move.

council records

28f wallath road westown

Statement of Passing Over:

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





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

10 20

MAP PROJECTION New Zealand Transverse Mercator

Date: 19/09/2025



1:564

BUILDING CONSENT

47411P

PROPERTY ID

024041





Structural Calculations

PATEL HOUSE ALTERATIONS 28f WALLATH ROAD NEW PLYMOUTH

Job: 1529

October, 2002

Farming House ■ 5 Young Street ■ PO Box 883 ■ New Plymouth ■ Phone: 06-7590477 ■ Fax: 06-7590478 ■ Mobile: 025-413523



October, 2002

PATEL HOUSE ALTERATIONS 28f WALLATH ROAD NEW PLYMOUTH

STRUCTURAL DESIGN PHILOSOPHY

A soils investigation for this project has not been carried out. Our assumption regarding foundation design is that soils comprise original Taranaki Ash capable of supporting 100kPa safe bearing. The Territorial Authority is to verify this assumption during construction as Nagel Consultants Ltd has not been employed to construction monitor the work.

Structural calculations are attached for upper level wall bracing with some existing walls removed and roof beams over kitchen/dining area..

Any queries regarding this philosophy or these calculations should be addressed to Dorrien Andrews.



Calculations

nagel consultants Itd structural & civil engineers

JOB NAME:

Patel House

JOB No.:

1529

PAGE:

SUBJECT:

28f Wallath Road

CALCS BY:

DJA

DATE:

21/10/02

Seismic Lateral Force Co-efficient C

From NZS 4203:1992 Part 4

Ultim	nate Lim	it State		Servi	cability	Limit Sta	ate
μ	=	3.00	Ultimate	$\mu = $		1.00	Servicability
C _h (T	$,\mu) =$	0.35	(Soil cat. B, T < 0.45 secs)	C _h (T	,μ) =	0.80	(Soil cat. B, T < 0.45 secs)
Lu	=	1.0		L _s =		1/6	
S_p	=	0.67		S_p	=	0.67	
R	=	1.0		R	=	1.0	
Z	=	1.00	New Plymouth	Z	=	1.00	

C(ULS)	$= C_h(T_i\mu)$.	Sp.R.Z.L	-u =	0.23

$C_{(SLS)} = C_h(T,\mu) \cdot S_p \cdot R \cdot Z \cdot L_s =$

0.09

Design Wind Pressure

From NZS 4203:1992 Part 5

Site wind speed V_(z)

$V_{(z)} = V. M_{ls}. M_{(z,cat)}. M_{s}. M_{t}. M_{r}. =$	32.1	m/s	ULS
	25.9	m/s	SLS

Design Wind Pressure q_(z)

$q_{(z)} = 0.6. V_{d(z)}^{2} \cdot 10^{-3} =$	0.62	KPa	ULS
	0.40	KPa	SLS



Calculations

nagel consultants Itd structural & civil engineers

JOB NAME: PATEL HOUSE SUBJECT: ALTERATIONS

JOB No: 1529
CALCS BY: DJA.

PAGE: 2 DATE: 21/10/02

BRACING DESIGN

CHECK WALL BRACING FOR HOUSE WITH KITCHEN & LIVING ROOM WALLS REMOVED.

ROOF AREA = $(7.7 \times 16.3) + (3.1 \times 3.8) = 137 \text{ m}^2$ GROOF = 0.3 kPa × 137 = 41 KN

GSDL = 0.5 KPa × 137 = 68.5 KN

GEXT = 0.8 KPa × 1.25 × (2×16.3) + (2×7.7) × 0.8 = 39 NN

= 149 UN

C = 0.23

N=3

Eu = 0.23 × 149

= 34.3 KN

WIND 94 = 0.62 MA

Wu ALONG = 1.2 × 0.62 × 10.9 × 1.3 = 10.5 KN

 $W_{u \text{ ACROSS}} = \frac{cen}{1.2 \times 0.62 \times 16.3 \times 1.3} = 15.8 \text{ kN}$

SEISMIC GOVERNS



Calculations

nagel consultants Itd structural & civil engineers

JOB NAME:

JOB No:

PAGE: 3

SUBJECT:

CALCS BY:

DATE:

Buis REQ'D

 $= 34.3 \times 20 = 6.86$

GRID A

HTX 1 $(1.3m + 1.2 + 1.4) \times 90 = 351$

GRIP B

GIB 2 $(2.9 - + 1.8) \times 60 = 282$ GRIDC $(2.7 + 1.9) \times 60 = 276$

GRID

1.3 m + 3.6) × 70

1350

7686

NSPECTION WALLS REMOVED

BRACINE ACROSS

OK.

WITH

WALL BRACING DU. WITH KITCHEN & GIVING ROOM



Calculations

nagel consultants itd structural & civil engineers

JOB NAME: PATEL HOUSE

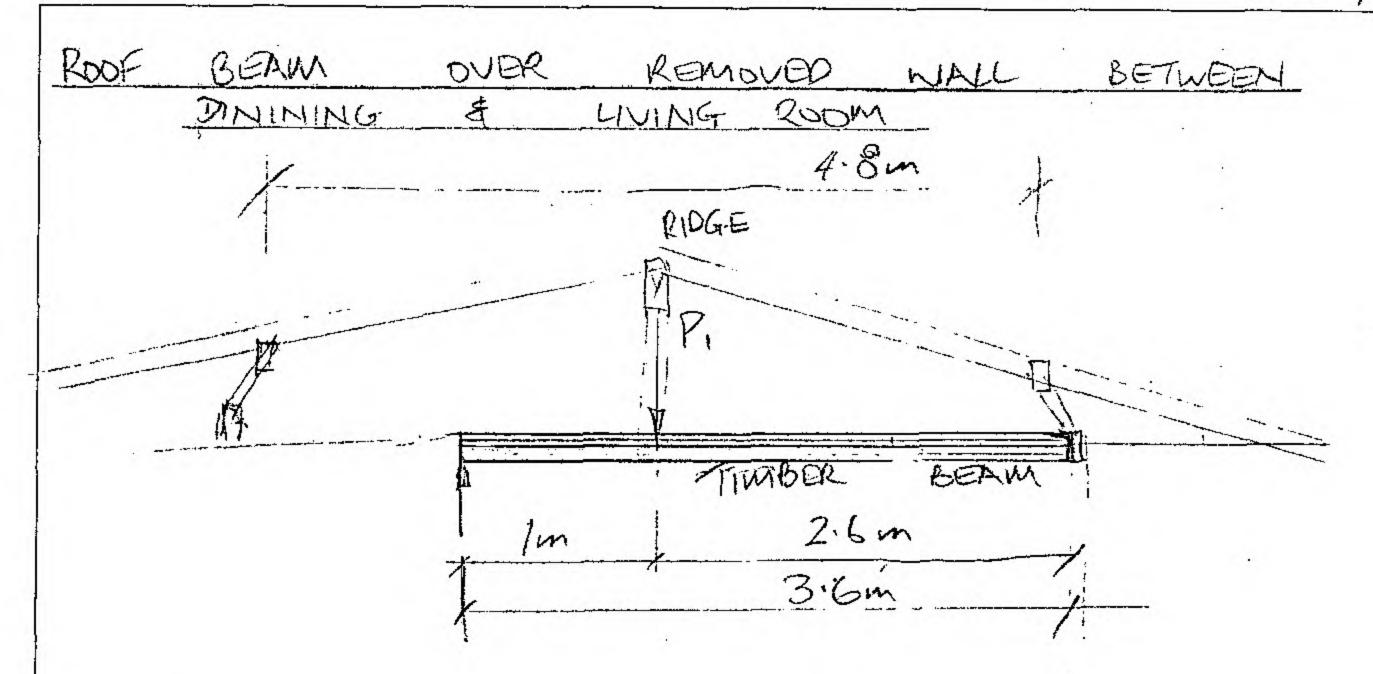
JOB No: 1529

PAGE:

SUBJECT:

CALCS BY: DJA.

DATE: 22/10/02



LOADS

POINT LOAD P. TRIB AREA = 3.7 m x 2.4 m = 8.9 m²

PG = 0.30 kB > 8.9

= 2.7 W 1

Pa = 0.25 KPa x 8.9

= 2.2 KN +

Wh = 0.9 × 0.62 KPa × 8.9

= 5.0 KN 1

P1-24+1-6Q

P0.961Wu

= 6.8 KN. 1 = 2.6 KN 1

 M_{SaG}^{*} (6.8 × 1×2.6 /3.6) + $10.2 \times 3.6^{2}/8! = 5.2 Wm$

309×100 BAM

ΦMn = 0.8 x 0.8 × 17.7 × 94 x 294 % = 15.3 w.



Calculations

nagel consultants Itd structural & civil engineers

JOB NAME:

SUBJECT:

JOB No:

CALCS BY: DJA.

PAGE: 4

DATE: 22/10/02

DEFLECTION

$$\Delta_G = \frac{2700 \times 3600}{48} \left[\frac{3 \times 1}{3.6} - 4 \left(\frac{1}{3.6} \right)^3 \right] +$$

$$\frac{1}{334} = 1$$

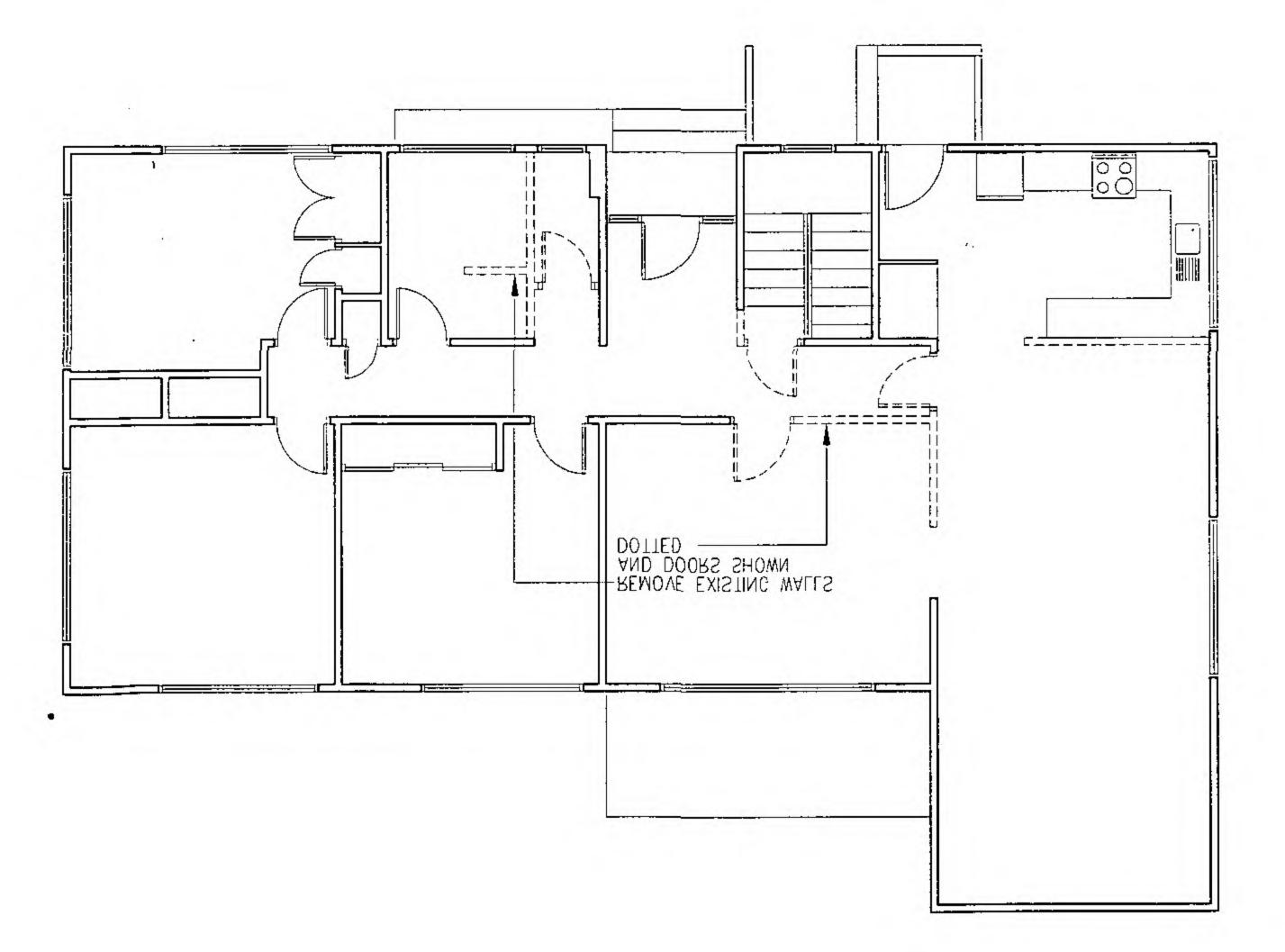
$$= 1.7 + 0.2$$

$$= 1.6 \text{ mm}$$

$$= 0.42$$



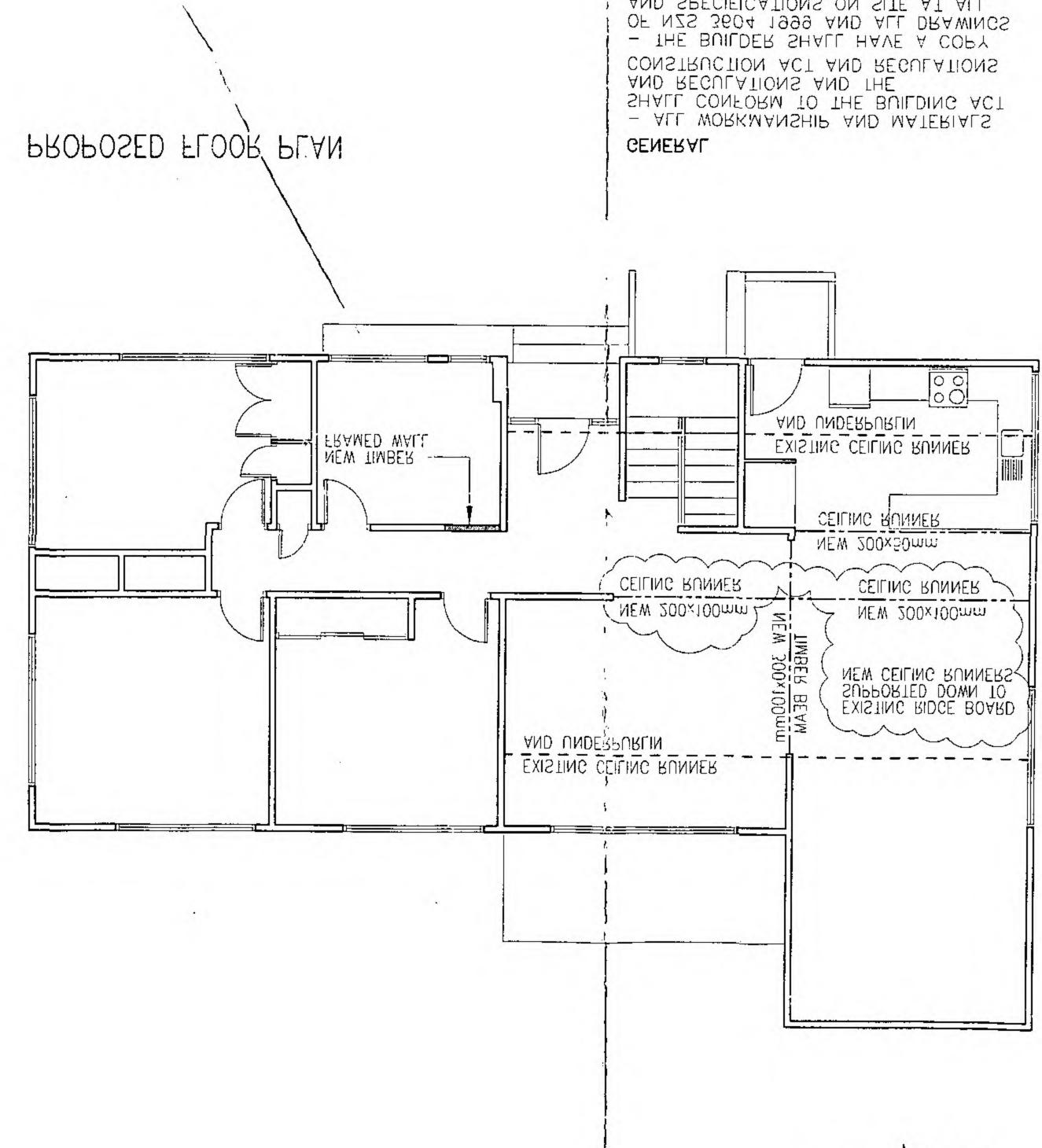
.



KISTING UPPER LEVEL FLOOR PLAN

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

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



- THE BUILDER SHALL HAVE A COPY OF NZS 3604 1999 AND ALL DRAWINGS AND SPECIFICATIONS ON SITE AT ALL

CARPENTRY

- ALL MATERIALS SHALL COMPLY WITH NZS 3602 1975

- ALL CARPENTRY SHALL COMPLY TO NZS 3604 1999

SPECIFICATIONS - ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS

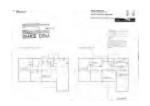
FARMING HOUSE = 5 YOUNG STREET = PO BOX 883 = NEW PLYMOUTH = PHONE: 06 7590477 = 47 Y

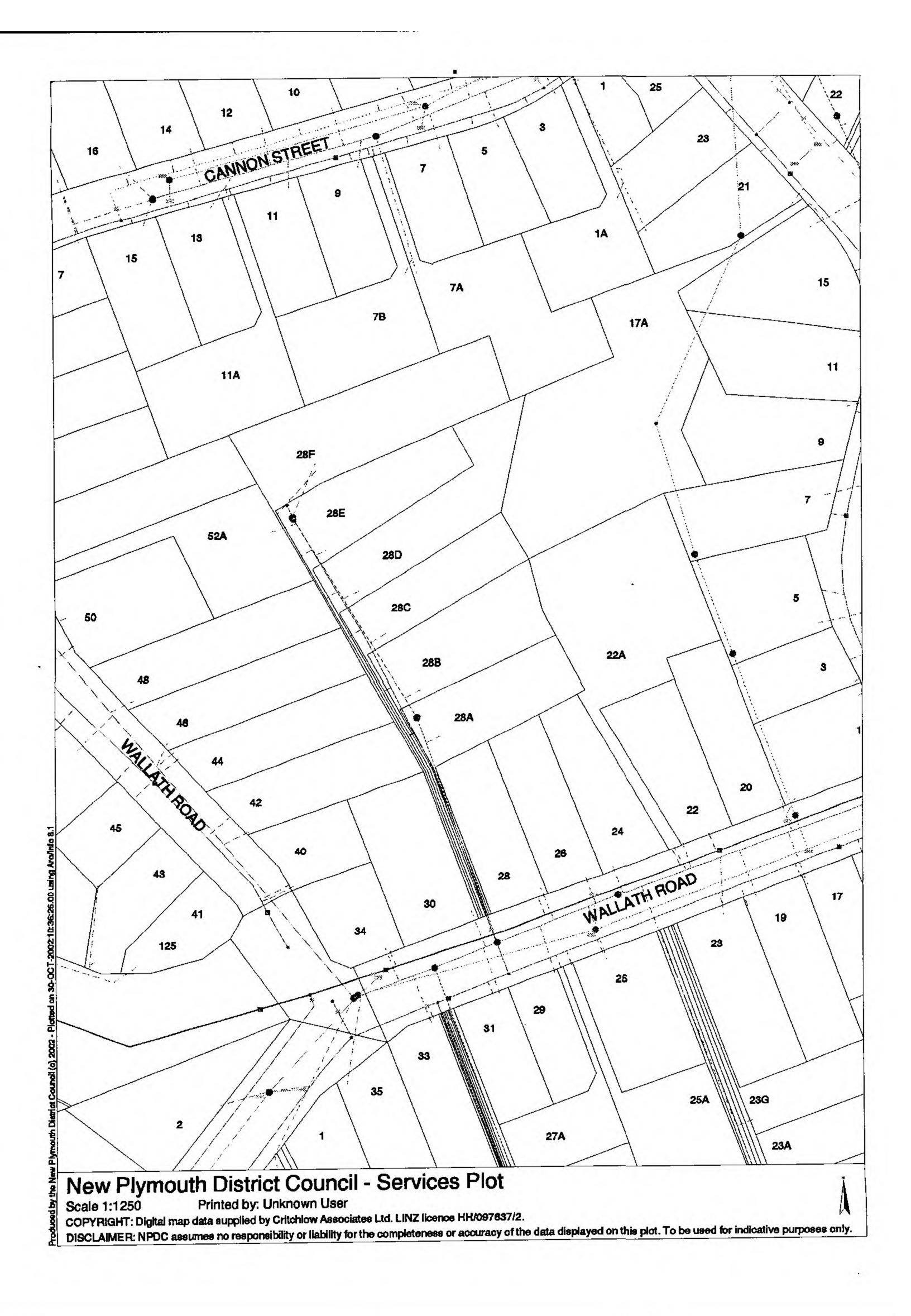
PATEL HOUSE ALTERATIONS

B -A1-1 = 17-12-02 = DATE SCALE 1:100 = 1529 =

APPROVED:

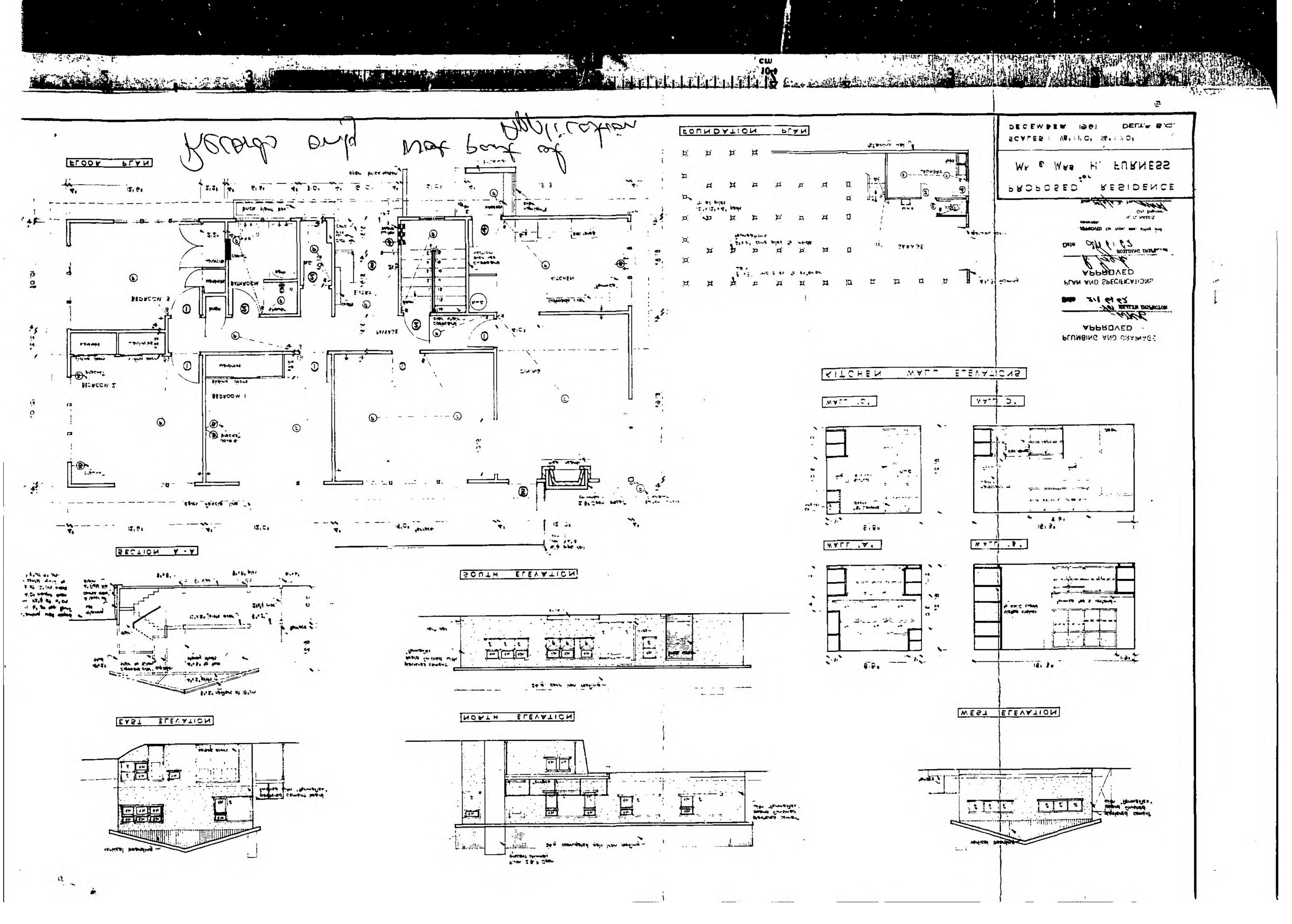
Existing & Proposed Floor Plans Issued for Building Consent



