

# Sharalyn Fraser *Agency*

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Mr. Jeffries  
P.O. Box 9335  
Wgtn.

H.C.C./B.I.

## Horowhenua County Council

PERMIT No. 6430

DASH40

LOCALITY

Waikanae County Borough

DATE RECEIVED

20 : 10 : 71

DATE ISSUED

16 : 11 : 71

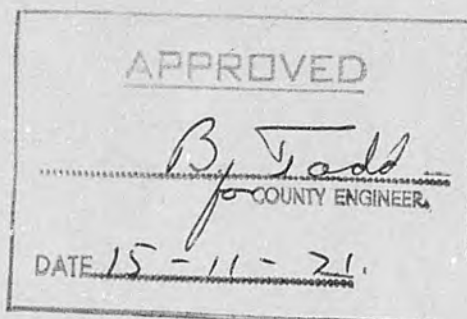
# APPLICATION FOR BUILDING PERMIT

OWNER'S NAME

Mr. P. M. JEFFRIES

FOR OFFICE USE ONLY

REMARKS:



Permit issued subject to compliance with  
conditions set out in Building Inspectors  
letter dated 28th Oct 1971

**NOTE.—**

- 1 All Plans and Specifications must be in ink.

20-77

Valuation Book No.

1493/31

Date

14 SEPT,

1971

**Application for Building Permit**TO THE BUILDING INSPECTOR,  
Horowhenua County Council,  
Bath Street,  
Levin.Postal Address: Horowhenua County Council,  
P.O. Box 17,  
Levin.I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the undermentioned particulars in HOROWHENUA WAIKORAE CB RIDING.1. Type of Building: HOUSE. Dwelling  
Dwellings, etc.; additions or alterations.Particulars of Building: Foundations: CONC. Walls: TIMBER Roof: ASBESTOS.Total floor area: 1400. sq. ft.2. Purpose for which every part of Building is to be used or occupied (Describing separately each part intended for use or occupation for a separate purpose) DOMESTIC3. Allotment: Lot: 3 D.P.: 24476 Section: NCARA VEST 36.Area: 32.96ACR Block: V KAITAWA S.D. Locality: FIELDWAY.4. Owner's Full Name MRS. PAUL M. JEFFRIES.Address 20 SIMLA CRE. KAITAWA.5. Previous Owner { If Section has been recently transferred } RAWHEIGH6. Frontage (Length): Name of Street or Road FIELDWAY.7. Estimated Value of Building— \$ 16,000 :Plumbing and Drainage— \$ 1600. : Total \$ 17,600 —8. Fees \$ 48-00 : F. P. h. d. p. \$ 60 - 3174 No. of Receipt 3173See Scales of Fees on Back Page. BUILDING RESEARCH LEVY \$ 9.00 - 3175

All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate, including —

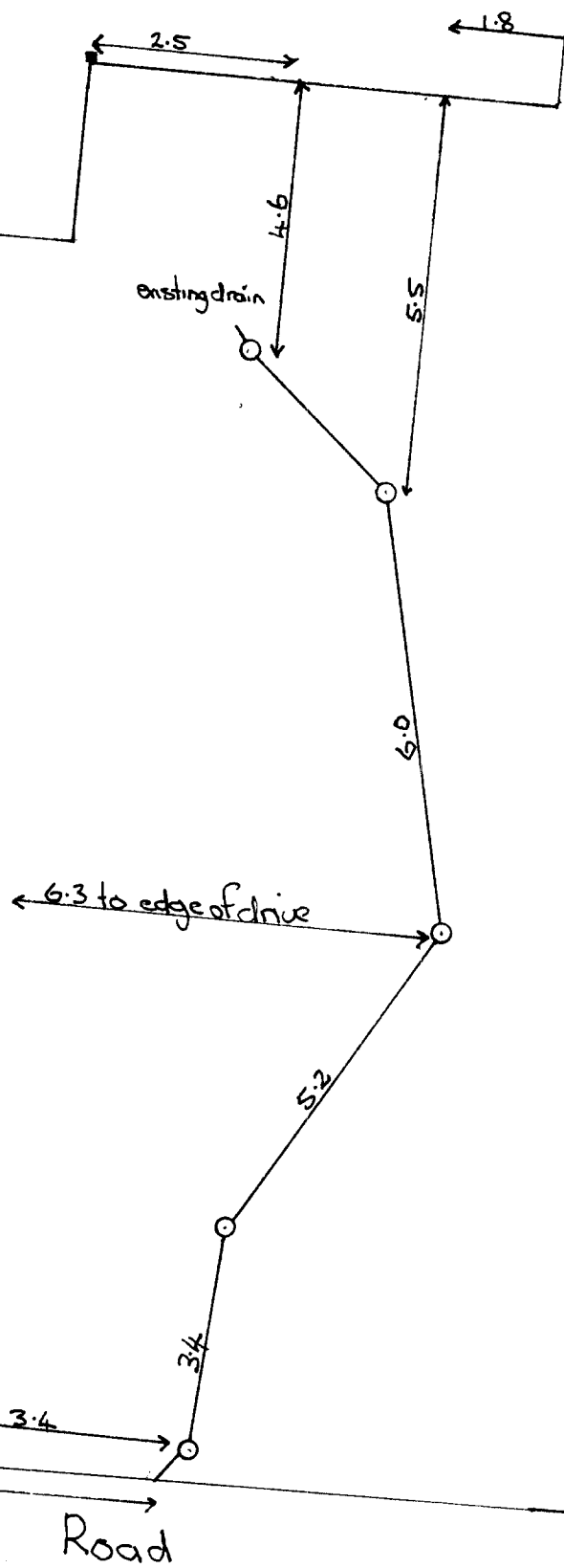
- (a) Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.
- (b) Where the building is on a sloping site the correct height of foundations must be shown.
- (c) Front, Rear and Side Elevations.
- (d) Cross section showing framing with bracing.
- (e) Where a building requires Plumbing and Drainage Work, a Separate Application Form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant P. M. Jeffries as BUILDER or OWNER.Address 20 SIMLA CRE. KAITAWA.Builder's Name and Address { If not the applicant } OFFICER. E. F. GILES.

75 Fieldway lot 3 DP 24476

1:100

DT O.K. *SGP* 23.8.90  
Drainlayer Andy Gow





# DO YOU NEED A BUILDING PERMIT?



## A GUIDE TO APPLICANTS FOR BUILDING PERMITS

### WHERE DO YOU APPLY?

Kapiti Coast District Council  
Ngarara Building  
Rimu Road  
PARAPARAUMU

### BUILDING PERMITS ARE REQUIRED when

1. A new building is to be constructed.
2. There is to be a change to the existing structure of a building.
3. Any outbuilding is to be altered or constructed, ie sheds, glasshouses, conservatories etc.

4. When there is a change of use, ie a dwelling converted to flats, a warehouse converted to offices etc.
5. Where there is to be demolition in whole or part of a building.
6. The reinstatement of fire or other damage.
7. Any retaining wall over 1200mm high or which is erected a distance less than its height from the boundary.
8. Any tank or swimming pool erected.
9. Any wall or fence, other than a retaining wall, over 1800mm in concrete or masonry, over 2400mm in timber, or over 3600mm in framing and netting, is erected.
10. Any mast, pole, radio or TV aerial over 6300mm in height.
11. Any construction or platform that exceeds 5m<sup>2</sup> and 1200mm in height from its lowest ground level.
12. A tent or marquee exceeding 28m<sup>2</sup>.
13. Any sign or hoarding or the repainting or refacing of any sign or hoarding.
14. Solid fuel heaters.

