move.

council records

111 pioneer road
moturoa

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.

- Natural Source
- Treatment Plant
- Pumpstation
- Storage Unit
- Hydrant
- Manhole
- Alert Valve
- Air Valve
- Non-Return Valve
- Standard Valve
- Manifold Valve
- Backflow
- Meter
- Restricted Flow
- Wellup
- Inlet
- Outlet
- Soakhole
- End Point
- Node
- Misc Point
- Trunk
- Rise
- Main
- Lateral
- Open Drain
- Stream
- Overland Flow Path
- Misc Polygon
- Proposed Bund and Ponding Areas
- Storm Water Mgmt Plan

Yellow = Privately Owned

Grey = Out of Service/Closed

Stormwater

Water Supply

Waste Water

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

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

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

HORIZONTAL DATUM
New Zealand Geodetic Datum 2000

MAP PROJECTION
New Zealand Transverse Mercator

0 5 10 20
m

MILES Print Map

Date: 19/09/2025

1:282

26 Images

BUILDING CONSENT

33158A

PROPERTY ID 017688

33158A

Document Set ID: 601762
Version: 1, Version Date: 21/05/2001

Building Consent No:33158
Section 35, Building Act 1991

Issued:11Jul00

CONTACT : MR Errol Wayne PASCOE
C/- 43 POPLAR GROVE
NEW PLYMOUTH 4601

OWNER : MR Errol Wayne PASCOE
C/- 43 POPLAR GROVE
NEW PLYMOUTH 4601

Application received: 16Jun00

PROJECT LOCATION

Street Address: 111 PIONEER ROAD, NEW PLYMOUTH 4601
Property ID: 049398
Assessment No:
Legal: LOT 2 DP 7081

PROJECT

The project is for Alterations
Intended Use(s): dwelling alterations & additions
Intended life: Indefinite but not less than 50 years
Value of Work: $7,400.00

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:	1205738	Date:	19Jun00	Amount:	$138.00
Receipt number:	1216619	Date:	10Jul00	Amount:	$101.00

Document Set ID: 601762
Version: 1, Version Date: 21/05/2001

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:

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 .../.../...

Document Set ID: 601762
Version: 1, Version Date: 21/05/2001

8 Images

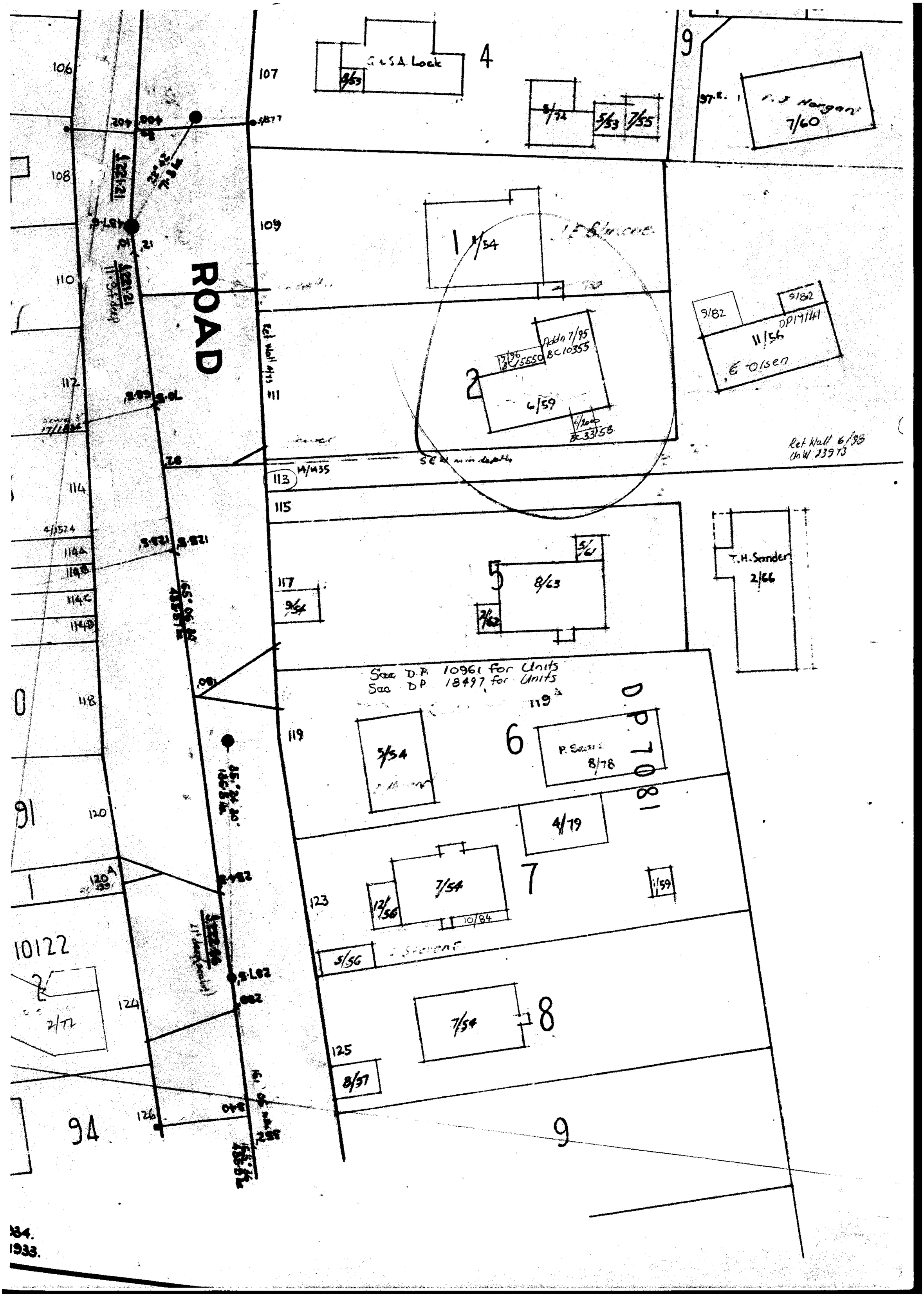
BUILDING CONSENT

33158P

PROPERTY ID 017688

33158P

Document Set ID: 601763
Version: 1, Version Date: 21/05/2001


ROAD
106
107
108
109
110
111
112
113
114
115
117
118
119
120
123
124
125
126
4
G.S.A. Lock
9/63
5/74
5/53
7/55
9
7/60
1
1/54
15 6 inches
2
6/59
Addn 7/95
BC 10355
9/82
11/56
DP 17141
E Olsen
Ret Wall 6/88
Un W 23973
113
14/435
5/6
8/63
2/62
T.H. Sander
2/66
9/64
See D.P. 10961 for Units
See D.P. 18497 for Units
5/54
6
8/78
4/79
7/54
7
12/56
10/84
1/59
5/56
7/54
8
8/57
94
9
10122
2/72

CHECK ALL MEASUREMENTS ON SITE BEFORE CONSTRUCTION

33157/58 16.6.00

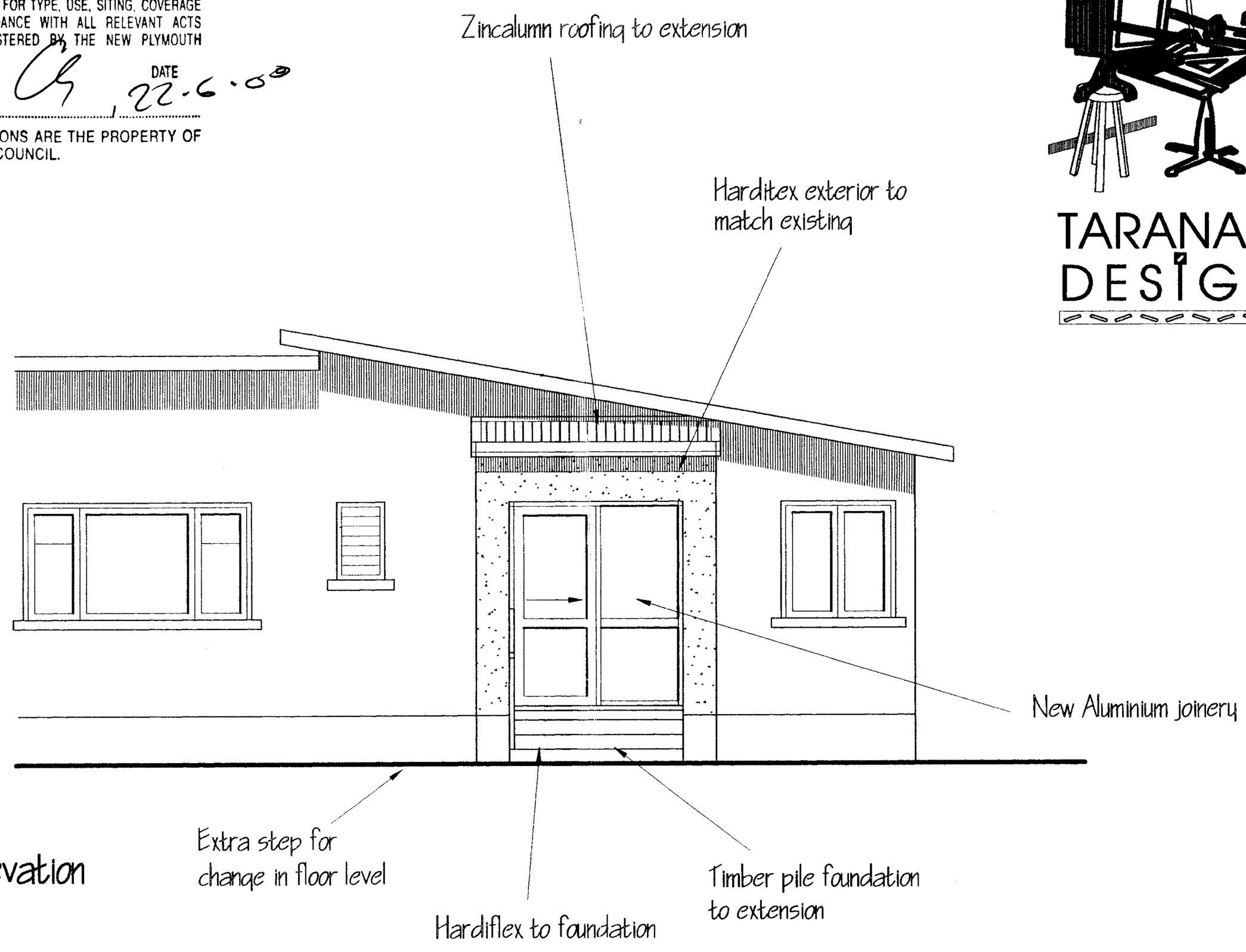
OFFICE COPY

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: ..... DATE 22.6.00

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

TARANAKI DESIGN

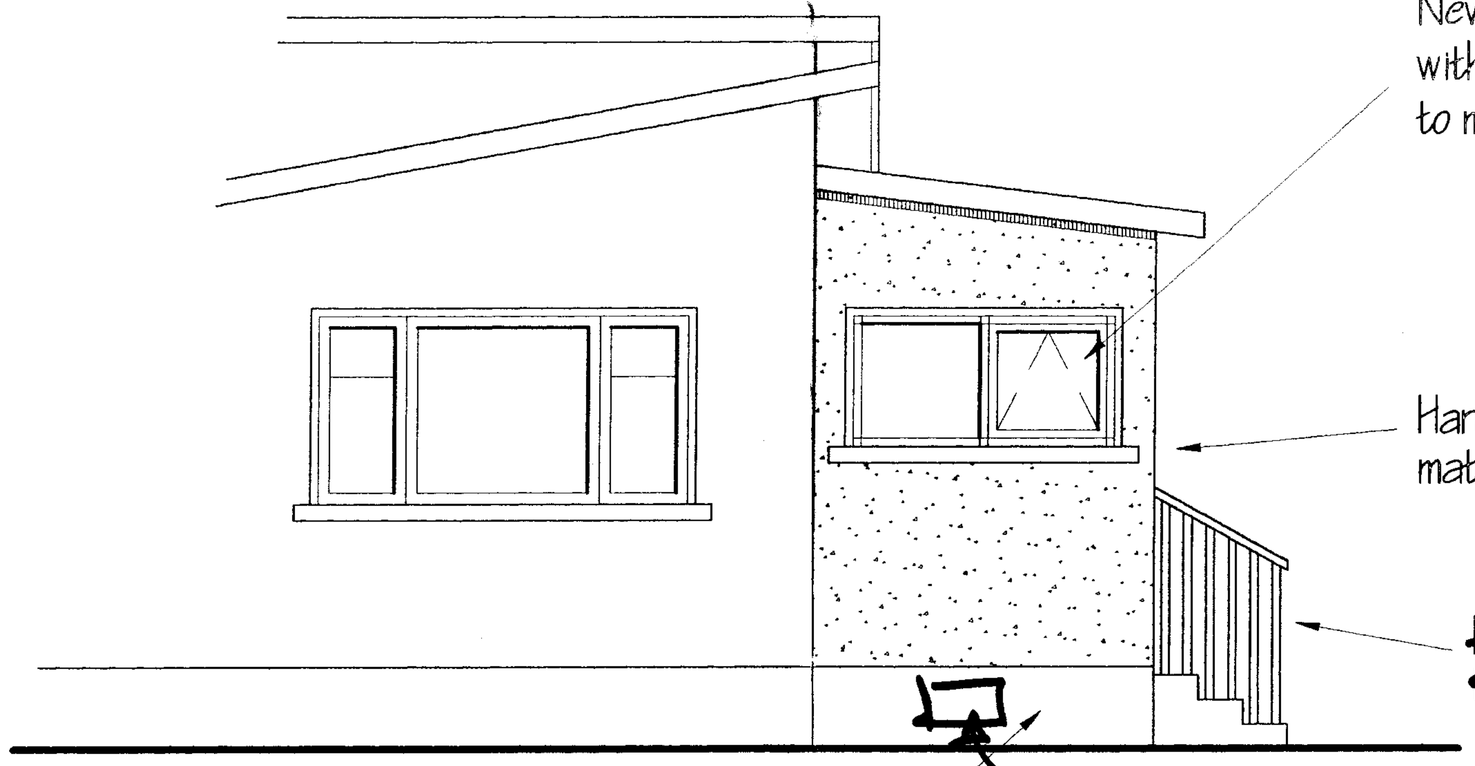


South Elevation

Extension for : Mr & Mrs Pascoe - 111 Pioneer Road - New Plymouth

Scale 1:50 Sheet 1 - 6

CHECK ALL MEASUREMENTS ON SITE BEFORE CONSTRUCTION



New Aluminium joinery with timber surounds to match existing

Harditex exterior to match existing

~~New timber handrail to steps~~ ✓

NO Handrail

300x300 Vent

Harditex cladding to timber foundation framing

New steps

West Elevation

Harditex exterior to match existing

New timber handrail to steps

New steps

300 x 300 vent

Harditex cladding to timber foundation framing

Timber pile foundation to extension

East Elevation

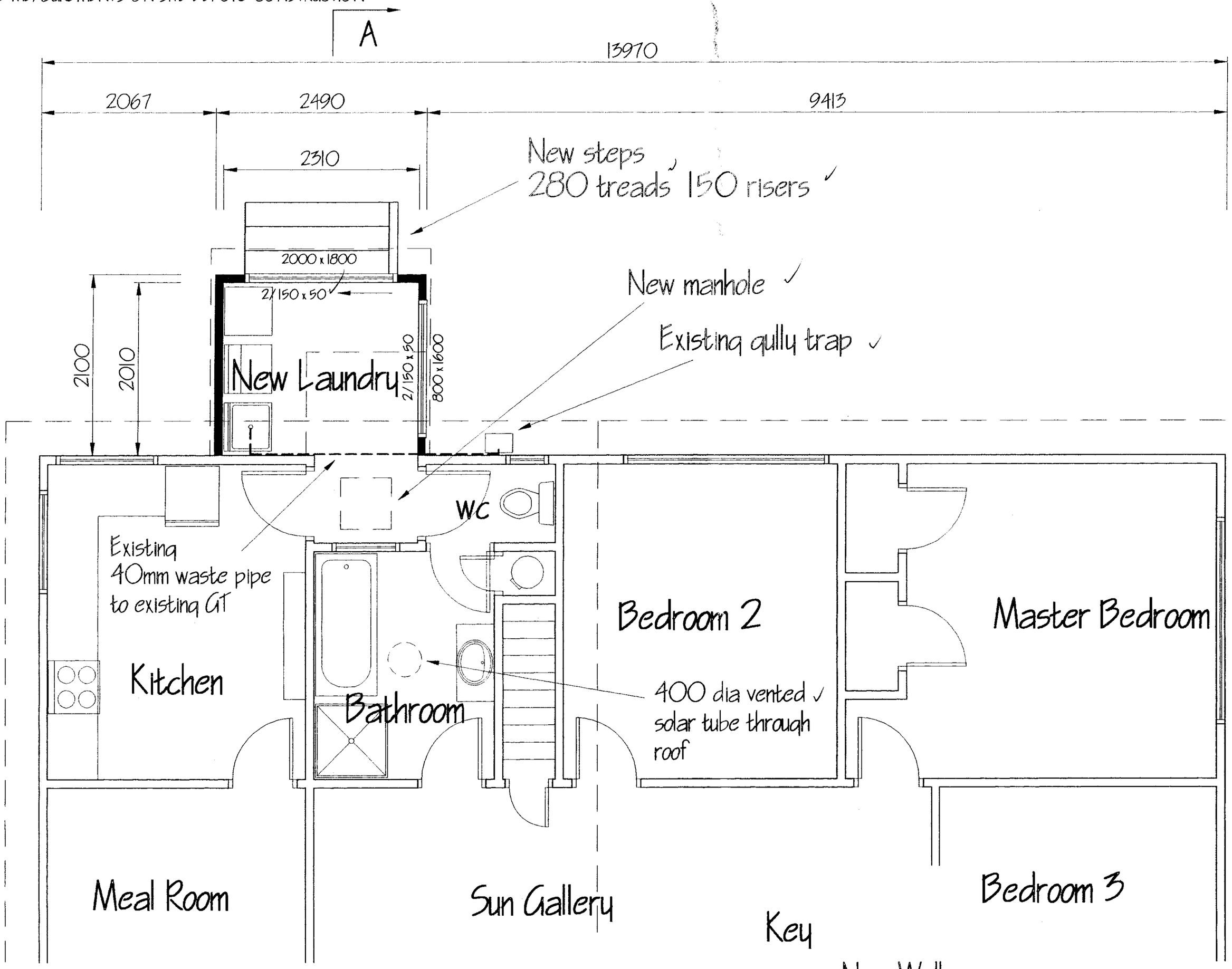
TARANAKI DESIGN

43 POPLAR GROVE - NEW PLYMOUTH
PHONE (06) 7511 642 FAX (06) 7511 682
MOBILE PHONE (025) 490 726

Extention for :
Mr & Mrs Pascoe
111 Pioneer Road
New Plymouth

SCALES 1:50	FILE NO 2055
DATE 13/6/00	SHEET NO 2-6

CHECK ALL MEASUREMENTS ON SITE BEFORE CONSTRUCTION



Key

New Walls

Existing Walls

Extention Floor Plan

GENERAL

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE BUILDING ACT AND REGS AND THE CONSTRUCTION ACT AND REGULATIONS

CONTRACTORS ARE REQUIRED TO COMPLY WITH THE BUILDING ACT 1991 AND THE HEALTH AND SAFETY ACT IN EMPLOYMENT ACT 1992 INCLUDING ALL CURRENT AMENDMENTS, TOGETHER WITH ANY RESONABLE REQUIREMENTS BY THE OWNER AND ENGINEER.

ALL MATERIALS SHALL COMPLY WITH THE CURRENT NZ STANDARDS 3602

ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS

THE GLAZING IS TO COMPLY WITH THE CURRENT NZ STANDARDS 4223 PARTS 1-3

CARPENTRY

THE BUILDER SHALL HAVE A COPY OF THE CURRENT NZ STANDARDS 3604 AND ALL APPROVED DRAWINGS AND SPECIFICATIONS ON SITE AT ALL TIMES

ALL CARPENTRY SHALL COMPLY WITH THE CURRENT NZ STANDARDS 3604 ✓

PLUMBING & DRAINAGE

ALL PLUMBING & DRAINAGE TO COMPLY WITH APPROVED DOCUMENTS G12 & 13 ✓

RETICULATION TO BE COPPER PIPE TO THE WHOLE OF DWELLING

APPROVED PVC PIPING TO WASTES AND SEWERS IN ALL AREAS

STORMWATER FROM ROOF AND PAVED AREAS TO APPROVED STORMWATER OUTFALL

TARANAKI DESIGN

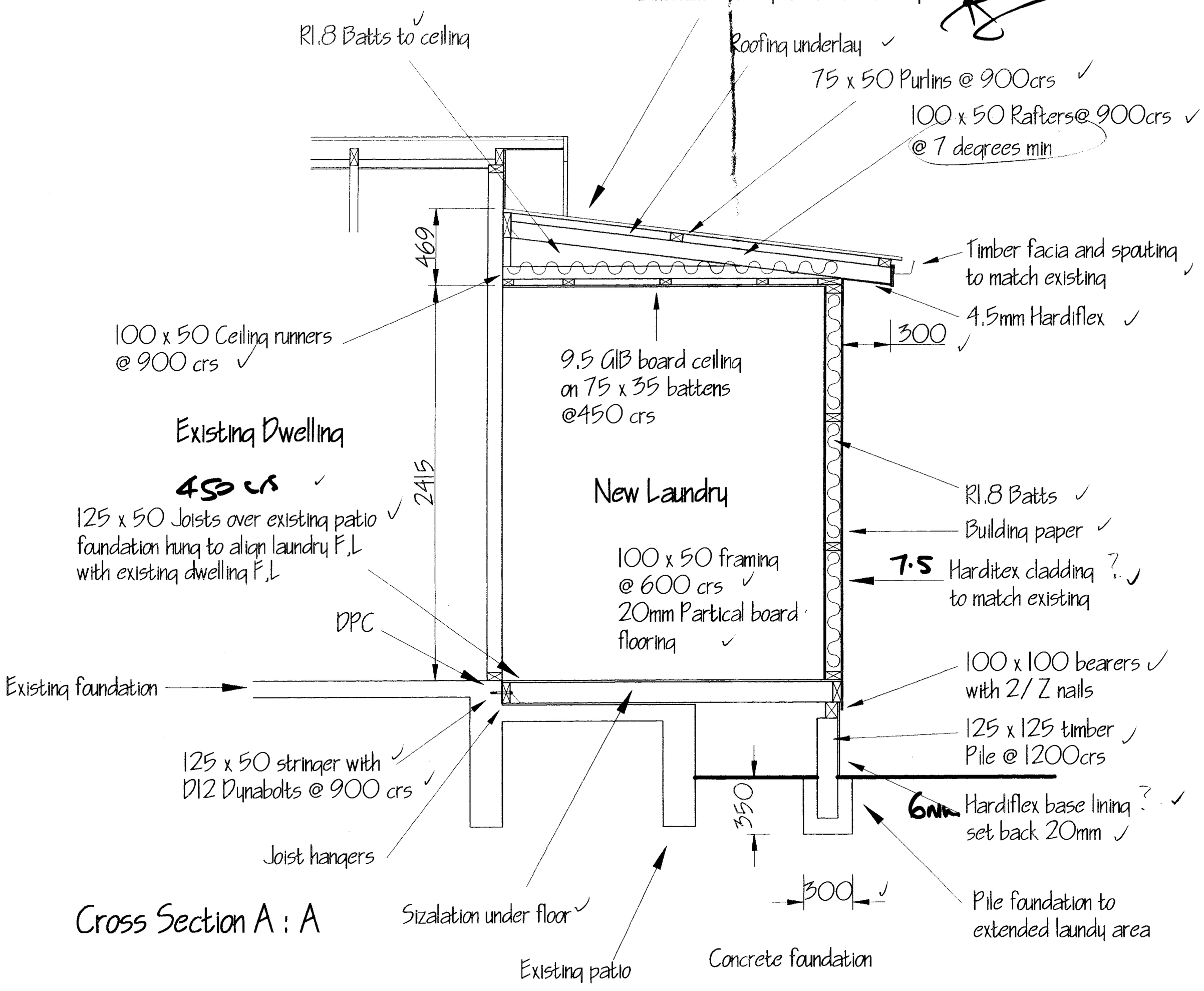
43 POPLAR GROVE ~ NEW PLYMOUTH
PHONE (06) 7511 642 FAX (06) 7511 682
MOBILE PHONE (025) 490 726

Extention for :
Mr & Mrs Pascoe
111 Pioneer Road
New Plymouth

SCALES 1:50	FILE NO 2055
DATE 13/6/00	SHEET NO 3-6

CHECK ALL MEASUREMENTS ON SITE BEFORE CONSTRUCTION

Trydeck or Similar



Cross Section A : A

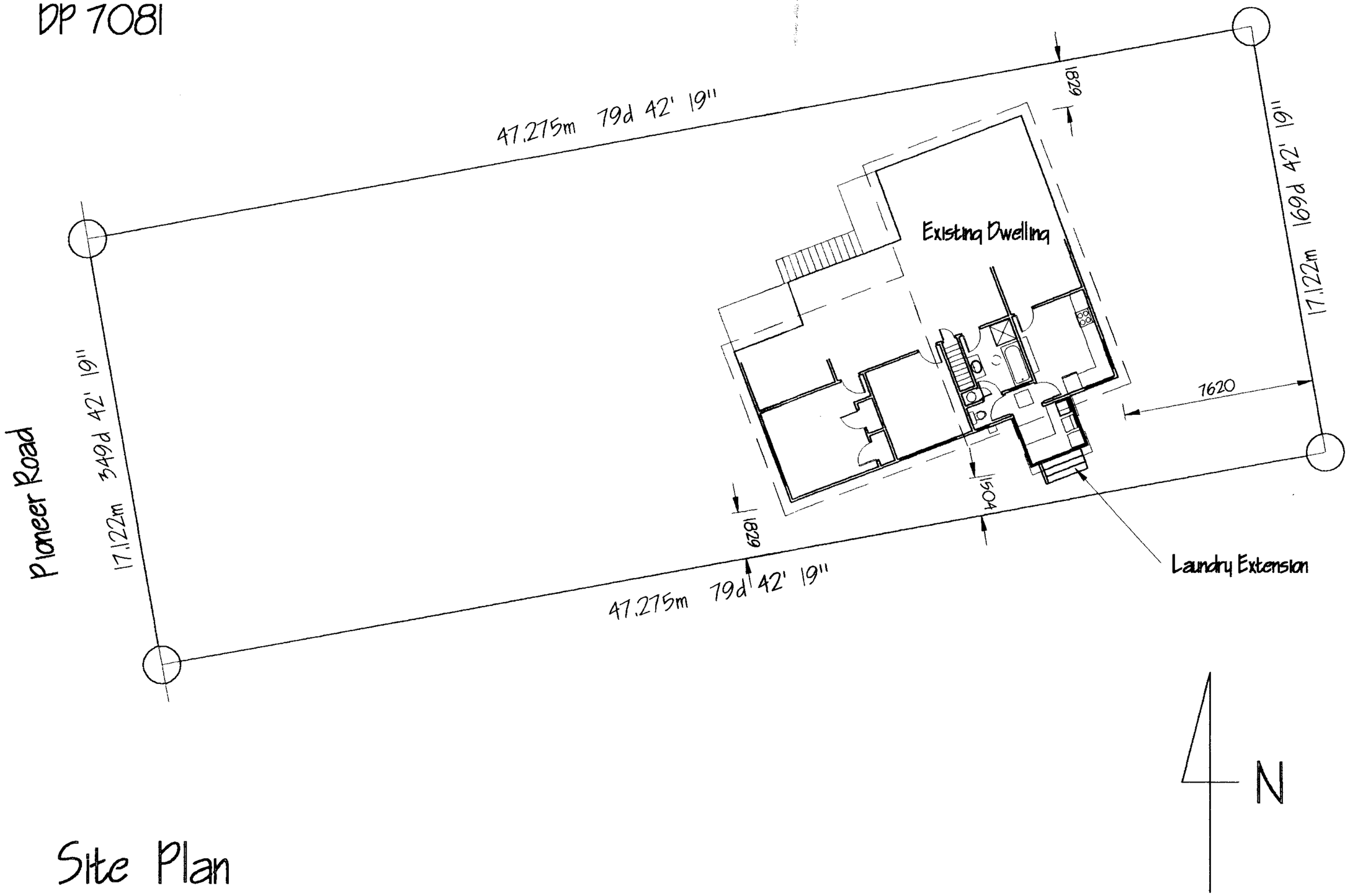
TARANAKI DESIGN
43 POPLAR GROVE – NEW PLYMOUTH
PHONE (06) 7511 642 FAX (06) 7511 682
MOBILE PHONE (025) 490 726

Extension for :
Mr & Mrs Pascoe
111 Pioneer Road
New Plymouth

SCALES 1 : 25	FILE NO 2055
DATE 13/6/00	SHEET NO 4-6

CHECK ALL MEASUREMENTS ONSITE BEFORE CONSTRUCTION

Lot 2
111 Pioneer Road
Area 809.4m
DP 7081



Site Plan

GENERAL

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE BUILDING ACT AND REGS AND THE CONSTRUCTION ACT AND REGULATIONS

CONTRACTORS ARE REQUIRED TO COMPLY WITH THE BUILDING ACT 1991 AND THE HEALTH AND SAFETY ACT IN EMPLOYMENT ACT 1992 INCLUDING ALL CURRENT AMENDMENTS, TOGETHER WITH ANY RESONABLE REQUIREMENTS BY THE OWNER AND ENGINEER.

ALL MATERIALS SHALL COMPLY WITH THE CURRENT NZ STANDARDS 3602

ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS

THE GLAZING IS TO COMPLY WITH THE CURRENT NZ STANDARDS 4223 PARTS 1-3

CARPENTRY

THE BUILDER SHALL HAVE A COPY OF THE CURRENT NZ STANDARDS 3604 AND ALL APPROVED DRAWINGS AND SPECIFICATIONS ON SITE AT ALL TIMES

ALL CARPENTRY SHALL COMPLY WITH THE CURRENT NZ STANDARDS 3604

PLUMBING & DRAINAGE

ALL PLUMBING & DRAINAGE TO COMPLY WITH APPROVED DOCUMENTS G12 & 13

RETICULATION TO BE COPPER PIPE TO THE WHOLE OF DWELLING

APPROVED PVC PIPING TO WASTES AND SEWERS IN ALL AREAS

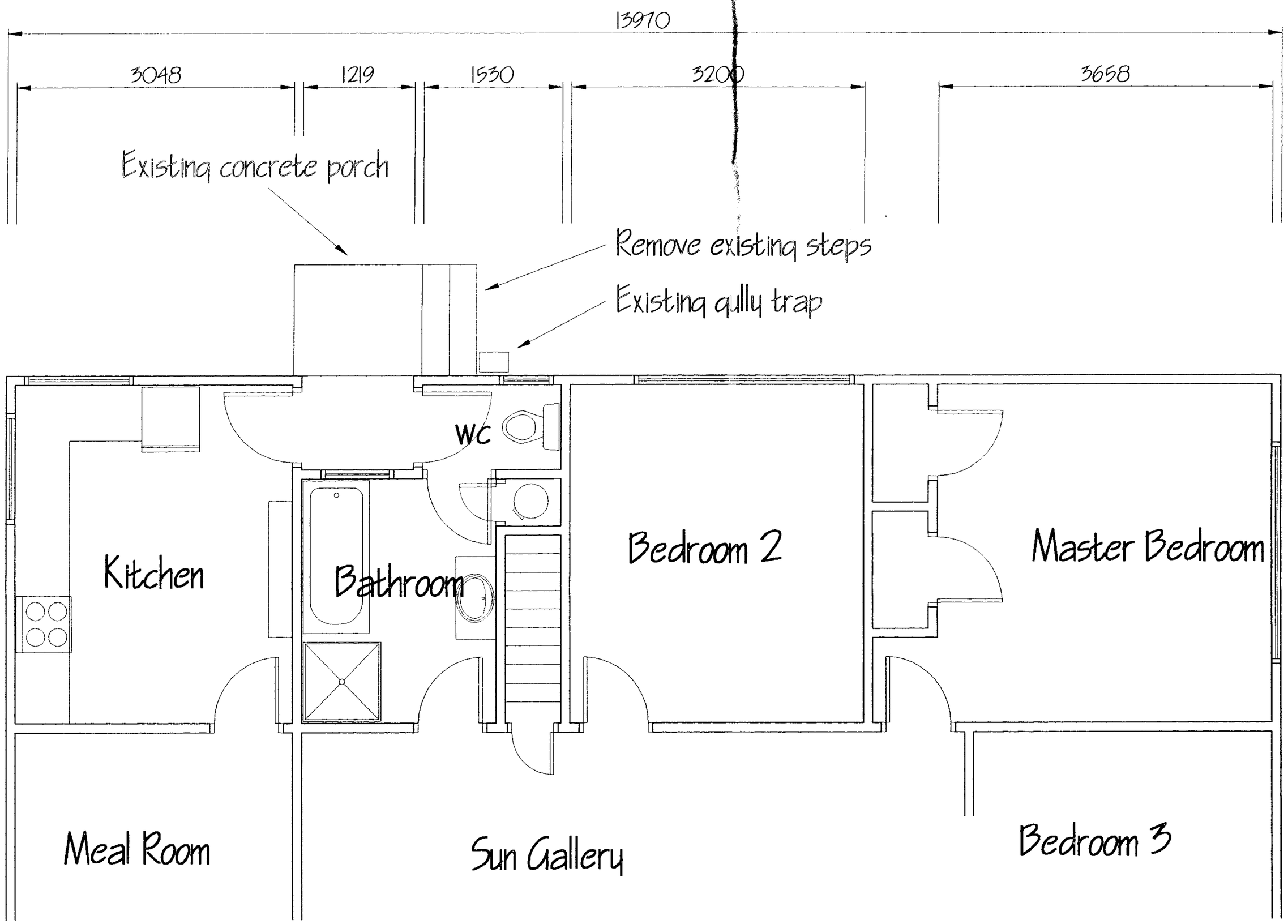
STORMWATER FROM ROOF AND PAVED AREAS TO APPROVED STORMWATER OUTFALL

TARANAKI DESIGN
43 POPLAR GROVE - NEW PLYMOUTH
PHONE (06) 7511 642 FAX (06) 7511 682
MOBILE PHONE (025) 490 726

Extension for :
Mr & Mrs Pascoe
111 Pioneer Road
New Plymouth

SCALES	FILE NO
1 : 200	2055
DATE 13/6/00	SHEET NO 5-6

CHECK ALL MEASUREMENTS ON SITE BEFORE CONSTRUCTION



Existing Floor Plan

GENERAL

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE BUILDING ACT AND REGS AND THE CONSTRUCTION ACT AND REGULATIONS

CONTRACTORS ARE REQUIRED TO COMPLY WITH THE BUILDING ACT 1991 AND THE HEALTH AND SAFETY ACT IN EMPLOYMENT ACT 1992 INCLUDING ALL CURRENT AMENDMENTS , TOGETHER WITH ANY RESONABLE REQUIREMENTS BY THE OWNER AND ENGINEER.

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STORMWATER FROM ROOF AND PAVED AREAS TO APPROVED STORMWATER OUTFALL

TARANAKI DESIGN
43 POPLAR GROVE - NEW PLYMOUTH
PHONE (06) 7511 642 FAX (06) 7511 682
MOBILE PHONE (025) 490 726

Existing for :
Mr & Mrs Pascoe
111 Pioneer Road
New Plymouth

SCALES 1:50	FILE NO 2055
DATE 13/5/00	SHEET NO 6-6

16 Images

BUILDING CONSENT

47158A

PROPERTY ID **017688**

47158A

Document Set ID: 610541
Version: 1, Version Date: 09/02/2003

Building Consent No:47158
Section 35, Building Act 1991

Issued:29Oct02

OWNER : MR Errol Wayne PASCOE
C/- 43 POPLAR GROVE
NEW PLYMOUTH 4601

Application received: 16Oct02

PROJECT LOCATION

Street Address: 111 PIONEER ROAD, NEW PLYMOUTH 4601
Property ID: 049398
Assessment No:
Legal: LOT 2 DP 7081

PROJECT

The project is for Additions
Intended Use(s): recreational area
Intended life: Indefinite but not less than 50 years
Value of Work: $7,800.00

COUNCIL CHARGES

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

Receipt number: 1797811 Date: 18Oct02 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:

Document Set ID: 610541
Version: 1, Version Date: 09/02/2003

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 .../.../...

Document Set ID: 610541
Version: 1, Version Date: 09/02/2003

12 Images

BUILDING CONSENT

47158P

PROPERTY ID 017688

47158P

Document Set ID: 610542
Version: 1, Version Date: 09/02/2003

EXTRA INFORMATION/AMENDMENTS

RECEIVED
24 OCT 2001
CUSTOMER SERVICE

Consent No: BC 47158

Charge: $

Job: Pascoe

Address: 111 Pioneer Road
New Plymouth

The changes covered by this amendment are:

Engineering.

RECEIVED
24 OCT 2001
CUSTOMER SERVICE

11-45am

Formal Declaration – (Please read carefully prior to signing)

*This **AMENDMENT** to the abovementioned Building Consent is made by me as **owner** of the property:*

Signature: Date:

OR *I am the applicant **authorised by the owner** to make this **AMENDMENT:***

Signature: Date: 24/10/02

Office use only

Approved	Refused

Records	
Building	
Public Health	
District Planning	

SHEET NO	FILE NO
1/2	3909/160

CALCS BY	JOB NAME
F. LEESACE	PASCOE RESID. 111 PIONEER RD NEW PLYMOUTH

DATE
22/10/02

TSE TARANAKI & ASSOCIATES LIMITED

ARCHITECTS-ENGINEERS
INTERIOR DESIGNERS - PROJECT MANAGERS

Aries Print - 8204

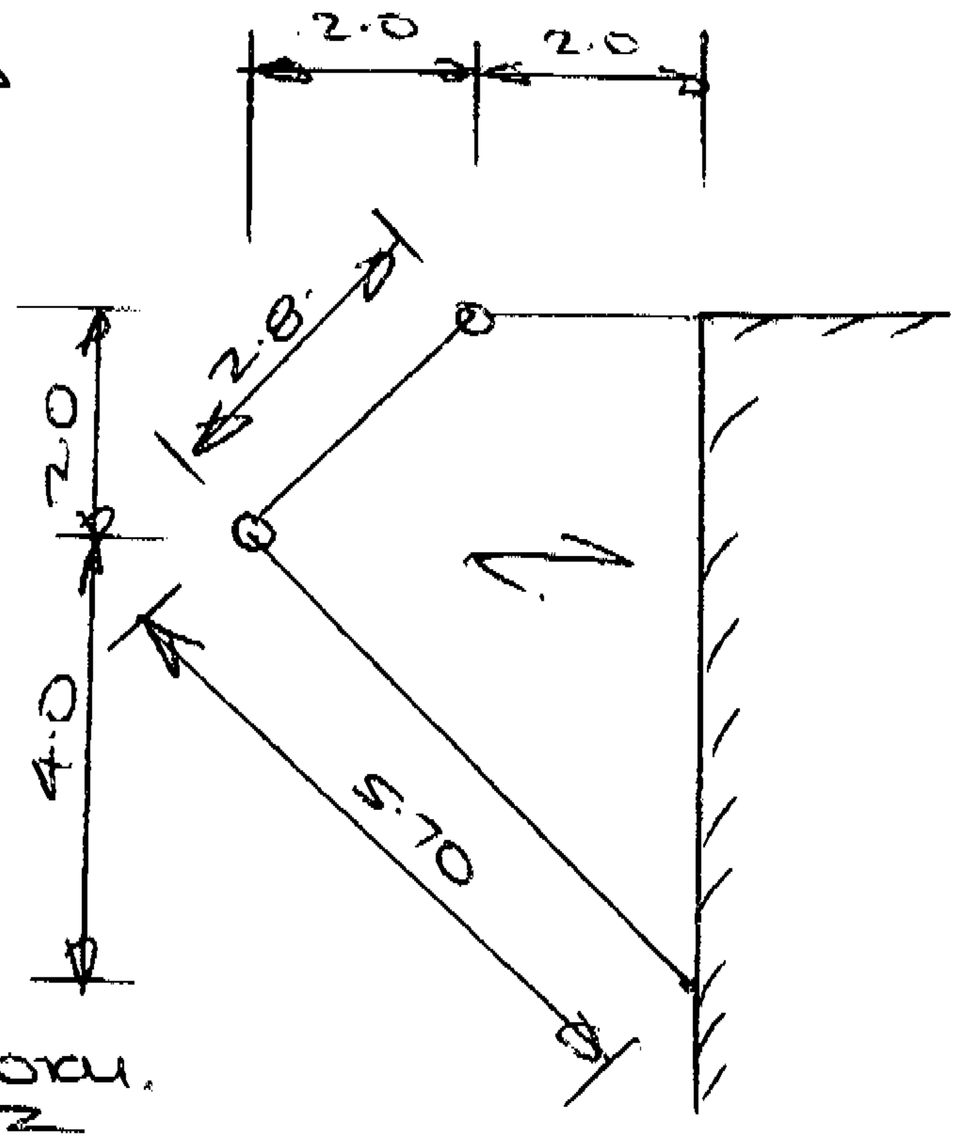
DESCRIPTION

NEW DECK AND PERGOLA TO AN EXISTING DWELLING LIGHT WT ROOF

SCOPE OF DESIGN

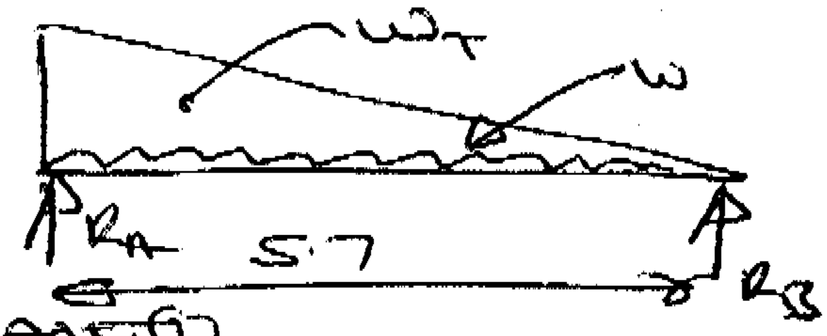
1/ ROOF BEAMS

2/ POLES & FOOTINGS



(A) ROOF BEAM

SPAN 5.7m



CASE (1)

$w = 0.25 kN/m^2$

$$w_T = \frac{(4.0)^2}{4}(0.25+0.25) = 2.0kN.$$

CASE (2)

$w = 0.25kN/m^2$

$$R_{A_T} = \frac{(4.0)(6.0)(0.25)}{2}\left(\frac{1}{3}\right) =$$

$w_T = 1.0kN.$, $P = 1.0kN.$

$$Bm_1 = \frac{\overset{=1.0}{(0.25)}(5.7)^2}{8} + \overset{=1.5}{(0.128)}(5.7)(2.0) = 2.5kNm.$$

$$Bm_L = 1.0kN + \overset{=0.75}{\frac{1.5}{2}} + \overset{=1.42}{\frac{(1.0)5.7}{4}} = 3.2kNm$$

25 CARRINGTON STREET, P.O. BOX 237, NEW PLYMOUTH. TEL (06) 758-8390 FAX (06) 757-9404

Document Set ID: 610542
Version: 1, Version Date: 09/02/2003

SHEET NO	FILE NO
2/2.	3909/160

CALCS BY	JOB NAME
F VERBLACE	PASCOE RESD 111 PIONEER RD NEW PLYMOUTH

DATE 22/10/02

TSE TARANAKI & ASSOCIATES LIMITED

ARCHITECTS-ENGINEERS

INTERIOR DESIGNERS - PROJECT MANAGERS

Aries Print - B204

$I_1 \geq \frac{25(0.2500)(5.7)^3 360}{384 \quad 8\times10^9} + \frac{(2.000)(5.7)^2 360}{76.7\,(8\times10^9)} = 65\times10^{-6}$ ($=27.1\times10^{-6}$, $=38.1\times10^{-6}$)

$I_2 \geq 27.1\times10^{-6} + \frac{38.1}{2} + \frac{(1.000)(5.7)^2 360}{48\,(8\times10^9)} = 76.6\times10^{-6}$ ($=30\times10^{-6}$)

$\Rightarrow$ TRY 250x100 $I = 113.8 \Rightarrow$ OK $\quad z = 2(466.4)$

$f_b = \frac{3.2}{(466.2)^2} = 3.4$ MPa $\Rightarrow$ OK

$\Rightarrow$ $\boxed{\text{USE 250x100 BEAM.}}$ OR 250x75 BEAM

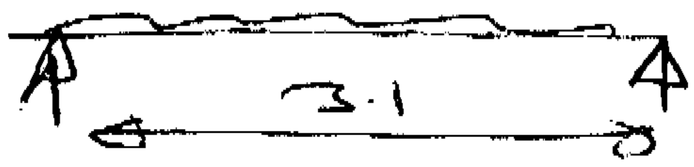
(B) FOOTING TO PERGOLA

DECKING LOAD $= \left(\frac{5.0}{2}\right)\left(\frac{4.0}{2}\right)(2.35) + 1.0 = 12.8$ kN.