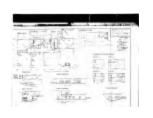




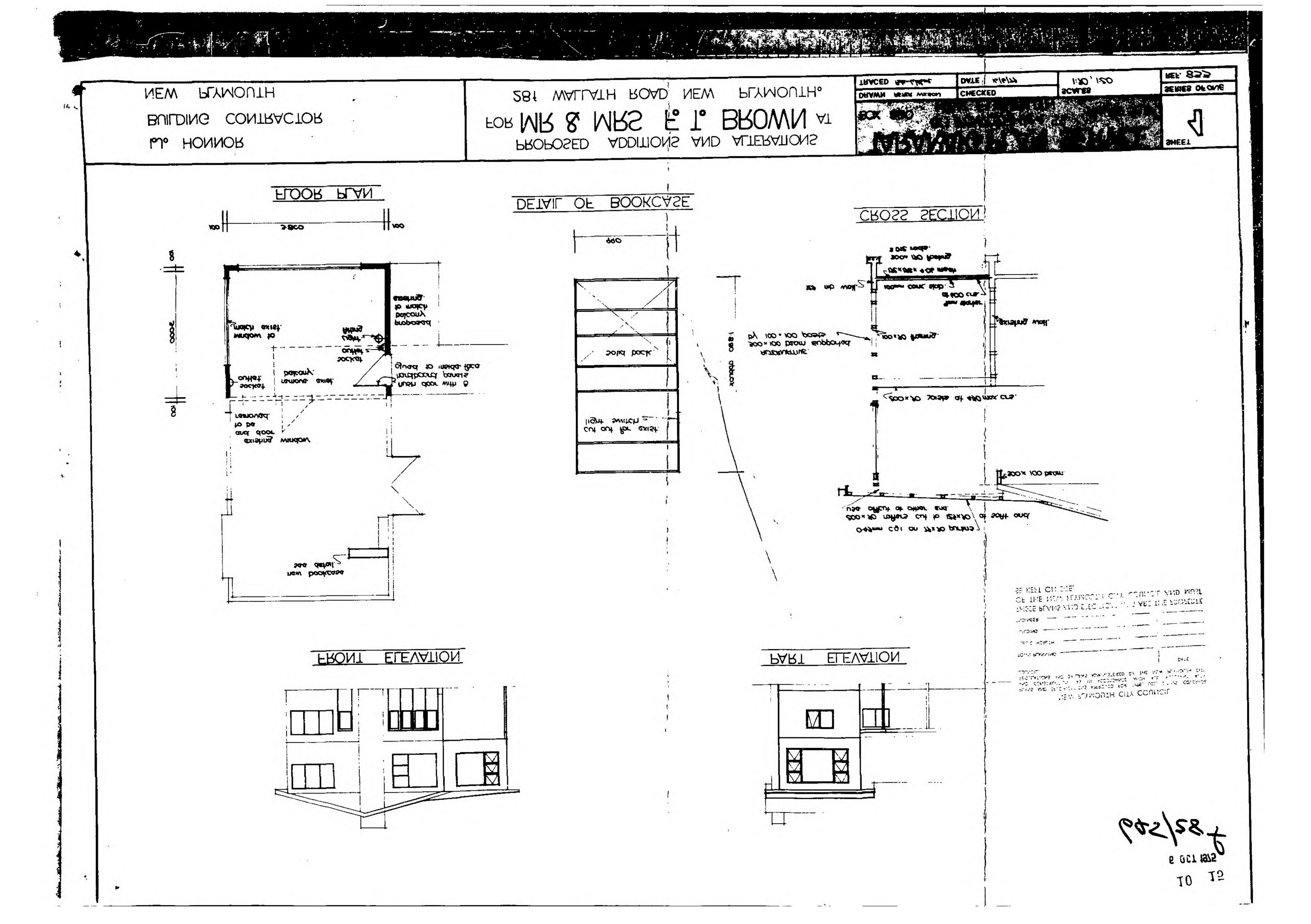
Document Set ID: 610707 Version: 1, Version Date: 02/07/2003

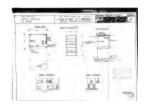


Document Set ID: 610707 Version: 1, Version Date: 02/07/2003



Document Set ID: 610707 Version: 1, Version Date: 02/07/2003





BUILDING CONSENT

47448A

PROPERTY ID

024041



Building Consent No: 47448

Section 35, Building Act 1991

Issued: 19Nov02

CONTACT: VERSATILE TARANAKI LTD

634 DEVON ROAD NEW PLYMOUTH 4601

OWNER: MR Shashikant Anandkumar PATEL

C/- VERSATILE TARANAKI LTD

634 DEVON ROAD NEW PLYMOUTH

Application received: 01Nov02

PROJECT LOCATION

Street Address: 28F WALLATH ROAD, NEW PLYMOUTH 4601

Property ID: 055751

Assessment No:

Legal: PT LOT 1 DP 8992

PROJECT

The project is for New building Intended Use(s): vehicle storage

Intended life: Indefinite but not less than 50 years

Value of Work: \$7,872.00

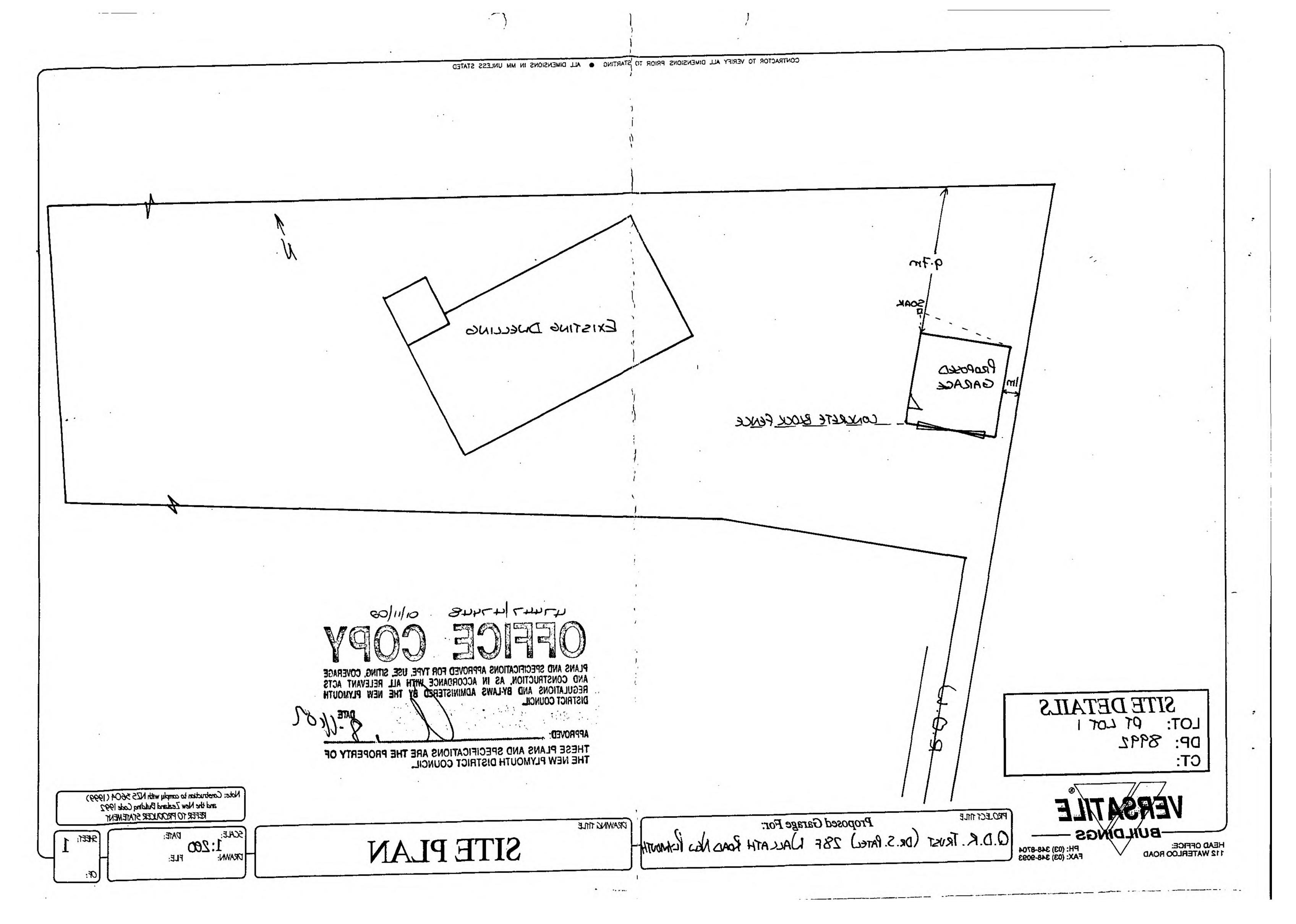
COUNCIL CHARGES

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

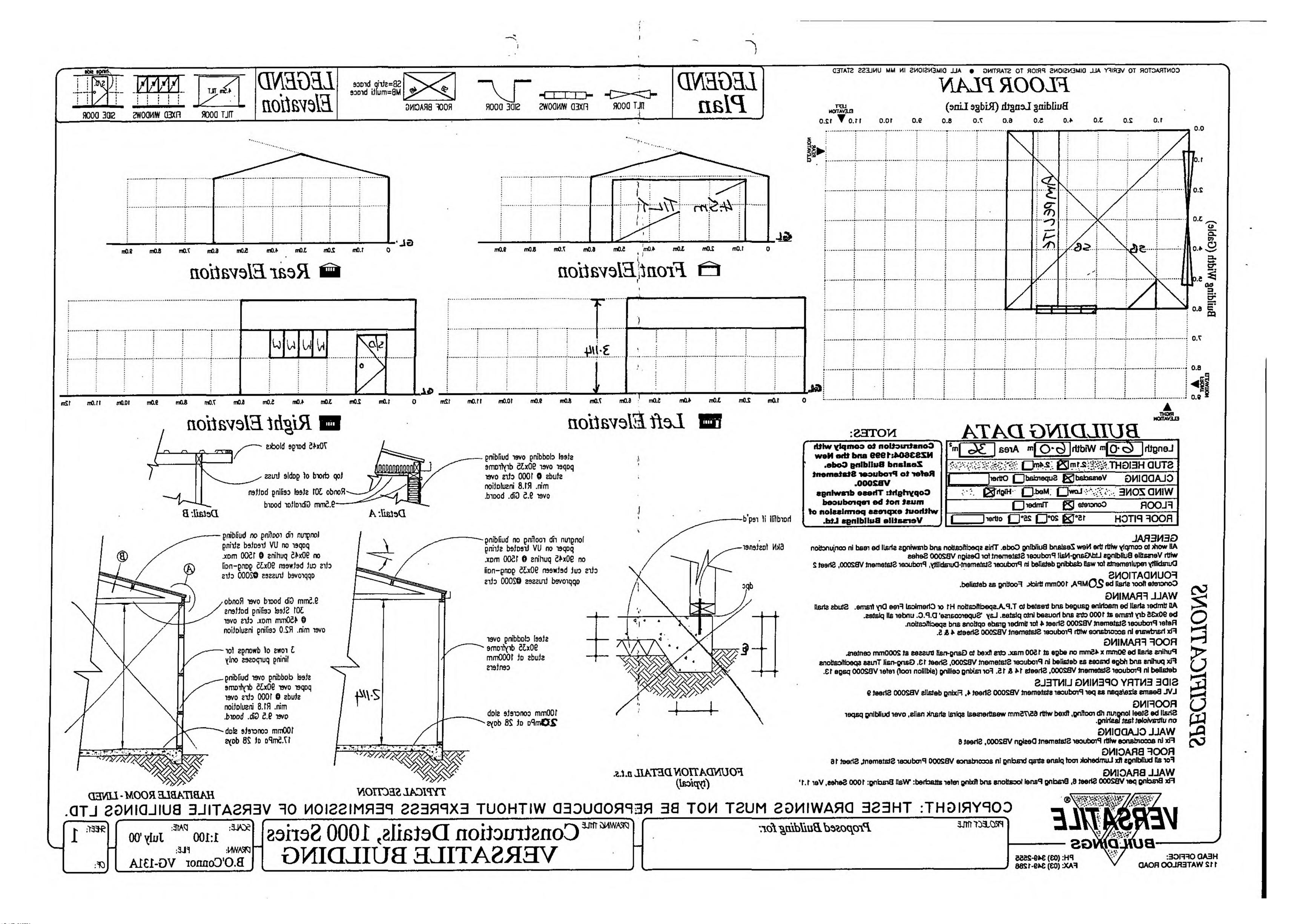
are: \$0.00

Receipt number: 1809083 Date: 05Nov02 Amount: \$230.00

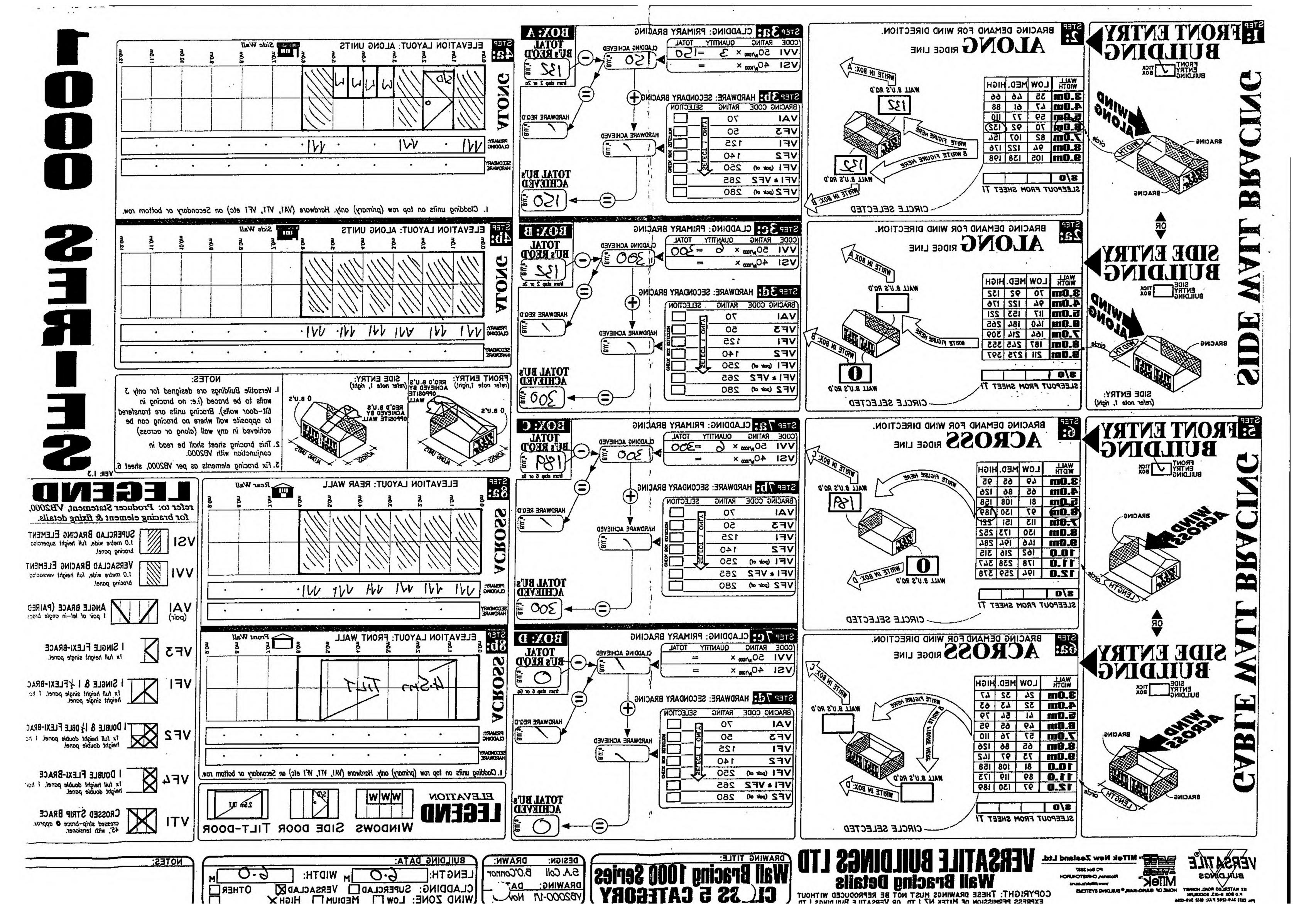
Building Consent: 47448 Page: 1



Document Set ID: 610724 Version: 1, Version Date: 20/01/2004



Document Set ID: 610724 Version: 1, Version Date: 20/01/2004



Document Set ID: 610724 Version: 1, Version Date: 20/01/2004 Association of Consulting Engineers New Zealand

New Zealand Institute of Architects Institution of Professional Engineers New Zealand

P.I.M No	٠
Building Regulation Clause(s)	

PRODUCER STATEMENT - PS1 - DESIGN

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY:	Wi	lliam Leigh M	lcGlynn ably qualified Design Pi	i 	,	
			ably qualified Design Pr	ofessional)		
TO:	D.	J Price Ltd	(Owner)	· • • • • • • • • • • • • • • • • • • •		
TO BE SUPP	LIED TO:					***************************************
			(Territorial Authorit			
IN RESPECT	OF:	pical standard	garage/habitab	le dwelling	foundation de	tails
	33 1 3 36		(Description of Building	Work)		1
			onfirmed prior			•••••••••••••••••
·			••••••	•••••		in Fige (*P#s∈t)
			(Address)			
LOT		DP		so		
	The state of the s		has been engage	ed by		td veloper/Contractor)
to provide		ructural design			10 to	ices in respect of the
to provide			(Extent of Engageme		serv	ices in respect of the
requirements	of Clause(s)		* B1 ***		of the Building	Regulations 1992 fo
			<u> </u>		en and the same of the same	Tregulations 1992 to
	L_] All		✓ Part only a	as specified		
of the building	work. The design	n has been prep	ared in accordance			/aaaaataba aababaa/a)
						/acceptable solutions(s))
		ocuments issued	by the Building Indu	stry Authority	and the work is d	escribed on
Versatile	Buildings			drawings	titled Garage/H	labitable Dwelling
date	d 1 1	(Design Firm)				
date and numbere building is pro	21 Augus		and the spec	cification and	other documents	according to which the
of \$200,000, I	BELIEVE ON RE	ssional covered b ASONABLE GR	by a current policy of OUNDS that subject	Professional to:	Indemnity Insurar	nce to a minimum value
(i) t	he site verification	n of the following	g design assumption	ne foundat	tion conditions	to meet
(4)		1999 Section			***************************************	
	!	1777 Section			•••••••	
and (ii) a	all proprietary prod	ucts meeting the	performance specific	cation requirer	ments, the drawing	gs, specifications, and ant provisions of the
building code.	A.I		is proposed to be co	mstructed con	npiy with the relev	ant provisions of the
	MHM	/W,			Date 3 Aug	gust 2001
(Signature suitably qua	alified Design Profess	ional)		Datommin	Ø
BE (Civil	1)	••••••	• • • • • • • • • • • • • • • • • • • •		ERB/ AER B Re	g No. 8415
	(Professional C	Qualifications)		Member	ACENZ	·, •
D O Boy	256 Blanksia			MEHIDEL		
	256, Blenheim (Addre				IPENZ 🗸	NZIA
		•				

This form to accompany Form 3 of the Building Regulations 1992 for the application of a Building Consent.

October 94

Version: 1, Version Date: 20/01/2004

GENERAL NOTES:

- ALL TOPSOIL MATERIAL UNTIL SOLID MATERIAL IS REACHED. 1 - ENSURE THAT FOUNDATION PADS ARE EXCAVATED THROUGH
- KEYED INTO, THE SOLID MATERIAL. 2 - FOUNDATION PADS SHUOLD BE FOUNDED ON, RATHER THAN
- OF NZS 3604:1999 SECTION 3, SPECIFIC DESIGN WILL BE REQUIRED. 3 - FOR GROUND CONDITIONS THAT DO NOT MEET THE REQUIREMENTS
- NZS 3604:1999 C7.5.4.1. OF THE STRIP FOOTING AS SHOWN ON THIS PAGE AND DEFINED IN 4 - HABITABLE BUILDING DPM (VAPOUR BARRIER) MAY STOP AT THE EDGE
- 6 X 9m PLAN (4.0m MAX BETWEEN). 5 - TWO SAW CUTS, ONE RUNNING EACH WAY, TYPICALLY SHOWN ON
- SAW CUTS BETWEEN FOUNDATION PADS. 6 - SAW CUTS TO BE OVER FOUNDATION PADS. DO NOT POSITION
- 7 SAW CUTS TO BE A MINIMUM OF 25mm DEEP.
- 8 SLOPING SITE WILL REQUIRE FURTHER SPECIFIC DESIGN.
- 9 END (NON LOAD BEARING) WALLS TO HAVE PADS SPACED
- 10 FRONT ENTRANCE WALL TO HAVE PADS SPACED AT AT 3m MAXIMUM CNTRS.

CONSTRUCTION:

1.5m MAXIMUM CNTRS.

- (2) LIGHT WEIGHT STEEL ROOFING (1) LIGHT TIMBER FRAME TYPE OF CONSTRUCTION SHALL BE LIMITED TO: 1 - FOR THE PURPOSE OF THIS FOUNDATION DESIGN THE
- (3) LIGHT WEIGHT STEEL CLADDING
- 2 FOUNDATION SIZE LIMITATIONS:
- SPAN = LESS THAN 9.0m LENGTH = UNLIMITED

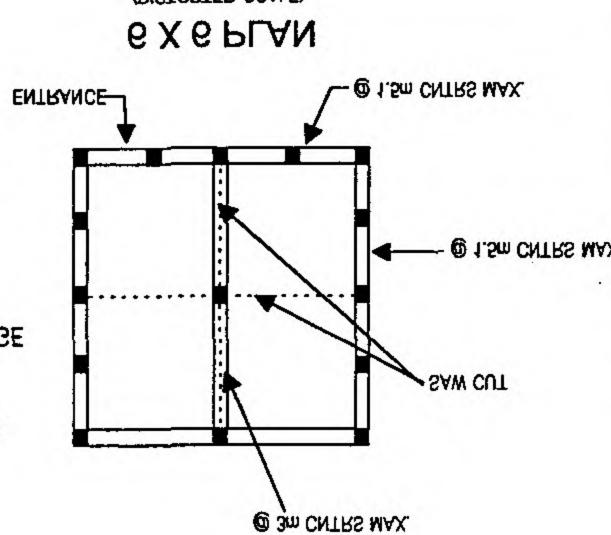
3 - GARAGE LIMITATIONS:

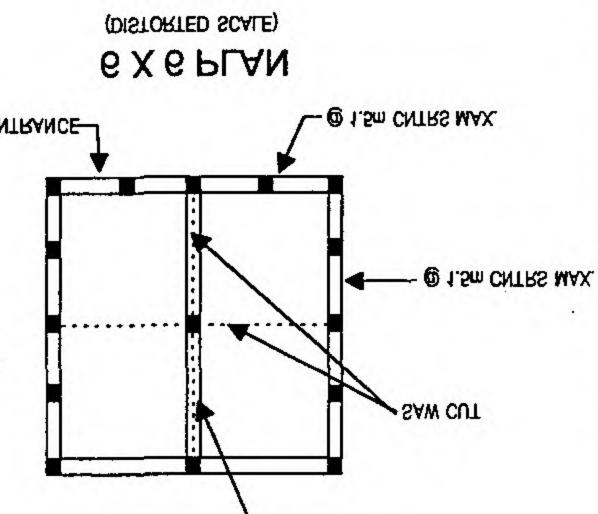
ONE STORY ONLY

MAXIMUM STUD HEIGHT TO BE 3.0m

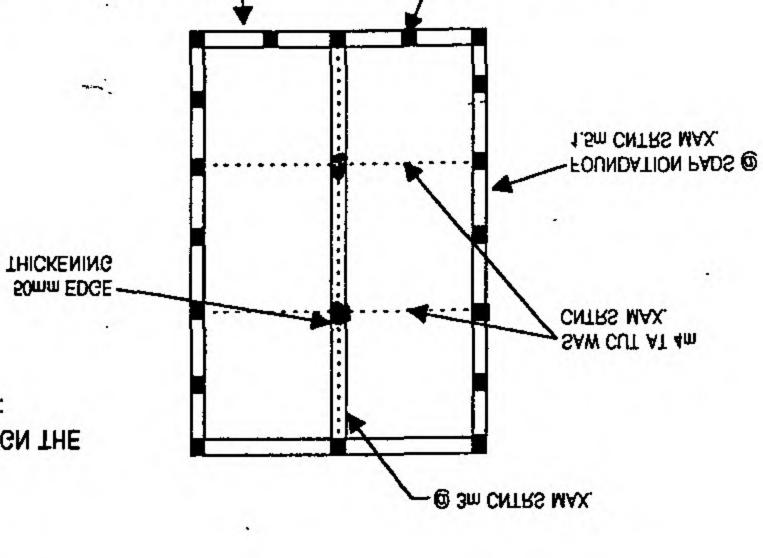
RELEVANT NEW ZEALAND STANDARDS. 4 - CONCRETE TO BE IN ACCORDANCE WITH THE

MAXIMUM WATER / CEMENT RATIO 0.70 MINIMUM CEMENT CONTENT 235kg / m³ MAXIMUM AGGREGATE SIZE 20mm CONCRETE STRENGTH 20 MPa "HIGH GRADE" CONCRETE (GARAGE FOUNDATION ONLY) CONCRETE SPECIFICATIONS:





@ 1.5m CNTRS MAX.