### WHAT SHOULD YOU BRING?

Every application for a Building Permit, in accordance with NZS 1900 for a building purporting to comply with this standard, shall be accompanied by two copies of a properly drawn plan showing the following:

- (a) Site plan — 1:100 scale
- (b) A floor plan of each floor level
- (c) An elevation of each external wall — 1:100 or 1:50 scale
- (d) A cross-section
- (e) The type and location of each foundation element (for example, reinforced masonry foundation wall, anchor pile, cantilevered pile, etc).
- (f) Adequate information on all subfloor, floor, wall and roof, framing, including the type and location of each subfloor brace, diagonal brace and wall bracing element, and the number of bracing units assigned to each wall bracing element.
- (g) The type and location of cladding, sheathing and lining.
- (h) And any other necessary information in order to show the exact nature and character of the proposed undertaking as required by NZS 1900: Chapter 2.
- (i) Two copies of a complete specification.

Plans to be in ink or prints, drawn to scale and clearly legible.

For domestic garages, glasshouses and minor alterations, the following is required:

- (a) Site plan — 1:100 scale
- (b) A floor plan of each floor level
- (c) An elevation of each external wall — 1:100 or 1:50 scale
- (d) A cross-section
- (e) Two copies of a complete specification.

If plans and specifications are not of an acceptable standard delays will result.

NEW ZEALAND BUILDING INSPECTOR 49



KAPITI COAST DISTRICT COUNCIL

## APPLICATION FOR PERMIT

TO : The General Manager, Kapiti Coast District Council

I/WE PM & MM JEFFRIES (Print) of  
MMN ROAD NORTH PARAPARAUMU (Postal Address) 70.53.1 (Telephone)  
hereby make application for permission to have the work described herein, and set out in the plans and specifications attached, carried out on the premises situated at: (Please ensure this portion is complete fully)

SITE ADDRESS	
Street No.	<u>75</u>
Street Name	<u>FIELDWAY</u>
Town	<u>WAIKANAHE</u>

LEGAL DESCRIPTION	
Valuation No.	<u>14910 389 00</u>
Lot	<u>3</u> DP <u>24476</u>
Section	.....Block
Survey District	.....

OWNER	
Name	.....
Address	.....
Phone No.	..... Home ..... Bus .....

LAND AREA	Ha/sqm
.....	.....

Arthur Jeffries 22.8.90  
SIGNATURE OF APPLICANT DATE

## BUILDING

DESCRIPTION OF PROPOSED WORK	
.....	

BUILDER	
Name	.....
Address	.....
Phone No.	..... Home ..... Bus .....

ESTIMATED VALUES (incl. GST)	
Building	\$ .....
Plumbing	\$ .....
Drainage	\$ .....
TOTAL	\$ .....

DOCUMENTS SUBMITTED WITH THIS APPLICATION (please tick box) IN DUPLICATE AND TO SCALE	
Site and/or Drainage Plans	Wall Bracing Calculations
Floor Plans	Specifications
Cross-sections and details	Structural Calculations
All elevations	Other

IMPORTANT - No work to be commenced before permit is issued.

OWNER ..... DATE REC'D .....

PROPERTY ADDRESS .....

Type of Building: Dwelling ☐ Retail ☐ Additions ☐ Accessory ☐  
New ☐ Industrial ☐ Alterations ☐ Other ☐

DEPT	REQUIREMENTS	YES	NO	COMMENTS	CHECKED / DATE STAMP
Town Planning	Zoning Conforms				
	Dispensation				
	Planning Consent				
Plumbing					
Drainage					
Stormwater	To Channel				
	To Drain				
	Confined To Lot				
Building General					
Commercial					
Egress	To NZS 4121				
Structural	Specific Design				
	Foundation				
	Structure				
	Roof				
	Special Floor Level				
	E/Works Bylaw Conditions				
Engineer	Access Crossing Type A/B/C				
	Sealed				
	Consent				

# PLUMBING AND DRAINAGE

DESCRIPTION OF PROPOSED PLUMBING AND DRAINAGE WORK
CONNECT HOUSE TO MAIN SEWER
175 LITRE PER SECOND

PLUMBERS
Name .....
Address .....
..... Reg. No .....
Phone No. .... Home ..... Bus .....

DRAINLAYERS
Name .....
Address 32 Nimmo Rd Mt Eden
..... Reg. No CB 50
Phone No. 3224 Home ..... Bus .....

Signature ..... Date .....

Signature ..... Date .....

ESTIMATED VALUES	
Plumbing \$ .....	Fees on 30%
Drainage \$ 800	Fees on 50%
TOTAL P&D \$ ..... (Labour & Materials)	

## FOR OFFICE USE ONLY

	FEES
Building	\$
Plumbing	\$
Drainage	\$
Sewer Connection	\$
Water Connection	\$
Drainage	\$ 75
Vehicle Crossing	\$
Damage Deposit	\$
Structural Checking	\$
Building Research Levy	\$
Development Levy	\$
TOTAL	\$ 75
GST INCLUDED	\$ 8.33

BUILDING PERMIT NO
DATE ISSUED
PLUMBING PERMIT NO
DATE ISSUED
DRAINAGE PERMIT NO
2055
DATE ISSUED
23-8-90

INVOICE NO. 1893
DATE 23-8-90

RECEIPT NO. 106128
DATE 23-8-90

**Horowhenua County Council**

PERMIT No. W1603

LOCALITY Warkouge C.B.DATE RECEIVED 20.10.71.DATE ISSUED 17.11.71.**APPLICATION  
FOR PLUMBING AND DRAINAGE PERMIT**OWNER'S NAME MRS. P.M. JEFFRIES.

FOR OFFICE USE ONLY

REMARKS:

77 Fieldway.

NOTE.—In all cases where septic tanks are installed the site and position must be first approved by the County Health Inspector.

**20-77**

# HOROWHENUA COUNTY COUNCIL

## WAIKANAÉ WATER SUPPLY

### Application for Permit for Water Supply Work

TO: The County Engineer,  
Horowhenua County Council,  
P.O. Box 17,  
LEVIN.

I, Wayne Inion (for owner Mr P Jeffries) (Full name)  
of 9. Iti Grove Waikanae (Postal address)

do hereby apply for permission to have the following plumbing work carried out in accordance with the undermentioned particulars and the plan attached hereto—

Description of Work: Connect Town Water Supply To Hose  
Standard Stand Pipe Only.

Allotment: Lot 3 D.P. 24476 Section \_\_\_\_\_ Area \_\_\_\_\_  
Block 77 Street Field Way S.D. \_\_\_\_\_ House No. 77

The licensed plumber who will carry out the said work is

Wayne Inion pp S.W. Inion Ltd (Full name)  
of 9 Iti Grove Waikanae (Address)

Estimated value of plumbing work \$ 15

Present source of supply (e.g., bore, roof tanks, private supply): Nil

Signature of Applicant W Inion  
(Owner or Lessee)

Received 20/7/71  
M. Corrin

#### FOR OFFICE USE

Connection Fee	\$ <u>24-00</u>	Application No.: <u><del>1493/31</del> 841</u>
Permit Fee	\$ <u>25</u>	Date: <u>21-7-71</u>
TOTAL	\$ <u>24-25</u>	Valuation Roll No.: <u>1493/31</u>
		Permit No.: <u>W1511</u>
Receipt No.: <u>7326/27</u>		Date: <u>2-8-71</u>
Date Paid: <u>30/7/71</u>		Work Completed: _____
		Plan Noted: _____
		Date: <u>20-77</u>



Valuation Book No. 1493/31Date 14 Sept., 1971.

## Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR,  
Horowhenua County Council,  
Bath Street,  
Levin.Postal Address:  
Horowhenua County Council,  
P.O. Box 17,  
Levin.

