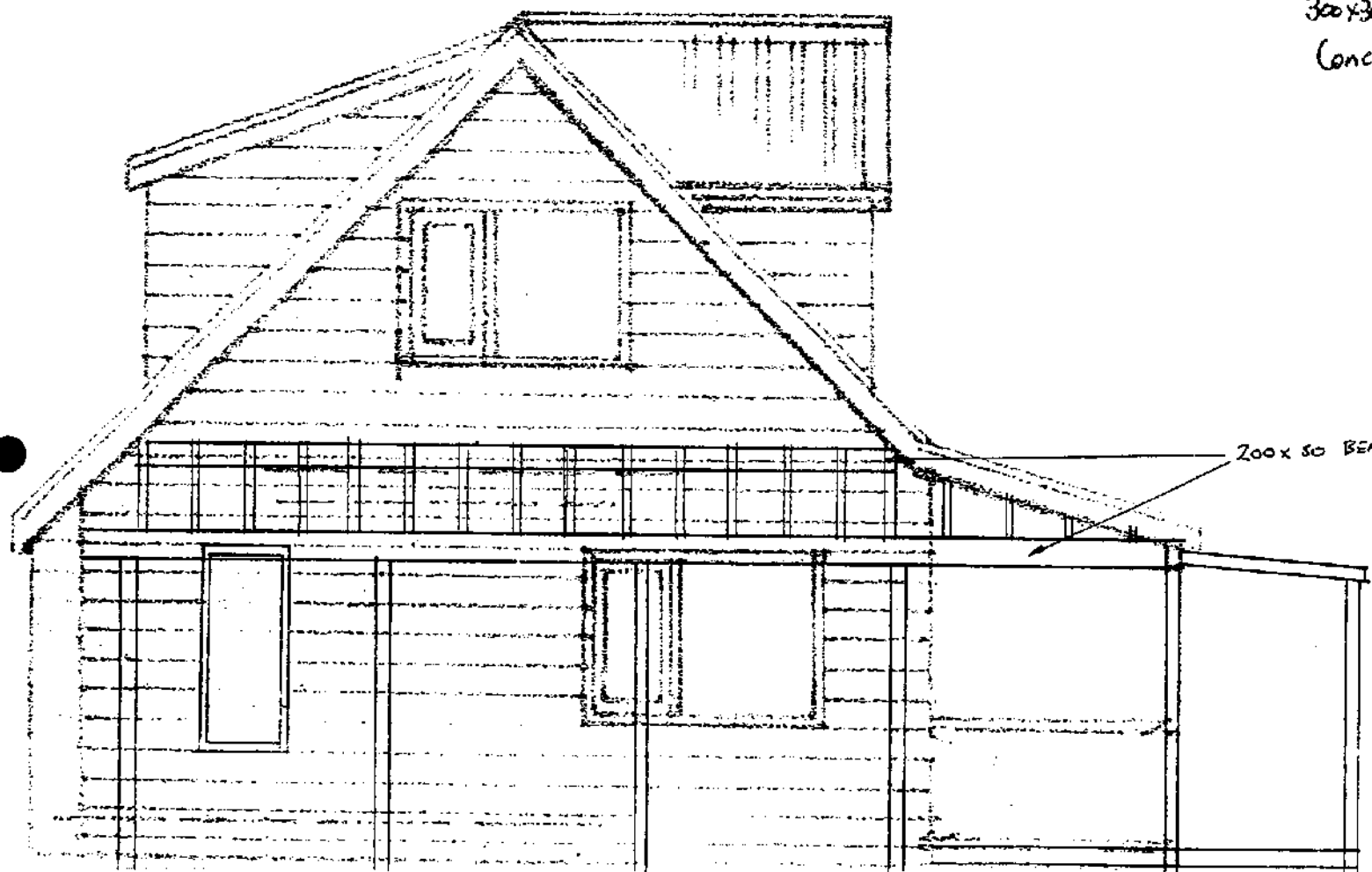
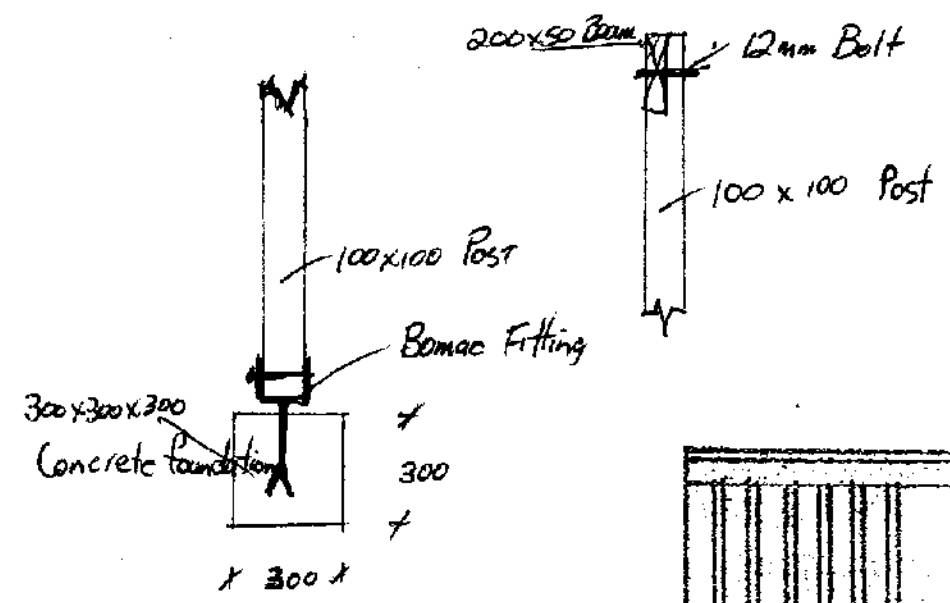
Patea Service Centre
120 Egmont Street
(P.O. Box 28)
Phone (0623) 8084
PATEA

REMEMBER: You can contact Service Centres for further information. Building Inspectors visit the Service Centres regularly and are available for advice.

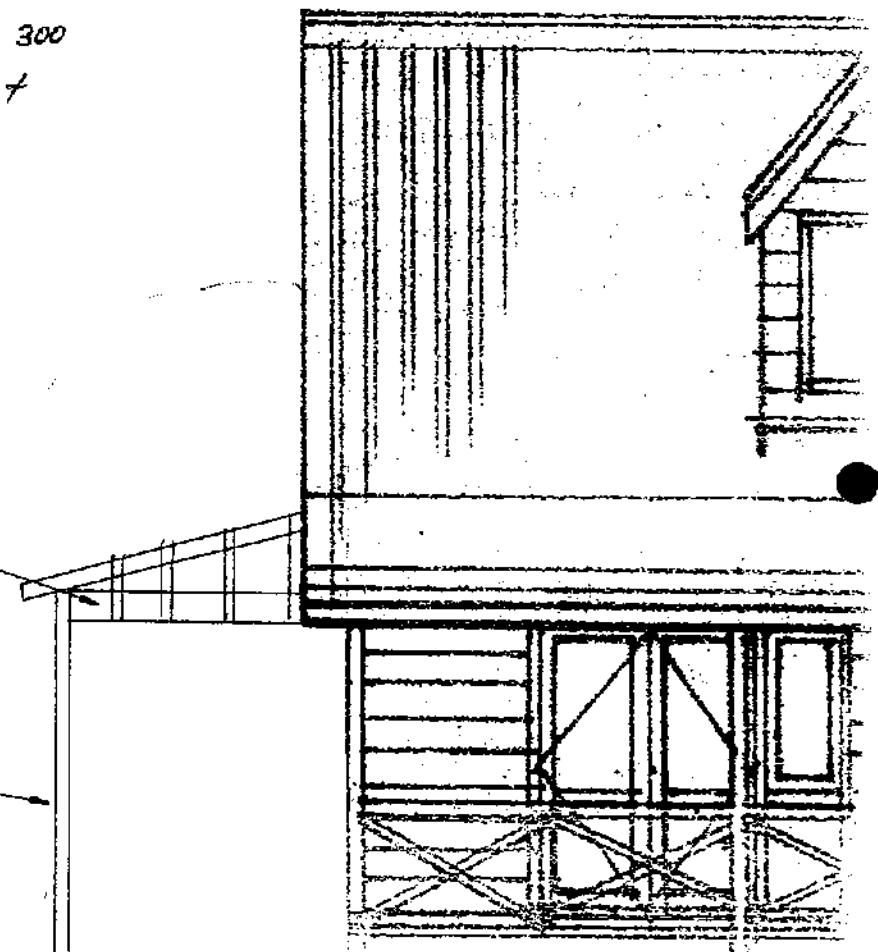


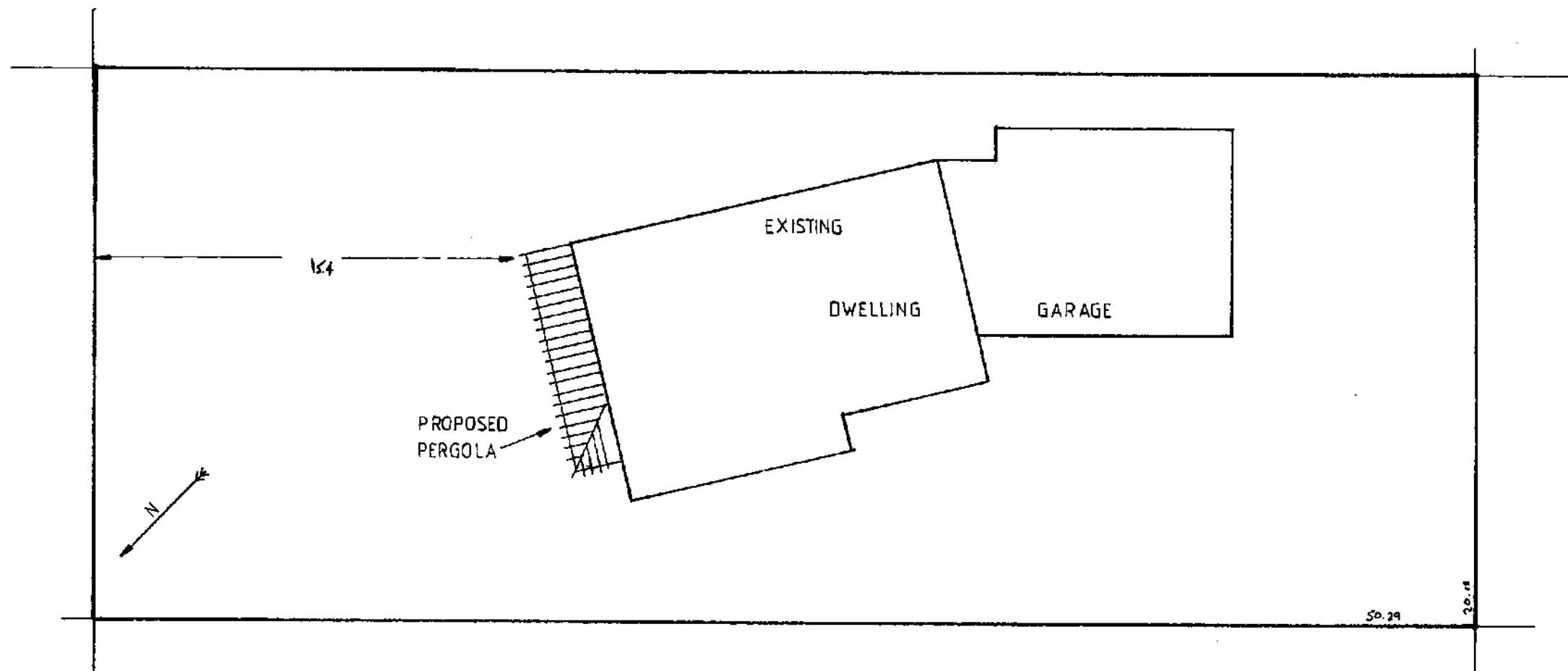
PROPOSED PERGOLA FOR
MR & MRS DP ANDERSON
16 ROPATA ST, HAWERA

scale 1:50



100x100
POSTS





MR & MRS D.P. ANDERSON, 16 ROPATA ST, HAWERA

Site plan

scale 1:200

BUILDING PERMIT CHECK SHEET

OWNER: <u>D.P. Anderson</u>	APPLICATION No. <u>030/91</u>
ADDRESS OF WORK: <u>16 Rapata St</u>	VALUATION No.: <u>12350-145-00</u>
BUILDER: <u>Owner</u>	
DESCRIPTION OF WORK: <u>Pergola</u>	

ENTERED

FEES	(INCLUSIVE OF GST)	
BUILDING PERMIT FEE	<u>40-00</u>	RECEIPT No. <u>329611</u>
BUILDERS DEPOSIT		DATE <u>7-3-91</u>
BUILDING RESEARCH LEVY		BUILDING PERMIT No. <u>9074100(7.3.91)</u>
PLUMBING & DRAINAGE FEE		PLUMBING AND DRAINAGE PERMIT No. _____
SEWER CONNECTION		
WATER CONNECTION		
VEHICLE CROSSING		
TOTAL	<u>40.00</u>	
G.S.T. Content	<u>4.00</u>	

TOWN PLANNING	FEE: _____
<p>NOT APPROVED _____ DATE _____ APPROVED <u>[Signature]</u> DATE <u>15.2.91</u></p>	

BUILDING	BUILDING PERMIT <u>40-00</u> BUILDER'S DEPOSIT _____ BUILDING RESEARCH LEVY _____
<p><i>Building Control Officer to be notified 24 hrs before any concrete is poured & when of work is complete.</i></p>	
<p>NOT APPROVED _____ DATE _____ APPROVED <u>P.A. Masse</u> DATE <u>18/2/91</u></p>	

030/91

FEES

PLUMBING AND DRAINAGE	PLUMBING PERMIT DRAINAGE PERMIT
NOT APPROVED DATE APPROVED DATE	
SERVICES ENGINEER	SEWER CONNECTION <u>N/A</u> WATER CONNECTION <u>N/A</u>
NOT APPROVED DATE APPROVED <u>[Signature]</u> DATE <u>8/2/11</u>	
STRUCTURAL ENGINEER	STRUCTURAL CHECKING
NOT APPROVED DATE APPROVED DATE	
STREETWORKS ENGINEER	VEHICLE CROSSING <u>N/A</u>
NOT APPROVED DATE APPROVED <u>[Signature]</u> DATE <u>8/2/11</u>	
HEALTH	
NOT APPROVED DATE APPROVED DATE	
DANGEROUS GOODS	
NOT APPROVED DATE APPROVED DATE	
APPROVING OFFICER	
NOT APPROVED DATE APPROVED DATE	

BUILDING INSPECTOR'S
FIELD SHEET

AUTHORITY

Stats. No. D 038236

No. 6290

Inspector: M _____

File No. _____

Receipt No. 11120

Date Permit Issued 3/10/88

OWNER

Name DP ANDERSON

Mailing Address 16 BOLATA ST.
ILWAGA

BUILDER

Name G. DONALD

Mailing Address 161 SOUTH RD
ILWAGA

PRE 92/0008 19

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 16

Street Name BOLATA ST

Town/District ILWAGA

Riding ☒

LEGAL DESCRIPTION

Valuation Roll No. _____

Lot 10 D.P. 3395

Section _____ Block _____

Survey District _____



DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

GARAGE

FLOOR AREA Whole Sq. Metres 67

DWELLING UNITS Number Erected _____

ESTIMATED VALUES

Building	10,000
Plumbing	/
Drainage	/
TOTAL	10,000

NATURE OF PERMIT (TICK BOX)

☐ NEW BUILDING
- exclude domestic garages and domestic outbuildings

☐ FOUNDATIONS ONLY

☐ ALTERED, REPAIRED, EXTENDED
- include conversions and resited buildings

☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions

☒ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 60	Water Connection	\$ /
Street Damage Deposit	\$ /	Vehicle Crossing Levy	\$ /
Building Research Levy	\$ /	M.S. Plumbing	\$ 6
Plumbing	\$ /		
Drainage	\$ /		
Sewer Connection	\$ /		
(incl. GST) TOTAL: \$ 66			

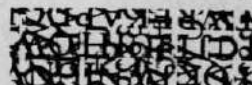
Receipt No. 11120

Date of Payment 30/9/88

Authorised Officer _____

Special Conditions:

① Building Inspector



To Be NOTIFIED WHEN WORK COMMENCES ON SITE ② GARAGE TO Be ATTACHED TO HOUSE WALLS

① FOUNDATIONS FOR GARAGE ARE TO Be SEPARATED FROM LAND By A DISTANCE OF AT LEAST 75mm

Date Inspected

REMARKS (e.g. stage reached with work)



Hawera District Council

Telephone 88-010

Administration Building, Albion Street,

P.O. Box 39, Hawera

Please Quote:

TAX INVOICE
REG. No. 10-554-381

29th September 1988

G.H. DONALD
161 South Rd
Hawera.

Dear Sir,

DP ANDERSON - 16 KOLATA ST. - GAMAGE
APPLICATION FOR BUILDING OR PLUMBING AND DRAINAGE PERMITS


Your application for a building/plumbing and drainage permit has now been processed and is ready for approval. The fees for this are as follows :-

	Net	G.S.T.	Total
Building Permit Fee -	\$ 60.00	\$ 6.00	\$ 66.00
Building Research Levy -	\$ —	\$ —	\$ —
Sewer Connection Fee -	\$ —	\$ —	\$ —
Water Connection Fee -	\$ —	\$ —	\$ —
Vehicle Crossing Fee -	\$ —	\$ —	\$ —
Plumbing and/or Drainage Fee	\$ —	\$ —	\$ —
Other -	\$ —	\$ —	\$ —
	\$ 60.00	\$ 6.00	\$ 66.00
Footpath Damage Deposit	\$ —	\$ —	\$ —
	\$ 60.00	\$ 6.00	\$ 66.00

Total Due inclusive of \$ 6.00 G.S.T. = \$ 66.00

Upon payment of the above fees the permit can be issued.

Yours faithfully


M I.W. McDonald
CHIEF INSPECTOR

ADDRESS: 16 Palana St WORK DESCRIBED IN APP. NO. 6290
TOWN-PLANNING (SENT 23/9/88) (RETURNED 22/9/88)
ZONE PREDOMINANT USE YES/NO
PLANNING CONSENT REQUIRED YES/NO APPLICANT ADVISED IN WRITING
VERANDAH REQUIRED YES/NO CANTILEVERED/POSTS
RELAXATION REQUIRED YES/NO CONSENT OBTAINED
SITING FRONTAGE (IF CORNER SITE)
DENSITY HEIGHT BLR
ACCESS TO SITE - SATISFACTORY YES/NO VEHICULAR ACCESS TO REAR/PROVIDED
LOADING DOCK YES/NO
LANDSCAPING - PROPOSED/REQUIRED YES/NO SATISFACTORY YES/NO
GARAGE SITING SHOWN - YES/NO SATISFACTORY YES/NO
OFF STREET PARKING - PROVIDED YES/NO ADEQUATE YES/NO CASH IN LIEU
\$
R.R.
OTHER COMMENTS
HEALTH INSPECTOR (DATE SIGNED OFF 23/9/88) SIGNATURE [Signature]
VENTILATION LIGHTING AREA OF ROOMS
DRAINAGE - TYPE PLANS INCLUDED YES/NO SATISFACTORY
PLUMBING - PIPING SYSTEM SATISFACTORY
FITTINGS VENTING
SEWER / SEPTIC TANK - SIZE TYPE
SOAKEHOLES / FIELD TILE
WATER SUPPLY - SOURCE SATISFACTORY YES/NO
OTHER COMMENTS
BUILDING INSPECTOR (DATE SIGNED OFF 23/9/88) SIGNATURE [Signature]
DESIGN FOR HANDICAPPED WIDTH OF EGRESS DOORS
CAPACITY IF PPA DIRECTION OF EGRESS TRAVEL
HEATING/AIR CONDITIONING TYPE
INSULATION - FLOOR WALLS ROOF
DESIGN - SPECIFIC/NZS 3604 To Comply
LEVELS - FLOOR / FOOTPATH DETERMINED BY SURVEY YES/NO
REFERRED TO ENGINEERS (SENT/...../.....) (RETURNED/...../.....) (IF NECESSARY)
REFERRED TO FIRE OFFICER (SENT/...../.....) (RETURNED/...../.....) (IF NECESSARY)

2 sub plans

RECEIVED

HAWERA DISTRICT COUNCIL 20 SEP 1988

For Office Use: Permit No. 6290 Application No. HAWERA DISTRICT COUNCIL
 Zone 20-9-88 Date Application Received

Part I — Application for Building Permit and Services

Valuation Ref. No.
 Lot No. 10
 D.P. 3395
 Section/Blk No.
 At (Number and Street) 16 KOPATA ST.
 For erection/demolition/alteration of GARAGE
 Owner MR & MRS D P ANDERSON
 Postal Address of owner 16 KOPATA ST.
 Proposed Use GARAGE
 Foundation CONCRETE Walls IRON HARD PLANK Roof IRON

Area of existing buildings sq. metres

Area of existing accessory buildings sq. metres

Area of building in application 67½ m² sq. metres

Estimated Finished Value

Fees

(including roofing, guttering, etc)

\$ 10000\$ 60.00 (\$60)

Building Research Levy

\$ —

Total Building Permit Fees

Rec. No. 11120\$ 60.00 (\$60)

Sewer (Connection Size

Rec. No. \$ —

Water (Connection Size

Rec. No. \$ —

Vehicle Crossing — (where applicable)

Rec. No. \$ EXISTING

Deposit for damage to footpaths, etc.

Rec. No. \$ —Builder G. DONALDAddress 161 SOUTH RD.Designer ✓Address ✓

Structural Engineers Certificate Enclosed

Starting Date SEPT. 1988.Finishing Date OCT 1988Name and Address of Applicant G. L. DONALD - 161 SOUTH RD, HAWERA,Phone 85688Date 21.9.88Signature of Applicant G. L. DonaldSignature of Owner [Signature]

Part II — Application for Permit for PLUMBING AND/OR DRAINAGE WORK

Name of Registered Plumber/Drainlayer

Address

Nature of work to be carried out

Address of premises

Labour Value of proposed work \$

Receipt No. Fee \$

Signature of Registered Plumber/Drainlayer

NOTE: See overleaf for details of documents required with this application

SHORE PRINT

Hawera District Council Building Bylaws

Together with every application there shall be submitted in duplicate detailed plans, elevations, sections, and specifications, accompanied by duplicate locality plans drawn to scale showing the site of the building, together with the land, streets, and buildings, immediately surrounding the site.

- NOTE:
1. All floor plans should show the extent of the soffit line (or overhang of roof) in broken lines.
 2. All distances from boundaries shown on site plan must be from the soffit line to the boundary NOT from the foundations or walls.

In addition, for buildings for which parking of vehicles is required under the Council's District Scheme there shall be submitted a parking plan to scale showing the required number of off - street parking spaces in accordance with the requirements.

All plans must be signed by the Architect, or Designer responsible for their production.

NOTE: Any receipt is not a permit.

FEES AND DEPOSITS: N.Z.S.S. 1900 Chapter 2.

Every applicant for a permit under this Bylaw shall, before the issue of a permit, pay to the Council the following fees and deposit:—

- (i) fees for building permit, including sewer, stormwater and water charges;
- (ii) fees for any plumbing and drainage permit;
- (iii) deposit for possible damage to streets, footpaths, or other services during the building operations.
The amount of such deposit shall be fixed by resolution of Council from time to time.
- (iv) Boardings.
- (v) Vehicle Crossing fees — where applicable.

No permit in respect of the work or any part of the work shall be issued until all the said amounts have been paid.