(DISTORTED SCALE) 6 X 9 PLAN

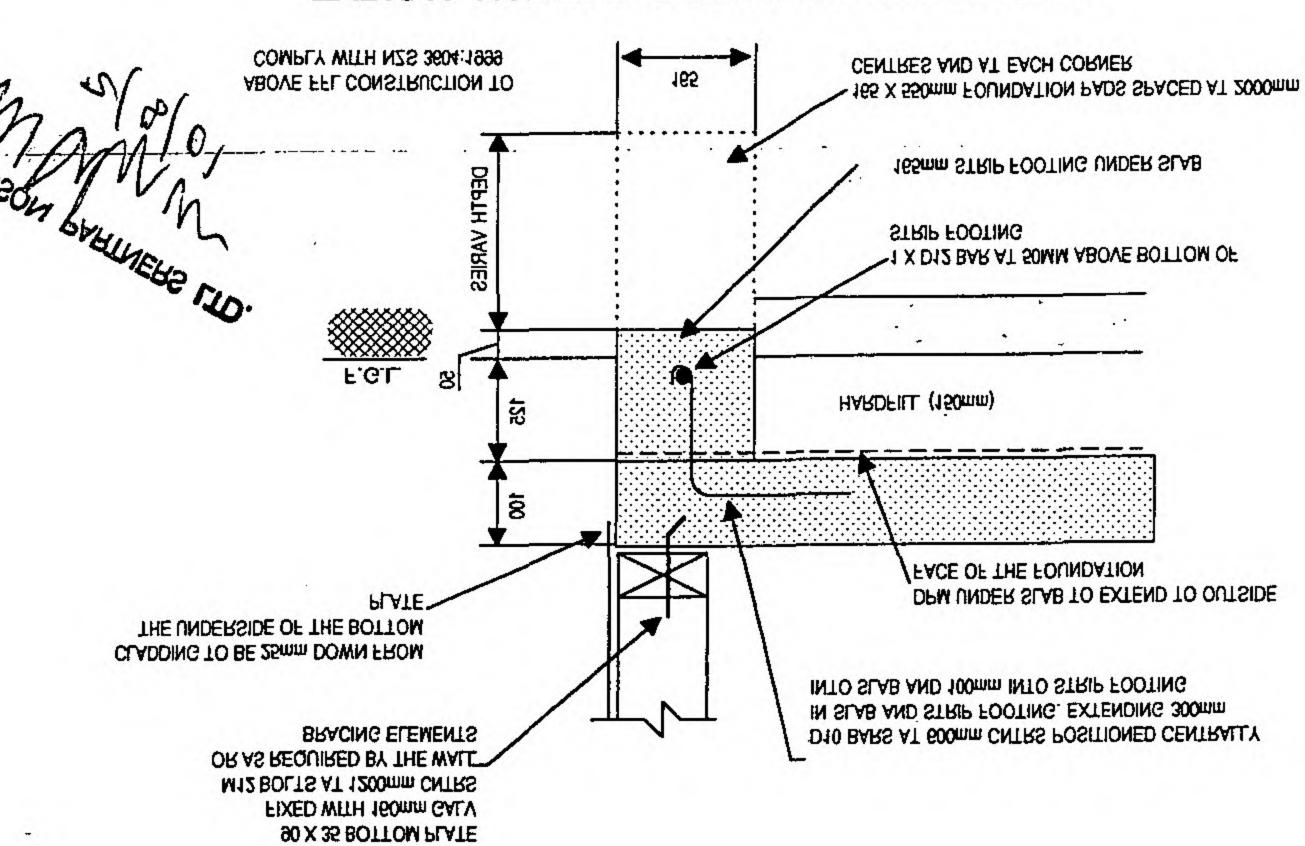
ENTRANCE-

Proposed Building for:

MATERIAL CNTRS AND AT EACH CORNER FOUNDED ON SOLID 150X470mm FOUNDATION PADS SPACED AT 2000mm OPENING SLAB THICKENING 150 1500mm CNTRS UNDER THE MAIN GARAGE DOOR 150 X 470mm FOUNDATION PADS WILL BE DUG AT BETWEEN FOUNDATION PADS - 50mm EDGE THICKENING OVER AND F.G.L D10 REINFORCING BAR DAMP PROOF MEMBRANE PLATE THE UNDERSIDE OF THE BOTTOM CLADDING TO BE 25mm DOWN FROM GALVANISED M12 BOLTS AT 1200mm CNTRS 90 X 35 BOTTOM PLATE FIXED WITH 160mm

TYPICAL GARAGE FOUNDATION

(DISTORTED SCALE) =



TYPICAL HABITABLE BUILDING FOUNDATION

(DISTORTED SCALE)

FOUNDATION DETAILS GARAGE / HABITABLE DWELLING

As Shown

MJB

Drawn By:

1st Aug 2001

23 Images

BUILDING CONSENT 49555A

PROPERTY ID

024041



New Plymouth District Council

Printed:07Feb03 Page 1

COVER SHEET

Application No: 49555 Date Received: 07/02/03

Related: PIM Application No: 49554 Area: P STEER

Name: PATEL, Shashikant Anandkumar

Address: 28F WALLATH ROAD

Lot: 1 DP: 8992

NEW PLYMOUTH 4601

Property ID:055751

Assessment:

Action No	Action	Estab	Date Returned	02404	-(
1	Receive Information	BUILDING			
5	R.M.A Compliance	PLANNING			100
16	Building Act Compliance	BUILDING	13/02/07	Somes	
50	Final Approval	BUILDING	V V-3	0	10.6
E=N=D==	:O=F==R=E=P=O=R=T====E=N=D==O=F	==R=E=P=O=R=T=E=N	More Info	Applicant	Application
			More Info Required	Applicant Phoned	Application Correct

Drainage Plans Enclosed Yes/No

Plans Taken Yes/No

RECEIVED 1 0 FEB 2003

Approved

Not Approved

COMPLIANCE CHECKLIST

TITLE - APPROVED DOCUMENTS			YES	NO	External Consultant	Reviewed by
31/1	Structure General		/	1		
31/2	Structure Timber Barriers		7	`		
31/3	Structure Small Chimneys	7		1.		
31/4	Structure Foundations		j	1		
3/2	Durability	/		1		
21	Outbreak of Fire	J	/	<u> </u>		
02	Means of Escape		J			
<u> </u>	Spread of Fire	U,				
24 24	Structural Stability of Fire	V,				
)1	Access Routes	J				
)2/2	Mechanical Access Domestic & Service Lifts	J.				
D2/3	Mechanical Access Escalators & Moving Walks	J	<u> </u>	 	 	
<u> </u>	Surface Water	- 	 	/	 	
2	External Moisture		1	1		
	Internal Moisture	7	1			
=3 =1	Hazardous Agents on Site	 	-			†
- 1	Hazardous Agents on Site Hazardous Building Materials	1	 	 	 	
F2	¥	 		 	 	
F3	Hazardous Substances and Processes	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	 	 J	 	
-4	Safety from Falling	1	-	 		-{
F5	Construction & Demolition Hazards	- / -	 	 	<u> </u>	
F6	Lighting for Emergency		 	-		
-7	Warning System	 	'	 		<u> </u>
F8	Signs	\	1-	 	<u> </u>	
G1	Personal Hygiene	<u> </u>	 	<u> </u>	 	
<u>G2</u>	Laundering	 	-	 		
G3	Food Preparation & Prevention of Contamination	J	 	 		 -
G4	Ventilation	-	 			
G5	Interior Environment	\ <u>'</u>	ļ <u>.</u>	1		
G6	Airborne & Impact Sound	1		<u> </u>		<u> </u>
G7	Natural Light		1,			
G8	Artificial Light	.,	J	<u> </u>	<u> </u>	
G9	Electricity	1	<u> </u>	<u> </u>		
G10	Piped Services	1/	1	1		
G11	Gas as an Energy Source	1	1			
G12	Water Supply	•	7			<u> </u>
G13/1	Foul Water Sanitary Plumbing	(7		<u> </u>
G14	Industrial Liquid Waste	1				
G15	Solid Waste	7-0		1		
H1	Energy Efficiency			1		
		1				
Specifications	Specifications (relevant to proposal)	1		<u> </u>		
			<u> </u>	1		
Design	Sub-floor & wall bracing calculations		1	1/		
Calculations	Structural design calculations	 	1	1	1	
Jarouranono	Storm water design calculations	1 J.	 	1	-	
	Effluent disposal system design	 ブ	 			
	Specific thermal design calculations	1.	 		1	
	Enclosing rectangle calculations	1 1	 	- 	-	- ·· ··
	Liliciosing rectangle calculations	 	 			+
Danada	Fire decign report	 		1	<u> </u>	
Reports	Fire design report	1 1	-}		 -	
	Foundation Report	 	. 	+		
		+	-	+	<u> </u>	
Producer	Producer Statement – Design	<u> </u>	!	<u> </u>	<u> </u>	_
Statements	Producer Statement - Reviews	7			<u> </u>	

IMPORTANT NOTE: This is a guide and check list for office use or on-site by people who have ready access to & are familiar with the Approved Documents and the various Standards & Publications to which they refer.

Revision 1

New I	Plymouth District Council COVER SI		d:07Feb03 Page	1
 Re	Application No: 4955 elated: PIM Application No: 4955		07/02/03 P STEER	<u>-</u>
Ac	Name: PATEL, Shashikant Anandkum ddress: 28F WALLATH ROAD NEW PLYMOUTH 4601	ar	Lot: 1 DP: 8992	
Asses	ssment:	Prope	rty ID:055751	
Actio No		Dat Estab Ret	e urned	
	Receive Information	BUILDING		
5 ,	R.M.A Compliance	PLANNING		•
0	Building Act Compliance	BUILDING		
50	Final Approval	BUILDING		•
				•
E=N=I	D==O=F==R=E=P=O=R=T====E=N=D==O=F=	=R=E=P=O=R=T=E=N=D==C)=F==R=E=P=O=R=T====	=
	•	•		
				•
_			•	
	Not Approved Planning*		Actions	Date/Initial
	Reason(s)	□ Derleine / Lond		
	Bulk/Location Resource Cons			
-	Sign/Date Trees/Heritage			
	Other	· · · · · · · · · · · · · · · · · · ·		
	* C25/1 A \ +^ D:14:	ing Act to apply if Build	ing Consent Issued	
-	Approved Planning	mg Act to appro it Dund	Actions	Date/Initial
		Conditions Required		
	S36 BA	S37 BA		
	Landscaping	RC Condition		
Ţ	Sign/Date Trees/Heritage			
	•			
	Other			

Comments/Letters

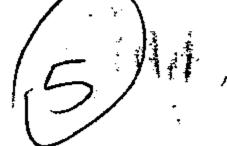
Put "quotation marks" at start/finish of letter to be typed - Precede letters to be sent ASAP with "Urgent"

Text	Initial
	Res A
	Res A 511 Garier
· · · · · · · · · · · · · · · · · · ·	
	· •
· · · · · · · · · · · · · · · · · · ·	-
·	
	[
	-
· · · · · · · · · · · · · · · · · · ·	
· · · · · · · · · · · · · · · · · · ·	
· · · ·	
<u> </u>	
	· · · · · · · · · · · · · · · · · · ·

Crystal Report Viewer

New Plymouth District Council

NPDC Inspection Notice - Pursuant to Building Act 1991



CLSTOMER FIRST

delivering sensational service.

Call No: 25435

Customer:

Davison, Graeme .

Location:

28F WALLATH

NEW PLYMOUTH

Page 1 of 1

Time Logged:

7/23/2004 10:38:31AM

Building Consent:

49555 & 56495

Telephone:

0274140728

Authorised Officer:

Date: 26.7.04

Time: 3.10

Description:

Final Mon PM. Advise of completion attached. There are 2 consents that have to be signed off,

with different numbers..

Call Ticket

Friday, 23 July, 2004

NPDC Phone No 06 7596060

Fax No. - 06 7596072

NEW PLYMOUTH DISTRICT COUNCIL

Waller, Talima

Page 1 of

http://nt021/ie/Report/57/Building%20Inspection/tmp443.htm

7/23/2004

			11-Apr-2003 * 16:12
DL	MFDC	nspection Notic	e
Phone - 7596060	Fax - 7596118	•	Pursuant to Building Act 1991
Priority	2		
Call Number	ET563	Location	28F
Title		Coodion	WALLATH ROAD
Customer . Phone	GRAEME DAVISON 0274140728		•
Customer Address	0214140720	Area	NEW PLYMOUTH
	-	Subject	
Division	Building		
Service	Inspection	Order Number	BC49555
Classification	Request	Property ID	
THORISED OFFICE	R:		
·	Etthodica	DATE	:- 14·04·03 TIME:- 10:A
		mments	
3:13 - 11/04/03 - KIF	RSTY PARRY		NIES
nal inspection take	advice of completion on site. AM	Monday 3	
1			
	1 1		T
* Vanse	- HAST	063472	INTERNAL CHAIRDATS
	À		.
I Max. 1	DATER TEMP. 52	C. (Q Was	HAND BASIN).
•	·	* · · · · · · · · · · · · · · · · · · ·	
	•	Λ Ω Λ	
	Tork ARE	A AS VER &	SESIEN. I SUB BLACK I
	R To Deck ARE	A AS VER	SESIGN. SUB FLOOR D
BARRIE	· · · · · · · · · · · · · · · · · · ·	A AS VER	SESIGN. J SUB FLOOR I
BARRIE	· · · · · · · · · · · · · · · · · · ·	A AS VER	SESIGN. J SUB Flowe J
BARRIE LECTR	ICAL CERT.		DESIGNS. Sub Flowe I
BARRIE LECTR	ICAL CERT.		
BARRIE LECTR	ICAL CERT.		
BARRIE L'ECTR	PLANS, SHOW DETA	us Of Perg	OLA, WILL BE REOWIEED
BARRIE L'ECTR	PLANS, SHOW DETA	us Of Perg	OLA, WILL BE REOWIEED
BARRIE L'ECTR	PLANS, SHOW DETA	us Of Perg	OLA, WILL BE REOWNEED
BARRIE L'ECTR	PLANS, SHOW DETA	us Of Perg	OLA, WILL BE REDWIEED
BARRIE L'ECTR	PLANS, SHOW DETA	us Of Perg	
BARRIE LECTR	PLANS, SHOW DETA	us Of Perg	OLA, WILL BE REDWIEED
BARRIE LECTR	PLANS, SHOW DETAR - WILL RED.	BOTH Down, pion	old, Will BE REDWIELD.
BARRIE L'ECTR	PLANS, SHOW DETA	BOTH Down, pion	old, Will BE REDWIELD.
BARRIE L'ECTR	PLANS, SHOW DETAR - WILL RED.	us Of Perg	old, Will BE REDWIELD.

, A.	• ;	William State of the State of t	12-Mar-2003	.12:20			
3	NPDC I	nspection Notic	e	.12,20			
Phone - 7596060	Fax - 7596118	. 🚱	Pursuant to Building Act 1991				
Priority	2	· .					
Call Number Title	ER158	Location	28F Wallath ROAD				
Customer Phone Customer Address	Rachel Cottam 7552261	Area	NEW PLYMOUTH				
	,	Subject	<u> </u>				
Division Service Classification	Building Inspection Request	Order Number Property ID	49555				
UTHORISED OFFICI	ER:- Petitus	DATE	- 13-03-03	ME:- 11/20			
~ .	Co	mments					
10:36 - 12/03/03 - KI	RYSTAL SIMPSON		· · · · · · · · · · · · · · · · · · ·				

- Copper WATER Supply pipes - SECURE & ON PRESSURE TEST HOLDING 180 psi.
APPROVED TO LINE.

NEW 100 & BUC SANTARY BRAINS & CONNECTION TO EXISTING 9 EN SEWER.

- All WORK APPEARS SATISFACTORY.

As Built Plan PROWDED - THANKYOU.

A PLEASE ELEVATE GULLY TRAP DISH TO AND 25 mm ABOUL FINA GROUND LANG.

APPROVED TO BACKFILL SWEDJECT TO AboVE

Approved To CONTINUE.

WATER PIPE PLESSURE TEST REQUIRED PRIOR TO COVERING.

P.O BOX 30672 Lower Hutt Ph (04) 5684401 Ph (021)368-733 Fex(04) 5684423

MBT/DEGUSSA



Tos	Andrew	From	BILL MILLAR		
Fex	067581344	Pages			
Phone	ę	Date:	17/02/03		
Rei	Masterpren 1000	CC:			
□ Urg	ent 🗆 For Review	🗆 Piesse Comment	🗆 Please Re	ply 🗆 Please Recycle	
		•			
Helio	Andrew,				
possit	ble solution to your eff ration on Masterseal 3	louresance problem o	n your block	d stick membrane as a wall. Also some epellent membrane on	
Kind	i Regards, Bill.				
		•		,	
	-	*		_	

PAGE 01

WBT WELLINGTON

042684423

17/02/2003 10:30



MASTERPREN® 1000

Self adhesive, waterproofing membrane



DESCRIPTION

Masterpren 1000 is a self-adhesive, rubberised, bituminous membrane lined with cross laminated, high density polyethylene film, oriented to give optimum strength to the membrane. It is available with two versions of the HDPE lamination - Clear and Blue.

The membrane is designed for application onto surfaces, both above and below ground, to keep water and water borne aggressive stats from penetrating into substrates.

RECOMMENDED FOR

Masterpren 1000 is recommended for both external and internal tanking. Applications include:

- Tanking of basement walls before earth fill.
- Waterproofing of terraces against rainwater.
- Internal tanking of concrete reservoirs to prevent stored water from penetrating and damaging the structure.
- External tanking of underground sumps to prevent the contamination of stored water by the seepage of ground water.
- Treating offluent treatment tanks to prevent chemicals from causing damage to structure and environment.

FEATURES AND BENEFITS

Impermesbie

Flexible

Protects substrate from the ingress of water and water

borne salts. Bridges active cracks without

rupturing.

Superior tensile strength and Cross laminated with puncture resistance. **HDPE**

Extends durability. Light reflective. Reduced Lamination in blue colour

absorption of heat. Easier to spot any damage to ternination. Assthetic

appeal.

Retains waterproofing Self sealing integrity even if accidentally

punctured.

Allows usage in areas Chemical resistant exposed to certain common

chemicals.

Easy to lay. Saves time and Self adhesive and cold labour. Sate.

applied

TYPICAL PERFORMANCE DATA

2000% Elongation of compound (ASTM D1000) Elongation of membrane (ASTM D638) Long. :435% Tran. :380%

Long.: 83.0 N Tear resistance (UN 8202/9) Tran.: 73.7 N

Long.: 4.3N/mm Tensile strength (ASTM D638) Tran. : 5.6 N/mm

Adhesion to primed concrete (ASTM 4.9 N/mm

D1000) 5.8 N/mm Adhesion to steel (ASTM D1000) 246 N / 65mm Puncture resistance (ASTM E154) 0.30g/m²/24 hr. Water vapour transmission

(ASTM E96) 0.09% Water absorption (ASTM D570)

PROPERTIES

Sheets Supply form 0.10 mm Backing (HDPE) Thickness Clear & Blue Colour Membrane thickness 1.40 mm Thickness Black Colour

1.50 mm Total thickness 1 m Width 20 m Length >-40°C Cold flexibility (ASTM D146)

-30° to 80°C Service temperature Conforms Environmental Res. (ASTM D 543)

APPLICATION

Surface Preparation

Correct substrate preparation is critical for optimum performance.

Surfaces should be structurally sound, clean, and free from locae particles, oil, grease, or any other Cemient laitence, mould release agent, contaminant. curing membrane and other contaminants must be removed by wet grit blesting, high pressure water blast. or such other effective methods.

Fill surface irregularities such as blowholes, honeycombe etc., with Barra 80 repair mortar to achieve a smooth and level-surface. Repair cracks either by resin injection or by caulking depending on the nature of cracks. Where needed provide expansion joints and seal them with Sonolastic NP1 or Bonolastic Ultra (see separate data sheets). Consult MBT for advice on repair methods.

0d268dd23

Building Tomorrow Together

11/05/2003 10:30

ZØ.

PAGE

MBT WELLINGTON





Priming

Use Masterpren Primer or a similar bituminous primer. Apply the primer by brush or roller over the prepared substrate at a rate of 6-8 m² per litre. Lay the membrane after the primer reaches touch dry state. Prime only an area that can be covered within the working day. Note: Priming is essential on vertical surfaces. It may be omitted, depending on surface conditions, on horizontal faces.

Ptacing

It is important to lay the membrane without creases. Peel back the release paper to a length of about 30 cm and stick the membrane onto the prepared substrate, starting preferably from one end of the area.

Unwind the roll in a straight line, without creasing by pulling the release paper carefully. Using a rubber roller, simultaneously smooth the membrane from the centre outwards to the edges for optimum adhesion and to expelany entrapped air. After one roll has been installed and smoothed, lay the next roll with at least 50 mm overlap at the ends and 60 mm along the edges. Ensure total bonding at the overlap by using the roller.

Note: The detailing at external and internal comers and penetrations of pipes, cables, ducts, etc., must be carefully carried out before commencing application of horizontal sections of the membrane.

While covering vertical faces, always start from the top. Chase the membrane into a reglet or groove, or temporarily batten it to prevent it from falling while laying. The battens can be removed after the whole face has been covered.

Provide suitably designed flashings at the reglet or grooves where the membrane is chased in, over the membrane edge on the vertical surface and above every projection from the vertical surface such as pipe lines, ventilators, air conditioners, etc. Consult an MBT Sales Representative for advice.

At the comers between vertical and horizontal maintain an overlap of at least 100 mm. It is recommended that the horizontal area is first laid followed by the vertical, so that the vertical membrane laps over the horizontal one.

If the membrane has ballooned at a few spots after laying due to entrapped air or water, puncture the bubbles with a sharp needle. The pin holes will heal by themselves during the smoothing process.

Temporarily protect the membrane from mechanical damage during application using polystyrene boards or similar approved methods.

After completion, protect the membrane by Sonoshield Protection Board followed by a screed, paving soil infill or by lining with tiles to prevent mechanical damage in SERVICE. APPLICATION GUIDES AVALIBLE ON REQUEST.

ESTIMATING DATA

One roll of Masterpren 1000 after deducting for the overlaps, covers an area of 18.7 m x 0.98 m i.e., coverage is approximately 18.33 m² per roll. However, slightly higher consumption is possible while treating oddly shaped arpas, or where too many joints are required.

PACKAGING

Masterpren 1000 is supplied in rolls of 1 m wide and lengths of 20 m.

SHELF LIFE

Masterpren 1000 can be stored in tightly sealed original packing for 12 months, when kept dry at temperatures between 5°C and 40°C.

PRECAUTIONS

Health: Masterpren 1000 is a safe product to use. Handling of the product normally does not pose any risks of eye or skin irritation. Wash thoroughly after handling. Fire: Masterpren 1000 is flammable when exposed to naked flames.

AMpren 1000/2/1100

STATEMENT OF RESPONSIBILITY

The technical information and application advice given in this MBT publication is based on the present state of our best scientific and practical knowledge. As the information herein is of a general nature, no assumption can be made as to a product's suitability for a particular use or application and no warranty as to its accuracy, reliability of completeness either expressed or implied is given other than those required by Commonwealth or State legislation. The owner, his representative or the contractor is responsible for checking the suitability of products for their intended use.

NOTE

Field service where provided, does not constitute supervisory responsibility. Suggestions made by MHT either verbaily or in writing may be followed, modified or rejected by the owner, engineer or contractor since they, and not MBT (Australia) are responsible for carrying out procedures appropriate to a specific application.

MBT (Austrails) Pty Limited Incorporated in NSW A.C.N. 000 450 288 Head Office: 11 Starton Road

Seven Hills, NSW 2147 Ph. (02) 9624 4200 Fx. (02) 9824 7881

MBT (New Zealand) Limited

Newcaste Canberra

Brisbane Townsville Melbourne Tasmania

(02) 4961 3819 (02) 8280 6010 (07) 3265 6611 (07) 4774 7344 (03) 9569 4855 (0412) 392 397

Adelaide (08) 8260 6511 (08) 9353 6622 Porth · (08) 8984 3269 Darwin Kalgoorlie (0409) 345 403

Head Office:

138 St. Georges Road Avondale, Auckland 8

Ph: (09) 828 2006 Fax: (09) 828 6087

Building Tomorrow Together

MBT WEB SITES www.mbtaus.com.au www.ugc.mbt.com

LEGL: 055751 BC: 49555

14 February 2003

Fletcher Construction P O Box 880 NEW PLYMOUTH 4615

Dear Sir or Madam:

DECK EXTENSION AND RUMPUS ROOM - 28 F WALLATH ROAD

I acknowledge receiving your Building Consent Application dated 7 February 2003 but wish to advise that the plans and specifications submitted do not fully comply with the Building Code and/or legislation. Further processing of this Consent will be suspended until the existing plans are clearly amended, the relevant portions of the application are replaced with updated revisions or a complete new set of drawings provided. The permitted period of suspension will be <u>up to 20</u> working days within which time it is considered all information should have been submitted.

BUILDING:

ر دمالی

- 1. Durability of all timber members of the deck. All metal fixings shall be stainless steel or galvanised plus epoxy powder coating, please confirm.
- 2. Details of fixing 100x100 posts to existing concrete retaining wall.
- √3. Drainage details for water trapped between decking and butynol flashing.
- /4. Horizontal rail barrier with 20 mm gap is considered not sufficient to stop children from climbing over the barrier. Smaller gap is required to comply with provision of Clause F4 NZBC.
- 75. Please clarify what happen to existing structure between new and existing rooms (removal of existing concrete wall, subfloor structure?). Lateral stability and bracing capacity of existing subfloor/lower storey need to be demonstrated (or to be confirmed by an engineer if concrete wall is to be removed).
- 6. Manufacturer's specification of "MBT brush-on waterproofing product".
- 7. Concrete edge support under new concrete slab needs amendment to comply with NZS 3604 (figure 7.13, two storeys).
- 8. Relation of slab thickening and footing/foundation of existing subfloor structure. R10 @ 600 centre to be provided for the thickener and needs showing.
- 9. Wall framing specification of new room (members size, spacing, cladding, flashing, insulation...).
- √10. Suitable span tables for all lintels (supporting floor, wall, roof loads?).
- 11. Mean of ventilation for the laundry. Mechanical ventilation of the rooms shall comply with G4/AS1.
- 12. New toilet is to be vented in accordance with table 5 G13/AS1.

On receipt of this information further consideration will be given to the application and if found to be satisfactory the consent will be issued on payment of the required fees.