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work

Complete " " " " to new dwelling including septic tank and water supply.Allotment. Lot: 3 D.P.: 24476 Section: NGARA VER 36 Area: 0 - 0 - 32.Block: ✓ S.D.: KAITAWA Locality: FIELDWAY

Previous Owner

{ If Section has been recently transferred }

RAWLEIGHFrontage (Length) 60' (Name of Street or Road) FIELDWAY.Water Supply (Description) H.P.Estimated Value of Plumbing Work \$ 1000.00Estimated Value of Septic Tank \$ 600.Estimated Value of Drainage Work \$ ..Total \$ 1600.00.

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1959 and Amendments.

Permit Fees \$ 10-00Receipt No.: 3173

(For Scale of Fees see Back Page.)

Full Name and Address of Owner: M<sup>rs</sup>. P.M. JEFFRIES20 SIMLA CRE8 KAITAWA

NOTE.—The following MUST accompany this Application:—

- (a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page.
- (b) Detailed drawings of septic tank —  $\frac{1}{4}$  in to one foot.
- (c) Specifications of work and materials to be used.

Plan showing drains should be drawn to scale of  $\frac{1}{4}$  in to foot for large premises — in DUPLICATE

Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: Rm JeffriesAddress: 20 SIMLA CRE8 KAITAWA

Plumber's Name, Address, and Registered No. { If not the applicant }

W. IRION Waikanae9 Itelgrove.

TMC/JAT

28 October 1971

Mr P.M. Jeffries,  
20 Simla Crescent,  
Khandallah,  
WELLINGTON.

Dear Mr Jeffries,

In reply to your application for a building permit for a new dwelling upon your property at Waikanae, I would comment as follows:

- (1) The building should be sited 25 ft. from the rear boundary, this dimension being taken from the outside edge of the timber posts.
- (2) A detail is enclosed of an approved method of a concrete floor slab, which you will note returns the dampcourse to the top of the floor slab (beneath the bottom plate.) This method should be used for the outer foundation walls.
- (3) Dwangs - 3"x 2" dwangs are shown upon the plans in ceilings to be lined with gibraltar board. These should be spaced no further than 20" centre to centre. In the dining area where it is proposed to use solid board ceilings, additional dwanging will be required to support the boards between beams. The plan is not clear on this point.
- (4) Mention is made of 12"x 12" safety wire beneath the asbestos roofing. Is this dimension an error?
- (5) Asbestos flues are not approved for chimneys.

In order to expedite the issue of a permit I now enclose an account for permit fees due. Would you confirm the various points raised in this letter.

Yours faithfully,

*TMC*

T.M. Corrin,  
COUNTY HEALTH & BUILDING INSPECTOR.

*Don  
Engin. Dunnachie Taranaki St.  
Ph. 50073  
ENCL.  
Ex. Fire Service Council*

20-77

15  
100 11  
71.

The Town Clerk  
Hawthorne C.P.  
P.O. Box 17.

Ref: - JEFFRIES.  
Levin.  
WAKAMAU.  
Attention to Mr. Cairn

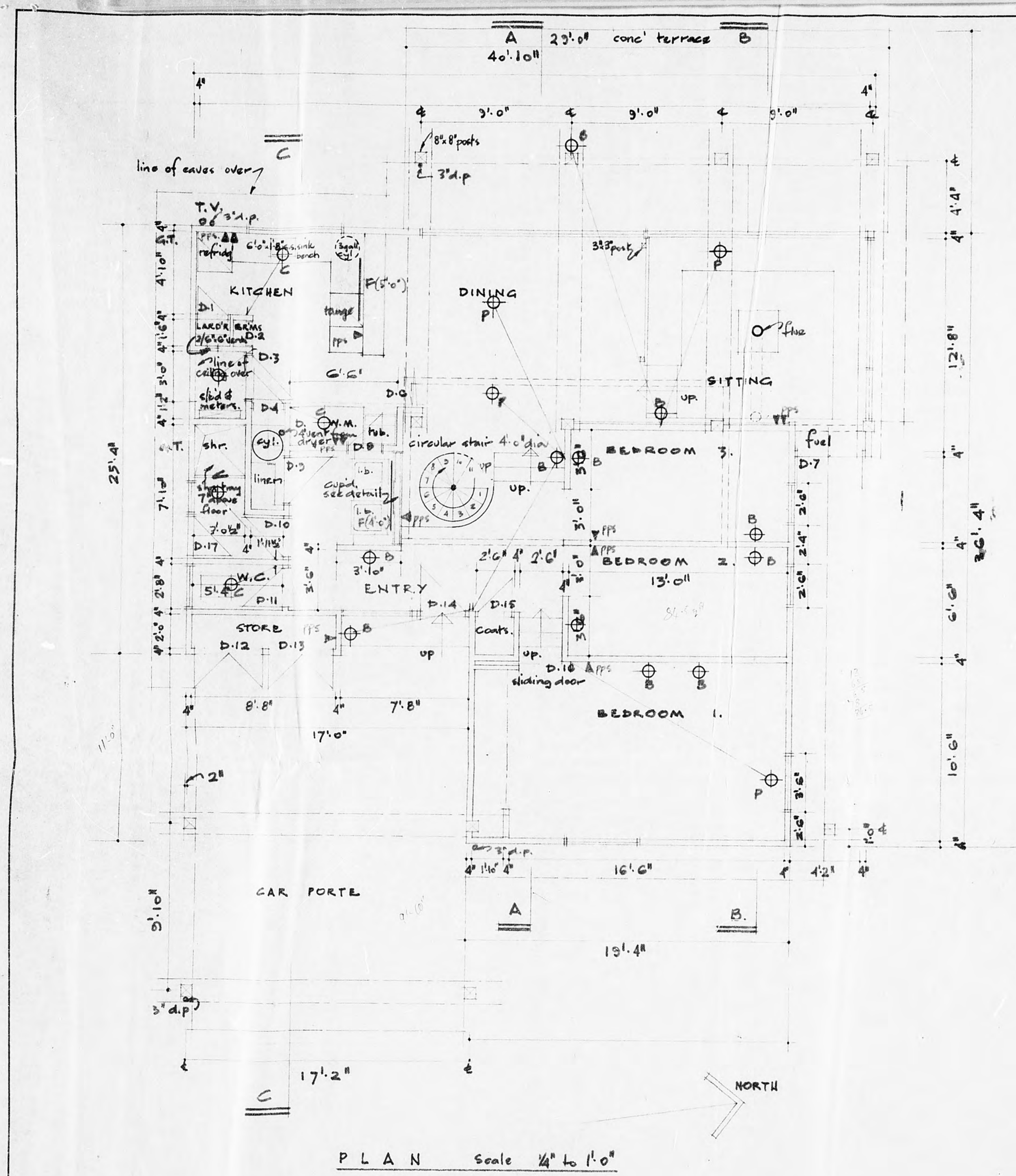
Dear Sirs; I accede  
to all suggestions  
contained in your  
recent letter.