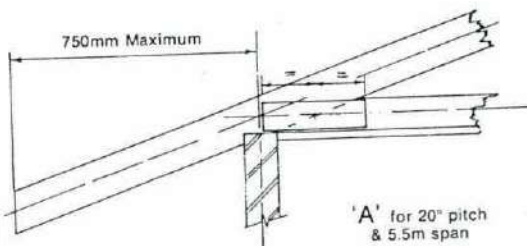
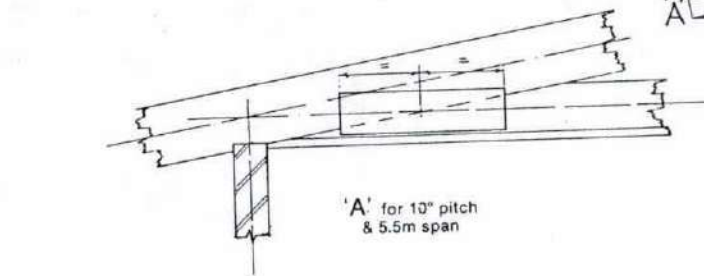
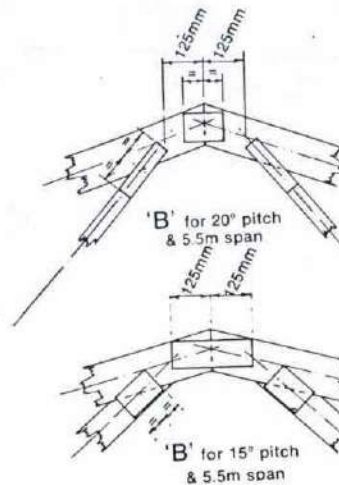
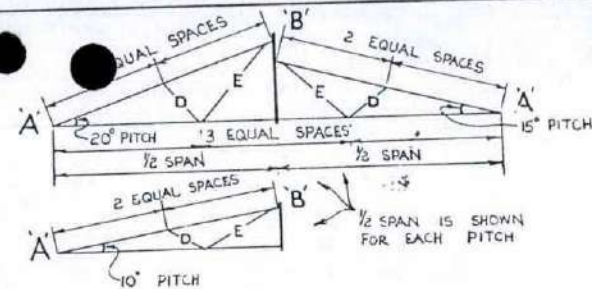
DRAINAGE AND PLUMBING REGULATIONS:

Every application for sanitary plumbing and drainage work including all stormwater drainage shall be accompanied by a block plan or alternatively the plan may be incorporated on the site and building plan submitted.

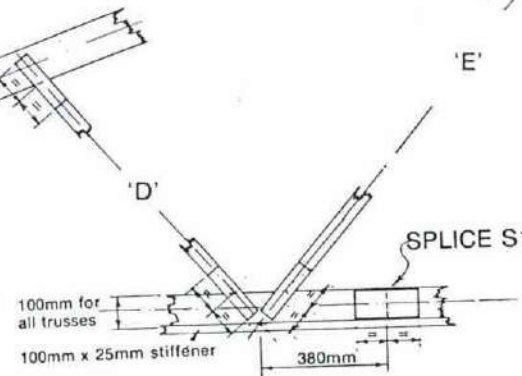
Where any building is of two storeys or more, the plumbing layout shall be shown by a diagrammatic elevation.

In assessing the estimated cost of drainage works, all stormwater drainage must be included.

- Plates are "Pryde" type 1.2mm gauge galvanised steel applied to both sides of joints.
- Plates are not recommended for highly corrosive atmospheres without further protection.
- All plates symmetrical on joint except where shown otherwise.
- Particular care must be taken to have clean timber for all small sizes of timber.
- No changes shall be made to the details shown. Any variation will require specific re-design.
- The Standard Trusses are designed to span full length between external walls without reactions from internal partitions. Therefore a gap of approximately 6mm should be provided between truss and all internal partitions during construction.



Design fixing of truss to support structure to resist the net wind uplift specified in the Design Data column



Bottom chord lateral bracing for every truss comprises a 100mm x 25mm stiffener nailed to the truss with 76mm x 3.3mm nails at 300mm c.c. plus, for most trusses (see table below), a 100mm x 50mm runner between bottom chords at midspan. The 100mm x 25mm stiffener can be broken only at the runner and the runner must be cross braced to the side walls.

SPECIAL NOTES

- Camber bottom chord at centre 3mm per 2000mm of span
- In table below 14N means one 14N nail plate on each side of the timber
- N.A. means not applicable

		10° PITCH				15° PITCH				20° PITCH			
		3.5m	4.0m	5m	5.5m	3.5m	4.0m	5m	5.5m	3.5m	4.0m	5m	5.5m
50mm THICK PINUS RADIATA	TRUSS SPAN IN METRES	12'	14'	16'	18'	12'	14'	16'	18'	12'	14'	16'	18'
	TRUSS SPAN IN FEET	150	150	200	200	100	100	125	125	1574	1346	1118	1321
	RAFTER 50 x () in mm	1270	1092	1270	1143	1397	1194	1321	1168	100	100	100	100
	WITH LATERAL BRACING NOT FURTHER APART THAN	100	100	150	150	100	100	100	100	100	100	100	100
	STIFFENED BOTTOM CHORD 50 x () in mm	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	YES	YES
	WITH ONE LATERAL BRACE REQUIRED AT CENTRE?	100	100	100	100	50	50	50	100	50	50	50	50
	DIAGONAL D 50 x () in mm	100	100	100	100	50	50	50	100	50	50	50	50
	DIAGONAL E 50 x () in mm	100	125	125	150	100	100	100	100	100	100	100	100
	RAFTER 50 x () in mm	1118	1194	1067	1118	1753	1524	1397	1219	1956	1778	1575	1372
	WITH LATERAL BRACING NOT FURTHER APART THAN	100	100	125	150	100	100	100	100	100	100	100	100
50mm THICK DOUGLAS FIR	STIFFENED BOTTOM CHORD 50 x () in mm	100	100	100	100	NO	YES	YES	YES	NO	NO	YES	YES
	WITH ONE LATERAL BRACE REQUIRED AT CENTRE?	100	100	100	100	50	50	50	100	50	50	50	50
	DIAGONAL D 50 x () in mm	100	100	100	100	50	50	50	100	50	50	50	50
	DIAGONAL E 50 x () in mm	100	100	100	100	50	50	50	100	50	50	50	50
	RAFTER 50 x () in mm	8N	8N	10N	10N	6N	6N	6N	8N	6NH	6NH	4N	4N
	APEX PLATES AT B	18N	18N	16NW	16NW	10N	10N	12N	12N	8N	8N	8N	10N
	EAVES PLATES AT A	4N	4N	6N	6N	4N	6N	6N	6N	4N	4N	4N	6N
	BOTTOM CHORD SPLICE PLATES AT S1	10N	10N	12N	14N	6NH	6NH	6NH	4N	4NH	4NH	6NH	6NH
	PLATES EACH END OF MEMBER D	4N	6N	6N	6N	6NH	6NH	6NH	4N	4NH	4NH	6NH	6NH
	PLATES EACH END OF MEMBER E	4N	6N	6N	6N	6NH	6NH	6NH	4N	4NH	4NH	6NH	6NH
EITHER TIMBER	RAFTER 50 x () in mm	100	100	100	100	50	50	50	100	50	50	50	50
	WITH LATERAL BRACING NOT FURTHER APART THAN	100	100	100	100	50	50	50	100	50	50	50	50
	STIFFENED BOTTOM CHORD 50 x () in mm	YES	YES	YES	YES	NO	YES	YES	YES	NO	NO	YES	YES
	WITH ONE LATERAL BRACE REQUIRED AT CENTRE?	100	100	100	100	50	50	50	100	50	50	50	50
	DIAGONAL D 50 x () in mm	100	100	100	100	50	50	50	100	50	50	50	50
	DIAGONAL E 50 x () in mm	100	100	100	100	50	50	50	100	50	50	50	50
	RAFTER 50 x () in mm	8N	8N	10N	10N	6N	6N	6N	8N	6NH	6NH	4N	4N
	APEX PLATES AT B	18N	18N	16NW	16NW	10N	10N	12N	12N	8N	8N	8N	10N
	EAVES PLATES AT A	4N	4N	6N	6N	4N	6N	6N	6N	4N	4N	4N	6N
	BOTTOM CHORD SPLICE PLATES AT S1	10N	10N	12N	14N	6NH	6NH	6NH	4N	4NH	4NH	6NH	6NH
	PLATES EACH END OF MEMBER D	4N	6N	6N	6N	6NH	6NH	6NH	4N	4NH	4NH	6NH	6NH
	PLATES EACH END OF MEMBER E	4N	6N	6N	6N	6NH	6NH	6NH	4N	4NH	4NH	6NH	6NH

PLATES MANUFACTURED BY

A. R. TURNER & CO. (NEW ZEALAND) LTD.
NIVEN STREET, ONEKAWA, NAPIER, NEW ZEALAND.
Phone 436011

TELEGRAPHIC AND CABLE ADDRESS "PRYDEWARE."

DISTRIBUTED BY

A. R. TURNER & CO. (NEW ZEALAND) LTD.
30 E. N. ROAD, CLAYTON SOUTH,
VIC 3169 TORIA, AUSTRALIA.
EL ONE 54

CONSULTING ENGINEERS

POWELL FENWICK & JOHNSON
DESCO CENTRE, 59 TENNYSON STREET, NAPIER
SECURITIES HOUSE, 26 THE TERRACE, W. N. 1.
137 VICT. STREET, CHRISTCHURCH
258 F. L. ROAD, AUCKLAND

GARAGE ROOF TRUSS
TYPE B
FOR LIGHT METAL ROOF
10°, 15° & 20° PITCH

JOB REF:

H 2301

ISSUE:

JULY 1974

TRUSS

G502

REF:

DATA

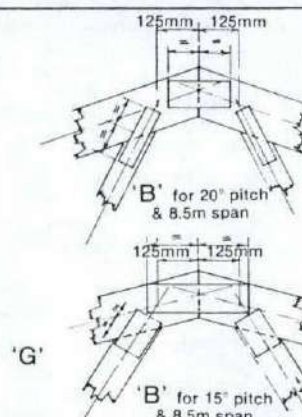
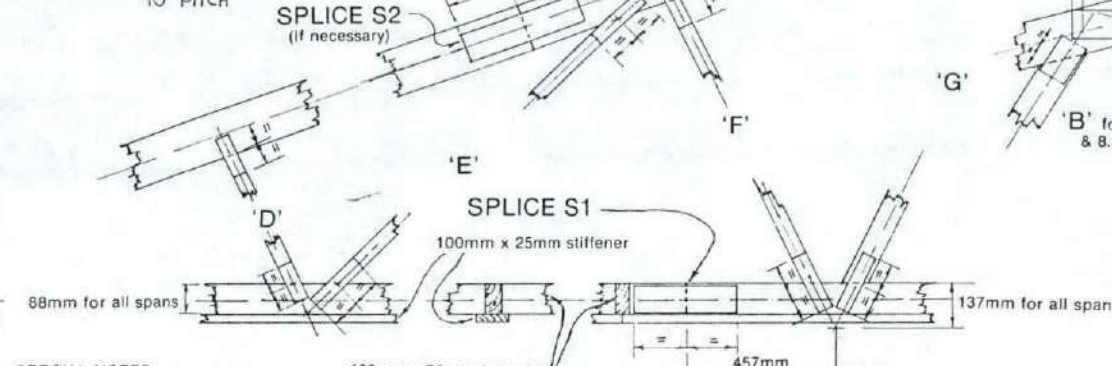
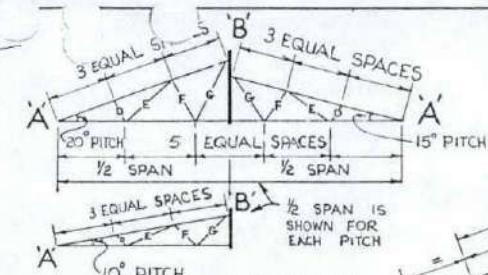
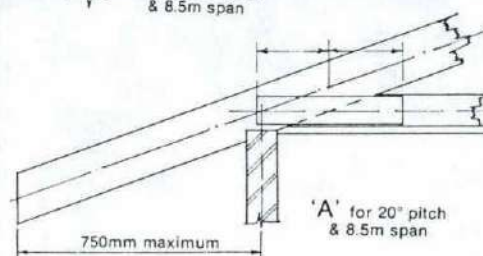
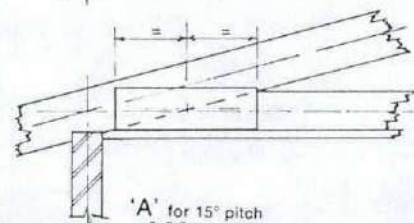
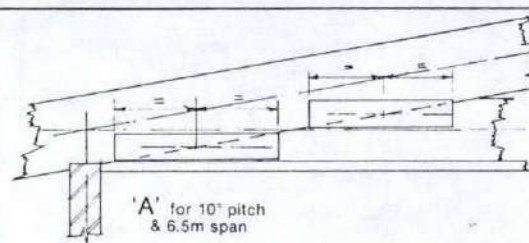
Pitch	10°, 15° & 20°
Span	3.5m to 5.5m
Spacing	2.4 metres centres
Cantilever	nil
Overhang	750mm maximum
Roofing	corrugated iron
Purlins	
Ceiling	no ceiling
Timber stress class	Pinus radiata selected No. 1 framing (1800) chap 9.1 (Approximate Australian equivalent shown in brackets.)
Moisture content	22% maximum

DESIGN

Dead load	190 Pa
being roof plane	190 Pa
and ceiling plane	nil
Live load	527 Pa, 287 Pa
Wind load	862 Pa uplift (max.)
Max. downward force each support	860 x (Span in METRES) = (N)
Max. wind uplift at each support	800 x (Span in METRES) = (N)

NAIL DESIGN LOADS

Dead	89N per nail
Dead + live	110N per nail
Dead ± wind / EQ	133N per nail
Dead + conc. L.L.	
Plan	
Elevation	
Joints	
Stress diagram	



SPECIAL NOTES

1. Camber bottom chord at centre 3mm per 2,000mm of span
2. In table below, 14N means one 14N nail plate on each side of the timber, 2 x 14N means two 14N nail plates on each side of the timber.
3. N.A. means not applicable.

100mm x 50mm lateral brace runner nailed to bottom chord and to stiffener

Bottom chord lateral bracing for every truss comprises a 100mm x 25mm stiffener nailed to the truss with 76 x 3.3mm nails at 300mm plus 100mm x 50mm runners between bottom chords at the spacing specified below. The 100mm x 25mm stiffener must be continuous between runners and the runners must be cross braced.

Design fixing of truss to support structure to resist nett wind uplift specified in Design Data column.

		10° PITCH					15° PITCH					20° PITCH				
		6m	6.5m	7m	8m	8.5m	6m	6.5m	7m	8m	8.5m	6m	6.5m	7m	8m	8.5m
50mm THICK PINUS RADIATA	TRUSS SPAN IN METRES	20'	22'	24'	26'	28'	20'	22'	24'	26'	28'	20'	22'	24'	26'	28'
	TRUSS SPAN IN FEET	200	225	250	250	300	125	125	150	150	150	125	125	125	125	150
	RAFTER 50 x () in mm	1143	1143	1168	914	1194	1270	1168	1270	1168	1092	1422	1321	1219	1118	1245
	WITH LATERAL BRACING NOT FURTHER APART THAN	150	200	200	200	200	100	100	100	125	125	100	100	100	100	100
	STIFFENED BOTTOM CHORD 50 x () in mm	3000	2900	2800	2700	2600	2600	2500	2400	2600	2400	3400	3300	3100	3000	2900
	WITH LATERAL BRACING NOT FURTHER APART THAN	50	50	100	100	100	50	50	50	50	50	50	50	50	50	50
	DIAGONAL D 50 x () in mm	100	100	100	100	100	50	50	50	50	50	50	50	50	50	50
50mm THICK DOUGLAS FIR	DIAGONAL E 50 x () in mm	100	100	100	100	100	50	50	50	50	50	50	50	50	50	50
	DIAGONAL F 50 x () in mm	100	100	100	100	100	50	50	100	100	100	50	50	50	50	50
	DIAGONAL G 50 x () in mm	100	100	100	100	100	100	100	100	100	100	50	50	50	50	50
	RAFTER 50 x () in mm	150	150	200	200	200	100	100	100	100	125	100	100	100	100	125
	WITH LATERAL BRACING NOT FURTHER APART THAN	1143	1092	1219	1168	1092	1321	1219	1143	1041	1219	1473	1372	1270	1168	1372
	STIFFENED BOTTOM CHORD 50 x () in mm	150	200	200	200	200	100	100	100	125	125	100	100	100	100	100
	WITH LATERAL BRACING NOT FURTHER APART THAN	3100	3500	3300	3100	3000	3000	2900	2800	3000	2900	4000	3800	3600	3500	3400
EITHER TIMBER	DIAGONAL D 50 x () in mm	50	50	100	100	100	50	50	50	50	50	50	50	50	50	50
	DIAGONAL E 50 x () in mm	100	100	100	100	100	50	50	50	50	50	50	50	50	50	50
	DIAGONAL F 50 x () in mm	100	100	100	100	100	50	50	100	100	100	50	50	50	50	50
	DIAGONAL G 50 x () in mm	100	100	100	100	100	100	100	100	100	100	50	50	50	50	50
	APEX PLATES AT 'B'	8NW	8NW	10NW	10NW	10NW	8N	8N	10N	10N	10N	6N	6N	6N	6N	6N
	EAVES PLATES AT 'A'	18NW	16N+14N	2x16N	18N+16N	2x18N	14N	16N	16N	14NW	14NW	10N	12N	12N	14N	14N
	BOTTOM CHORD SPLICE PLATES AT S1	14NW	12N+10N	2x12N	14N+12N	14N+12N	10N	10N	10N	12NW	12N	8N	8N	8N	10N	10N
	TOP CHORD SPLICE PLATES AT S2	12NW	14NW	12N+10N	2x12N	14N+12N	12N	14N	16N	16N	12NW	8N	10N	10N	10N	12N
	PLATES EACH END OF MEMBER D	6NH	6NH	4N	4N	4N	6NH	6NH	6NH	6NH	6NH	4NH	4NH	4NH	4NH	4NH
	PLATES EACH END OF MEMBER E	6N	6N	6N	8N	8N	6NH	6NH	8NH	8NH	8NH	6NH	6NH	6NH	6NH	6NH
	PLATES EACH END OF MEMBER F	6N	6N	6N	6N	6N	6NH	6NH	4N	4N	4N	6NH	6NH	6NH	6NH	6NH
	PLATES EACH END OF MEMBER G	6N	6N	6N	6N	6N	4N	4N	4N	4N	4N	6NH	6NH	6NH	6NH	6NH

PLATES MANUFACTURED BY
A. R. TURNER & CO. (NEW ZEALAND) LTD.
NIVEN STREET, ONEKAWA, NAPIER, NEW ZEALAND.
Phone 436011
TELEGRAPHIC AND CABLE ADDRESS "PRYDEWARE."

DISTRIBUTED BY
A. R. TURNER & CO. (NEW ZEALAND) LTD.
30 EILEEN ROAD, WYTON SOUTH,
MELBOURNE 3169, AUSTRALIA.
TELEPHONE 547-4574, MELBOURNE.

CONSULTING ENGINEERS
POWELL FENWICK & JOHNSON
DESCO CENTRE, 59 TENNYSON STREET, NAPIER
SECURITIES HOUSE, 126 THE TERRACE, WYTON SOUTH,
137 VICTORIA STREET, CHRISTCHURCH
258 PARNELL ROAD, AUCKLAND

GARAGE ROOF TRUSSES
TYPE A
FOR LIGHT METAL ROOF
10°, 15° & 20° PITCH

JOB REF: H 2301
ISSUE: JULY, 1974
TRUSS REF: G501

NOTES

1. Plates are "Pryde" type 1.2mm gauge galvanised steel applied to both sides of joints.
2. Plates are not recommended for highly corrosive atmospheres without further protection.
3. All plates symmetrical on joint except where shown otherwise.
4. Particular care must be taken to have clean timber for all small sizes of timber.
5. No changes shall be made to the details shown. Any variation will require specific re-design.
6. The Standard Trusses are designed to span full length between external walls without reactions from internal partitions. Therefore a gap of approximately 6mm should be provided between truss and all internal partitions during construction.

DATA

Pitch	10°, 15° & 20°
Span	6m to 8.5m
Spacing	2.4 metre centres
Cantilever	nil
Overhang	750mm
Roofing	corrugated iron
Purlins	
Ceiling	No ceiling
Timber stress class	Pinus radiata selected No. 1 framing (1800) and Douglas fir standard grade. (11250)
Moisture Content	22% maximum

DESIGN

Dead load	190 Pa
being roof plane	190 Pa
and ceiling plane	nil
Live load	527 Pa or 287 Pa
Wind load	862 Pa
Max. downward force each support	$860 \times \left(\frac{\text{Span}}{\text{in metres}} \right) = N$
Max. wind uplift at each support	$800 \times \left(\frac{\text{Span}}{\text{in metres}} \right) = N$

NAIL DESIGN LOADS

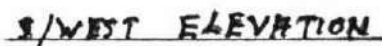
Dead	89N per nail
Dead + live	110N per nail
Dead ± wind / EQ	133N per nail
Dead + conc. L.L.	
Plan	
Elevation	
Joints	
Stress diagram	

1-2

FOR
MR + MRS D P ANDERSON

20 SEP 1988

HAWERA DISTRICT COUNCIL



W/G HARDI KANK
TO MATCH EXISTING

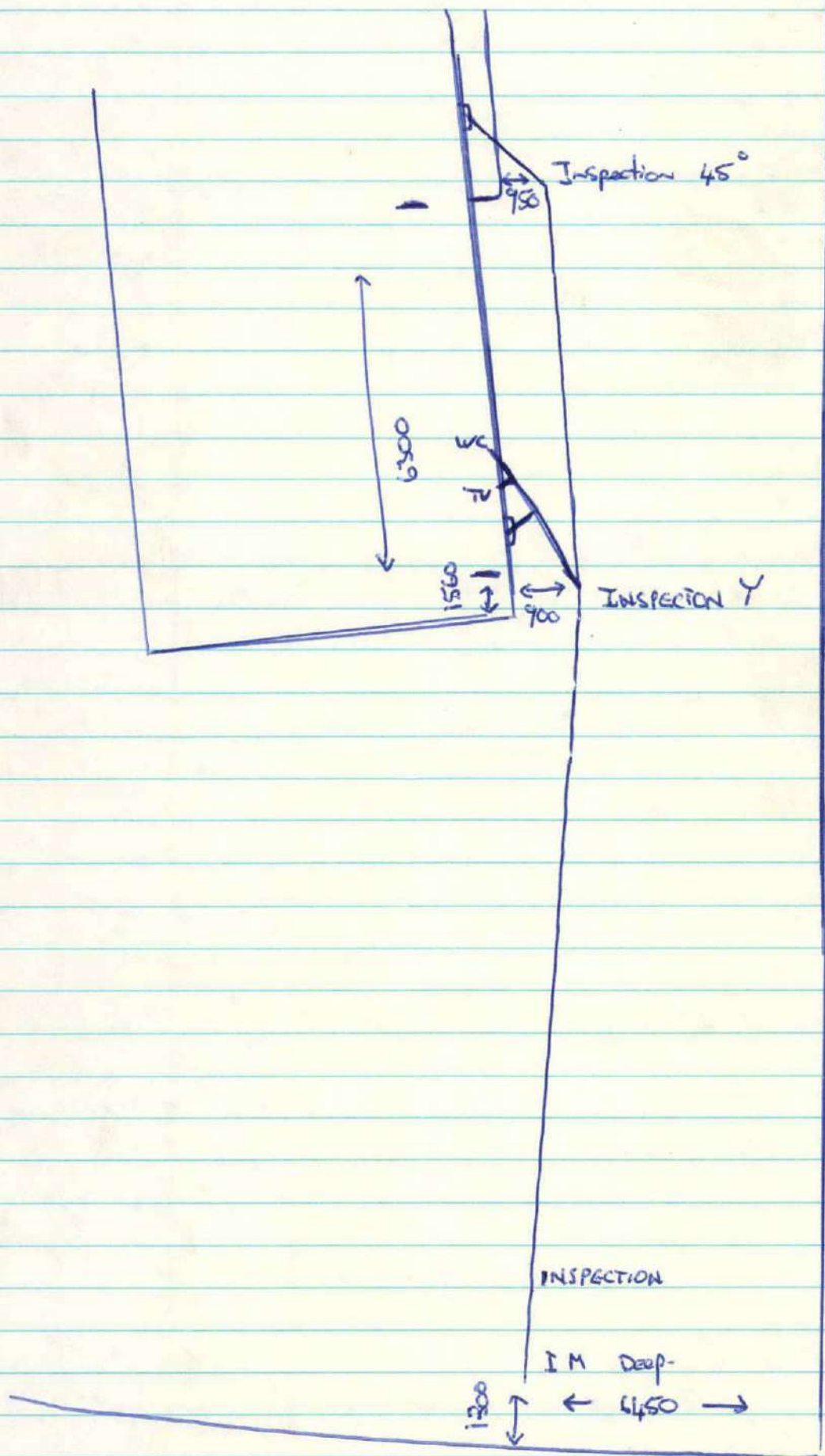


AREA 672 MB

L DONALD B/comm

HAWERF

Anderson
Benzly homes.