FOOTING $> \sqrt{\frac{12.8}{80}} = 400\,\square$

$\Rightarrow$ $\boxed{\text{PROVIDE 450}\square\text{ FOOTING. 900 DEEP}}$

c) CHECK BOUNDARY JOIST



$w = \left(\frac{4.0}{2}\right)(2.35) = 4.7$ kN/m

$BM = \frac{(3.1)^2 4.7}{8} = 5.6$

$I \geq \frac{5}{384}\frac{(4.7\,kN/m)(3.1)^3 360}{6\times10^9} = 109\times10^{-6}$

$\Rightarrow f_b = \frac{5.6}{(466.4)^2} = 6.0 \Rightarrow$ 2/250x50 OR ADDITIONAL PILE

25 CARRINGTON STREET, P.O. BOX 237, NEW PLYMOUTH. TEL (06) 758-8390 FAX (06) 757-9404

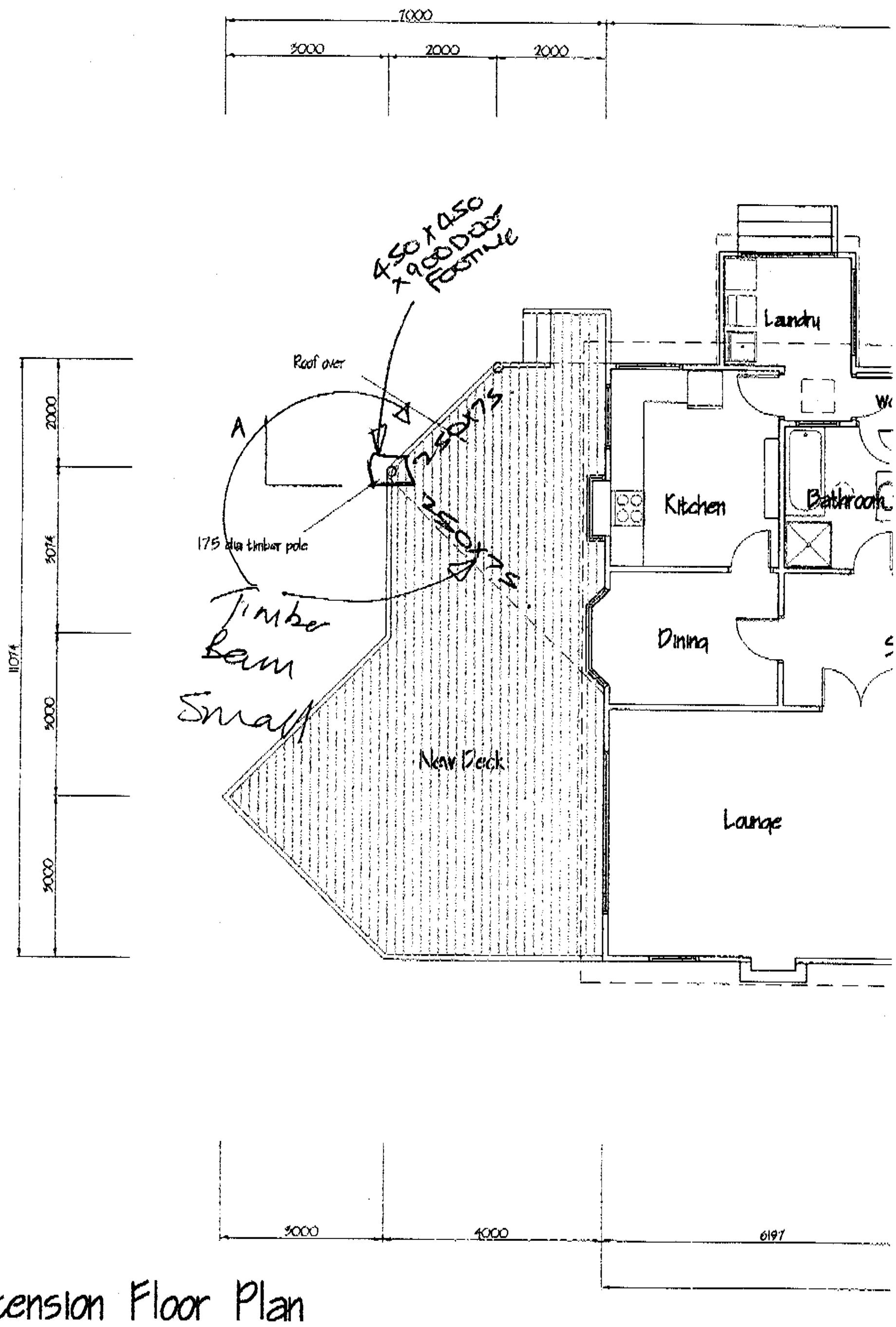
23/10/2002 07:25 64-6-7579404 TSE TARANAKI & ASSOC PAGE 07

Document Set ID: 610542
Version: 1, Version Date: 09/02/2003

3904/160.

PASCOE

CHECK ALL MEASUREMENTS ON SITE BEFORE CONSTRUCTION

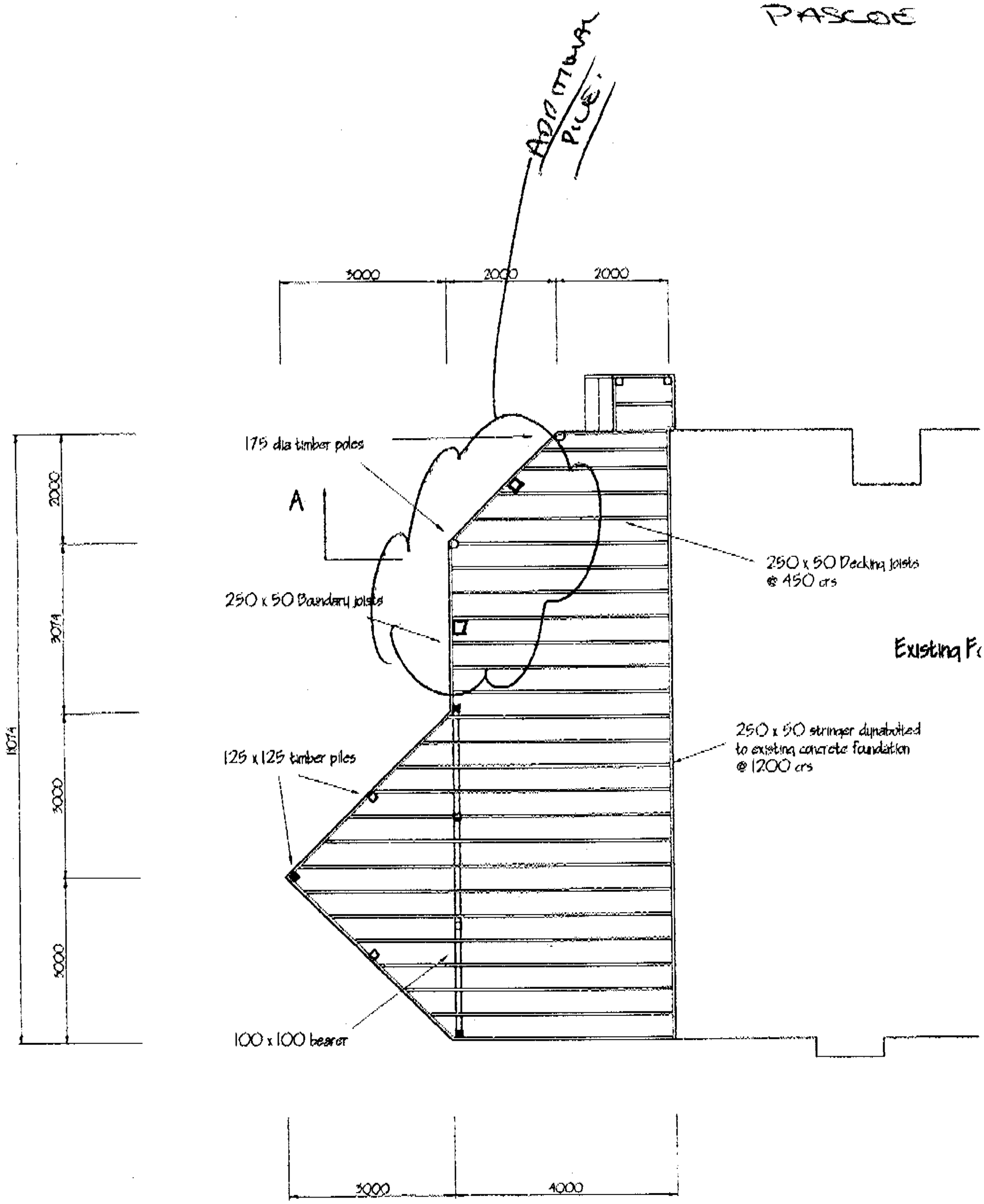


Extension Floor Plan

Document Set ID: 610542
Version: 1, Version Date: 09/02/2003

CHECK ALL MEASUREMENTS ON SITE BEFORE CONSTRUCTION

3909/160
PASCOE



Foundation Plan

Document Set ID: 610542
Version: 1, Version Date: 09/02/2003

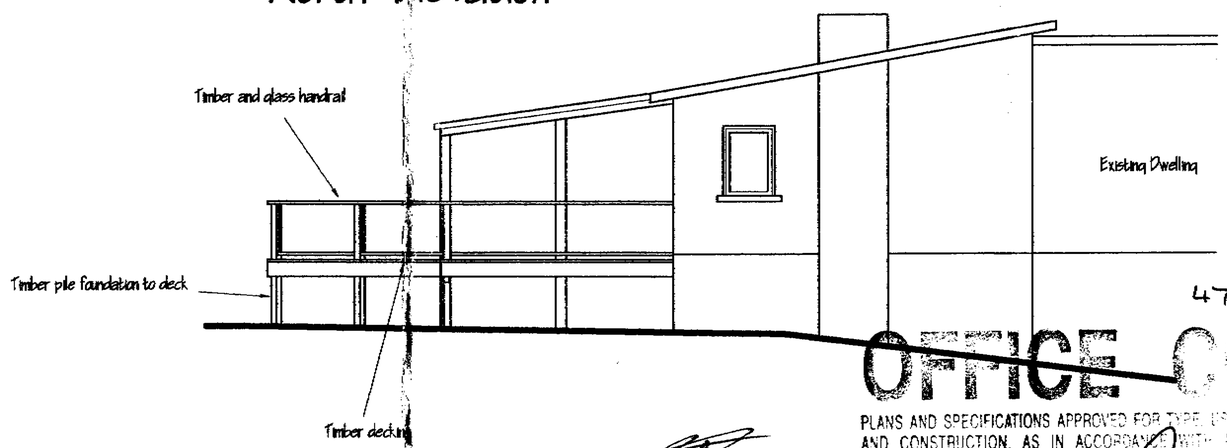
CHECK ALL MEASUREMENTS ON SITE BEFORE CONSTRUCTION

TARANAKI DESIGN

Pascoe

111 Pioneer Road - New Plymouth

North Elevation



17/10/02
47157/47158

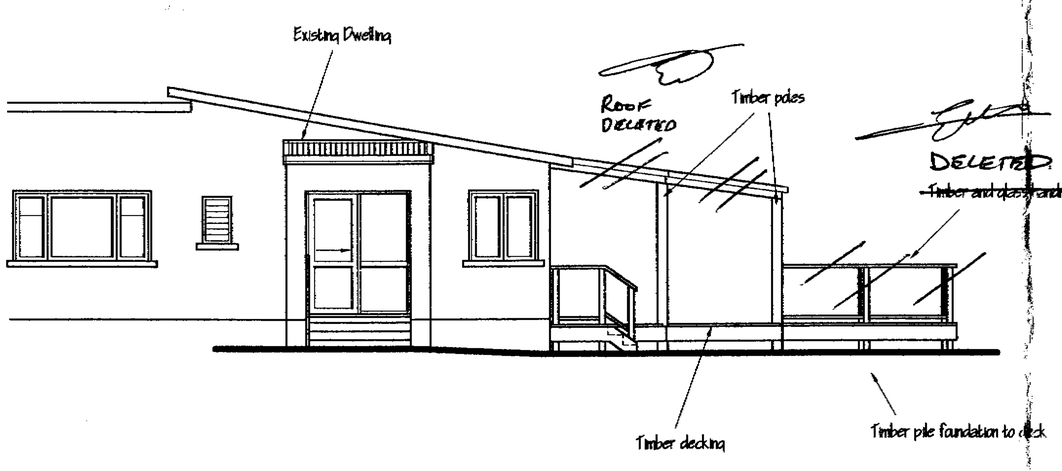
OFFICE COPY

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.

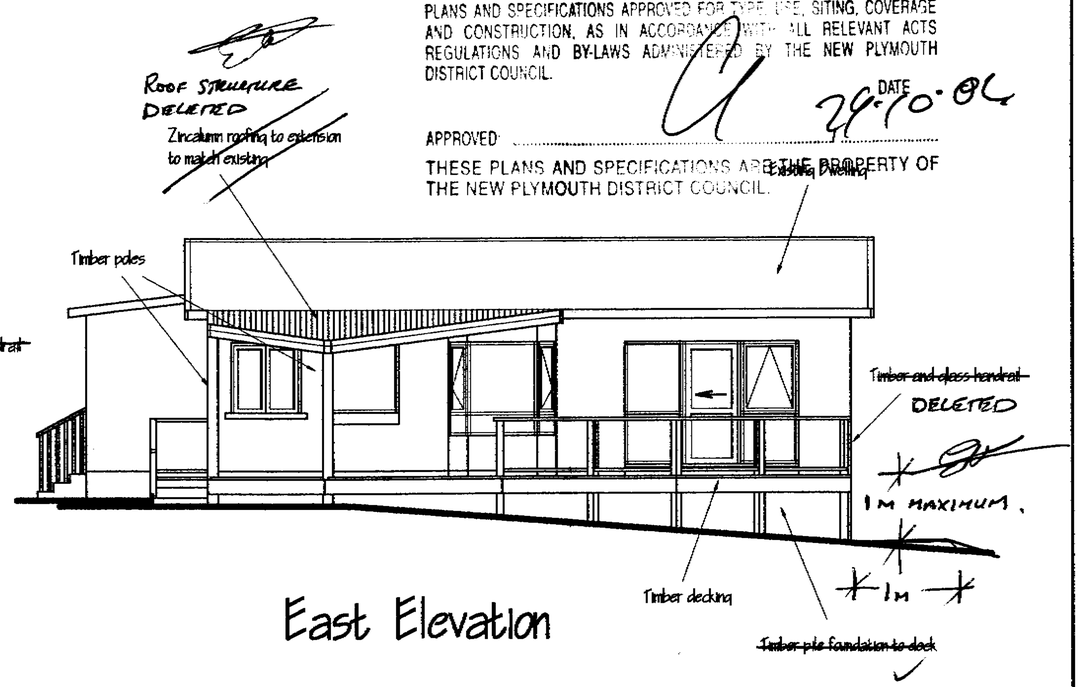
DATE 29.10.02

APPROVED .....

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



South Elevation



East Elevation

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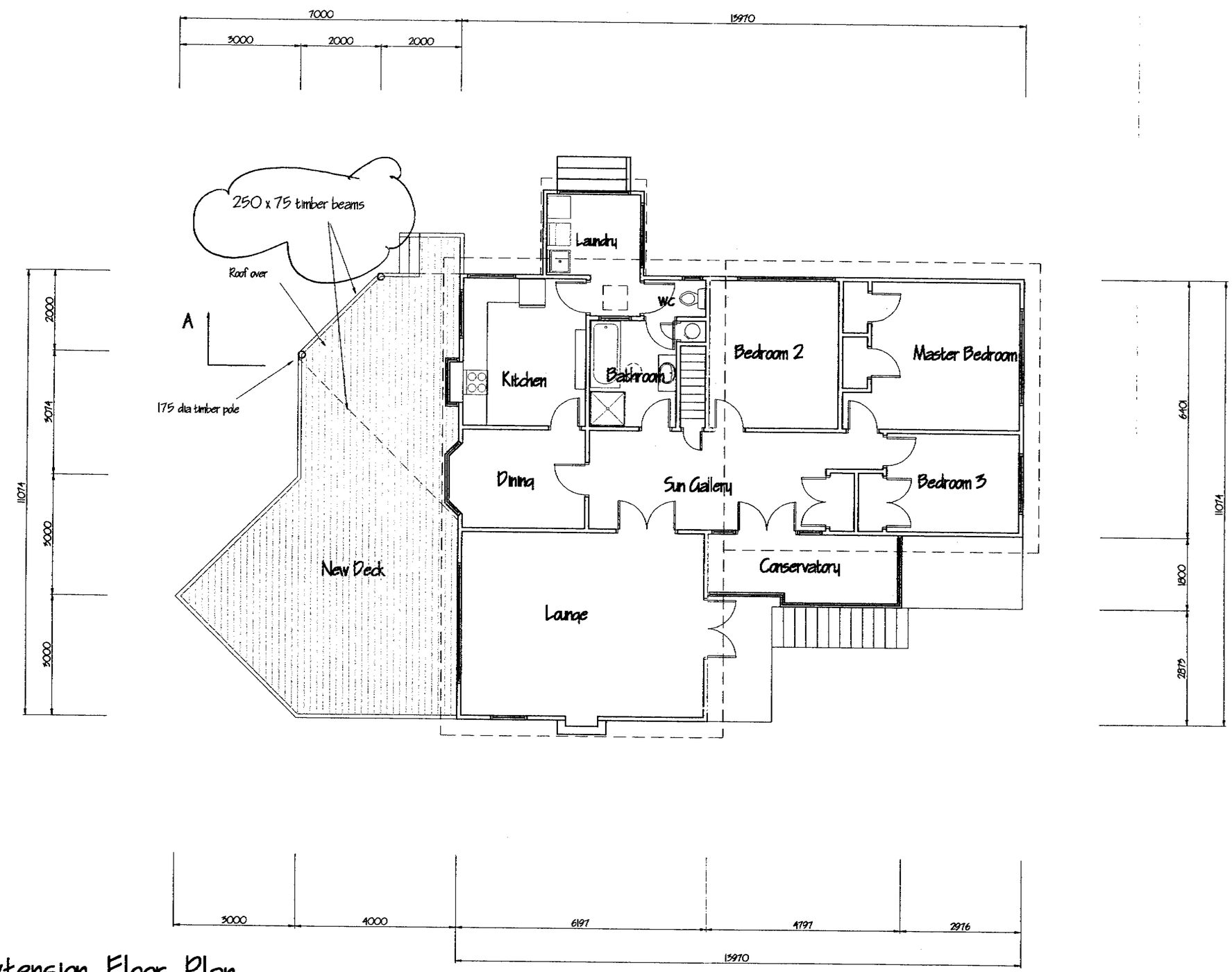
1 : 100	02-128
DATE 14/10/02	SHEET NO 1 - 6

Document Set ID: 610542
Version: 1, Version Date: 09/02/2003

CHECK ALL MEASUREMENTS ON SITE BEFORE CONSTRUCTION



Extension Floor Plan

GENERAL

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE BUILDING ACT AND REGS AND THE CONSTRUCTION ACT AND REGULATIONS

CONTRACTORS ARE REQUIRED TO COMPLY WITH THE BUILDING ACT 1991 AND THE HEALTH AND SAFETY ACT IN EMPLOYMENT ACT 1992 INCLUDING ALL CURRENT AMENDMENTS, TOGETHER WITH ANY RESONABLE REQUIREMENTS BY THE OWNER AND ENGINEER.

ALL MATERIALS SHALL COMPLY WITH THE CURRENT NZ STANDARDS 3602

ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS

THE GLAZING IS TO COMPLY WITH THE CURRENT NZ STANDARDS 4223 PARTS 1-3

CARPENTRY

THE BUILDER SHALL HAVE A COPY OF THE CURRENT NZ STANDARDS 3604 AND ALL APPROVED DRAWINGS AND SPECIFICATIONS ON SITE AT ALL TIMES

ALL CARPENTRY SHALL COMPLY WITH THE CURRENT NZ STANDARDS 3604 1999

PLUMBING & DRAINAGE

ALL PLUMBING & DRAINAGE TO COMPLY WITH APPROVED DOCUMENTS G12 & 13

RETICULATION TO BE COPPER PIPE TO THE WHOLE OF DWELLING

APPROVED PVC PIPING TO WASTES AND SEWERS IN ALL AREAS

STORMWATER FROM ROOF AND PAVED AREAS TO APPROVED STORMWATER OUTFALL

TARANAKI DESIGN

43 POPLAR GROVE – NEW PLYMOUTH
PHONE (06) 7511 642 FAX (06) 7511 682
MOBILE PHONE (025) 490 726

Extension for:
Pascoe
111 Pioneer Road
New Plymouth

SCALES	FILE NO
1 : 100	02-128
DATE	SHEET NO
14/10/02	2 - 6

Document Set ID: 610542
Version: 1, Version Date: 09/02/2003

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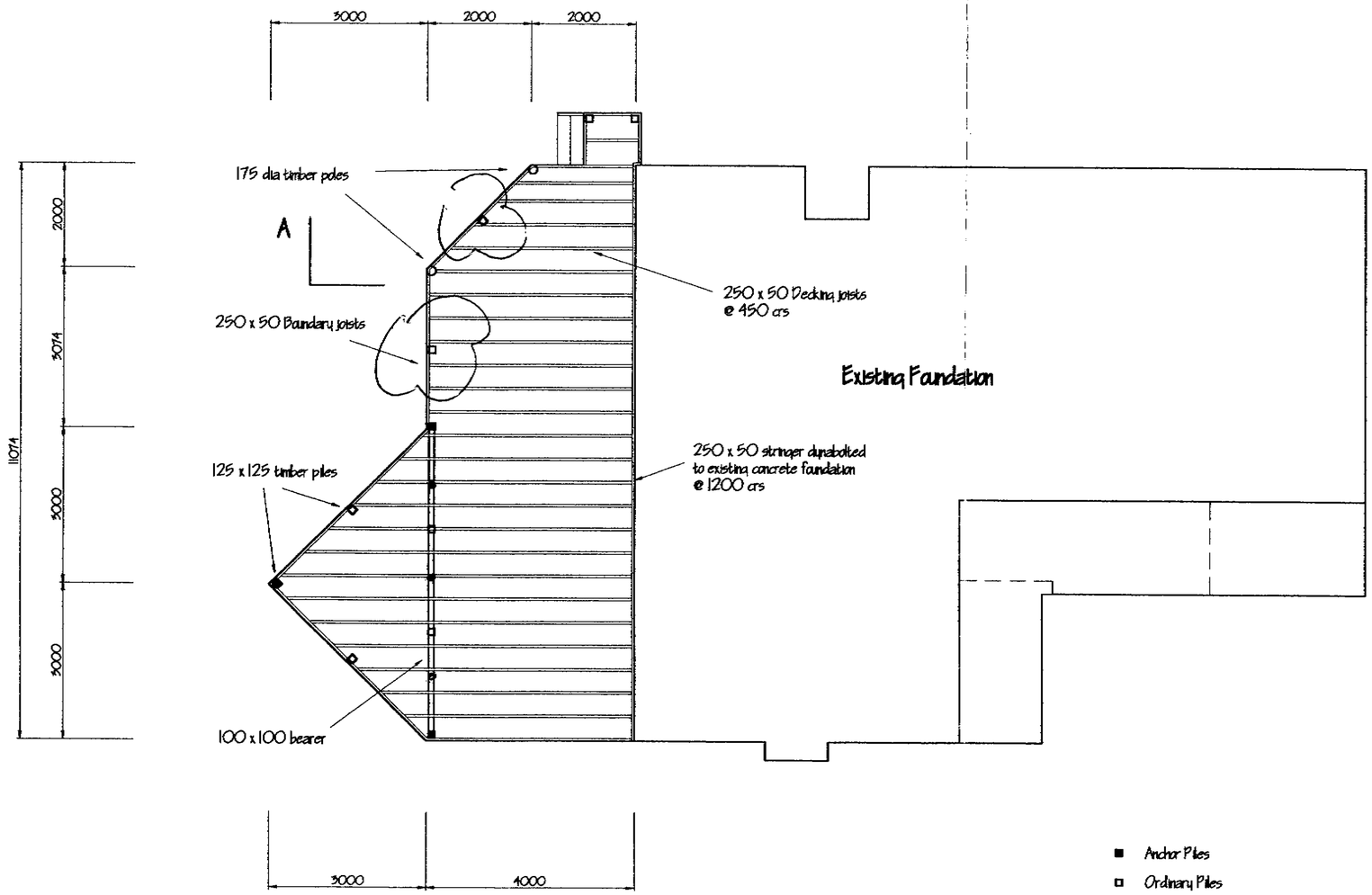

Foundation Plan

TARANAKI DESIGN
43 POPLAR GROVE - NEW PLYMOUTH
PHONE (06) 7511 642 FAX (06) 7511 682
MOBILE PHONE (025) 490 726

Extension for:
Pascoe
111 Pioneer Road
New Plymouth

SCALES	FILE NO
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Version: 1, Version Date: 09/02/2003

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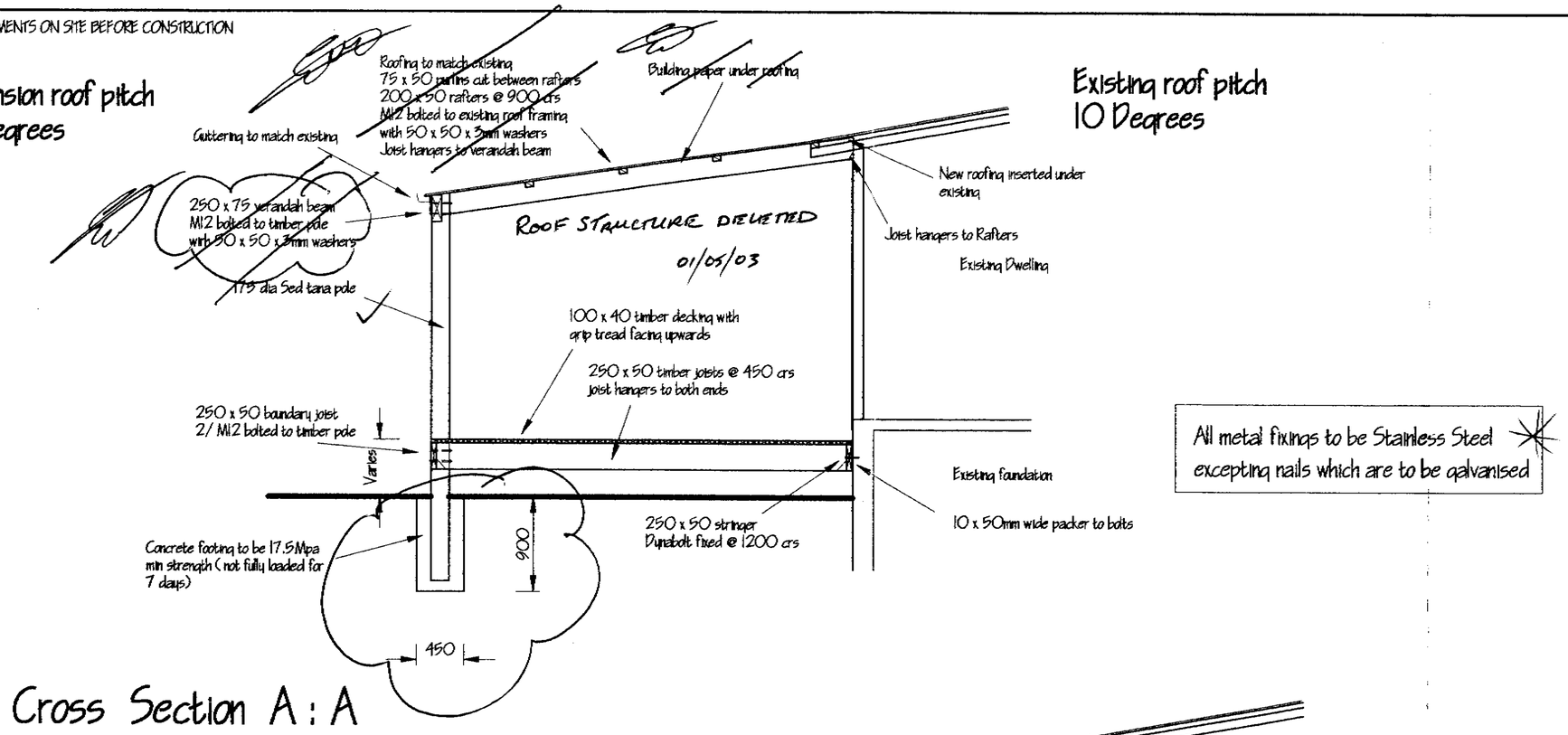
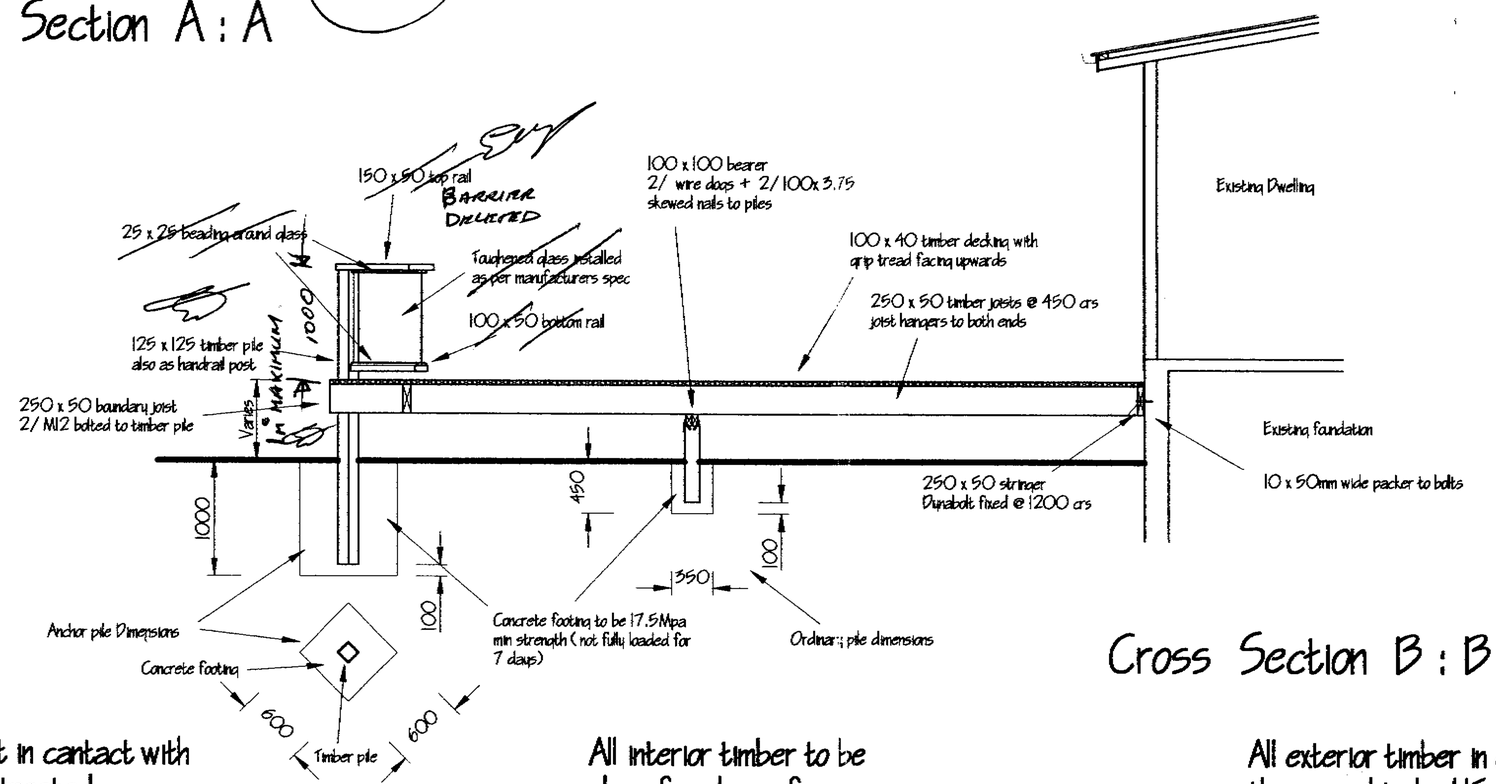


All metal fixings to be Stainless Steel excepting nails which are to be galvanised

Cross Section A : A



Cross Section B : B

All exterior timber not in cantact with the ground to be H3 treated

All interior timber to be chem free laser frame

All exterior timber in contact with the ground to be H5 treated

GENERAL

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TARANAKI DESIGN
43 POPLAR GROVE - NEW PLYMOUTH
PHONE (06) 7511 642 FAX (06) 7511 682
MOBILE PHONE (025) 490 726

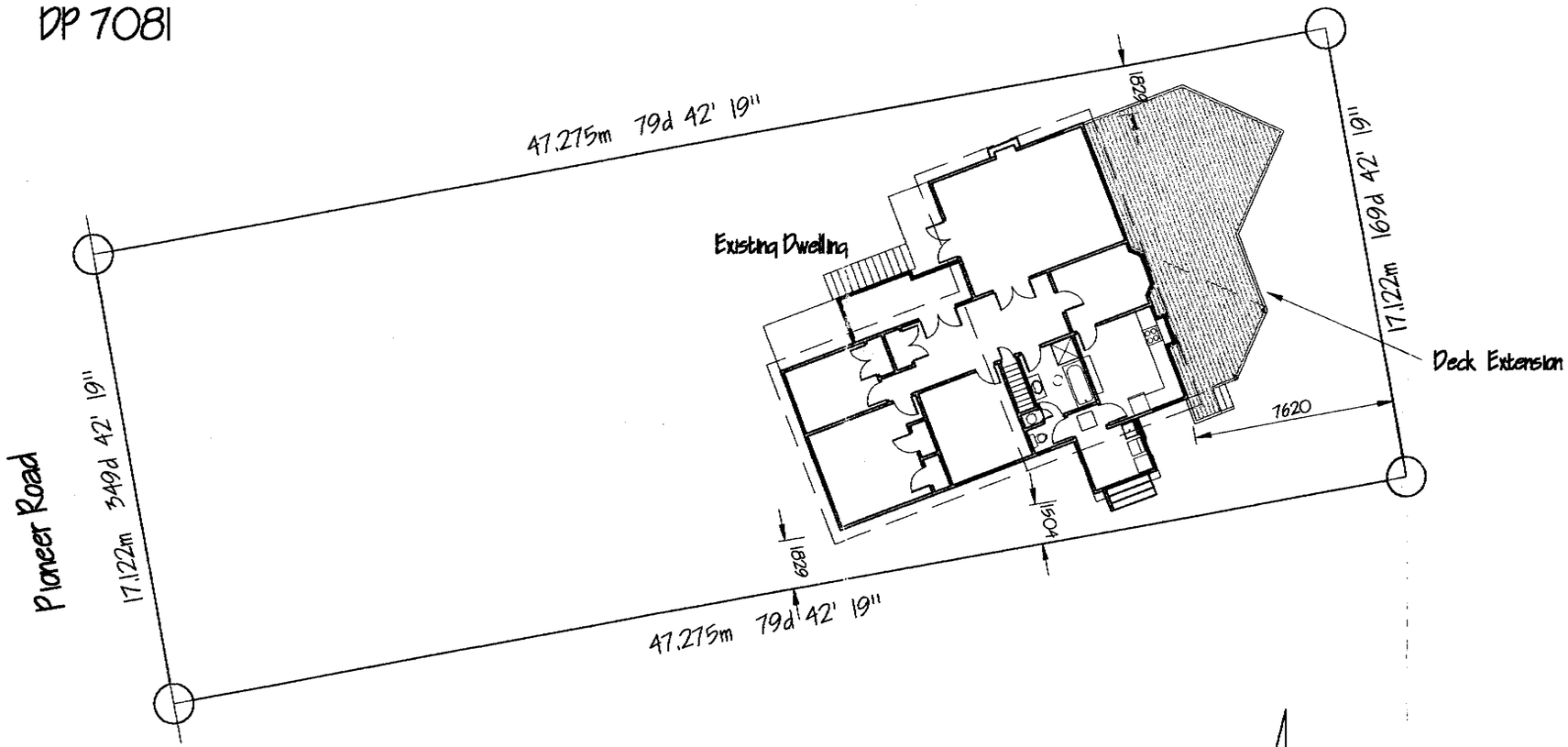
Extension For :
Pascoe
111 Pioneer Road
New Plymouth

SCALES	FILE NO
1 : 50	02-128
DATE	SHEET NO
14/10/02	4 - 6

Document Set ID: 610542
Version: 1, Version Date: 09/02/2003

CHECK ALL MEASUREMENTS ONSITE BEFORE CONSTRUCTION

Lot 2
111 Pioneer Road
Area 809.4m
DP 7081



N

Site Plan

Site Coverage
Total building area (197.11m) / Site area (809.4m)
= 0.2435 = 24.4%

GENERAL

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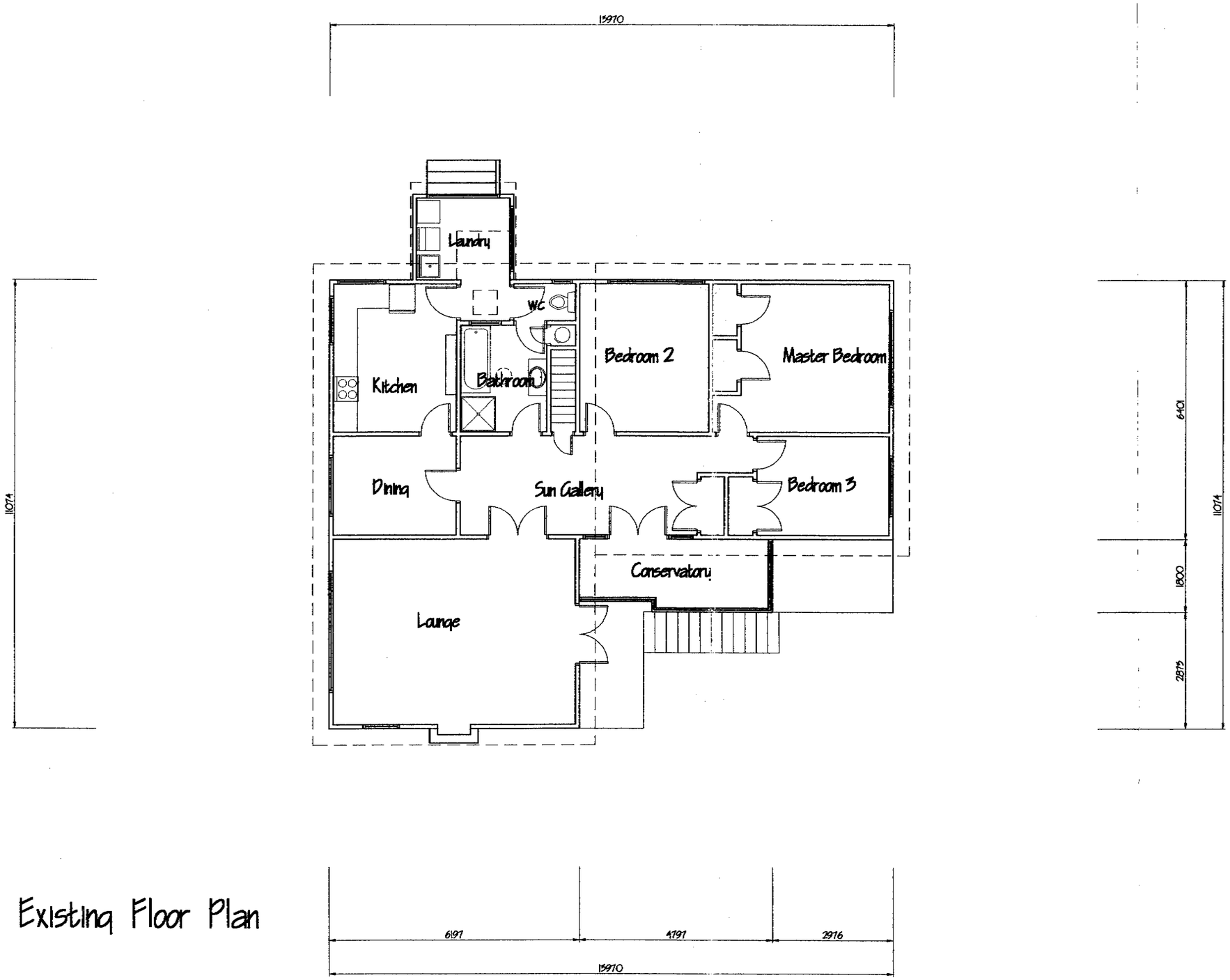
TARANAKI DESIGN
43 POPLAR GROVE - NEW PLYMOUTH
PHONE (06) 7511 642 FAX (06) 7511 682
MOBILE PHONE (025) 490 726

Extension for :
Mr & Mrs Pascoe
111 Pioneer Road
New Plymouth

SCALES	FILE NO
1 : 200	02 - 128
DATE 14/10/02	SHEET NO 5 - 6

Document Set ID: 610542
Version: 1, Version Date: 09/02/2003

CHECK ALL MEASUREMENTS ON SITE BEFORE CONSTRUCTION



Existing Floor Plan

GENERAL

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TARANAKI DESIGN
43 POPLAR GROVE – NEW PLYMOUTH
PHONE (06) 7511 642 FAX (06) 7511 682
MOBILE PHONE (025) 490 726

Existing for:
Pascoe
111 Pioneer Road
New Plymouth

SCALES	FILE NO
1 : 100	02-128
DATE	SHEET NO
08/10/02	6 - 6

Document Set ID: 610542
Version: 1, Version Date: 09/02/2003

BUILDING CONSENT

76536A

PROPERTY ID **017688**

76536A

Document Set ID: 624095
Version: 1, Version Date: 13/02/2007

NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

Code Compliance Certificate: 23596
Section 95, Building Act 2004

Issued:05Jan07

The Building

Street Address of building: 111 PIONEER ROAD, NEW PLYMOUTH 4601
Legal Description of land where building is located:
LOT 2 DP 7081
Current, lawfully established use: Bathroom Extension
Year first constructed: 2005

The Owner

Name of owner: MR Errol Wayne PASCOE
Contact Person: MR IAN MACDONALD
Mailing Address: C/-IAN MACDONALD
P O BOX 1038
NEW PLYMOUTH 4601

Street address/registered office: 111 PIONEER ROAD
NEW PLYMOUTH 4601

Phone number: (Bus.)
(Pvt.)

Facsimile number:
Email address:
Website:

First point of contact for communications with council/building consent authority:

New Plymouth District Council
Private Bag 2025
NEW PLYMOUTH
Ph: 06 7596060
Fax: 06 7596072
Email: enquiries@npdc.govt.nz

Building Work

Building Consent number: 76536
Issued by: New Plymouth District Council

Document Set ID: 624095
Version: 1, Version Date: 13/02/2007

Building Consent number: 76536

Code Compliance

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

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

Council Charges

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: $0.00

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

1: CODE COMPLIANCE CERTIFICATE

Signature

Team Leader Building

Position

On behalf of:

Date: 05 Jan 2007

Building Consent No:76536
Section 51, Building Act 2004

Issued:04Nov05

The Building

Street Address of building: 111 PIONEER ROAD, NEW PLYMOUTH 4601
Legal Description of land where building is located:
LOT 2 DP 7081
Building Name: dwelling

The Owner

Name of owner: MR ERROL WAYNE PASCOE
Mailing Address: C/-IAN MACDONALD
P O BOX 1038
NEW PLYMOUTH 4601

Contact Person: MR IAN MACDONALD
Mailing Address: P O BOX 1038
NEW PLYMOUTH

Street address/registered office: 111 PIONEER ROAD
NEW PLYMOUTH 4601

Phone number: (Bus.)
(Pvt.)
Facsimile number:
Email address:
Website:

First point of contact for communications with council/building consent authority:

New Plymouth District Council
Private Bag 2025
NEW PLYMOUTH
Ph: 06 7596060
Fax: 06 7596072
Email: enquiries@npdc.govt.nz

Building Work

The following building work is authorised by this consent:
Project: Additions
Intended Use: residential bathroom

Document Set ID: 624095
Version: 1, Version Date: 13/02/2007

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

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

This building consent is subject to the following conditions:

1: .