Yours sincerely  
Paul Jeffries

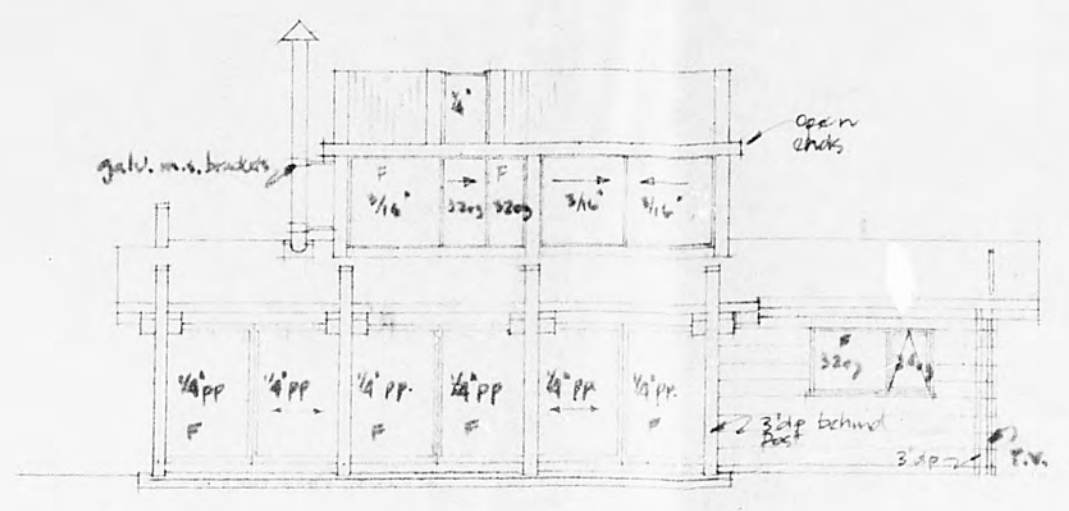


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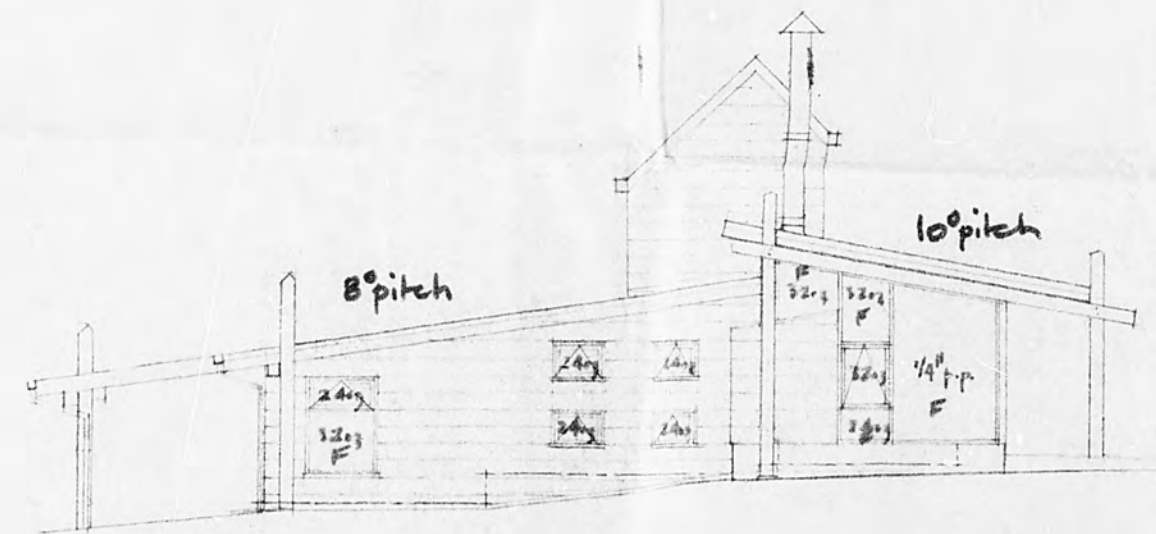
LIGHTING FITTING KEY  
 PENDANT 'P'  
 BRACKET 'B'  
 CEILING 'C'  
 FLUORESCENT 'F'



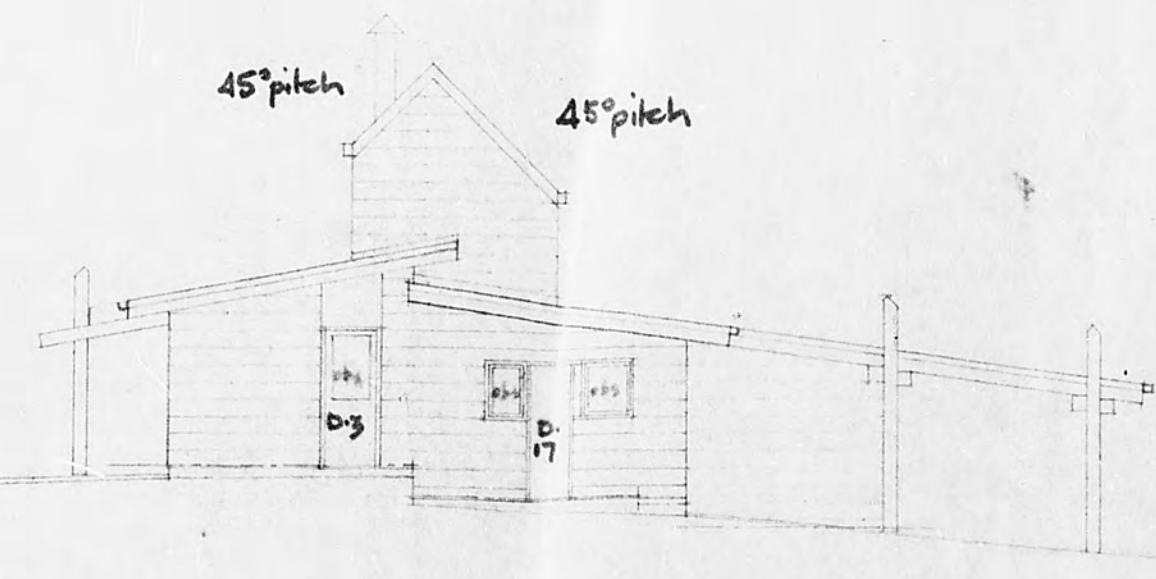
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



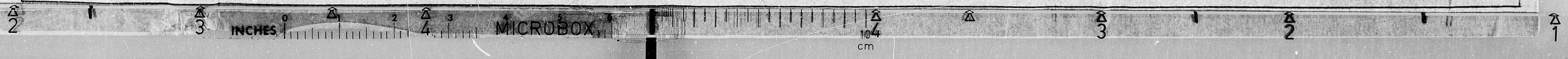
SOUTH ELEVATION

Scale 1/8" to 1'-0"