Hawera District Council No. 8354

Inspector: M _____ File No. _____

Receipt No. 15639

Date Permit Issued 1/12/88

OWNER

Name _____

Mailing Address P.O. Box 469
Hawera

BUILDER

Name DP & VL Anderson

Mailing Address P.O. Box 469
Hawera

PRE92/000820



PERMIT ✓

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 16

Street Name Ropata Street

Town/District Hawera

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. _____

Lot 10 D.P. 3395

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Erect Conservatory

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	<u>4.8</u>	Number Erected	<u>N/A</u>

ESTIMATED VALUES		
	Building	<u>3000.00</u>
	Plumbing	
	Drainage	
	G.S.T.	
	TOTAL	<u>3000.00</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

Building Permit	\$ <u>35.00</u>	Water Connection	\$ _____
Street Damage Deposit ..	\$ _____		\$ _____
Building Research Levy ..	\$ _____		\$ _____
Plumbing	\$ _____		\$ _____
Drainage	\$ _____		\$ _____
Sewer Connection	\$ _____		\$ _____
Vehicle Crossing Levy ..	\$ _____	G.S.T.	\$ <u>3.50</u>
M.S. Plumbing	\$ _____	TOTAL:	\$ <u>38.50</u>

Receipt No. 15639

Date of Payment 31/11/88

Authorised Officer [Signature]

Special Conditions:

- ① Building Inspector to be notified when job ready to commence
- ② All work to comply with NZS 3604 - HDC District Scheme
- ③ Windows & ventilation to be a minimum opening size of 5% of floor Area of addition.

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

[illegible]

COMPLETED (Signature) _____ Date ____/____/____



Hawera District Council

Telephone 88-010

Administration Building, Albion Street,

P.O. Box 39, Hawera

Please Quote:

TAX INVOICE

REG. No. 10-554-381

28th November 1988

DP & V.L ANDERSON
P.O Box 469
HAWERA.

Dear Sir,

APPS To Dwelling - 16 COLATA STREET
APPLICATION FOR BUILDING OR PLUMBING AND DRAINAGE PERMITS

Your application for a building/plumbing and drainage permit has now been processed and is ready for approval. The fees for this are as follows :-


	Net	G.S.T.	Total
Building Permit Fee -	\$ 35.00	\$ 3.50	\$ 38.50
Building Research Levy -	\$ —	\$ —	\$ —
Sewer Connection Fee -	\$ —	\$ —	\$ —
Water Connection Fee -	\$ —	\$ —	\$ —
Vehicle Crossing Fee -	\$ —	\$ —	\$ —
Plumbing and/or Drainage Fee \$	\$ —	\$ —	\$ —
Other -	\$ —	\$ —	\$ —
	\$ 35.00	\$ 3.50	\$ 38.50
Footpath Damage Deposit	\$ —	\$ —	\$ —
	\$ 35.00	\$ 3.50	\$ 38.50

Total Due inclusive of \$ 3.50 G.S.T. = \$ 38.50

Upon payment of the above fees the permit can be issued.

RAC NO. 31/11/88. 15639.

Yours faithfully


I.W. McDonald
CHIEF INSPECTOR

CHECKLIST - APPLICATION FOR BUILDING PERMITS

ADDRESS: 16 Polara St. WORK DESCRIBED IN APP. NO. 6354
OFFICER M. Thristensen
TOWN PLANNING (SENT .../.../...) (RETURNED 21.11.88)
ZONE PREDOMINANT USE YES/NO
PLANNING CONSENT REQUIRED YES / NO APPLICANT ADVISED IN WRITING YES/NO
DATE .../.../...
VERANDAH REQUIRED YES / NO CANTILEVERED POSTS YES/NO
RELAXATION REQUIRED YES / NO CONSENT OBTAINED YES/NO
SITING FRONTAGE (IF CORNER SITE) N/A
DENSITY HEIGHT OK B.L.R. N/A YES/NO
ACCESS TO SITE - SATISFACTORY YES/NO VEHICULAR ACCESS TO REAR PROVIDED ✓
LOADING DOCK YES/NO
LANDSCAPING - PROPOSED/REQUIRED YES/NO SATISFACTORY YES/NO
GARAGE SITING SHOWN - YES/NO SATISFACTORY YES/NO
OFF STREET PARKING - PROVIDED YES/NO ADEQUATE YES/NO CASH IN LIEU
\$
REC. NO:

OTHER COMMENTS:

HEALTH INSPECTOR (DATE SIGNED OFF 21.11.88) SIGNATURE [Signature]

VENTILATION LIGHTING AREA OF ROOMS

DRAINAGE - TYPE PLANS INCLUDED YES/NO SATISFACTORY

PLUMBING - PIPING SYSTEM SATISFACTORY

FITTINGS VENTING

SEWER/SEPTIC TANK - SIZE TYPE

SOAKHOLES/FIELD TILE

WATER SUPPLY - SOURCE SATISFACTORY YES/NO

OTHER COMMENTS:

BUILDING INSPECTOR (DATE SIGNED OFF 21.11.88) SIGNATURE M. Thristensen

DESIGN FOR HANDICAPPED WIDTH OF EGRESS DOORS

CAPACITY IF PPA DIRECTION OF EGRESS TRAVEL

HEATING/AIR CONDITIONING TYPE

INSULATION - FLOOR N/A WALLS N/A ROOF N/A

DESIGN - SPECIFIC/NZS 3604

LEVELS - FLOOR/FOOTPATH DETERMINED BY SURVEY YES/NO

REFERRED TO ENGINEERS (SENT .../.../...)(RETURNED .../.../...) IF NECESSARY

REFERRED TO FIRE OFFICER (SENT .../.../...)(RETURNED .../.../...) IF NECESSARY

OTHER COMMENTS:

CHIEF INSPECTOR OK [Signature] (PERMIT APPROVED) (DATE 22.11.88)

2 sets plans

HAWERA DISTRICT COUNCIL

For Office Use: Permit No. 17 NOV 1988 Application No. 6354
Zone HAWERA DISTRICT COUNCIL Date Application Received 18-11-88

Part I — Application for Building Permit and Services

Valuation Ref. No.

Lot No. 10

D.P. 3395

Section/Blk No.

At (Number and Street) 16 Ropata St

For erection/demolition/alteration of Dwelling

Owner D.P. & V.L. ANDERSON

Postal Address of owner Box 469, HAWERA

Proposed Use CONSERVATORY

Foundation TIMBER PILES Walls GLASS Roof GLASS

Area of existing buildings 170 sq. metres

Area of existing accessory buildings sq. metres

Area of building in application 4.8 sq. metres

Estimated Finished Value

Fees

(including roofing, guttering, etc)

\$ 3000. \$ 35.00

Building Research Levy

\$

Total Building Permit Fees

Rec. No. 15639 \$ 35.00

Sewer (Connection Size

Rec. No. \$

Water (Connection Size

Rec. No. \$

Vehicle Crossing — (where applicable)

Rec. No. \$

Deposit for damage to footpaths, etc.

Rec. No. \$

Builder OWNER Address

Designer OWNER Address

Structural Engineers Certificate Enclosed

Starting Date DEC 1988 Finishing Date

Name and Address of Applicant MR. D. P. ANDERSON, 16 ROPATA ST

HAWERA

Date 16-11-88 Signature of Applicant D.P. Anderson

Signature of Owner

Part II — Application for Permit for PLUMBING AND/OR DRAINAGE WORK

Name of Registered Plumber/Drainlayer

Address

Nature of work to be carried out

Address of premises

Labour Value of proposed work \$

Receipt No. Fee \$

Signature of Registered Plumber/Drainlayer

NOTE: See overleaf for details of documents required with this application

Hawera District Council Building Bylaws

Together with every application there shall be submitted in duplicate detailed plans, elevations, sections, and specifications, accompanied by duplicate locality plans drawn to scale showing the site of the building, together with the land, streets, and buildings, immediately surrounding the site.

- NOTE:**
1. All floor plans should show the extent of the soffit line (or overhang of roof) in broken lines.
 2. All distances from boundaries shown on site plan must be from the soffit line to the boundary NOT from the foundations or walls.

In addition, for buildings for which parking of vehicles is required under the Council's District Scheme there shall be submitted a parking plan to scale showing the required number of off - street parking spaces in accordance with the requirements.

All plans must be signed by the Architect, or Designer responsible for their production.

NOTE: Any receipt is not a permit.

FEES AND DEPOSITS: N.Z.S.S. 1900 Chapter 2.

Every applicant for a permit under this Bylaw shall, before the issue of a permit, pay to the Council the following fees and deposit:—

- (i) fees for building permit, including sewer, stormwater and water charges;
- (ii) fees for any plumbing and drainage permit;
- (iii) deposit for possible damage to streets, footpaths, or other services during the building operations.
The amount of such deposit shall be fixed by resolution of Council from time to time.
- (iv) Hoardings.
- (v) Vehicle Crossing fees — where applicable.

No permit in respect of the work or any part of the work shall be issued until all the said amounts have been paid.

DRAINAGE AND PLUMBING REGULATIONS:

Every application for sanitary plumbing and drainage work including all stormwater drainage shall be accompanied by a block plan or alternatively the plan may be incorporated on the site and building plan submitted.

Where any building is of two storeys or more, the plumbing layout shall be shown by a diagrammatic elevation.

In assessing the estimated cost of drainage works, all stormwater drainage must be included.

HANERA DISTRICT COUNCIL

Inspector: M _____

File No. _____

Receipt No. 3181-3186

Date Permit Issued 10/9/86

OWNER	
Name	<u>D.P. ANDERSON</u>
Mailing Address	<u>16 KOPATA ST</u> <u>HANERA</u>

BUILDER	
Name	<u>BEAZLEY HOMES</u>
Mailing Address	<u>P.O. Box 749</u> <u>NEW PLYMOUTH</u>

PRE92/003483

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	<u>16</u>
Street Name	<u>KOPATA</u>
Town/District	<u>HANERA</u>
Riding	<u>✓</u>

LEGAL DESCRIPTION	
Valuation Roll No.	_____
Lot	<u>10</u>
D.P.	<u>3395</u>
Section	_____
Block	_____
Survey District	_____



PERMIT ✓

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

NEW DWELLING

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	<u>146</u>	Number Erected	_____

ESTIMATED VALUES		
\$	Building	<u>73,675</u>
	Plumbing	<u>1,600</u>
	Drainage	<u> </u>
	TOTAL	<u>74,675</u>

NATURE OF PERMIT (TICK BOX)	
<input checked="" type="checkbox"/>	NEW BUILDING - exclude domestic garages and domestic outbuildings
<input type="checkbox"/>	FOUNDATIONS ONLY
<input type="checkbox"/>	ALTERED, REPAIRED, EXTENDED - include conversions and resited buildings
<input type="checkbox"/>	NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
<input type="checkbox"/>	DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ <u>190</u>	Water Connection	\$ <u>315</u>	Receipt No. <u>3181-3186</u>
Street Damage Deposit ..	\$ <u>200</u>	Vehicle Crossing Levy ...	\$ <u>550</u>	Date of Payment <u>1/8/86</u>
Building Research Levy ..	\$ <u>73</u>	M.S. Plumbing	\$ <u> </u>	Authorised Officer _____
Plumbing	\$ <u>90</u>			
Drainage	\$ <u> </u>			
Sewer Connection	\$ <u>440</u>			
TOTAL:		\$ <u>1,098</u>		

Special Conditions:

① BUILDING INSPECTOR
TO BE NOTIFIED WHEN JOB READY TO COMMENCE ② ALL WORK
TO COMPLY WITH NZS 3604 & LOCAL BODY BYLAWS ③ ROOM
MARKED AS STORE ROOM ON FIRST FLOOR PLAN DOES
NOT COMPLY UNDER NZSS 1900 CHAPTER 4 BYLAWS
AS A HABITABLE ROOM & THEREFORE CANNOT BE USED AS A
BEDROOM OR ANY TYPE OF HABITABLE ROOM PLUMBING/DRAINAGE
① BUILDER TO ENSURE ADEQUATE FALL TO CONNECT TO SEWER BEFORE
COMMENCEMENT OF WORK ② BACKVENT DOWNSTAIRS W/C ③ VENT
UPSTAIRS WASTEWATER FIXTURE

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

[illegible]

COMPLETED (Signature) _____ Date / /

FLETCHER RESIDENTIAL LTD

SPECIFICATION

RECEIVED

- 8 SEP 1986

HAWERA DISTRICT COUNCIL

For D. ANDERSON 6 RATA STREET HAWERA
(hereinafter called the owner)

Lot 10 DP 3395

PRELIMINARY AND GENERAL

This specification covers materials and work done to be supplied by Fletcher Residential Ltd herein after called the builder. The addendum attached to the plan forms part of this specification and details the particular requirements of the owner. Any materials in the addendum shall be fixed according to the manufacturers' instructions and in accordance with the lending authorities and Local Body requirements.

EXTENT OF CONTRACT: This contract is for the supply and installation of all materials and fittings shown or inferred on the accompanying plans, elevation and details and herein specified and includes the supply of all labour plant, tools, etc., necessary for the proper completion of this contract.

INSURANCE: The builder shall insure their own workmen employed and materials used on the contract by taking out a Contractors All Risk Policy. This policy to remain in force until the building is handed over to the owner.

PERMITS AND BY-LAWS: Work in all trades shall be in accordance with NZS 3604 and local By-Laws. The contractor shall give all notices required by the Council inspectors and shall obtain all necessary permits.

VARIATIONS TO CONTRACT: There shall be no alterations or additions to this contract unless agreed between owner and contractor and shown in writing and signed by the owner and contractor.

PROVIDE AND FIX: The words "provide" and "fix" shall be construed to mean "provide and fix" where mentioned separately unless otherwise specified.

MAINTENANCE: The maintenance shall include any defects in materials or workmanship or any parts that need adjusting which are included in contract. The builder shall be held responsible for maintenance for a period of 31 days after the owner has taken possession or has advised that the building is ready for occupation.

OMISSIONS: Materials or finishes not specifically mentioned or shown on the drawings, but which are necessary to complete the building, shall be of a standard usual in good class construction.

SITE ACCESS: The owner of the section must provide all weather truck access before building shall commence.

STABILITY: The Contractor shall carefully brace and support all parts of his work against damage by wind and also protect same from damage by water.

SURPLUS SPOIL: The disposal of any surplus spoil from excavations of foundations, drainage etc, will be the responsibility of the owner.

FINANCE COMPANY: If this contract is to be financed by an Institution, then the requirements of this Institution, if differing from this specification, shall be notified to the contractor before the contract documents are signed.

P.C. SUMS: All prime cost sums inserted on amounts to cover supply and installation of certain materials or items are strictly nett and shall be adjusted at cost plus 10%.

SETTING OUT: The builder shall set out the building in accordance with the site plan and shall take full responsibility for the accuracy of such setting out. Any error shall be made good at his own expense.

COMPLETION: The builder shall hand over the building at completion of contract, in accordance with the possession requirement as described in the building contract. The building and site shall be completely cleaned of all trade debris.

DIFFERENCES: In the event of there being differences between the drawing and this specification, the drawings shall take precedence.

SUBSTITUTION OF MATERIALS: In the event of any materials as set out in this specification being unprocurable or any new products released on the market or hereafter prohibited by any statute, owners lending institution, Regulations or By-Law then the builder may substitute any permissible materials as are of a value and qualify as near as reasonably practicable to the specified materials and any difference in the cost of such substituted materials shall be treated as an extra or a deduction to the contract price as the case may be.

EXTERNAL STAIRS: Steps shown on plans are intended only as a guide minimum tread size 250mm. Maximum rise 175mm. Handrails are included if four or more treads are required.

TIMBER SCHEDULE

POSITION IN BUILDING	Size	TYPE	GRADE	Remarks
Jack Studs	100x75 P.G.	Treated Radiata or B.A.Ht. Rimu		Generally 1400mm centres
Stringers	100x75 P.G.	" "		Centres as required
Foundation Bracing	100x50 P.G.	" "		
Jack Framing (Fibrolite Bases)	100x50 P.G.	" "		
Floor Joists	150x50 P.G.	" "		Approx. 600mm centres maximum
" "	200x50 P.G.	" "	Douglas Fir	When required
" "	225x50 P.G.	" "	" "	" "
" "	250x50 P.G.	" "	" "	" "
" "	300x50 P.G.	" "	" "	" "
Herringbone Bracing	50x50 P.G.	" "	" "	" "
Top and Bottom Plates (Exterior)	100x50 P.G.	B.A.O.B.	" "	when span exceeds 2400mm
Top Plate (Exterior) additional for Truss roof	150x40 P.G.	" "	" "	
Top and Bottom Plates (Interior Bearing)	100x50 P.G.	" "	" "	
Top and Bottom Plates (Non Bearing)	50x50, 75x50 or 100x50 P.G.	" "	" "	
Studs (Non Bearing)	75x50 or 100x50 P.G.	" "	Douglas Fir	600mm centres
Studs, External and Internal (Bearing)	75 x 50 or 100 x 50 P.G.	" "	" "	400mm or with additional top plate at 600mm centres
Window Trimmers, Top	200x50 P.G.	" "	" "	
Window Trimmers, Bottom	100x50 P.G.	" "	" "	
Window Stretchers	100x50 P.G.	" "	" "	When required
Window Jacks	100x50 P.G.	" "	" "	
Ceiling Joists	100x50 P.G.	" "	" "	450mm centres
Ceiling Runners	200x25 R.S.	" "	" "	Nailed together
" "	100x50 P.G.	" "	" "	" "
Ceiling Ribbons or Strapping	50x25, 75x40 or 75x25 P.G.	" "	" "	When required
Rafters (Iron Roof)	100x50 P.G.	" "	" "	900mm centres
Rafters (Metal Tiled Roof)	100x50 P.G.	" "	" "	900mm centres
Rafters (Concrete Tiled Roof)	100x50 or 125x50 P.G.	" "	" "	450mm centres
Struts (Roof)	100x50 P.G.	" "	" "	
Under purlins (Concrete Tile Roof)	100x75 P.G.	" "	" "	
Under-Purlins (Metal Roof)	100x50 P.G.	" "	" "	
Collar Ties	150x25 R.S.	" "	" "	
Trusses	100x50	" "	" "	900mm centres
Ridges and Hips	200x25 R.S.	Treated Radiata or B.A.Ht. Rimu or Douglas Fir		
Valley Rafters	150x50 P.G.	" "	" "	
Valley Boards	150x25 R.S.	" "	" "	
Purlins	75x50 R.S.	" "	" "	800mm centres maximum
Dwangs (Nogging)	100x50 or 75x50 P.G.	" "	" "	
Braces	75x50 or 100x50 P.G.	" "	" "	Alternatively approved purpose made
Fascia and Frieze Board	150x25, 200x25 or 225x25	" "	" "	" "
Internal Door Jambs	25	O.B. Rimu or Finishing Grade Radiata		
Internal Door Stops	12	" "	" "	
Architraves	50x12	" "	" "	
Skirting	50x12	" "	" "	
Sill Boards	25	" "	" "	
Window and Door Jambs	150x40	D.A.H. Rimu or Treated D.O.B. Native Timber or Cedar or Treated Radiata		
Window Sills	150x50	" "	" "	
Door Sills	200x60	" "	" "	
Window Mullions	100x75	" "	" "	
Window Sashes	100x50 & 60x50	" "	Aluminium	

To General List of Timber Acceptances (Housing) accepted by Housing Corporation of N.Z.

Interior Finishing work not specifically mentioned to be D.A. Rimu or Finishing Grade Radiata.
 Exterior finishing work not specifically mentioned to be D.A.H. Rimu or approved Treated Timber.

CONCRETOR

Piles to be pre-cast concrete. Provide as required, dimensions to suit particular local bodies and lending institutions. Set on 300mm x 300mm x 100mm concrete pad. If shown on plan or addendum erect chimney of precast type. Base to be purpose made sections. Sections to be placed on concrete footing full size of base 100mm thick and reinforced. After erection, chimney to be plastered. Alternatively, chimney base may be poured in situ at Builders option.

If continuous concrete foundations are specified on the plan they shall be:—

FOOTINGS: Minimum 300mm x 150mm to solid bearing, reinforced with one 12mm R.M.S.

FOUNDATION WALLS: Minimum 130mm thick with continuous 12mm R.M.S. near top. Concrete shall finish not less than 300mm above ground level. Walls over 915mm in height shall be reinforced with 10mm rods at 380mm centres both ways. 150mm x 150mm piers to carry stringers are to be built from and bonded into wall. Corbels reinforced back into wall may be used in high foundations.

VENTILATION: Provide purpose made vents at appropriate centres and not more than 750mm from any angle.

SOLID BEARING: If solid bearing for piles or continuous foundation is in excess of 300mm below ground level the additional excavation costs, concrete, reinforcing, and back filling shall be subject to an extra charge.

POLE FOUNDATIONS: If shown on drawings to Engineers design.

CARPENTER AND JOINER

All materials are to be laid true to their various levels and constructed in a proper tradesmanlike manner to make the whole of the works a sound construction to comply with the Local By-Laws in every respect and NZS 3604.

JACK STUDS: Where piles do not reach underside of stringers fix 100mm x 75mm jack studs from top of piles to underside of stringers. Brace between jack studs at corners with 100mm x 75mm diagonal bracing. Place damp-course between timber framing and concrete work.

STRINGERS: To be 100mm x 75mm on edge and spaced at approximately 2000mm centres or 2400mm centres maximum with a truss roof. All joints to be butted and jointed with two 2nw or similar approved nail plates to each joint.

FLOOR JOISTS: To be 150mm x 50mm gauged to an even surface and nailed with 75mm and 100mm nails to stringers or bearers. All joists to be lapped or butted over a solid bearing. Provide double joists under exterior end walls.

PLATES: All to be straight. Scarfed at all joints and halved at corners and intersections, excepting exterior walls when additional 150mm x 50mm top plate is provided when interior partitions are non bearing and all interior bottom plates. Alternatively purpose made nail plates may be used in lieu of scarfed and halved joints.

STUDS: To be double nailed to all plates with 75mm and 100mm nails. Wall height to be approximately 2400mm.

TRIMMERS: All window openings to have lintels in accordance with S.A.N.Z. Openings 1220mm and over to have lintels supported by 100mm x 50mm stretcher studs cut between lintels and bottom plate. 100mm x 50mm jack studs to be cut between bottom plate and sill trimmer. Sill trimmer to be one 100mm x 50mm, openings over 2200mm to have two 100mm x 50mm spiked together.

BRACES: Wherever possible brace to all external corners with 150mm x 25mm braces cut into studs or alternatively use purpose made galvanised angle metal bracing. Provide 100mm x 50mm ceiling runners to all spans from 1300mm to 2400mm. For spans over 2400mm provide a 200mm x 25mm on edge with a 100mm x 50mm nailed to the ceiling joists and spiked to the 200mm x 25mm.

ROOF: Roof to be framed up properly in the manner as shown to required degree of pitch. Rafters to be 100mm x 50mm spaced as shown in timber schedule, properly birdsmouthed and checked and securely nailed to all plates, ridges and hips with 75mm and 100mm nails. Provide collar ties, under-purlins and roof strutting to S.A.N.Z. or alternatively prefabricated nail plate trusses at 900mm centres. Fix 75mm x 50mm purlins at maximum 800mm centres. For concrete tile roofs, rafters shall be 100mm x 50mm B.A.O.B.R. or Douglas Fir, or 125mm x 50mm P.G.B.T. Radiata. To gable roofs provide and fix galvanised angle metal bracing, or 150mm x 25mm fixed diagonally to under side of rafters as wind bracing.

BASE SHEATHING: Unless otherwise specified base sheathing shall be 6mm asbestos cement sheets fixed to timber backing as shown in the standard details.

VENTILATION: Provide purpose made vents at appropriate centres and not more than 750mm from any angle.

EAVES: Allow the rafters to overhang as shown and cut off plumb. Frame down with 100mm x 50mm and fix 150mm x 25mm or 200mm x 25mm Fascia board. Line under with asbestos sheets and finish as detailed. Alternatively Fascia may be an approved metal type.

EXTERIOR SHEATHING: Sheathing will consist of 235mm fibroplanks fixed to manufacturer's instructions, or alternative materials as specified in the addendum.

FLOORING: To be High Density Flooring Grade particleboard. On completion of all trades, clean off with one cut of machine sanding.

NOGGING: Nogging to exterior and inter or walls shall be to S.A.N.Z.

CEILING FRAMING: Where truss roof constructions with non-bearing interior partitions are used or for conventional ceiling joists provide 75mm x 400mm strapping at 400mm centres, generally.

CEILINGS: Ceilings to be lined with 9mm Gibraltar board sheets. All sheets to be nailed with galvanised flat heat nails. Alternative linings as shown on the addendum.