There are no further conditions relating to this Building Consent.

2: ADDITIONAL COMMENTS

Inspections shall be carried out in accordance with the attached schedule of inspection types

3: DURABILITY OF BUILDING ELEMENTS

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

4: CONSTRUCTION & DEMOLITION NOISE

The proposed New Plymouth District Plan, appendix 12, clause 1.1 - 1.4 sets construction and demolition work noise standards. A copy of this can be obtained from the New Plymouth District Council. Anyone carrying out building work must ensure they comply with these noise levels at all times.

5: LAPSE & CANCELLATION OF CONSENTS

A Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent or any further period that the Building Consent Authority may allow. (Time extensions to commence building work after 12 months must be submitted to the Building Consent Authority in writing stating the reason for the request, prior to the lapse date of the consent.

6: ADDITIONAL COSTS AND REFUNDS

Costs & Refunds

7: COMPLETION OF BUILDING PROJECT

A Code Compliance Certificate must be applied for as soon as practicable after the building work is completed. A building consent is valid for two years after the date on which the building consent was granted. An extension of time may be considered if required, application for this time extension must be made in writing explaining reasons for the request prior to the consent lapsing.

Compliance Schedule

A compliance schedule is not required for the building.

_____

Signature

Building Officer

_____

Position

On behalf of:

Date: 04 Nov 2005

24
AA

BUILDING CONSENT

76536P

PROPERTY ID **017688**

76536P

Document Set ID: 624096
Version: 1, Version Date: 13/02/2007

Document Set ID: 624096
Version: 1, Version Date: 13/02/2007

NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

Amendment

Building Consent
Building Act 2004

1. Project reference

1a. Building consent number: 76536

1b. Site address: 111 Pioneer Road, New Plymouth.

1c. Status of building consent: (✓) Being processed ( ) Issued ( ) Construction commenced

1d. Reason for amendment: ( ) Change by owner (✓) Information request by council ( ) Other, please specify

2. Changes covered by this submission

To minimise chargeable processing time, clearly identify all changes to plans and documentation:
- Hatch around the change with a "revision cloud"
- Include a revision reference which relates to the schedule of changes on this form

RECEIVED
-2 NOV 2005
CUSTOMER SERVICE CENTRE

Plan affected by amendment (old plan number)	New plan number	Description of change
1	1	Glazing
2	2	Sewer information Plumbing information.
3	3	Timber Treatment Cornices Floor Coving.
4	4	Timber Treatment
5	5	Smoke Detector
		Montech Specs

3. Value of amendment

3a. Does the amendment alter the project value ( ) Yes $ _____ (new value) ( ) No

3b. Are there any amendments to systems for which a compliance schedule has been issued? ( ) Yes ( ) No

4. Applicant's declaration

This amendment to the abovementioned building consent is made by me, as ( ) the owner of the property (✓) the applicant, authorised by the owner to make this amendment

Signature: [signature] Date: 2/11/05

Name (print clearly): Ian Macdonald.

Liardet Street, Private Bag 2025, New Plymouth 4620, NZ. Telephone (06) 759 6060, Facsimile (06) 759 6072, Email enquiries@npdc.govt.nz, Website www.newplymouthnz.com

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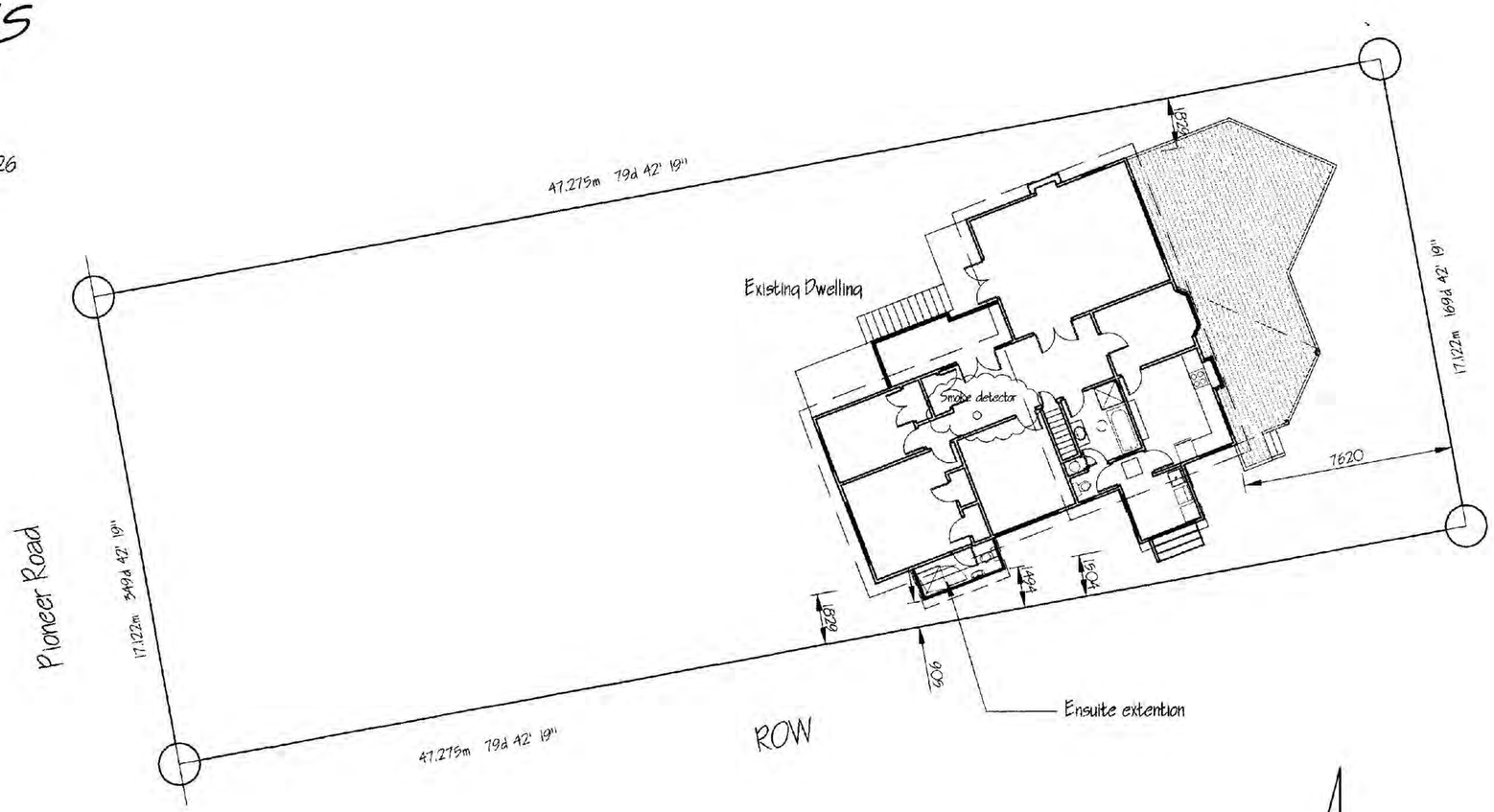
Version: 1, Version Date: 13/02/2007

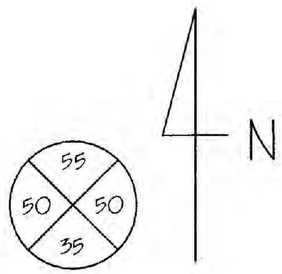
Document Set ID: 624096
Version: 1, Version Date: 13/02/2007

CHECK ALL MEASUREMENTS ONSITE BEFORE CONSTRUCTION

dsigna concepts

94 Gill Street . New Plymouth
PO Box 1038 . Phone (06) 769 5665
Fax (06) 769 5664 . Mobile 0274 490 726





New Plymouth

2005

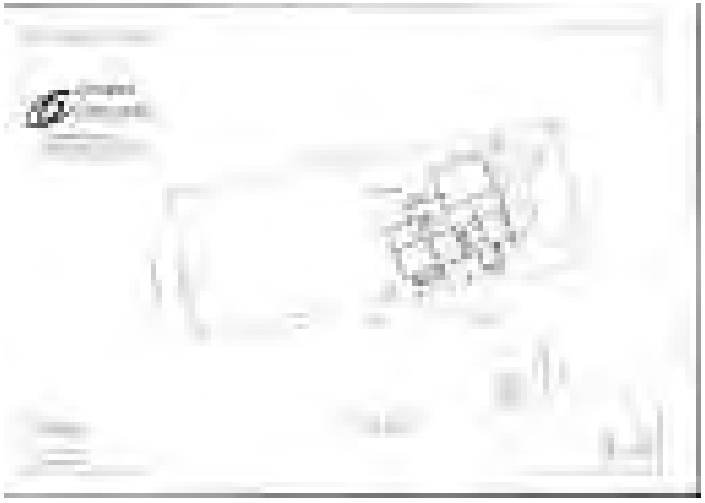
Pascoe

111 Pioneer Road
New Plymouth

Site Plan

Job no: 05-133
Scale: 1: 200
Date: 27/9/05
Page no: 5 - 5

Document Set ID: 624096
Version: 1, Version Date: 13/02/2007



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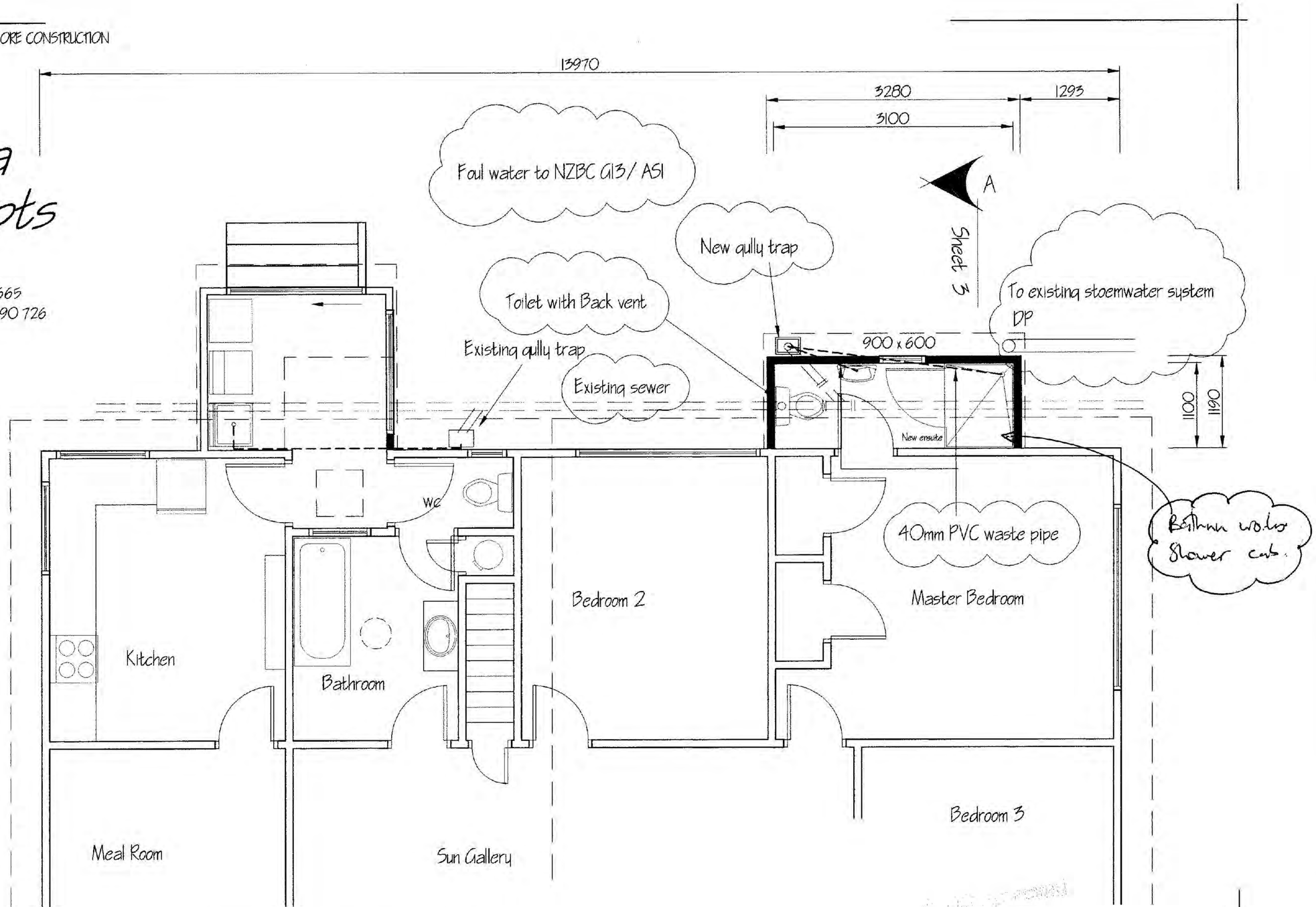
Version: 1, Version Date: 13/02/2007

CHECK ALL MEASUREMENTS ON SITE BEFORE CONSTRUCTION

dsigna concepts
94 Gill Street, New Plymouth
PO Box 1038, Phone (06) 769 5665
Fax (06) 769 5664, Mobile 0274 490 726



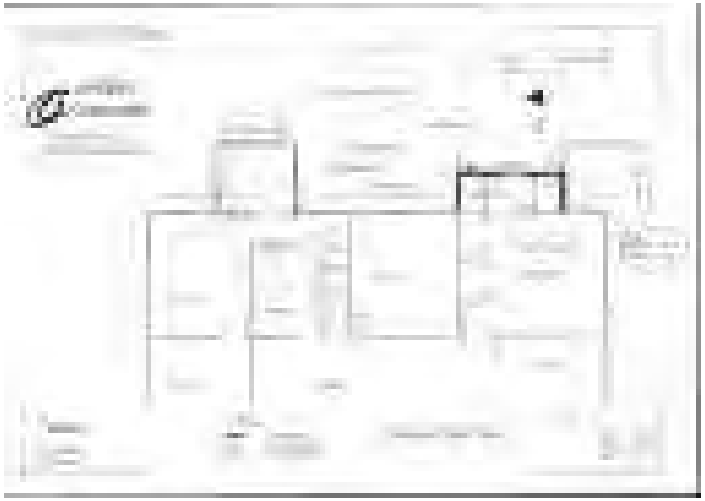
Pascoe
111 Pioneer Road
New Plymouth

Key
New Walls
Existing Walls

Extention Floor Plan

Job no: 05-133
Scale: 1:50
Date: 27/9/05
Page no: 2 - 4

Document Set ID: 624096
Version: 1, Version Date: 13/02/2007



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CHECK ALL MEASUREMENTS ON SITE BEFORE CONSTRUCTION

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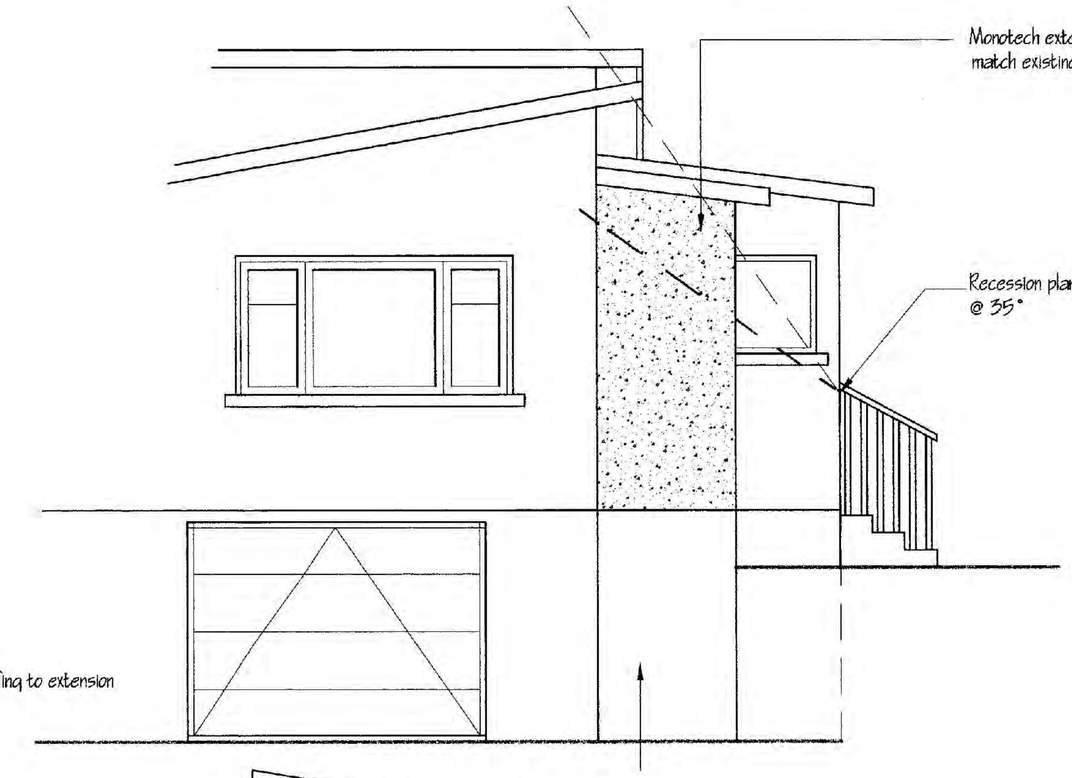
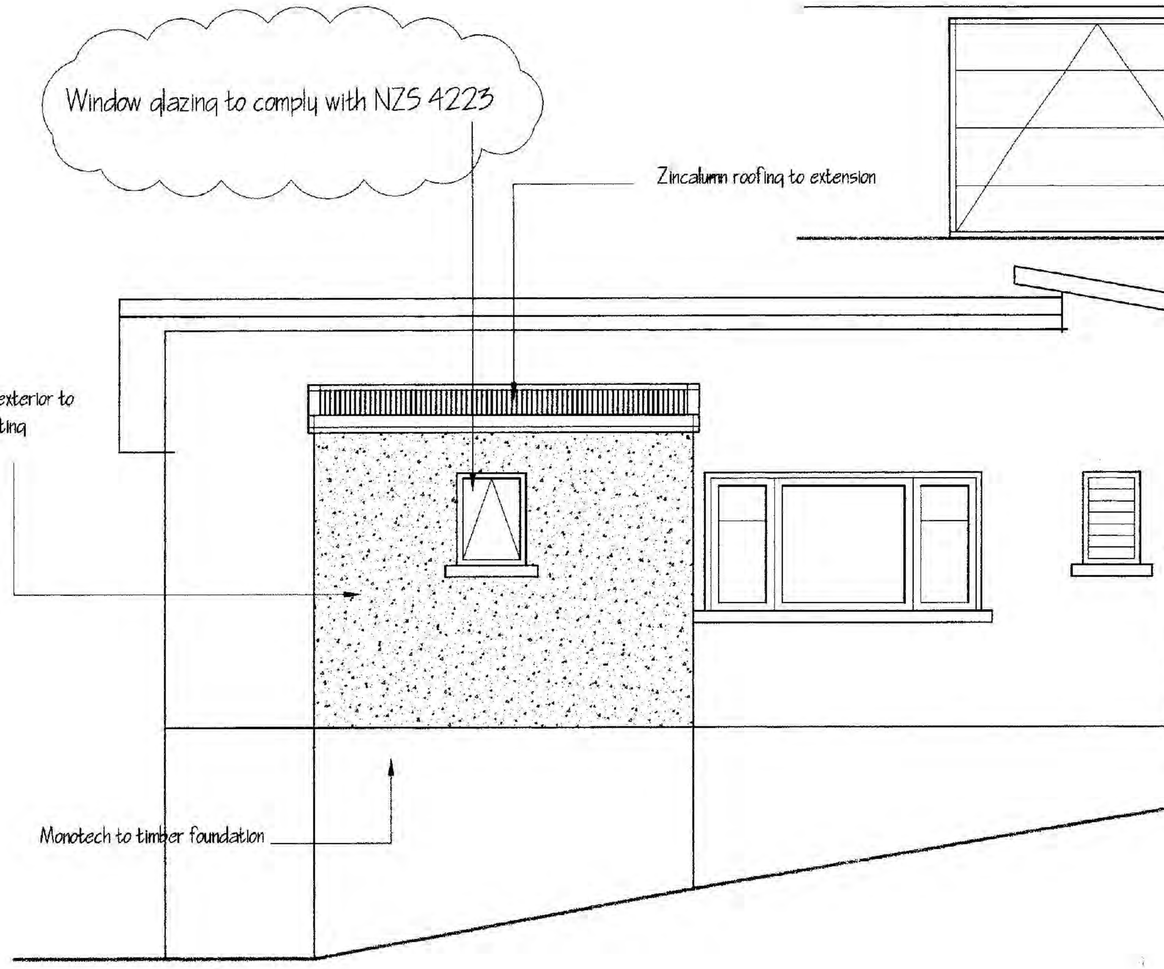
Fax (06) 769 5664 . Mobile 0274 490 726



West Elevation



South Elevation

RC42767 Aw 23.11.05

~~WARNING~~
~~Special Conditions Apply:—~~
~~Refer to Building Consent Documents Before Commencing Work.~~

NPDC OFFICE COPY
This Building Consent is approved under the Building Act and is limited to new work only as shown on these plans and related specifications
Approved ..... Date 4/11/05
76535/76534 19/10/05

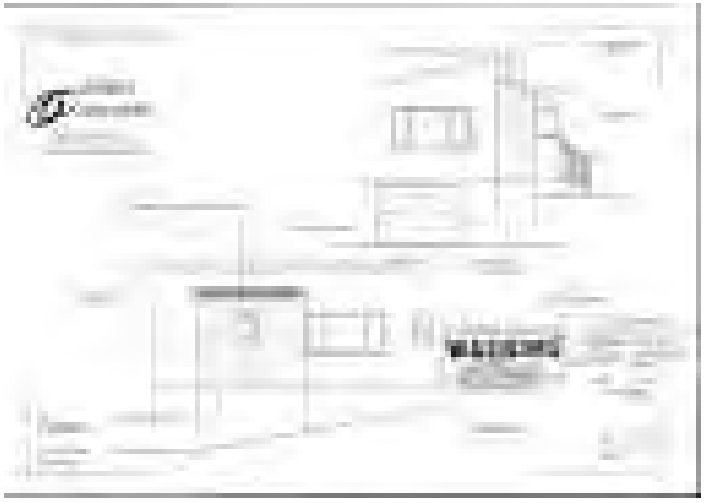
NPDC Approved
04 NOV 2005

Pascoe

111 Pioneer Road
New Plymouth

Job no: 05-133
Scale: 1:50
Date: 27/9/05
Page no: 1 - 5

Document Set ID: 624096
Version: 1, Version Date: 13/02/2007



CHECK ALL MEASUREMENTS ON SITE BEFORE CONSTRUCTION

dsigna concepts

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PO Box 1038 . Phone (06) 769 5665
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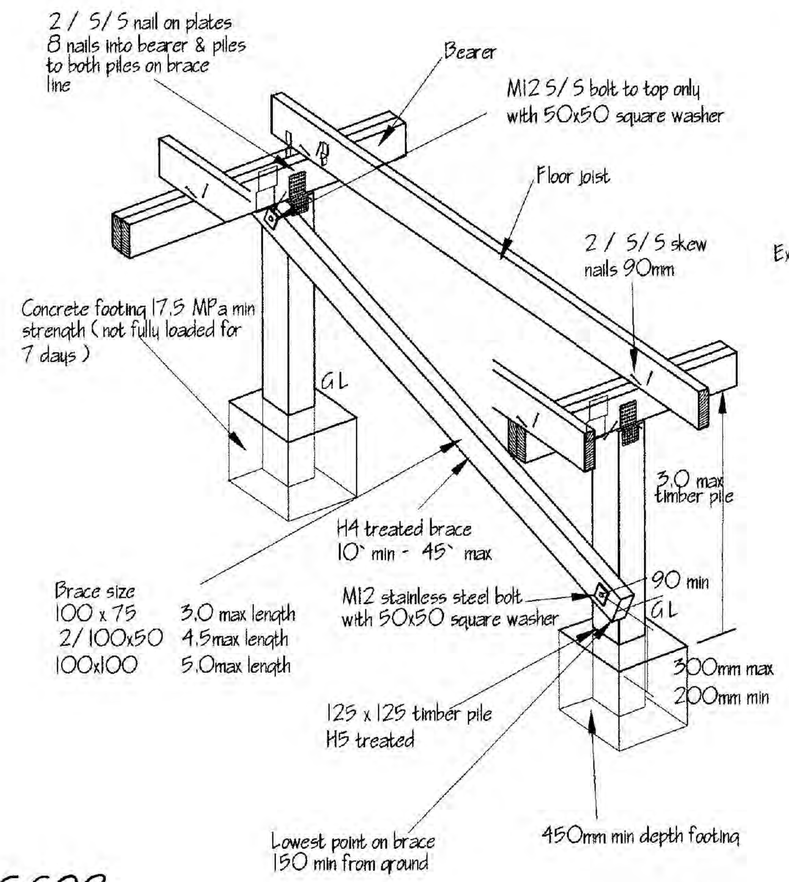

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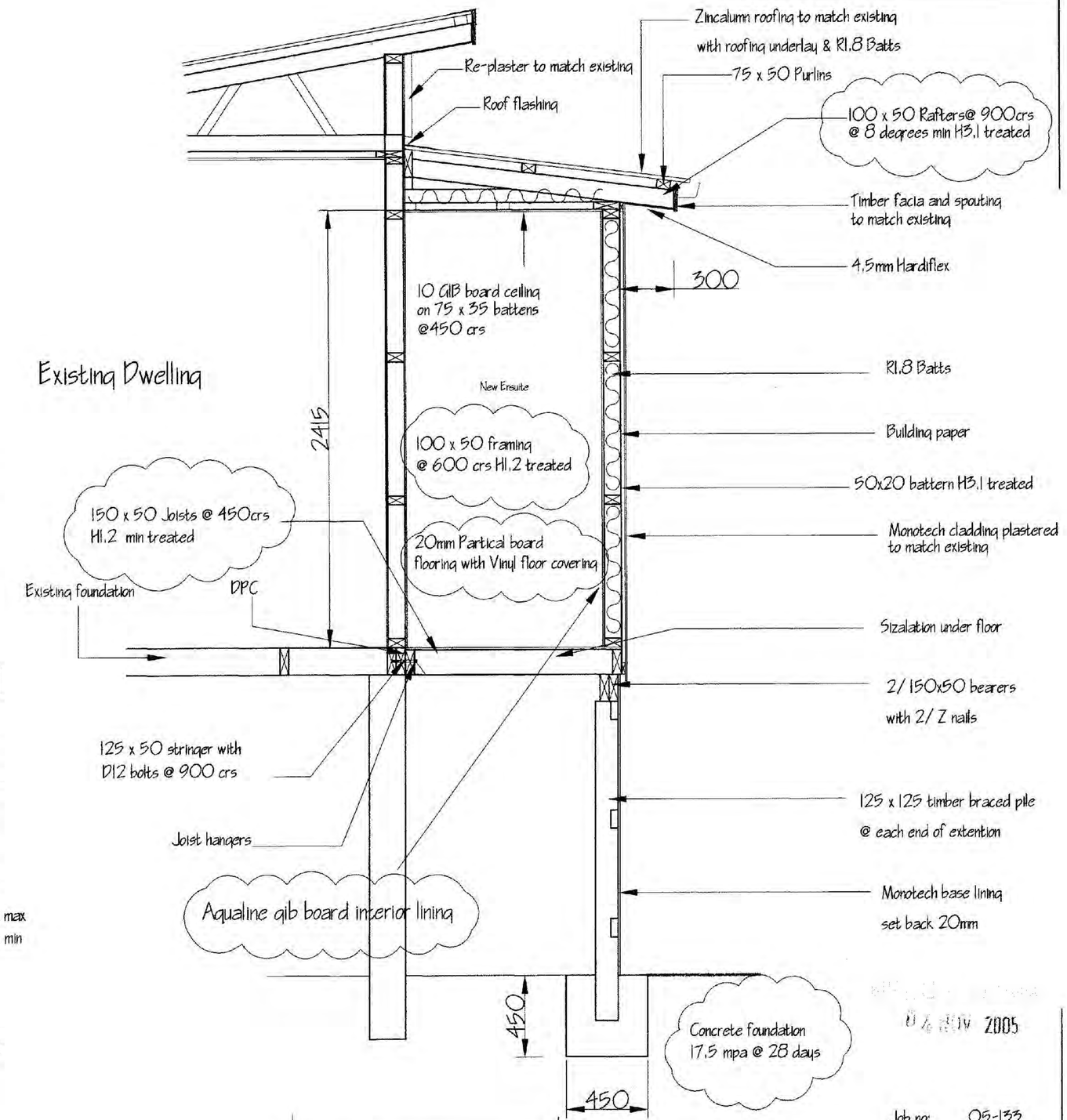


Cross Section A : A

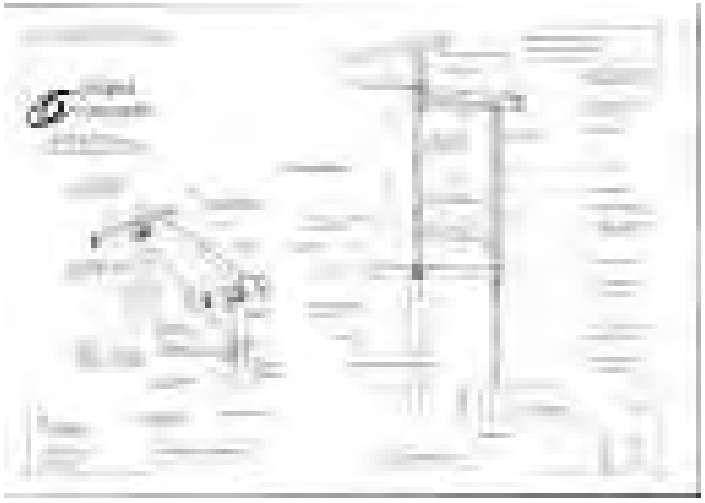
04 NOV 2005

Pascoe

111 Pioneer Road
New Plymouth

Job no: 05-133
Scale: 1 : 25
Date: 27/ 9/ 05
Page no: 3 - 4

Document Set ID: 624096
Version: 1, Version Date: 13/02/2007



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Version: 1, Version Date: 13/02/2007

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dsigna concepts

94 Gill Street . New Plymouth
PO Box 1038 . Phone (06) 769 5665
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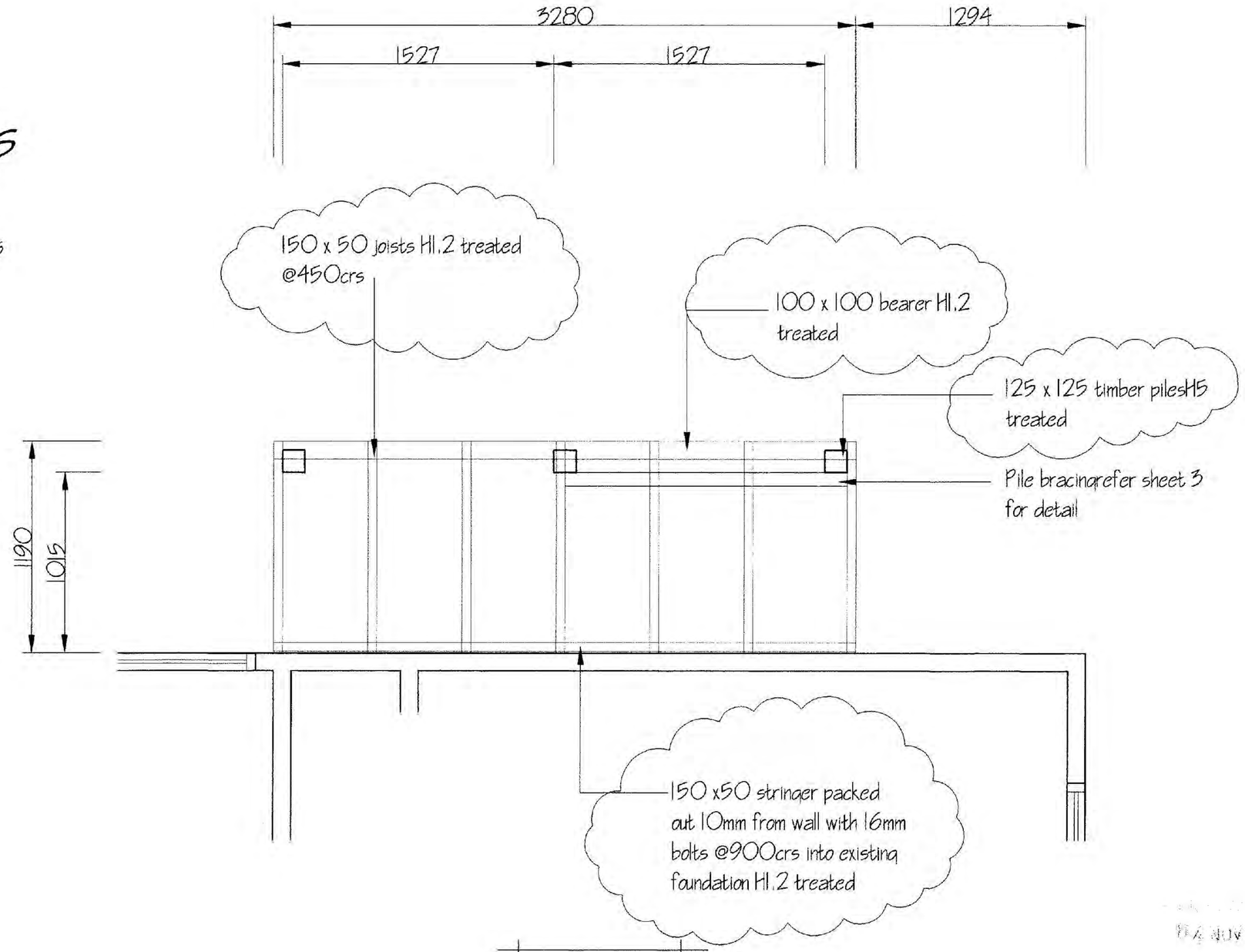

Foundations

04 NOV 2005

Pascoe

111 Pioneer Road
New Plymouth

Job no: 05-133
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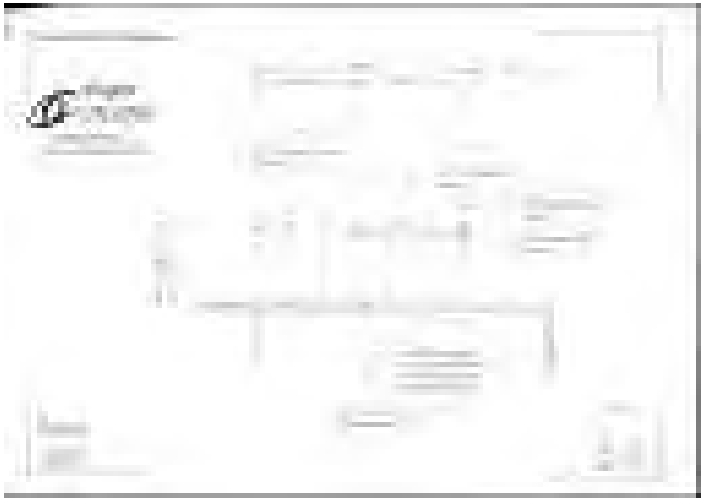

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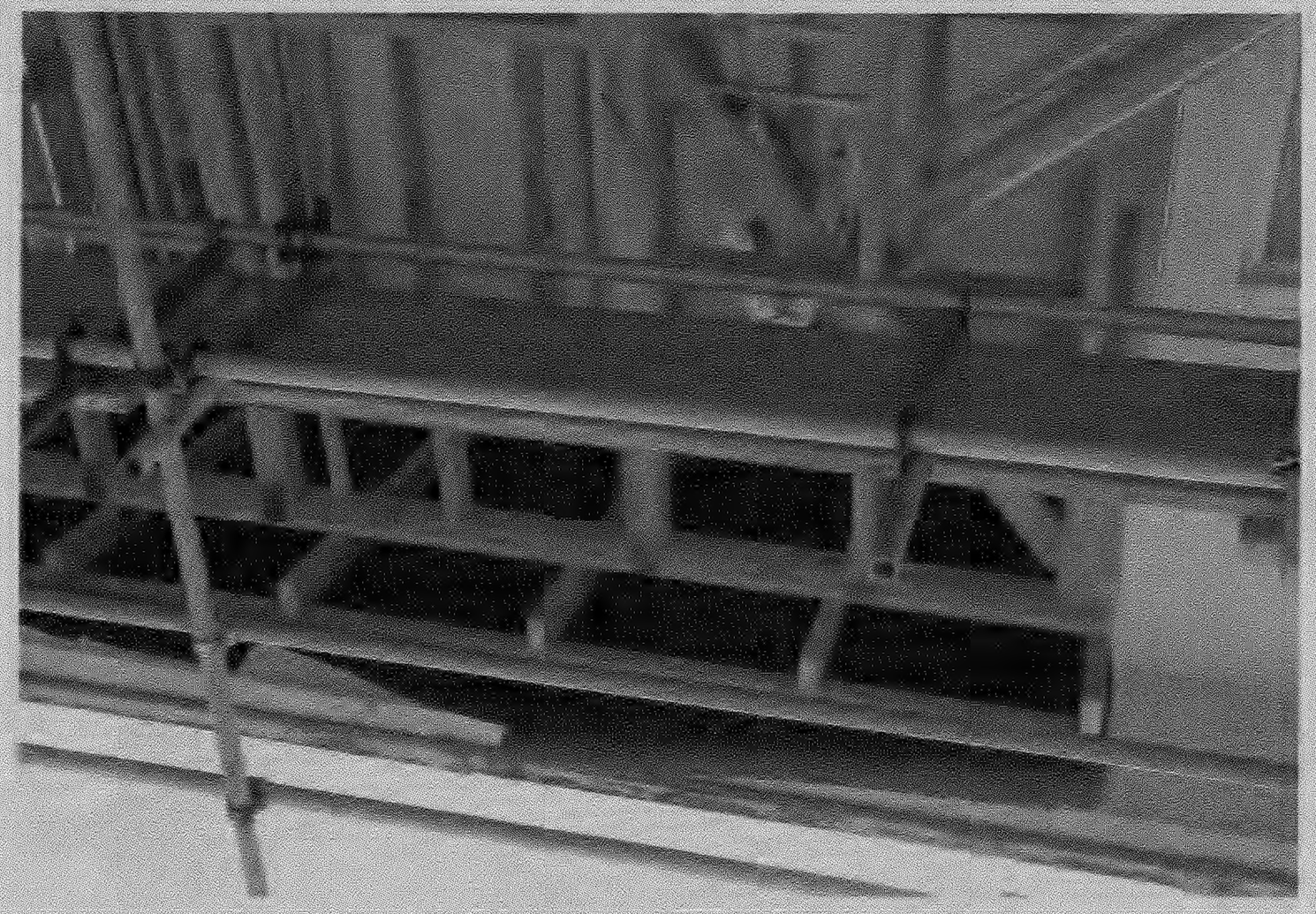

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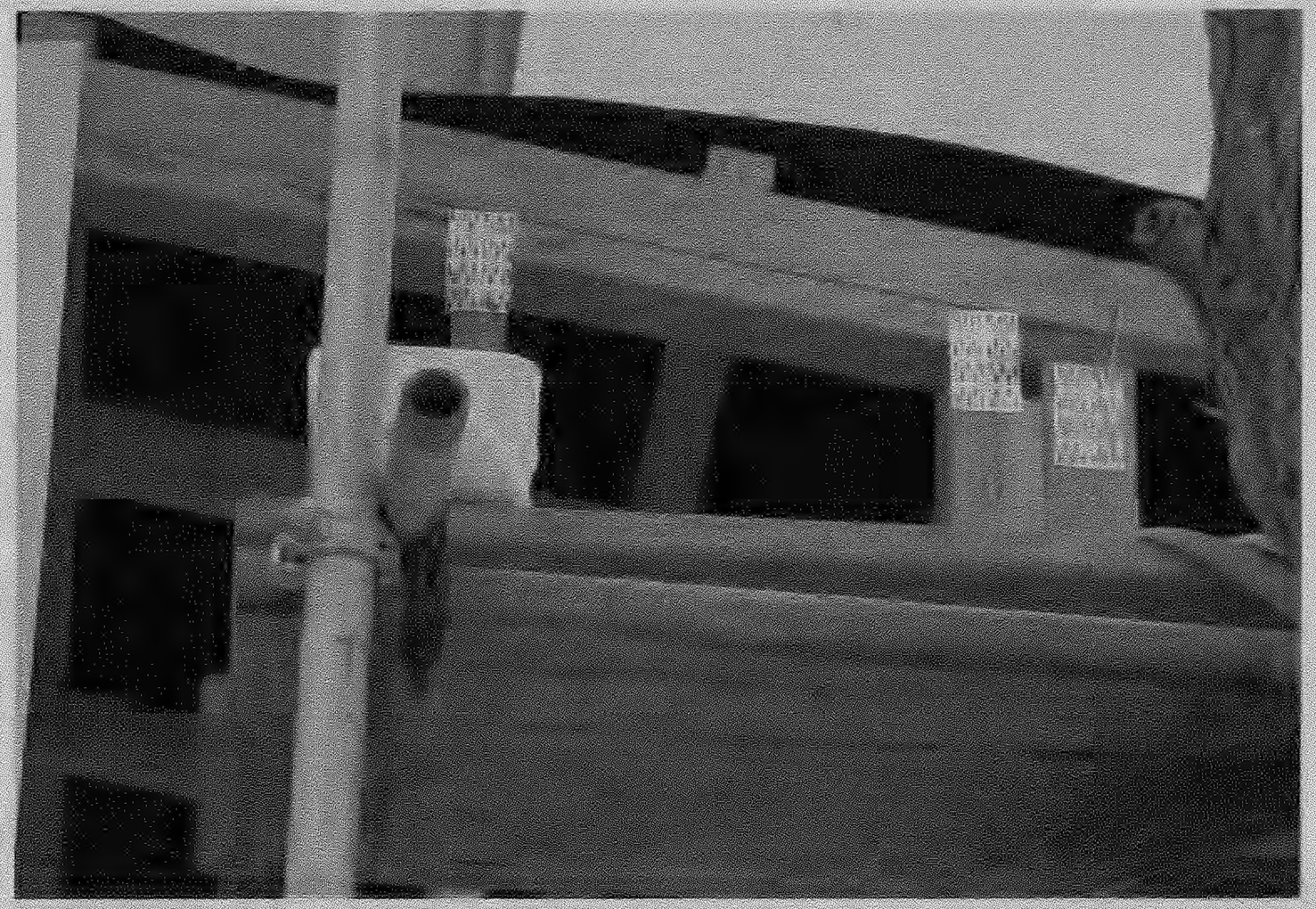

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WE VALUE YOUR FEEDBACK

To continue with the development of our products and systems, we value your input. Please send any suggestions, including your name, contact details, and relevant sketches to:

James Hardie
Fax 0800 808 988
literaturefeedback@jameshardie.co.nz

1 APPLICATION AND SCOPE

1.1 APPLICATION

Monotek® sheets are manufactured in New Zealand by James Hardie from fibre cement which is a composition of treated cellulose fibre, Portland cement, sand and water. Monotek® sheet is a suitable cladding material to achieve monolithic looks on external walls. Monotek® sheets are readily identified by its terracotta colour and the name printed on the reverse face of sheet. Monotek® sheets are manufactured in 7.5mm and 9mm thickness. Monotek® (9mm) sheet is more suitable for high impact areas.

If you are a specifier

Or other responsible party for a project ensure that the information in this document is appropriate for the application you are planning and that you undertake specific design and detailing for areas which fall outside the scope of these specifications.

If you are an installer

Ensure that you follow the design, moisture management and associated details and material selection provided by the designer. All the details provided in this document must be read in conjunction with the specifier's specification.

Make sure your information is up to date

When specifying or installing James Hardie products, ensure you have the current manual. If you're not sure you do, or you need more information, visit www.jameshardie.co.nz or Ask James Hardie on 0800 808 868.