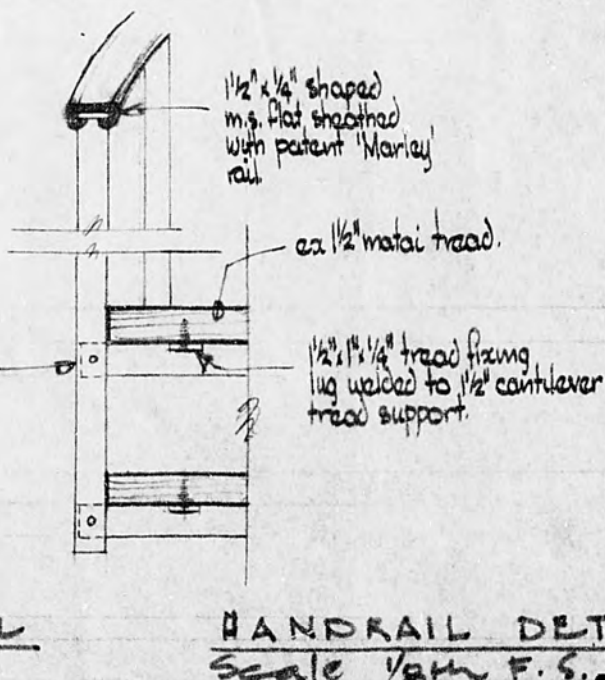
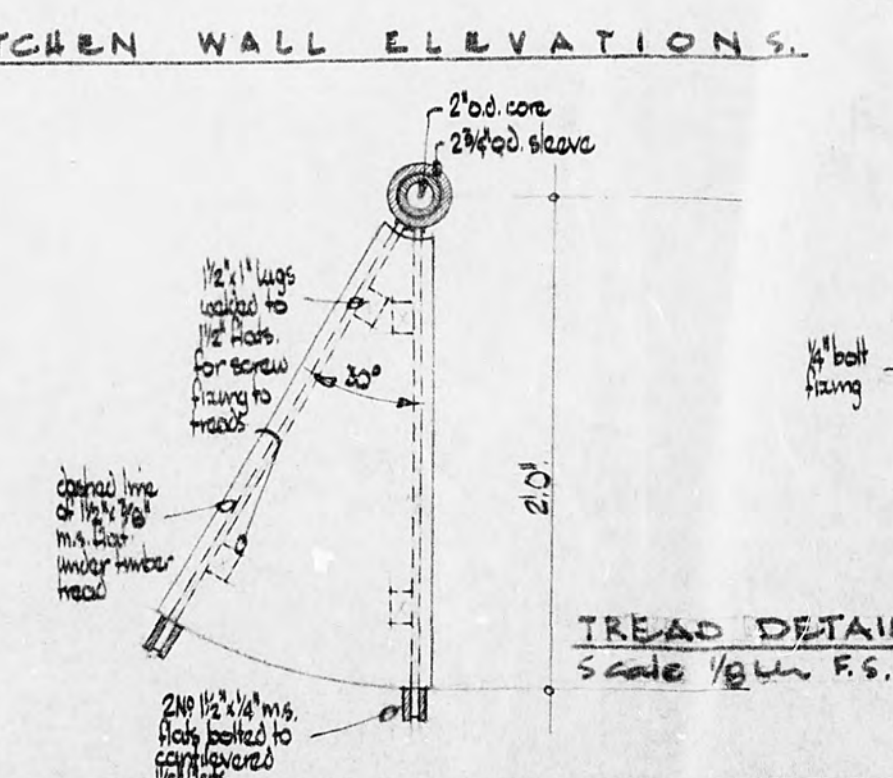
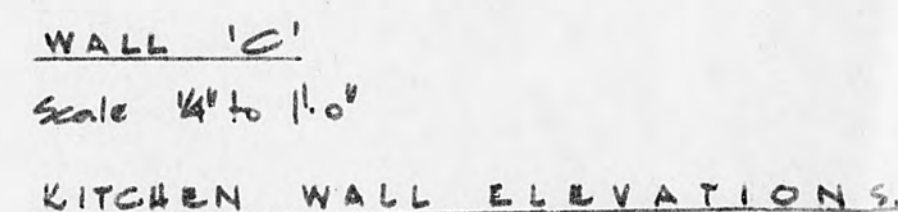