Should you envisage difficulty in providing additional information within the given time or wish to discuss the matter Council's Customer Support will be pleased to provide assistance.

Yours faithfully

Peter Watt
BUILDING CONSENT OFFICER



Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

To be completed whether or not an Inspection is

		_	<u> </u>				
No	1	3	7	O	0	7	2

No. of attachments

EWR8 5514

-	required.	· · · · · · · · · · · · · · · · · · ·
	CUSTOMER INFORMATION - PLEASE PRINT CLEARLY	
	Name of customer Shark PATEL	Phone:
3 4	Address of installation 28 F Wallath Rd	NEW MYMOUTH
	Postal address of customer (if not as above)	
	WORK DETAILS	
	No. of lighting outlets No. of ranges	Please tick (✓) as appropriate where work includes:
	No. of socket outlets No. of water	heaters Mains Main earthing system
	Was any installation work carried out by the homeowner?	No Switchboard Electric lines
	Description Wire alterations.	It is recommended that test results be recorded
	to doundain apointour	// here:
	installing poule sutlets	Visual Examination
	+ lights.	Earth Continuity
		Bonding
		Polarity
		Insulation Resistarice Mohm
	- Jest :	Other
	If necessary attach any pages with sketches of work done	· · · · · · · · · · · · · · · · · · ·
	CERTIFICATION OF WORK	
		ith the requirements of the Electricity Act 1992 and Electricity Regulations 1997.
	ELECTRICAL'WORKER DETÀILS	(to be completed where a separate electrical worker has installed the electric line portion of the mains)
	Name Kittan Dolas	Name
	Registration no.	Registration no.
	Company Kol Electrical	Company
	Signature	Signature
	Date 9-14-33	Date
	Contact Ph No. 637/3301001	Contact Ph No.
	INSPECTION DETAILS Electrical work requiring inspection by a regis	tered electrical inspector
	New mains Switchboard	Earthing system Installation work in hazardous areas
	I certify that the inspection has been carried out in accordance with the requi	Registration no.
	Signature	
	Jignature	Date
		Contact Ph No.
		.l.

TO BE RETAINED BY THE PERSON INSPECTING THE WORK

Building Consent No:49555 Section 35, Building Act 1991

Issued:25Feb03

OWNER: MR Shashikant Anandkumar PATEL

C/O FLETCHER CONSTRUCTION

P O BOX 880

NEW PLYMOUTH 4615

Application received: 07Feb03

PROJECT LOCATION

Street Address: 28F WALLATH ROAD, NEW PLYMOUTH 4601

Property ID: 055751

Assessment No:

Legal: PT LOT 1 DP 8992

PROJECT

The project is for Additions

Intended Use(s): residential accommodation and entertaining

Intended life: Indefinite but not less than 50 years

Value of Work: \$30,000.00

COUNCIL CHARGES

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

are: \$0.00

Receipt number: 1901830 Date: 25Feb03 Amount: \$373.50 Receipt number: 1886700 Date: 10Feb03 Amount: \$287.00

1: CONDITIONS APPLYING TO THIS BUILDING CONSENT:

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

2: Additional comments regarding this Building Consent:

No additional comments.

Building Consent: 49555 Page : 1

3: CONDITIONS OF ISSUE:

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

This consent does not imply approval as to the use of the building in terms of the District Plan although every effort has been made to bring to your attention any obvious problems in this respect. Confirmation of the compliance of the activities within the site or buildings can be sought by making an application to the Council for a Certicate of Compliance under the provisions of Section 139 to the Resource Management Act 1991.

4: LAPSE & CANCELLATION OF CONSENTS

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

The Section reads:

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

Authorised	Officer		 •		•	•	•	•	•
	Date .	/.	 /						

Building Consent: 49555 Page: 2



NEW PLYMOUTH DISTRICT COUNCIL

_____newplymouthnz.com

Project Information Memorandum No:49554 Section 31, Building Act 1991

Issued: 14Feb03

OWNER: MR Shashikant Anandkumar PATEL

C/O FLETCHER CONSTRUCTION

P O BOX 880

NEW PLYMOUTH 4615

Application received: 07Feb03

PROJECT LOCATION

Street Address: 28F WALLATH ROAD, NEW PLYMOUTH 4601

Property ID: 055751

Assessment No:

Legal: PT LOT 1 DP 8992

PROJECT

The project is for Additions

Intended Use(s): residential accommodation and entertaining

Intended life: Indefinite but not less than 50 years

\$30,000.00 Value of Work:

COUNCIL CHARGES

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

are:

1: WHAT IS A PIM?

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

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

Project Information Memorandum: 49554 Page: 1

> Liardet Street, Private Bag 2025, New Plymouth 4620, New Zealand Phone: 06 759 6060, Fax: 06 759 6072, Email: enquiries@npdc.govt.nz

use complies is required.

This project information memorandum has been prepared for the purposes of section 31(2) of the Building Act 1991, and containes all relevant information held by (council). The information provided is based on a search of Council's property records and there may be other information relating to the land which has not been specifically recorded against this property or known to Council.

2: CAN BUILDING WORK PROCEED?

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

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

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

4: Engineering Design Required:

The Building Consent application will require engineering design for structural content.

5: Additional Information

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

The Section reads:

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

Your attention is also drawn to section 9 of the Building Act 1991 which in effect requires that the owner/applicant pay the fees within a reasonable time so that the Building Consent may be issued.

Under normal circumstances the Council considers "within reasonable time" to be no greater that one calender month from the date that the consent was

Project Information Memorandum: 49554 Page: 2

gra app	anted plicat	otherwise	any	delay	beyond	that r	nay	result	in	cancella	ation	of	the
6:	Sign	Off											
			Autho	rised		· /							
					Date.	••/••	. / • •	• •					
	_			_	,	- 4					_	_	
Pro	ject	Information	on Me	morand	um: 495	54					Page	: 3	



NEW PLYMOUTH DISTRICT COUNCIL

PLANNING & ENVIRONMENTAL SERVICES DEPARTMENT PRIVATE BAG 2025 NEW PLYMOUTH 4260: PHONE 06 759 6060 FAX 06 759 6118

APPLICATION F	FOR BUILDING CONSENT AND/OR PROJECT INFORMATION MEMORANDUM (PIM)	
Combined Building Building Consent O	Tick Boxes Where Appropriate Consent & PIM Project Information Memorandum Only Plan and Specification Confidentiality before a building consent can be issued (not available for minor buildings)	
FOR OFFICE USE	Parcel ID <u>055751</u> Scale Code <u>DWA 4</u>	
DETAILS OF PRO	OPERTY TO WHICH THIS APPLICATION APPLIES:	
SITE ADDRESS:	Street No. Street NEW PCYMONTH	
Lot:	Town/District DP: ///&3	
or Section No.	District:	
OWNER'S NAME	Dr. SHASHI PAZEZ 84908	
OWNER'S POSTAI	L ADDRESS - if different from 'SITE ADDRESS'	
	Street No.	A
	Street No. Street/PO /Private Bag	
	Town/District	
APPLICANT'S DE	ETAILS (Second Person):	
Tick this box if the applic	1.45	
If the applicant is no	of the owner, please give applicant details:	
	Surname : 2003	
	MICHAEL STEPMEN	
	FRETCHER CONSTRUCTION	
	Company name	

TNL P&G - 49240

MAIL ADDRESS FOR ALL CORRESPONDENCE RELATING TO THIS APPLICATION						
NAME: FLETCHER CONSTRUCTION						
Surname or company name						
First names						
ADDRESS: 42 YOUNG-57. P.O-BOX & &O						
Street No. Street/PO /Private Bag						
NEW PCTHON 711						
Town/District						
PHONE: 06 759 4140 FAX: 06 759 4145						
DESCRIPTION OF BUILDING WORK AND USE: Description e.g. garage, deck, dwelling, shop, plumbing and drainage, sewerage connection Deck extension, convert garage & room, Deck extension & Rumpus Room						
Alteration						
TOTAL COST OF PROJECT: TOTAL COST OF PLUMBING & DRAINAGE:						
\$ 30,000 • 00 Inc GST \$ \$ 500 • 00 Inc GST						
·						
PROJECT DETAILS: Category of Work Domestic Farm INTENDED LIFE OF BUILDING: (Under the Building Act all buildings shall have a minimum						
Commercial Industrial Less than 50 years Unless specified)						
AREA OF NEW BUILDING WORK: 50 years or more						
12 m ² Specify intended life years						
FORMAL DECLARATION - (Please read carefully prior to signing) This application to carry out new building works is made by me as owner of the property.						
Signature: Date:						
OR I am the applicant <u>authorised by the owner</u> to make this application for <u>new</u> building works Signature: 4/2/03						
NEED HELP? PLEASE REFER ANY OUERIES REGARDING THIS APPLICATION TO:						

NEED HELP? PLEASE REFER ANY QUERIES REGARDING THIS APPLICATION TO BUILDING CONSENTS SECTION, Phone (06) 759 6060 Fax (06) 759 6118

. 12 Images

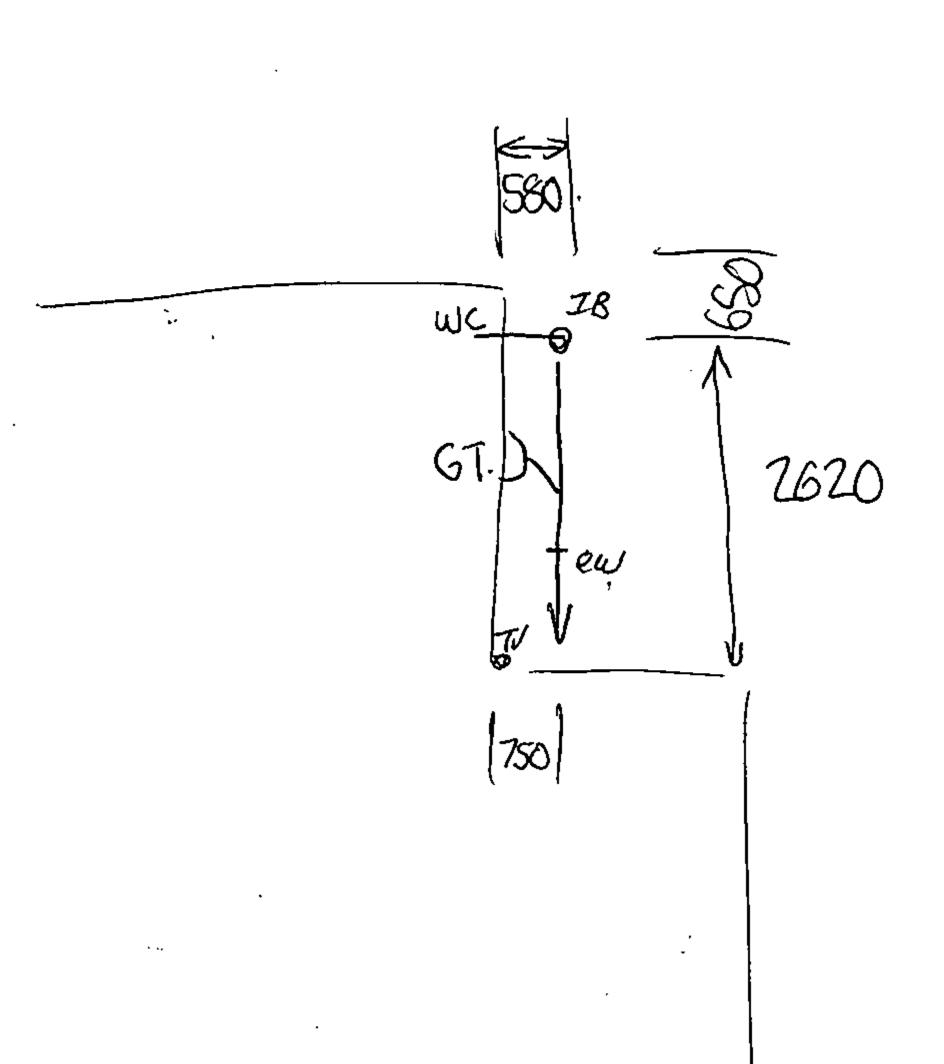
BUILDING CONSENT 49555P

PROPERTY ID

024041



28 F WALLATH ROMO NEWPHYMOUTH. BC 49555.



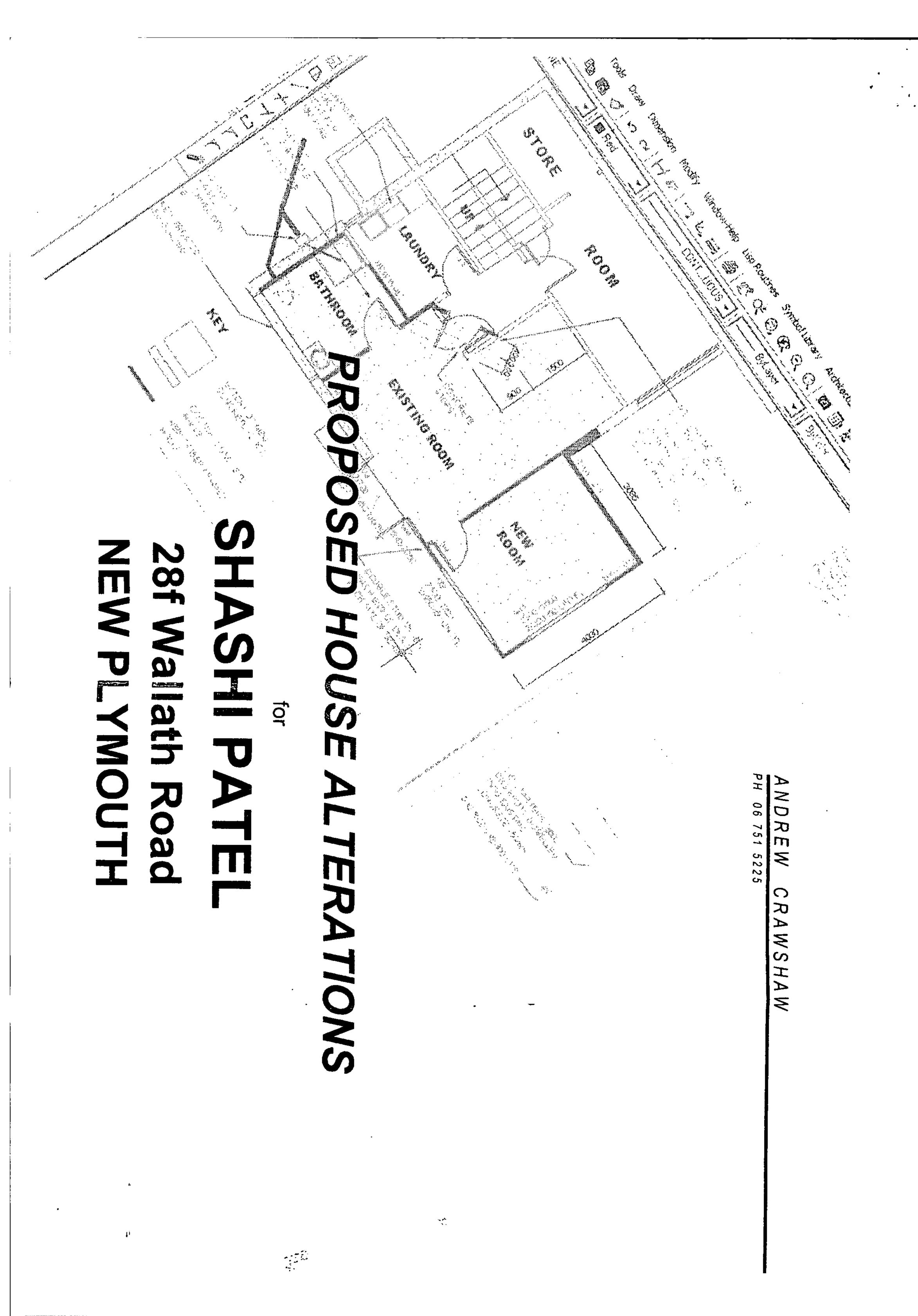
Document Set ID: 611669 Version: 1, Version Date: 28/10/2004 indian fair