1.2 SCOPE

The scope of this specification is for the use of Monotek® sheets when limited to buildings which fall within the scope of the NZBC Acceptable Solution 'E2/AS1'.

This specification also covers Monotek® sheets in cavity construction when used for buildings subject to specific design up to an ultimate limit state (ULS) wind pressure of 2500 Pa. Please refer to 'E2/AS1' for further information regarding the selection of construction methods for claddings. This document is intended for use by architects, designers and specifier who may be involved with the specification of Monotek® sheets.

This manual covers the use of Monotek® sheet for either construction methods i.e. direct fixed or cavity, used for external walls in timber framed buildings.

1.3 DETAILS

Various Monotek® sheet details are provided at the rear of this document. This specification and details in CAD file are also available to download from our web site at www.jameshardie.co.nz.

1.4 SPECIFIC DESIGN

For use of Monotek® sheets outside the scope of this document, the architect, designer or engineer must undertake specific design. For advice on designs outside the scope of this specification, Ask James Hardie on 0800 808 868.

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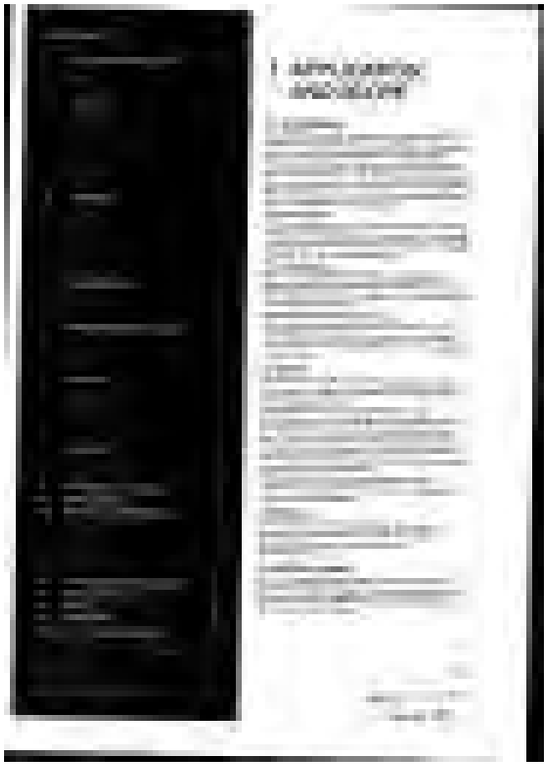

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2 DESIGN

2.1 COMPLIANCE

Monotek® sheet complies with section 9.7.2 of 'E2/AS1'. Information contained in this document is aligned with the requirements of NZBC Acceptable Solution 'E2/AS1'. Monotek® sheet cavity construction has also been BRANZ appraised. The BRANZ Appraisal No is 466 (2005) and can be viewed on www.branz.co.nz or www.jameshardie.co.nz. All design and construction must comply with the appropriate requirements of the NZBC regulations and standards.

2.2 RESPONSIBILITY

The specifier or other party responsible for the project must run through a risk matrix analysis to determine which construction method is to be used. The designer must also ensure that the information and details published in this specification are appropriate for the intended application and that additional detailing is performed for specific design or any areas that fall outside the scope of this specification. The designers should ensure that the intent of their design meets the requirements of the NZBC.
All dimensions shown are in millimeters unless noted otherwise.
All New Zealand Standards referenced in this document are current edition and must be complied with.
James Hardie conducts stringent quality checks to ensure that any product manufactured falls within our quality spectrum. It is the responsibility of the builder to ensure that the product meets aesthetic requirements before installation. James Hardie will not be responsible for rectifying obvious aesthetic surface variations following installation.

2.3 SITE & FOUNDATION

The site on which the building is situated must comply with NZBC (New Zealand Building Code) Acceptable Solution E1/AS1 'Surface Water'. Foundation design must comply with the requirements of NZS 3604 'Timber Framed Buildings' or be as per specific engineering design. The grade of adjacent finished ground must slope away from the building to avoid any possibility of water accumulating.

2.4 GROUND CLEARANCES

The bottom edge of claddings must comply with NZBC Acceptable Solution 'E2 /AS1', Paragraph 9.1.3.
The floor must have a minimum clearance to paved or unpaved ground as required by NZS 3604.
Monotek® sheets must overhang the bottom plate on a concrete slab by a minimum of 50mm as required by NZS 3604.
Monotek® Sheets must have a minimum clearance of 100mm from paved ground and 150mm from unpaved ground.

2.5 MOISTURE MANAGEMENT

It is the responsibility of the specifier to identify moisture related risks associated with any particular building design.
Wall construction design must effectively manage moisture, considering both the interior and exterior environments of the building, particularly in buildings that have a higher risk of wind driven rain penetration or that are artificially heated or cooled.
Walls shall include those provisions as required by NZBC Acceptable Solution 'E2/AS1' 'External Moisture'. In addition all wall openings, penetrations, junctions, connections, window sills, heads and jambs must incorporate appropriate flashings for waterproofing.
The other materials, components and installation methods used to manage moisture in external walls, must comply with the requirements of relevant standards and the NZBC.
For further information in relation to designing for weathertightness, refer to BRANZ Ltd and the Department of Building and Housing (DBH) updates on the following websites, respectively www.branz.co.nz and www.dbh.govt.nz.

2.6 STRUCTURE

Timber framing must comply with NZS 3604 for buildings or parts of buildings within the scope limitations of NZS 3604. Buildings or parts of buildings outside the scope of NZS 3604 must be to a specific design in accordance with NZS 3603 and NZS 4203. Where specific design is required, the framing must be of at least equivalent stiffness to the framing provisions of NZS 3604. In all cases studs must be at maximum 600mm centres for buildings designed to NZS 3604 and at maximum 400mm centres for specifically designed buildings.

2.7 WIND LOADING

Monotek® sheet cladding is suitable for use in all New Zealand wind zones up to and including VH as defined in NZS 3604.
A specific design is required for all situations where the building falls in a specific design (SD) wind zone.

2.8 STRUCTURAL BRACING

Monotek® sheets can be used to achieve structural bracing required for timber framed buildings designed and constructed in accordance with NZS 3604. The Monotek® sheet must be installed as per specific bracing system details that are available separately. Monotek® Sheet bracing systems have been independently tested and assessed by BRANZ and are suitable for both construction methods i.e. direct fixed and cavity construction. Refer to the James Hardie Bracing information manual for details.

2.9 FIRE RATED WALLS

Monotek® sheet clad walls using a direct fix or cavity construction method can achieve fire ratings up to 60/60/60 when the walls are constructed in accordance with this literature and include the fire rated system requirements as specified in James Hardie 'Fire and Acoustic' Technical Specification Manual. Refer to fire and acoustic literature for further information on fire rated systems

2.10 ENERGY EFFICIENCY

The R-Value of Monotek® sheet walls constructed in accordance with this manual using bulk insulation, will comply with Section 3.1 - 'Schedule Method' of NZS 4218 (Energy Efficiency – Small Building Envelope) required under Table 1. To meet these insulation requirements, bulk insulation as mentioned in Table 1 of this specification must be used. This calculation is based on a timber framing member size of 90 x 45mm and internal linings of James Hardie Villaboard® Lining or plasterboard.

TABLE 1:

INSULATION CAPABILITY

Climate Zone*	R-Value Requirement	Cavity Insulation Infill Requirement
1 & 2	1.5 m² °C/W	R1.8 Fibreglass batts.
3	1.9 m² °C/W	R2.2 Fibreglass batts.

*as defined in NZS 4218

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3 FRAMING

3.1 GENERAL

This Monotek® sheet technical specification is only suitable for timber-framed buildings. Other framing materials are outside the scope of this specification.

3.2 DIMENSIONS

A 45mm (nominal) minimum stud width is required at all flush jointed sheet edges. Double studs are required at vertical control joints. Intermediate studs 35mm minimum wide may be used.

3.3 TIMBER GRADE

Minimum timber grade requirements are No. 1 Framing grade as per NZS 3631 'New Zealand Timber Grading Rules' or equivalent.

3.4 DURABILITY

To comply with NZBC requirements the external framing must be treated to a minimum H1.2 treatment. Refer to the NZBC Acceptable Solution B2/AS1 'Durability' for further information about the durability requirements.

For timber treatment and allowable moisture content information refer to NZS 3602 (Timber and Wood-Based Products for use in Buildings) and NZS 3640 (Chemical Preservation of Round and Sawn Timber) for minimum timber treatment selection and treatment requirements.

Also refer to framing manufacturer's literature for further guidance on timber selection.

Framing must be protected from moisture at sites in accordance with the recommendations of framing manufacturers.

Note: Refer to NZS 3602 for information about the allowable moisture content in timber.

3.5 FRAME CONSTRUCTION

The framing must fully support all sheet edges. The framing must be rigid and not rely on the cladding sheet for stability.

All timber framing sizes and set-out must comply with NZS 3604 and as specified in this specification. Use of timber framing must be in accordance with framing manufacturer's specifications.

3.5.1 DIRECT FIXED CONSTRUCTION

For direct fixed construction method the following framing is required:

- Studs provided at 600mm centres maximum and
- Nogs provided at 1200mm centres maximum.

3.5.2 CAVITY CONSTRUCTION METHOD

For cavity construction method the following framing is required:

- When studs are spaced at 600mm centres maximum then the nogs / dwangs must be provided at 800mm centres maximum.
- When studs are spaced at 400mm centres then the nogs / dwangs may be provided at 1200mm centres.
- An extra stud is required in internal corners.

3.6 TOLERANCES

In order to achieve an acceptable wall finish, it is imperative that framing is straight and true. Framing tolerances must comply with the requirements of NZS 3604. All framing shall be made flush.

3.7 CURVED WALLS

Monotek® sheet can be used in a curved application. Refer to James Hardie technical support for further information.

4 PREPARATION

4.1 BUILDING WRAP

Building wrap must be provided as per the requirements of the NZBC Acceptable Solution 'E2/AS1' 'External Moisture' and NZS 3604. The building wraps must comply with Table 23 of 'E2/AS1'. The building wraps must be fixed in accordance with 'E2/AS1', NZS 3604 and the wrap manufacturer's recommendations.

Walls which are not lined on the inside face e.g. garage walls or gable ends must include a rigid sheathing or an air barrier behind the cladding which complies with the requirements of NZBC Acceptable Solution 'E2/AS1'.

4.2 VENT STRIP

The James Hardie uPVC cavity vent strip must be installed at the bottom of all walls constructed using the drained and ventilated cavity construction method. It is important that the openings in the vent strip are kept clear and unobstructed to allow free drainage and ventilation of cavities. James Hardie uPVC vent strip has an opening area of 1000mm²/m length.

4.3 CAVITY BATTENS

Buildings with a risk score of 7-20 calculated in accordance with NZBC Acceptable Solution 'E2/AS1' Table 2, require Monotek® sheets to be installed on a cavity.

The cavity battens provide airspace between the frame and the sheet and are considered a 'packer' only in this specification.

The timber battens must be minimum H3.1 treated in accordance with NZS 3640 (Chemical preservation of rough and sawn timber) to comply with the durability requirements of B2/AS1.

Cavity battens must comply with following requirements

- be minimum 18mm thick.
- be minimum as wide as the width of studs.
- be fixed at 300mm centres when studs are at 600mm centres.
- be fixed by the cladding fixings to the main framing through the building wrap.
- until claddings are fixed the battens only need to be tacked to the framing.

(Note: Batten fixing is required temporarily to keep them straight on the wall during construction.)

No intermediate batten between studs is required:

- when studs are spaced at maximum 400mm centres and
- when rigid sheathings instead of building wraps are used.

(Note: 100 mm long cavity packers must be used where required to support fixings in this circumstance.)

Battens should be fixed with 40mm x 2.8 nails at 800mm centres maximum.

4.4 FLASHINGS

All wall openings, penetrations, intersections, connections, window sills, heads and jambs must be flashed prior to sheet installation. Please refer to moisture management requirements in Clause 2.5. The building wraps must be appropriately incorporated with penetration and junction flashings. Materials must be lapped in such a way that water tracks down to the exterior on the face of building wrap. James Hardie will assume no responsibility for water infiltration within the wall due to poor installation of flashing or building wrap. The selected flashing materials must comply with the durability requirements of table 20 of the NZBC Acceptable Solution 'E2/AS1'.

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5 FIXING MONOTEK® SHEET

5.1 GENERAL

Monotek® sheets must be kept dry and under cover whilst in storage or during the installation. Framing moisture must not exceed a maximum of 24% prior to sheet installation. Every endeavour must be made to keep framing dry once sheet fixing commences. Site cut sheet edges must be sealed prior to installation. The site cut sheets edges around window / door openings and other penetrations, e.g. meter boxes etc. are also required to be sealed.

5.2 FASTENER DURABILITY

Fasteners must meet the minimum durability requirements of the NZ Building Code. NZS 3604 specifies the requirements for fixing material to be used in relation to the exposure conditions and are summarised in Table 2.

TABLE 2:

EXPOSURE CONDITIONS & NAIL SELECTION PRESCRIBED BY NZS 3604

NAIL MATERIAL		
Sea Spray Zones *	Zone 1 outside sea spray zone and Zones 2 – 4 & Geothermal hot spots	Bracing – All zones
Grade 316 Stainless	Hot-dipped galvanised or 316 stainless	Grade 316 Stainless

** (Zone 1 areas where local knowledge dictates that increased durability is required, appropriate selection shall be made)*

Also refer to the NZBC Acceptable Solution 'E2/AS1' Table 20 and 21 for information regarding the selection of suitable fixing materials and their compatibility with other materials.

5.3 FASTENER - SIZE & LAYOUT

Monotek® sheets must be fixed to framing using the fixings as specified in Table 3 and in accordance with the following requirements:

- Nails must have a minimum clearance of 12 mm from sheet edges and a minimum of 75 mm vertically and 150 mm horizontally from sheet corners.
- The sheets must have a gap of 1-2mm at all flush finished joints.
- Nails must finish flush with the sheet surface.

TABLE 3:

SHEET FIXING

DIRECT FIXED TO FRAME	
40 x 2.8mm HardiFlex® nails	Fix Sheet @150mm centres at all sheet edges as well as all intermediate framing.
CAVITY CONSTRUCTION	
60 x 3.15mm HardiFlex® nails	Fix sheet @ 200mm centres at all studs. Fix sheet @ 150mm centres at top plate and bottom plate.

Note: Special fixing arrangements are required for bracing and fire-resistance rated wall systems. For more information Ask James Hardie on 0800 808 868.

5.4 GUN NAILING

Monotek® sheets can be fixed using nail guns. The gun nails used must have a full round head to provide the required holding power. The length and gauge of nails must be a minimum as specified in this document. Check with nail gun manufacturer for more information.

Note: Do not use D Head nails. Do not use gun nailing for bracing applications.

5.5 SHEET LAYOUT

The framing layout must be checked to facilitate the construction of control joints prior to sheet installation.

- All sheet edges must be supported by the framing.
- All sheets must be fixed vertically.

6 JOINTING

6.1 GENERAL

The Monotek® sheets are supplied with 2 recessed edges. When the sheets are cut on site to suit the site requirements then the sheet edge cut on site must be recessed for flush jointing. The control joints are formed with square sheet edges.

6.2 FLUSH JOINTS

Monotek® sheets must have a gap of 1 – 2mm when joining them together for the flush joints.

- Monotek® sheets must be flush jointed with a proprietary flush jointing plaster system.
- Where a flush horizontal joint and a vertical control joint coincide on the wall, the vertical control joint must extend to full height of the wall.
- Flush joints must never be located on the corners of openings or at other high stress locations. Flush joint must be off set from the corners of opening by 200mm minimum.
- Flush joints must not be located along floor joists.
- In direct fixed applications a flashing tape, 50mm x 1.0mm Butyl or DPC must be used under the flush joint.

6.3 CONTROL JOINTS

Control joints are required as described in Table 4. Flush–finish joints are not control joints. Control joints are necessary to accommodate the minimal differential movement between framing and sheets due to normal cyclic changes in the environment.

TABLE 4:

CONTROL JOINTS

VERTICAL	HORIZONTAL
5400mm centres max. & at all internal corners (standard detail is a control joint)	At all floor joist locations (Standard details are control joints) & 5400mm centres max. (Full height, continuous studs nogged at flush joint)

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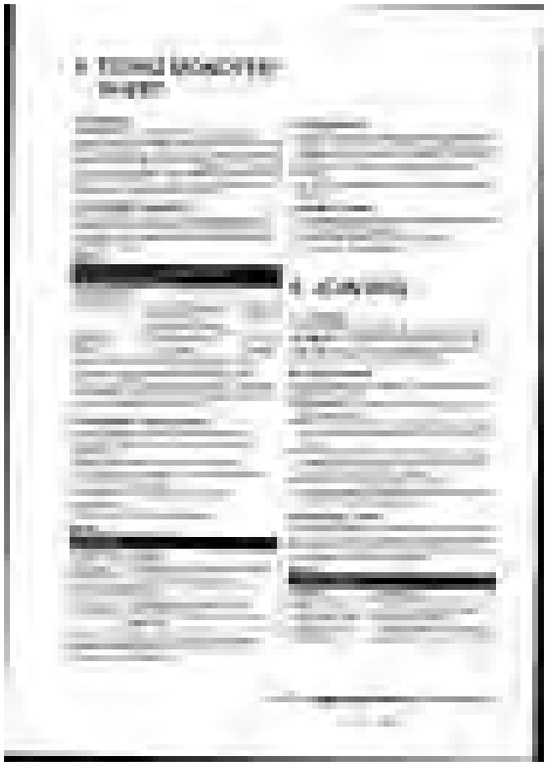

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6.3.1 VERTICAL CONTROL JOINT

Vertical control joints must be provided at a maximum spacing of 5.4m from other control joints, the edge of the cladding, expansion joints or internal and external corners.
Vertical control joints may occur at the edge of window or door openings. Vertical control joints may be staggered across horizontal control joints.

6.3.2 HORIZONTAL CONTROL JOINT

At floor joist level, in addition to the movements outlined above, horizontal control joints are required to accommodate the movement resulting from timber joist shrinkage. Horizontal control joints must be provided at all solid timber floor joists. Elsewhere horizontal control joints are required at a maximum spacing of 5.4m where the studs are running full height.

6.4 EXPANSION JOINT

Expansion joints are provided to accommodate structural movement. They are generally only required for larger commercial buildings, and such buildings are outside the scope of this literature. Appropriate joint design shall be undertaken for the application.

6.5 OPENINGS

All openings in the cladding must be adequately flashed to prevent moisture ingress in to the wall. Horizontal and vertical flush joints must not be located along the sides of windows and doors. These must be located a minimum of 200mm from the corner of an opening or change in the height of the wall when required.

7 FINISHING

7.1 PREPARATION

Protective texture coating of Monotek® sheet is required in order to meet the durability requirements of the New Zealand Building Code. All sealants must demonstrate to meet the relevant requirements of the NZBC. The Monotek® sheets must be dry and free from dirt before jointing and texture coating. Monotek® sheets must be texture coated within 90 days of installation.

7.2 SEALANTS

All sealants must demonstrate to meet the relevant requirements of the NZBC. Application and use of sealants must comply with manufacturer's instructions and be compatible with texture coating. Check with sealant manufacturer prior to coating over sealants. Some sealant manufacturers do not recommend coating over their product.

7.3 JOINTING & TEXTURE COATING

The Light Reflectance Value (LRV) for coatings to be used with Monotek® sheet cladding must be minimum 40% or higher. Jointing and coating systems must comply with EM4 and meet the requirements of the NZBC Acceptable Solutions 'E2/AS1'.

8 STORAGE AND HANDLING

Monotek® sheets must be laid flat on a smooth level surface. Edges and corners must be protected from chipping.
To ensure optimum performance, store panels under cover and keep dry prior to fixing. If the sheets should become wet, allow to dry thoroughly before fixing.
Do not carry Monotek® sheets on the flat, carry in the vertical position to avoid excessive bending.

9 MAINTENANCE

It is the responsibility of the specifier to determine normal maintenance requirements to comply with NZBC Acceptable Solution B2/AS1. The extent and nature of maintenance will depend on the geographical location and exposure of the building. As a guide, it is recommended that basic normal maintenance tasks shall include but not be limited to:

- Washing down exterior surfaces every 6-12 months*
- Re-application of exterior protective finishes if necessary*
- Maintaining the exterior envelope and connections including joints, penetrations, flashings and sealants that may provide a means of moisture entry beyond the exterior cladding
- Cleaning out gutters, blocked pipes and overflows as required
- Pruning back vegetation that is close to or touching the building.

*Refer to your texture coating manufacturer for washing down and recoating requirements.

10 PRODUCT INFORMATION

10.1 MANUFACTURING & CLASSIFICATION

Monotek® sheets are a cellulose fibre reinforced cement building product. The basic composition is Portland cement, ground sand, cellulose fibre and water. The sheets are easily identified by the name 'Monotek®' or 'Monotek® 9mm' printed at regular intervals on the back face of sheet.
Monotek® sheets are manufactured to AS/NZS 2908.2 'Cellulose-Cement Products Part 2: Flat Sheets' (ISO 8336 'Fibre Cement Flat Sheets') in New Zealand. James Hardie New Zealand is an ISO 9001 'Telarc' certified manufacturer.
Monotek® sheets are classified Type A, Category 2 in accordance with AS/NZS 2908.2 'Cellulose-Cement Products'.
For Material Safety Data Sheets (MSDS) visit www.jameshardie.co.nz or Ask James Hardie on 0800 808 868.

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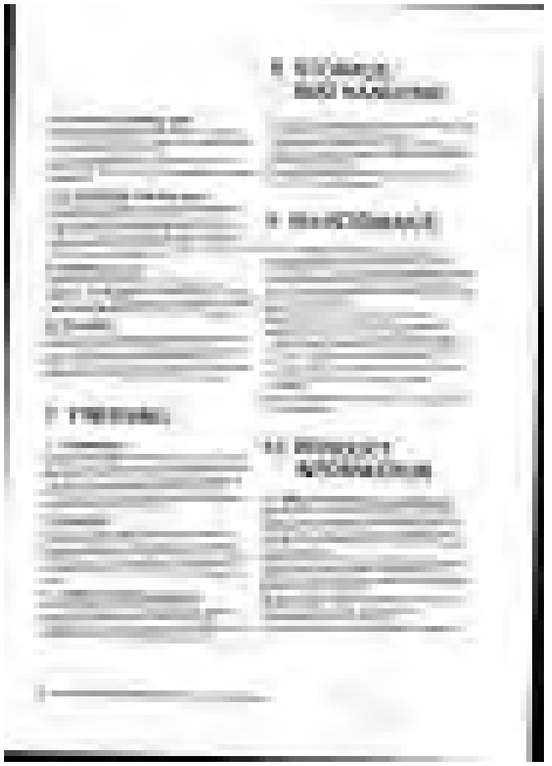

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10.2 PRODUCT MASS

Monotek® sheets are 7.5mm & 9mm thick and have a Mass of 10.7kg/m2 and 12.84kg/m² respectively at EMC.
Monotek® sheets are classified as a Light Weight Wall Cladding (not exceeding 30kg/m²) in accordance with NZS 3604.

10.3 SHEET SIZES

Available sizes of Monotek® sheets are specified in Table 5.

TABLE 5:

MONOTEK SHEET SIZES - 7.5MM & 9MM	
TWO EDGES STEP RECESSED (2 LONG EDGES)	
Length (mm)	Width (mm)
2450	1200
2700	1200
3000	1200

10.4 PRODUCT TOLERANCES

Are specified in Table 6.

TABLE 6:

TOLERANCES	
Properties	At Equilibrium Condition
Approx. Moisture Content	3% - 5%
Width Tolerance	-2mm
Length Tolerance	+/- 2mm
Thickness Tolerance	-0.2/+0.4mm
Diagonal Difference	+/- 3mm

10.5 DURABILITY

Monotek® sheets, when installed and maintained as per the technical specification, will meet the durability requirements for claddings as required in the NZBC Approved Document B2 'Durability'.

10.5.1 RESISTANCE TO MOISTURE/ROTTING

Monotek® sheet demonstrates resistance to permanent moisture induced deterioration (rotting) by passing the following tests in accordance with AS/NZS2908.2:

- Water Permeability (Clause 8.2.2)
- Warm Water (Clause 8.2.4)
- Heat Rain (Clause 6.5)
- Soak Dry (Clause 8.2.5)

10.5.2 RESISTANCE TO FIRE

Monotek® sheet has the following Early Fire Hazard Indices (tested to AS 1530 Part 3).

TABLE 7:

EARLY FIRE HAZARD INDICES	
Ignition Index	0
Flame Spread Index	0
Heat Evolved Index	0
Smoke Developed Index	0 -1

11 SAFE WORKING PRACTICES

WARNING

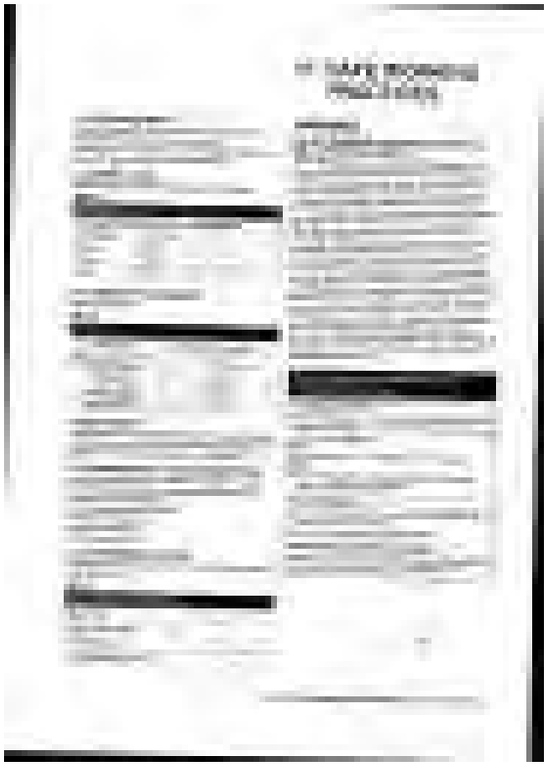
DO NOT BREATHE DUST AND CUT ONLY IN WELL VENTILATED AREA

James Hardie products contain respirable crystalline silica which is considered by some international authorities to be a cause of cancer from some occupational sources. Breathing excessive amounts of respirable silica dust can also cause a disabling and potentially fatal lung disease called silicosis, and has been linked with other diseases. Some studies suggest smoking may increase these risks. During installation or handling: (1) work in outdoor areas with ample ventilation; (2) minimise dust when cutting by using either 'Score and Snap' knife, fibre cement shears or, where not feasible, use a HardiBlade® Saw Blade and dust-reducing circular saw attached to a HEPA vacuum; (3) warn others in the immediate area to avoid breathing dust; (4) wear a properly-fitted, approved dust mask or respirator (e.g. P1 or P2) in accordance with applicable government regulations and manufacturer instructions to further limit respirable silica exposures. During clean-up, use HEPA vacuums or wet cleanup methods - never dry sweep. For further information, refer to our installation instructions and Material Safety Data Sheets available at www.jameshardie.co.nz. FAILURE TO ADHERE TO OUR WARNINGS, MATERIAL SAFETY DATA SHEETS, AND INSTALLATION INSTRUCTIONS MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH.

JAMES HARDIE RECOMMENDED SAFE WORKING PRACTICES
CUTTING OUTDOORS
Position cutting station so that wind will blow dust away from user or others in working area. Use one of the following methods based on the required cutting rate: **BEST** ■ Score and snap ■ Hand guillotine ■ Fibreshear **GOOD** ■ Dust reducing circular saw equipped with HardiBlade® Saw Blade and HEPA vacuum extraction.
CUTTING INDOORS
■ Cut only using score and snap, hand guillotine or fibreshears (manual, electric or pneumatic). ■ Position cutting station in well-ventilated area
REBATING/DRILLING/OTHER MACHINING
When rebating, drilling or machining you should always wear a P1 or P2 dust mask and warn others in the immediate area.

MPI INFORMATION
04 NOV 2005

Document Set ID: 624096
Version: 1, Version Date: 13/02/2007



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Version: 1, Version Date: 13/02/2007

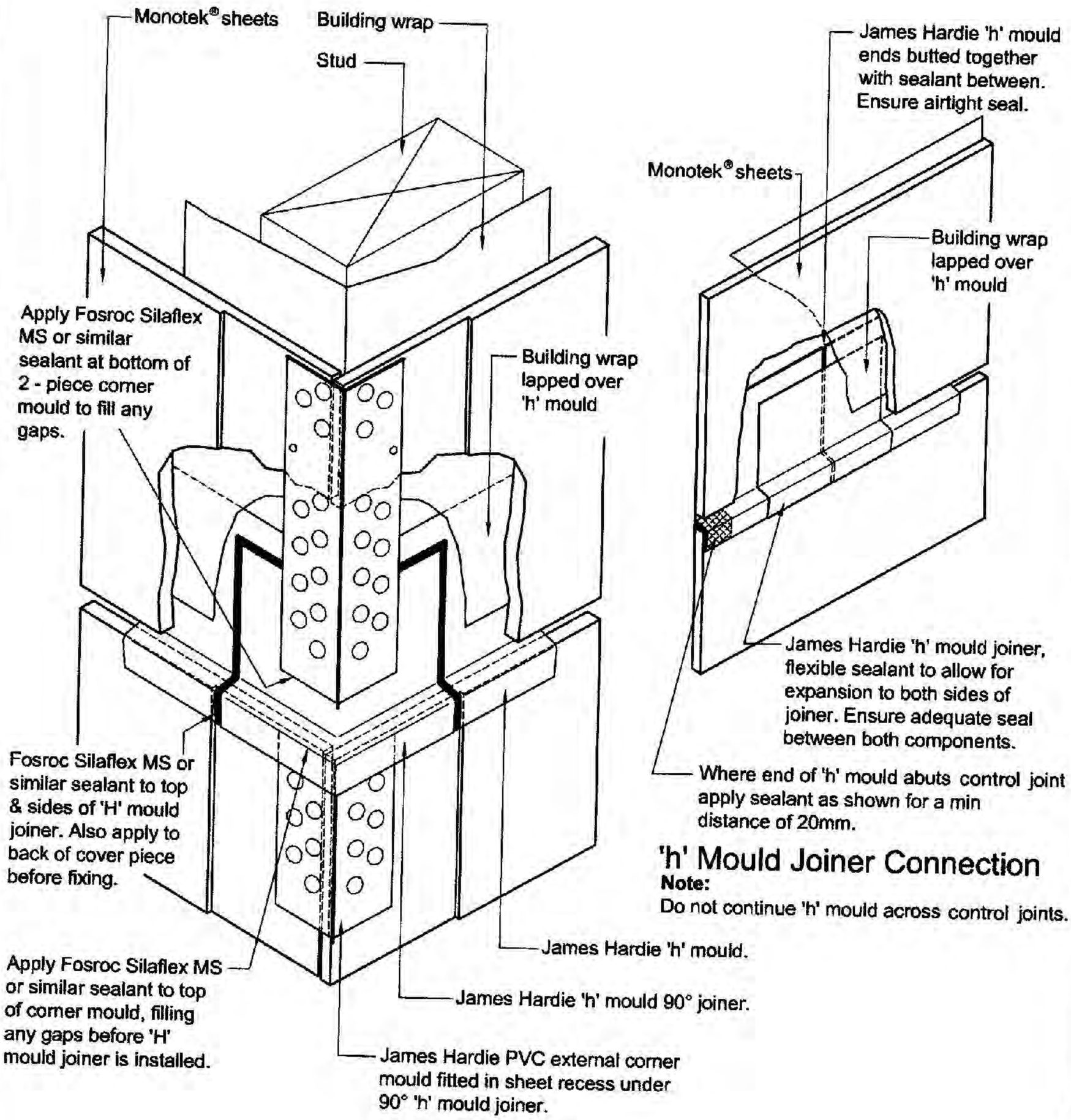
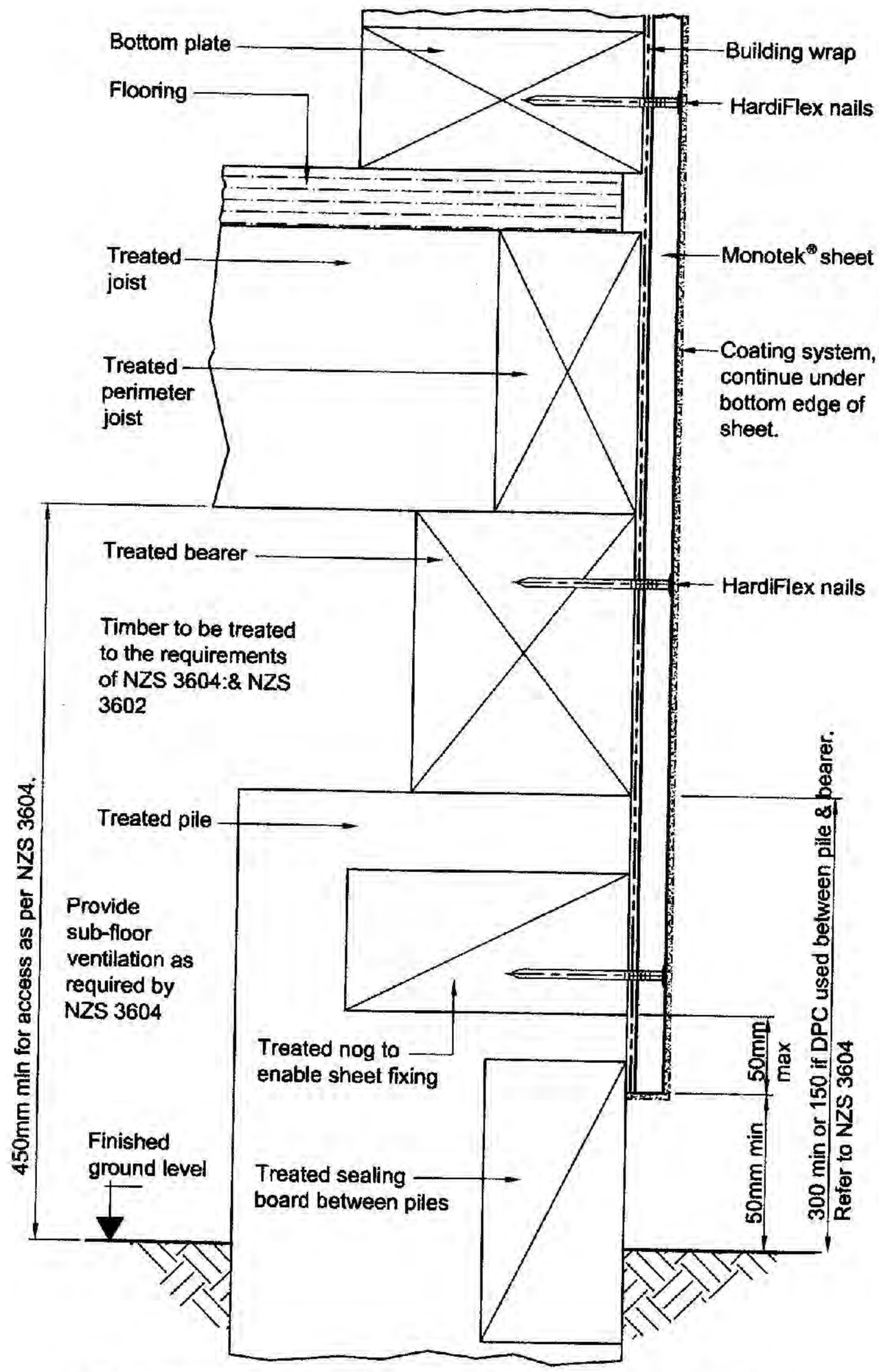


FIGURE 15: DIRECT FIX 'h' MOULD JOINER & CORNER

NPDC ARCHIVES
24 NOV 2005

Document Set ID: 624096
Version: 1, Version Date: 13/02/2007

Document Set ID: 624096
Version: 1, Version Date: 13/02/2007



Note: Moisture content in timber framing must comply with NZS 3602

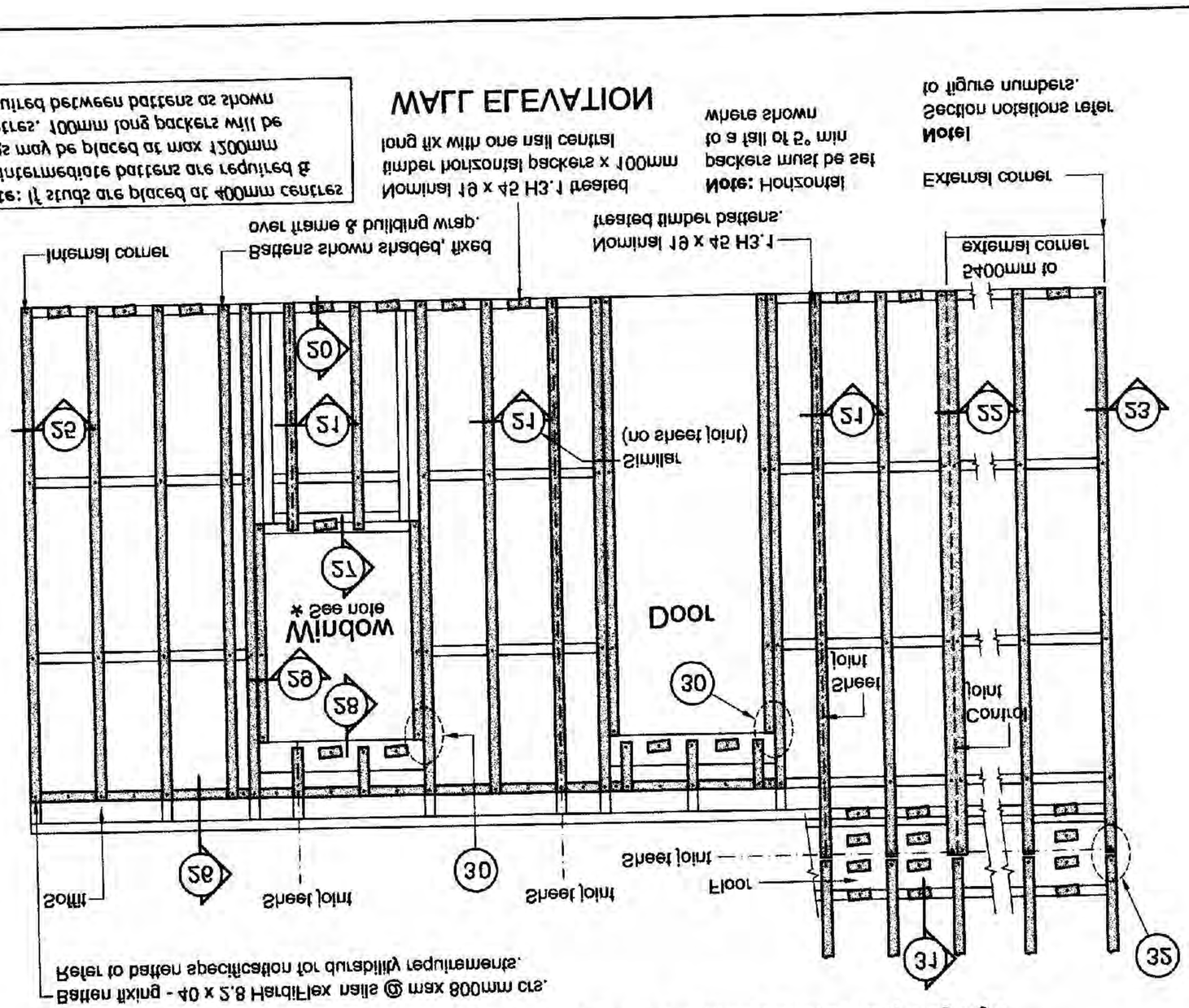
FIGURE 16: DIRECT FIX BASE DETAIL ON TREATED PILE

2005

Document Set ID: 624096
Version: 1, Version Date: 13/02/2007

Document Set ID: 624096
Version: 1, Version Date: 13/02/2007

FIGURE 11: TUTOR NETTAB & GYMMARK YTIVAC



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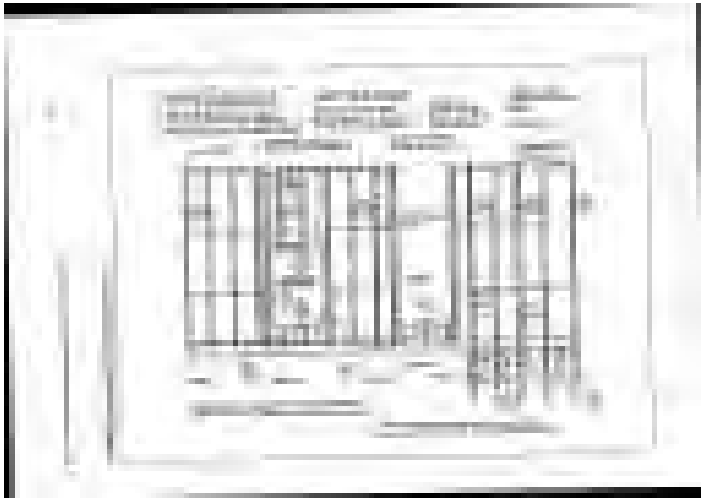

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Version: 1, Version Date: 13/02/2007

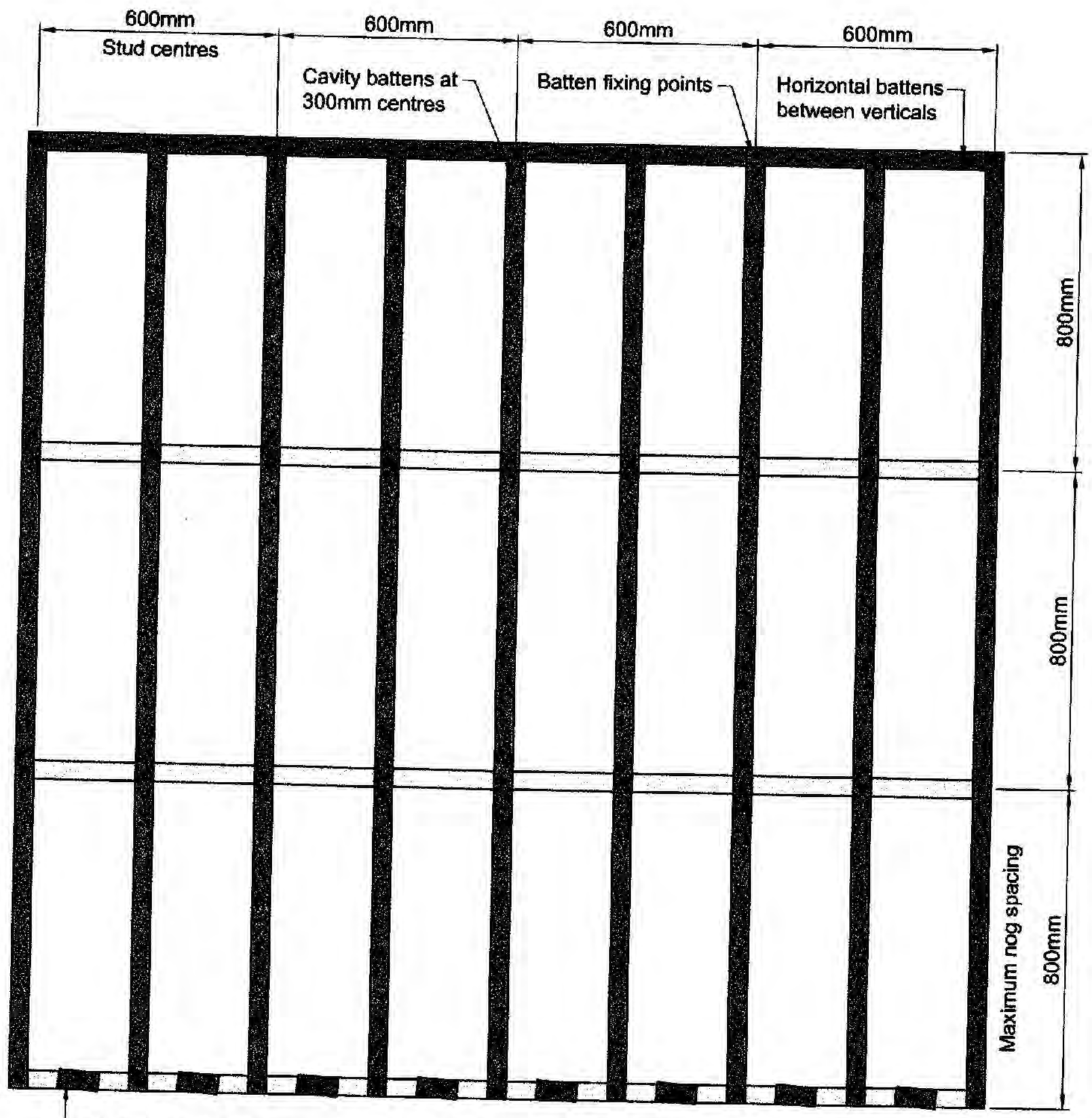
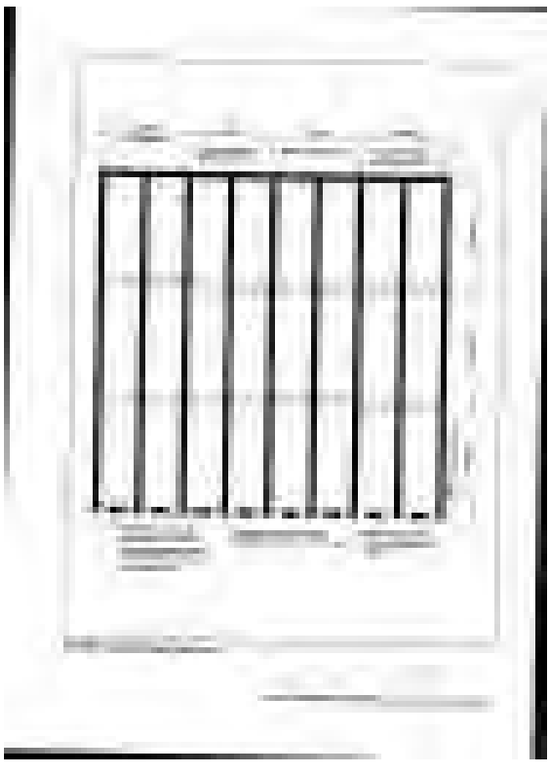