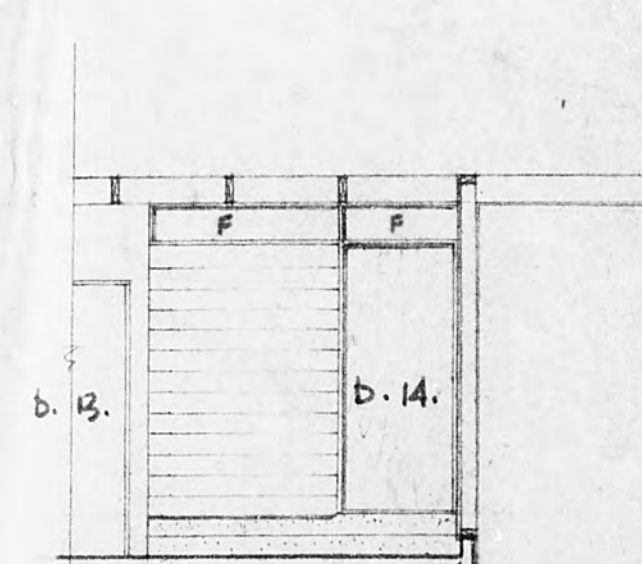
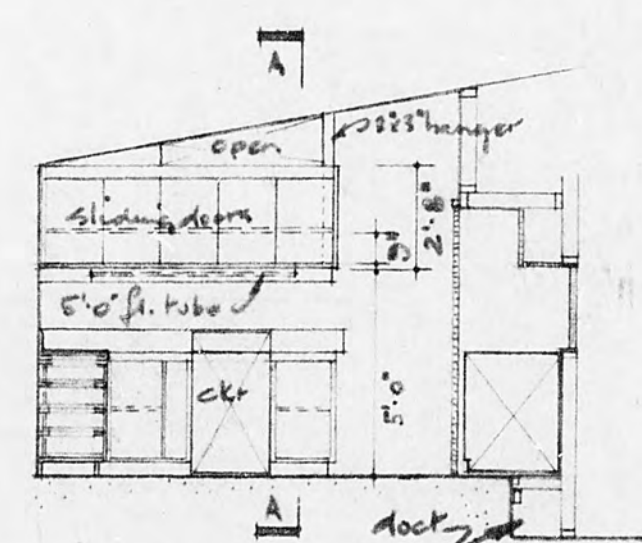
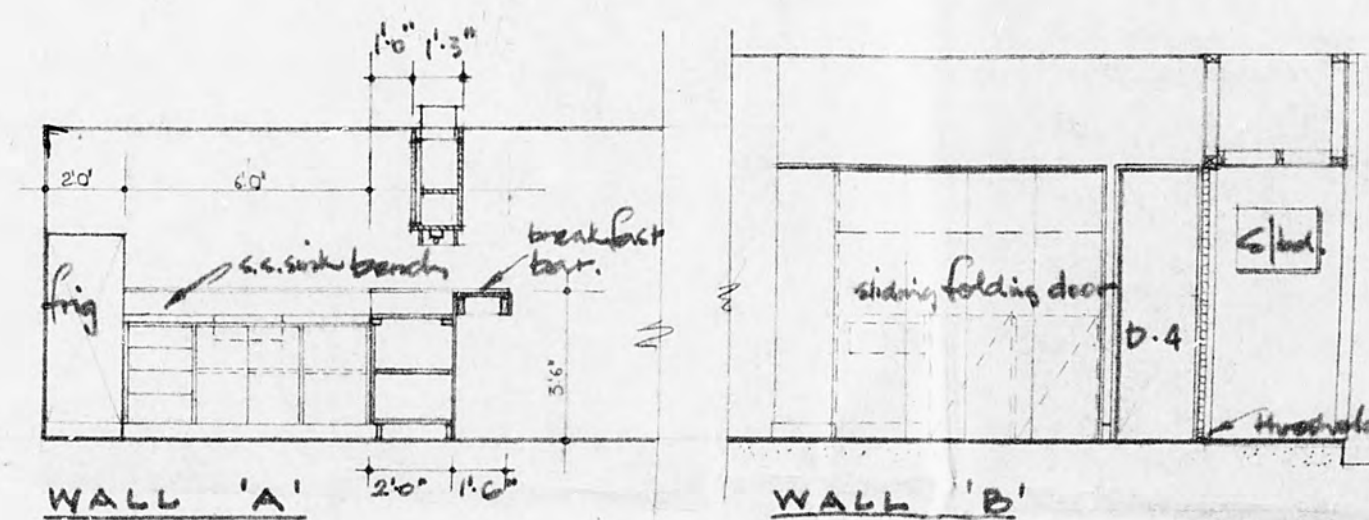
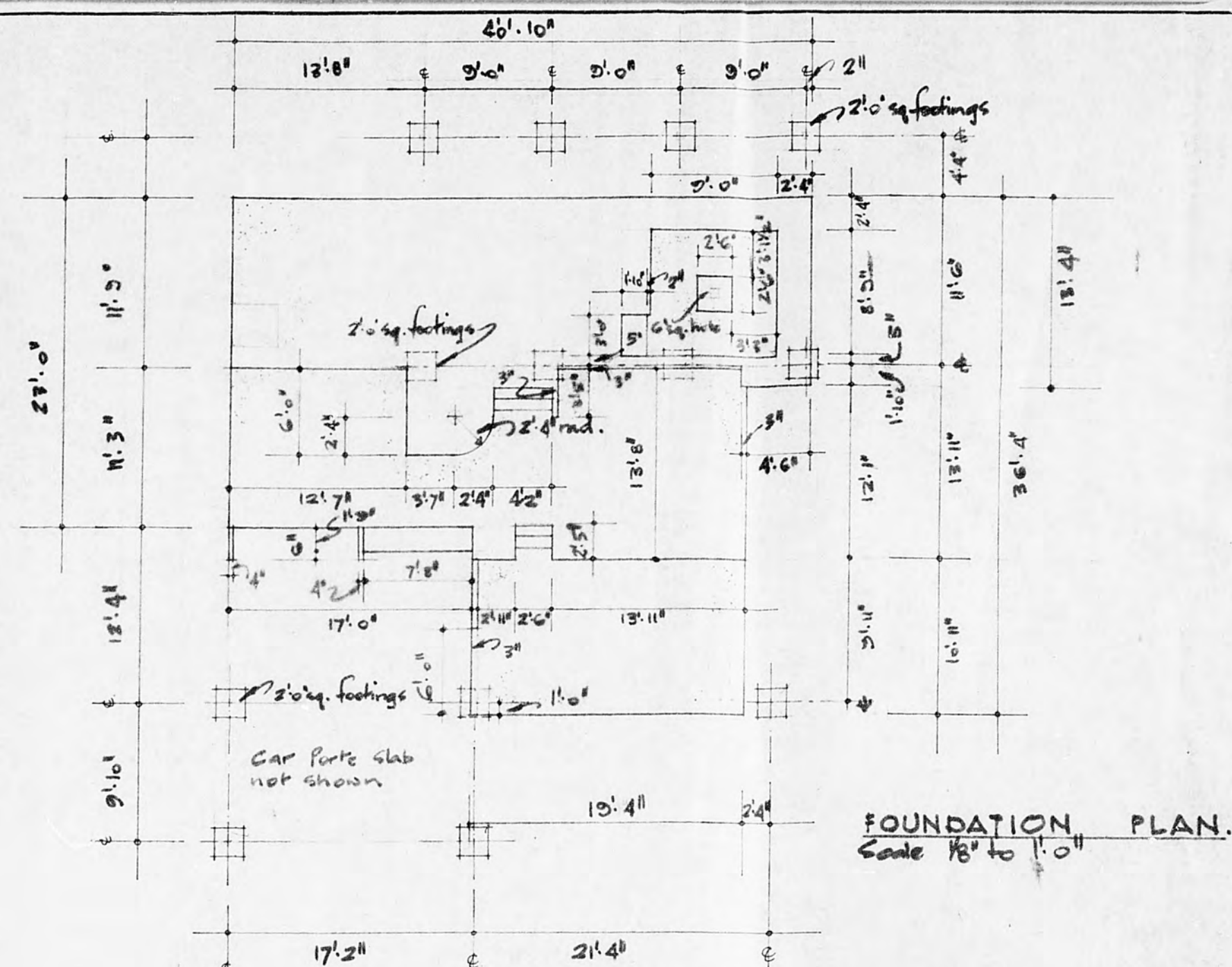