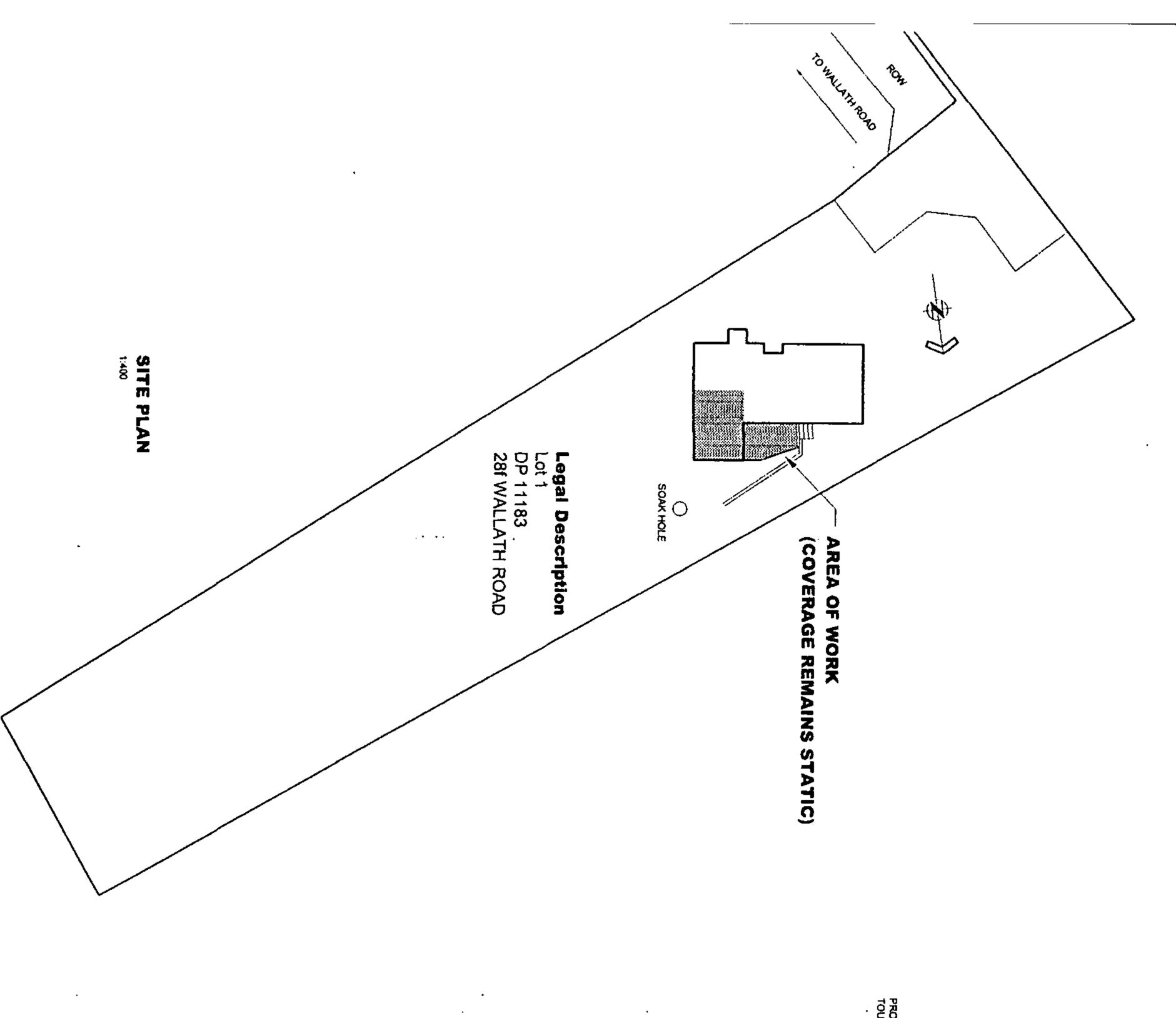
11 Miles Suit

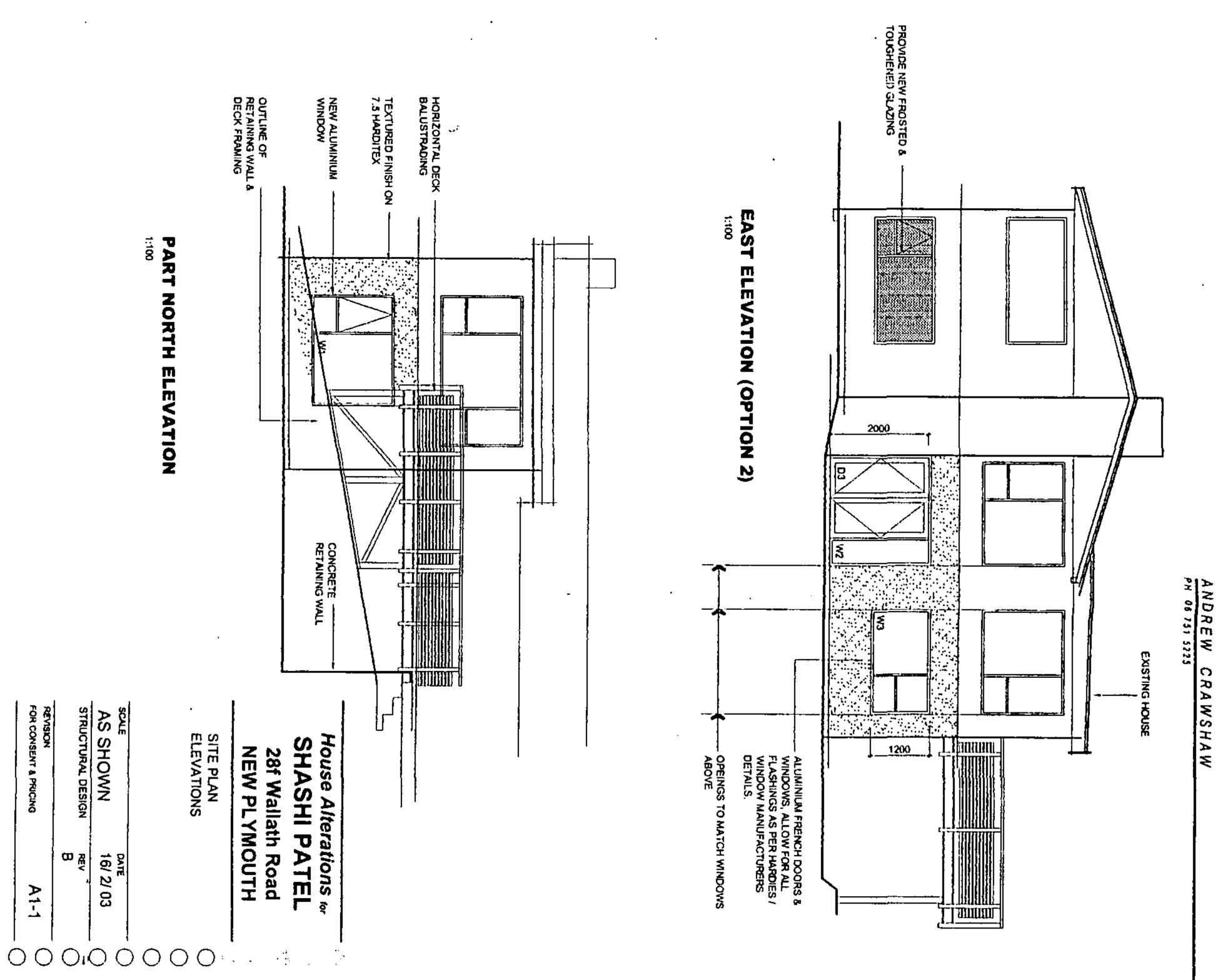
A PIRM

and probléd field from bei fiere e

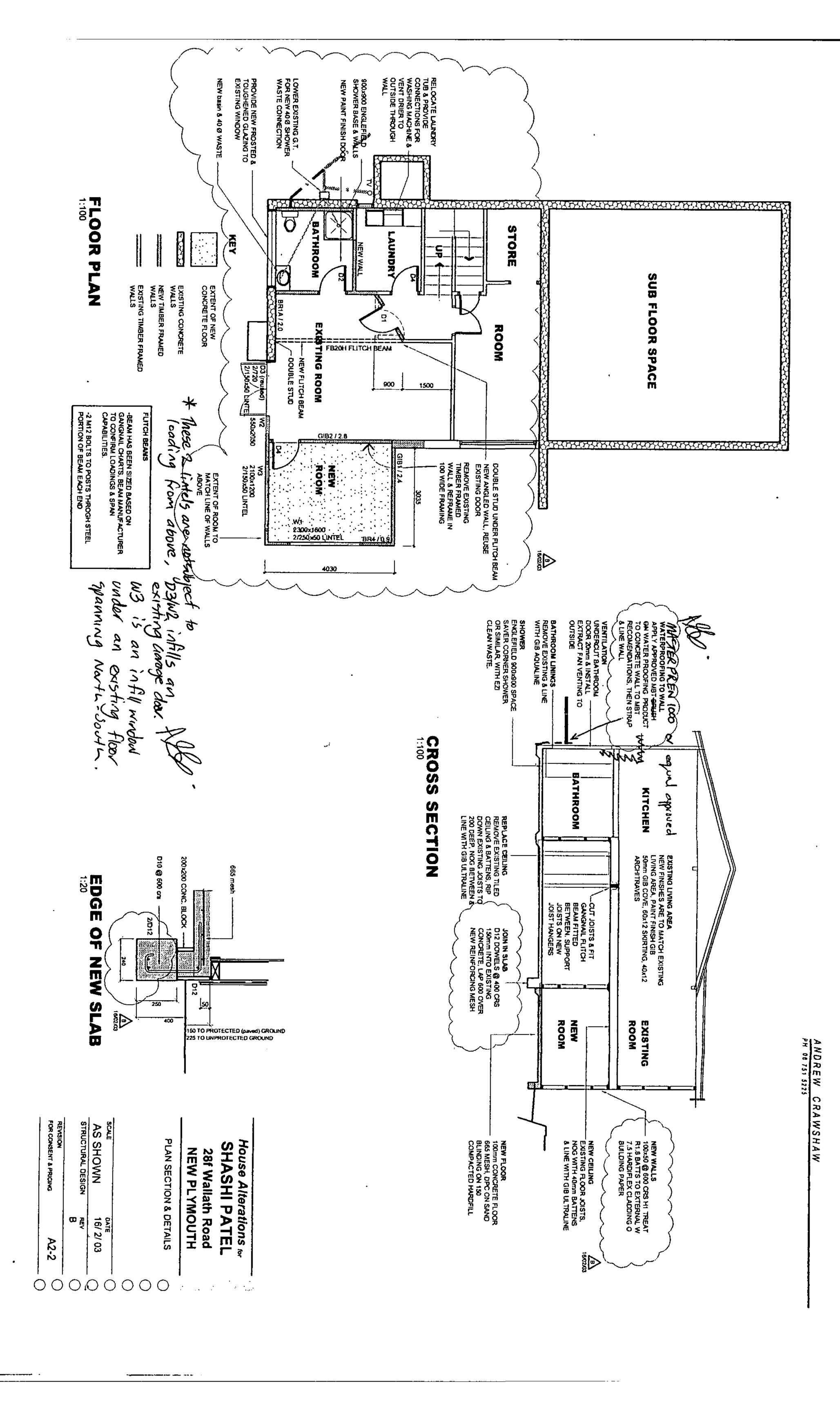
with diffe

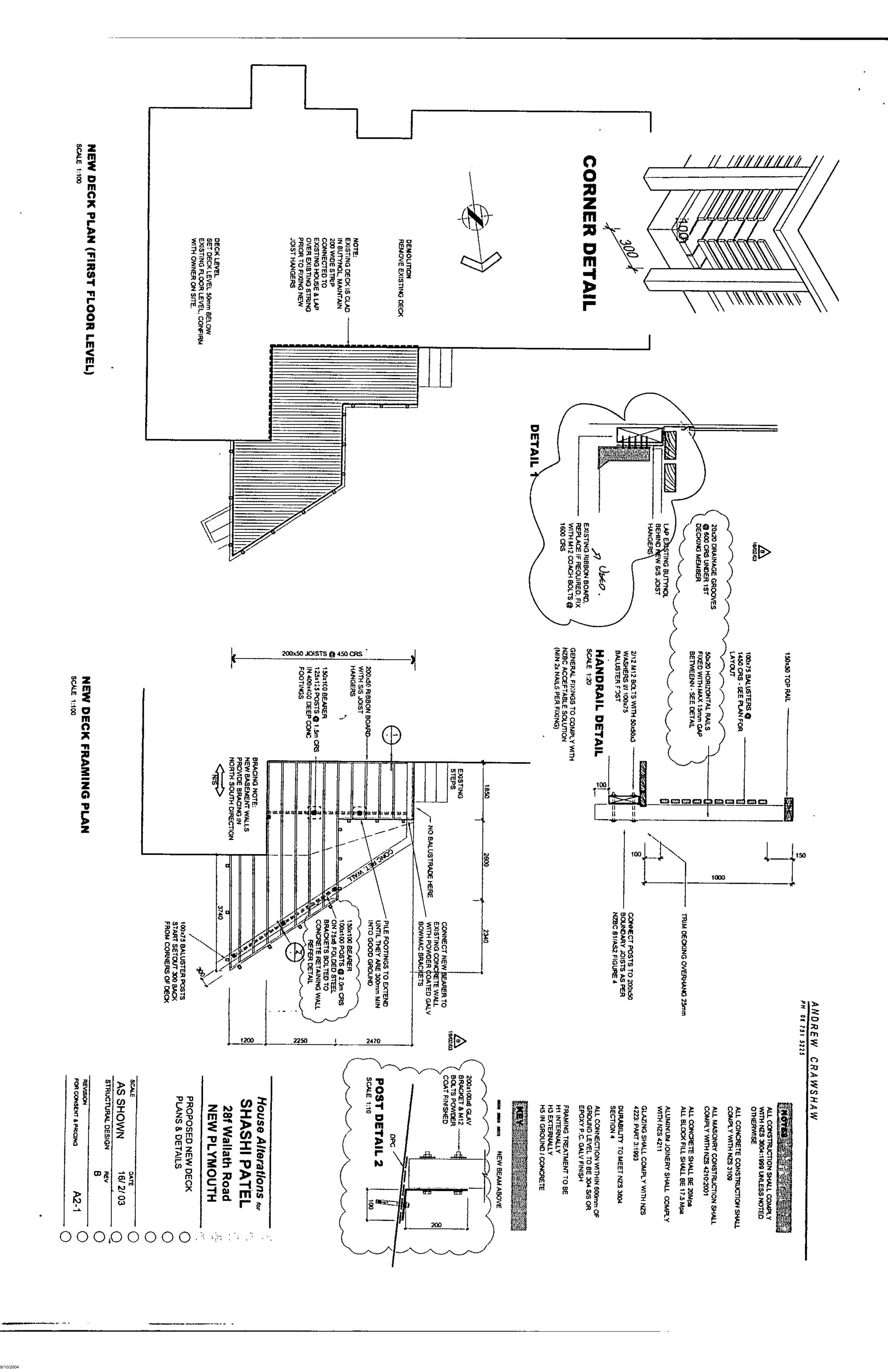






CRAWSHAW





I

 \rightarrow

 \square

-

Ш

KT X

3

C

#

Z

_

C

 \rightarrow

0

ᇒ

3

Þ

Z

I

æ

O

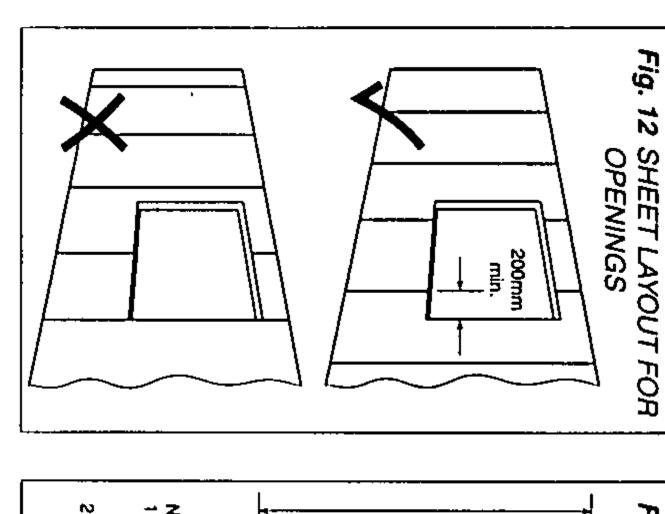
 \Box

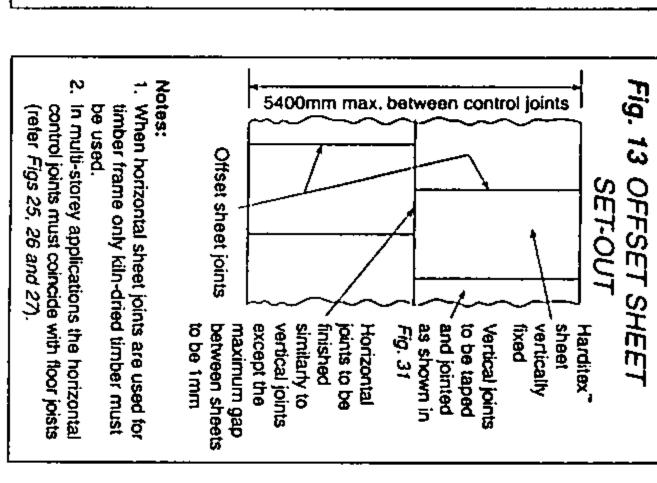
X TM

m

C

0 ctio 7 S ٠. S he 0 1 layout Fixing





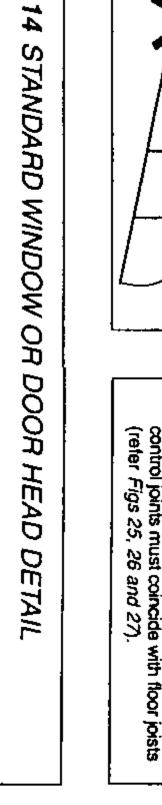


Fig.

edge Take flashing 30mm past edge window 75mm upstand 5mm min, gap Flashing

also to 'Curved applications', page 9 1200mm high is required (one a depth of cladding not more than cladding along the building. Refer width of sheet). Examples are horizontally for timber frame when

75mm upstand to-head flashing

Framing and lintel

Harditex sheet

Section

Building paper over flashing upstand

Door and window openings

Reter Fig. 15

not window openings so sheet edges do may crack due to structural below door or window lines, joints coincide with the side of the

When Inseal 3109 6mm x 10mm is used between the Harditex* and the flashing the upstand can be reduced to 45mm.
When the sheet is brought hard down onto the flashing for appearance reasons, the bottom edge of the sheet must be back-sealed. A continuous 6mm x 10mm Inseal 3109 strip must also be used to seal the back of the sheet.
For details of recessed windows refer to pages 38 and 39.

10

James Hardie Building Products

St ructural details

page 19). Harditex™ has substantial sheet to serious damage to the sheet bracing systems, which could lead before the designed structural absorbed by the Harditex™ sheets forces on the building may be incorrectly designed the lateral and will act as a structural sheets form a very rigid element This is because the Harditex" Harditex™ sheets to the structure. be limited to two storeys in height domestic applications. These must Harditex™ cladding systems are bracing performance (refer to than two storeys is undertaken. engineer before work of greater be structurally considered by an fixing and jointing. This aspect must diaphragm. If a high wall is for the attachment of the unless specific design is undertaken suitable for both commercial and

the best overall performance. vertically for timber frame construction as this method gives All sheets must be installed

Sheets may, however, be laid fascias, spandrels or narrow bands of

(refer Fig. 12.) window or door, then cut away waste. movement. Fix sheets across door and Where sheet joints are above and/or

> filled joint. (Refer Figs 23 and 24.) provide an expressed joint at window accommodate this possibility is to edges flashed with Inseal or a sealant-An alternative method to

one sheet high on large walls the joints When Harditex™ is fixed more than must be offset. (Refer Fig. 13.)

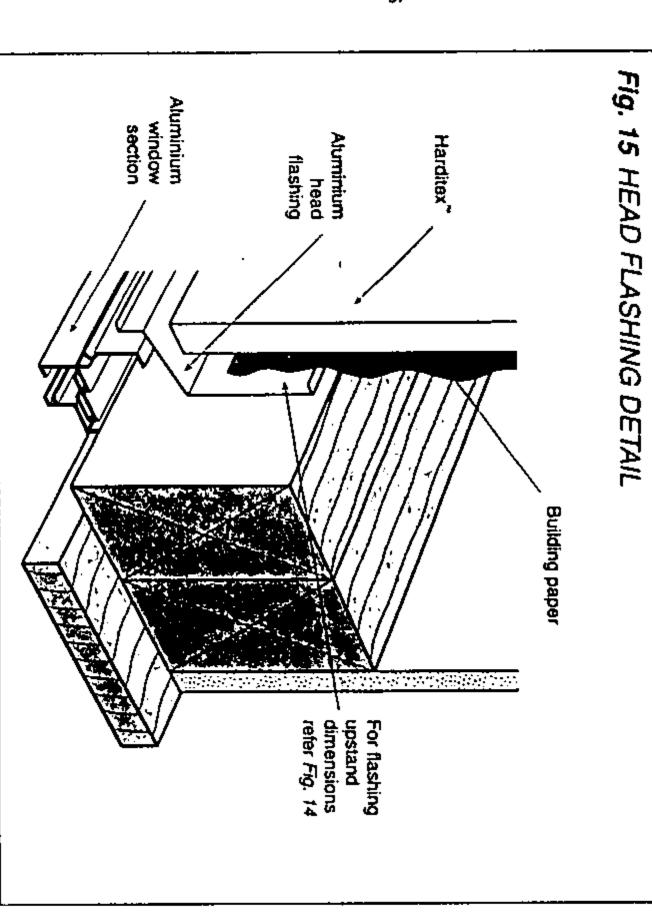
Flashings

paintable silicone. aluminium flashings. The sides of the be flashed with a head flashing (refer 3109 6mm x 10mm strips or a windows must be sealed with Inseal The tops of windows and doors must Figs 14 and 15). Use pre-shaped

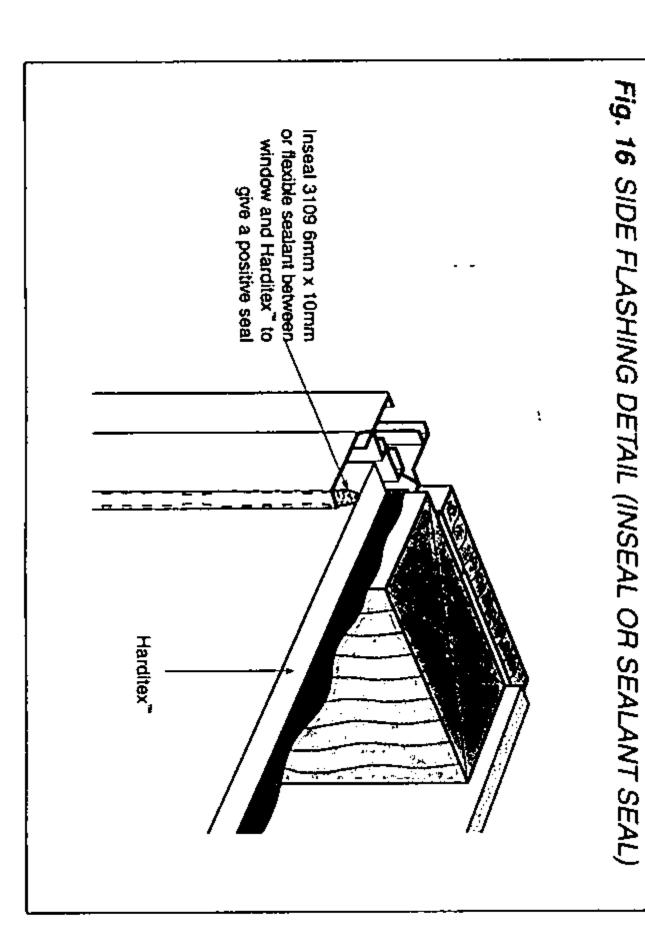
(refer Fig. 16). The Inseal strips are adhered to the window overlap before installation

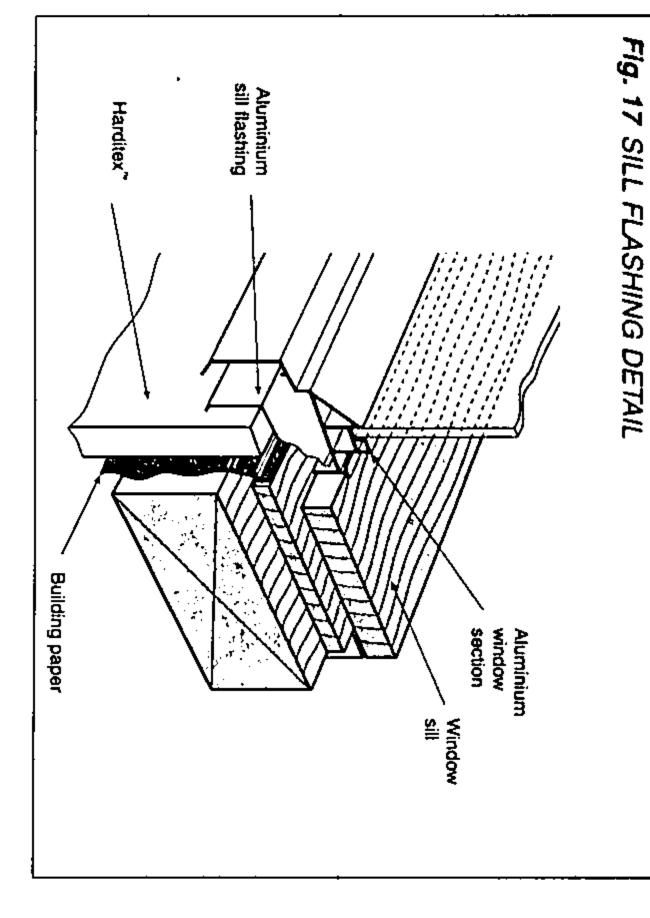
before the window is fixed (refer the continuous bead of sealant is applied under the window overlap When silicone sealant seals are used

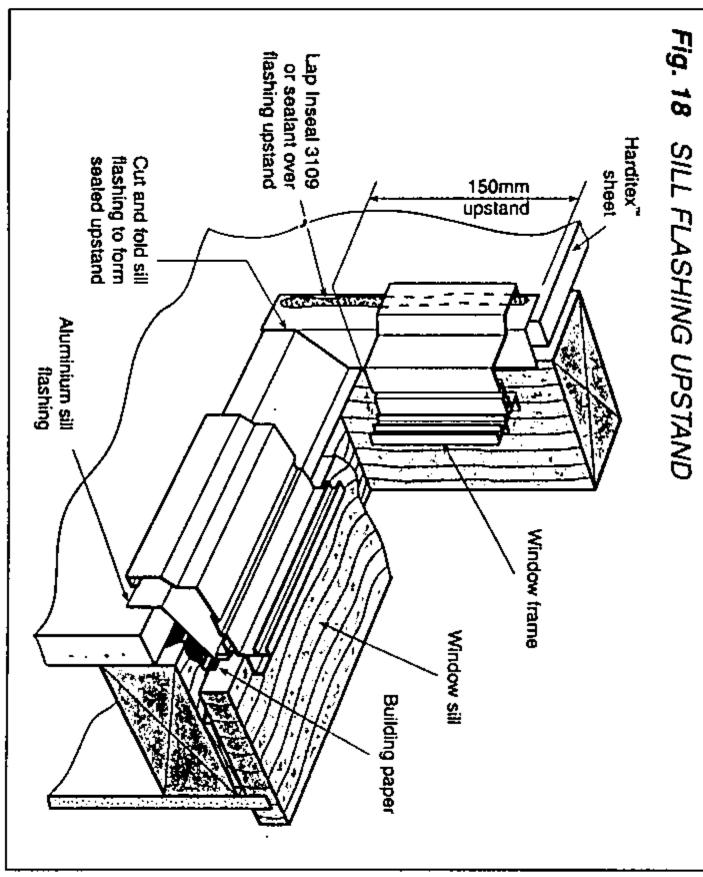
an effective weathering method and must window edge and onto the cladding is not NOTE: Silicone applied as a fillet to the



SHEET LAYOUT • FIXING







flashings give good long-term protection (refer Fig. 17). When aluminium joinery is used sill Ø

Ш

C

工

Z

C

П

0

æ

Z

➣

⊣

0

Z

I

>

æ

ᆨ

m

X

ĮΠ

C

C

0

 \mathbf{z}

Z

ďn The sill flashing needs the end turned to be effective (refer Fig. 18).

Ō round clearance

Slab on ground

to comply with paragraph EI/ASI
2.0.1(a) of the New Zealand Building
Code. dimension must be 150mm minimum The concrete slab floor-to-ground

than 50mm to the finished ground, alternative detail in Fig. 20 or, on case can the Harditex™ be taken closer timber pile, as shown in Fig. 21. In no ground than shown in Fig. 19 or the whether paved or unpaved. The sheet must finish no closer to the

Timber piles

When timber-piled foundations are used, the Harditex" can be carried to within 50mm of the finished ground level (refer Fig. 21).

Fixing

holding. the corner of the sheet. Do not sheet surface. Do not fix closer than must be hammer driven flush with the studs and nogs (refer Fig. 22). Nails Nail at 150mm centres to the surface as this can weaken the nails' 12mm to the sheet edge or 50mm to perimeter of sheets and intermediate overdrive the nails below the sheet

> they are hard against the framing to eliminate any drumminess. all sheets and work outwards to ensure

the stud when nailing to minimise break-out at the back of the sheet. The sheet must be held firmly against

40mm x 2.8mm galvanised flat-head pattern on the sheet which is set out Fix in conjunction with the dot (refer Table 1, page 3). Hardiflex" or 316 stainless steel nails for normal vertical sheet fixing. Use

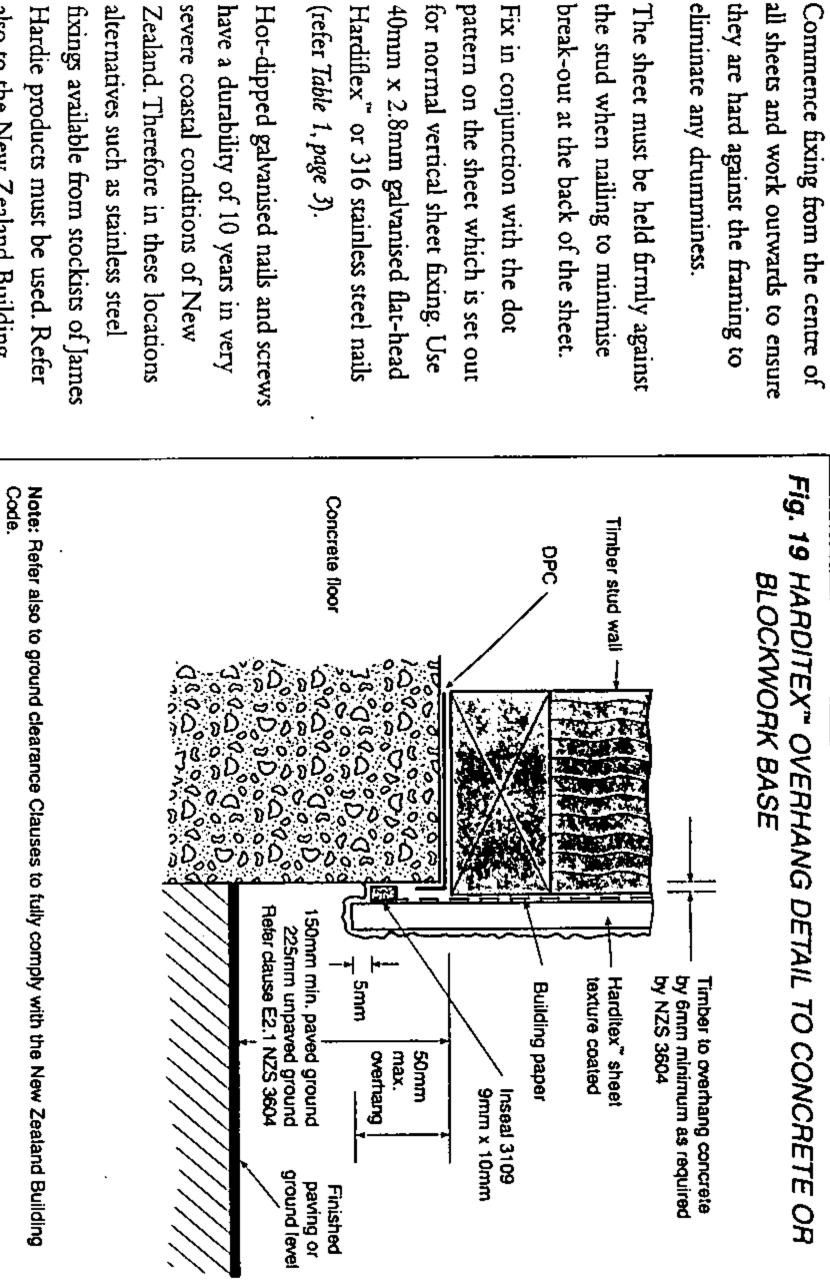
also to the New Zealand Building severe coastal conditions of New alternatives such as stainless steel Hot-dipped galvanised nails and screws have a durability of 10 years in very fixings available from stockists of James Code requirements (page 34). Zealand. Therefore in these locations products must be used. Refer

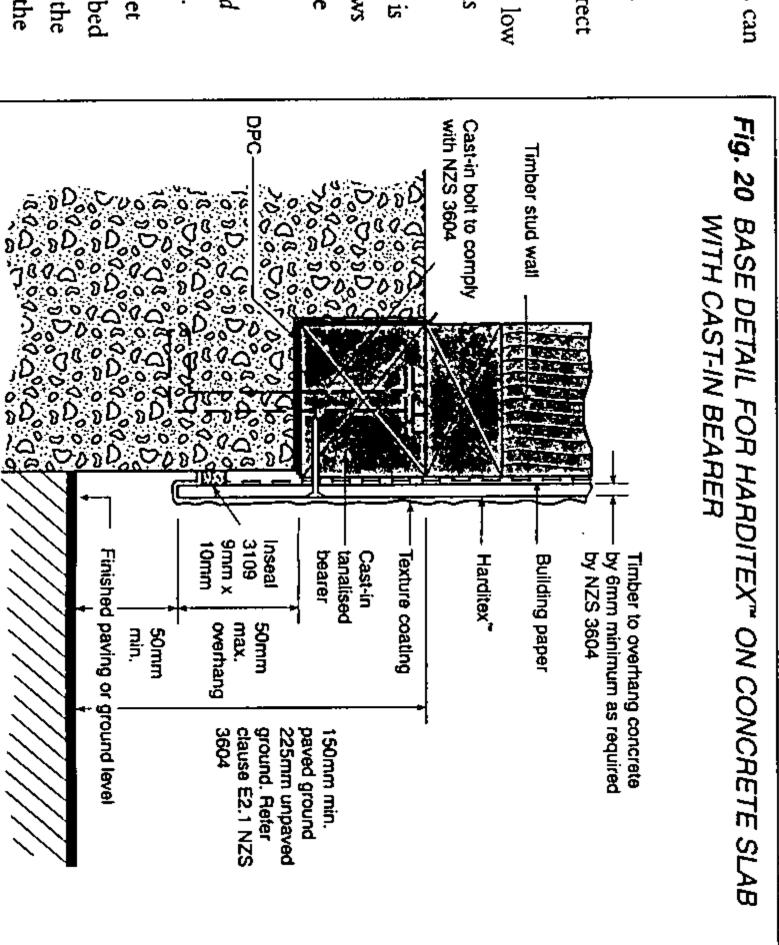
also be fixed to timber frame with wood screws (refer Table 1, page 3). 30mm x 4.2mm 316 stainless steel Harditex 7.5mm and 9mm sheets can

slow speed vibrating action which is speed Hitachi model WF4DY. This because it minimises damage to the screws. For the best results, use the low drill gun with 316 stainless steel It is very important to use the correct drill bit and screw head. model delivers high torque with a very suitable for stainless steel screws

for design wind pressures up to 2 Kpa. NOTE: These screws can only be used

the screws 1-2mm in the body of the and self-embed into the sheet. Embed recess to avoid over-embedding. sheet and ensure they are flush in the These screws drill through the sheet