FIGURE 18: CAVITY BATTEN FIXING

02 NOV 2005

Document Set ID: 624096
Version: 1, Version Date: 13/02/2007



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Version: 1, Version Date: 13/02/2007

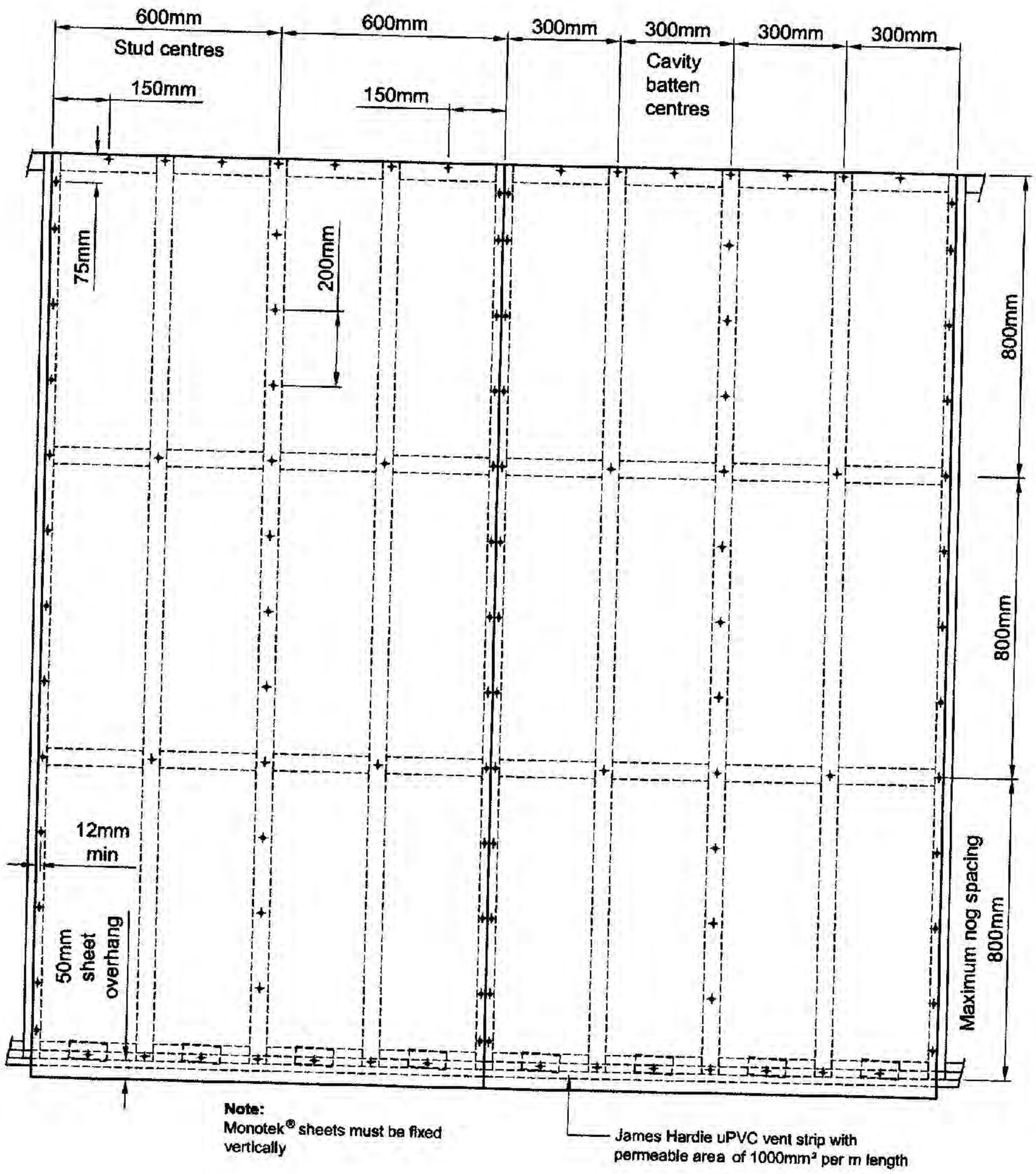
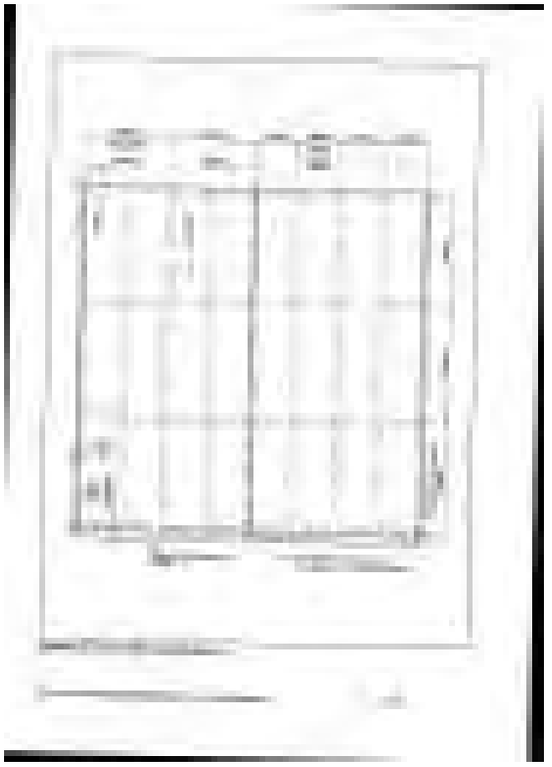


FIGURE 19: CAVITY SHEET FIXING SETOUT

04 NOV 2005

Document Set ID: 624096
Version: 1, Version Date: 13/02/2007



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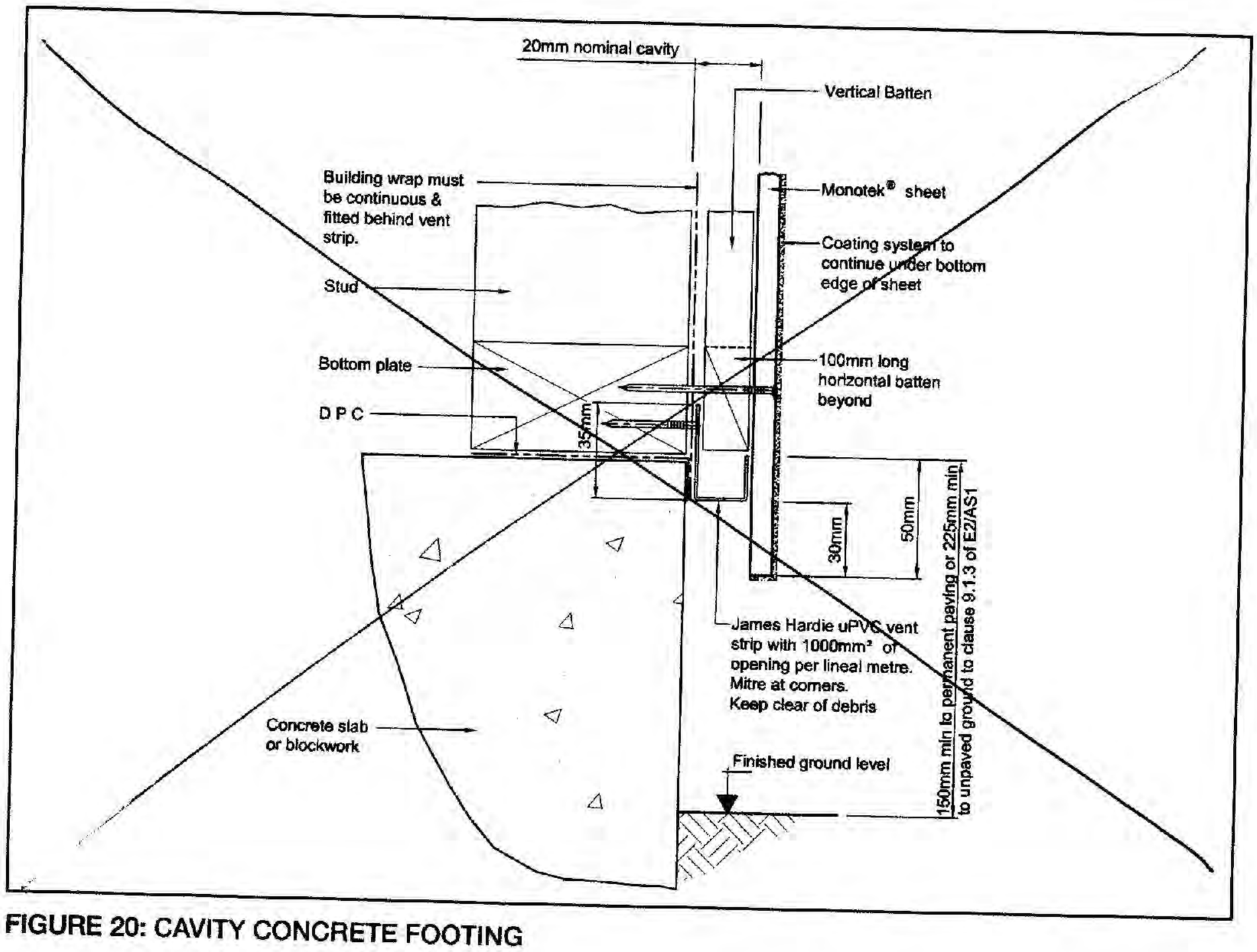


FIGURE 20: CAVITY CONCRETE FOOTING

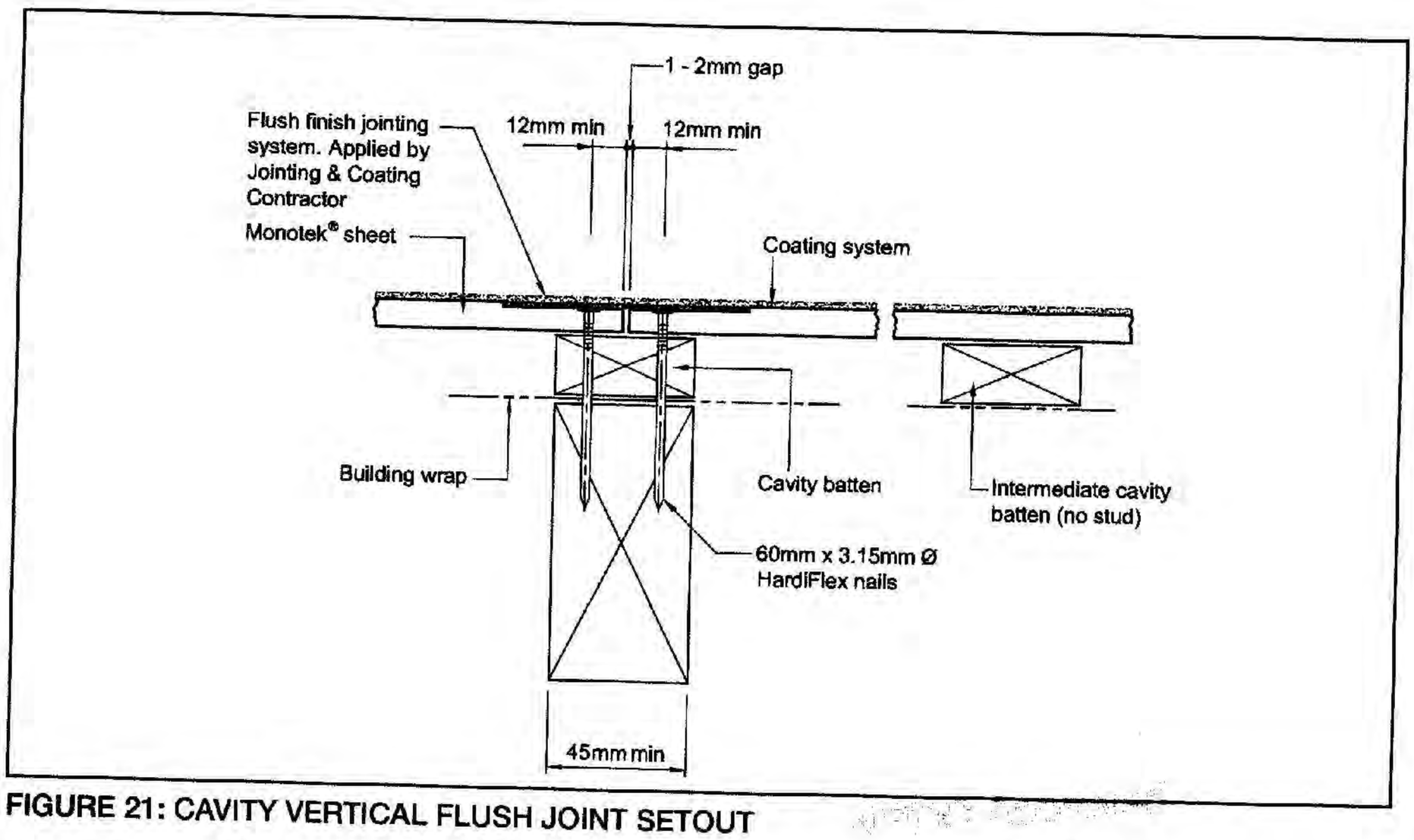
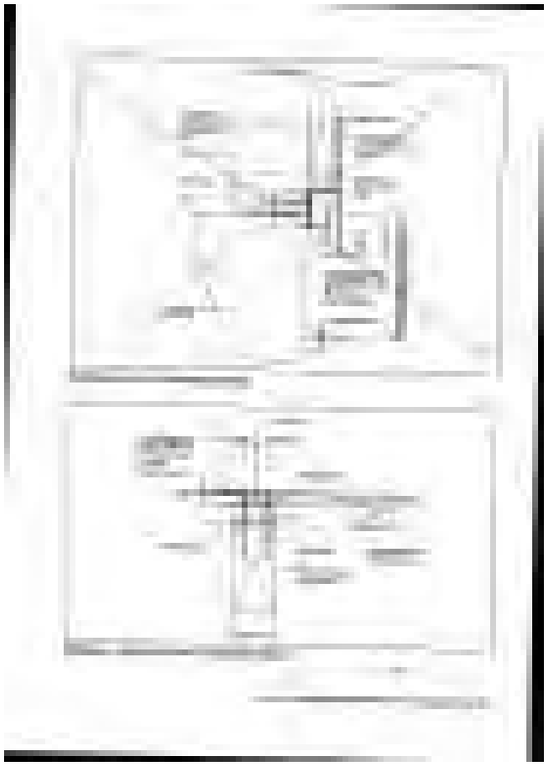


FIGURE 21: CAVITY VERTICAL FLUSH JOINT SETOUT

04 NOV 2005

Document Set ID: 624096
Version: 1, Version Date: 13/02/2007



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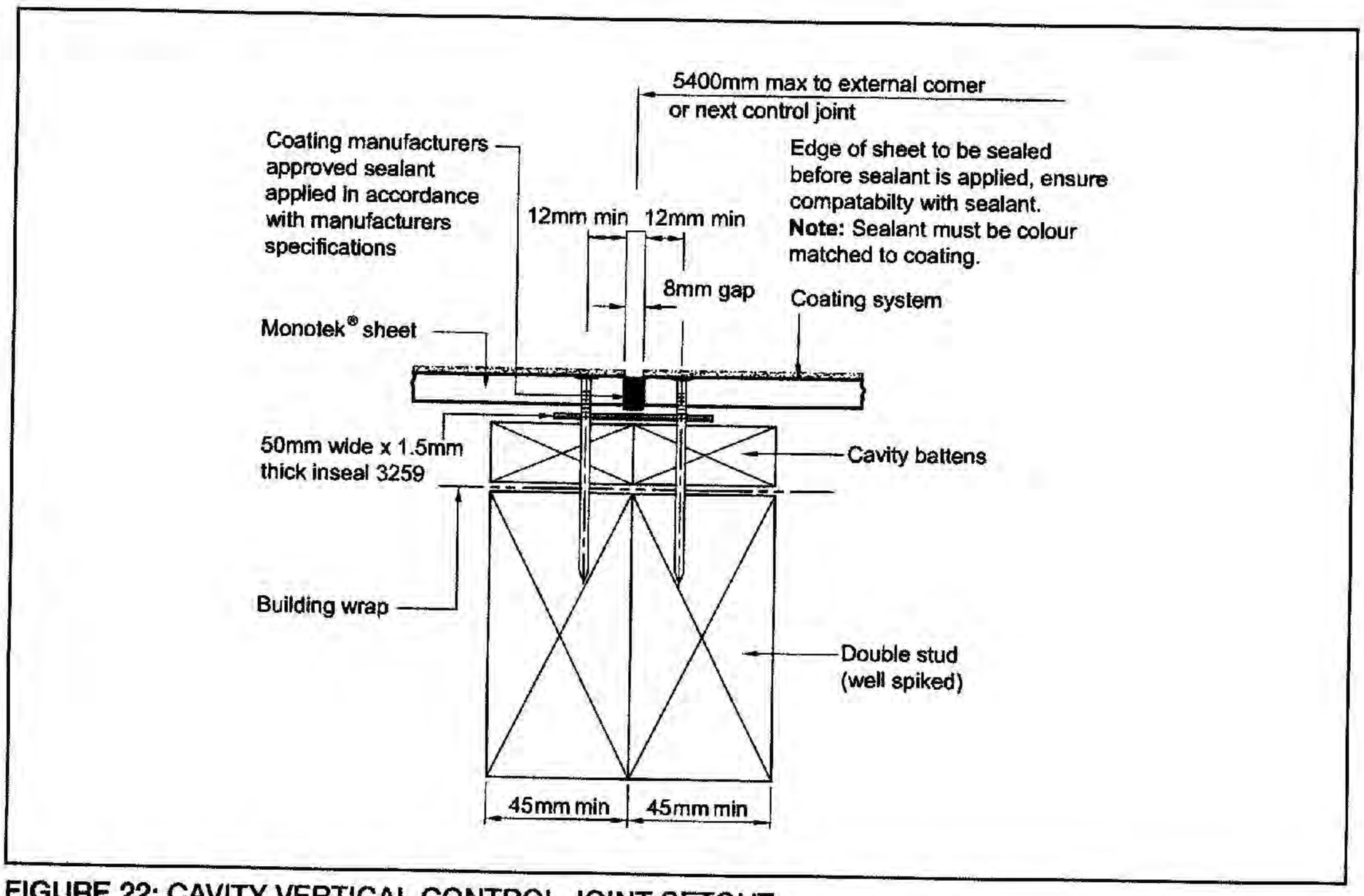


FIGURE 22: CAVITY VERTICAL CONTROL JOINT SETOUT

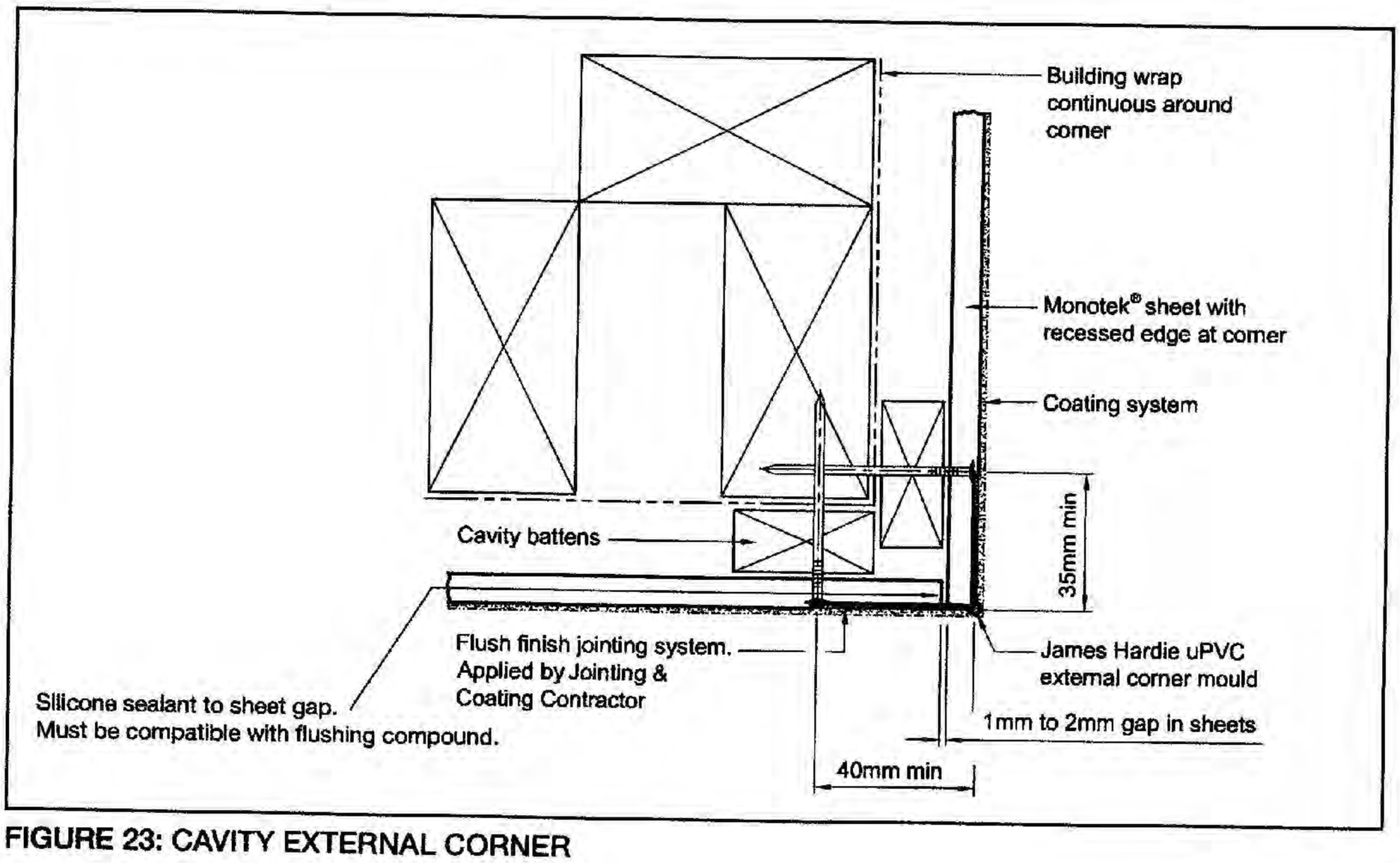
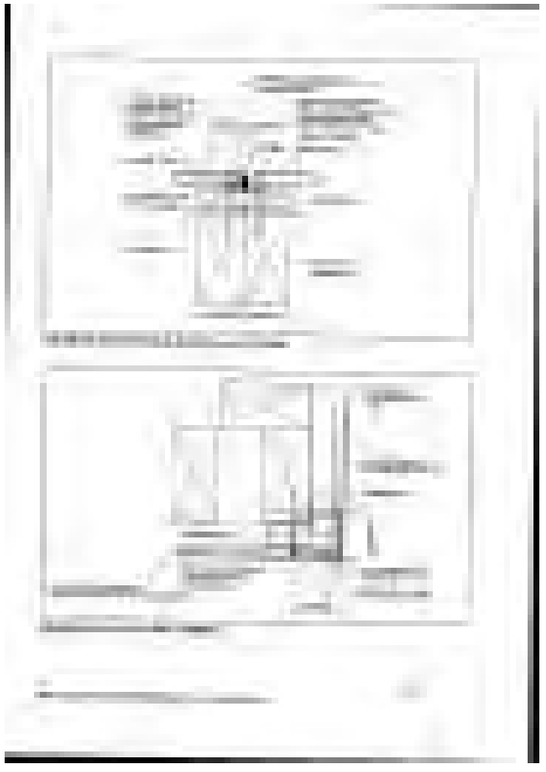


FIGURE 23: CAVITY EXTERNAL CORNER

Document Set ID: 624096
Version: 1, Version Date: 13/02/2007



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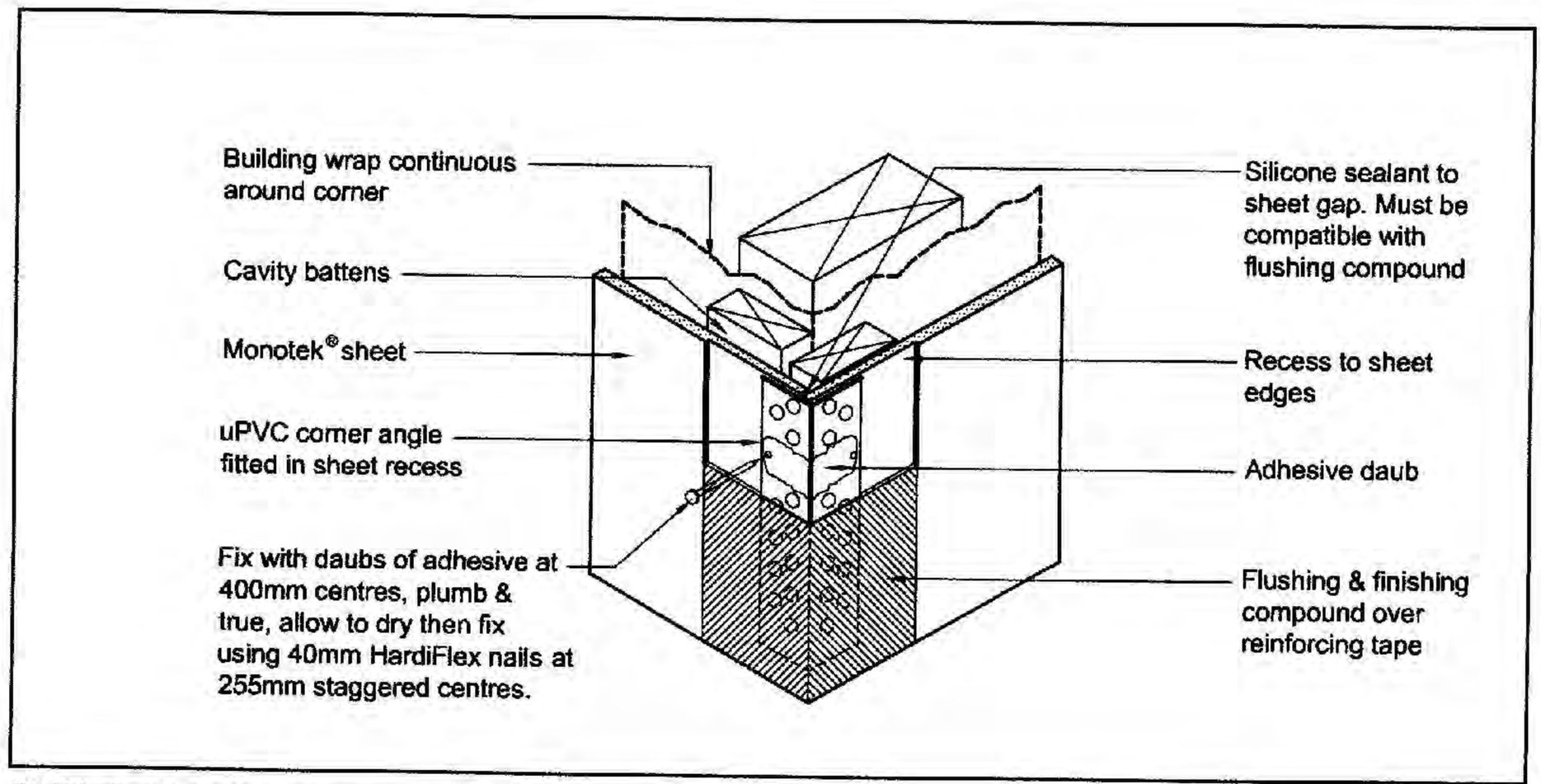


FIGURE 24: CAVITY EXTERNAL CORNER

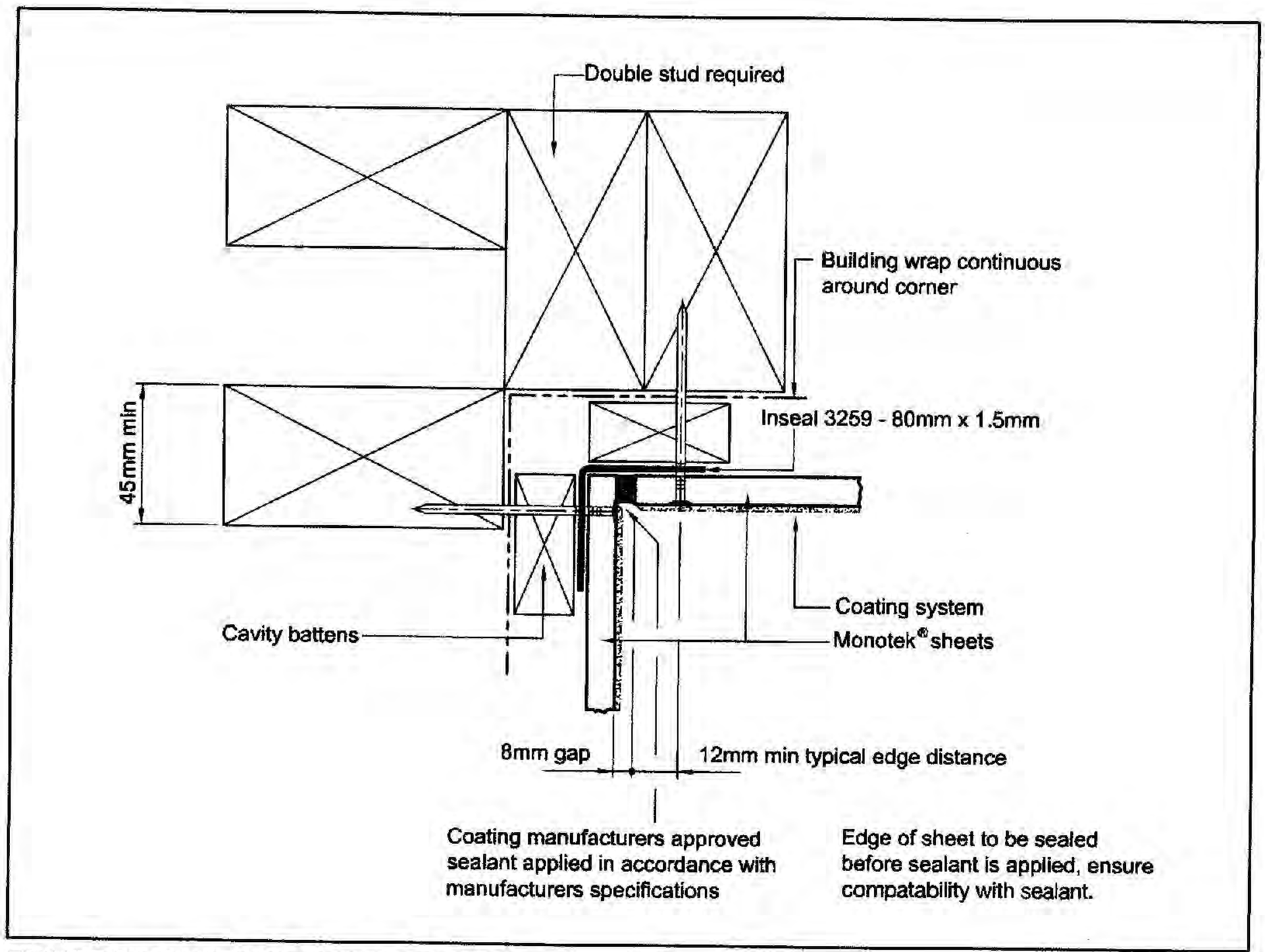


FIGURE 25: CAVITY INTERNAL CORNER

Document Set ID: 624096
Version: 1, Version Date: 13/02/2007

Document Set ID: 624096
Version: 1, Version Date: 13/02/2007

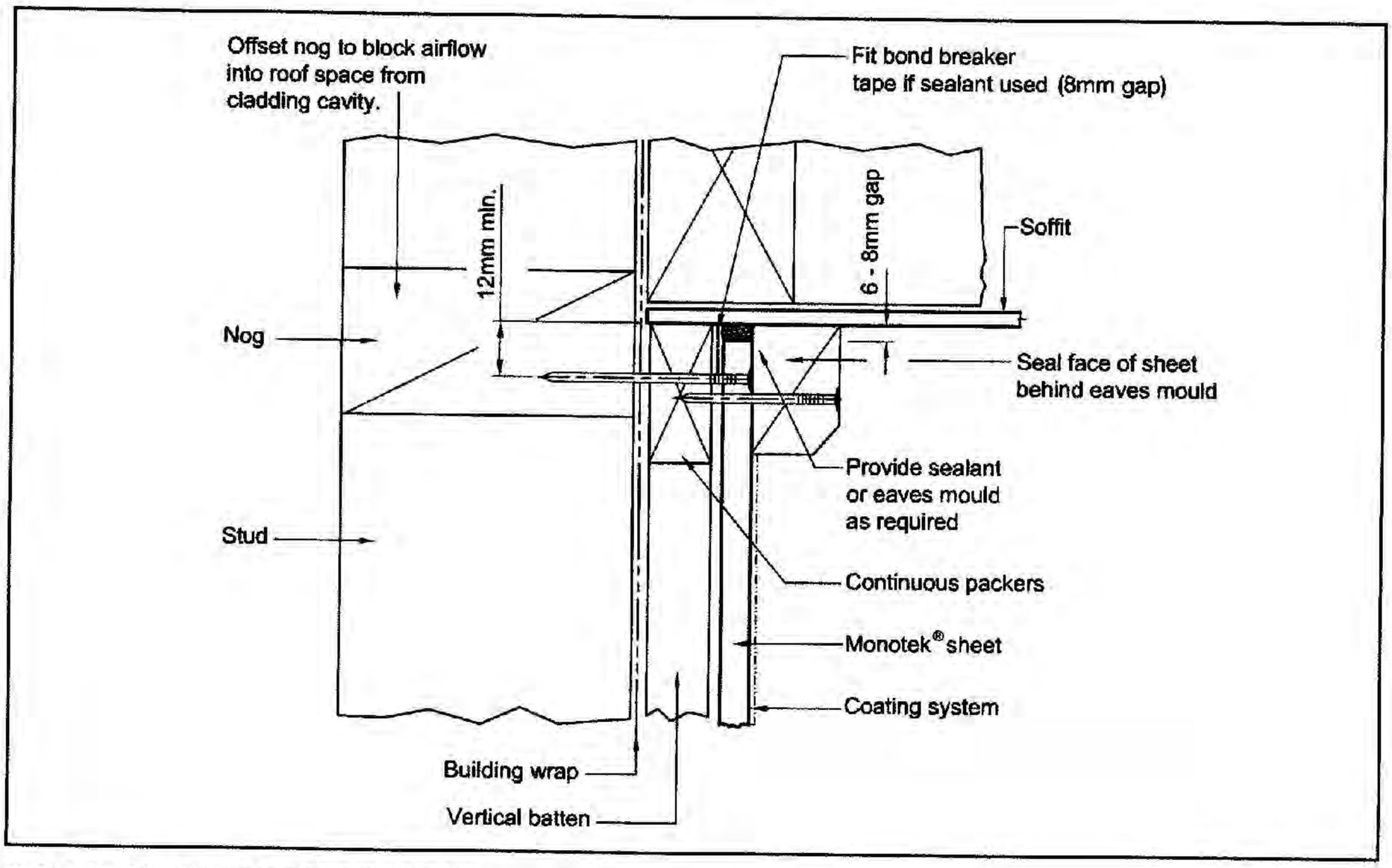
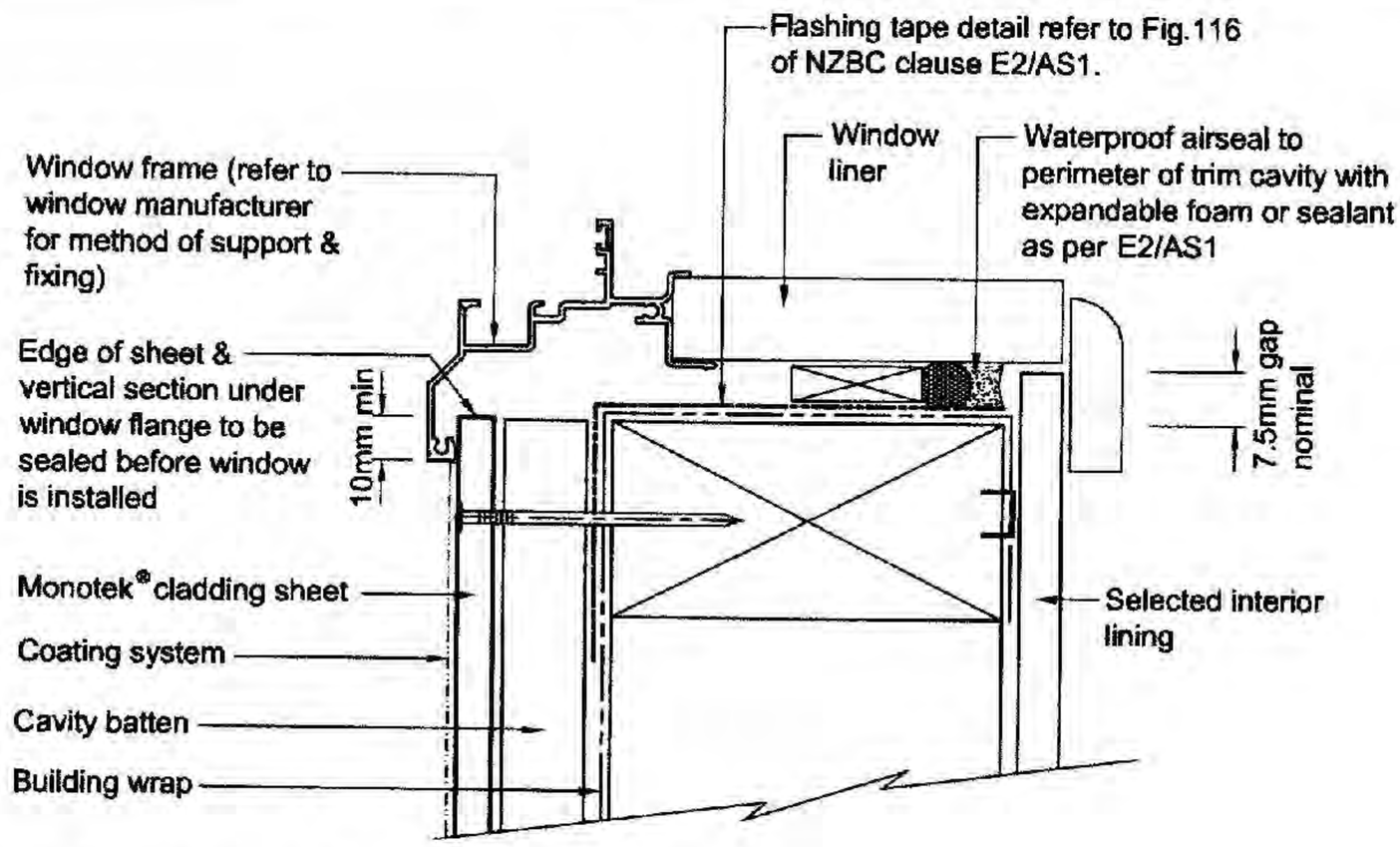


FIGURE 26: CAVITY SOFFIT DETAIL



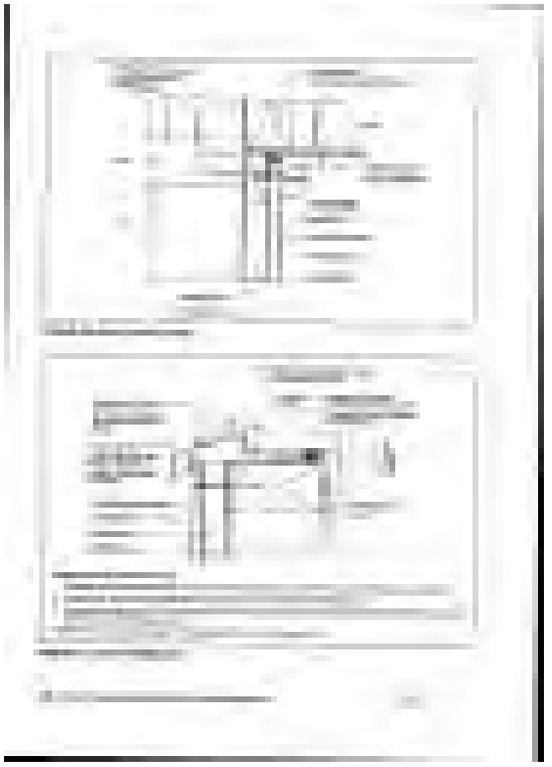
General notes for materials section

1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and NZBC clause 'E2/AS1'.
2. Building wrap must comply with acceptable solution NZBC clause 'E2/AS1' and NZS 3604.
3. Flashing tape must have proven compatability with the selected building wrap and other materials with which it comes into contact as per of NZBC clause 'E2/AS1'.

(Refer to the manufacturer or supplier for technical information on these materials.)

FIGURE 27: CAVITY WINDOW SILL

Document Set ID: 624096
Version: 1, Version Date: 13/02/2007



Document Set ID: 624096
Version: 1, Version Date: 13/02/2007

20 ge

BUILDING CONSENT

111708P

PROPERTY ID **017688**

111708P

Document Set ID: 1270277
Version: 1, Version Date: 08/02/2012

Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

Application for Building Consent Amendment

Building Act 2004

AMENDMENT

02 030112

Examples of variations to building consents that are considered minor include:

- Substituting one internal lining for a similar internal lining.
- Substituting the type of timber treatment.
- Minor wall bracing changes.
- A change to a component (eg, fixing bracket).
- A construction change (eg, the framing method around a window when the window is changed to a door).
- Changing a room's layout (eg, the position of fixtures in a bathroom or kitchen).
- Changing one brand of insulation for another.
- Building work described in Schedule 1 of the Building Act 2004.

1. Project reference

1a. Building consent number: 111/111708

1b. Site address: 111 Pioneer Road, New Plymouth

1c. Reason for amendment:
- (✓) Change by owner
- ( ) Other, please specify
- ( ) Information request by Council

Office use only (acceptance)	
Date received	
Received by	
File reference	RG-02-10-03
Property ID	
BC granted/issued	Yes / No
Amendment number	
AMN 12/00009	

2. Changes covered by this application

2a. Schedule of changes. Two sets of plans must be supplied. Clearly identify all changes to plans and documents with a revision cloud. Include a revision reference on the plan that relates to the changes as provided below.

Old plan number (affected by change)	New plan number	Description of change
LO1 - B	LO1 - C	Addition of plumbing plan for garage bathroom
		For additional information, please turn over

2b. Building warrant of fitness (Commercial only)

Are there any amendments to systems for which a compliance schedule has been/will be issued?