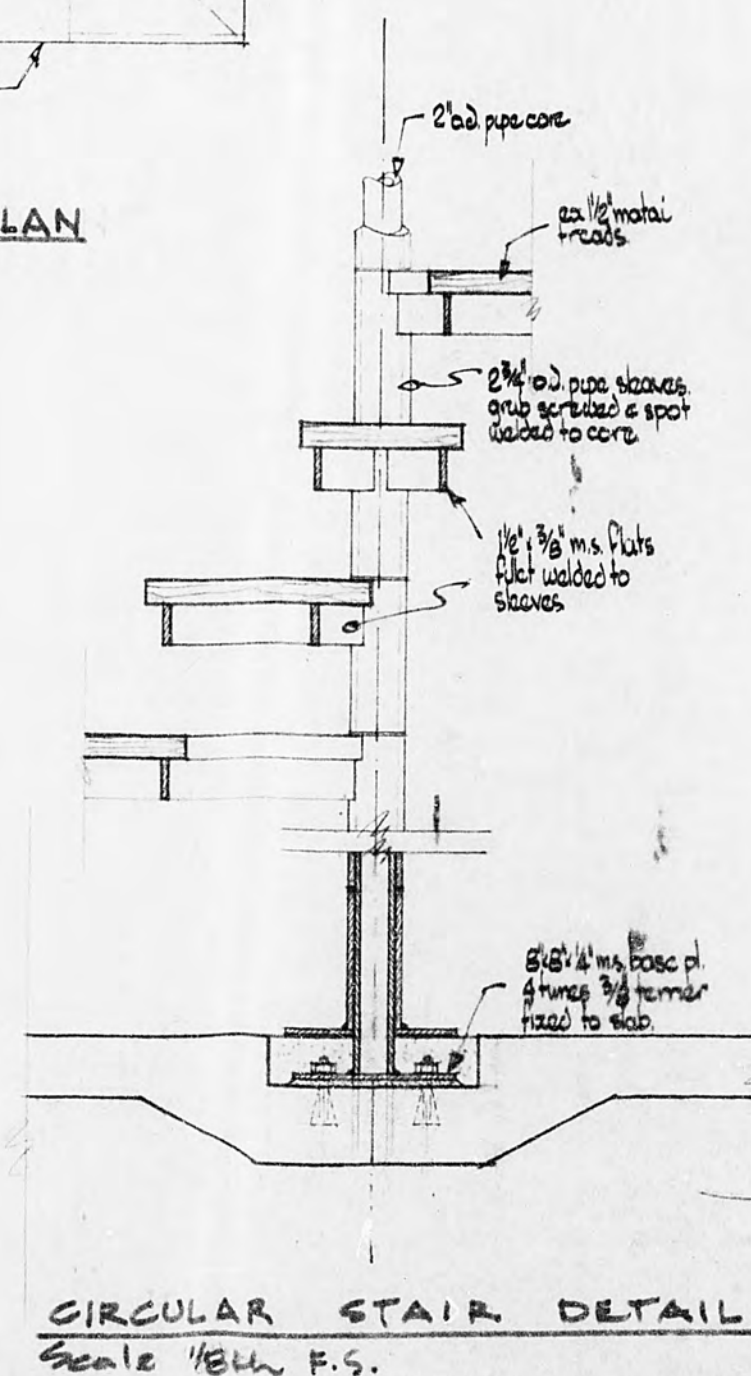
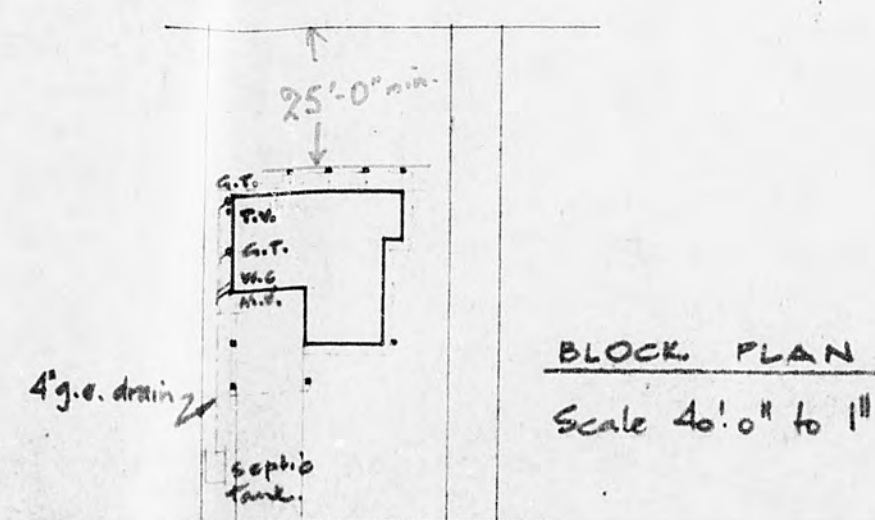
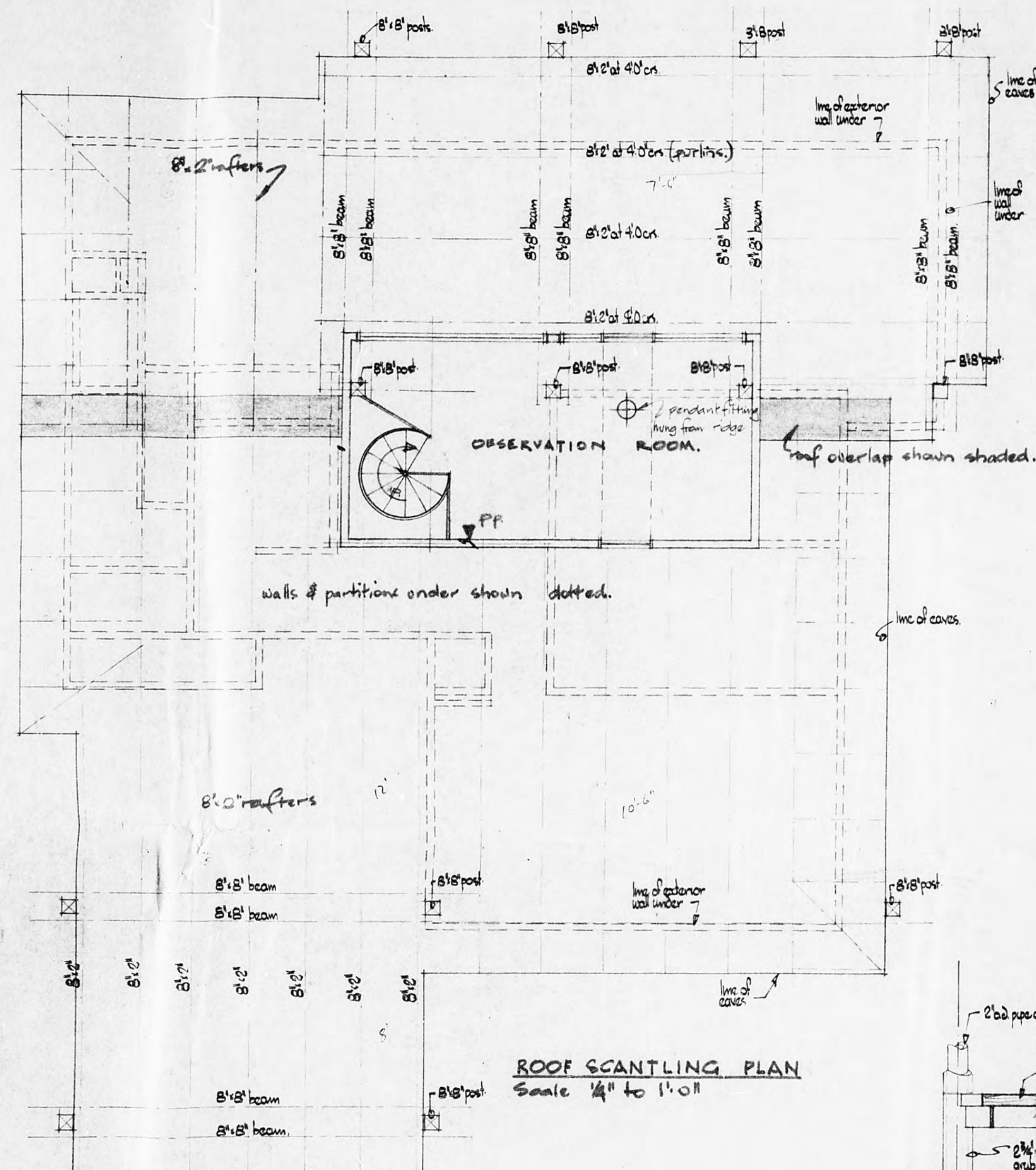
20-77