CORNICES: Provide wooden scotia moulding to all ceilings.

LININGS: All interior wall-papered walls to be lined with 9mm Gibraltar board sheets flush jointed. All sheets to be nailed with galvanised flat heats on joints every 150mm and intermediate studs every 230mm. Alternatively prefabricated purpose made partitions may be used. All stopping to be done with the best stopping plaster, filled to an even surface and all spots and risers removed.

INGOING TO PORCHES: Ingoing to back and front porches to be lined with 4.5mm asbestos sheets. Joints and angles to be finished with purpose made mouldings.

WARDROBES: To be lined and ceiled and to have 300mm full length shelving. Provide hanger rod.

LINEN CUPBOARD: To be lined and finished as for wardrobes and to be fitted with full width slatted shelves spaced approximately 450mm apart.

KITCHEN CUPBOARDS: Fix units as shown on plan.

HOT WATER CUPBOARD: Provide hot water cupboard where shown with two rows of slatted shelving above the cylinder.

ALUMINIUM JOINERY: Fixed according to manufacturers' specification.

WOODEN JOINERY: All exterior door and window frames and sills to be as mentioned in schedule and to be grooved, throated and constructed in a proper manner and joints primed before assembly.

Sashes to be top opening, hung on friction stays and secured with split rail fasteners. Where sashes are shown as split rail type, bottom portion will be fixed. All landscape sashes will be fixed.

FINISHING: Finish off inside of door and window openings with 50mm architraves or alternatively jambs may be grooved to take wall linings. Windows to have 25mm sillboards. Skirting to be 50mm fitting to all walls.

MANHOLE: Provide an opening in ceiling and provide cover of same material as ceiling.

LAUNDRY: Provide single stainless steel tub.

FIRE SURROUND: Refer to Addendum

SINK TOP: Refer to Addendum.

INSULATION: Refer to Addendum.

PLUMBER

FLASHING: Flash chimney and all openings through roof with appropriate materials and make the building water tight.

SPOUTING: To be approved type supported on brackets to manufacturers' instructions and given evenly graded falls to downpipe outlets.

ROOF: 0.45mm Corrugated Galvanised Iron or as per addendum. All laps to be primed. Where required by Local Authority or lending institution, fix under roofing tightly stretched netting, and on top of this lay building paper. Valleys to be 0.60mm Galvanised Iron.

WATERPROOF: Leave the building absolutely waterproof in every respect. Any part or parts omitted from this specification and necessary to make the building water-tight, shall be taken mentioned.

COLD WATER: Lay water from supply through galvanised or P.V.C. piping, fitted with all necessary fittings to points over basin, sink, W.C., tub bath and inlet to hot water cylinder.

HOT WATER: Provide and fix an approved electric hot water cylinder to capacity required by local Power Board with element and thermostat control and all necessary connections to make same in working order. Lay water through P.V.C. piping to bath, basin, sink, laundry washer, tub and shower.

BATHROOM: Provide and fix in bathroom one moulded acrylic or other approved bath where shown on plan. Provide one 560mm x 400mm W.P. earthenware wall basin on brackets, or standard pattern vanity where shown on plan.

WATER CONNECTION: Fees for water connection to be paid by Contractor to Local Authority.

WASTES: Bath, tub and sink to have 38mm; basin to have 30mm; P.V.C. traps and P.V.C. wastes. All wastes to discharge into gully traps. Provide and fix all necessary anti-syphons. All sanitary plumbing to be installed by a registered plumber approved by the Health Department and the Sanitary Inspector.

TAPS: Taps and extensions, except stop cocks, to be as per builders standard range.

W.C.: To be provided complete with earthenware pan, plastic seat, low set flush cistern, flush pipe, soil pipes, fittings and vent.

DRAINER

DRAINAGE: Excavate for and lay all necessary drains from gully traps and W.C. to septic tank or town sewer. All pipes and connections to be 100mm first quality earthenware or any alternative that is acceptable to the Local Authority, with sound socket joints to be laid to a true and even fall.

All joints to earthenware pipes to be sealed with rubber rings. Fill in trenches carefully after the work has been inspected.

SEPTIC TANK: Where town sewerage is not available, allow to provide a septic tank, constructed and situated to Local Body requirements. Lay sewer drains from gully traps and W.C. to this tank. From septic tank take effluent to soak hole in glazed earthenware pipes. All drainage work to comply with Health Regulations.

PAINTER AND PAPERHANGER

MATERIALS: All materials to be used according to best trade practices.

EXTERIOR: All woodwork to be sanded between coats. Exterior woodwork and interior of wooden sashes to receive one coat of first quality priming. Putty all nailholes and finish with two coats of approved paint as per contract.

Metal spouting and downpipe and metal fascia when used to be given one coat of approved primer and two coats of approved paint as selected or alternatively two coats of acrylic. Where pre-finished fascia, spouting or downpipes are used painting of these items is not required.

ROOF: Painting of roof to be Owner's responsibility.

INTERIOR: Ceilings of all service rooms to have a coat of white primer then all work to be given one coat of undercoat and one coat of white enamel. Ceilings other than service rooms to be given one coat of sealer and two coats of flat paint or alternatively 2 coats of acrylic. Interior woodwork to have two coats of undercoat and 1 coat of enamel paint, colour to owners choice. Interior Doors to be varnished with two coats. Dark staining of interior doors and staining of interior finishing lines are extras to the contract with the variation in cost to be the owners care. The kitchen cupboards are not painted inside. The hotwater and linen cupboard is unpainted.

COLOURS: The number of colours per room shall not exceed three. Additional colours may be added at extra costs.

WALLPAPER: Walls to be wallpapered. Papers to be hung plumb and joints butted where possible.

ELECTRICIAN

ELECTRICIAN: The Electrician will make the necessary notifications to the Local Power Board. All work to be carried out to the satisfaction of the said Power Board and the Underwriter's Association.

METER PANEL: Provide and fix one meter panel complete where directed by the Power Board Authority.

SWITCHES: Provide and fix flush switches to all light points.

LIGHTS: Provide and fix one light point to each room, one to hall, and one to front and rear porches where directed.

POWER: Provide and fix power points and make connections to hot water cylinder and stove.

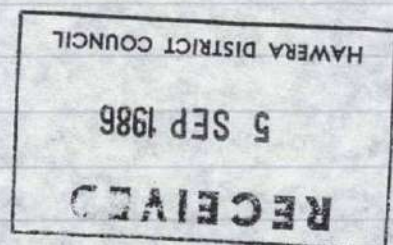
STOVE: Supply electric stove and fix where shown.

ANDERSONS
16 ROATA ST
HAWEA

Bracing Units to NZS 3604
Wind will Govern

Lower Storey
East/West

$$\text{BU req.} = 6.3 \times 133 \\ = 837.9$$



External Walls
Provided i.e. TYPE 1 Bracing Element

$$\text{Elevation 2} = 6.3 \times 50 \\ = 315$$

$$\text{Elevation 4} = 3.6 \times 50 \\ = 180$$

$$\therefore = 315 + 180 = 495$$

$$\text{B/U req} = 838 - 495 \\ = 343$$

Provide long internal i.e. TYPE 2 bracing element

$$\therefore \frac{343}{74} = 4.6 \text{ cm of wall}$$

refer plan marked with * or m b

\therefore bracing O.K.
as shown

Lower Storey ²
North South

$$\text{BU req.} = 13.4 \times 133 \\ = 1782$$

External Walls
provided.

Elevation 1.

Type 1 Bracing Elements

$$= 6.8 \times 50$$

$$= 340$$

Type 8

$$\text{lounge} = 67 \times 1.1 \\ = 73.7$$

$$\text{bed 1} = 67 \times 1 \\ = 67$$

Elevation 3

$$\text{Type 1} = 13.4 \times 50 \\ = 670$$

$$\therefore \text{total provided} = 670 + 67 + 73.1 + 340 \\ = 1150.1 \text{ b/u}$$

Internal walls
provided.

Type 2 (as shown
MB on plan)

$$\begin{aligned} &= 5.2 \text{ cm} \times 74 \text{ } ^3. \\ &= 384.8 \end{aligned}$$

$$\begin{aligned} \therefore \text{total B/U's provided} &= 1150.1 + 384.8 \\ &= 1534 \end{aligned}$$

$$\begin{aligned} \therefore \text{additional} \\ \text{B/U's to} \\ \text{provide} &= 1782 - 1534 \\ &= 250 \end{aligned}$$

$$= \frac{250}{74}$$

$$= 3.4 \text{ cm of Type 2}$$

Refer to plan marked with *
to locate additional bracing.

Upper level - East/West
Elevation 3 (DORMER)

$$\begin{aligned} \bullet \text{ B/U's req} &= \\ &= 6.7 \times 80 \\ &= 536 \end{aligned}$$

$$\begin{aligned} \text{B/U's provided - Exterior Type 1} &= \\ &= 6.7 \times 42 \\ &= 281 \end{aligned}$$

$$\begin{aligned} \text{B/U's provided - Interior Type 2} &= \\ &= 4 \times 62 \\ &= 248 \end{aligned}$$

$$\begin{aligned} \therefore \text{TOTAL} \\ \text{B/U's provided} &= 281 + 248 \\ &= 529 \end{aligned}$$

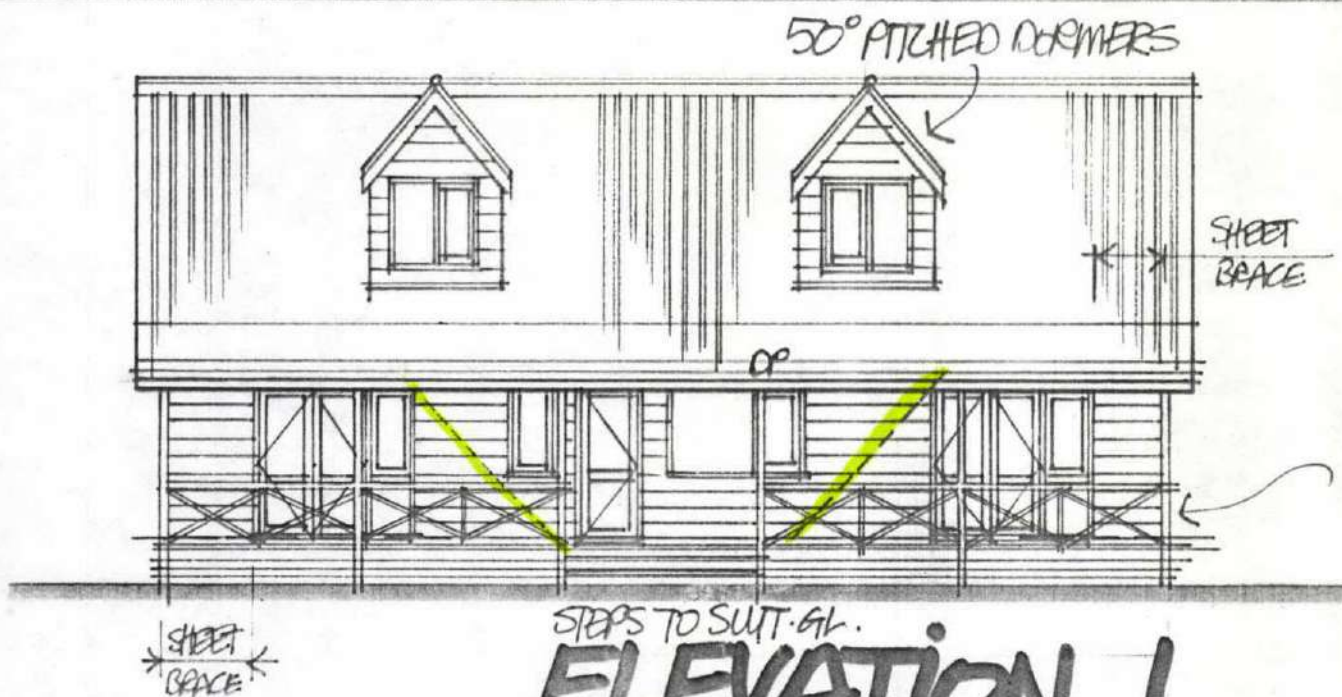
4

00

O.K.

Upper level - North / South

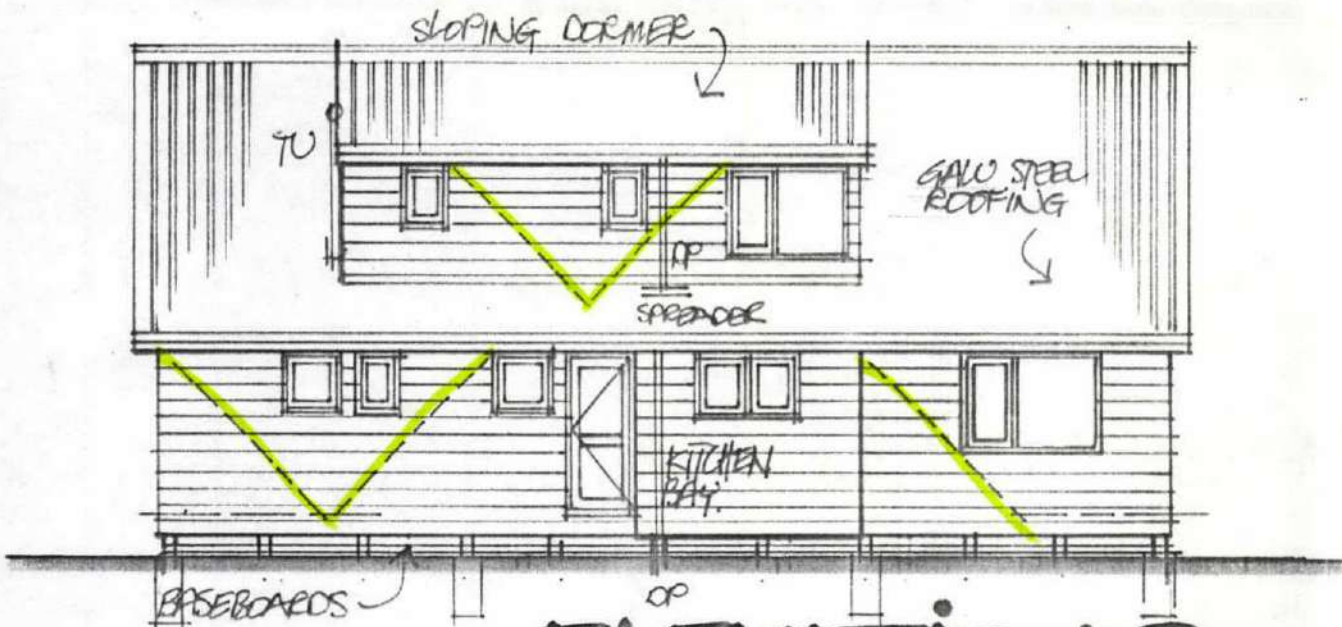
Not applicable IE 45° roof does
the bracing.



ELEVATION 1.



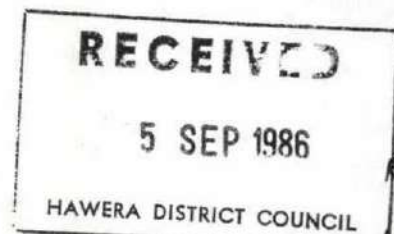
ELEVATION 2.



ELEVATION 3.

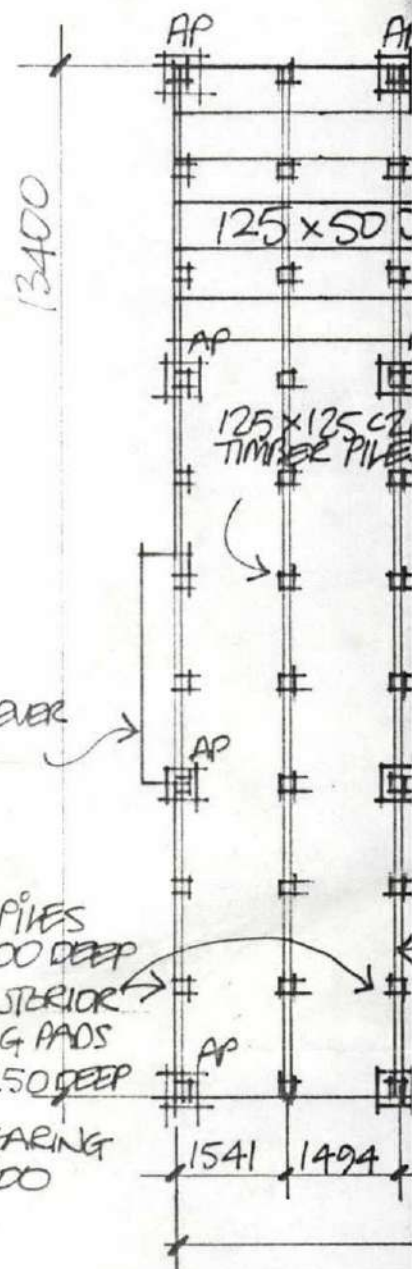


ELEVATION 4.
SCALE 1:100



RI-6 BATTIS
HARDPLANK
BOARDING
24.5mm

CROSS
SCALE 1:50



AP = ANCHOR PILES
350x350x900 DEEP
EXTERIOR & INTERIOR
LOAD BEARING PADS
350x350x250 DEEP
NON LOAD BEARING
250x250x200

FOUN
SCALE 1:100

2.

LEGEND..

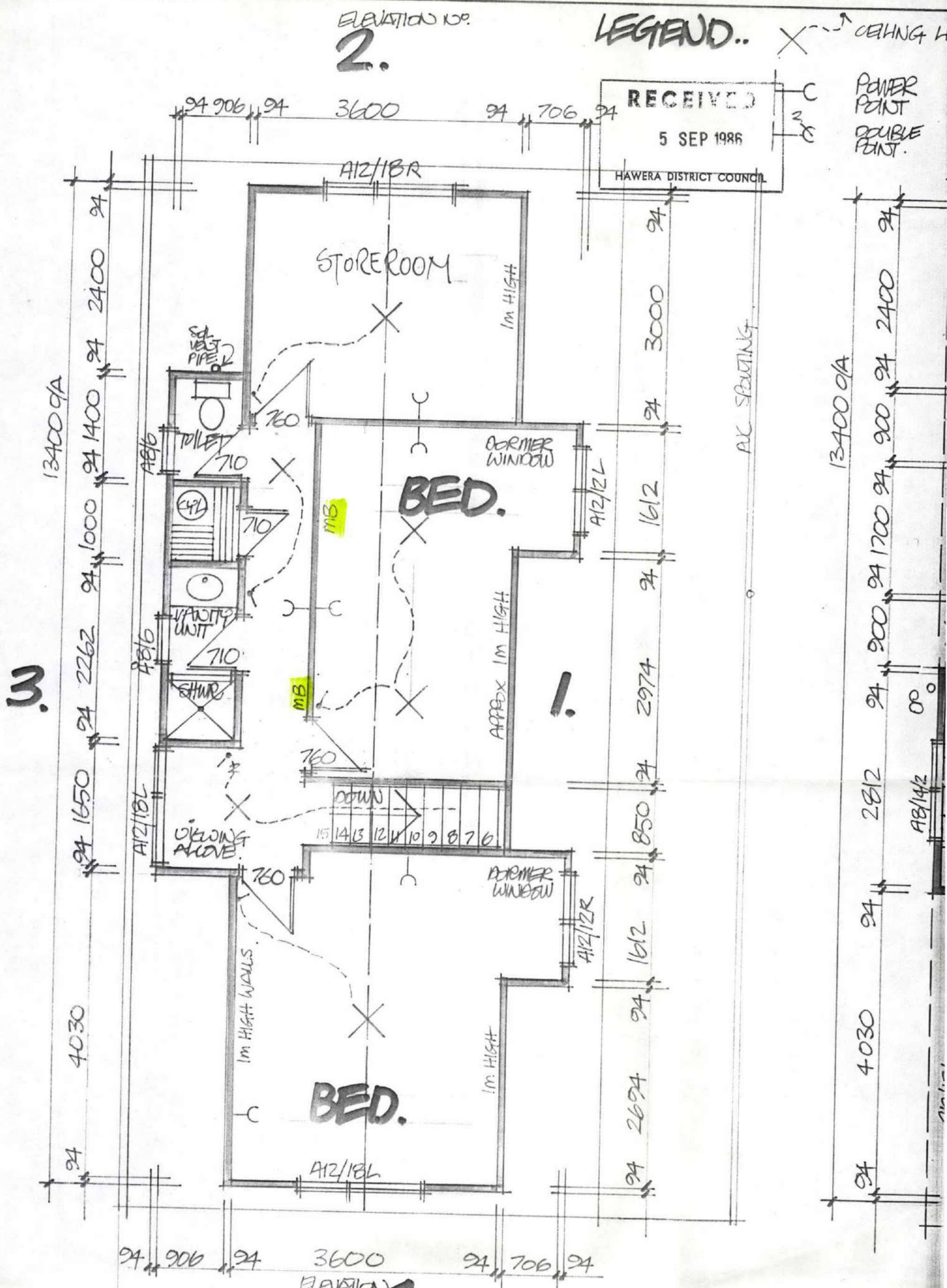
X - - - \uparrow CEILING L

POWER
POINT
DOUBLE
POINT.

RECEIVED

5 SEP 1986

HAWERA DISTRICT COUNCIL



FIRST FLOOR PLAN.

DEVELOPMENT BY OWNER. INCLUDES ELECTRICAL LAYOUT ETC.
AS AGREED WITH REAZLEY HOMES CONTRACT. SCALE 1:50
AREA 60.38M².

HAWERA DISTRICT COUNCIL

No 162

MEMO:

A/Engineer. : WORKS SUPERVISOR

TO:

Building Inspector.

DATE

2/9/86

ACTIONED

re Anderson 16 Repate St.

As the subdivision is now not proceeding releasing of \$315.00 for a water connection is now required.

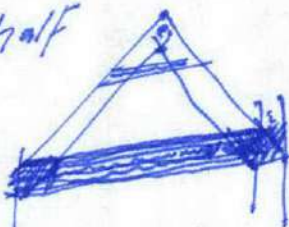
The vehicle King fee of \$550.00 shall be held by Council until such time as Mr. Anderson constructs his own King. He must ~~always~~ contact the Engineering Department before proceeding to pour any concrete.

P. J. Kelly

ARDERN

~~detail~~

half



Dear Sir,

Examiner of plans

It appears that Bedrooms
on ~~2nd~~ 1st floor do not
comply with floor heights as
detailed in clause 4.6 NZBS 1900 ^{chapter 4}

Could you please submit either

1 detailed plan showing that
existing plan does comply

2 or amended

Calculations

RECEIVED from the HAWERA BOROUGH COUNCIL, the sum of
..... Dollars Cents,
in full payment of the above-mentioned account this day of
..... 19.....

Signature



Beazley Homes

Taranaki Division,
Burton St,
P.O. Box 749,
NEW PLYMOUTH.
Telephone 88726.

11 August 1986

Hawera District Council
P O Box 39
HAWERA

RECEIVED

14 AUG 1986

HAWERA DISTRICT COUNCIL

Attention: Les Thorstensen
Building Inspector

Dear Sir,

Re: D P & V L Anderson

Please find enclosed a proposed amendment to the floor construction for the above named clients.

The new proposal is to delete 2 rows of piles and increase the ground floor joists to 200 x 50's at 600 crs.

This will also require us to increase the bearers to 125 x 100's.

Enclosed are two copies of plans showing these amendments.

Yours faithfully
BEAZLEY HOMES

J R ARDERN
DIVISIONAL MANAGER



Box 469

HAWERA

5/8/86

RECEIVED

- 7 AUG 1986

HAWERA DISTRICT COUNCIL

MR. STEEDMAN
DISTRICT COUNCIL,

DEAR SIR,

AS THE PLANNING COMMITTEE
RE-JECTED MY APPLICATION FOR PLANN-
ING CONSENT LAST NIGHT, I WISH TO
INFORM YOU THAT WE WILL NOT
OCCUPY BOTH HOUSES AT 16 ROPATA ST.

I ALSO GIVE THE UNDERTAKING
TO DEMOLISH THE OLD HOUSE WHEN
WE ARE SETTLED IN THE NEW ONE

YOURS FAITHFULLY



MR. D.P. ANDERSON

7th August, 1986.

D.P. Anderson,
P.O. Box 469,
HAWERA.

Dear Sir,

16 Ropata Street, Hawera.

Thank you for your letter dated 5 August, 1986 a building permit will be issued on the basis that the existing house is demolished or removed prior to the new one being occupied.

This is to enable your family to have a residence while the house is being constructed.