( ) Yes (✓) No

3. Applicant's declaration

This amendment to the abovementioned building consent is made by me, as
- ( ) the owner of the property
- (✓) the applicant, authorised by the owner to make this amendment

Name (print clearly)	Signature	Date
Hamish Simpson		3/8/11

Phone	Mobile	Fax	Email
06 769 6799	0212420053	06 769 6798	hamish@shedbosstaranaki.co.nz

Office use only (Processing)

Team	Approved	Refused	Comments
Planning			
Development Engineer			P+D inspected by
Environmental Health			
Building	9/7/2012		Karl steer 20 Sept.
Engineer (specialist)			

Liardet Street, Private Bag 2025, New Plymouth 4340, NZ. Telephone 06-759 6060, Fax 06-759 6072, Email enquiries@npdc.govt.nz, Website www.newplymouthnz.com

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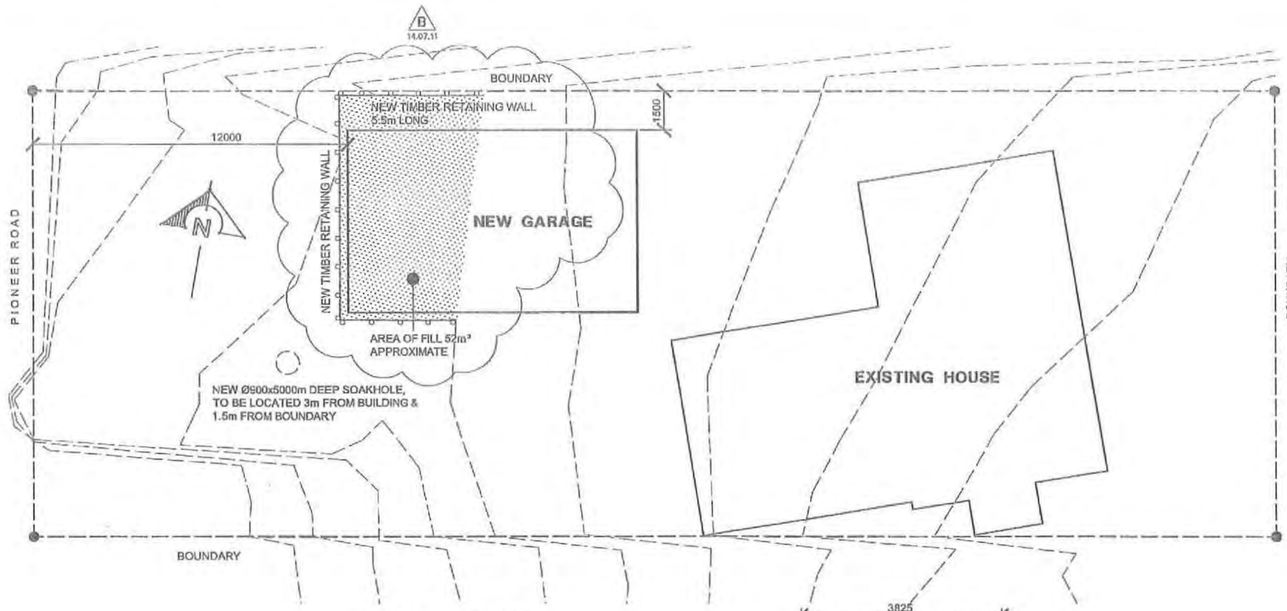
Document Set ID: 1270277
Version: 1, Version Date: 08/02/2012

AMENDMENT

02 090112



SITE PLAN
1:200

LEGAL DESCRIPTION
LOT 2
D.P 7061

PLUMBING & DRAINAGE

1. ALL PLUMBING AND DRAINAGE SHALL BE DONE IN FULL ACCORDANCE WITH THE NZ BUILDING CODE. ANY PLUMBING AND DRAINAGE LAYOUTS SHOWN ON THESE DRAWINGS ARE SCHEMATIC ONLY AND THE PLUMBER AND DRAINLAYER SHALL BE RESPONSIBLE FOR ENSURING ALL WORKS ARE CARRIED OUT TO THE TERRITORIAL AUTHORITY'S SATISFACTION.
2. WATER SUPPLIES AND FOUL-WATER SHALL COMPLY WITH APPROVED DOCUMENTS G12 AND G13 OF THE BUILDING CODE, RESPECTIVELY. ANY ALTERNATIVE METHODS OF CONSTRUCTION MUST BE APPROVED BY COUNCIL BEFORE COMMMENCING ANY OF THE WORKS.

PLUMBING NOTES

WASTE PIPE SIZES [& DISCHARGE UNITS]

40 DIA. - HAND BASIN [1 DU]; SHOWER [2 DU];
80 DIA. - WC PAN [4 DU]

NOTE:
INSTALL A BACK VENT OR AIR-ADMITTANCE VALVE WHERE DEVELOPED LENGTH OF WASTE PIPE TO GULLY TRAP EXCEEDS 3.5m.

WASTE PIPE MINIMUM GRADIENTS [& DISCHARGE UNITS]

40 DIA. - 1:40 MINIMUM GRADE [4 DU]
80 DIA. - 1:60 MINIMUM GRADE [16 DU]

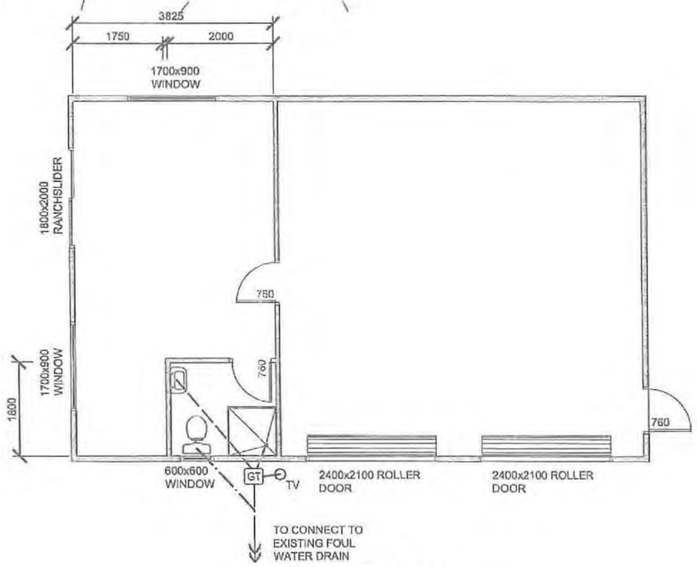
DRAIN PIPE MINIMUM GRADIENTS [& DISCHARGE UNITS]

80 DIA. - 1:100 MINIMUM GRADE [34 DU]
100 DIA. - 1:120 MINIMUM GRADE [104 DU]

WATER PIPES TO BE COPPER

WALL LININGS:
BATHROOMS;
LINE WALLS WITH GIB AQUALINE IN BATHROOM/TOILET AREA. SHOWER TO BE A PROPRIETARY TYPE WITH RIGID ACRYLIC LININGS. SUPPLIER TO PROVIDE FULL INSTALLATION DETAILS.

WEST ELEVATION
1:100



FLOOR PLAN
1:100

PLUMBING LEGEND:

- Ø80mm uPVC FOUL WATER
- Ø40mm FIXTURE WASTE PIPE
- TV — TERMINAL VENT
- GT — GULLY TRAP

ISSUE	AMENDMENT	DATE	BY
C	FLOOR PLAN & PLUMBING ADDED	3.08.11	JM
B	SITE UPDATED	14.07.11	JM
A	FOR APPROVAL	13.07.11	JM

NOTES

PROGRESSIVE DESIGN LTD
45 McLEAN ST WAITARA
P.O.BOX 215 WAITARA
Tel - Fax - 06 . 7544453
Email pro.d@xtra.co.nz

SHED BOSS
Shed Boss Taranaki
P.O BOX 1022 New Plymouth
PH: (06) 769 6799
FAX:(06) 769 6798

TITLE
NEW GARAGE
FOR E. PASCOE
111 PIONEER RD
NEW PLYMOUTH

Drawn	J McCULLOCH	JULY 2011	A1 SCALE
Design			A2 SCALE
			A3 SCALE 1:200, 1:100

SHEET CONTENTS
SITE PLAN
WEST ELEVATION
FLOOR PLAN

ISSUE C

JOB No. 11-030

SHEET No. L01

Document Set ID: 1270277
Version: 1, Version Date: 08/02/2012

Issued

Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

Application for Building Consent Amendment

Building Act 2004

AMENDMENT

01 _ _ 110711

Examples of variations to building consents that are considered minor include:

- Substituting one internal lining for a similar internal lining.
- Substituting the type of timber treatment.
- Minor wall bracing changes.
- A change to a component (eg, fixing bracket).
- A construction change (eg, the framing method around a window when the window is changed to a door).
- Changing a room's layout (eg, the position of fixtures in a bathroom or kitchen).
- Changing one brand of insulation for another.
- Building work described in Schedule 1 of the Building Act 2004.

1. Project reference

1a. Building consent number: BC11/111708

1b. Site address: 111 Pioneer Road, New Plymouth

1c. Reason for amendment:
- (✓) Change by owner
- ( ) Other, please specify
- ( ) Information request by Council

Office use only (acceptance)	
Date received	
Received by	
File reference	RG-02-10-03
Property ID	
BC granted/issued	Yes / No
Amendment number	
AMN 11 / 00457	

2. Changes covered by this application

2a. Schedule of changes. Two sets of plans must be supplied. Clearly identify all changes to plans and documents with a revision cloud. Include a revision reference on the plan that relates to the changes as provided below.

Old plan number (affected by change)	New plan number	Description of change
	Site Plan	New retaining wall 300mm off the proposed garage
	-	Engineering for the new retaining wall
		For additional information, please turn over

2b. Building warrant of fitness (Commercial only)

Are there any amendments to systems for which a compliance schedule has been/will be issued?

( ) Yes (✓) No

3. Applicant's declaration

This amendment to the abovementioned building consent is made by me, as
- ( ) the owner of the property
- (✓) the applicant, authorised by the owner to make this amendment

Name (print clearly): Hamish Simpson (Shed Boss Taranaki) Signature: / / Date

Phone: 06 769 6799 Mobile: 0212420053 Fax: 067696798 Email: hamish@shedbosstaranaki.co.nz

Office use only (Processing)

	Team	Approved	Refused	Comments Fees to be added ✓
*	Planning	RW 14-7-11	RW 12-7-11	Daylighting ✓
	Development Engineer			
	Environmental Health			
*	Building	12/7/11		RETAINING NOT IN WELL TRAFFICED
*	Engineer (specialist)			AREA, 300mm WIDTH, (MEETS

J. Icaro 11/07/11 0.25h

F4.1).

Liardet Street, Private Bag 2025, New Plymouth 4340, NZ. Telephone 06-759 6060, Fax 06-759 6072, Email enquiries@npdc.govt.nz, Website www.newplymouthnz.com

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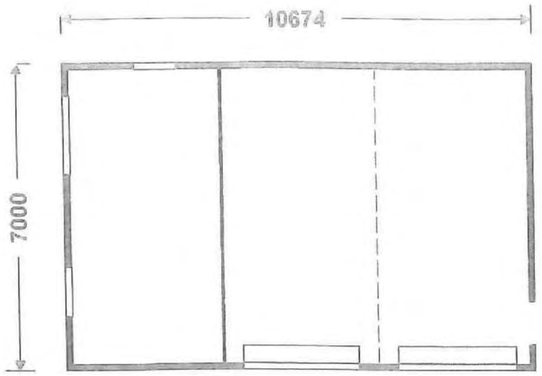
Version: 1, Version Date: 08/02/2012

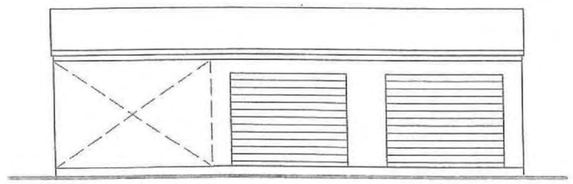
AMENDMENT

01 _ _ 110711

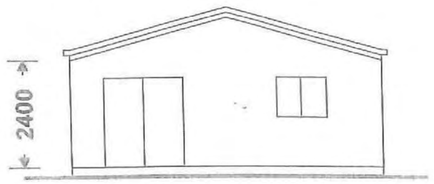


FLOOR PLAN

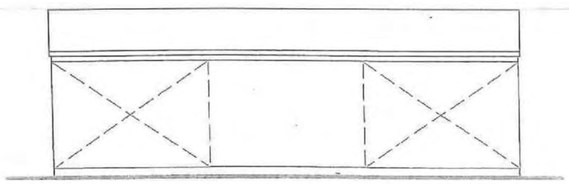
ELEVATION KEY



2. RIGHT ELEVATION



1. FRONT ELEVATION



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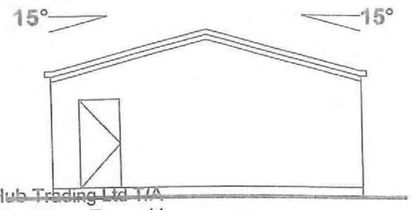
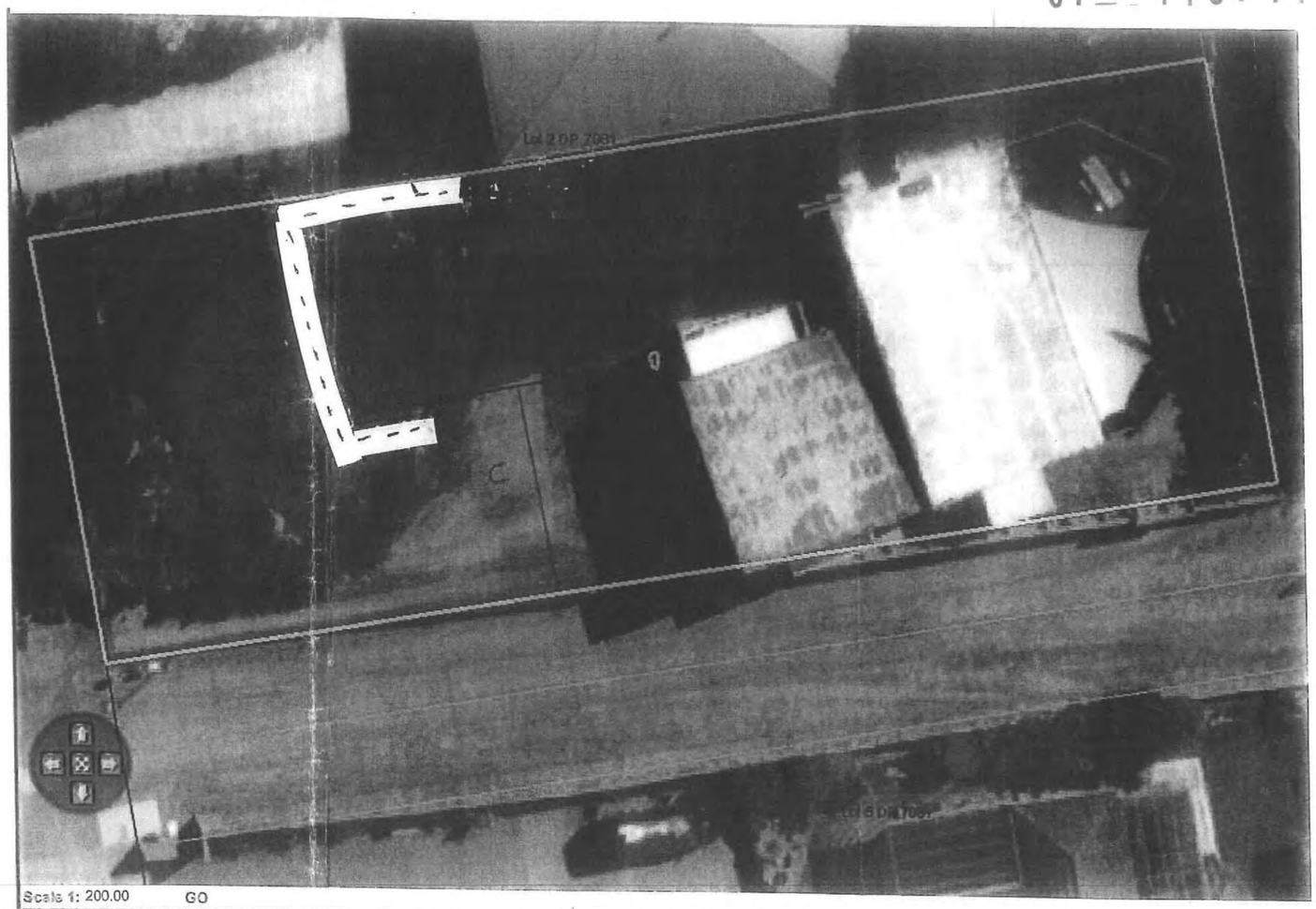


3. REAR ELEVATION



Retaining wall 300mm from the proposed garage.

(x) Stormwater to ~~existing~~ NEW 600 DIA x 5.0m DEEP SOAKHOLE (1.5m MIN FROM BDY & 3.0m MIN FROM BUILDING)

A = 1.5m
B = 12m
C = 9m
D = 1.5m

These drawings are to be read in conjunction with
Shed Boss standard structural detail drawings.
Use figured dimensions only. Drawing is NOT to scale.

SITE PLAN

ShedBoss
BUILT STRONG. BUILT RIGHT.

~~Hub Trading Ltd T/A~~
Shed Boss Taranaki
P.O. Box 1022, New Plymouth NZ 4340
Tel 06 769 6799 Fax 06 769 6798
ABN 90 703 935

Lot No.		For	Errol Pascoe
RP No.		Site Address	111 Pioneer Road New Plymouth NZ
Site Area		Windspeed	W41N:N3
Parish		Printed	16-May-2011
County		Project No.	1817-0-Pascoe

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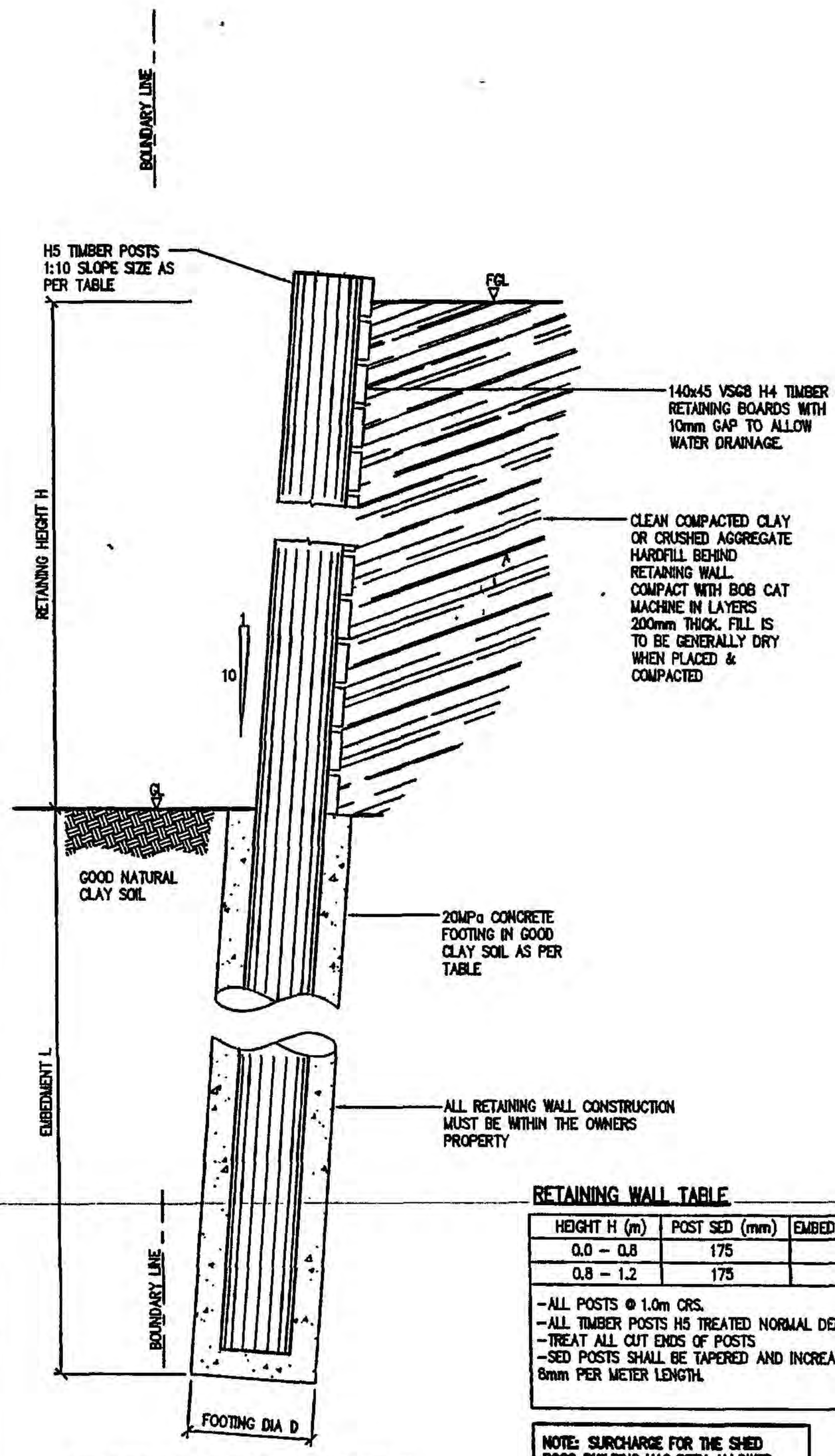
Version: 1, Version Date: 08/02/2012

AMENDMENT

01 _ 110711



TIMBER RETAINING WALL DETAIL
Scale 1:25

RETAINING WALL TABLE

HEIGHT H (m)	POST SED (mm)	EMBEDMENT L (m)	FOOTING ø D (m)	SURCHARGE
0.0 – 0.8	175	1.0	0.45	YES
0.8 – 1.2	175	1.6	0.45	YES

-ALL POSTS @ 1.0m CRS.
-ALL TIMBER POSTS H5 TREATED NORMAL DENSITY 350kg/m³
-TREAT ALL CUT ENDS OF POSTS
-SED POSTS SHALL BE TAPERED AND INCREASE IN DIAMETER AT LEAST 8mm PER METER LENGTH.

NOTE: SURCHARGE FOR THE SHED BOSS BUILDING HAS BEEN ALLOWED FOR IN THE DESIGN OF THE TIMBER RETAINING WALL.

ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE MAKING ANY SHOP DRAWINGS OR COMMENCING ANY WORK. IF IN DOUBT ASK DO NOT SCALE OFF THIS DRAWING	Designed by MDP	Checked by MDP	Approved by - date MDP-07.7.11	File name PASCOE NEW SHED PIONEER RD	Date 07.7.11	Scale 1:25
		SET ENGINEERING	Civil & Structural Engineers PO Box 1059 New Plymouth M: 021 495540	RETAINING WALL DETAILS		
				11847-01	Edition 0	Sheet 1/1

Document Set ID: 1270277
Version: 1, Version Date: 08/02/2012

AMENDMENT

01 110711

Civil & Structural Engineers
PO Box 1059
New Plymouth
M: 021 495540 ENGINEERING

SET

TIMBER RETAINING WALL DESIGN

Timber poles in concrete filled holes

Designed by Matt Peacock BE Hons GIPENZ

Project	Pascoe new shed
Address	111 Pioneer Rd NP
Project No.	11847
Wall Section	Up to 1.2m high retaining wall surcharge from shed above wall

SOIL PROPERTIES

Soil bearing pressure	Pu	250	kPa
Soil density	γ	16	kN/m^3
Shear Strength	φ	30	° (Degrees)
Angle of wall to horizontal	α	84	° (Degrees)
Angle of wall friction	δ	30	δ = Φ for timber & 2/3 Φ for concrete
Angle of backfill	β	0	° (Degrees)

SOIL PRESSURES

Active Pressures

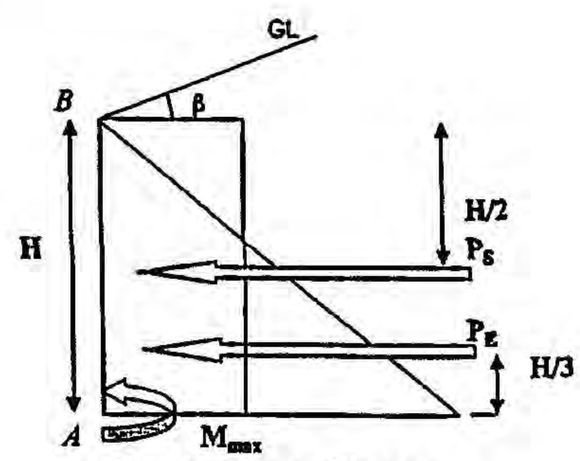
$$K_a = \left(\frac{\sin(\alpha - \phi)/\sin\alpha}{\sqrt{[\sin(\alpha+\delta)]} + \sqrt{\left[\frac{\sin(\phi+\delta)\sin(\phi-\beta)}{\sin(\alpha-\beta)}\right]}} \right)^2$$

0.25 *on wall face*

Passive Pressure (function for footing where β = 0)

$$K_p = \frac{1}{K_a}$$

3.94



Resultant Forces Diagram

WALL PARAMETERS

Wall Height	H =	1.20	m
Surcharge Load	S =	15.00	kPa
Pile spacing	X =	1.00	m

RESULTANT FORCES

Load factor Φ = 1.5

Earth Pressure

$$P_E = \phi K a \gamma H^2 / 2$$

4.38 *kN/m width of wall*

Surcharge Pressure

$$P_S = \phi K a S H$$

6.84 *kN/m width of wall*

Resultant Moment @ A

$$M_{max} = 1/3 H P_E + 1/2 H P_S$$

5.86 *kNm /m width of wall*

PILE STRENGTH

Check timber pile bending strength using

$$\phi M_n = \phi K_1 K_4 K_5 K_8 f_b Z K_{20} K_{21}$$

taking pole to increase 8mm in diameter for every 1m length.

chosen pile dia	*175 SED mm*	*pile Φ at wall base =*	184.6 mm
$M_{MAX} < ØMn$ =	8.14 *kNm/m width of wall*	Z=	0.6177 $(mm^3)\ 10^6$

Pile strength ok

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AMENDMENT

01_ 110711

Project Pascoe new shed
Address 111 Pioneer Rd NP

where

K_6 = *from table*	$K_3 = K_4 = 1$	*fb (MPa)* 38	*round post*
$K_1 = 0.6$	$K_{20} = 0.85$	*fb (MPa)* 14	*VSG 8 square post*
	$K_{21} = 0.85$	$\Phi =$ 0.8	

PILE EMBEDMENT

Where: B = hole diameter 0.45 *m*
S_1 = working soil pressure ($0.3P_u$) 83.3 *kPa*

Hole effective area $$A = \frac{1.17\,P}{S_1\,B}$$
0.35 *m*

Embedment depth $$L = A\left(1+\sqrt{1+2.18\frac{H}{A}}\right.$$
1.37 *m*

Embedment depth (increased by 20%) L = 1.64 *m*

RETAINING BOARDS

Earth Pressure @ wall base $$P_E = \phi Ka\,\gamma H$$
7.30 kPa

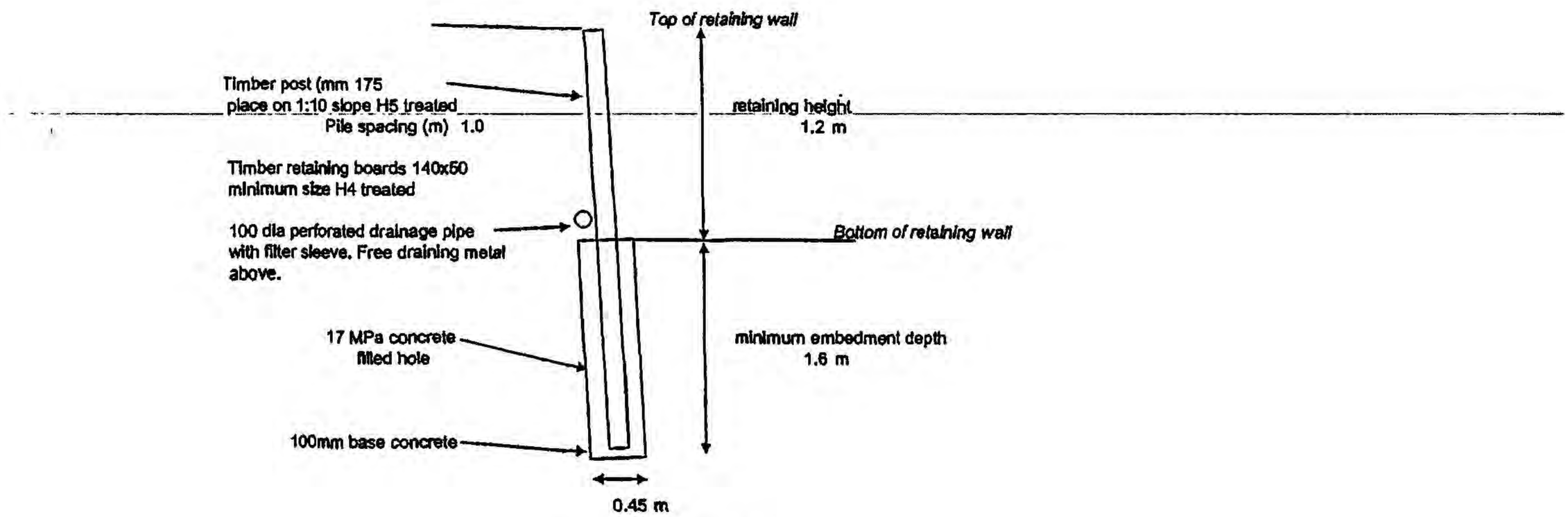
Surcharge Pressure @ wall base $$P_S = \phi KaSH$$
6.84 kPa

Timber retaining boards 140x45 VSG 8 UDL load $$W_u = 0.14\,(P_E + P_S)$$
1.98 kN/m

Bending Moment over 3 posts M* = 0.20 kNm

Flexural strength of retaining board ΦMn = 0.31 kNm *ok*

140x45 VSG8 timber retaining boards satisfactory



Retaining wall diagram

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Version: 1, Version Date: 08/02/2012

AMENDMENT

Civil & Structural Engineers
PO Box 1059
New Plymouth
M: 021 495540 ENGINEERING

SED1 _ _ 110711

TIMBER RETAINING WALL DESIGN

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Address	111 Pioneer Rd NP
Project No.	11847
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Soil bearing pressure	Pu	250	kPa
Soil density	γ	16	kN/m^3
Shear Strength	φ	30	° (Degrees)
Angle of wall to horizontal	α	84	° (Degrees)
Angle of wall friction	δ	30	δ = Φ for timber & 2/3 Φ for concrete
Angle of backfill	β	0	° (Degrees)

SOIL PRESSURES

Active Pressures

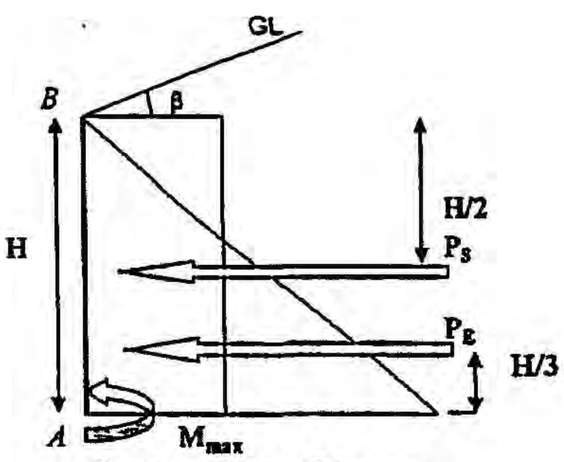
$$K_a = \left(\frac{\sin(\alpha - \phi)/\sin\alpha}{\sqrt{[\sin(\alpha+\delta)]} + \sqrt{\left[\frac{\sin(\phi+\delta)\sin(\phi-\beta)}{\sin(\alpha-\beta)}\right]}} \right)^2$$

0.25 *on wall face*

Passive Pressure (function for footing where β = 0)

$$K_p = \frac{1}{K_a}$$

3.94



Resultant Forces Diagram

WALL PARAMETERS

Wall Height	H =	0.80	m
Surcharge Load	S =	15.00	kPa
Pile spacing	X =	1.00	m

RESULTANT FORCES

Load factor Φ = 1.5

Earth Pressure

$$P_E = \phi K a \gamma H^2 / 2$$

1.95 *kN/m width of wall*

Surcharge Pressure

$$P_S = \phi K a S H$$

4.56 *kN/m width of wall*

Resultant Moment @ A

$$M_{max} = 1/3 H P_E + 1/2 H P_S$$

2.34 *kNm /m width of wall*

PILE STRENGTH

Check timber pile bending strength using

$$\phi M_n = \phi K_1 K_4 K_5 K_8 f_b Z K_{20} K_{21}$$

taking pole to increase 8mm in diameter for every 1m length.

chosen pile dia	*175 SED mm*	*pile Φ at wall base =*	181.4 mm
$M_{MAX} < ØMn$ =	*7.72 kNm/m width of wall*	Z=	0.5862 (mm^3) 10^6

Pile strength ok

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AMENDMENT

01 _ 110711

Project Pascoe new shed
Address 111 Pioneer Rd NP

where

K_8 = *from table*	$K_5 = K_4 =$ 1	*fb (MPa)* 38	*round post*
K_1 = 0.6	K_{20} = 0.85	*fb (MPa)* 14	*VSG 8 square post*
	K_{21} = 0.85	Φ = 0.8	

PILE EMBEDMENT

Where: B = hole diameter [0.45] *m*
S_1 = working soil pressure ($0.3P_u$) [83.3] *kPa*

Hole effective area $A = \frac{1.17\,P}{S_1\,B}$

[0.20] *m*

Embedment depth $L = A\,(1+\sqrt{1+2.18\frac{H}{A}}$

0.83 *m*

Embedment depth (increased by 20%) L = [1.00] *m*

RETAINING BOARDS

Earth Pressure @ wall base $P_E = \phi Ka\,\gamma H$

[4.87] kPa

Surcharge Pressure @ wall base $P_S = \phi KaSH$

[4.56] kPa

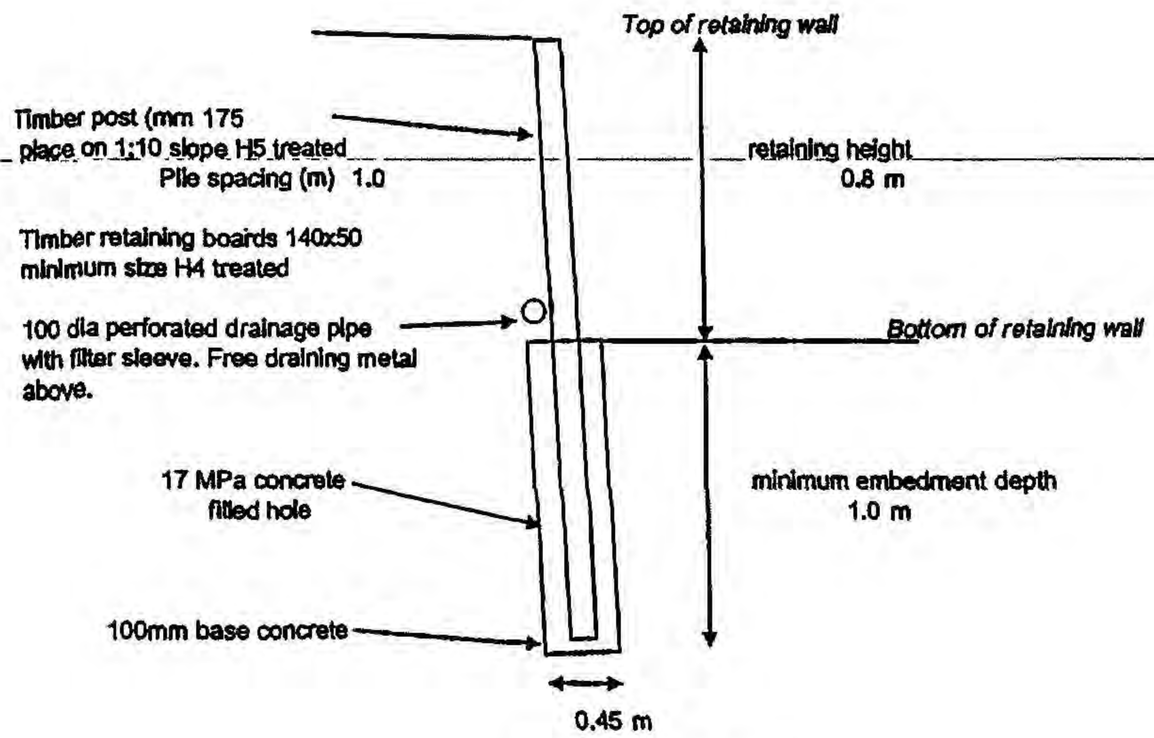
Timber retaining boards 140x45 VSG 8 UDL load $W_u = 0.14\,(P_E + P_S)$

[1.32] kN/m

Bending Moment over 3 posts M* = [0.13] kNm

Flexural strength of retaining board ΦMn = [0.31] kNm *ok*

140x45 VSG8 timber retaining boards satisfactory



Retaining wall diagram

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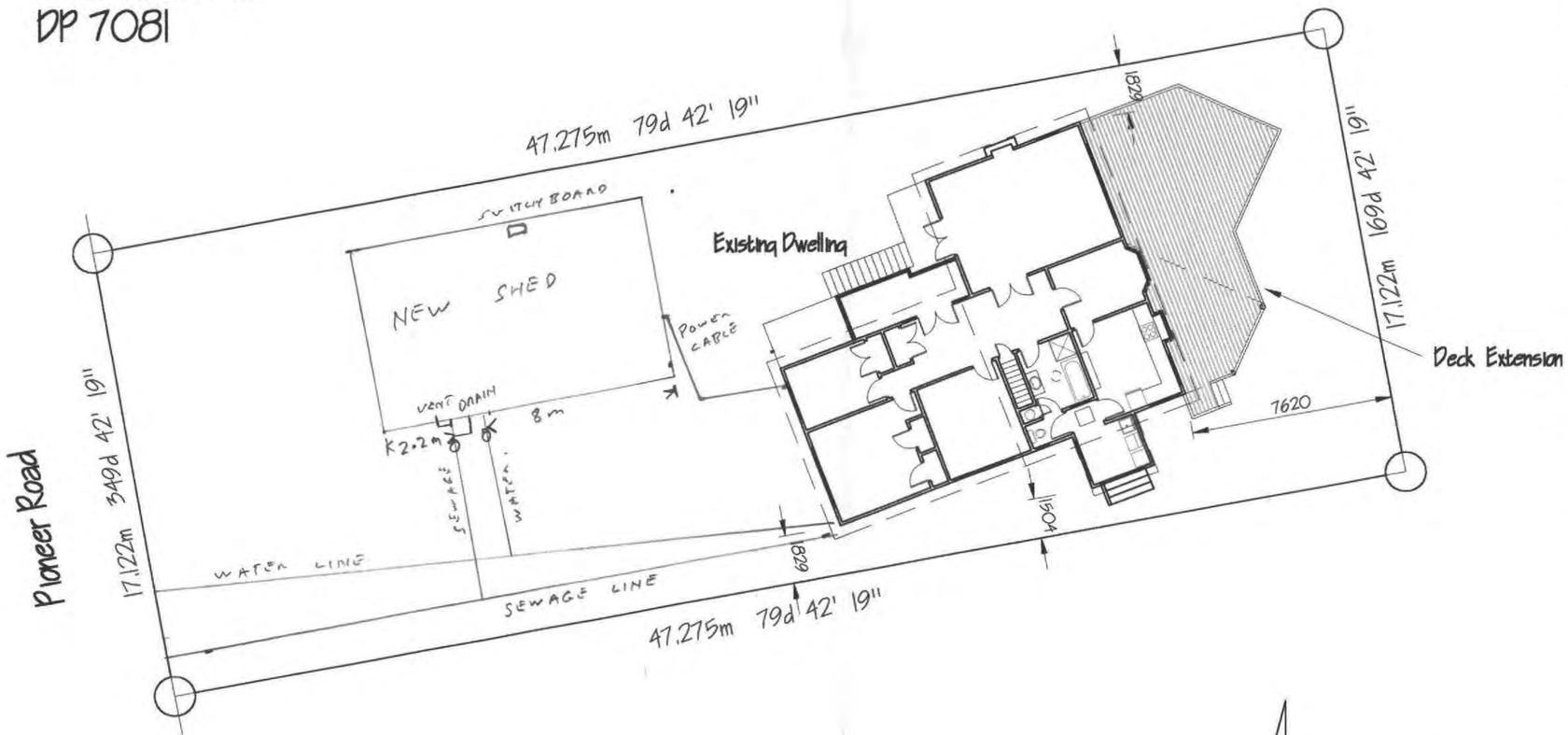
NPDC CONSENT 111708

CHECK ALL MEASUREMENTS ONSITE BEFORE CONSTRUCTION

Lot 2
111 Pioneer Road
Area 809.4m
DP 7081



Site Plan

Site Coverage
Total building area (197.11m) / Site area (809.4m)
= 0.2435 = 24.4%

GENERAL

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE BUILDING ACT AND REGS AND THE CONSTRUCTION ACT AND REGULATIONS

CONTRACTORS ARE REQUIRED TO COMPLY WITH THE BUILDING ACT 1991 AND THE HEALTH AND SAFETY ACT IN EMPLOYMENT ACT 1992 INCLUDING ALL CURRENT AMENDMENTS, TOGETHER WITH ANY RESONABLE REQUIREMENTS BY THE OWNER AND ENGINEER.

ALL MATERIALS SHALL COMPLY WITH THE CURRENT NZ STANDARDS 3602

ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS

THE GLAZING IS TO COMPLY WITH THE CURRENT NZ STANDARDS 4223 PARTS 1-3

CARPENTRY

THE BUILDER SHALL HAVE A COPY OF THE CURRENT NZ STANDARDS 3604 AND ALL APPROVED DRAWINGS AND SPECIFICATIONS ON SITE AT ALL TIMES

ALL CARPENTRY SHALL COMPLY WITH THE CURRENT NZ STANDARDS 3604

PLUMBING & DRAINAGE

ALL PLUMBING & DRAINAGE TO COMPLY WITH APPROVED DOCUMENTS G12 & 13

RETICULATION TO BE COPPER PIPE TO THE WHOLE OF DWELLING

APPROVED PVC PIPING TO WASTES AND SEWERS IN ALL AREAS

STORMWATER FROM ROOF AND PAVED AREAS TO APPROVED STORMWATER OUTFALL

TARANAKI DESIGN
43 POPLAR GROVE – NEW PLYMOUTH
PHONE (06) 7511 642 FAX (06) 7511 682
MOBILE PHONE (025) 490 726

Extension for :
Mr & Mrs Pascoe
111 Pioneer Road
New Plymouth

SCALES	FILE NO
1 : 200	02 - 128
DATE	SHEET NO
14/10/02	5 - 6

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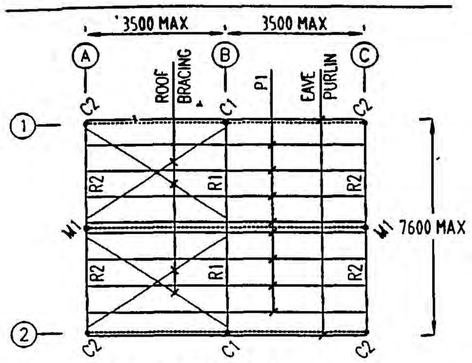
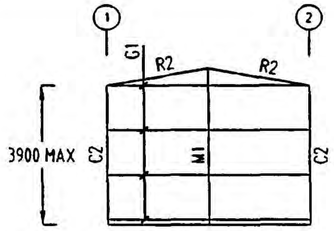
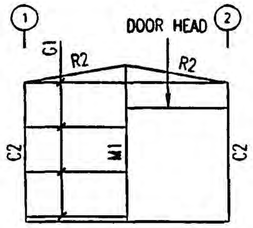
Version: 1, Version Date: 08/02/2012



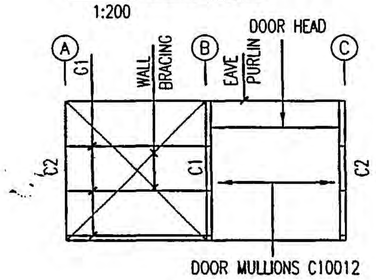
ROOF FRAMING PLAN
1:200



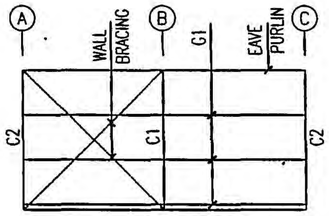
FRONT WALL ELEVATION - FULLY CLAD
1:200



FRONT WALL ELEVATION - WITH DOOR
1:200



SIDE WALL ELEVATION - WITH DOOR
1:200



SIDE WALL ELEVATION - FULLY CLAD
1:200

NOTE BRACING
ROOF & WALL BRACING TO BE INSTALLED IN EVERY 5th BAY. BRACING REMOVED BY OPENING TO BE INCLUDED IN ADJACENT BAY OR OPPOSITE WALL, UNO.