© James Building

12

O

James Hardie Building Products

Document Set ID: 611669

Version: 1, Version Date: 28/10/2004

32

RECESSED-EDGE EXTERNAL

CORNER

DETAIL

Timber framing

<u>.</u>

Þ

æ

 \dashv

ш

X TM

 \dashv

m

C

Ŧ

Z

C

>

æ

3

Ш

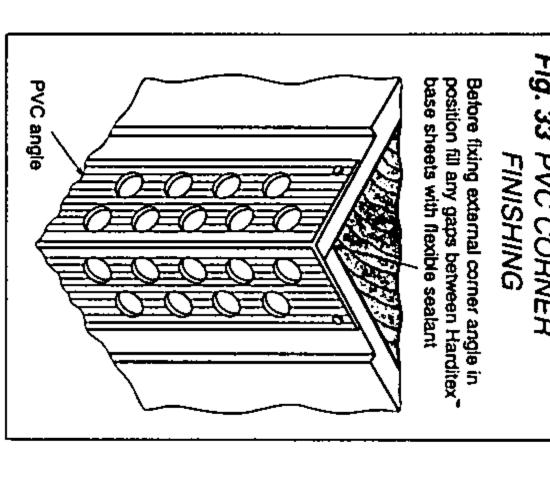
C

0

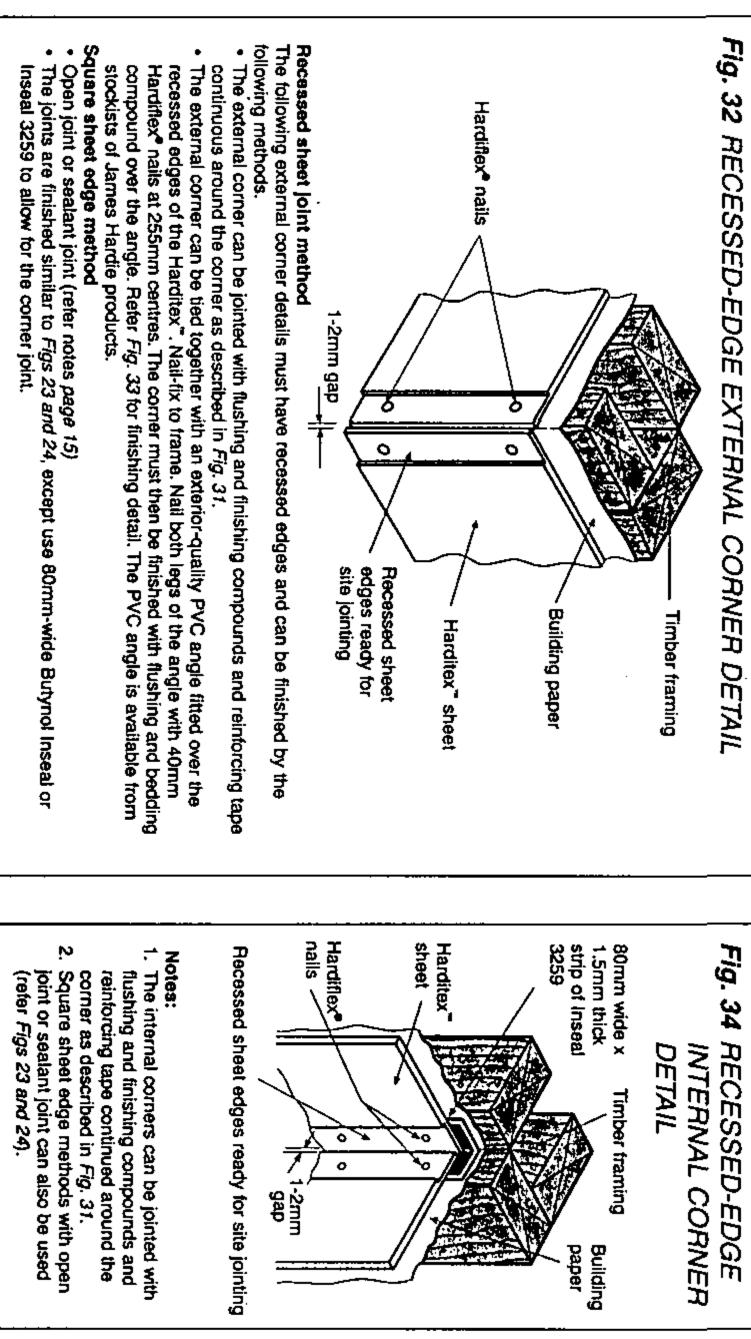
Z

V. --

Notes:
 The recessed edge of the Harditex sheet is designed to accommodate a tape-reinforced flexible jointing system, to achieve a flush finish with textured coatings. Refer also to the selected coating contractor for joint details.
 When the sheet recessed edge is cut away, site grinding of the edge to form a recessed joint is required before the sheet is fixed. (Refer Fig. 7.)



BRACING SYSTEMS



∵ z 1. The internal corners can be jointed with flushing and finishing compounds and reinforcing tape continued around the corner as described in Fig. 31.
2. Square sheet edge methods with open joint or sealant joint can also be used (refer Figs 23 and 24).

Ð

edges ready for site jointing

ы

1-2mm gap

δ

0

system. (Refer Figs 31 and 34.) sheets. (Refer Fig. 34.) The sheets can then be finished with the standard tape-reinforced flexible jointing Inseal 3259 in position before fixing At internal corners adhere a strip of

formed between each edge of the

jointing and coating continuous around

External and internal corners have the

Corner joints

the corner or are reinforced with a

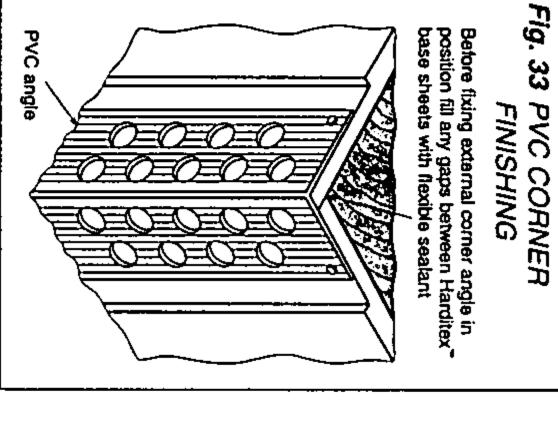
perforated corner angle (refer Fig. 33).

Expressed external and internal corners

recessed-edge sheet joint is

Harditex™ sheet for both vertical and

Base sheet jointing details



notes in Figs 23 and 24. shown in Figs 23 and 24. Refer to the sealant filled similar to the details Corner details can also be expressed or

18

O James Hardie Building Products

size by the use of vertical and

jointed panel must be limited in

shown in Figs 23 and 24.

can be used. Details are similar to those

internal and external corners.

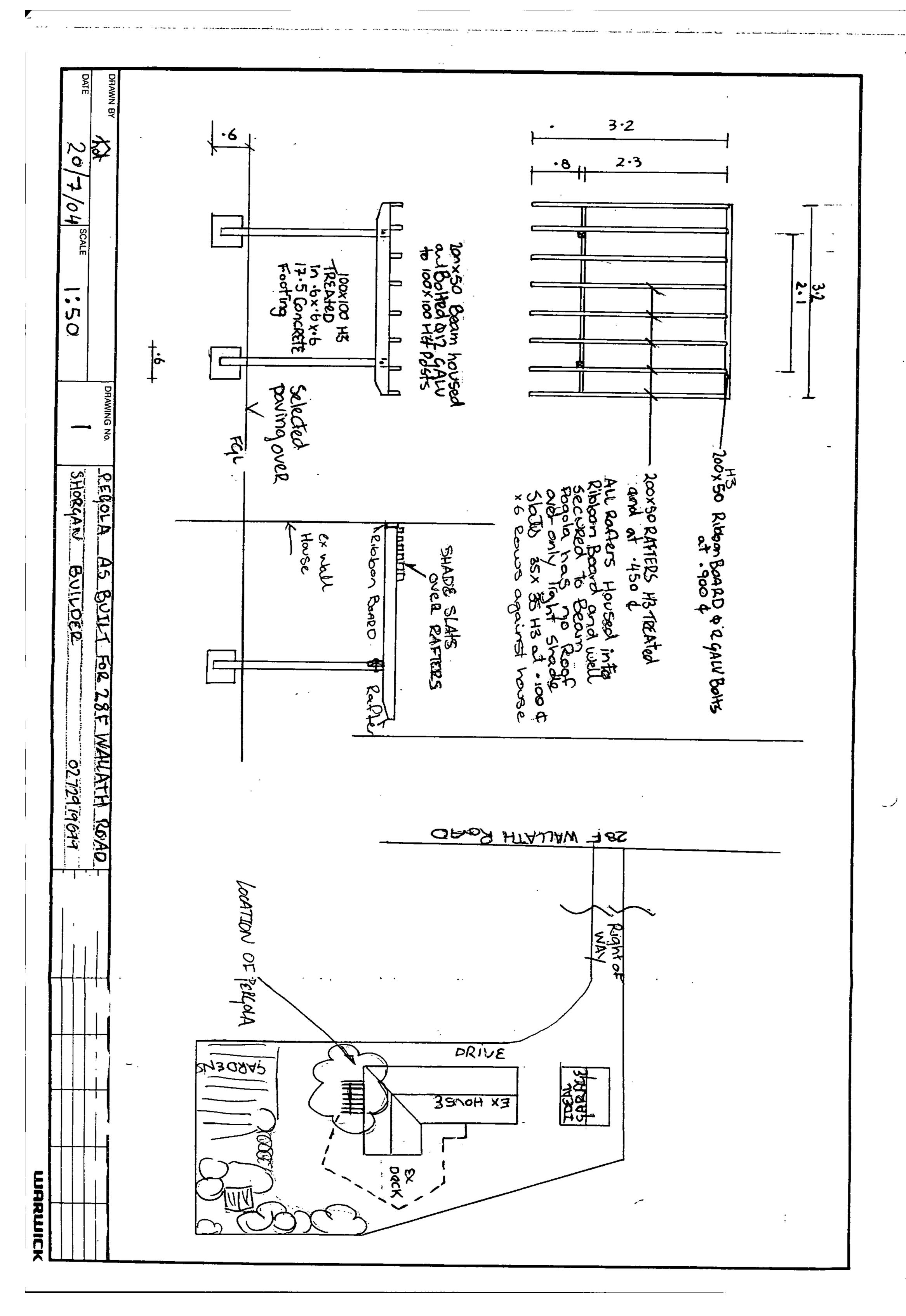
horizontal joints (refer Fig. 31) and at

horizontal control and expansion

and 33.

For external corners refer to Figs 32

									·					
HT 176B	HT16B	HT15B	HT14B	НТ13В	HT12B.	HT-11B	Н∏10	нт9	81.H 71.H 91.H	HT4 HT5	HT2 HT3	НТ1	System	E. Hillian
2400 or more	3200 or more (window panel)	3200 or more (window panel)	2400 or more	*2400 or more *	900 or more	900 or more	600	600	900 - 1200 1200 - 2400 2400 or more	1200 - 2400 2400 or more	900 - 1200 1200 or more	1200 or more .	Bracing : Bracing : Bracing : Bracing :	The second second second
Not required	Not required	Not required	Not required	Not required	Not réquired	Not required	Required (refer <i>Figs</i> 47 and 48)	Required (refer Fig. 42)	Not required	Not required	Required - (refer <i>Figs</i> 42 or 46)	Not required.		
Refer Fig. 52A and 52C 9.5mm Gib Standard on inside face Harditex on outside face	Refer Figs 54B, 54C, 55 and 56 Gib® Braceline on inside face Harditex™ on outside face	Refer Figs 54A, 54B, 55 and 56 HD bolts/coach screws to floor Gib Braceline on inside face Harditex on outside face	Refer Fig. 53A and 53B HD bolts to concrete floor Gib Braceline on inside face Harditex on outside face	Refer Fig. 52A' and 52B. Gib Braceline on inside face Harditex on outside face	Refer Fig. 51A and 51B HD bolts to concrete floor Gib Braceline on inside face Harditex ^P on outside face	Refer Fig. 50A and 50B Use coach screw to joists Winstones Gib Braceline on inside face Harditex on outside face	Refer Figs 44 and 45 HD bolts to concrete floor Coach bolts to timber floor	Refer Fig. 43	Refer Figs 40 and 41 HD boits to concrete floor	Refer Fig. 39	Refer <i>Figs 37 and 38</i> HD bolts to concrete floor	Refer Figs 35 and 36 Holding down (HD) bolts to concrete floor		
190	75	75	190	190	191	191	8	.93	100 115 120	30 130	100 115	100		
114	83	23	162	162	168	168	98	98	1.98 80	110 120	100 100	90		





MiTek New Zealand Ltd.

HOME OF GANG-NAIL® BUILDING SYSTEMS







Manuals

ABOUT US

NEWS

PRODUCTS

MANUAL

TRUSS SUPPLIERS

CONTACT US

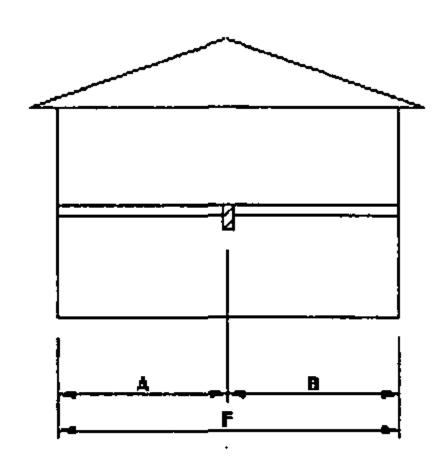
LOGOUT

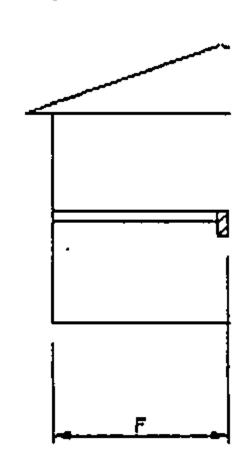
SEARCH THIS SITE



Flitch Beam

•F11 Selection - 1.5kPa Floor Beam Supporting Joists





		MAXIMUM FLOOR BE			
BEAM SIZE			_JOIST S	FAN(E)=4.6	
	2.4	3.6	(4.8)	, 	
FB15L	3.24	2.84	2.58		
FB20H	4.92	4.33	3.94		
FB25L	5.15	4.61	4.19		
FB25H	5.90	5.33	4.96		
FB30H	6.57	5.94	5.53		

<< BACK

OFFICE COPY

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

APPROVED:

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

49554/49555

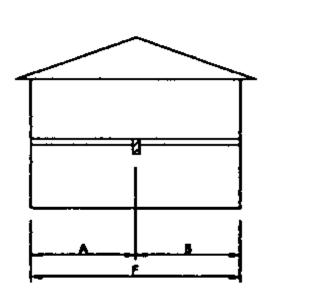
7-2-03

file://C:\Documents%20and%20Settings\MikeR\Local%20Settings\Temporary%20Inte... 4/02/2003

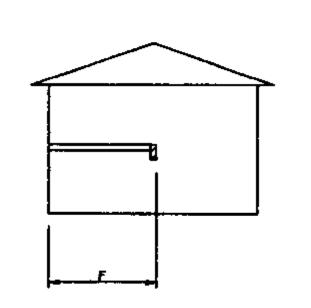


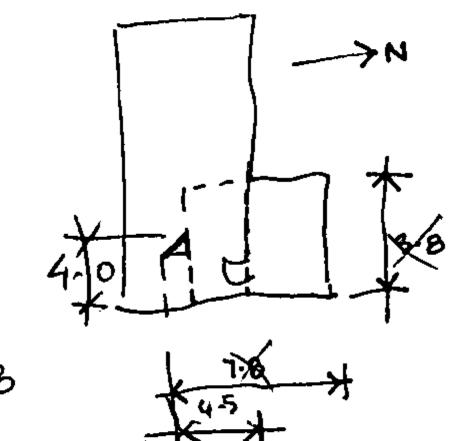


Selection Charts



.....





F= 7.5

TABLE 9A:

1.5kPa L.L. FLOOR BEAM SUPPORTING JOISTS

BEAM SIZE	MAXIMUM FLOOR BEAM SPAN (m) JOIST SPAN 'F' (m)						
	FB15L	3.24	2.84	2.58	2.39	2.18	2.02
FB20H	4.92	4.33	3.94	3.65	3.44	3.26	
FB25L	5.15	4.61	4.19	3.88	3.54	3.28	
FB25/4	5.90	5.33	4.96	4.65	4.38	4.15	
F.B.30H	6.57	5.94	5.53	5.23	4.99	4.15	

TABLE 9B:

2.5kPa L.L. FLOOR BEAM SUPPORTING JOISTS

BEAM SIZE	MAXIMUM FLOOR BEAM SPAN (m)							
	JOIST SPAN 'F' (m)							
	2.4	3.6	4.8	6.0	7.2	8.4		
FB15L	2.39	2.24	2.12	1.89	1.73	1.60		
FB20H	4.18	3.65	3.32	3.05	2.78	2.58		
FB25L	4.45	3.89	3.43	3.07	2.80	2.5 9		
FB25H	5.19	4.65	4.23	3.88	3.55	3.28		
FB30H	5.78	5.23	4.86	4.46	4.07	3.77		

TABLE 9C:

3.0kPa L.L. FLOOR BEAM SUPPORTING JOISTS

BEAM SIZE	MAXIMUM FLOOR BEAM SPAN (m) JOIST SPAN 'F' (m)						
	FB15L	2.31	2.01	1.83	1.70	1.60	1.52
FB20H	3.52	3.07	2.79	2.59	2.44	2.32	
FB25L	3.74	3.27	2.97	2.76	2.59	2.46	
FB25H	4.48	3.91	3.55	3.30	3.10	2.95	
FB30H	5.17	4.52	4.11	3.81	3.59	3.41	

70 lhages

BUILDING CONSENT

56495A

PROPERTY ID

024041



Building Consent No:56495

Section 35, Building Act 1991

Issued: 26Nov03

OWNER: MR Shashikant Anandkumar PATEL

c/- CHRIS GARNHAM 81 BRANCH ROAD NEW PLYMOUTH 4601

Application received: 06Nov03

PROJECT LOCATION

Street Address: 28F WALLATH ROAD, NEW PLYMOUTH 4601

Property ID: 055751

Assessment No:

Legal: PT LOT 1 DP 8992

PROJECT

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

Intended life: Indefinite but not less than 50 years

Value of Work: \$4,000.00

COUNCIL CHARGES

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

are: \$0.00

Receipt number: 2116346 Date: 10Nov03 Amount: \$148.00

1: CONDITIONS APPLYING TO THIS BUILDING CONSENT:

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

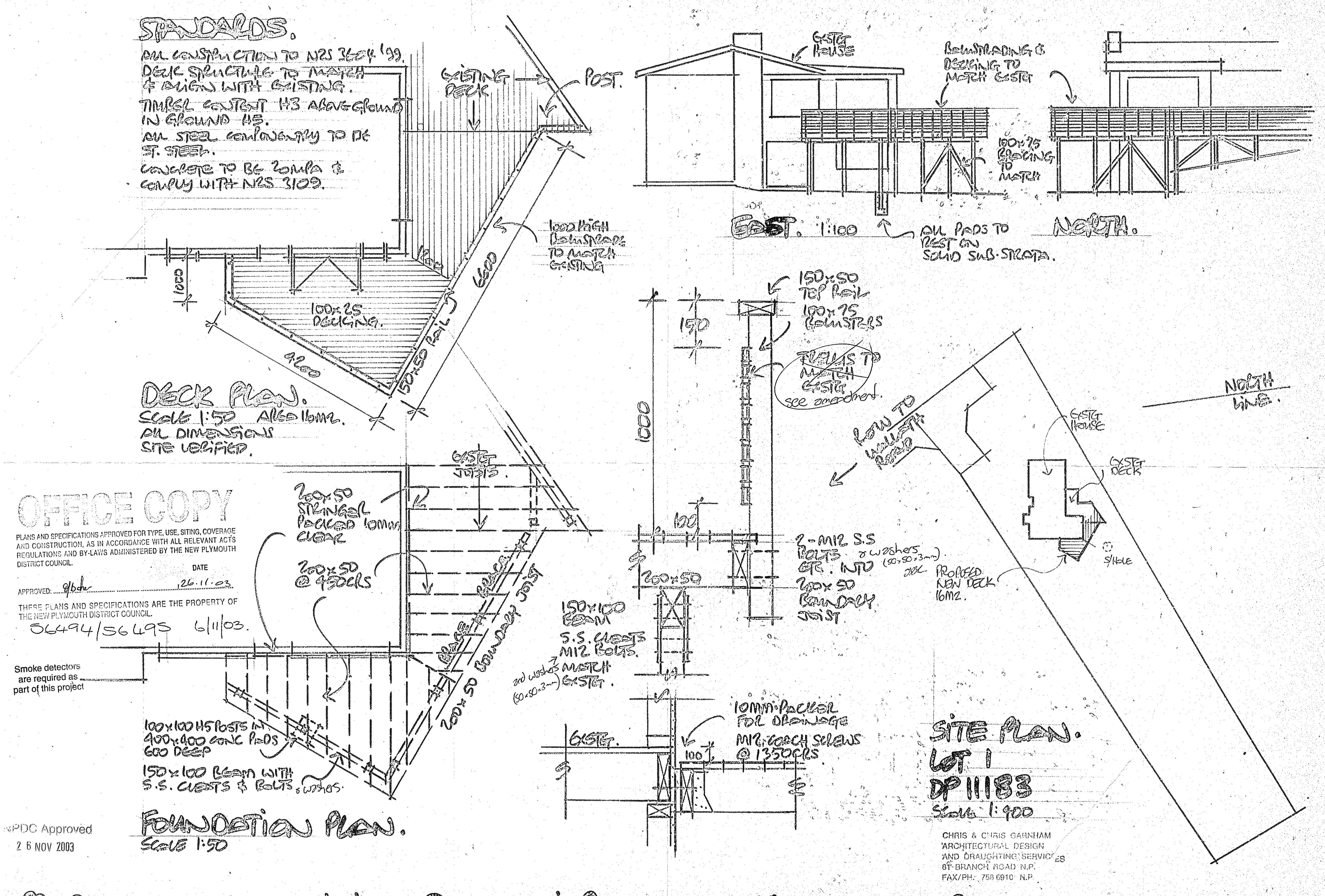
2: Additional comments regarding this Building Consent:

No additional comments.

3: CONDITIONS OF ISSUE:

Building Consent: 56495 Page: 1

Document Set ID: 614848 Version: 1, Version Date: 09/10/2004



ROBSED DECK ADDITION for SHASHI PATEL & 78 F WALLATH RO, WEN PURNOUTH.

16 mm 35 mm

BUILDINGFILE Code No. 47/40 Subject Dul No. Sheets Lors Permit No 10000 Date 19.6.1962

NEW PLYMOUTH CITY COUNCIL

47/40

Building Application Form

To the City Engineer. NEW PLYMOUTH. Data 1963
Sir I harabu anniu fan naminaian de Alleman Dudake a danda
I hereby apply for permission to ENET DWELLING
at (House No. & Street) 28F WALLATH ROAD, Nfor (Owner) MR. H.W.S. FLIANESS
of (Address) The franciscopy Ross, according to locality plan and detailed plans elevations, cross-sections, and specifications of building deposited herewith in duplicate.
Particulars of land: Lot No. / Deposited plan No. 6255
Length of frontage 70' Area Op 3A OS-SSA
Particulars of buildings: Foundations
Walls STUCCO & PRINSTUR ROOF COARLISATED IRON
Area of ground floor square feet
Area of outbuildings square feet
Estimated finished values: Building £3612:10:
Sanitary Plumbing & 330: -:
······································
Sanitary Drainage £ 90: :
TOTAL EMODD:
Proposed purpose for which every part of building is to be used or occupied (describe separately each part intended for use or occupation for a separate purpose):
PESIDENTIFL.
The state of the s
Proposed use or occupancy of other part of building:
s faithfully.
Postal address 40 Ber BAD, NEW RYMOUTH EN Hillerignon Builder
Any receipt issued on deposit of plans is NOT a permit. [P.T.O.

NEW PLYMOUTH CITY COUNCIL BUILDING BY-LAWS.

Two copies of plans and specifications must be deposited. One set of these will be returned duly stamped when permit is issued.

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

All plans must be signed by the architect, engineer or designer responsible for their production.

FEES AND DEPOSITS (By-law 212 [a] STANDARD CODE.)