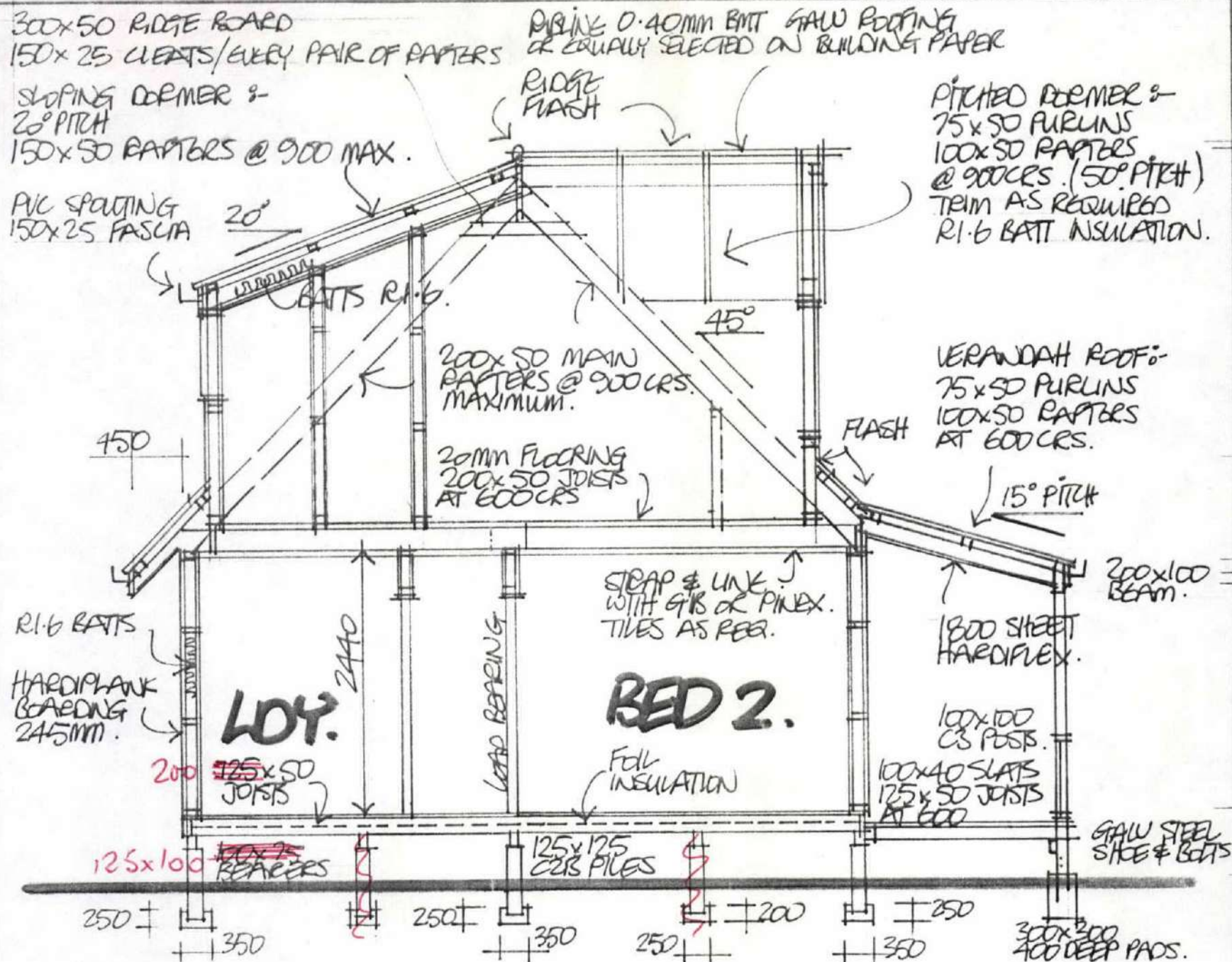
Yours faithfully,

G. Steedman,
DISTRICT PLANNER.

DP & VL ANDERSON

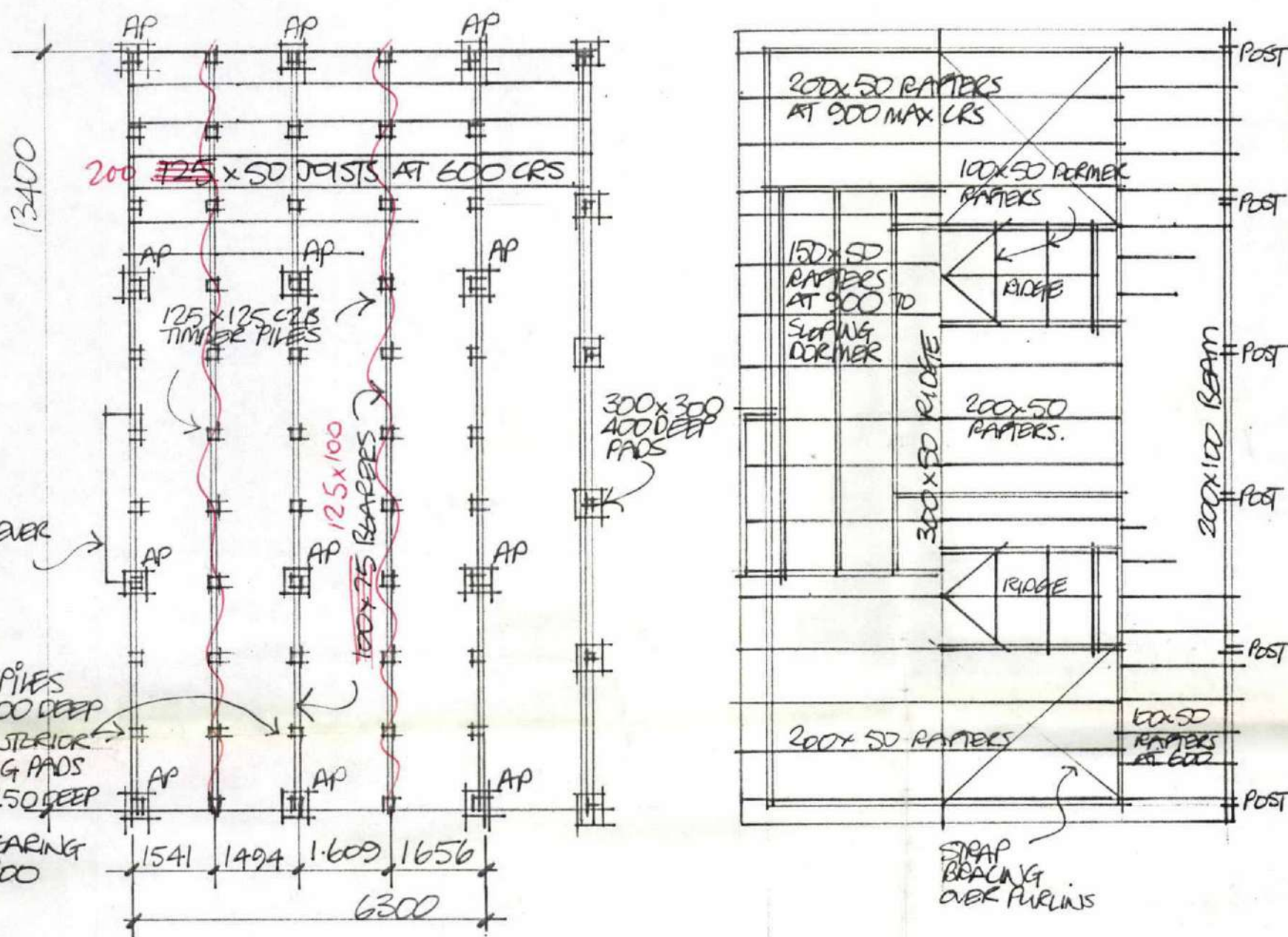
16 ROPATA STREET HAWERA

H&B
PAGE



CROSS SECTION. at A.

SCALE 1:50 OWNERS RESPONSIBILITY TO FINISH OFF UPSTAIRS.



FOUNDATION & ROOF FRAME.

SCALE 1:100

A water Paving contract 10072

CHECKLIST - APPLICATION FOR BUILDING PERMITS

16 Copata St. WORK DESCRIBED IN APP. NO. 5613
PLANNING In accordance with letter OFFICER
PRE-DOMINANT USE YES/NO
PREVAILING CONSENT REQUIRED YES/NO APPLICANT ADVISED IN WRITING
DATE 7.8.86

NDAH REQUIRED - YES/NO CANTILEVERED/POSTS
XATION REQUIRED YES/NO CONSENT OBTAINED
NG FRONTAGE (IF CORNER SITE)
ITY HEIGHT BLR
SS TO SITE - SATISFACTORY YES/NO VEHICULAR ACCESS TO REAR/PROVIDED
LOADING DOCK YES/NO
SCAPING - PROPOSED/REQUIRED YES/NO SATISFACTORY YES/NO
GE SITING SHOWN - YES/NO SATISFACTORY YES/NO
STREET PARKING - PROVIDED YES/NO ADEQUATE - YES/NO CASH IN LIEU
\$
R.R.

ER COMMENTS
TH INSPECTOR 25/8/86 SIGNATURE
ILATION LIGHTING AREA OF ROOMS
ENAGE - TYPE PLANS INCLUDED YES/NO SATISFACTORY
ABING - PIPING SYSTEM SATISFACTORY
FITTINGS VENTING
ER/SEPTIC TANK - SIZE TYPE
SOAKHOLES / FIELD TILE
SUPPLY - SOURCE SATISFACTORY - YES/NO
ER COMMENTS

LDING INSPECTOR SIGNATURE M. J. Janssens
IGN FOR HANDICAPPED WIDTH OF EGRESS DOORS
ACITY IF P.P.A. DIRECTION OF EGRESS TRAVEL
TING/AIR CONDITIONING TYPE Electric or Gas
ULATION - FLOOR WALLS ROOF
IGN - SPECIFIC / NZS 3604
ELS - FLOOR / FOOTPATH DETERMINED BY SURVEY - YES/NO
ERRED TO FIRE SERVICE (IF NECESSARY)
ERRED TO ENGINEERS (IF NECESSARY)

EF INSPECTOR
MIT APPROVED

\$1858

HAWERA DISTRICT COUNCIL

For Office Use: Permit No. Application No. 5613
Zone Date Application Received 29-7-86

RECEIVED

29 JUL 1986

Part I — Application for Building Permit and Council

HAWERA DISTRICT COUNCIL

Valuation Ref. No.

Lot No. 10

D.P. 3395

Section/Blk No.

At (Number and Street) 16 ROPATA STREET

For erection/demolition/alteration of DWELLING

Owner MR & MRS D P ANDERSON

Postal Address of owner 16 ROPATA STREET HAWERA

Proposed Use PRIVATE RESIDENCE

Foundation SENTON PILES Walls TIMBER FRAME Roof GAW. IRON

Area of existing buildings 120 sq. metres

Area of existing accessory buildings - sq. metres

Area of building in application 146.15 sq. metres

Estimated Finished Value

(including roofing, guttering, etc)

73,075.00
~~\$ 65,000.00~~

Fees

\$ 190.00

Building Research Levy

\$ 73.00

Total Building Permit Fees

Rec. No. 3181 \$ 263.00

Sewer (Connection Size 100mm.)

Rec. No. 3182 \$ 440.00

Water (Connection Size 20 mm.)

Rec. No. 3183 \$ 315.00

Vehicle Crossing — (where applicable)

Rec. No. 3184 \$ 550.00

Deposit for damage to footpaths, etc.

Rec. No. 3185 \$ 200.00

Builder BEAZLEY HOMES

Address

Designer P.O. BOX 749

Address

Structural Engineers Certificate Enclosed

Starting Date AUGUST 1986

Finishing Date OCTOBER 1986

Name and Address of Applicant BEAZLEY HOMES

P.O. BOX 749
NEW PLYMOUTH
PHONE 88-726

Phone

Date 24/7/86

Signature of Applicant [Signature]

Signature of Owner

Part II — Application for Permit for PLUMBING AND/OR DRAINAGE WORK

Name of Registered Plumber/Drainlayer ANCHOR & ELLIS LTD

Address P.O. 3018 FITZROY NEW PLYMOUTH

Nature of work to be carried out PLUMBING & DRAINAGE

Address of premises 16 ROPATA STREET HAWERA

Labour Value of proposed work \$ 1600.00

Receipt No. 3186 Fee \$ 90.00

Signature of Registered Plumber/Drainlayer [Signature]

NOTE: See overleaf for details of documents required with this application

Hawera District Council Building Bylaws

Together with every application there shall be submitted in duplicate detailed plans, elevations, sections, and specifications, accompanied by duplicate locality plans drawn to scale showing the site of the building, together with the land, streets, and buildings, immediately surrounding the site.

- NOTE:**
1. All floor plans should show the extent of the soffit line (or overhang of roof) in broken lines.
 2. All distances from boundaries shown on site plan must be from the soffit line to the boundary NOT from the foundations or walls.

In addition, for buildings for which parking of vehicles is required under the Council's District Scheme there shall be submitted a parking plan to scale showing the required number of off - street parking spaces in accordance with the requirements.

All plans must be signed by the Architect, or Designer responsible for their production.

NOTE: Any receipt is not a permit.

FEES AND DEPOSITS: N.Z.S.S. 1900 Chapter 2.

Every applicant for a permit under this Bylaw shall, before the issue of a permit, pay to the Council the following fees and deposit:—

- (i) fees for building permit, including sewer, stormwater and water charges;
- (ii) fees for any plumbing and drainage permit;
- (iii) deposit for possible damage to streets, footpaths, or other services during the building operations.
The amount of such deposit shall be fixed by resolution of Council from time to time.
- (iv) Hoardings.
- (v) Vehicle Crossing fees — where applicable.

No permit in respect of the work or any part of the work shall be issued until all the said amounts have been paid.

DRAINAGE AND PLUMBING REGULATIONS:

Every application for sanitary plumbing and drainage work including all stormwater drainage shall be accompanied by a block plan or alternatively the plan may be incorporated on the site and building plan submitted.

Where any building is of two storeys or more, the plumbing layout shall be shown by a diagrammatic elevation.

In assessing the estimated cost of drainage works, all stormwater drainage must be included.

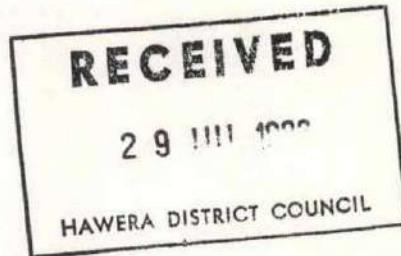


Beazley Homes

Taranaki Division,
Burton St,
P.O. Box 749,
NEW PLYMOUTH.
Telephone 88726.

24 July 1986

Hawera District Council
P O Box 39
HAWERA



Attention: Building Inspectors

Dear Sir,

Re: Permit Application for
Mr & Mrs D P Anderson

Please find enclosed the permit application documents for the above clients.

Mr Anderson is going to call in on you to discuss the following:

- 1) Vehicle Crossing
- 2) Sewerage Connection
- 3) Water Connection

These discussions will have a bearing on the cost of the permit fees.

However, would you please proceed to process this application.

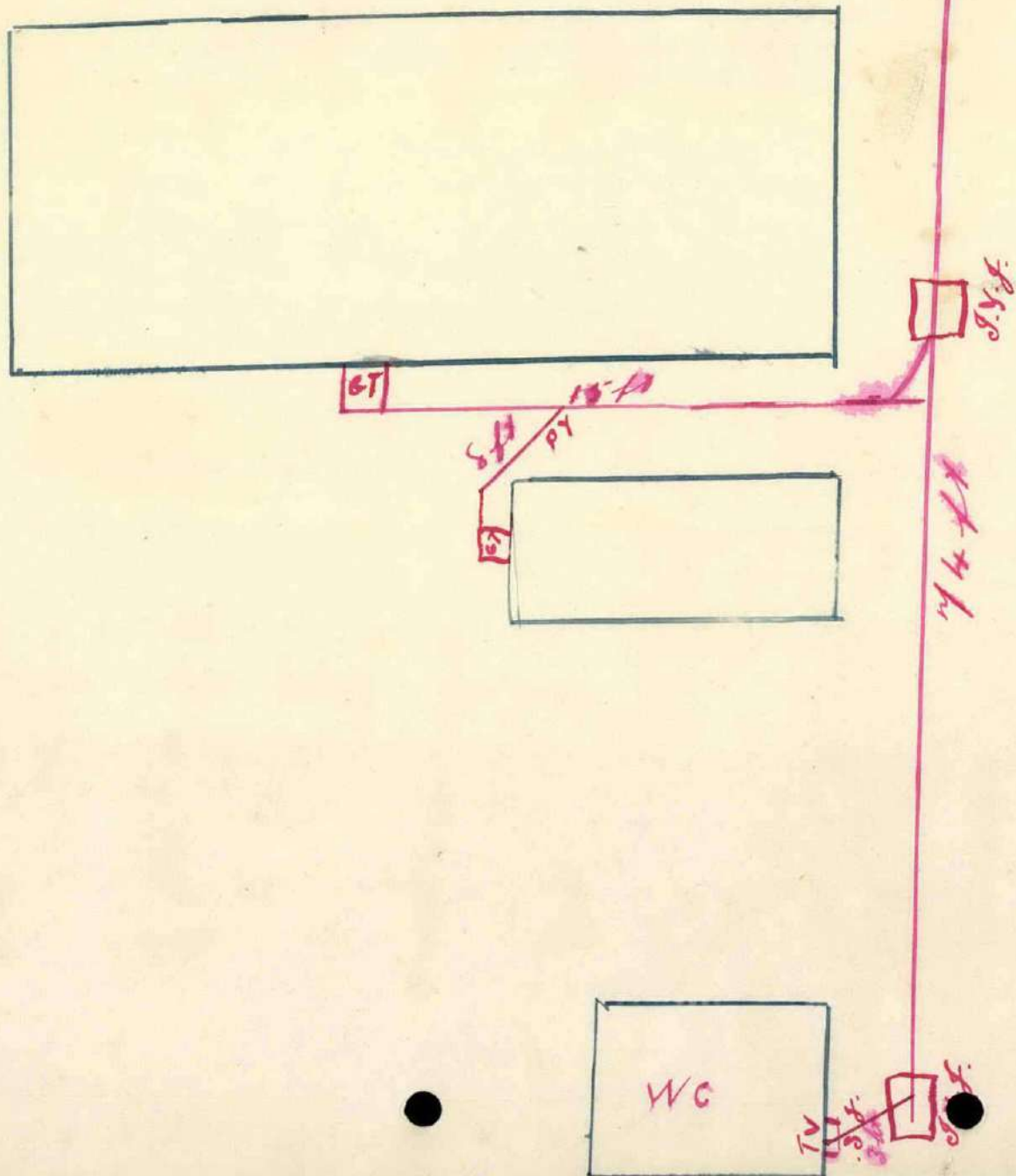
If you have any queries when Mr Anderson calls, please do not hesitate to contact the writer.

Yours faithfully
BEAZLEY HOMES

J R ARDERN
DIVISIONAL MANAGER



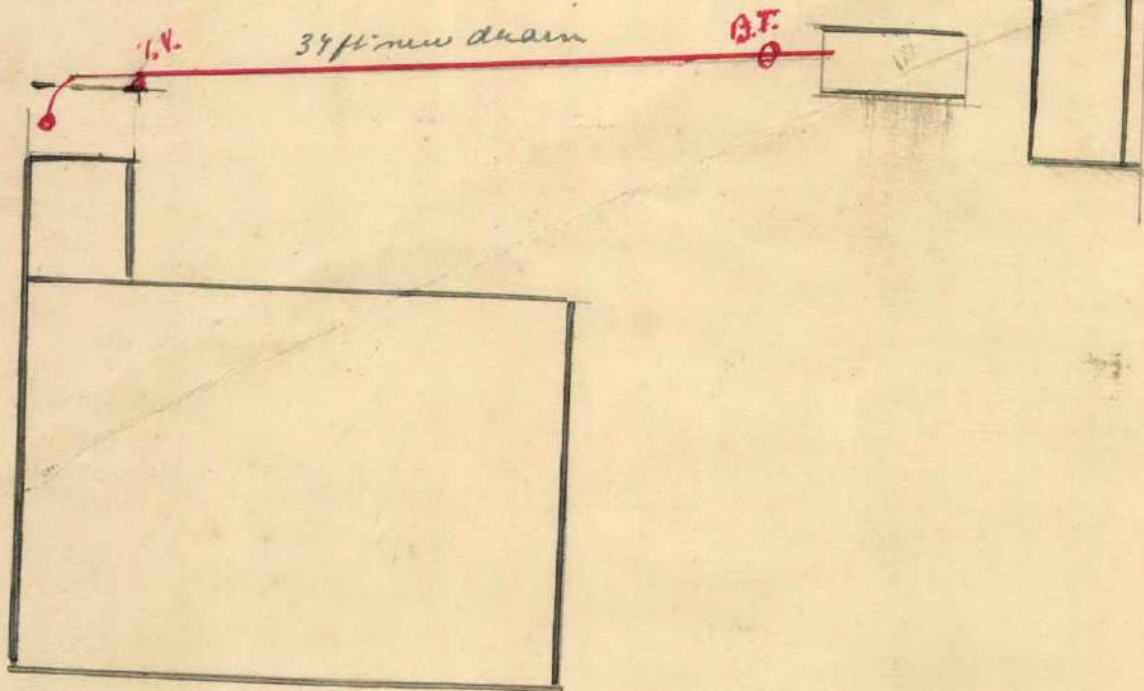
W. M. Allen
Ropata St
Solantown
A Sundry
Drainlayer



William M. Queen

HAWESA BOROUGH COUNCIL.	
10	185
16	Ropata Street.
Application No. 923.	
Permit No.	57.

20 JUN. 1935



Ropata Street

12350/145/00

LEGAL DESC: LOT No. 10 D. P. No. 3395 SEC./BLK. No. VAL. REF. No.

OWNER: D. P. Anderson

ENTERED

[illegible][illegible]

VEHICLE CROSSING: TYPE Small WIDTH 3.6 FEE RECEIVED: \$

ENDORSEMENTS/PLANNING CONDITIONS APPLYING:

EKDAHL PRINT, HAWERA

6554

RECORD OF INSPECTIONS

Remarks

Inspector and Date

PLANS & SPECS:

30/7/86 1st of plans taken by T/P for T/P. Committee meeting to be held on Monday 4th August.

25/8/86 Spd Mr. Arden to supply further details of ceiling heights of Bedrooms above attached in Roof Area to comply with NZS 1900 Chapter 4 Clause 4.6

SITING:

OK.

FOUNDATION:

Timber pile

EXCAVATIONS:

OK

REINFORCING:

N/A

} AM

22. 8.86

FLOOR/SLAB:

INSULATION, BARRIER ETC:

6290

Building Inspector to be notified when work commences on site.

Garage to be attached to front house walls. (Stamp Plan)

WALLS & ROOF:

PRE-LINING:

CONCRETE/MASONRY WALLS:

HEATING APPLIANCES: Drainage & Plumbing (6290)

① Foundations for garage are to be separated from drain by a distance of at least 75mm.

DRAINAGE & PLUMBING: (5613)

① Builder to ensure adequate fall to connect to sewer before commencement of work

② Back vent downstairs w/c.

③ Vent upstairs wastewater fixtures

FINAL INSPECTION FOR OCCUPANCY:

Building Requirements 5613

Building Inspector to be notified when job ready to commence

All work to comply with NZS 3604 & local Body By Laws

Room marked as Store room on first floor plan does not

comply under NZSS 1900 Chapter 4 By Laws as a habitable

Room & therefore cannot be used as a Bedroom or

any Habitable Room or any type of Habitable Room.

Requirements 6354

Building Inspector to be notified when job ready to commence

All work to comply with NZS 3604 & HDC District Scheme

Windows for ventilation to be a minimum opening size of 5% of floor area of addition

CONDITIONS OF PERMIT:

[illegible]

166N

APPLICANT — D. P. ANDERSON

ADDRESS — P.O. Box 469, HANEEA.

PRE92/02/410



SITE — 16 KAPATA STREET, HANEEA

PROPOSAL — TO ERECT A NEW DWELLING AND
RETAIN EXISTING DWELLING.

ZONE — RESIDENTIAL.

LEGAL DESCRIPTION — LOT 10 DP 3395

SEC. 37 — 4-7-86
NOTICES SENT

ADVERT IN — 5-7-86
PAPER ON

OBJECTIONS —
CLOSE — 31-7-86.