PORTAL FRAME
7600 SPAN - 3000m & 3500m BAYS

		W33N	W33C/W41N	W41C/W50N	W50C
2700 MAX. HEIGHT	PORTAL FRAME 'C1/R1'	C15012	C15015	C15018	C20015
	PORTAL FRAME 'C2/R2'	C10012	C10012	C10012	C15012
3900 MAX. HEIGHT	PORTAL FRAME 'C1/R1'	C15015	C15018	C20015	C20018
	PORTAL FRAME 'C2/R2'	C10012	C15012	C15015	C15015

MULLIONS 'M1'

	W33N	W33C/W41N	W41C/W50N	W50C
2700 HIGH	C10012	C10019	C15012	C15015
3000 HIGH	C10012	C10019	C15015	C15018
3300 HIGH	C10019	C15012	C15015	C20015
3600 HIGH	C15012	C15015	C20015	C20018
4200 HIGH	C15012	C15018	C20018	C25015
4500 HIGH	C15015	C20015	C20018	C25018
5000 HIGH	C15018	C20018	C25015	C30015
6000 HIGH	C20015	C20018	C30015	C35018

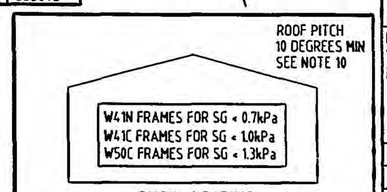
PURLIN SELECTION - 'P1'

7600 SPAN WIND SPEED	3000 BAY PURLIN	3000 BAY SPACING	NOTES	3500 BAY PURLIN	3500 BAY SPACING
W33N	TH6075	1200	10% LAPPING REQUIRED	TH6095	1100
W33C/W41N	TH6075	1000	10% LAPPING REQUIRED	TH6095	1000
W41C/W50N	TH6075	1000	10% LAPPING REQUIRED	TH6095	1000
W50C	TH6095	900	10% LAPPING REQUIRED	TH10075	1000

GIRT SELECTION - 'G1'

7600 SPAN WIND SPEED	3000 BAY GIRT	3000 BAY SPACING	NOTES	3500 BAY GIRT	3500 BAY SPACING
W33N	TH6075	1500	10% LAPPING REQUIRED	TH6095	1400
W33C/W41N	TH6075	1200	10% LAPPING REQUIRED	TH6095	1200
W41C/W50N	TH6075	1200	10% LAPPING REQUIRED	TH6095	1200
W50C	TH6095	1000	10% LAPPING REQUIRED	TH10075	1250

NPDC Approved
14 JUN 2011



SNOW LOADING

NZ WIND SPEED SELECTOR

NEW ZEALAND WIND ZONE NZS 3604	DEPENDABLE DESIGN WINDSPEED AS/NZS 1170.2	PERMISSIBLE WINDSPEED AS1170.2/AS4055	
		Enclosed Building	Dominant Opening One Side
MEDIUM	37 m/s	W33N	W33C
HIGH	44 m/s	W41N	W41C
VERY HIGH	50 m/s	W50N	W50C

GENERAL NOTES
1. Setting out of dimensions and sizes of structual shall not be obtained by scaling the structual drawings.
2. Any setting out dimensions shown on the structual drawings shall be checked by the contractor before construction commences.
3. During construction the structure shall be maintained in a stable condition. Construction loads must not exceed the capacity of the structure at the time of loading.
4. All workmanship and materials shall be in accordance with the requirements of the current editions including amendments of the relevant SA/SNZ standards, SA/SNZ codes of practice except as varied by the contract documents and of the by-laws of the local authority.
5. Wind loads have been assessed in accordance with AS/NZS 1170.2
live loading are in accordance with AS/NZS 1170.1
wind loads for housing in accordance with NZS 3604.
8. This structure may have internal lining and be a habitable dwelling when additional bracing and foundations provided. Refer to Engineer.

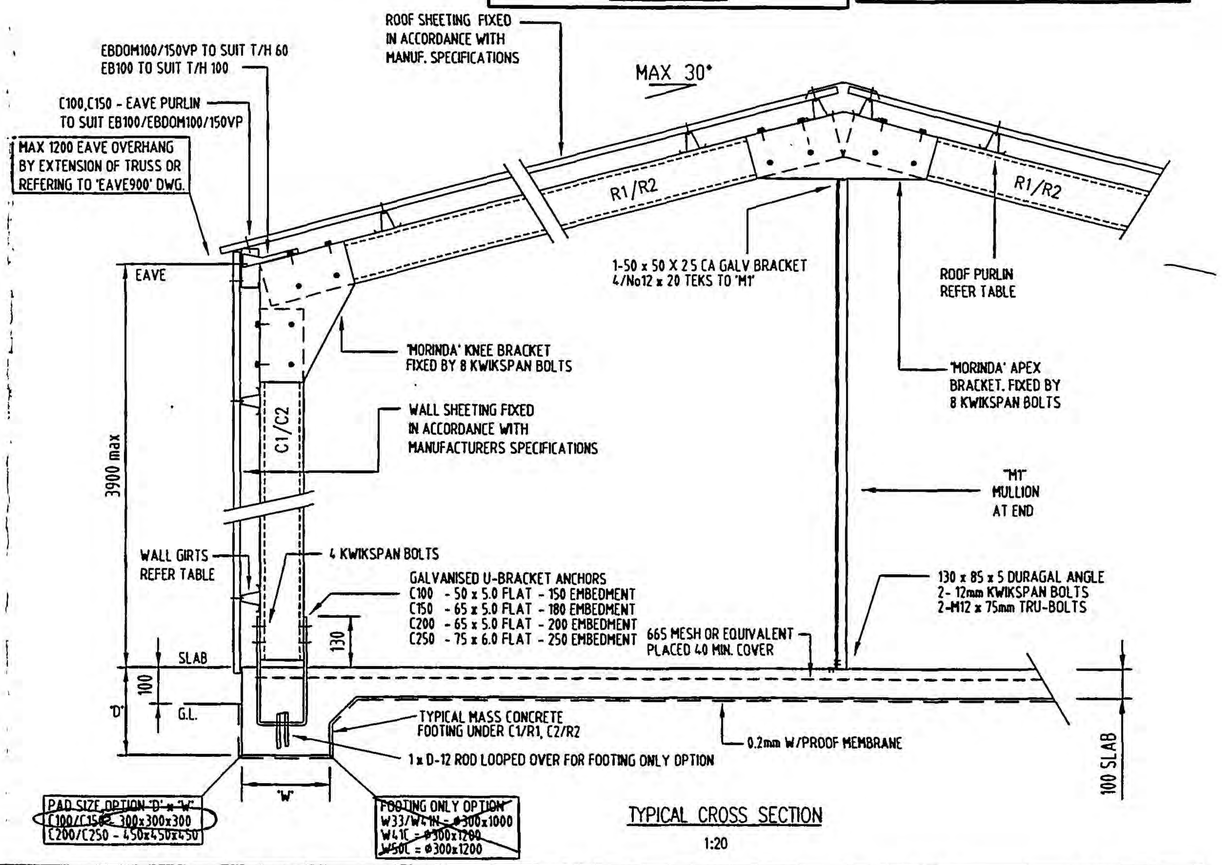
STEELWORK
1. All steel work to be in accordance with NZS 3404, AS/NZS 1594, NZS 3401, AS/NZS 3679 and NZS/BS 4848.
2. All welding to be in accordance with AS/NZS 1554 carried out by qualfied welders in accordance with NZS 4711.
3. Except where varied by the contract documents, all steel shall be in accordance with AS 1163 G450 for RHS sections.
4. Bolts shall be in accordance with AS/NZS 1252.
5. Hot rolled steel sections shall have a minimum Steel Grade of G300 (MPa).

COLD FORMED SECTIONS
6. Cold formed sections shall comply with AS/NZS 4600 and AS/NZS 1595.
7. Cold formed steel sections shall have the following minimum Steel Grades:
t > 1.5mm G450 (MPa)
1.15mm < t < 1.45mm G500 (MPa)
t < 1.0mm G550 (MPa)
8. All sections shall have a minimum hot dipped zinc coating thickness of 275 gms/m2.

FRAMING NOTES
1. Roof cross bracing can be placed in any bay and must be placed in the same bay. Wall cross bracing can be placed in any bay.
2. Roof and wall cladding shall be fixed strictly in accordance with the manufacturers specification.
3. All battens lapped to a minimum 10 % of largest adjacent span.
4. Provide 4x12/20 tek screws to roof and wall battens to internal spans.
5. Provide 2x12/20 tek screws to roof and wall battens to end spans in non-cyclonic areas. Provide 4x12/20 tek screws in cyclonic areas.
6. Provide 12 gauge fasteners to roof sheeting in non-cyclonic areas. Provide 14 gauge fasteners to roof sheeting in cyclonic areas, no cyclone caps.
7. Bracing fasteners to be 12/20 tek screws. Bracing members to be 25x0.75 G550 single. Denotes one strap only.
8. Door and window sizes, position and quantity illustrative only.
9. Load case followed by "C" on span tables denotes building design for +0.7 internal pressure.
10. Snow Loads are for std portals for sub-alpine regions only. For alpine regions, refer to Engineer.
11. Buildings designed at W41N and above adequately cater for Flood Loading up to 1 mtr per second.

FOUNDATIONS
1. Footings have been designed based on a firm clay material or sand, minimum class M soil conditions. If foundation material is less than firm engineer to be contacted for alternative design.
2. Footings shall be placed centrally under columns.
3. Excavations shall be kept free of ponding water before placing concrete.
4. Concrete grade 20MPa, max slump 80, max aggregate 20mm.
5. Concrete shall be mechanically placed to ensure removal of voids.
6. Concrete shall be protected from excessive loss of moisture for a period of 3 days.
7. Slabs longer than 24m shall have a dowelled construction joint installed and slab mesh shall be upgraded to 664 or equivalent.

ROOF ONLY BUILDINGS
1. Frames for roof only buildings shall be selected from the equivalent cyclonic load case.
2. End frames shall not be reduced.



TYPICAL CROSS SECTION
1:20

REV.	AMENDMENT DESCRIPTION	DATE
B.	GENERAL REVISIONS	01/06/05
A.	SNOW & FLOOD LOADING INCLUSIONS	02/06/03

DESIGN ENGINEER:
John L. Towler
Civil and Structural Engineering
John L Towler
B.E.(Civil) R.P.E.Q. No 4562
N.P.E.R. No 131 7430
25 ASHFORD RD, GYMPIE 4570
Phone: + 61 7 5428 1146
Fax: + 61 7 5482 3854

PEER REVIEW ENGINEER:
EMC² Limited
Structural & Civil Engineering
Eric MacLeod
P.O. BOX 55 264
MISSION BAY, AUCKLAND NZ.
Phone: 09 578 3041
Fax: 09 578 3042

SHED BOSS
196 SPENCE ST
CAIRNS QLD 4870
Ph + 61 7 4031 1911
Fax + 61 7 4031 3072
A.C.N 082 051 287

DESIGN: 7.6m WIDE BUILDING
3.0 + 3.5m BAYS
REGIONS A6, A7 & W

This drawing and the information thereon is the property of Morindo Australia Pty Ltd. and shall not be used or reproduced for any purpose without the written consent from Morindo Australia Pty Ltd.

SCALE: 1:20, 1:200
DATE: JUN '05
DWG NO: NZDOM-7.6/1 OF 1

Document Set ID: 1270277
Version: 1, Version Date: 08/02/2012

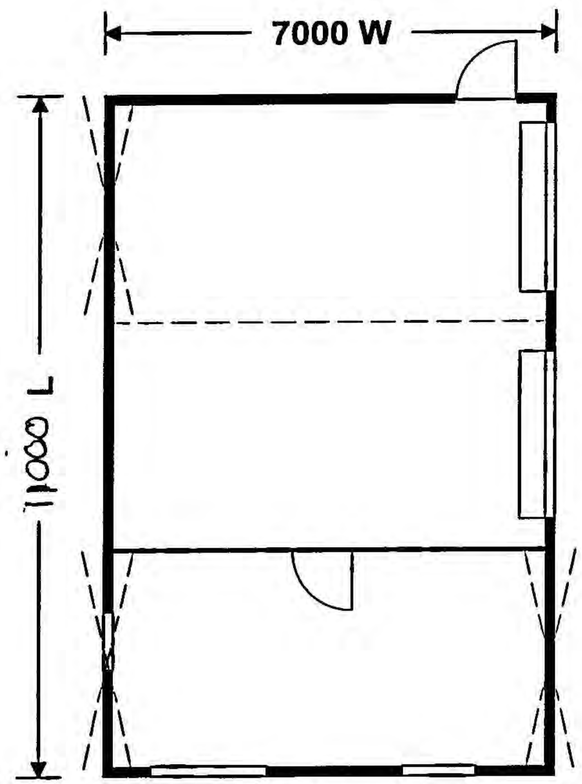
ShedBoss
BUILT STRONG. BUILT RIGHT.

Plan Sheet

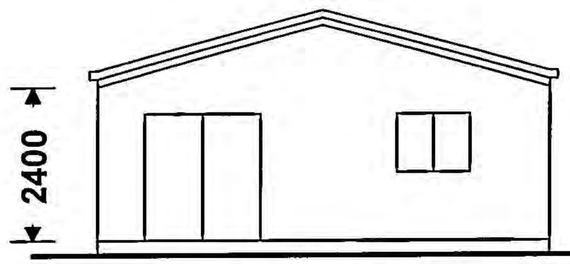
Hub Trading Ltd T/A Shed Boss Taranaki
P.O. Box 1022, New Plymouth NZ 4340
Tel 06 769 6799
Fax 06 769 6798
GST 90 703 935

For	:	Errol Pascoe
Project No.	:	1817-0-Pascoe
Lot No.	:	
RP No.	:	
Site Area	:	
Site Address	:	111 Pioneer Road New Plymouth NZ
Parish	:	
County	:	
Windspeed	:	W41N:N3

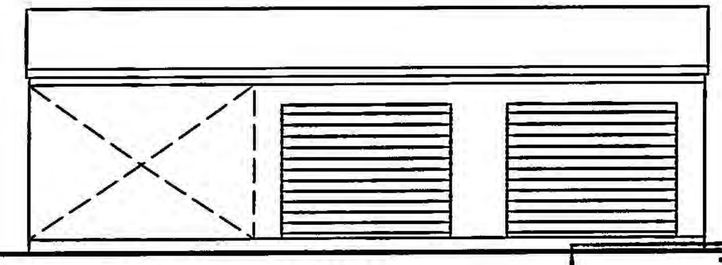
These drawings are to be read in conjunction with
Shed Boss standard structural detail drawings.
Use figured dimensions only. Drawing is NOT to scale.



FLOOR PLAN



1. FRONT ELEVATION



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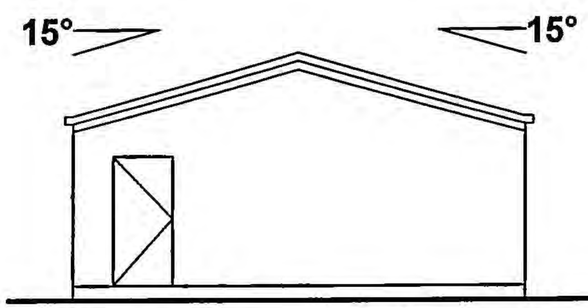

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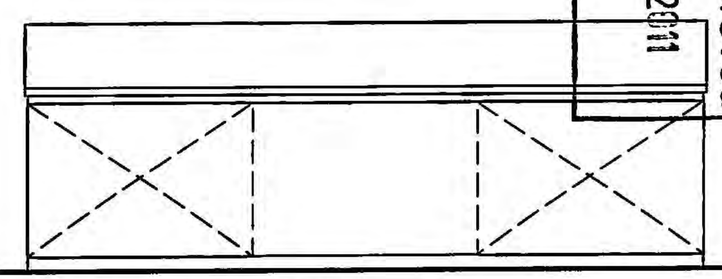


4. LEFT ELEVATION

NPDC Approved
14 JUN 2011

Document Set ID: 1270277
Version: 1, Version Date: 08/02/2012

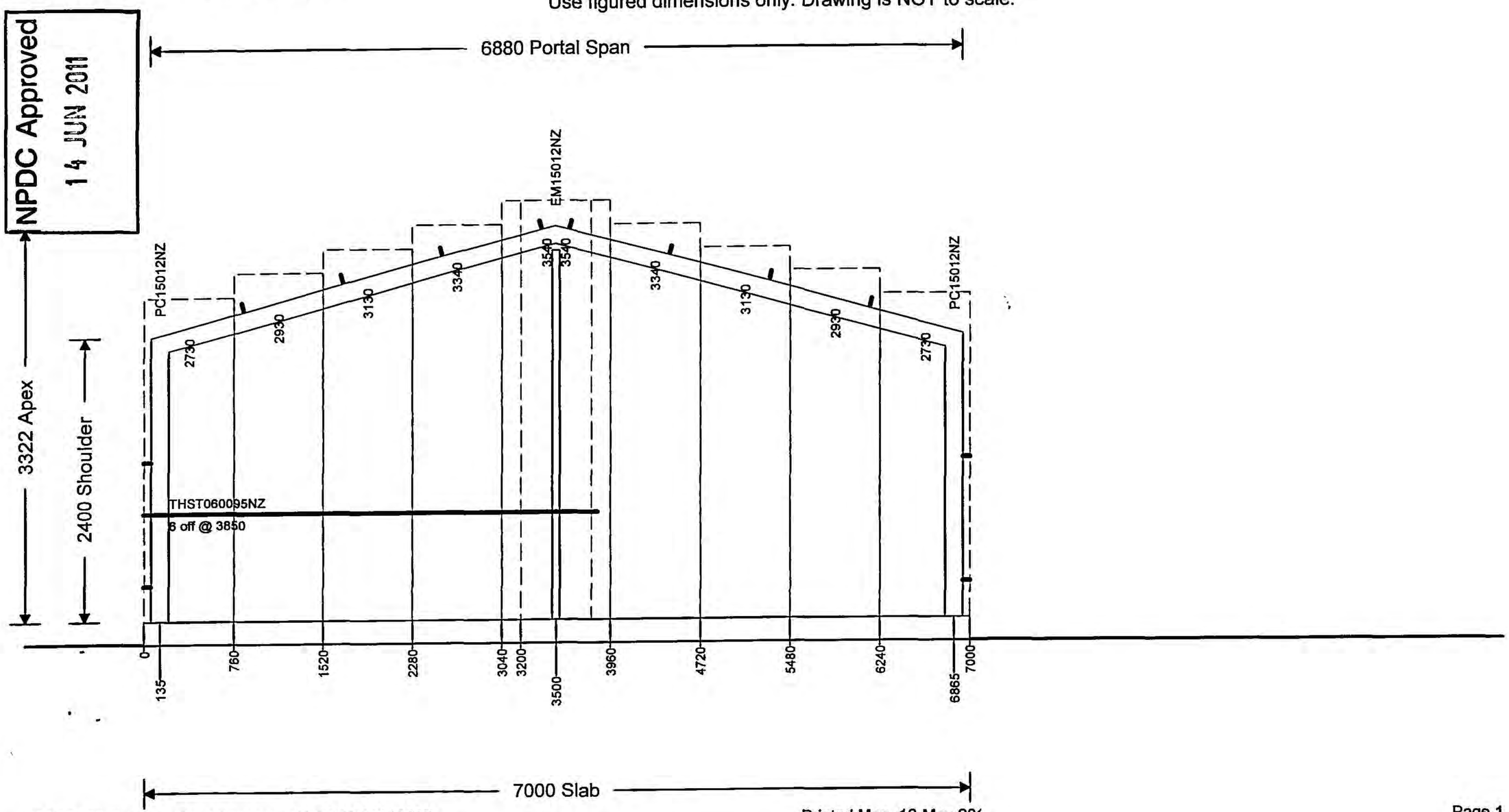
Hub Trading Ltd T/A Shed Boss Taranaki
P.O. Box 1022, New Plymouth NZ 4340
Tel 06 769 6799
Fax 06 769 6798
GST 90 703 935

ShedBoss
BUILT STRONG. BUILT RIGHT.

Gable Framing Front

For : Errol Pascoe
Project No. : 1817-0-Pascoe

These drawings are to be read in conjunction with
Shed Boss standard structural detail drawings.
Use figured dimensions only. Drawing is NOT to scale.



1817-2128-Pascoe Errol Pascoe v16.51.00.20110207

Printed Mon, 16-May-20

Document Set ID: 1270277
Version: 1, Version Date: 08/02/2012

Hub Trading Ltd T/A Shed Boss Taranaki
P.O. Box 1022, New Plymouth NZ 4340
Tel 06 769 6799
Fax 06 769 6798
GST 90 703 935

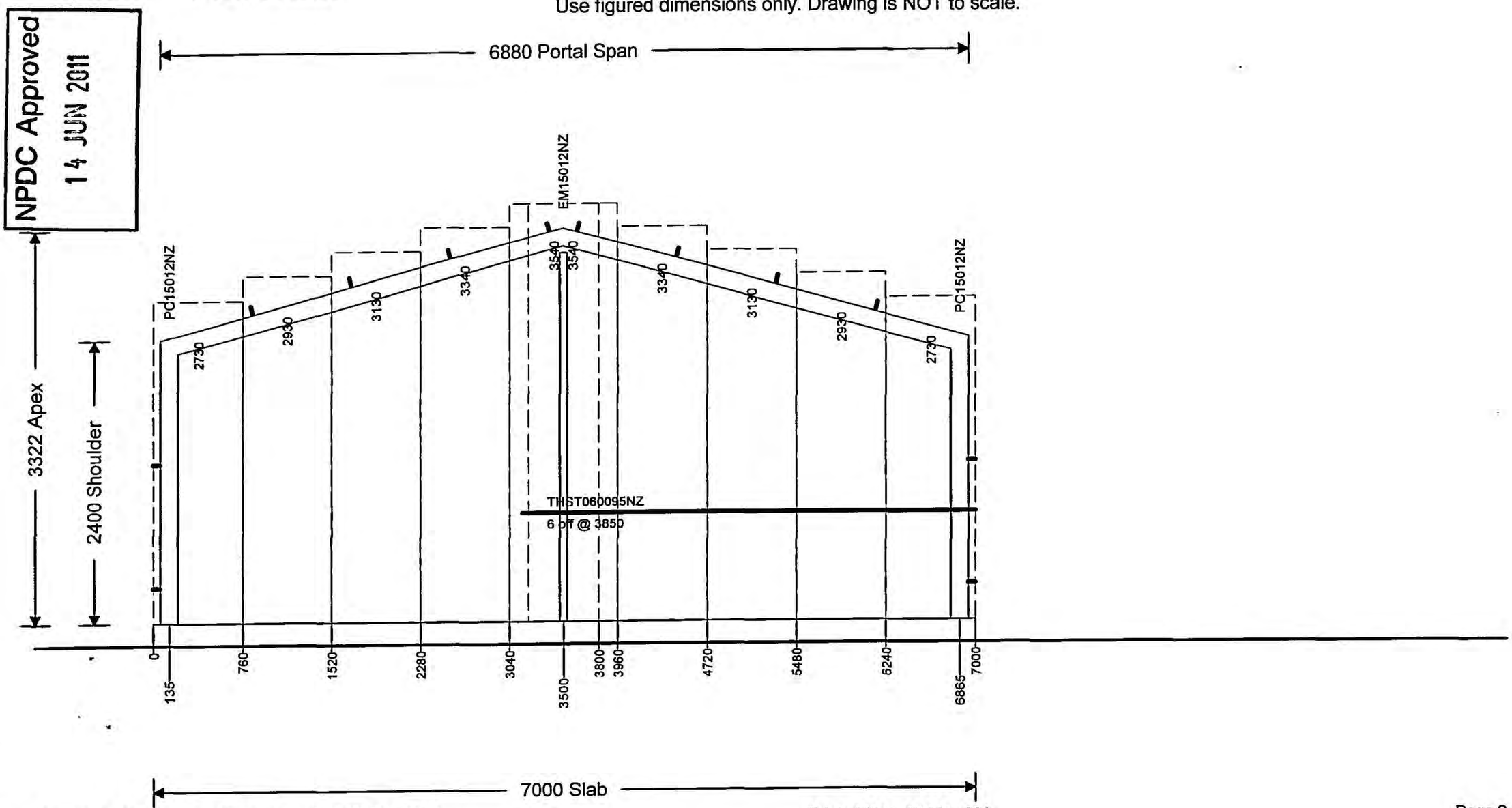
ShedBoss
BUILT STRONG. BUILT RIGHT.

Gable Framing Rear

For : Errol Pascoe
Project No. : 1817-0-Pascoe

These drawings are to be read in conjunction with
Shed Boss standard structural detail drawings.
Use figured dimensions only. Drawing is NOT to scale.

NPDC Approved
14 JUN 2011



Document Set ID: 1270277
Version: 1, Version Date: 08/02/2012

Hub Trading Ltd T/A Shed Boss Taranaki
P.O. Box 1022, New Plymouth NZ 4340
Tel 06 769 6799
Fax 06 769 6798
GST 90 703 935

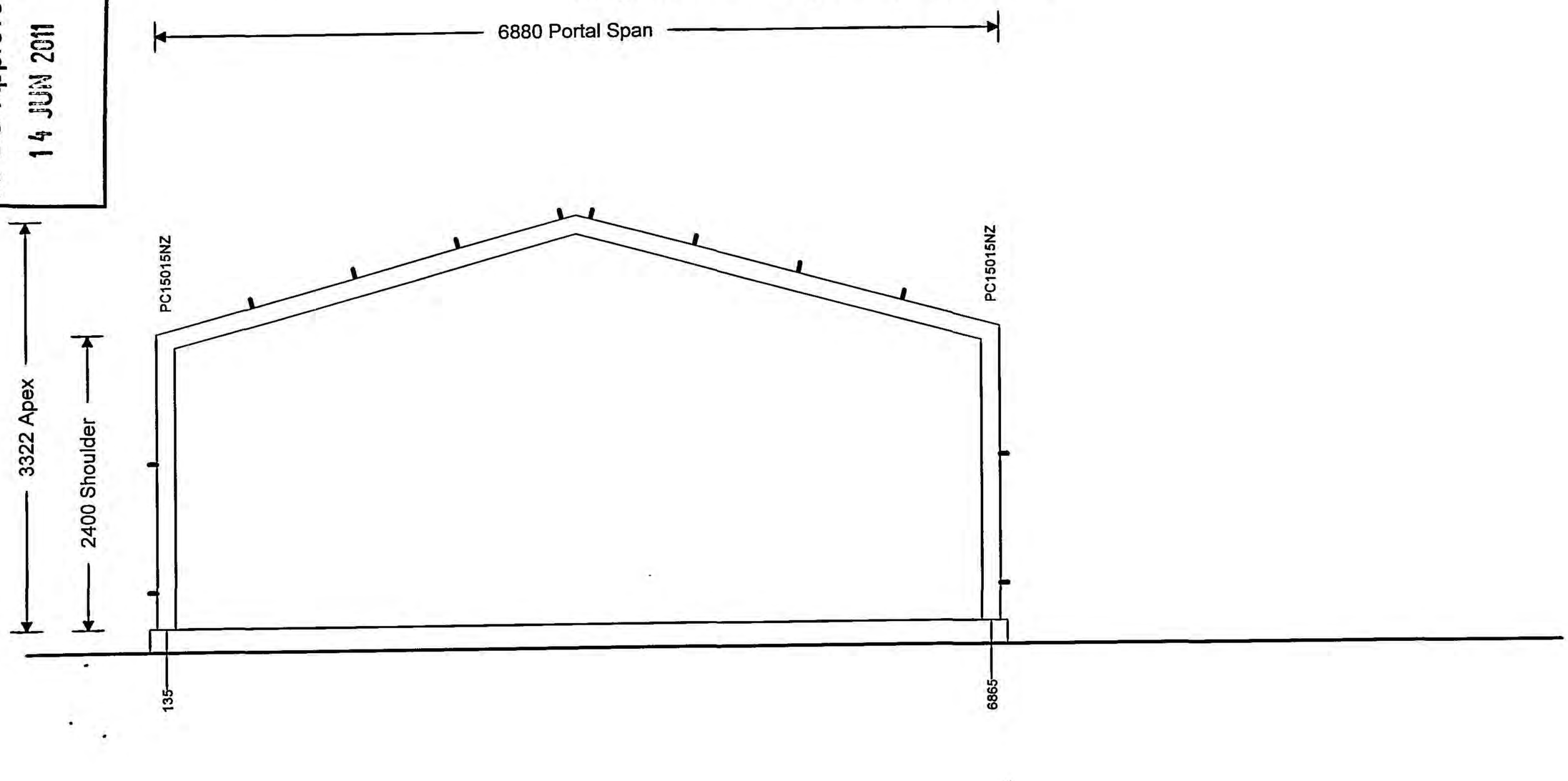
ShedBoss
BUILT STRONG. BUILT RIGHT.

Portal Frame Internal

For : Errol Pascoe
Project No. : 1817-0-Pascoe

These drawings are to be read in conjunction with
Shed Boss standard structural detail drawings.
Use figured dimensions only. Drawing is NOT to scale.

NPDC Approved
14 JUN 2011



Document Set ID: 1270277
Version: 1, Version Date: 08/02/2012

Hub Trading Ltd T/A Shed Boss Taranaki
P.O. Box 1022, New Plymouth NZ 4340
Tel 06 769 6799
Fax 06 769 6798
GST 90 703 935

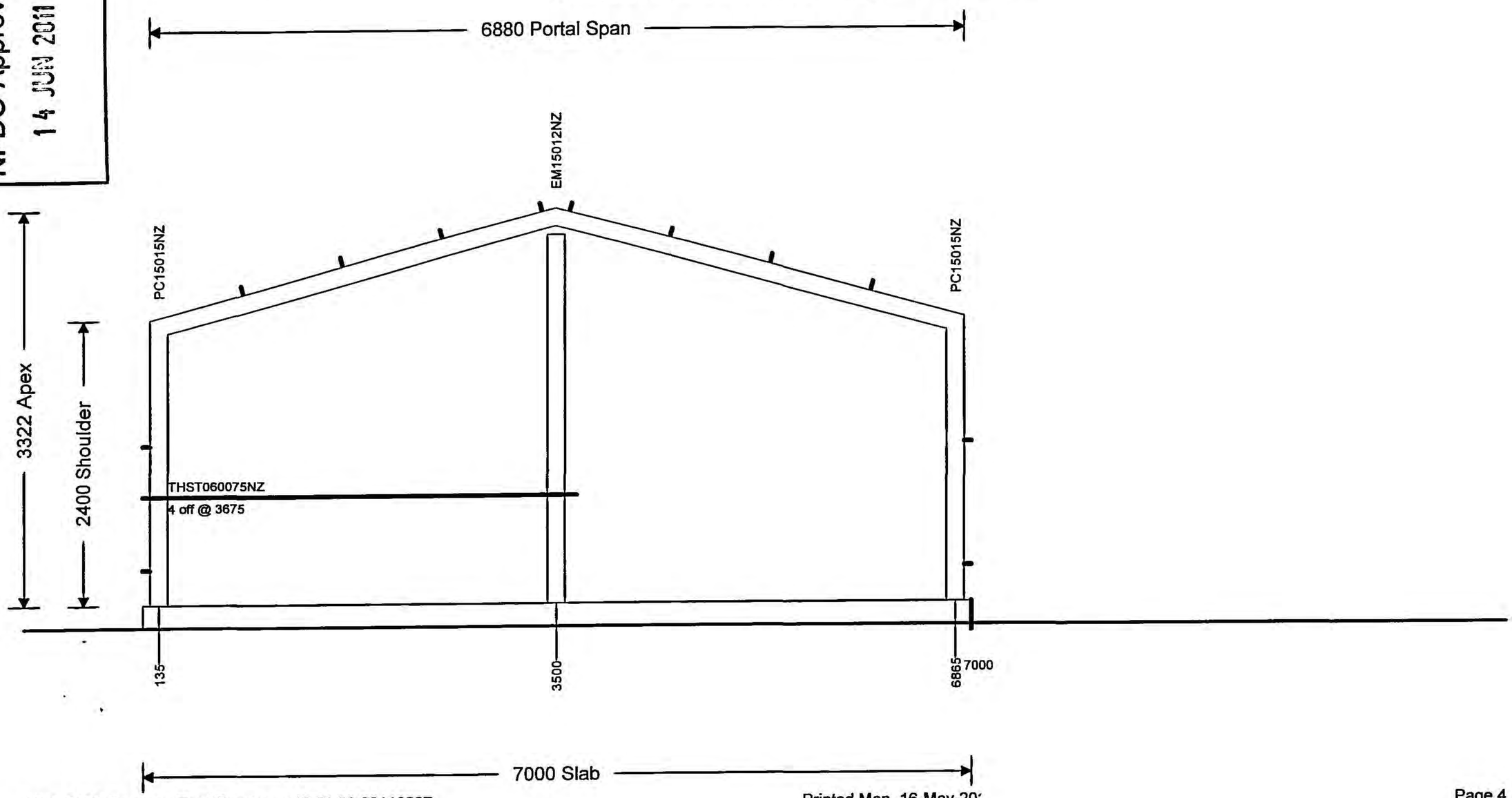
ShedBoss
BUILT STRONG. BUILT RIGHT.

Division Wall Framing

For : Errol Pascoe
Project No. : 1817-0-Pascoe

These drawings are to be read in conjunction with
Shed Boss standard structural detail drawings.
Use figured dimensions only. Drawing is NOT to scale.

NPDC Approved
14 JUN 2011



Document Set ID: 1270277
Version: 1, Version Date: 08/02/2012

THESE PLANS HAVE BEEN

SUPERSEDED

REPLACEMENT PLANS WILL BE IN THE APPROVED OFFICE COPY.

BC: 111708 ADDRESS: 14 Pioneer Rd.

Amendment No & Date of Amendments that these superseded plans relates to are:

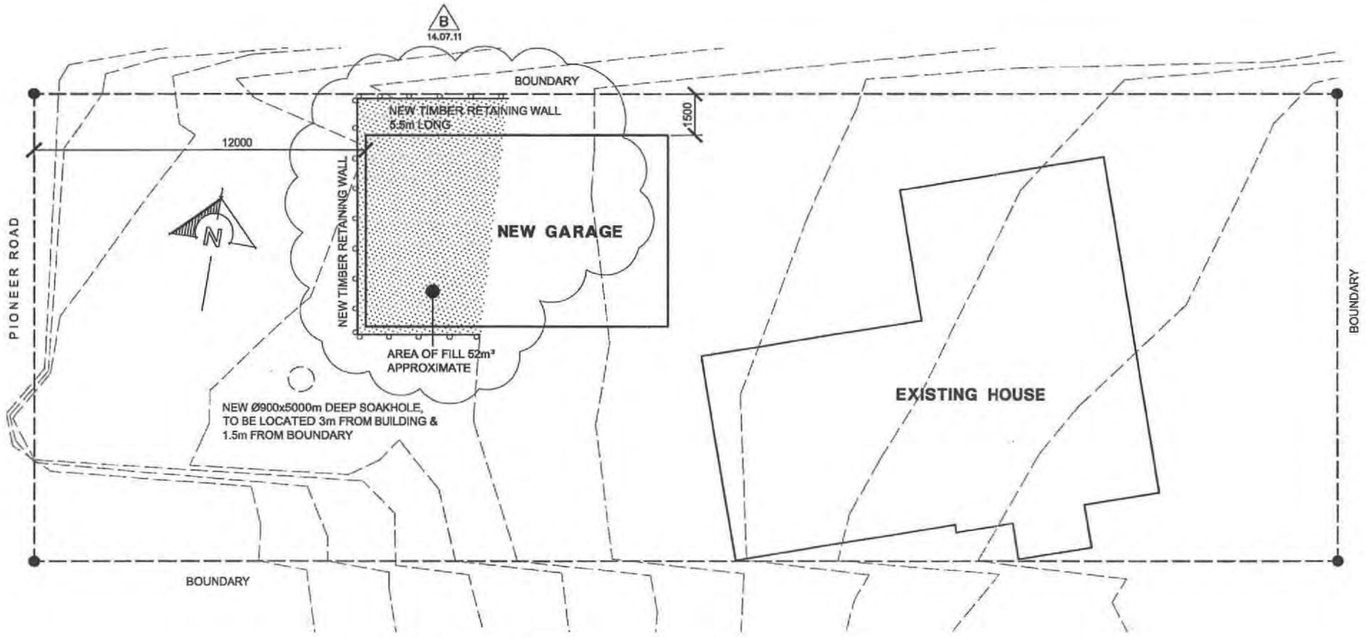
1. AMENDMENT 01 _ 110711
2. AMENDMENT 02 _ 090112
3.
4.
5.
6.
7.
8.
9.
10.

THESE ARE TO BE **KEPT AND SCANNED** AT THE END OF THE PROJECT FOR FUTURE REFERENCE

Document Set ID: 1270277
Version: 1, Version Date: 08/02/2012

AMENDMENT

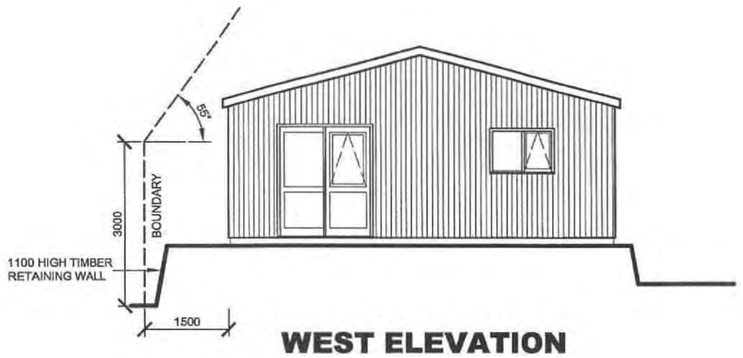
01_ 140711



SITE PLAN
1:200

LEGAL DESCRIPTION
LOT 2
D.P 7081

SEE AMENDMENT
Dated: 9-1-12



WEST ELEVATION
1:100

ISSUE	AMENDMENT	DATE	BY
B	SITE UPDATED	14.07.11	JM
A	FOR APPROVAL	13.07.11	JM

NOTES

PROGRESSIVE DESIGN LTD
45 McLEAN ST WAITARA
P.O.BOX 215 WAITARA
Tel - Fax - 06 . 7544453
Email pro.d@xtra.co.nz

SHED BOSS
Shed Boss Taranaki
P.O BOX 1022 New Plymouth
PH: (06) 769 6799
FAX:(06) 769 6798

TITLE

NEW GARAGE
FOR E. PASCOE
111 PIONEER RD
NEW PLYMOUTH

Drawn	J McCULLOCH	JULY 2011
Design		

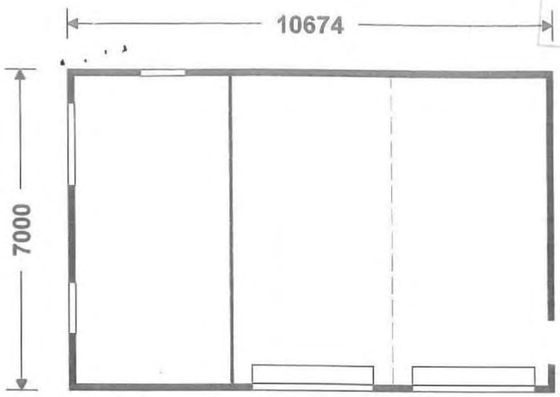
SHEET CONTENTS

SITE PLAN
WEST ELEVATION

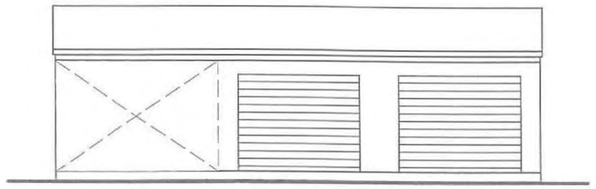
A1 SCALE	
A2 SCALE	
A3 SCALE	1:200, 1:100
ISSUE	B
JOB No.	11–030
SHEET No.	L01

Document Set ID: 1270277
Version: 1, Version Date: 08/02/2012

NPDC Approved



FLOOR PLAN



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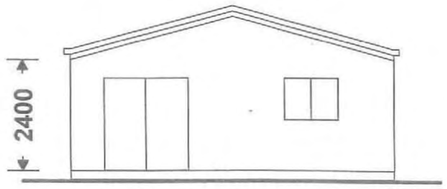

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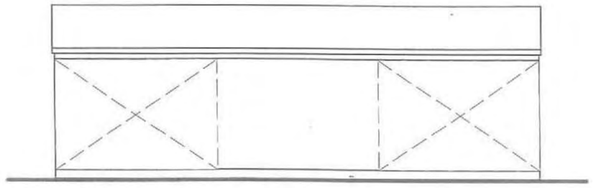
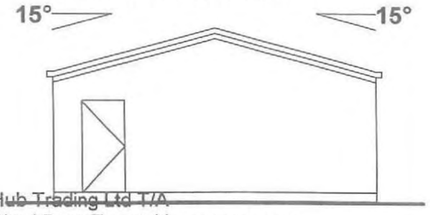


4. LEFT ELEVATION



3. REAR ELEVATION

(x) Stormwater to ~~existing~~ NEW 600DIA x 5.0m DEEP SOAKHOLE (1.5m MIN FROM BDY & 3.0m MIN FROM BUILDING)

A = 1.5m
B = 12m
C = 9m
D = 1.5m

SEE AMENDMENT
Dated: 11-7-11

These drawings are to be read in conjunction with
Shed Boss standard structural detail drawings.
Use figured dimensions only. Drawing is NOT to scale.

SITE PLAN

ShedBoss
BUILT STRONG. BUILT RIGHT.

Hub Trading Ltd T/A
Shed Boss Taranaki
P.O. Box 1022, New Plymouth NZ 4340
Tel 06 769 6799 Fax 06 769 6798
ABN 90 703 935

Lot No.		For	Errol Pascoe
RP No.		Site Address	111 Pioneer Road New Plymouth NZ
Site Area		Windspeed	W41N:N3
Parish		Printed	16-May-2011
County		Project No.	1817-0-Pascoe

Document Set ID: 1270277
Version: 1, Version Date: 08/02/2012

Project Information Memorandum No:15549
Section 31, Building Act 1991

Issued:19Sep96

CONTACT : FISHER TARANAKI
C/- FISHER TARANAKI
PO BOX 3061
NEW PLYMOUTH

OWNER : MR Errol Wayne PASCOE
C/- FISHER TARANAKI
PO BOX 3061
NEW PLYMOUTH

Application received: 09Sep96

PROJECT LOCATION

Street Address: 111 PIONEER ROAD, NEW PLYMOUTH
Property ID: 017688
Assessment No: 11720/510.00
Legal: LOT 2 DP 7081

PROJECT

The project is for Alterations
Intended Use(s): conservatory
Intended life: Indefinite but not less than 50 years
Value of Work: $5,500.00

COUNCIL CHARGES

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

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.

Document Set ID: 821192
Version: 1, Version Date: 04/08/2009

However these comments will be limited to the extent and accuracy of the information provided. A Certificate of Compliance under the Resource Management Act 1991 should be sought where confirmation that the proposed use complies is required.

2: CAN BUILDING WORK PROCEED?

YES- This PIM consent confirms that the proposed building work may be undertaken subject to the conditions of the accompanying Building Consent and any relevent provisions of the Building Act 1991.

3: Stormwater Service and Disposal Requirements:

Stormwater is to be disposed of on site via an approved ground soakage system. If there is inadequate ground soakage available you should approach the Roading Division of the Works & Services Department to discuss the option of discharging to the roadway.

4: Councils Drainage and Services Records:

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

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

The Councils records are in some cases incomplete and relevent information may in some cases be missing.
If you have any queries regarding such matters please contact the Councils Customer Service Centre.

5: 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.

The project appears to comply with the Building Act based upon the extent of the information provided.