W.I.

PROPOSED BEACH HOUSE AT WAIKANAE FOR MR & MRS. P. JEFFRIES.  
 D.C. GUNTER A.R.I.B.A., A.N.Z.I.A. REG. ARCHITECT, 26, VERSAILLES AVE., WGN.  
 - AUG '71.





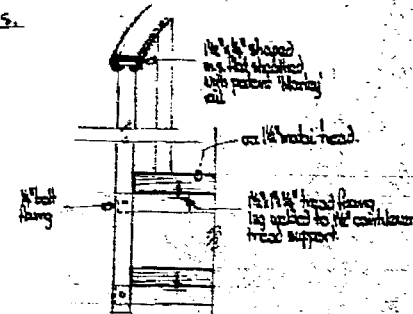
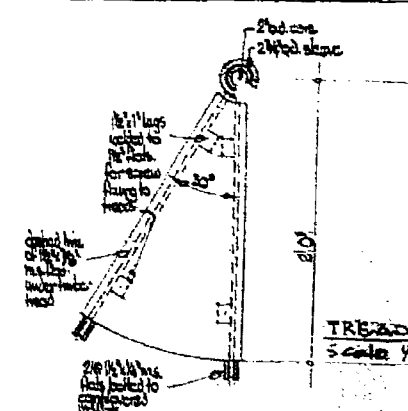
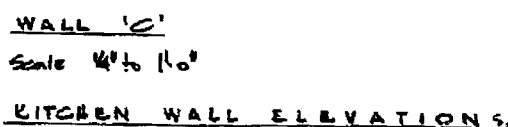
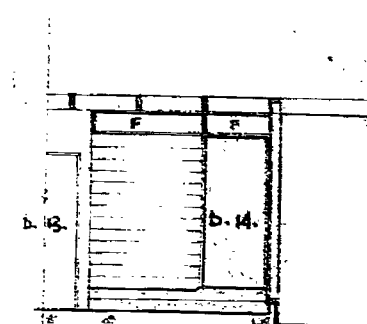
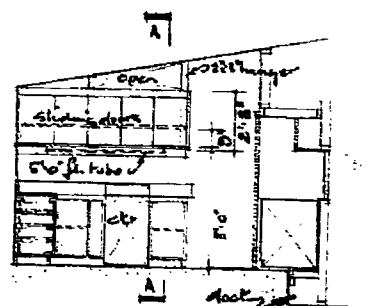
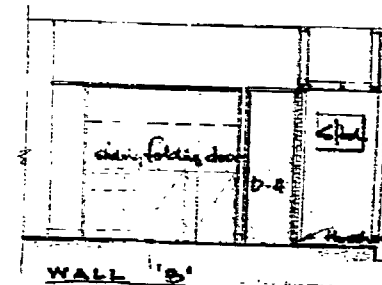
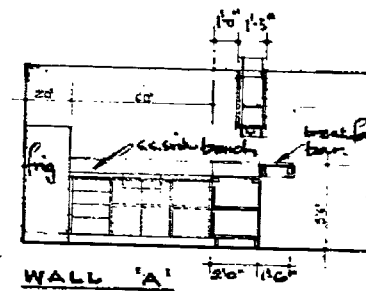
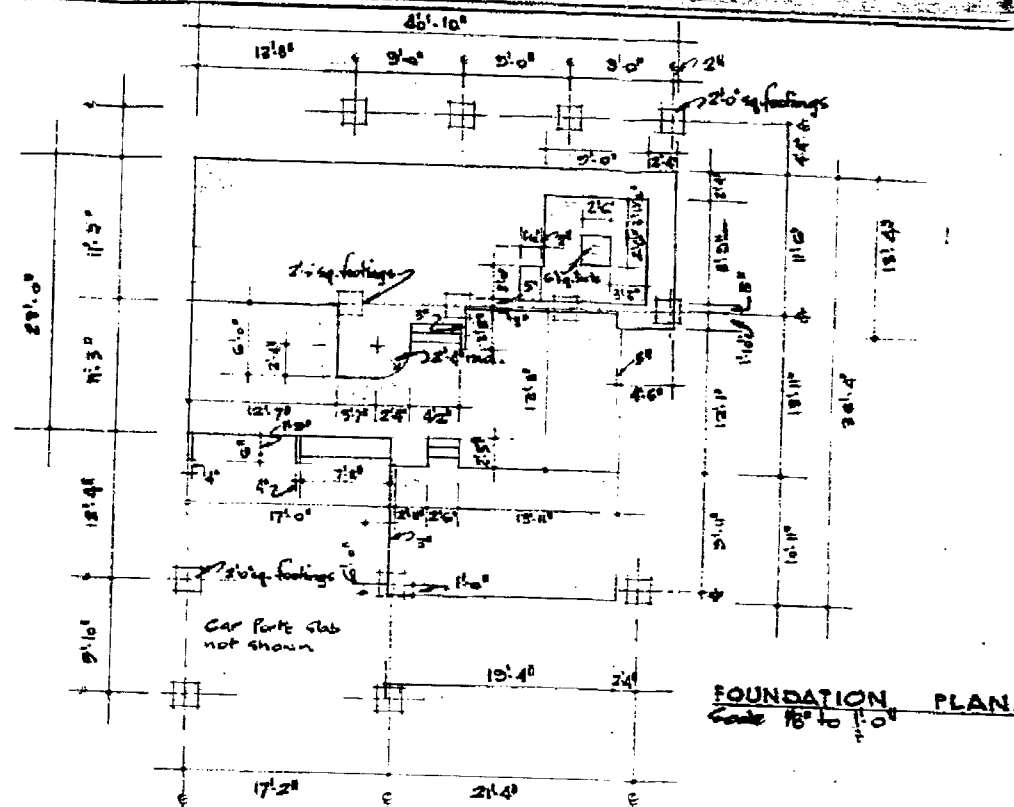
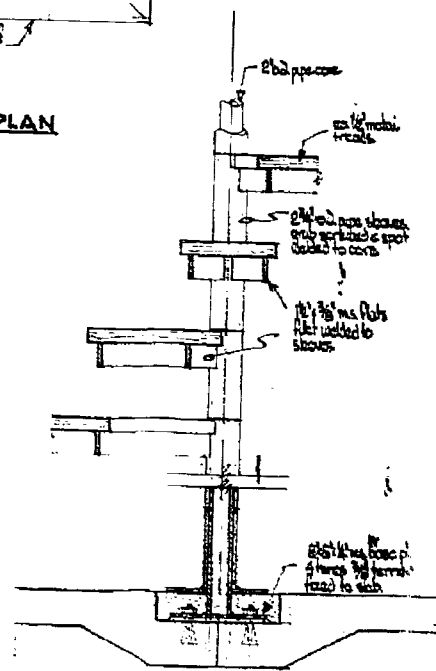
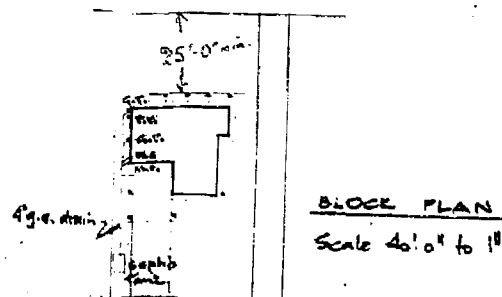
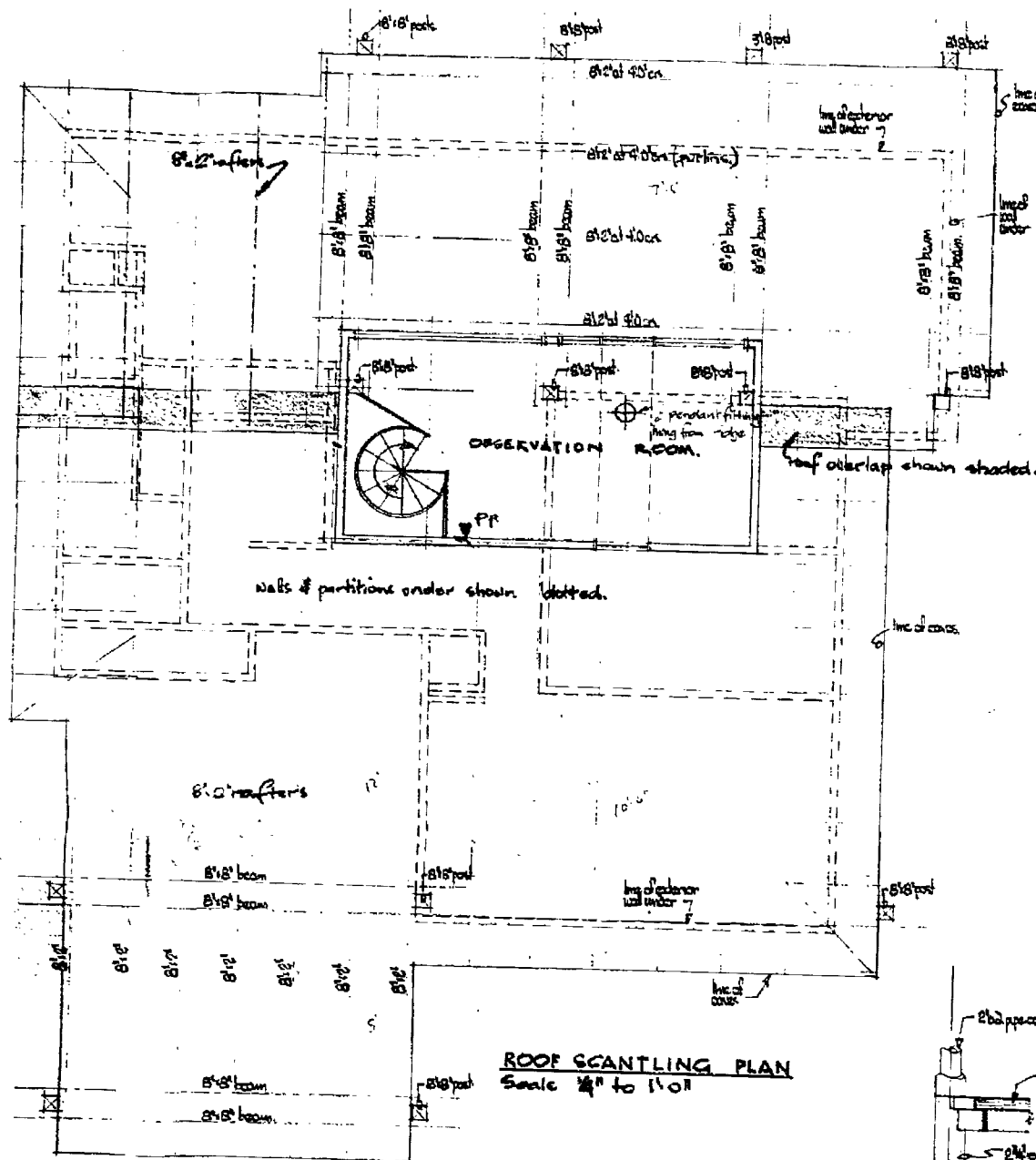


PROPOSED	BEACH HOUSE	AT	WAIKANA E	FOR	MR. & MRS.	P. JEFFRIES.
D. C. GUNTER	A.R.I.B.A., A.N.Z.I.A.	REG	ARCH.	26, VERSAILLES AVE,	WENT.	Aug!









PROPOSED BEACH HOUSE AT WAIKANA E FOR MR. & MRS. P. JEFFRIES  
D. C. GUNTER A.R.I.B.A. A.N.Z.I.A. REG. ARCH. 26, VERSAILLES AVE. WENT. AUST.