12350/145/02



HAWERA DISTRICT COUNCIL

DEPARTMENT OF PLANNING AND DEVELOPMENT

Please Quote:

Administration Building, Albion Street,
P.O. BOX 39, HAWERA.

Telephone: 84 165
88-010

The District Manager

ATTENTION: Town Planning Committee

NOTIFIED PLANNING APPLICATION

APPLICANT: D.P Anderson
ADDRESS: 16 Ropata Street, Hawera.
LEGAL DESCRIPTION: Lot 10 DP 3395
ZONE: Residential
OBJECTIONS: No objections have been received.
PROPOSAL: This is an application to build a second dwelling on a residential site in Ropata Street. The site has an area of 1012m², it could be subdivided into 2 or even 3 lots.

The applicant is not intending to subdivide the site but wishes to build a new dwelling at the rear of the present existing dwelling. The dwellings are approximately 4 metres apart. If the site were subdivided then neither the existing nor the proposed dwelling would comply with the bulk and location controls. It would be possible to relocate the proposed dwelling so that the land could be subdivided in a way that enabled both dwellings to comply.

From the point of view of adjoining property owners these changed locations would make very little difference.

THE DISTRICT SCHEME:

The District Scheme makes no provision for building 2 separate dwellings on a single lot. For various reasons some land owners may wish to build second dwellings and not subdivide their land.

It is however, clear, that the District Scheme makes no provision for this form of development.

To permit this application would in fact call in to question the integrity of the Scheme, there are many hundreds of 1020m² sections which could be developed in this way. The District Scheme would have to be changed to permit this type of development. As the existing house is near the end of its life it may be appropriate to allow the development subject to a time limit, and a bond under Regulation 39

of the Town and Country Planning Regulations. Council should be clear in its intention to enforce any limit on the life of the existing dwelling.

THE LAW:

The requirements of the Town and Country Plannign Act 1977 are set out in Clause 74 which gives Council power to grant a Specified Departure only if: -

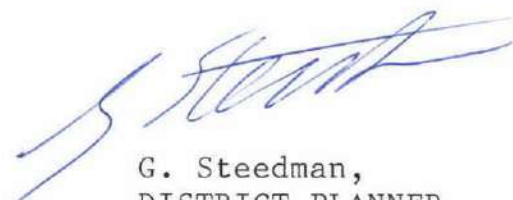
" The effect of the departuer will not be contrary to the public interest, and will have little town and country planning significance beyond the immediate vicinity of the land concerned, and the provisions of the Scheme can remain without change or variation. "

Granting this departure will bring the Scheme into dispute and require it to be changed to allow all such similar applications to be granted.

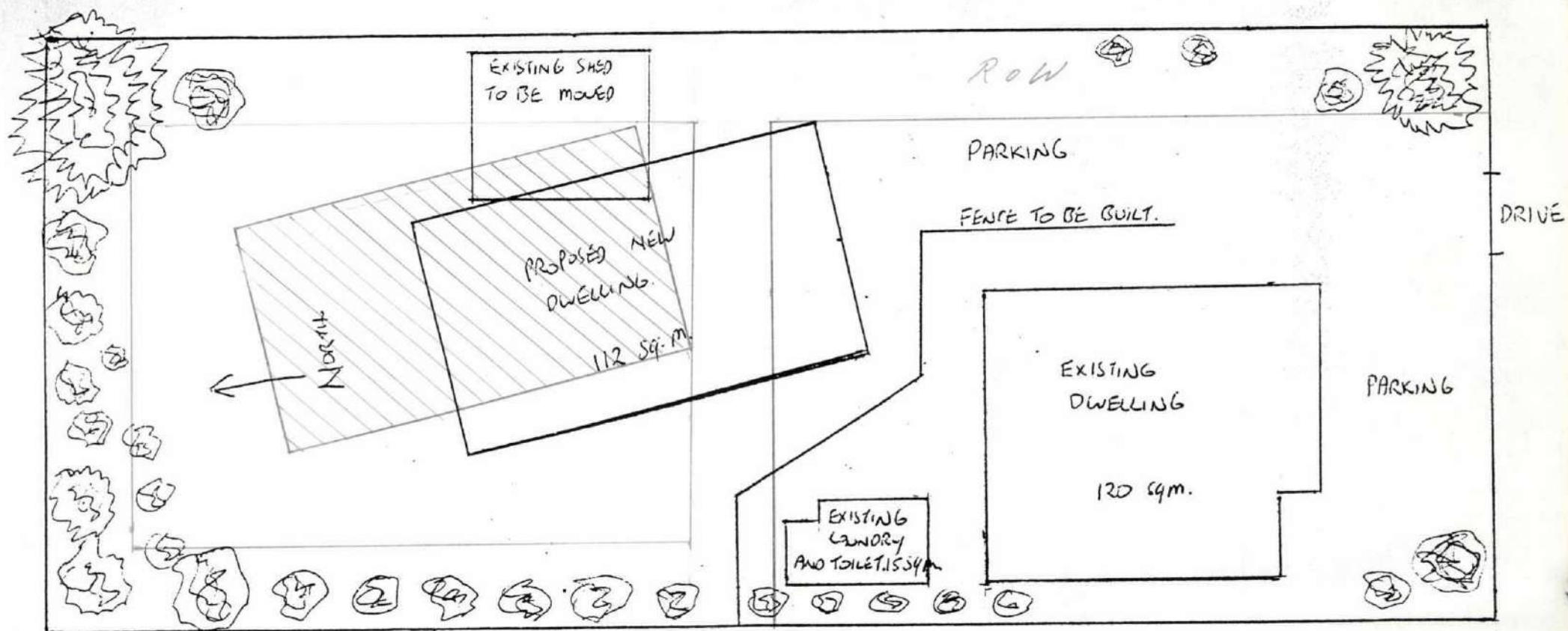
RECOMMENDATION:

That the District Scheme makes no provision for allowing 2 single detached dwellings on sites in the residential zone. This is to ensure that dwellings have adequate open space around them and properly relate to other sites in the zone.

A Specified Departure cannot be consented to, as the Scheme would be brought into disrepute, and would require to be changed as there are numerous sites of a similar size and dimensions as this one. The provisions of the Town and Country Planning Act 1977 cannot be complied with therefore the Committee has no power to recommend approval.


G. Steedman,
DISTRICT PLANNER.

29/7/86



PROPOSED NEW DWELLING FOR MR. & MRS. D. P. ANDERSON
16 ROPATA STREET HAWERA

SCALE 1:200

TOTAL COVERAGE 247 sq. m. OR 24.7 %



HAWERA DISTRICT COUNCIL

DEPARTMENT OF PLANNING AND DEVELOPMENT

Please Quote: 166N

Administration Building, Albion Street,
P.O. BOX 39, HAWERA.

Telephone: 84 166

88-010

19 August 1986

Resident Engineer
Ministry of Works and Development
P O Box 146
NEW PLYMOUTH

Dear Sir

NOTIFIED APPLICATION FOR PLANNING CONSENT
UNDER SECTION 74 OF THE TOWN AND COUNTRY
PLANNING ACT 1977 BY
D P ANDERSON

Pursuant to Section 86 (3) of the Town and Country Planning Act 1977 and Regulation 38 (4) of the Town and Country Planning Regulations 1978, I enclose a copy of the decision of this Council to the above application.

Yours faithfully

WMBourke

for G Steedman
DISTRICT PLANNER



HAWERA DISTRICT COUNCIL

DEPARTMENT OF PLANNING AND DEVELOPMENT

Please Quote: 166N

Administration Building, Albion Street,

P.O. BOX 39, HAWERA.

Telephone: 84 165
88-010

19 August 1986

District Commissioner of Works
Ministry of Works and Development
Private Bag
WANGANUI

Dear Sir

NOTIFIED APPLICATION FOR PLANNING CONSENT
UNDER SECTION 74 OF THE TOWN AND COUNTRY
PLANNING ACT 1977 BY
D P ANDERSON

Pursuant to Section 86 (3) of the Town and Country Planning Act 1977 and Regulation 38 (4) of the Town and Country Planning Regulations 1978, I enclose a copy of the decision of this Council to the above application.

Yours faithfully

KMBourke

for G Steedman
DISTRICT PLANNER



HAWERA DISTRICT COUNCIL

DEPARTMENT OF PLANNING AND DEVELOPMENT

Please Quote: 166N

Administration Building, Albion Street,
P.O. BOX 39, HAWERA,
Telephone: 84 185
88-010

19 August 1986

Taranaki United Council
Private Bag
NEW PLYMOUTH

Dear Sir

NOTIFIED APPLICATION FOR PLANNING CONSENT
UNDER SECTION 74 OF THE TOWN AND COUNTRY
PLANNING ACT 1977 BY
D P ANDERSON

Pursuant to Section 86 (3) of the Town and Country Planning Act 1977 and Regulation 38 (4) of the Town and Country Planning Regulations 1978, I enclose a copy of the decision of this Council to the above application.

Yours faithfully

WMBourke

for G Steedman
DISTRICT PLANNER



HAWERA DISTRICT COUNCIL

DEPARTMENT OF PLANNING AND DEVELOPMENT

Please Quote: 166N

Administration Building, Albion Street,
P.O. BOX 39, HAWERA.
Telephone: 84 165

88-010

19 August 1986

The Branch Manager
Valuation Department
P O Box 322
NEW PLYMOUTH

Dear Sir

NOTIFIED APPLICATION FOR PLANNING CONSENT
UNDER SECTION 74 OF THE TOWN AND COUNTRY
PLANNING ACT 1977 BY
D P ANDERSON

Pursuant to Section 86 (3) of the Town and Country Planning Act 1977 and Regulation 38 (4) of the Town and Country Planning Regulations 1978, I enclose a copy of the decision of this Council to the above application.

Valuation No. 012350/145/00

Yours faithfully

KMBourke

for G Steedman
DISTRICT PLANNER



HAWERA DISTRICT COUNCIL

DEPARTMENT OF PLANNING AND DEVELOPMENT

Please Quote: 166N

Administration Building, Albion Street,
P.O. BOX 39, HAWERA.
Telephone: 84-105
88-010

19 August 1986

Mr D P Anderson
P O Box 469
HAWERA

Dear Sir

**NOTIFIED APPLICATION FOR PLANNING CONSENT
UNDER SECTION 74 OF THE TOWN AND COUNTRY
PLANNING ACT 1977 BY
D P ANDERSON**

Pursuant to Section 86 (3) of the Town and Country Planning Act 1977 and Regulation 38 (4) of the Town and Country Planning Regulations 1978, I enclose a copy of the decision of this Council to the above application.

You are therefore formally advised that consent to this application has been refused. You have a right of appeal against this decision of the Council and any appeal must be lodged with the Planning Tribunal within 30 days of receipt by you of this decision. The address to write for appeal is:

Tribunals Division
Private Bag
WELLINGTON

Yours faithfully

U M Bourke

for G Steedman
DISTRICT PLANNER

MINUTES

- a) D P Anderson, 16 Ropata Street - Notified Application for Planning Consent (Specified Departure) to erect a second dwelling on a residential site. No objections have been received. The District Planner suggested that the application be declined.

Mr Anderson appeared on his own behalf and stated that his intention was to lease out the existing house for a period of years until it needs demolition. It is presently 70 years old. He would be willing to enter into a bond for removal of the existing house at some future time but was seeking approval to leave the dwelling there for at least five years. He stated that the problem with re-situating a new home is the extent of fall of the land at the rear of the section. The proposed location would preserve his view over an existing tool shed.

The District Planner stated that it was possible for the Council to approve the application for some definite period of time.

The decision was reserved.

DECISION

This is an application for approval to build a second dwelling on a residential site in Ropata Street with an area of 1012 m². The District Planner reported that the site could be subdivided into two or three lots.

The District Scheme makes no provision for allowing two single detached dwellings on sites in the residential zone. This is to ensure that dwellings have adequate open space around them and properly relate to other sites in the zone.

A Specified Departure cannot be consented to, as the Scheme would be brought into disrepute, and would require to be changed as there are numerous sites of a similar size and dimensions as this one. The provisions of the Town and Country Planning Act 1977 cannot be complied with therefore the Committee recommends that the application be declined.

At a meeting of the Council on Monday 18 August 1986 the recommendation of the Town Planning Committee contained in this decision was adopted.

TOWN AND COUNTRY PLANNING ACT 1977

HAWERA DISTRICT SCHEME

PUBLIC NOTIFICATION OF APPLICATION FOR PLANNING CONSENT

Details of the application for planning consent listed below may be examined in the office of the Hawera District Council during normal office hours. Objections can be made by notice in writing in Form J (available at the Council Office) and should be addressed to the:

Hawera District Council,
P.O. Box 39,
HAWERA.

Objections will be received by the Council until 4 p.m. on Thursday 31st July, 1986.

A copy of any objection must also be sent to the applicant.

ADDRESS

16 Ropata Street,
HAWERA.

APPLICANT

D.P. Anderson,
P.O. Box 469,
HAWERA.

PROPOSAL

To erect a
second dwelling.

G. Steedman,
FOR THE HAWERA DISTRICT COUNCIL.

DAILY NEWS: Double Column/Public Notice
Saturday 5th July, 1986.

29th July, 1986.

D.P. Anderson,
P.O. Box 469,
HAWERA.

Dear Sir,

PLANNING APPLICATION - ROPATA STREET, HAWERA.

Please find enclosed a copy of my report, no objections have been received. If you wish to proceed this matter can be heard on Monday 4th August at 7.30pm in the Council Chambers, Albion Street, Hawera. If you prefer the matter could be stood down until the September meeting, please advise accordingly.

You may attend the meeting and make submissions if you wish.

Yours faithfully,

G. Steedman,
DISTRICT PLANNER.

THE TOWN AND COUNTRY PLANNING ACT 1977
HAWERA DISTRICT SCHEME
NOTIFIED APPLICATION FOR PLANNING CONSENT

166N
APPLICATION NO.
(Office use only)

(Before reading this form, please read NOTES FOR APPLICANTS)

I, DARYL PETER ANDERSON hereby apply for _____
(State full name of the applicant)

TO ERECT A NEW DWELLING AND RETAIN EXISTING
(State fully what is proposed) DWELLING

(Attach further details to separate sheet if necessary)

The property in respect of which this application is made is situated at

16 ROPATA ST, HAWERA and is zoned RESIDENTIAL
(state locality or if no street address,
describe the location)

I am OWNER of the property.
(state whether owner/lessee etc.)

Name of owner : _____ Address : _____

Name of occupier : _____ Address : _____

Dated at HAWERA this 29th day of JUNE 1986.

Address for Service
P.O. BOX 469
HAWERA

Signature D. P. Anderson
(to be signed for or on behalf
of applicant.)

Telephone No. 85518 / 87666

FOR OFFICE USE ONLY :

Received by the Council on : 30-6-86 Fee Paid \$130 Rec No 1920

Section of Act under which application is to be considered _____

Adequate information supplied / further information requested

To be advertised in the Taranaki Daily news on _____



HAWERA DISTRICT COUNCIL

DEPARTMENT OF PLANNING AND DEVELOPMENT

Please Quote:

Administration Building, Albion Street,
P.O. BOX 39, HAWERA.
Telephone: ~~XXXX~~
88010



16 T.B. Galey,
18 Douglas Street,
HAWERA.

Dear Sir/Madam,

NOTICE OF APPLICATION FOR PLANNING CONSENT - D.P. ANDERSON, ROPATA STREET.

Pursuant to Regulation 37(3) of the Town and Country Planning Regulations 1978, you are advised that the attached application for planning consent has been received by the Council.

Any enquiries concerning the application may be made at the Council's Town Planning Department at the office of the Council, Albion Street, Hawera during normal office hours.

The application is being advertised in the Taranaki Daily News on Saturday 5th July, 1986 and objections will be received by the Council 4.00pm on Thursday 31st July, 1986.

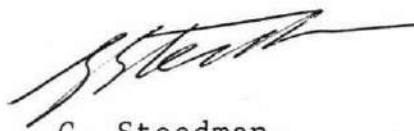
Any objection shall be in writing in Form J as prescribed in the First Schedule to the aforementioned Regulations or to the like effect.

Objection forms are available from the Council.

Under the Regulations, an objector is required to send a copy of his objection to the applicant as soon as possible.

Yours faithfully,

No Objection
T. B. Galey


G. Steedman,
DISTRICT PLANNER.

THE TOWN AND COUNTRY PLANNING ACT 1977
HAWERA DISTRICT SCHEME
NOTIFIED APPLICATION FOR PLANNING CONSENT

APPLICATION NO.
(Office use only)

(Before reading this form, please read NOTES FOR APPLICANTS)

I, DARYL PETER ANDERSON hereby apply for _____
(State full name of the applicant)

TO ERECT A NEW DWELLING AND RETAIN EXISTING
(State fully what is proposed) DWELLING

(Attach further details to separate sheet if necessary)

The property in respect of which this application is made is situated at

16 ROPATA ST, HAWERA and is zoned RESIDENTIAL
(state locality or if no street address,
describe the location)

I am OWNER of the property.
(state whether owner/lessee etc.)

Name of owner : _____ Address : _____

Name of occupier : _____ Address : _____

Dated at HAWERA this 29th day of JUNE 1986.

Address for Service
P.O. BOX 469
HAWERA

Signature D.P. Anderson
(to be signed for or on behalf
of applicant.)

Telephone No. 85518 / 87666

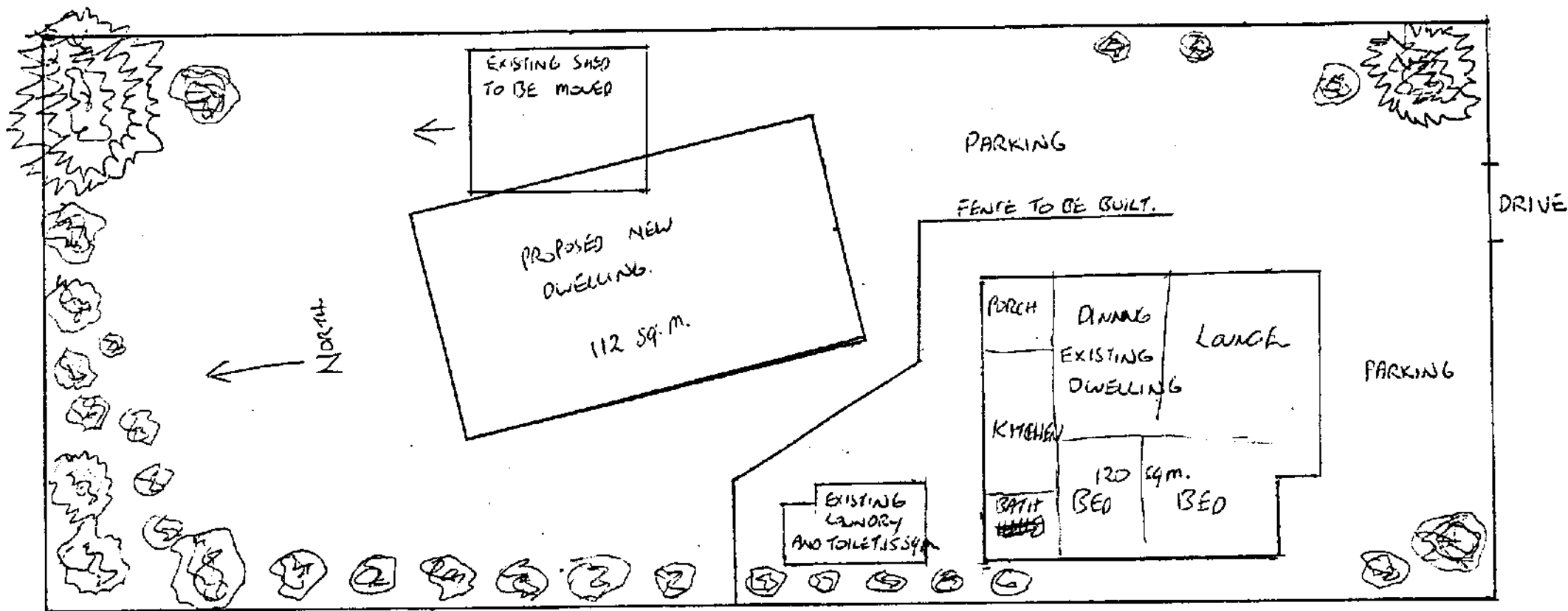
FOR OFFICE USE ONLY :

Received by the Council on : 30-6-86 Fee Paid \$130 Rec No 1920

Section of Act under which application is to be considered _____

Adequate information supplied / further information requested

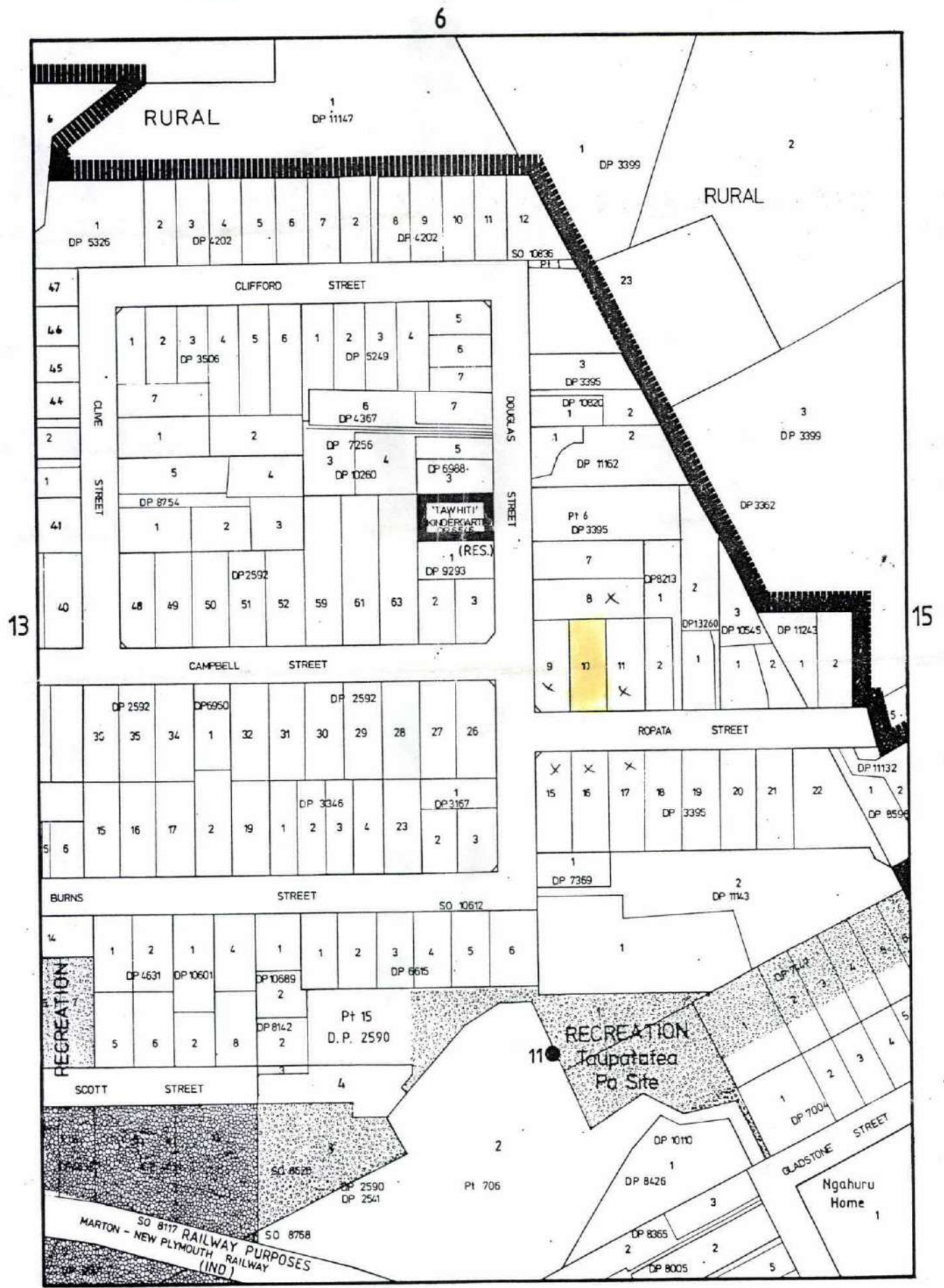
To be advertised in the Taranaki Daily news on _____



PROPOSED NEW DWELLING FOR MR. & MRS. D. P. ANDERSON
16 ROPATA STREET HAWERA

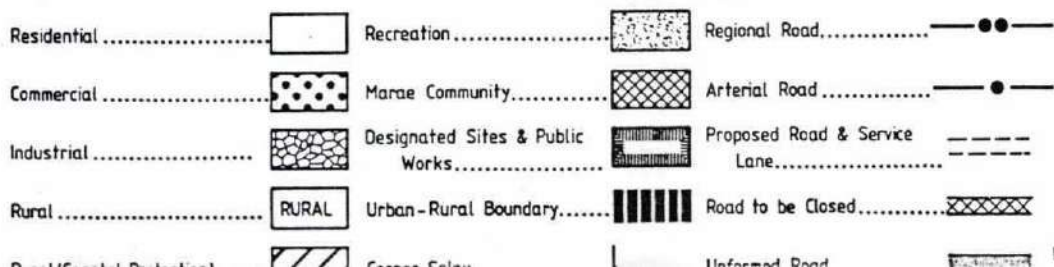
SCALE 1:200

TOTAL COVERAGE 247 sq. m. OR 24.7 %



DISTRICT OF HAWERA PLANNING SCHEME: HAWERA 24

MAP 14





HAWERA DISTRICT COUNCIL

DEPARTMENT OF PLANNING AND DEVELOPMENT

Please Quote:

Administration Building, Albion Street,
P.O. BOX 39, HAWERA.
Telephone: ~~XXXX~~
88010

4th July, 1986.

