



move.

# council records

**33 riversdale drive  
merrilands**

## 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.



## Applications - Application Process

Application No.:	BC99/26560	<input type="button" value="🔍"/>	new garage
Privacy	<input type="checkbox"/>	<p>Address: 33 Riversdale Drive MERRILANDS, NEW PLYMOUTH 4312 Legal Description: Lot 78 DP 12531 Owner Assocs: (From Application) T ROWE Applicant: David PRICE ■ Owner: T ROWE ■ RAMS Payer: David PRICE Property No: 8372, Assessment No: 11651/838.00 ■ Land No: 40082 Area: 0.0667</p>	

### Status and Decision

Status:*	Past	<input type="button" value="🔍"/>
Completion Date:	26/05/1999 12:00:0	
Stage/Decision:	CCCIssued	Code Compliance Certificate Issued - Building
Appeal Result:		

### Application Details

Full Details:	new garage
Process ID:	16737

26559/26560  
22.1.99

# 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

CJ 5.2.99

APPROVED:

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



3

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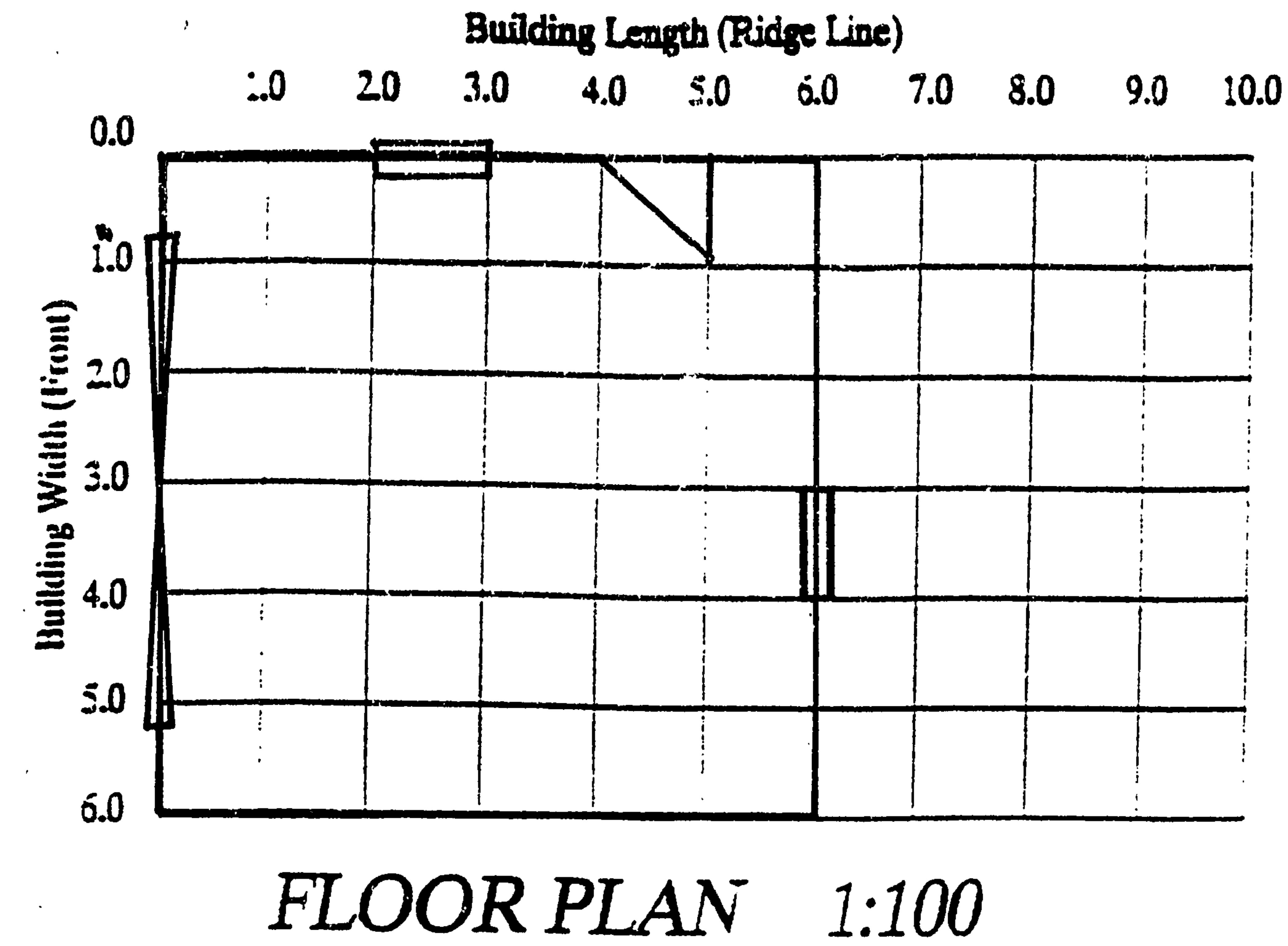


Content: PROPOSED GARAGE FOR:  
T & K ROWE  
33 RIVERSDALE DRIVE  
NEW PLYMOUTH

Scale: N.T.S  
Date:

Drawn:

Sheet  
of  
sheets.