Every application for a permit under this By-law shall, before the issue of a permit, pay to the Council the following lees and deposit—

- (2) (1) Fees for building permit, including sewer and water charges.
 - (2) Fees for any plumbing and drainage permit.
 - (3) Cost of any permanent vehicular-crossing as required under any By-law.
 - (4) Deposit for possible damage to streets during building operations. The amount of such deposit, unless prescribed by law, shall in all cases be fixed by the Engineer.
- (b) No permit in respect of the work or any part of the work shall be issued until all the said amounts have been paid.

Plumber IPA G.R. FLMOND
Drainlayer MR. GR. ALMOND
Cubic yards of concrete 25 yards
Depth of house drain at boundary

517E PAN S. 47/40 SCALE: / = 20 APPROX 20-20' 228 WALLATH KOAD

Document Set ID: 415695 Version: 1, Version Date: 01/07/2005

47/40

SPECIPICATION:

Of Residence at -

WALLATH ROAD.

New Flymouth.

for -

MR. & MRS. H. FURNESS

December, 1961.

1. FRIENT OF TORK:

The work consists of excavating, laying foundations, and constructing new residence in timber construction all in accordance with the accompanying drawings and this specification.

2. YARIATIONS OF CONTRACT:

Any variations of the contract shall be confirmed in writing having recognition by both the Gumer and Contractor.

3. <u>SITE</u>:

Effore tendering the Contractor shall inspect the site and make allowance for any item or particulars he may does necessary for the carrying out of the contract.

4. INSURINCE:

The Contractor shall insure the building against fire for an approved amount and for the period of the Contract or until possession is taken by the Employer.

The Contractor must also ludge proof of having his worksen insured under the "Forkers' Compensation Act."

5. EY-LATS:

The Contract whall be carried out in conformity with all Local By-Laws and to the setisfaction of the City Council.

6. LEVELS:

The levels shown on the accompanying drawings shall be taken as an indication only and the Contractor shall gheck such levels at the site.

7. SUB-COMPRACTORS:

This Specification is divided into trade sections for convenience only and it shall not be construed that each trade section is an entire and separate contract. Every trade jointly and separately, shall assist and render all necessary assistance to other trademen.

The Tendering Contractor shall submit a list of all his sub-contractors to Owner for approval.

8. DRAWINGS AND SPECIFICATIONS:

The eccempanying drawings and this specification and all copies of same, shall always remain the property of the <u>Camer</u>, and all sets shall be returned to him as soon as the Contract has been completed.

9. PLANT, GEAR ETC. :

The Contractor shall provide his own plant, gear, sheds, scaffolding etc., all as required and what is usual for the particular work.

40. KAINTERANCE:

The work shall be kept in repair for a period of three months after the completion of the building operations to the satisfaction of the Owner. Any stains, imperfections, leaks etc., of whatever description that may arise during the maintenance period, owing to defective workmanship, or poor quality materials, shall be made good at the expense of the Contractor.

11. CIEAN UP:

Remove all debris and rubbish during the period of building operations, and cart away from site.

MOTE: For surplus soil, see under "Excavation."

At completion of contract, the building and surroundings shall be left clean and tidy, windows cleaned and paint spots removed.

12. P.C. SUMS:

Contractor shall supply items under "P.C. Sums" and allow for necessary fixing.

Invoices for these items must be shown to Owner when adjustment of accounts for these items is finalised.

13. GENERAL:

Document Set ID: 415695

Version: 1, Version Date: 01/07/2005

The thole of the foregoing Preliminary and General clauses shall be read in conjunction with, and shall apply in full to each and every trade section to the full intent and meaning.

EXCAVATION WORK

14. EXCAVATE SITE:

Excavate site for residence to depths and widths as required. If any unnecessary excavation work occurs and foundation work is required to be increased in depth etc. as a direct result, then the Contractor shall bear this expense.

45. FOUNDALIONS:

Excavate for foundation wall footings, piles, piers etc., to solid bearing. Pottoms of footings shall be perfectly level and adequately lapped where necessary.

16. SURPLUS SOIL:

Surplus soil shall be deposited where directed by Omner.

17. PACK FILLING:

After removal of formwork, backfill foundations etc., with clay well rammed and finished level with surface of surrounding area.

es. FARIFILL:

Provide hardfill or well rammed clay wherever required.

CONCRETE WORK

19. MATERIAIS:

Aggregate must be coarse and free from locse flaky particles.

Fater shall be of drinking quality.

Sand shall be clean and free from calt.

Cement shall be of New Zealand manufacture, and stored in a dry shed.

20. MIX:

Wix shall be four parts of coarse aggregate to two parts sand to one part cement mixed with a minimum amount of water.

24. FORE:

Box for and form concrete walls and piers as shown on plan, base for chimney etc. Piles shall be constructed true and plumb and set into a 12" x 12" x 4" concrete pad. Build in No. 8 wire loops for securing sleepers. Outside piles to have 2" x 2" toters dovetail insets for plinth nailing. Bottom of all concrete foundations shall be taken down to a solid bearing.

Retaining wall to be sloped from 8" at bratom to 6" at top. Vertical reinforcing shall be 1/2" \$\beta\$ rods at 6" centres to a height of 40", then alternate rods carried up to top of wall at 12" centres. Horizontal reinforcing shall be 3/8" \$\beta\$ rods at 9" centres. Carry 1/2" \$\beta\$ rods at 6" centres in wall 4"0" into 5" slab floor in Laundry to form solid toe. Build 4" open joint field tile drain along bottom of wall, and form a 4" layer of coarse gravel above as shown.

21. FORK (Cont'd.)

Concrete to retaining wall shall have "Nonporite" integral waterproofing agent added according to manufacturer's instructions.

Reinforce 5" garage, laundry and W.C. floor with H.R.C. 665 welded steel fabric reinforcing.

22. CHIMEI:

Supply and fix a "Firth" 2 BP open precast concrete fireplace and chimney, according to manufacturer's instructions. Build concrete base below unit with footing extending 6" outside perimeter. Reinforce with 3/8" p rods at 8" centres bothways.

BRICKRORK

23. WCRX:

Build brick surround to fire place as instructed by Omner, a 2250 % exective fire in 2001290

Provide necessary wire ties. Build open pattern brick screen, plant box and brick wall at South side. All bricks shall be selected quality Glenburn facings or equal.

Joints shall be pointed with recessed joint, colour to approval.

At completion, clean all brickwork with dilute hydrochloric acid and liberally flush with clean water to remove all traces of acid.

CARFEWIRY and JOINERY

24. D. P. C. 3

Supply and fix full width 3 ply Malthoid damp proof course where ever timbers lie on or against concrete.

25. TREEE:

shall be Building & Heart Rims or Matai or Tanalised C. E. Rims. Other framing timber shall be Boric treated Finus Radiata No. 1 Dimension. Timbers which have large or loose knots or other defects shall not be used and any timbers which have a tendency to warp or buckle must be cut out. Francing shall no heart

Joinery and finishing timbers shall be Dressing A Heart Rimu and shall be well seasoned and thoroughly dry. Weatherboards shall be Heart Totara or Rimu.

26. SCHEINIE:

Sleeper plates
Jack stude and bracing)
to Garage walls
Floor joists over Garage
Other floor joists
Herringbone strutting
Bottom Flate
Fall Stude

4" x 3"
4" x 3"
4" x 2"
5" x 2"
4" x 2"
4" x 2"
4" x 2"
4" x 2"

Document Set ID: 415695

26. SCHEDULE (Cont'd.)

Stude to openings over 3.0" 4" x 2" & 3" x 2" Wall nogging Beams to openings up to 3.0" Beams to openings up to 6'0" 2/4" x 2"s Beams to openings up to 2°0" 2/6" x 2"s Beams to openings up to 11 0" Wall bracing Top plates Coiling joists Ceiling noggings 3" x 2" Rafters 5" x 2" & 6" x 2" Purlins Eaves soffite framing 3" x 2" & 2" x 2" Strute 74 x 54 4" x 2" Hangers 6" x 1" Collar ties 8" x 1 9/4" Rifge Board 4" x 2" Coiling runners Stair Stringers 10" x 1 1/2" ex 4" x 1" T. & C. Flooring Eares fascia ex 4 1/4"

Timbers not schedule shall be to sizes as is usual best trade construction.

27. FRANCING:

The whole of the framing shall be securely fixed and braced in the best trade practice.

Build timber framed walls in garage with 4" x 3" timber stude, securely braced and securely fastened to concrete piles.

Joists shall be fixed perfectly level at 18" centreand provide one row of herringbone strutting to joists over garage. Wherever partition walls run parallel with joists, the joists shall be doubled. Wall stude shall be spaced at 18" centres and checked out 1/2" for head and sill pieces to openings. Noggings shall be spaced at not more than 2'3" centres.

All plates and full width noggings shall be bored with $3/4^a$ \$ holes for ventilation, and drive two nails across for vermin stop.

Brace walls where necessary with 6" z 1" checked-in flush.

Studs and noggings shall be gaiged to give plane surfaces for linings etc. Allow for trimming openings such as Switchboard, Eathroom cabinet, manhole etc.

Ceiling joists shall be checked down and fixed true and level on underside across each room, fix $4^n \times 2^n$ runner to joists.

Fix rafters at 3'0" centres, birdmouthed over wall top plates and spiked to ridge board. Eaves soffite shall project 2'0" from face of wall. Roof struts shall be taken onto partitions and towards centre of rafter span us practically possible. Fix collar ties to every third pair of rafters.

Fix 3" x 2" purling at 30" centres and to guit recling material.

Build partitions to wardrobes with 2" framing.

27. FRANCING (Cont'd.)

Frame for manhole in cailing where directede

Build Terrace with 5" x 2" joists well secured to wall stude and spiked to two / 9" x 2" boxed beam on 2 1/2" p galvanised iron pipe supports securely braced, and set in 12" x 12" concrete blocks. Ley ex 4" x 1" sarking to Terrace and lay Walthoid base finished with asphalt and pea gravel.

28. EXTERIOR SHEATHING:

Cover whole of exterior walls with 30/30 Sizzlkraft or heavy building paper. Cover with stucco-backing board and fix 2" galvanised netting held with No. 8 galvanised wire stapled at 12" centres.

Give two coats of 1 to 3 cement and sand plaster and leave ready for finishing work. Final coat shall be "Permaflex" applied by specialists. Colours to approval.

Esves shall be lined with 3/16" asbestos cement sheathing. Fix ex 6"x1" shiplap weather beards to gable as shown on elevations.

29. INTERIOR SHEATHING:

Gibraltar Board shall be 3/8" thickness, all joints and nail holes shall be stopped, flushed and finished smooth ready for Paperhanger.

fiardboard shall be 3/16" thickness fixed vertically starting from top, and joints shall be covered with aluminium "a" section moulding.

Softboard Ceilings shall be 1/2" thick "Piner" softboard fixed at close centres with 1 1/2" panel pins, skew nailed and flushed up ready for painting. Joints shall be covered with recessed mushroom bead.

30. SCHEDULE OF LININGS:

All ceilings - "Pinex" softboard. Walls of Kitchen, Leundry. Bathroom and W.C.'s. - "Pinex" hardboard. All remaining walls and wardrobes etc., - "Gibraltar" board ready for papering.

Wall to passage between door to Bedroom 1 and Lounge shall be lined with ex 4" x 1" shiplap D.A.H. Rimu vertical boarding in matching grain.

31. TRIE:

Architraves and trim shall be ex 3° x $1/2^{\circ}$ fin., and skirtings ex 4° x 1° bullnosed. Cornice mould shall be 1 $1/2^{\circ}$ scotis.

32. <u>DOORS</u>:

External rebated frames shall be ex 2" with weather bar housed into sill.

Internal frames shall be ex 1 1/2" rebated.

Type In 6.6" x 2.8" x 1 5/8" hollow core framed flush, Rimu plywood faced, with clashing strip.

Type 12 6.6° x 2.6° x 1 5/8" hollow core framed flush, Rimu plywood faced, with glazed top and clashing strip.

Type 13 6'6" x 3'0" x 4 3/4" fully glazed Rimu framed.

DOORS (Cont'd.)

6.6" x 2.8" x 1 5/8" framed ledged door with glazed Type D4 top.

6'6" x 2'8" x 1 5/8" fully glazed Rimu framed. Type D5

Werdrobe doors and overdoors shall be 4 5/8" thickness fesed with lit. Rima plywood. Exterior doors shall be hung on three 3 1/2" galvanised butts and other linged doors on three 3 1/2" entique loose pin butte.

Sliding doors to be hung on "Henderson" wardrobe sliding door gear.

Hinged Gerage doors shall be in three leaves framed and ledger, and glazed. A Blazen.
Allow & P.C. Sum of low for woors between Lounge a elining.

33. WINDOWS:

Construct window sashes and frames with timbers as scheduled and as shown on Drawings. All windows marked to he shall be awning hung on "Thitco" fiction stays according to manufacturer's instructions.

Windows marked "F" ere fixed glazed.

Windows marked "P" shall be asbestos cement panels 1/4" thickness.

WARDROBES: 34.

Frame and line wardrobes as for surrounding work. Provide and fix a 3/4" / galvanised w.i. pipe coat rail in each mardrobe.

MISCELLANEOUS CUPPOARUS: 35.

Build two cuptoards to space over stairs as shown on section had. Fit 1 5/8" thick Rimu ply faced doors as for wardrobes in Bedroom 3. Build audicupavaria 117 bedroom 3.

Construct coat recess in Entry Hall with ex 1 1/4" Rimu frame tapered from 2" at bottom to 8" at 6'6" height, line inside with ex 4" x 1" vertical boarding and fix aix hat and coat hooks. Build in hand basin a cup boards in bathroom.

36. ELITCHEN CUPSOARDS:

Construct Kitchen cupboards with ex 3" x 1" framing. shelving ex i" and doors of 7/8" coreboard with edges left squere and smooth, and hang on two 2 1/2" butts. Drawer fronts shall be ex 1". Build 1/2" divisions in drawers as directed. Provide and fix selected "Formics" bench tops with upstands with stainless steel sink bowl where shown. Allow space for electric range and refrigerator. Fuild 3" x 1" slatted shelving to Hot water cupbeard.

37. STAIRS:

Construct stairs with 10" x 1 1/2" stringers risers er 1" and treads ex 1 1/4" bullnosed. Securely wedge, house and glue together. Hand rail shall be ex 3" x 2" fixed to wall with purpose made wall brackets.

38. TOODBOX:

Fuild in woodbox in porch with ex 1" carcase with hinged lid, in two sections.

39. FATER(XOM CABINET:

Build in bathroom wall where shown a 32" x 24" cabinet, with ex 4" timber doors with mirror set in one side.

40. LAUNDRY TUES:

Provide and fix a double pressat concrete tub unit in Laundry with ex 6" x 4" wood capping over back of tubs.

44. PAIUSTRAIR:

Provide and fix galvanised iron pipe balustrade with 4/4" pipe top rail and 3/4" pipe supports. Fix to deck with galvanised flanges.

42. SHOWER CUBICLE:

Walls chall be 6'6" high with 2" framing. Line with 1/4" tempered hardboard, well painted, both sides and all edges with genuine red load paint. Finish top with ex 4" x 1" cap. Build a 3" x 2" over opening and fix track for shower curtain.

43. STITCHEOARD:

Fuild in switchboard case where shown and line with fire resistant material. Door shall have clear glazed front, hinged and with suitable catche

44. DOOR STOES:

Provide rubber door stops to all doors.

45. HARIMARE:

Provide and fix all necessary hardware to doors, windows, kitchen cupboards and cabinet etc., (saucer pulls and "Ideal" catches to cabinet doors etc.) Furniture shall be first quality C.P.

ROOFER

46. GENERAL:

Fix 24 gauge corrugated galvanised iron to roof purlins with two corrugation side laps and 9° end laps well painted before fixing.

Gutter flash and over flash where chimney and other pipes pass through roof.

Epoutings shall be 5" and downpipes 3" diameter 24 gauge galvanized iron.

Ridging chall be 8" lead edged.

PLUMBING

47. FY-LARS:

All plumbing shall be carried out by a registered plumber, in accordance with all Local By-Laws and regulations under the Health Act.

LE. FLASHINGS:

Provide all necessary flashings etc., to roof, windows etc., where required to make the building thoroughly watertight.

49. HOT WATER SERVICE:

a 40 gallon Hot water with quick boiling compartment and tea tap, and complete with all necessary fittings. Provide and fix a 30 gallon 24 gauge copper supply tank on a copper tray in roof space where suitable. Ensure that tank is over a strong bearing partition or bearers. Supply a 103622 well pack.

Fun service from H.W.C. to fittings in $1/2^n$ \$ pipe. Leg all hot water pipes with felt, wired on.

50. COLD WATER:

Arrange with City Council for water service connection to water main and fix necessary stop cock etc.

Carry supply to fittings and to two standpipes at rear and front of building in positions as directed.

51. SANITARY FITTINGS:

Beth - Frovide end fix a 5'6" long white porcelain enamelled bath with grating, plug and chain.

Wash hand besin - provide and fix two 22" x 16" white porcelain wash hand besins on wall brackets where shown.

Shower Tray - provide and fix a stainless steel shower tray with 6" upstand at entrance with upstands extended behind well linings.

W.C. - provide and fix a "Mush Flush" flushing unit and a water closet pan with double plastic seat to toilet on upper floor.

Provide and fix a syphonic action 3 gallon copper lined cistern and a water closet pan with double plastic seat to toilet in Garage.

Tans shall be C.P. screw-down, type marked for services, pillar cocks for wash hand basin, bib cocks for remainder except shower taps which shall be wall mounted and with "Stanley" mixer box. Allow the P.C. sum of five pounds ten shillings (£5.10.0) for the supply only of a hot and cold combination tap fitting with anti-splash nozzle, to sink bench. Standpipes outside shall be brass with threaded hose connection.

52. WASTES AND TRAPS:

Provide and fix 1 1/2" waste pipes and traps where required. Carry pipes to gully traps and vent as required by Ey-Laws.

DRAINLATING

53. GENERAL:

Pipes and fittings shall be 4" first quality glazed earthenwere fittings laid to correct falls, with joints made in fully frequent merter. All drains shall be left open until inspected by local authorities.

54. SOIL DRAINS:

Connect drain to sewer with 4" pipes. Provide and fit inspection "bends," "Ys" and "ends" where required. Set up gulley

At following intended seterations to plan are notified:

1. Toundation: Continuous powered concrete in line of outer row of pictes where shown.

2. Basimen toute!

2. Basimen toute!

3 lassis thank

Basin: be be sited at West End of launday in area marked

1. Checkellation to be one

15" x 15" Laune type window.

Lessess in. 6 63

Document Set ID: 415695 Version: 1, Version Date: 01/07/2005

16 mm 35 mi

BUILDINGFILE Code No. 645 JUDIECI 199 No. Sheets Permit No Date

NEW PLYMOUTH CITY COUNCIL 645/268 File No. 15

FOR OFFICE USE:	File No	Check	Sheet No.
•	Receipt No. 13	966 Sewer S	Sheet No. 22
	Date of Receipt	75 Zone	Ros R1
TO THE CITY ENGIN	EER		Date 6 007 1975
APPLICATION FOR	BUILDING PERMIT		Lot No.
		the Rd.	
			Sec. No.
		Brown ADDRE	ss 28 F wallach Ro
Proposed Use Lac	LIC P.	***************************************	
Foundation &cus	nette.	Walls 7-cm	her Roof 27-10-
AREA of Site		·	
AREA of existing building	ngs	128	
AREA of existing access			
AREA of Building in ap	plication	12-29	metres.
Builder 90	Honnor	Address 15	4 Penbroke St
Designer			***************************************
Structural Eng.			
Building Projects Authoria	ty Required Yes / N	lo Supplied Yes	/ No
		<u></u>	FOR OFFICE USE
Total Value of Building		\$ 2600	Corrected Value Fees
Sanitary Plumbing and Dr	rainage	\$	
Value of Building for Peri	mit	\$	
Water for Building			
Building Research Levy o	n	\$	
Hoardings Mth	s @		
		TO	TAL FEES BUILDING
Starting Date 13 - 1	C - 75	Finishing Date	13 -11 - 75
NAME AND ADDRESS			
· · · · · · · · · · · · · · · · · · ·	1 0 -		
154 Pent-	101Qc_ 5-41		Phone 35354
		. Ciamatura et A	9.9 Hamman
		or A	applicant 9.9. Honno
	•	Signature of C	Owner

Document Set ID: 1098923 Version: 1, Version Date: 19/01/2011 Inspect.Office

645/25

6 October, 1975

Mr. 1. J. Honnor, 154 Fembroke Street, NEW PLYMOUTH.

Dear Sir,

Your application dated 6 October, 1975, for permission to do an addition to a lounge at house No. 28F ballath doad, being Lot 1, b.F. 8992, has been examined and in accordance with the provisions of Clause 2.9.1 of Chapter 2, NZSS 1900, I have to advise that because insufficient information has been supplied relative to Acts, Regulations and By-laws administered by Council, the issue of the required permit is withheld until the following information has been supplied by way of amendment or addition to the plans and specifications deposited.

As soon as the requirements scheduled below have been satisfactorily attended to the permit will be issued within the yime of fourteen (14) days as stipulated by the By-laws and subject to the required fees having been paid.

Town Hanning:

A site plan is required, drawn to a suitable scale showing sufficient dimesions to enable the proposed addition to be checked and plotted on our records.

Building:

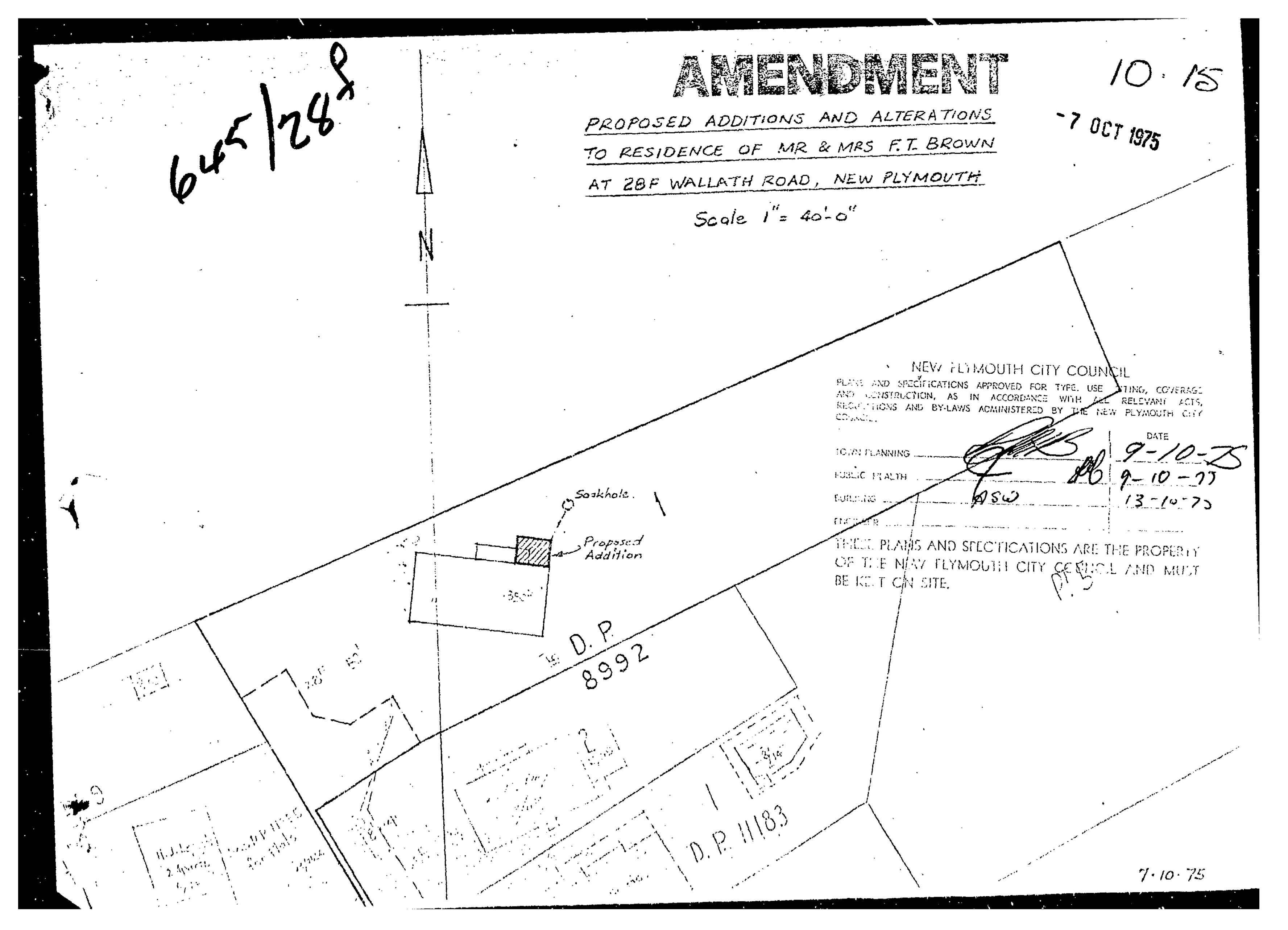
Further information is required of the existing floor area of the house and basement.