Dear Sir/Madam,

NOTICE OF APPLICATION FOR PLANNING CONSENT - D.P. ANDERSON, ROPATA STREET.

Pursuant to Regulation 37(3) of the Town and Country Planning Regulations 1978, you are advised that the attached application for planning consent has been received by the Council.

Any enquiries concerning the application may be made at the Council's Town Planning Department at the office of the Council, Albion Street, Hawera during normal office hours.

The application is being advertised in the Taranaki Daily News on Saturday 5th July, 1986 and objections will be received by the Council 4.00pm on Thursday 31st July, 1986.

Any objection shall be in writing in Form J as prescribed in the First Schedule to the aforementioned Regulations or to the like effect.

Objection forms are available from the Council.

Under the Regulations, an objector is required to send a copy of his objection to the applicant as soon as possible.

Yours faithfully,

G. Steedman,
DISTRICT PLANNER.



HAWERA DISTRICT COUNCIL

DEPARTMENT OF PLANNING AND DEVELOPMENT

Please Quote:

Administration Building, Albion Street,
P.O. BOX 39, HAWERA.
Telephone: ~~88165~~ ~~88166~~
88010

4th July, 1986.

Mr D.P. Anderson,
P.O. Box 469,
HAWERA.

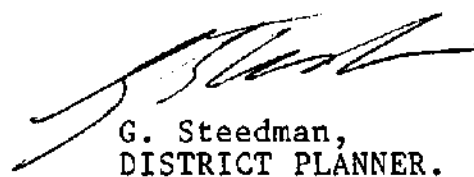
Dear Sir,

NOTIFIED APPLICATION FOR PLANNING CONSENT - D.P. ANDERSON

Pursuant to Regulation 37(3) of the Town and Country Planning Regulations 1978 I hereby advise that copies of the application and notices relating to application number 166N by D.P. Anderson for consent to erect a second dwelling on a residential section at 16 Ropata Street, Hawera under the Town and Country Planning Act 1977 have been served on the following:

- | | |
|--|---|
| 1. District Commissioner,
Ministry of Works & Development,
Private Bag,
WANGANUI. | 2. Resident Engineer,
Ministry of Works & Development,
P.O. Box 146,
NEW PLYMOUTH. |
| 3. Taranaki United Council,
Private Bag,
NEW PLYMOUTH. | 4. T.B. Galey,
18 Douglas Street,
HAWERA. |
| 5. J.C. Jones,
14 Douglas Street,
HAWERA. | 6. C.P. Calder,
14 Ropata Street,
HAWERA. |
| 7. C. Loveridge,
12 Douglas Street,
HAWERA. | 8. J. Duncan,
15 Ropata Street,
HAWERA. |
| 9. T. Garrett,
13 Ropata Street,
HAWERA. | |

Yours faithfully,


G. Steedman,
DISTRICT PLANNER.

THE TOWN AND COUNTRY PLANNING ACT 1977
HAWERA DISTRICT SCHEME
NOTIFIED APPLICATION FOR PLANNING CONSENT

166N
APPLICATION NO.
(Office use only)

(Before reading this form, please read NOTES FOR APPLICANTS)

I, DARYL PETER ANDERSON hereby apply for _____
(State full name of the applicant)

TO ERECT A NEW DWELLING AND RETAIN EXISTING
(State fully what is proposed) DWELLING

(Attach further details to separate sheet if necessary)

The property in respect of which this application is made is situated at

16 ROPATA ST, HAWERA and is zoned RESIDENTIAL
(state locality or if no street address,
describe the location)

I am OWNER of the property.
(state whether owner/lessee etc.)

Name of owner : _____ Address : _____

Name of occupier : _____ Address : _____

Dated at HAWERA this 29th day of JUNE 1986.

Address for Service
P.O. Box 469
HAWERA

Signature D.P. Anderson
(to be signed for or on behalf
of applicant.)

Telephone No. 85518 / 87666

FOR OFFICE USE ONLY :

Received by the Council on : 30-6-86 Fee Paid \$130 Rec No 1920

Section of Act under which application is to be considered _____

Adequate information supplied / further information requested

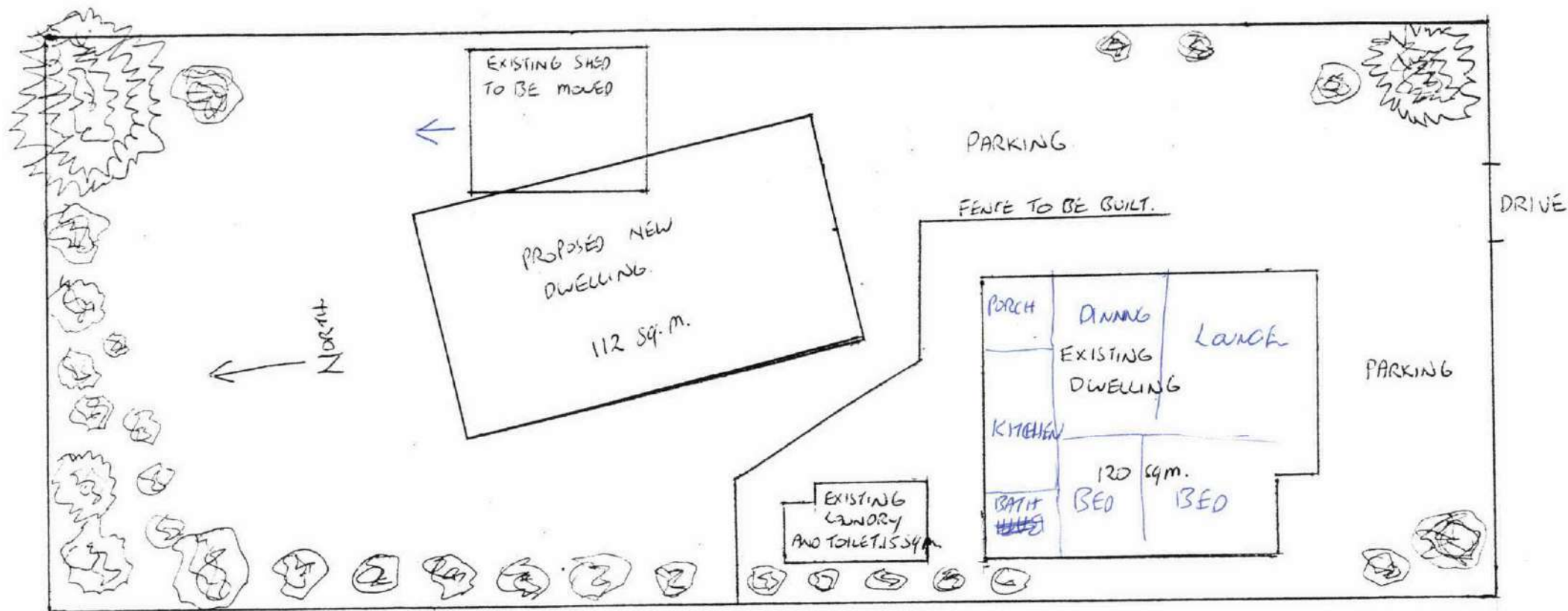
To be advertised in the Taranaki Daily news on _____

APPLICATIONS FOR PLANNING CONSENT

NOTES FOR APPLICANTS

The Council is empowered by the Town and Country Planning Regulations 1978 to request any applicant to supply further plans and details. As this may delay the processing of your application, you are advised that the following information will be required in duplicate, in most cases : -


















1. It is important that a full description of what is proposed is included; for example, it is not sufficient to describe the proposed use as a factory building; details of the manufacturing process involved is required. In this way, a better assessment can be made of the likely effects of the proposal; for example, noise levels and traffic generation, hours of operation, and the like.
2. A site plan showing the location of the proposed use, existing buildings (if any) on the site, and other features on adjoining sites or in the vicinity likely to be affected by the proposal.
3. Building Plans if it is proposed to erect, alter or extend any building . Elevations and perspective of the proposed buildings are required, in addition to plans showing details of the location of buildings in reference to boundaries, and the size and height of the buildings. In certain situations, details of materials and colours will be required. Structural detail will not normally be required.
4. Car parking and access points must be indicated on the plan.
5. Landscaping including trees existing on the site, are to be shown together with the details of proposed landscaping, including where necessary, fencing and outdoor storage areas.
6. All plans are to be drawn to a metric scale (1:100, 1:200, or 1:500 will usually be found to be satisfactory) are to show the north orientation.
7. A summary of the floor space of buildings on the site is to be shown on the face of the plan together with site coverage calculations where this is necessary.
8. Any further information requested by the Council.



PROPOSED NEW DWELLING FOR MR. & MRS. D. P. ANDERSON
16 ROPATA STREET HAWERA

SCALE 1:200

TOTAL COVERAGE 247 sq. m. OR 24.7%

- Residential  Recreation  Regional Road  
- Commercial  Marae Community  Arterial Road 
- Industrial  Designated Sites & Public Works  Proposed Road & Service Lane 
- Rural  Urban-Rural Boundary  Road to be Closed 
- Rural (Coastal Protection)  Corner Splay  Unformed Road  Protected Trees & Buildings 

TOWN AND COUNTRY PLANNING ACT 1977

HAWERA DISTRICT SCHEME

PUBLIC NOTIFICATION OF APPLICATION FOR PLANNING CONSENT

Details of the application for planning consent listed below may be examined in the office of the Hawera District Council during normal office hours. Objections can be made by notice in writing in Form J (available at the Council Office) and should be addressed to the:

Hawera District Council,
P.O. Box 39,
HAWERA.

Objections will be received by the Council until 4 p.m. on Thursday 31st July, 1986.

A copy of any objection must also be sent to the applicant.

ADDRESS

16 Ropata Street,
HAWERA.

APPLICANT

D.P. Anderson,
P.O. Box 469,
HAWERA.

PROPOSAL

To erect a
second dwelling.

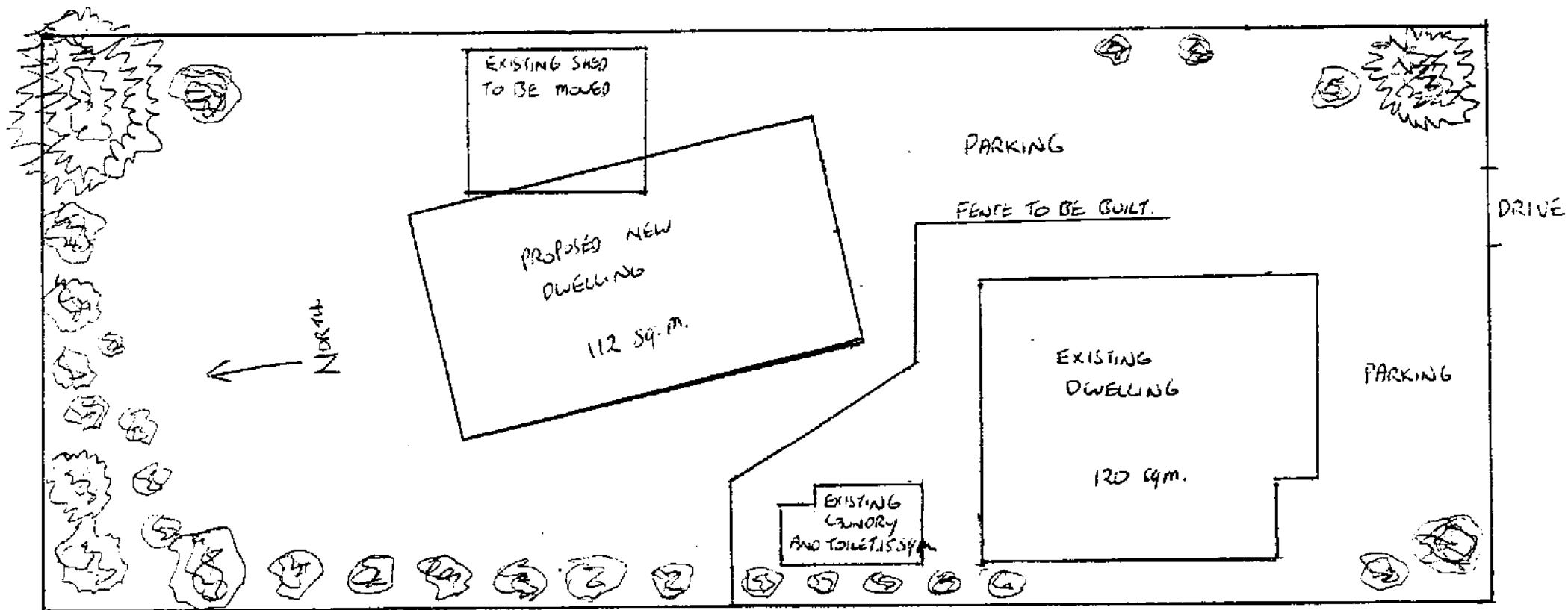
G. Steedman,

FOR THE HAWERA DISTRICT COUNCIL.

DAILY NEWS: Double Column/Public Notice
Saturday 5th July, 1986.





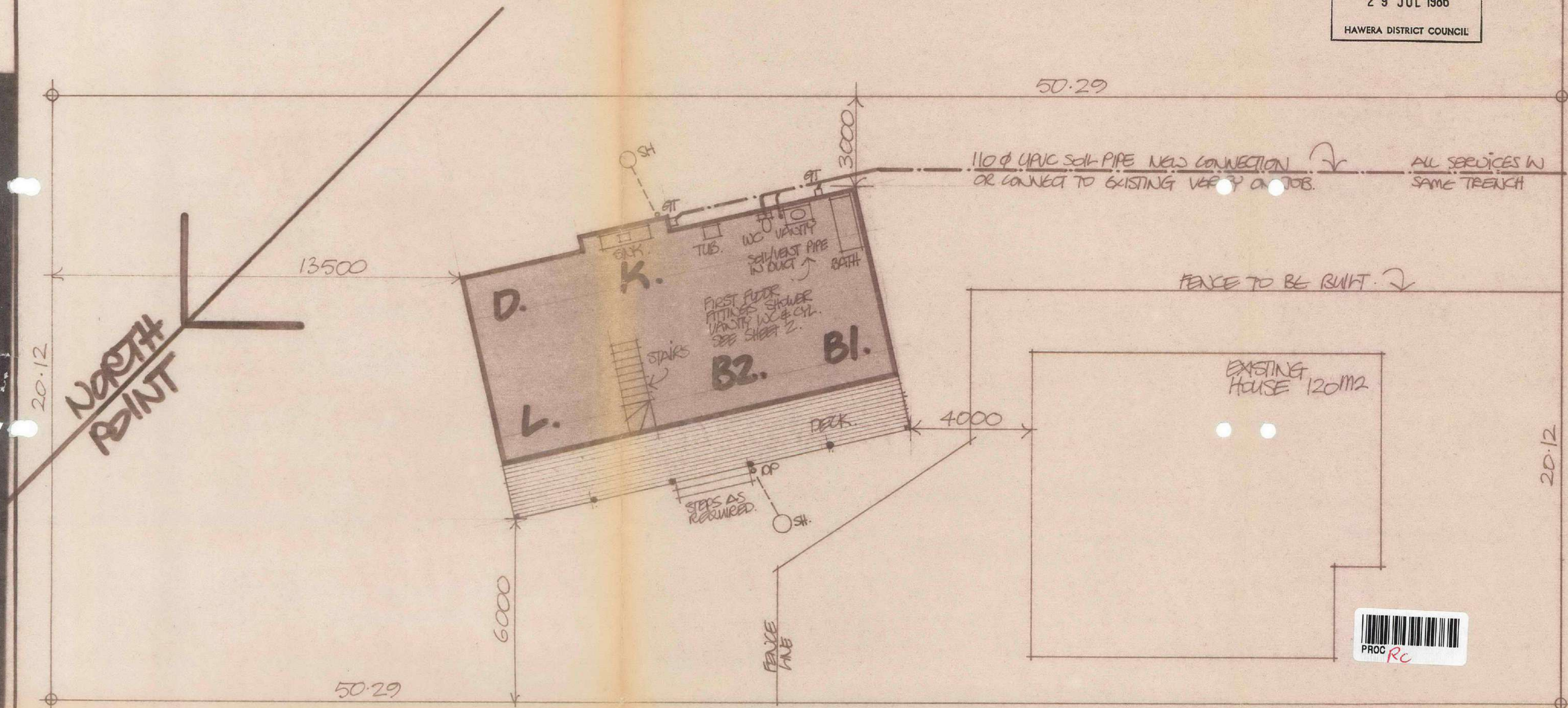


PROPOSED NEW DWELLING FOR MR. & MRS. D. P. ANDERSON
16 ROPATA STREET HAWERA

SCALE 1:200

TOTAL COVERAGE 247 sq. m. OR 24.7%

RECEIVED
29 JUL 1986
HAWERA DISTRICT COUNCIL



SITE PLAN. SCALE 1/8100
LOT 10. DP 3395. 1012 m2. CT. G4/246.
 SITING OF HOUSE TO APPROVAL OF OWNERS & LOCAL BODY

Beazley Homes
 NORTHERN REGIONAL OFFICE

CHRIS & CHRIS GARNHAM
 ARCHITECTURAL
 DESIGN SERVICES
 PH. 86910 N.P.
 MEMBER OF THE FLETCHER
 GROUP OF COMPANIES

TITLE
**MR & MRS D.P. ANDERSON at
 16 ROPATA STREET, HAWERA.**

AMENDMENTS.		
No.	Date	Initials

Drawn 1. CHRS	Date. JULY 86	Type. HATCH
Drawn 2.	Scale. 1/8100	Plan No.
Checked.	Area.	Sheet. 1/3

This plan is superseded by sheet 2A dated 27/8/86.

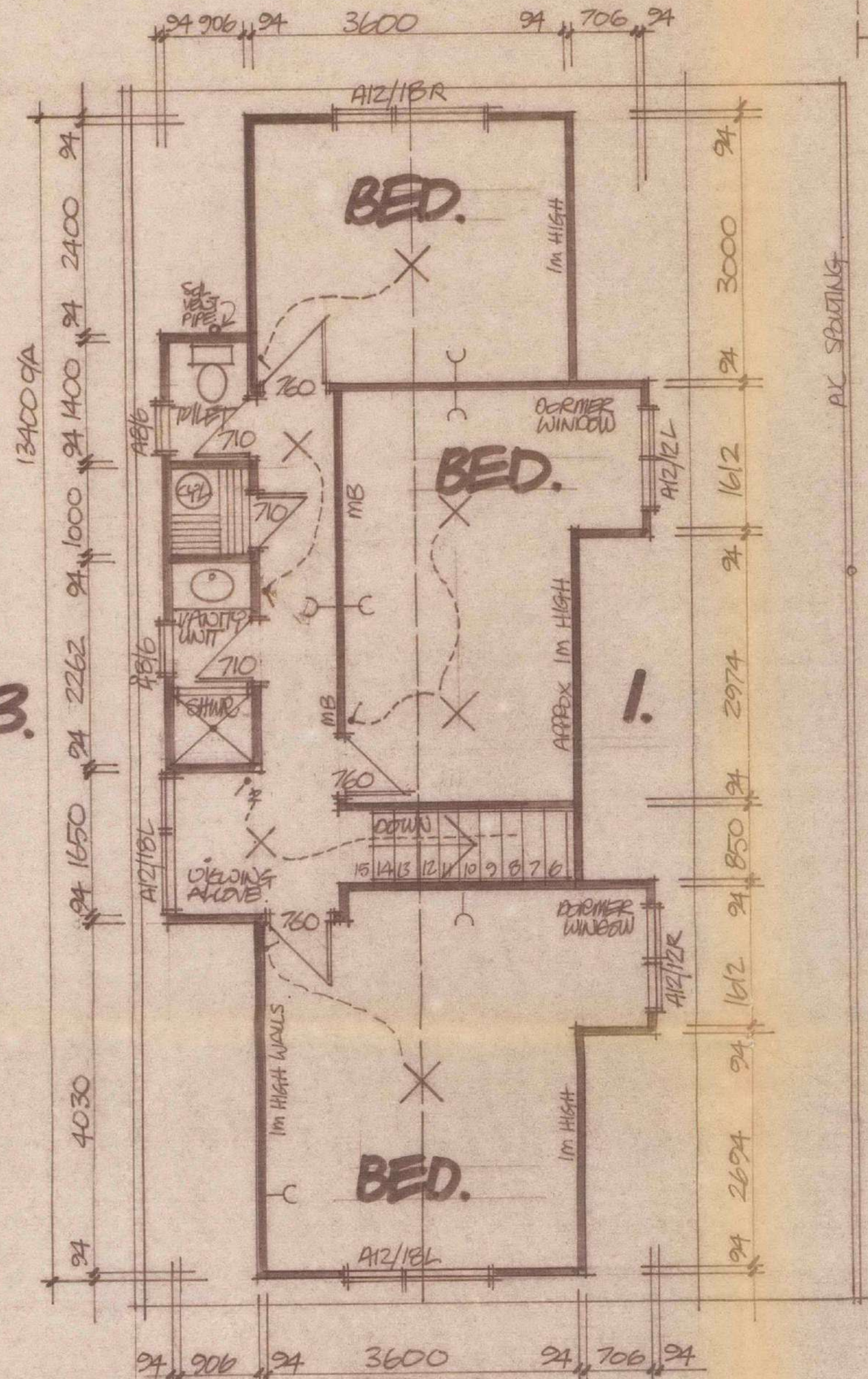
MB = METAL BRACING AT 45°

ELEVATION 100.
2.

LEGEND..

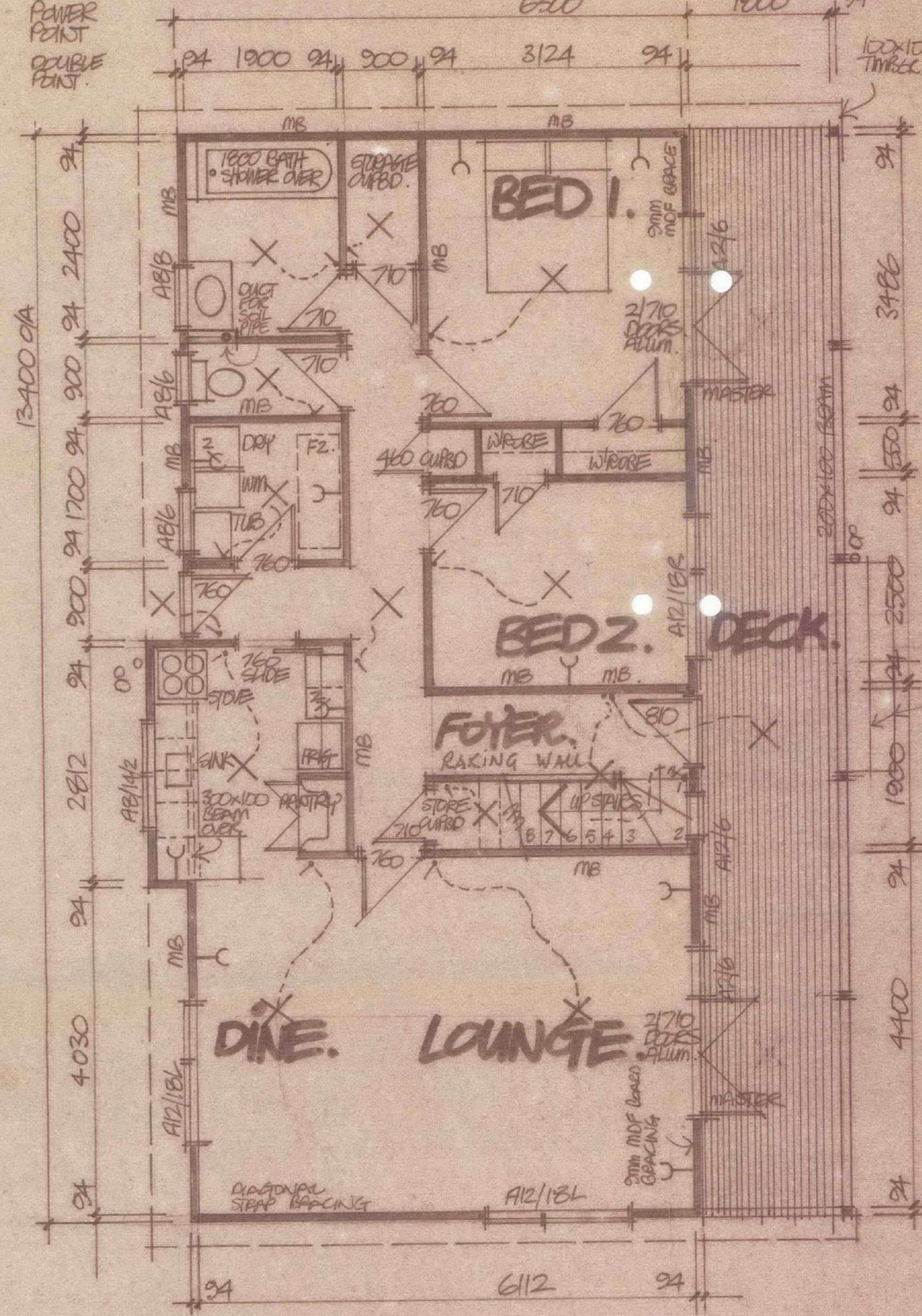
X --- CEILING LIGHT POSITION.