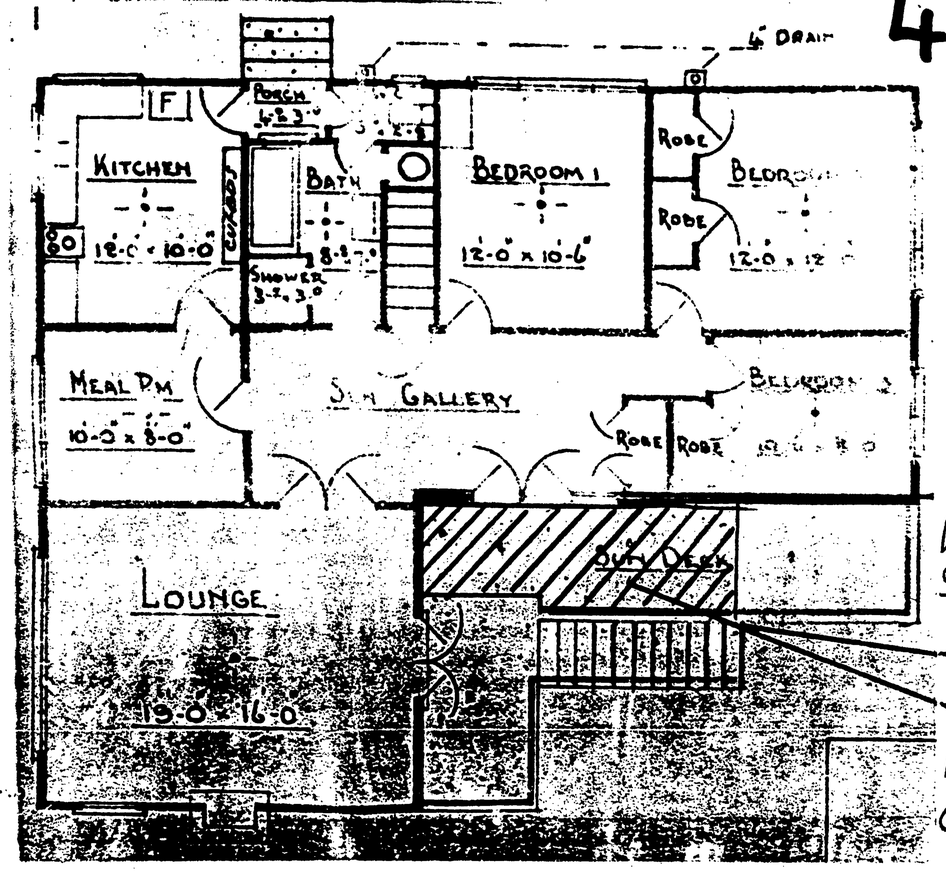
6: Sign Off

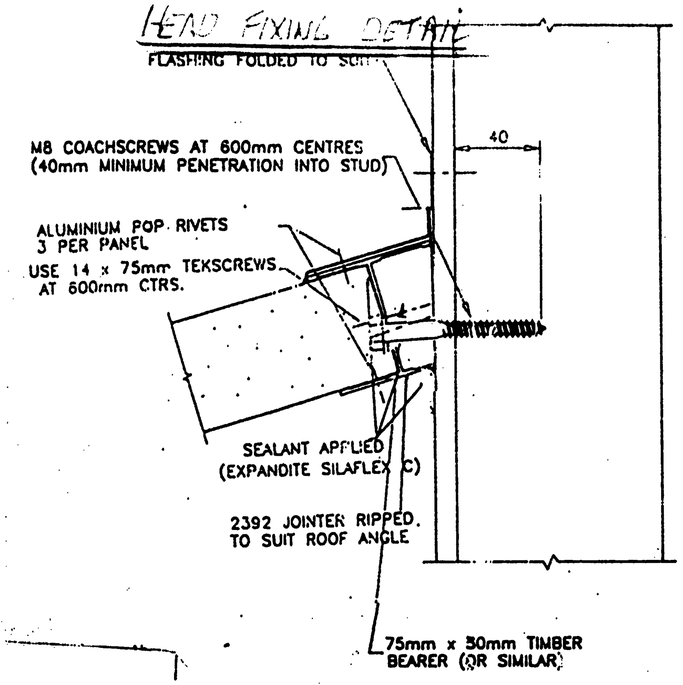
Approving Officer.....

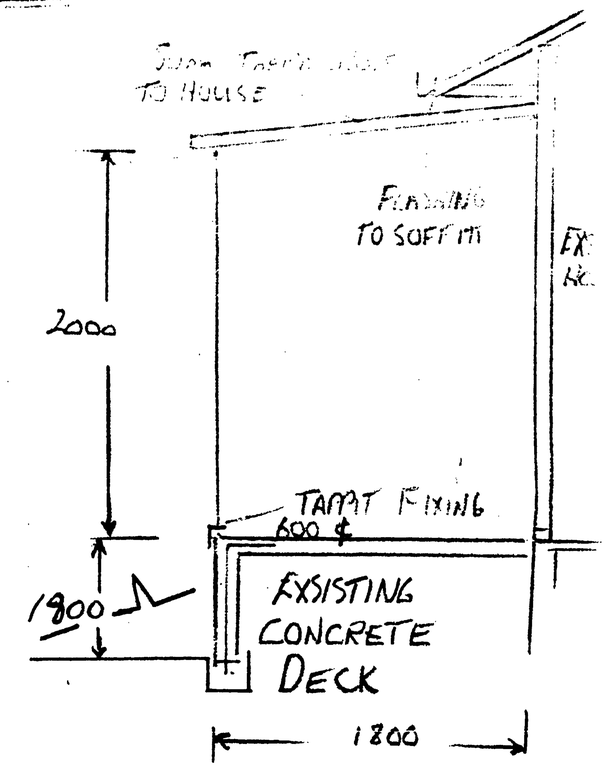
Date.../.../....

Document Set ID: 821192
Version: 1, Version Date: 04/08/2009

433/111

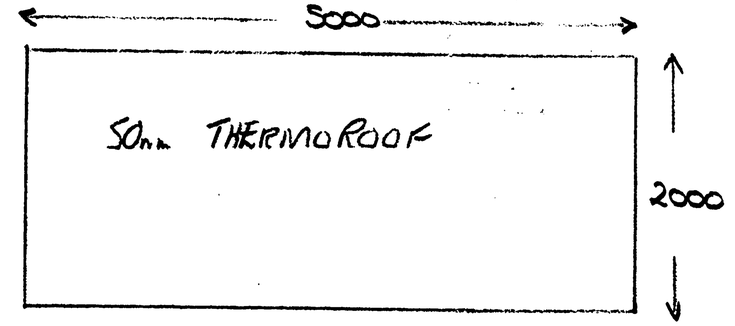


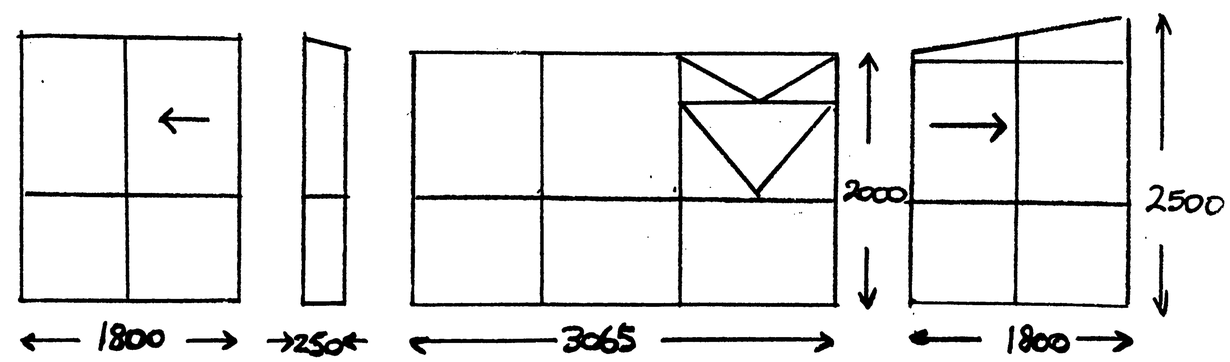




ELEVATIONS

GLAZING TO NZ 4223

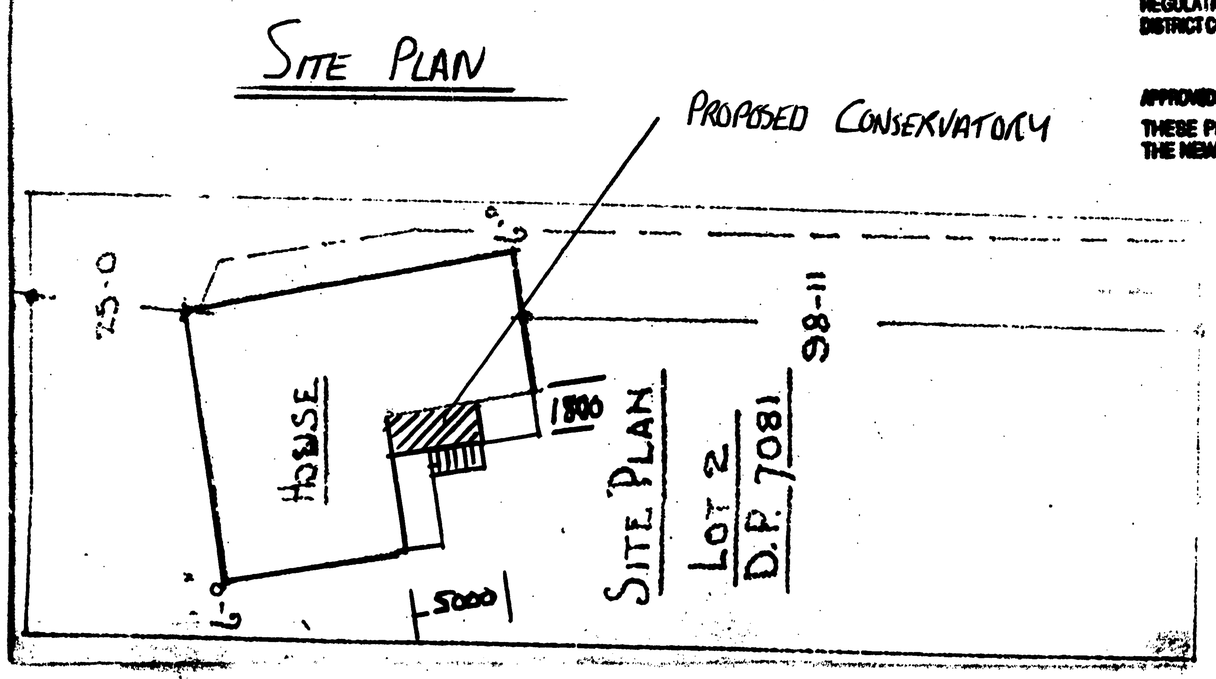




9/9/96 15549/15550

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.
DATE
APPROVED: 12.9.96
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL.

SITE PLAN



APPLICATION No. 15549 / 15550

433/111
1 plan

NEW PLYMOUTH DISTRICT COUNCIL

PRIVATE BAG 2025 NEW PLYMOUTH 4260 • PHONE 06 759 6060 FAX 06 759 118

APPLICATION FOR BUILDING CONSENT AND/OR PROJECT INFORMATION MEMORANDUM (PIM)

APPLICATION TYPE: TICK BOXES WHERE APPROPRIATE

Combined Building Consent & PIM ☑ **Project Information Memorandum only** ☐

Building Consent only* Quote PIM number _____ ☐ Confidential ☐

*A PIM is required before a building consent can be issued

For Office Use Only Valuation No. ☐☐☐☐☐ / ☐☐☐ - ☐☐

Property I.D. ☐☐☐☐☐☐ Site Code D F A 1

DETAILS OF PROPERTY TO WHICH THIS APPLICATION APPLIES:

SITE ADDRESS: 111 (Street No.) PIONEER RD (Street)

NEW PLYMOUTH (Town/district)

Lot: 2 D.P 7081

or Section No. ☐ District ☐

OWNER'S NAME: PASCOE (Surname or company name)

ERROL (First names)

OWNER'S POSTAL ADDRESS - if different from 'SITE ADDRESS'

Street No. ☐ Street/PO Private Bag ☐

Town/district ☐

APPLICANT'S DETAILS:

Tick this box if the applicant is the owner ☐

If the applicant ***is not*** the owner, please give applicant details:

WHITAKER (Surname)

JAY (First names)

FISHER TARANAKI (Company name)

Document Set ID: 821193
Version: 1, Version Date: 04/08/2009

MAIL ADDRESS FOR ALL CORRESPONDENCE RELATING TO THIS APPLICATION:

NAME: FISHER TARANAKI
Surname or company name

First names

ADDRESS: Street No. | PO BOX 3061 Street/PO/Private Bag

Town/District

PHONE: 06 7585068 STD | FAX: 06 7586689 STD

DESCRIPTION OF BUILDING WORK AND INTENDED USE:

Description e.g. garage, deck, dwelling, shop, plumbing and drainage, sewerage connection

CONSERVATORY

USE - if different from description

TYPE OF WORK:

Alteration ☑ Addition ☐ Demolition ☐ New building ☐

Relocation ☐ Change of use ☐ Plumbing and drainage only ☐

TOTAL COST OF PROJECT:

$ 5500 . 00 Inc. G.S.T.

TOTAL COST OF PLUMBING AND DRAINAGE:

$. 00 Inc. G.S.T.

PROJECT DETAILS: CATEGORY OF WORK

Domestic ☑ Farm ☐

Commercial ☐ Industrial ☐

INTENDED LIFE OF BUILDING:

(Under the Building Act all buildings have a minimum life of 50 years unless specified)

less than 50 years ☐

50 years or more ☑

Specify intended life years

AREA OF NEW BUILDING WORK:

9-00 m²

DECLARATION

This application to carry out new building works is made by me as owner of the property.

Signature _____ *Date* _____

or *I am the applicant and have been authorised by the owner to make this application for new building works*

Signature _____ *Date* 6 9 96

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

Document Set ID: 821193
Version: 1, Version Date: 04/08/2009

New Plymouth District Council

COVER SHEET

Printed:09Sep96 Page 1

55ht 141

BC Application No: 15550 X Date Received: 09/09/96
Related: PIM Application No: 15549 X Area: NPD NP DISTRICT

Name: PASCOE, Errol Wayne
Address: 111 PIONEER ROAD
NEW PLYMOUTH

Lot: 2
DP: 7081
Property ID:017688

Assessment: 11720/510.00

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

E=N=D==O=F==R=E=P=O=R=T====E=N=D==O=F==R=E=P=O=R=T=E=N=D==O=F==R=E=P=O=R=T=

	More Info Required	Applicant Phoned	Application Correct	No. Encls. (in duplicate)
RECORDS			[illegible]	2
BUILDINGS			[illegible]	
P & D			[illegible]	
EHO			[illegible]	
ENGINEER				
PLANNING				
SEWER/WATER				
CROSSING				

PAID

RECEIPT NUMBER
DATE PAID
PLANS TAKEN: YES / NO

APPROVED [illegible] 19-9-96

NOT APPROVED

Document Set ID: 821193
Version: 1, Version Date: 04/08/2009

New Plymouth District Council Printed:09Sep96 Page 1

COVER SHEET

SSH 141

BC Application No: 15550 Date Received: 09/09/96
Related: PIM Application No: 15549 Area: NPD NP DISTRICT

Name: PASCOE, Errol Wayne
Address: 111 PIONEER ROAD
NEW PLYMOUTH

Lot: 2
DP: 7081
Property ID:017588

Assessment: 11720/510.00

Action No	Action	Estab	Date Returned
1	Receive/Check Information	CLERICAL	
2	Plot Application	RECORDS	(1)
3	Compliance with District Plan	PLANNING	
4	Vehicle Crossings/Footpath Damage	STREET WKS	
5	Compliance with Building Act	BUILDING	
6	Connection/Location	SEWER/WATER	
7	Compliance with BA	PLUMB/DRAIN	
8	Approval	BUILDING	

E=N=D==O=F==R=E=P=O=R=T====E=N=D==O=F==R=E=P=O=R=T=E=N=D==O=F==R=E=P=O=R=T====

NOT APPROVED PLANNING*

/ /
Sign/Date

Reason(s)

☐ Bulk/Location ☐ Parking/Load
☐ Resource Consent ☐ Landscaping
☐ Trees/Historic ☐ Hazard

Other: .....

* Warning Required if B.C. Issued

APPROVED PLANNING

18/9/96
Sign/Date

B.C. Conditions Required

☐ S.36 B.A. ☐ S.37 B.A.
☐ Landscaping ☐ R.C. Cond.
☐ Trees/Historic ☐ .....

Other: .....

ACTIONS	DATE/INIT

Document Set ID: 821193
Version: 1, Version Date: 04/08/2009

New Plymouth District Council Printed:09Sep96 Page 1

COVER SHEET

SSht 141

BC Application No: 15550 Date Received: 09/09/96
Related: PIM Application No: 15549 Area: NPD NP DISTRICT

Name: PASCOE, Errol Wayne
Address: 111 PIONEER ROAD
NEW PLYMOUTH

Lot: 2
DP: 7081
Assessment: 11720/510.00 Property ID:017698

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

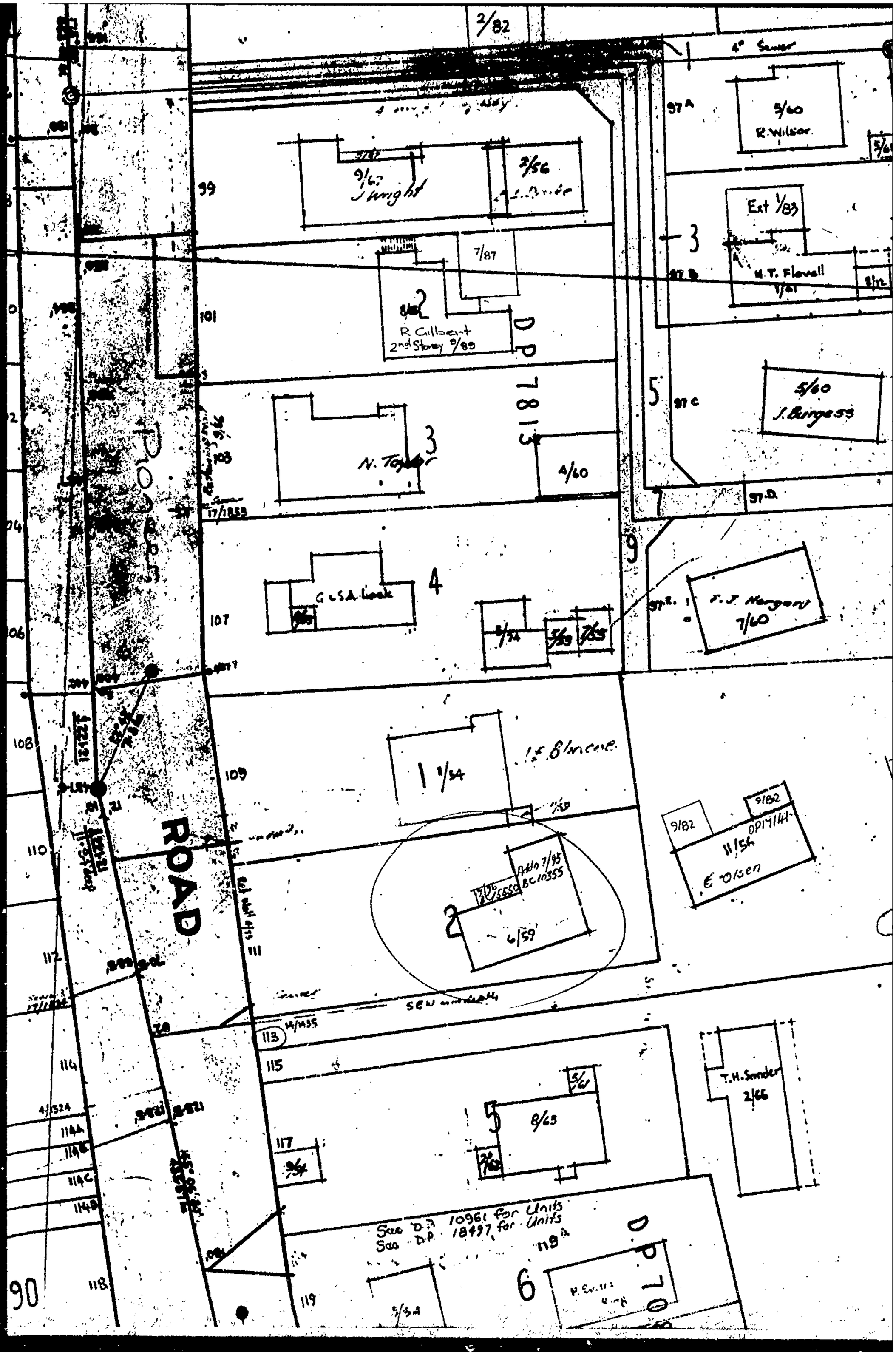
E=N=D==O=F==R=E=P=O=R=T==== E=N=D==O=F==R=E=P=O=R=T==== E=N=D==O=F==R=E=P=O=R=T==== E=N=D==O=F==R=E=P=O=R=T====

	More Info Required	Applicant Phoned	Letter Sent	Amend Received	Application Correct	No. Encls (In Duplicate)
PLANNING						
PLOTTING						1
BUILDING						
P&D						
EXG						
SERVICES						
WATER					11/9	
STORMWATER					11/9	
SEWER					11/9	
CROSSING						

OFFICER'S SIGNATURE: Approved.....

Not Approved.....

Document Set ID: 821193
Version: 1, Version Date: 04/08/2009



Document Set ID: 821193
Version: 1, Version Date: 04/08/2009

Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

Code Compliance Certificate

Form 7, Section 95, Building Act 2004

The Building

Street Address of building: 111 Pioneer Road NEW PLYMOUTH 4310
Legal Description of land where building is located: LOT 2 DP 7081
Current, lawfully established use: Dwelling
Year first constructed: 2011

The Owner

Name of owner: Errol Wayne Pascoe, Colleen Margaret Pascoe, Murray Francis McEwen
Contact Person: Shed Boss Taranaki
Mailing Address: 111 Pioneer Road
NEW PLYMOUTH

Phone number: (Bus.) -
(Pvt.) 06 7513812
Facsimile number: -

Building Work

Building Consent number: **BC11/111708**
Description of work: **Detached garage**
Issued by: New Plymouth District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –
(a) the building work complies with the building consent.

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

CODE COMPLIANCE CERTIFICATE

Team Leader Inspectorate

Date Issued: 20 January 2012

TARANAKI like no other

No. 111 Sec. Lot 2 D.P. 7081

Address PIONEER RD.

DRAINAGE AND PLUMBING REGISTER

OWNER R. HIGHLEY

ADDRESS 111 PIONEER RD.

BUILDER R. HOYLE.

PLUMBER L. BIRKBY

DRAINLAYER DITTO.

PERMITS

PLUMBING

DRAINAGE

VALUE £3790

NATURE OF WORK NEW DWELLING.

DRAIN TESTED 10/9/59. PLUMBING PASSED 19/10/60

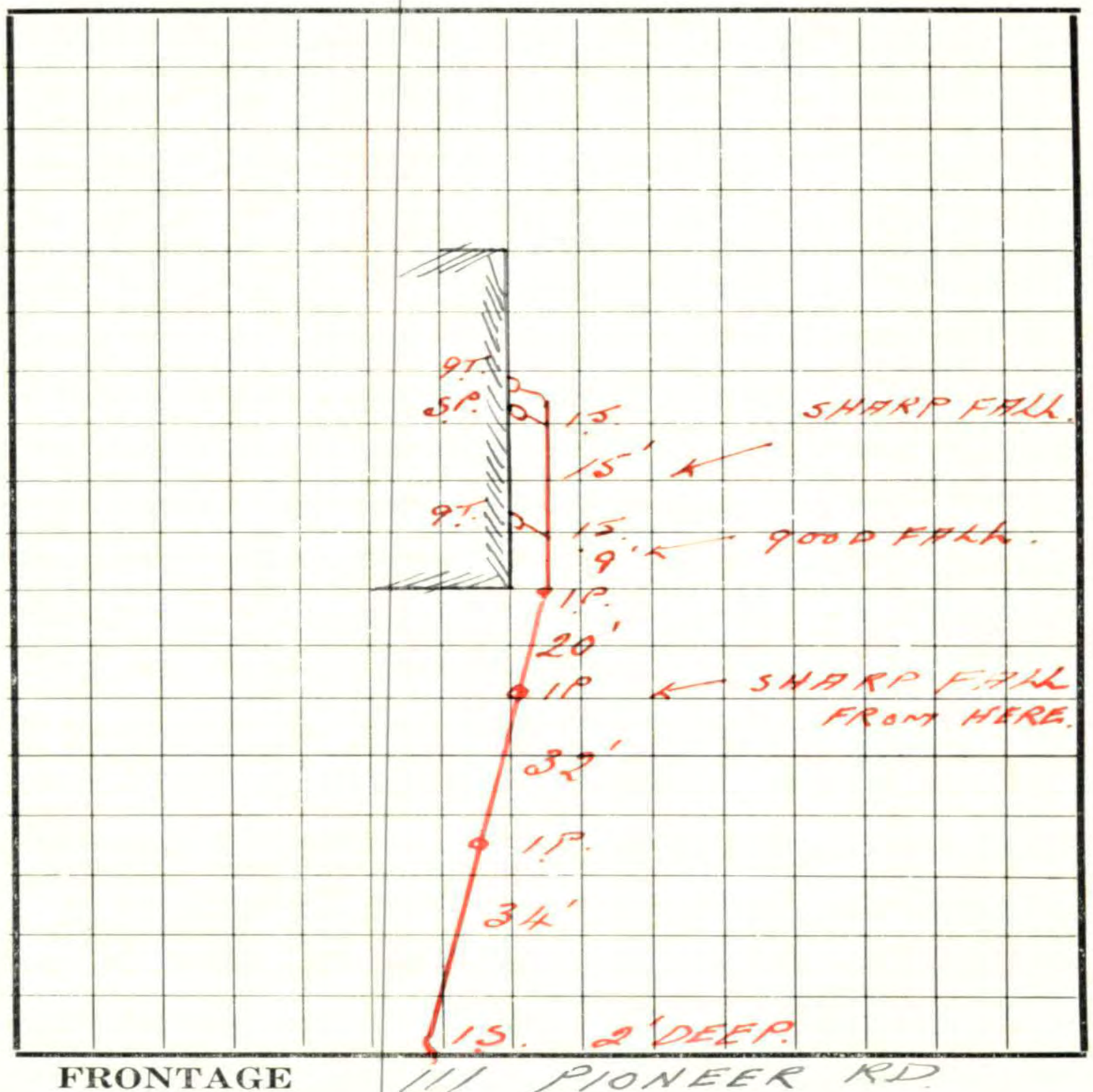
FALL AND DESCRIPTION SHARP.

J. G. Francis.

Inspector.

Document Set ID: 386142
Version: 1, Version Date: 11/06/2003

DRAINAGE PLAN SCALE



FRONTAGE /// PIONEER RD.

AVERY PRESS N.P.—57238

Document Set ID: 386142
Version: 1, Version Date: 11/06/2003

16mm 35mm

BUILDING FILE

Code No. 433 / 111

Subject Crib Wall

Permit No R 64400

Date 19-4-73

No. Sheets 1

Document Set ID: 825416
Version: 1, Version Date: 13/08/2009

433/111 X

NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE: File No. 4 79 Check Sheet No. 5098
Receipt No. 6469 Sewer Sheet No. 141
Date of Receipt 19/4/73 Zone Residential

To the City Engineer Date 19 [illegible]
APPLICATION FOR BUILDING PERMIT and / or services Lot No. 2
At (House No.) 111 Pioneer Rd. D.P. 7081
For erection of Crib Wall. Sec. No.

OWNER Mrs Wightley ADDRESS 111 Pioneer Rd.
Proposed use Crib
Foundation — Walls — Roof

AREA of existing buildings – – – sq. ft.
AREA of existing accessory buildings – sq. ft.
AREA of building in application – – sq. ft.

ESTIMATED FINISHED VALUE		**FEES**
Building (including roofing, downpipes, flashings, etc.) – – – – – – – –	$ 640 . 00	$ 4 – 00
Sanitary plumbing and drainage – – – –	$.	$.
STORMWATER CONNECTION: Distance from left boundary –		
Depth and size of service – –		$.
SEWER CONNECTION: Distance from left boundary –		
Depth and size of service – –		$.
WATER CONNECTION: Distance from left boundary –		
Depth and size of service – –		$.
WATER (Building) – – – – – –		$.
VEHICLE CROSSING: When required – – –		
Distance from left boundary – – – –		
Type of footpath – – – – – –		$.
Type of crossing – – – – – –		$.
Removal of existing crossing – – – –		$.
DEPOSIT FOR DAMAGE TO FOOTPATH – –		$.
HOARDINGS months – – – –		$.
INSPECTION of second-hand building or materials		$.
BUILDING RESEARCH LEVY – – – –		$.
BUILDER G.J. Honnor		$ 4 – . 00

Starting date 26 – 4 – 73 Finishing date 4 – 5 – 73

NAME AND ADDRESS OF APPLICANT G.J. Honnor
154 Pembroke Str N.P. Phone 35354

Signature of Applicant G.J. Honnor

SANITARY PLUMBING AND DRAINAGE APPLICATION

Signature of Registered Plumber
Signature of Registered Drainlayer
ESTIMATED FINISHED VALUE OF WORK

PLUMBING – –$.
DRAINAGE – –$.
$.

Document Set ID: 825416
Version: 1, Version Date: 13/08/2009

~~10mm~~ 35mm

BUILDING FILE

Code No. 433 / 111

Subject Crib Wall

Permit No R6466

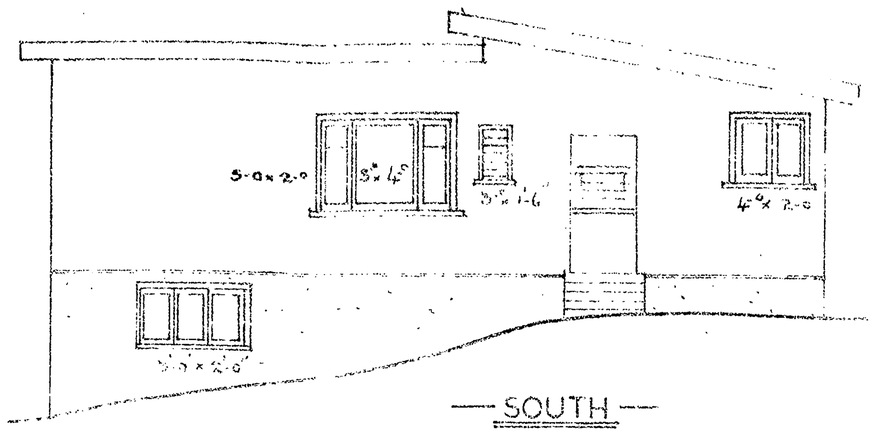
Date 19-4-73

No. Sheets 2

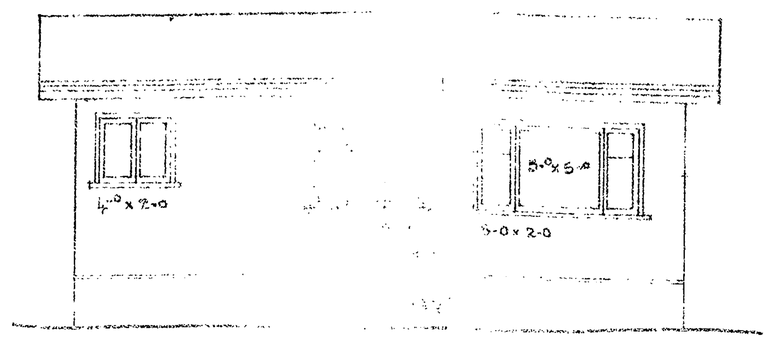
Document Set ID: 825418
Version: 1, Version Date: 13/08/2009

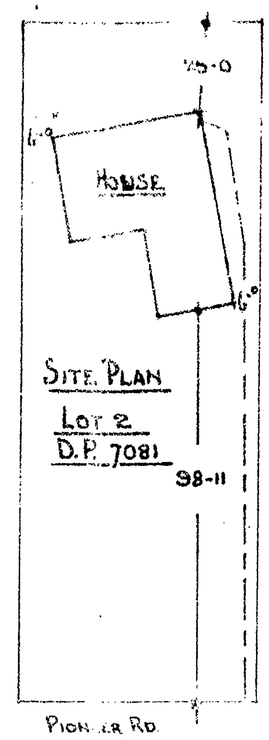
HOUSE IN PIONEER RD FOR MR R HUTHLEY

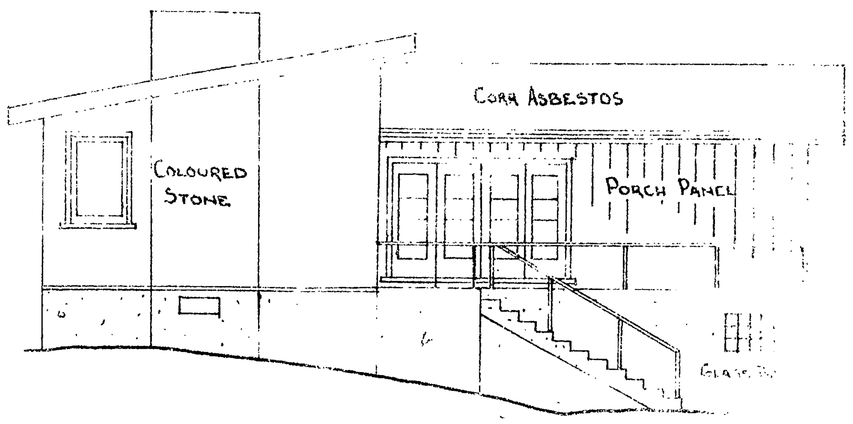
433/111



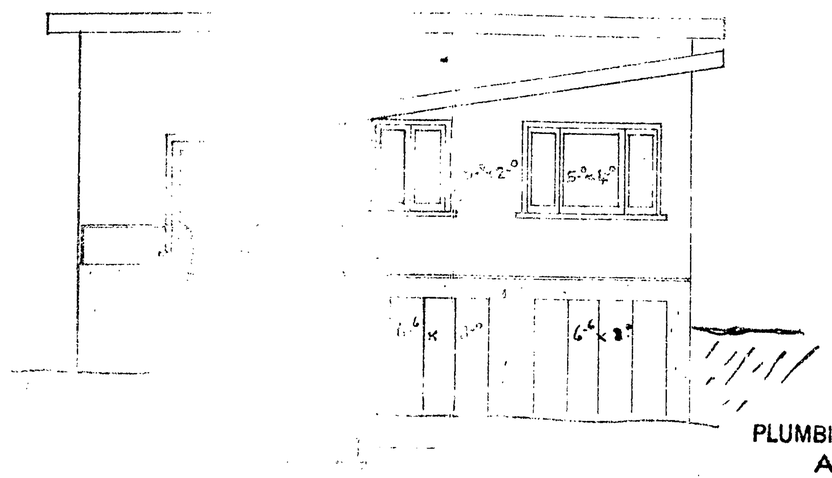
SOUTH







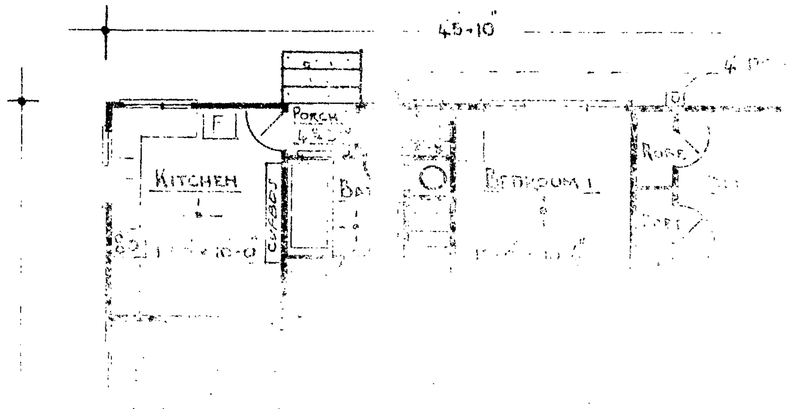
NORTH

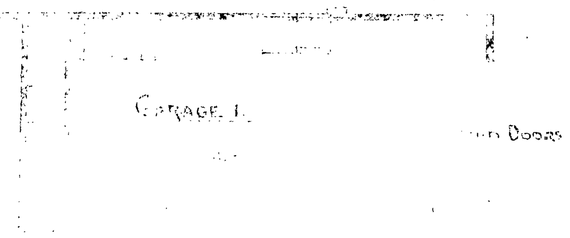


PLUMBING AND DRAINAGE
APPROVED

SANITARY INSPECTOR

Date 16/6/59

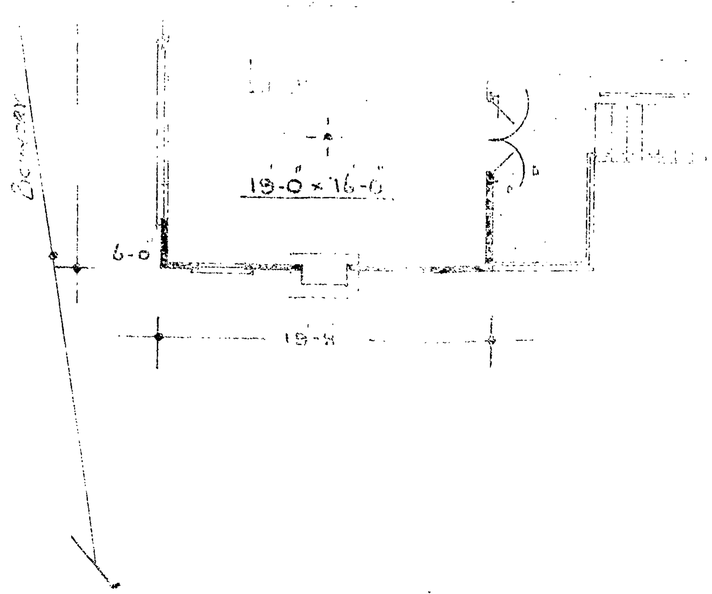


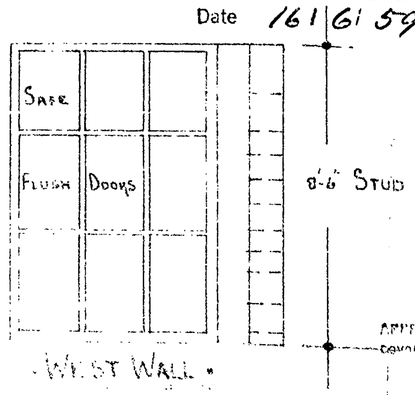


PLAN AND SPECIFICATIONS
APPROVED

BUILDING INSPECTOR

Date 16/6/59





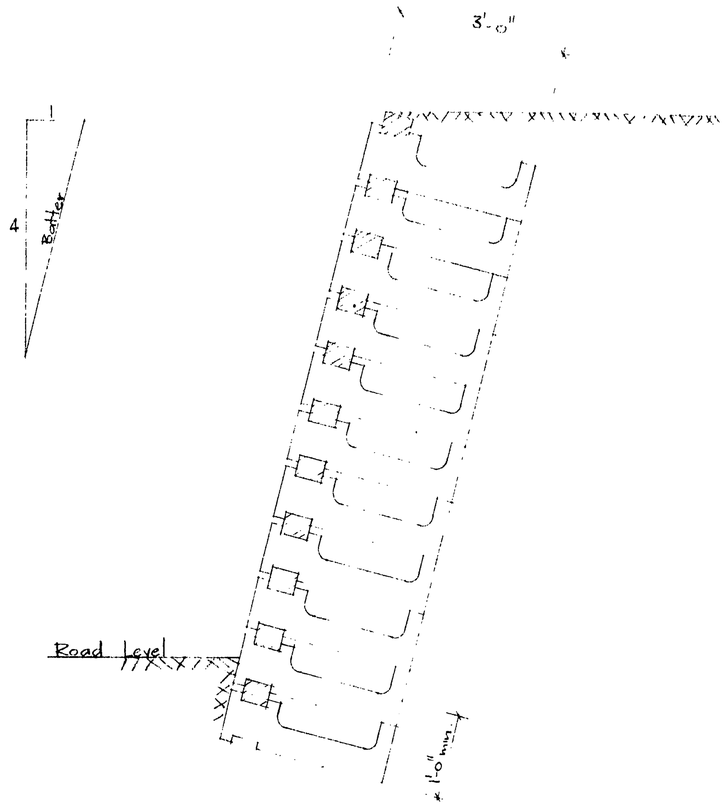
APPROVED for type, use, siting and dimensions.

R. F. Mainland,
City Engineer

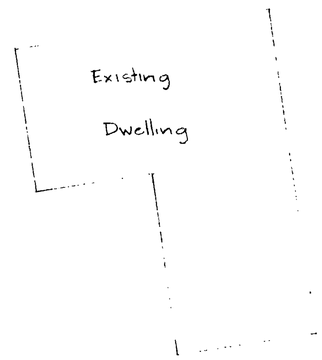
Date 12/6/59

433/111

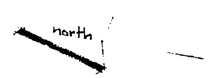
4 79



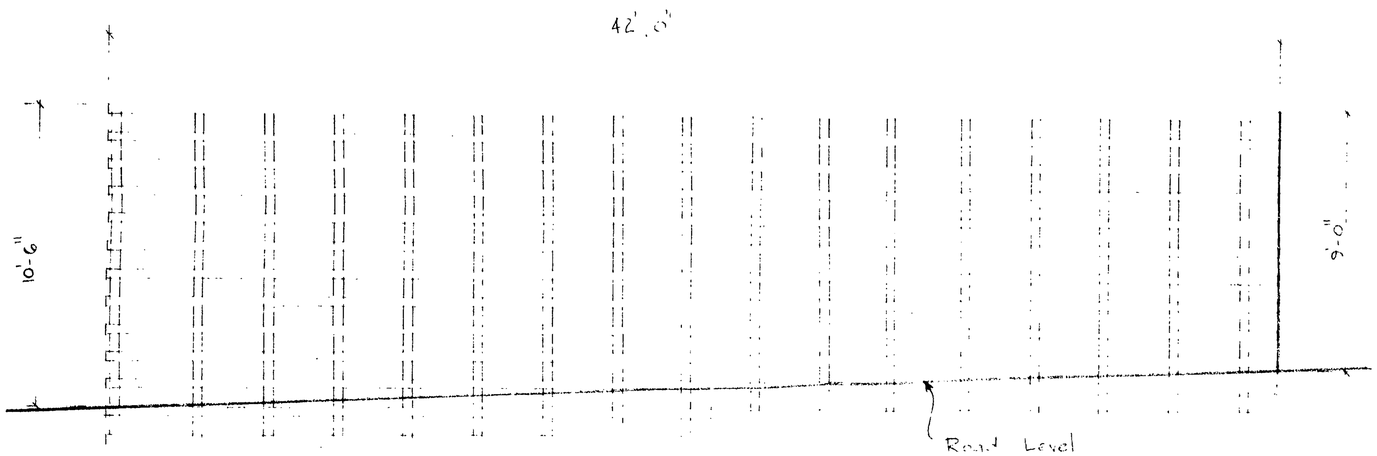
TYPICAL CROSS SECTION
Scale ½" = 1'-0"



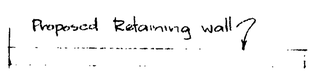
Lot 2
D.P. 7081



APPROVED for type, use, siting and coverage.
N. G. HARRIS,
City Engineer
Date 26.4.73



ELEVATION FROM ROAD
Scale ¼" = 1'-0"



PIONEER ROAD

SITE PLAN
Scale : 1/16" = 1'-0"

PLAN AND SPECIFICATIONS APPROVED
BUILDING INSPECTOR
Date 26/4/73

TARANAKI PLAN SERVICE

60 Powderham Street P. O. Box 830 Phone 89-563 New Plymouth

PROPOSED RETAINING WALL AT 111 PIONEER ROAD
FOR MRS HIGHLEY

I J Honnor - Building Contractor - New Plymouth

Scale : As shown	Designed :	Drg. No. 402
	Drawn : W. A. Broadmore	
	Traced : W. A. Broadmore	
	Date : 18 - 4 - 73	Sheet 1 of 1 sheets.

POWERED BY

ownly

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move.

darrell paterson

OWNER & SALESPERSON

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darrell@bestmove.co.nz
bestmove.co.nz

riley blair

SALES ASSOCIATE TO DARRELL PATERSON

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