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

Yours faithfully,

N. G. HARAIS City Engineer

Document Set ID: 1098923 Version: 1, Version Date: 19/01/2011



NEW PLYMOUTH CITY COUNCIL

CITY ENGINEER'S DEPARTMENT

ASSESSED REQUIREMENTS

	File No. 10 1	15
Project: FDDD Louve	Check Sheet No. 8271	
Owner:_F.T. BROWS	Sewer Sheet No. 221 Plotted:	
Address: 28 LOALLATH ROAD	Zone: Roo. R.1	, <u></u>
Lot No D.P 8992 Se	c. No Area of Site:2 <u>8</u> /2.47	<u></u>
TOWN PLANNING 64	28'	
Designations		
	·	
Area of Buildings Coverage	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	····
Maximum Height		
Front Yard		
Relat. of Eldg. Size: (1) Rear Yard		
(2) Side Yard		
Open Space		
Grassed Areas		
Trees		
Building Lines & Street Widening		
Parking		
Access to Rear of Site		
Accessory Buildings		
Service Lanes & R.O.W		
Gress Floor Area of Shops		一
Resid. Accem		
Levels of Site		
use of Yards		
Loeding		
Screening		
Amalgam. of Titles		_
Remarks:		.
- CT ALL DEN LO REQUIRED, C	for to a sufalle sont	-
Action of he checked and	is to enable the oroson	-
the the checked and	plattat on our records	~
	<u> </u>	-
		-
		-
	·	
		,
	Approved	-
	Not Approved	-

E: HEALTH & BY-LAWS		
Areas		•
g		
Ventilation		
Remarks:	128	
——————————————————————————————————————		
	, , , , , , , , , , , , , , , , , , ,	
		W 1810 -
•	Approved_	= 19/
	Not Approved + -	
F: DANGEROUS GOODS		
Domestic or Commercial		
Storage Capacity & Location		-
Licence Required Yes /No	_	stell !
	Approved	
	Not Approved	
	_	
G: BUILDING		
Remarks:		
	· · · · · · · · · · · · · · · · · · ·	
	,	
	FEES:	00.00 14.00
	Bldg. 10% Water Bldg.	
	B.R.L.	
	TOTAL	\$ 14.00
Building Inspector	Approved Not Approved	150
	. Not Approved	
Specification:		
Structural Engineer	Approved	· · · · · · · · · · · · · · · · · · ·
Structural Enginear	Not Approved	•
Fire Service	Recommended	
	Not Recommended	
		TAIN.
	Approved	
APPROVING ENGINEER	Not Approved	

16 mm 35 mm

BULDINGFILE Code No. 645 38F
Subject woodstore No. Sheets Permit No 11136 Date

Document Set ID: 1098923

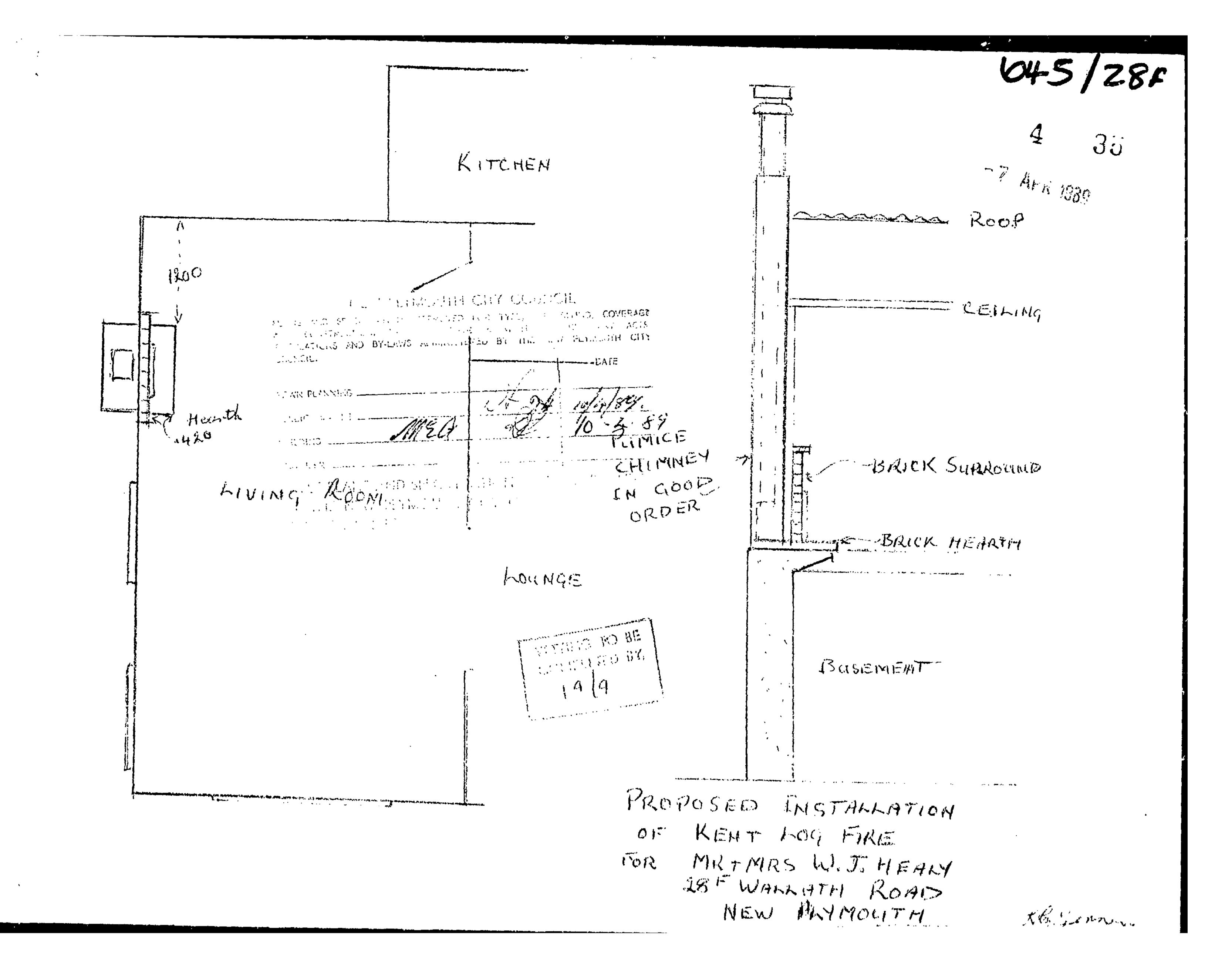
AUTHORITY 645/28 pts. No. F 11130 BUILDING INSPECTOR'S NO. NO. FIELD SHEET File No. 4135/ Inspector: Mi___ Date Permit Issued Receipt No.____ 🚕 BUILDER OWNER Mailing Address Mailing Address and the Action of the 512971 PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED LEGAL DESCRIPTION SITE Valuation Roll No. Street No. Lot _____ D.P. ____ Street Name Section _____ Block __ Town/District Survey District __ Riding DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE NATURE OF PERMIT (TICK BOX). . . DWELLING UNITS FLOOR AREA NEW BUILDING Number Whole - exclude domestic garages and domestic outbuildings Erected Sq. Metres **FOUNDATIONS ONLY** Building ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED - include installation of heating appliances ESTIMATED Plumbing **NEW CONSTRUCTION** VALUES Drainage OTHER THAN BUILDINGS - include demolitions S.S.T. DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS TOTAL FEES APPLICABLE Building Permit \$ _____ Water Connection \$___ Receipt No. Street Damage Deposit . \$ _____ Building Research Levy . . \$ ______ Date of Payment Authorised Officer_____ Sewer Connection \$ _____ G.S.T. Vehicle Crossing Levy ... \$_____ TOTAL: M.S. Plumbing \$ _____ Special Conditions: REMARKS (e.g. stage reached with work) Date inspected (CONTINUED OVER)

Document Set ID: 1098923 Version: 1, Version Date: 19/01/2011

NEW PLYMOUTH CITY COUNCIL

		4 35	Check Sheet No. Sewer Sheet No. Zone.	71
FOR OFFICE USE	File No	14101	Check Sheet No	
	Receipt No		Sewer Sheet No	
	Date of Receipt.].	S	S. J. Zone	• • • •
استقا باستانان در در پسوم باستهار را به این خدان در در در بسته نیوی بر زرایس به ایون			Date 7 - 4 - 89.7	AFR 108
1 D D D C C C C D D C	TOTO TO THE	18 F 1 12 86	Date	
TECAL DECEMENT	TONI OF LANDS LOTS		D D	
NAME OF OWNER	R OF LAND	HEALY	ADDRESS: 28 F. Walla	th Ild
NAME OF OWNER	OF BUILDING:	{ {	ADDRESS:	
NAME OF PRINCI	PAL CONSULTANT:		ADDRESS	
NAME OF OCCUP	IER	TAEANY	ADDRESS 28 F Waltur	1. 1.21.
NAME OF BUILDE	R:	ancy.	ADDRESS: 1.6 Lawreye.	S.Eveel
			non Alefoni	co-crtil.
				• • • • •
		/		
For Permission To	Install los	Land Electric	Documents: attached as part of this application which are applicable:	
and che	a existing		Drawings - Two sets (See notes on back of sheet)	
	. 		Specifications - Two copies	
~ ~			Form No. 2 - Structural Design Features Summary Part A and Part B	
			Form No. 3 - Fire and Egress Features Summary	
DESCRIPTION OF	PROPOSED WORK:		Building Project Authority	
New building	☐ Conversion		Estimated starting date 5.13.1.	<i>o</i>
Addition	Demolition		Estimated completion date	
Alteration Hoardings	Mths			
			EOD OFFICE LIGE	
New floor area	ng Excluding G.S.T.	\$ 1340-00	FOR OFFICE USE Corrected Value	
_	d Drainage (Labour only) cluding G.S.T.)	\$		
Value of Building for	Permit	\$ 1340 - 0-0		
	L C			
NAME OF APPLIC	ANT			• • • •
Address	1.6. Lanney	55, ec.	N.P.	
			512471	
Acting in capacity			(e.g. owner, builder, principal consu	iltant)

Document Set ID: 1098923 Version: 1, Version Date: 19/01/2011



Document Set ID: 109892 Version: 1, Version Date:

NEW PLYMOUTH CITY COUNCIL

645/28F

CITY ENGINEER'S DEPARTMENT

ASSESSED REQUIREMENTS

		File No.4	30
		20071	
Project:	Check Sheet	No32271	
	-A Sewer Sheet	No Plotted:	
Address: 28 FLLATH	Zone:		
Lot No D.P	Sec. No	Area of Site:	
		VETTING TO BE	
TOMAN DIANISMO		COMPLETED BY	
TOWN PLANNING			
Designations			
	, _,		
Area J. Wildings			
Coverage			
Maximum Height			
Front Yard			
Relat. of Bldg. Size: (1) Rear Yar			
Open Space			
Trees			
Building Lines & Street Widening_			
sarking			
Access to Rear of Site			
Accessory Buildings			
ACCESSORY DUTTHTHAS			
Service Lanes & R.O.W			
Crossing Length			
Eross Floor Area of Shops			
Basid. Accom			
_evels of Site			
_se of Yards			
_oading			
Screening			
Remarks:			
	······································		
			· <u>····</u> ·······························
	<u></u>	<u></u>	
		- <u></u>	<u> </u>
			
			
		<u>. </u>	 -
	<u></u>		<u></u>
		Approved	
		Not Approved	
		MOT WHATOARG	

SERVICES

A: SEWER CONNECTION	STORMWATER CONNECTION	
Existing Service		
Required Service		
Location		
Depth		
Special Requirement		
Common Drain Fee \$	Fee \$	
ree v		
ر المنظمة	FEE S:	
B: WATER CONNECTION		
Existing Service		
Distance from L/Boundary	Height above Datum	
Distance: Main to Boundary		
Boundary to Load		
Required Service		O
"eter		
	FEE \$:	
C: PLUMBING		*
3 2 1 To. Fittings W.CsBathsBasins	2 2 Sinks ShowersTubsOthers	
Total Values		
Supply Pipe SizesP	2.V.C. Copper Gal. Iron	
Backflow Prev		
Other Fittings		
Estimated Value	Plumbing Fee	
~ ~ * * * * * * * *		
<u>DRAINAGE</u>		S. S.
Existing Required	3	
Fittings Required		
Common Drain		
Septic Tank		
Stormweter		
Estimated Value	Drainage Fee	
Total Estimated Value P. & D. \$:	FEE \$	
		· · · · · · · · · · · · · · · · · · ·
D: VEHICULAR CROSSINGS		
Type of Footpath Conditio)II	
	Inst. No	
Existing Crossing Position Vew Crossing Position		
Strengthen Path Sq.Yds Level at		
STREET WORKS FEE \$:	DEPOSIT DAMAGE FEE \$:	
O + 11		

REMARKS: CORRESPONDENCE: AGREEMENTS SPECIFIC REQUIREMENTS

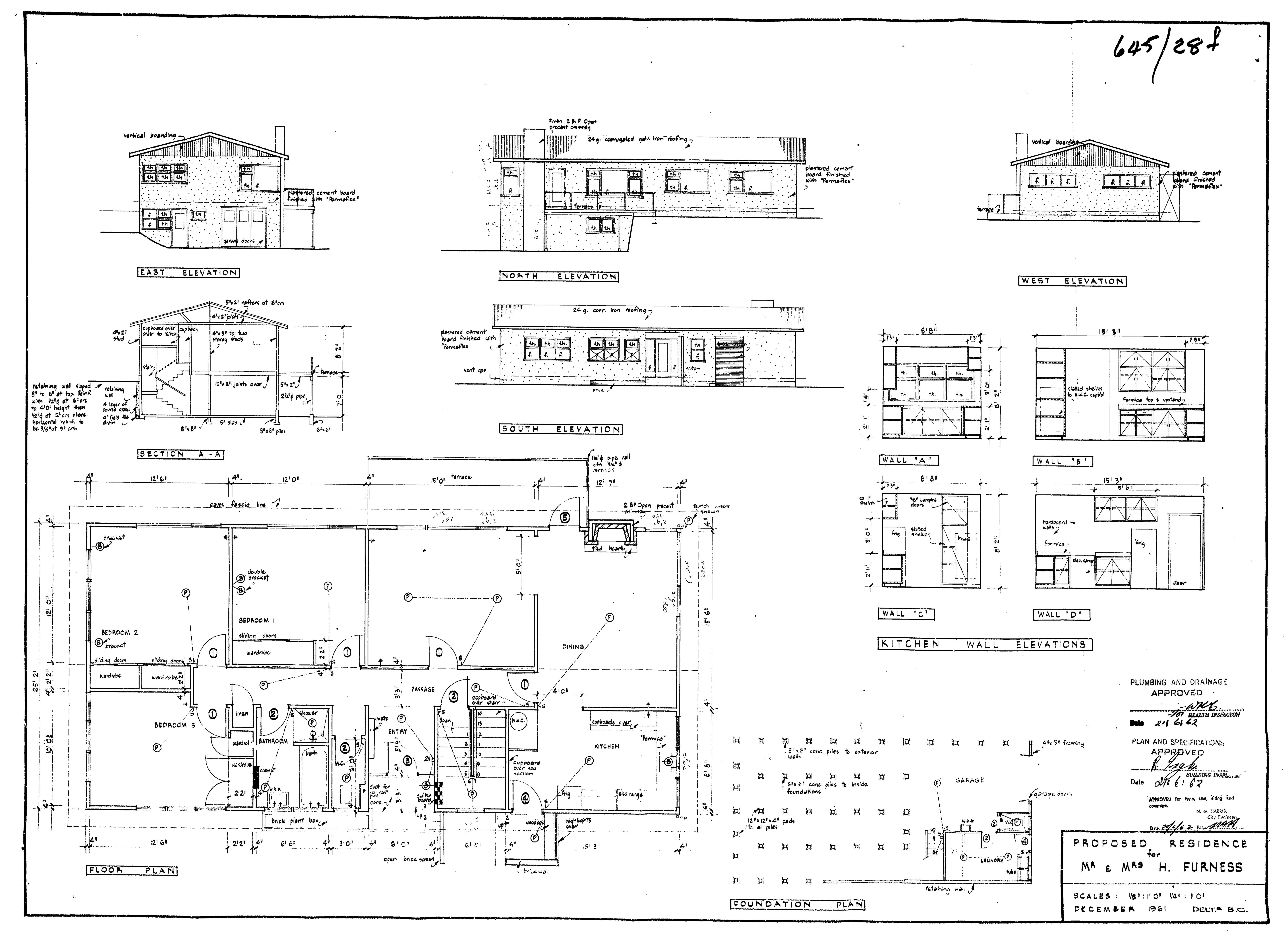
Note: G.S.T. is to be excluded from all fees quoted in this Document.

	. <u></u>	
		
		Approved
		Approved
		······································
<u></u>		
······································		
······································		A
		Approved
	Not	Approved
		
		Approved2
		Approved
	Not	Approved
	-	
		<u></u>
	····	,
		Approved
	Nat	Annaced
	ין טיעיו	vht10/60
		
		
		<u>, , , , , , , , , , , , , , , , , , , </u>
	<u> </u>	<u> </u>
		Annacuad
		Approved
	81 1	Approved

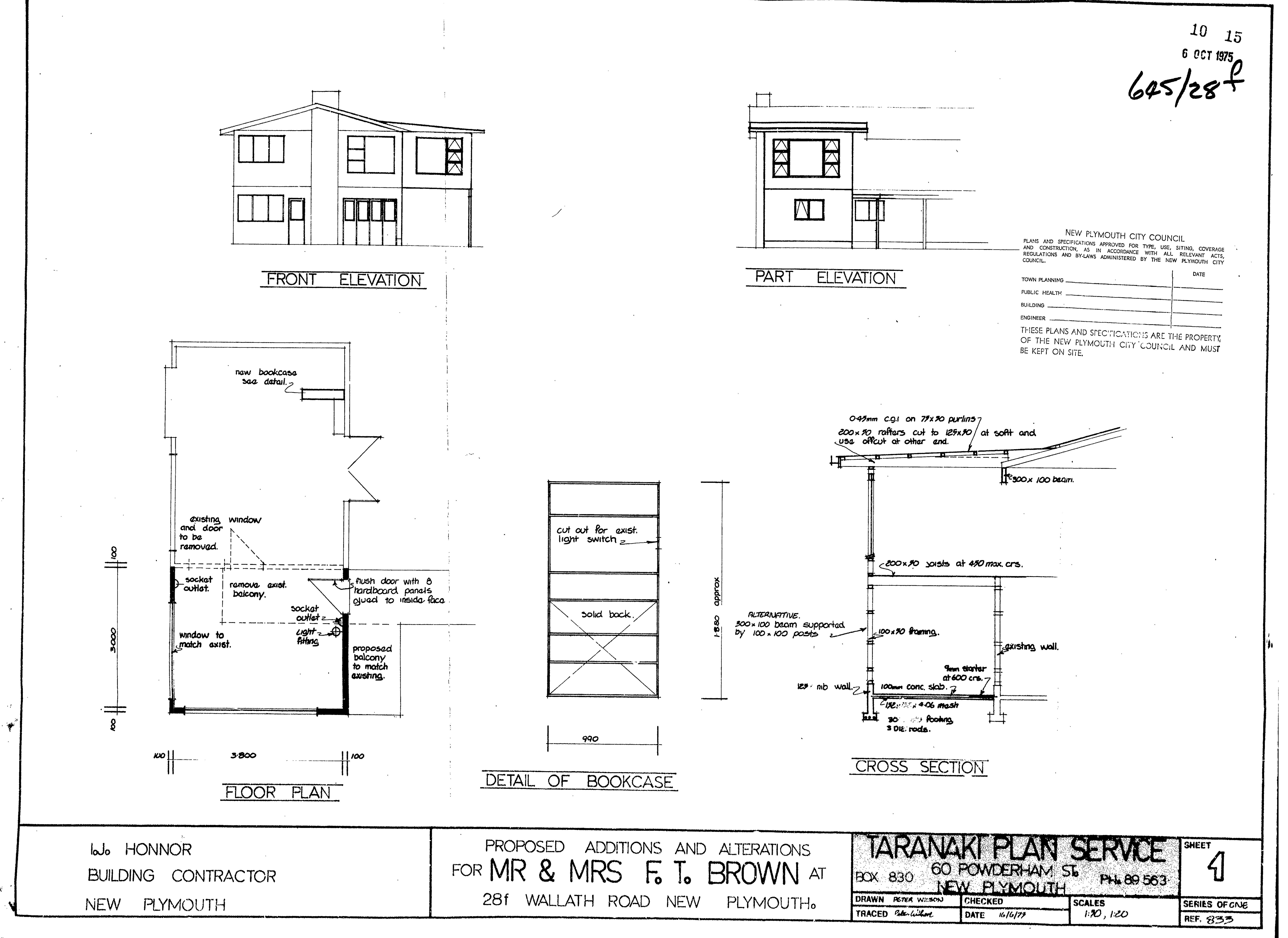
Document Set ID: 1098923 Version: 1, Version Date: 19/01/2011

BUILDINGFILE Code No. 645/28 Subject Dag No. Sheets Permit No 21.6.62 16.10.75 Date

Document Set ID: 1098924 Version: 1. Version Date: 19/01/2011

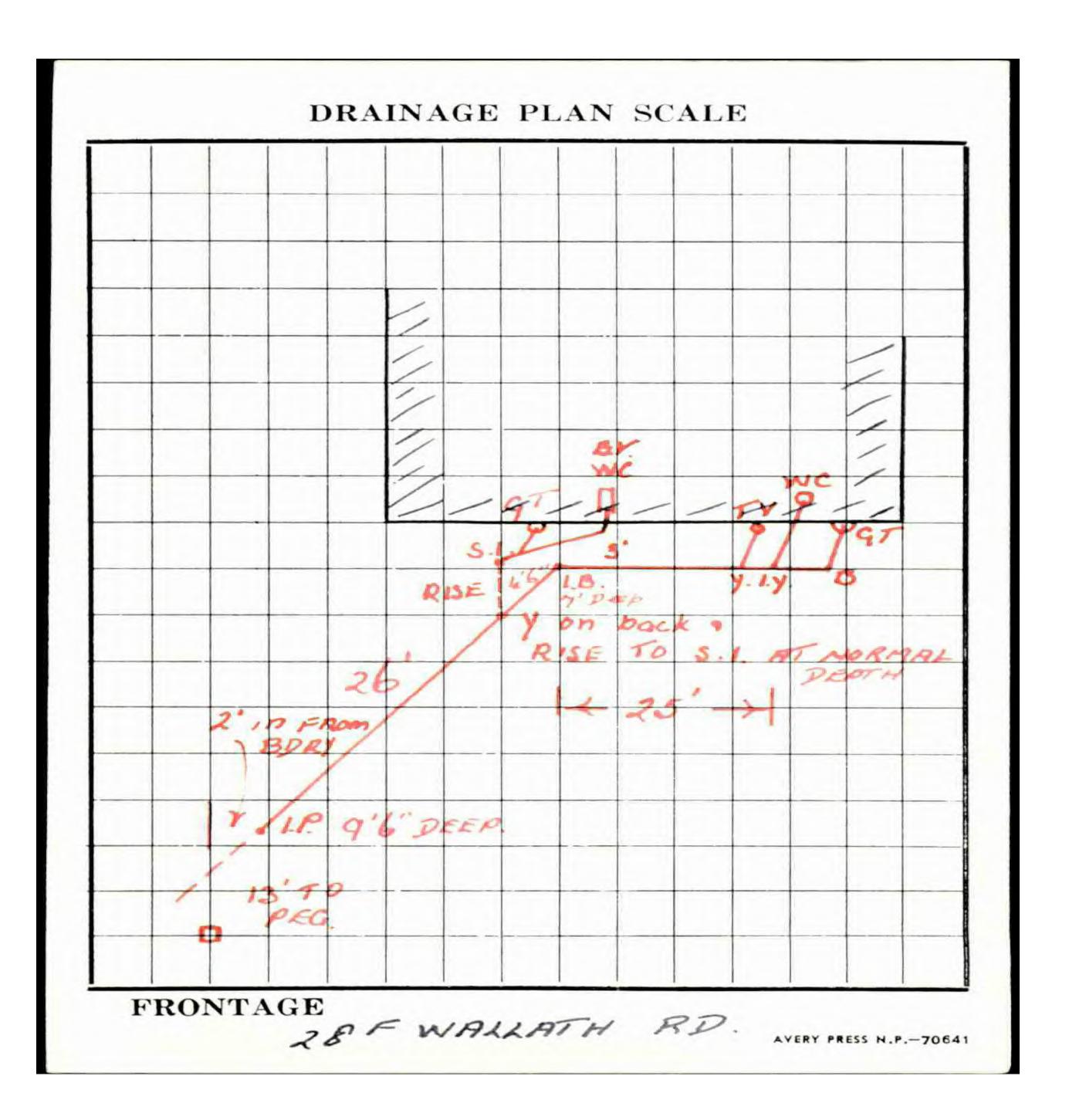


Document Set ID: 1098924 Version: 1, Version Date: 19/01/2011



Document Set ID: 1098924 Version: 1, Version Date: 19/01/2011

Address WALLATH RP DRAINAGE AND PLUM	Lot D.P. 6295
	PERMITS
WNER H.W.C. FURNESS	· · · · · · · · · · · · · · · · · · ·
DDRESS 28 F WALLATH RR	PLUMBING
SUILDER E.R. KITCHINGHAM LUMBER O. ALMOND (T.N.B)	DRAINAGE
PRAINLAYER JITO. (M. JAMES)	VALUE & 4022
ATURE OF WORK	WELLING. 2 WC.5
	ADINIC DACCED 28 / 2 / 63
PLUN PLUN	IBING PASSED//////
RAIN TESTED / / 62 PLUN ALL AND DESCRIPTION / Amala a	Lowe then good To
RAIN TESTED 6 / 7 / 62 PLUN ALL AND DESCRIPTION Somal at Immection 9 6 deep at body.	Some then good to





BOVE.

darrell paterson

OWNER & SALESPERSON

027 493 7134

☑ darrell@bestmove.co.nz

bestmove.co.nz

riley blair

SALES ASSOCIATE TO DARRELL PATERSON

027 441 6308

riley@bestmove.co.nz

bestmove.co.nz