POWER POINT
DOUBLE POINT.



FIRST FLOOR PLAN.

DEVELOPMENT BY OWNER. INCLUDES ELECTRICAL LAYOUT ETC. AS AGREED WITH BEAZLEY HOMES CONTRACT. AREA 60.38 M² SCALE 1:50



FLOOR PLAN. AREA 85.77 M²

ALL DIMENSIONS VERIFIED ON JOB INCLUDING ELECTRICALS. BUILDER SHALL VERIFY VERANDA POST POSITIONS, X BALUSTRADES & STEPS.

TOTAL AREA 146.15 M²

FOUNDATION PART BLOCK & FILE		
EXTERIOR JOINERY		
Windows	Type	Finish
Doors	AWKING	BRASS
ROOF		
Truss/Convent'l Raft/rs/Hip/Flat/Pagoda		
Cable: Flush/Stepped/Dutch/Other		
Cable Sheathing		
Roof Cladding	Colour	SEE PLANS
Roof Pitch		
O/H From Frame		
EXTERIOR SHEATHING HARDPANK.		
INTERIOR LININGS		
Ceiling		
Walls	Type	Colour
Shower		
INTERIOR JOINERY		
Doors	Type	Colour
Dresser Tops		
Sink		
Vanity		
Other		
ELECTRICAL		
Stove	Type	Colour
Ceiling Lights		Wall Lights
2 Way Lights		
Power Points	Single	Double
Shaver		Other
FLOOR SANDER		
1 Cut	2 Cuts	Fine Sand
Polyurethane		
WALLPAPER		
Service Rooms	P.C. Sums	Balance
PLUMBING		
Town Supply: Yes/No		H/L Pressure
Pressure Reducing Valve		Other Supply B/O
Hose Taps:		W.M. Taps:
HWC: 135/180L		Electric/Gas
INSULATION		
Ceiling:	FLAT	RAKED
Ext. Walls:	R3 Blown Wool	R14 Batts
Under Floor:	422 Foil	R11 Batts
DRAINAGE		
Septic/Sewer		
BASEMENT		
See Plan		
OWNERS CARE		
UPSTAIRS DEVELOPMENT		

ADDITIONAL ITEMS

Date _____ Initials _____

TYPE/PLAN PLAN No. _____ ISSUE _____

DRAWN CS SCALE 1:50 AREA No. _____

DATE JUL 86 AREA 146.15 JOB No. _____

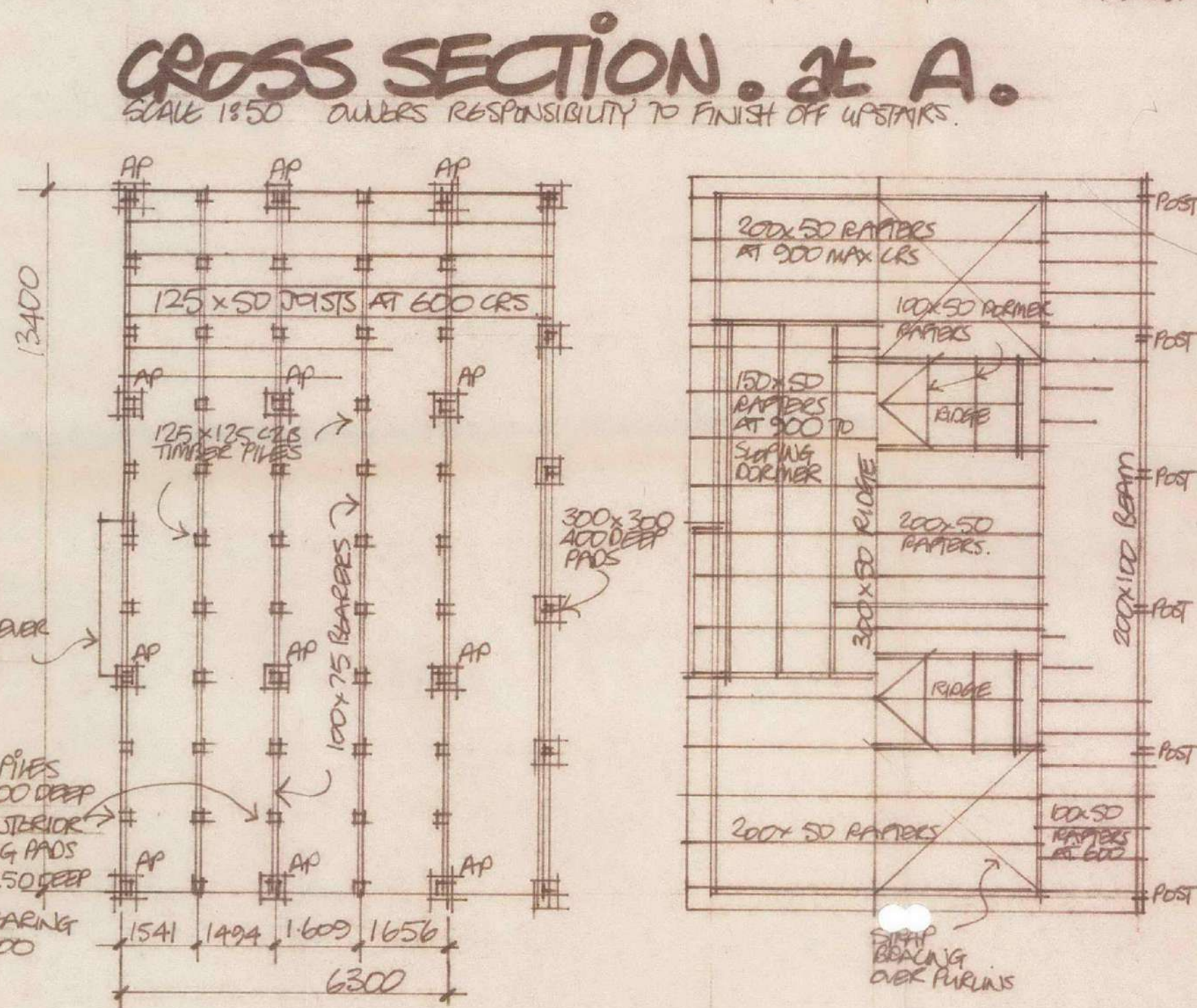
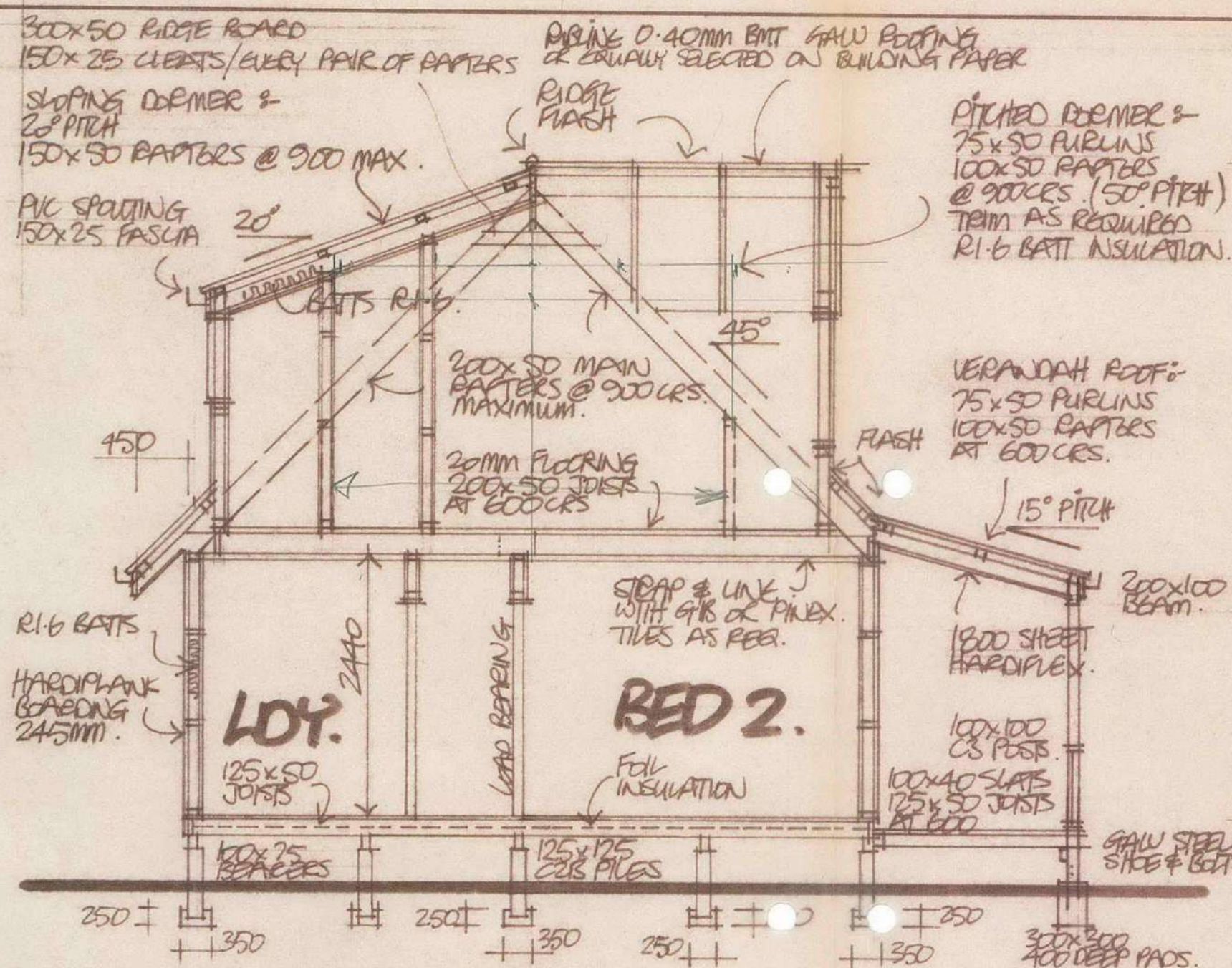
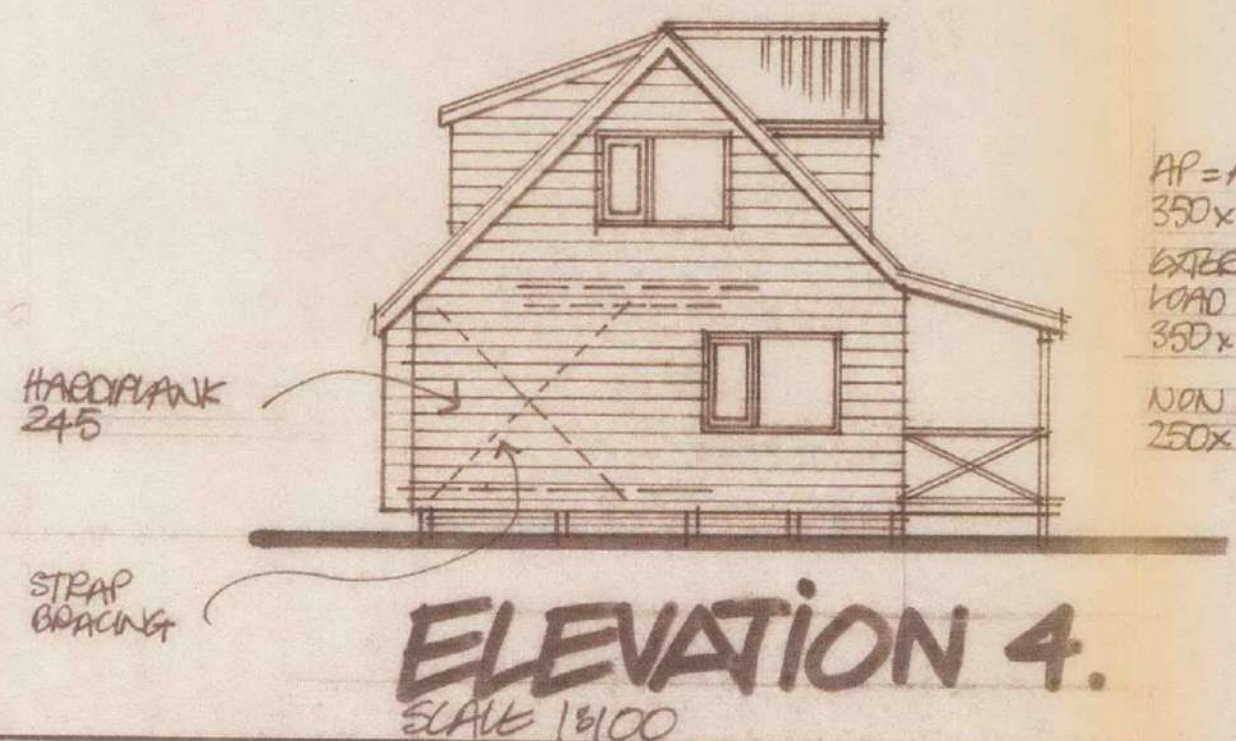
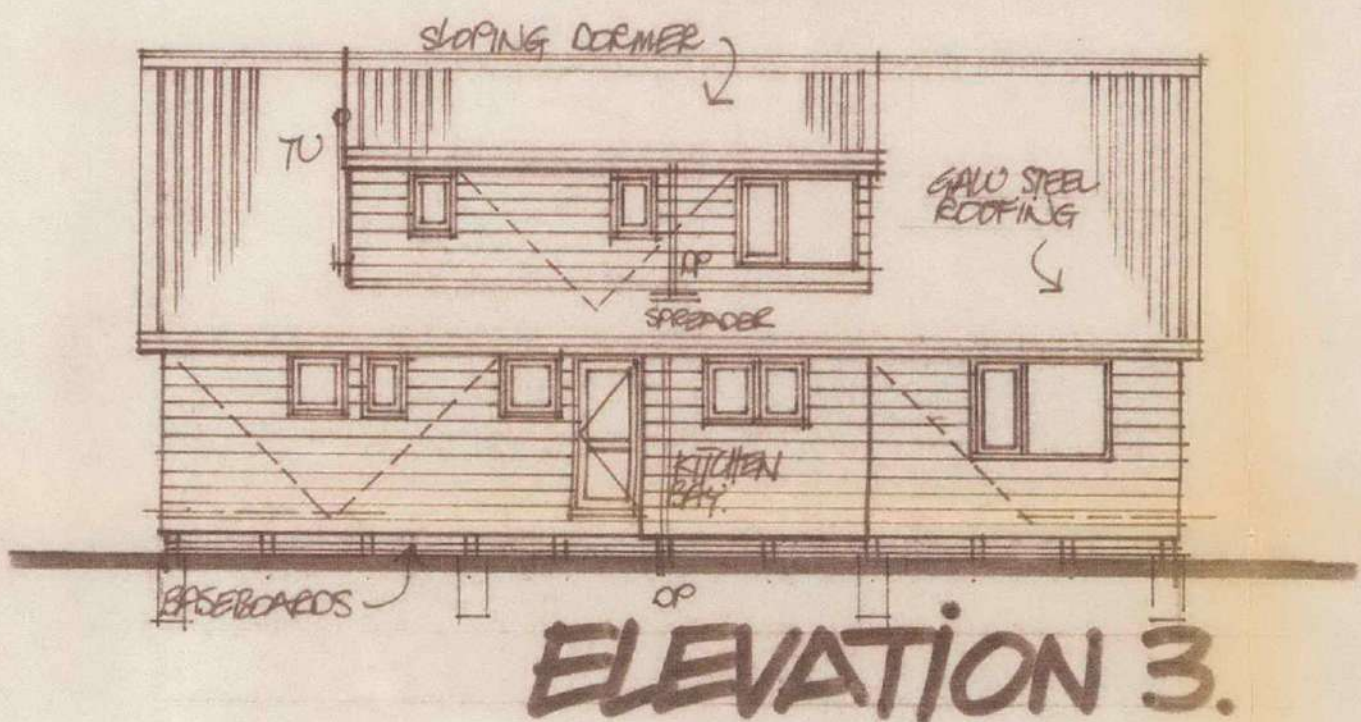
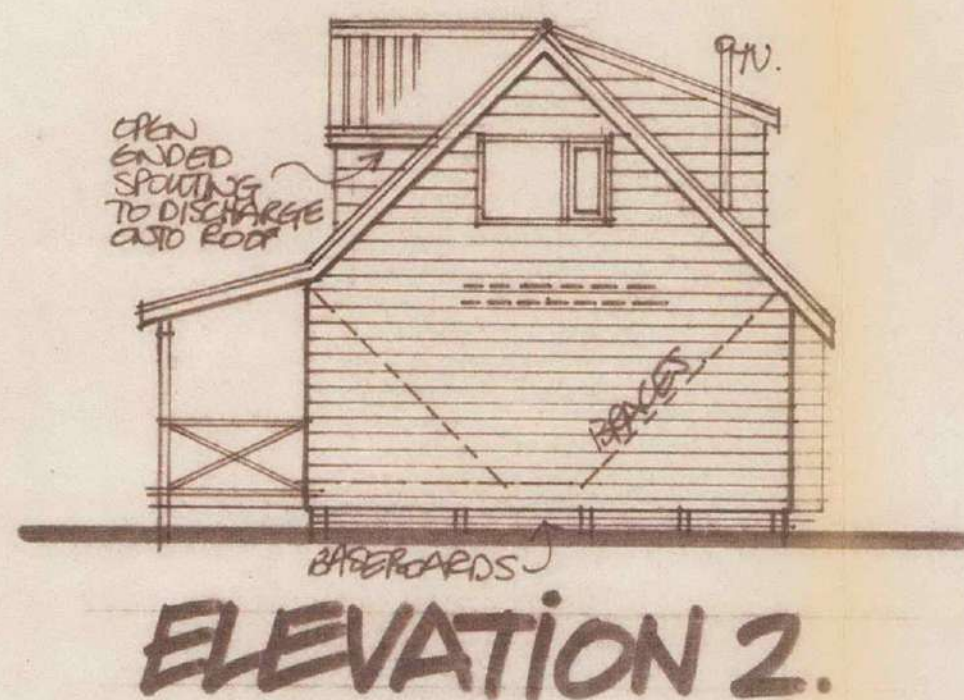
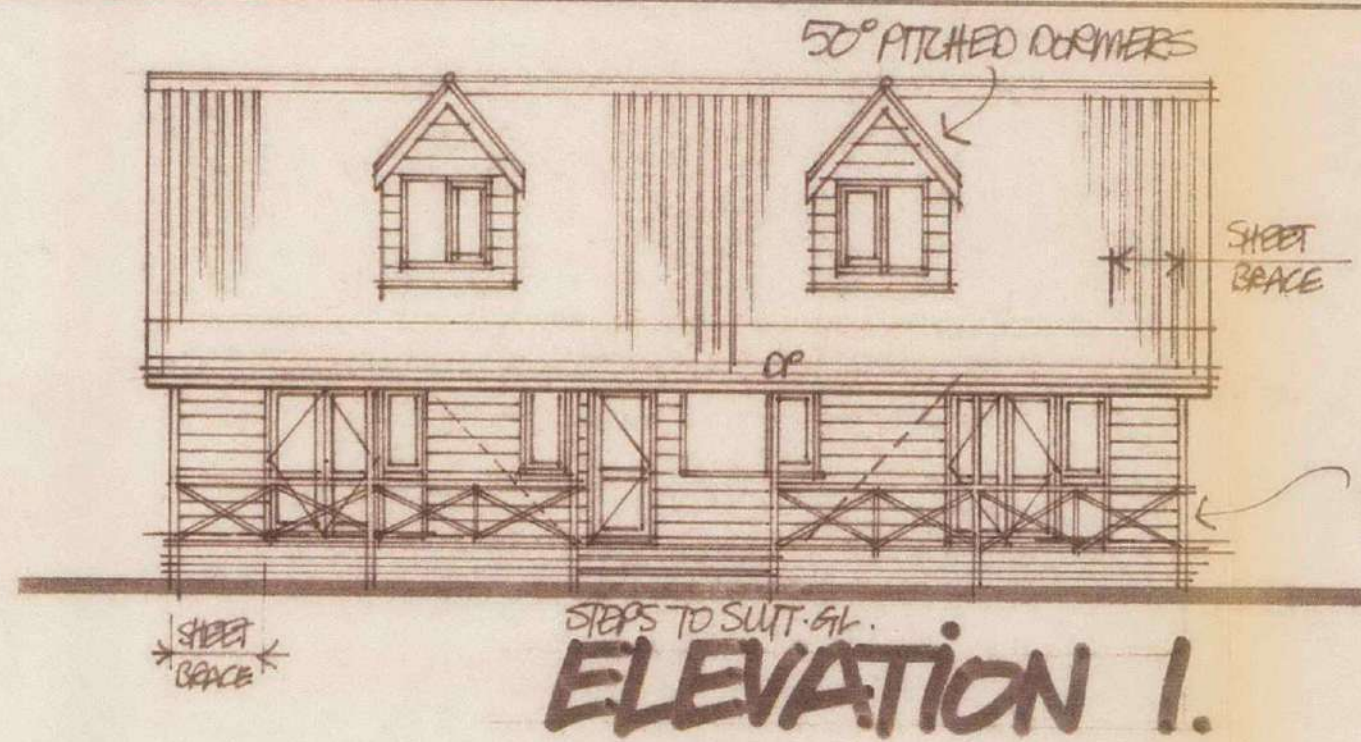
CLIENTS NAME

MR and MRS DP ANDERSON.

16 ROPATA ST., HAWERA.



A DIVISION OF FLETCHER RESIDENTIAL



BRACING CALCULATIONS:-

STOREY: S/L/L ³	Roof Type: L/H	Roof Pitch: 25°/45°
Wind Area	W =	BoU's
Earthquake Zone	E =	"
Roof or Building Length	BL =	M
Roof or Building Width	BW =	M
Gross Roof or Plan	GPA =	M ²
Earthquake:		
BU's Along & Across	E x GPA =	B.U's
Wind: BU's Along	W x BW =	
Wind: BU's Across	W x BL =	

Wall Line

Min. B.U.'s	No.	Type	B.U. Rating	Length	B.U.'s Given
A					
B					
C					
D					
TOTAL MIN. TOTAL					
TOTAL B.U.'s REQUIRED ALONG					

Wall Line

Min. B.U.'s	No.	Type	B.U. Rating	Length	B.U.'s Given
L					
M					
N					
O					
P					
TOTAL MIN. TOTAL					
TOTAL B.U.'s REQUIRED ACROSS					

ADDITIONAL ITEMS

Date _____ Initials _____

TYPE/HK/DN PLAN No. ISSUE
 DRAWN CG SCALE AREA No.
 DATE 7/86 AREA JOB No.

CLIENTS NAME

MR and MRS
 DP ANDERSON.
 16 ROPATA ST.,
 HAWERA.

Beazley Homes

A DIVISION OF FLETCHER RESIDENTIAL

3