BUILDINGS DETAILS:			
Buildings Length:	6.000m	7.985m	9.970m
Buildings Width:	4.0m	6.0m	
Floor Area:	36 m <sup>2</sup>		
Stud Height:	2.1m	2.4m	
Wind Zone:	Low	Med	High V.High
Snow Zone:	Kpa		
DELETED NOT APPLICABLE			

**GENERAL**  
All work to comply with the New Zealand Building Code. This specification and drawings shall be read in conjunction with Gangnail Producer Statement for Design, dated 26 September, 1997 and Beca Carter Hollings & Ferrier Producer Statement dated 5 September 1997.

**FOUNDATIONS**  
Concrete floor slab be 17.5 MPa, 100mm thick. Footing as detailed.

**WALL FRAMING**  
All timber shall be machine gauged and treated to T.P.A. specification H1 or Chemical Free Kiln Dried frame. Studs shall be 30x35 at 1000mm ctrs and housed into plates. Lay two ply malthoid d.p.c. under all plates. Refer Gangnail Producer Statement CH4100/101 for timber grade options and specification.

**ROOF FRAMING**  
Purlins shall be 90mm x 45mm on edge at 1500 max ctrs fixed to Gangnail 15 degree trusses at centres shown. Fix purlins and trusses as detailed in Gangnail Producer Statement for Design.

**SIDE ENTRY OPENING LINTELS**  
Refer Soon Loo Consultants Ltd Producer Statement for Design, dated February 1997, for side entry lintels table below relates to Low Wind, up to 0.3 Snow (Kpa), Refer Producer Statement for others.

Clear Span	Truss Span: 6000	Truss Span: 6600 & 7200	Truss Span: 7800-9000
Max span 2.7	170 x 45 LVL Lintel	170 x 45 LVL Lintel	200 x 45 LVL Lintel
Max span 4.5	240 x 45 LVL Lintel	240 x 45 LVL Lintel	240 x 63 LVL Lintel

Trusses butted to lintel with 90 x 35 lumberlok joist hanger.

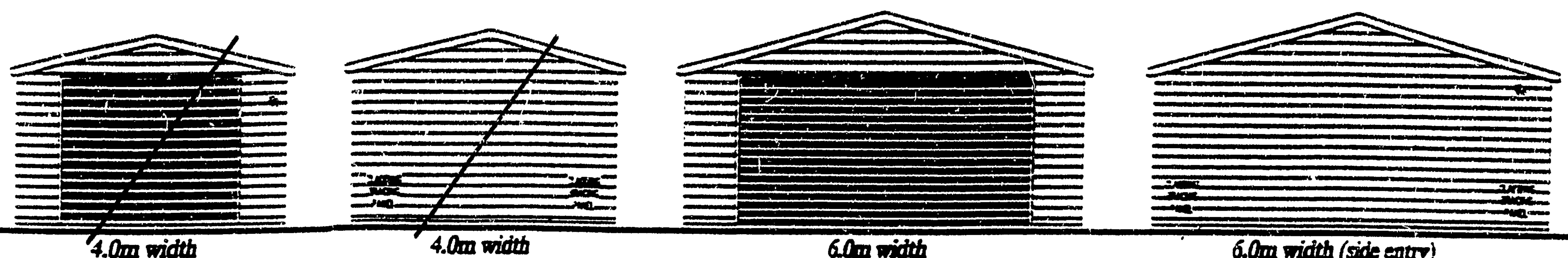
**ROOFING**  
Shall be 0.40 S.M.T. steel longrun rib roofing, fixed with 65mm weatherseal spiral shank nails.

**WALL CLADDING**  
Fix in accordance with Gangnail Producer Statement for Design.

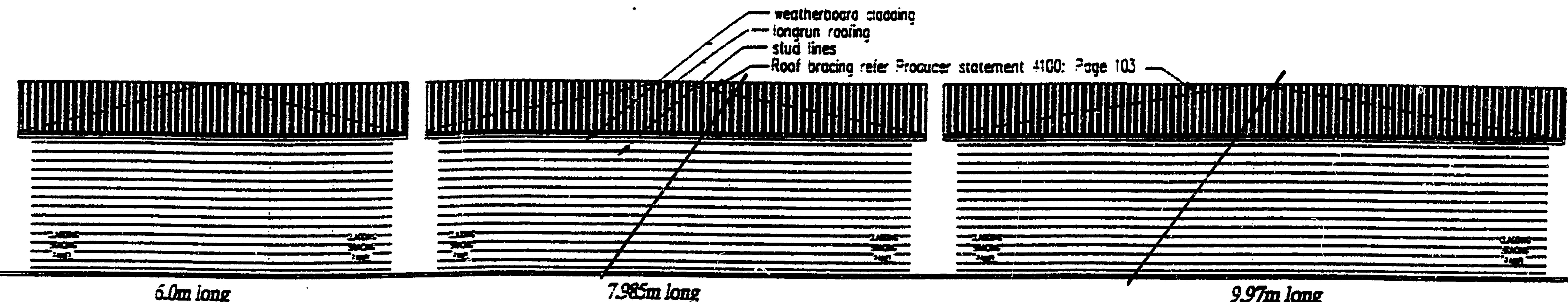
**ROOF BRACING**  
For all buildings fix Lumberlok roof plane strap bracing in accordance with Gangnail Producer Statement for Design.

**WALL BRACING**  
For steel sheet weatherboard cladding no metal angle bracing is required in Low/Med Wind Zones, refer Gangnail Producer Statement. For High/Very High wind zones fix 22 x 22 x 1.2 metal angle bracing in accordance with NZS 3604. refer Gangnail Producer Statement for Locations.

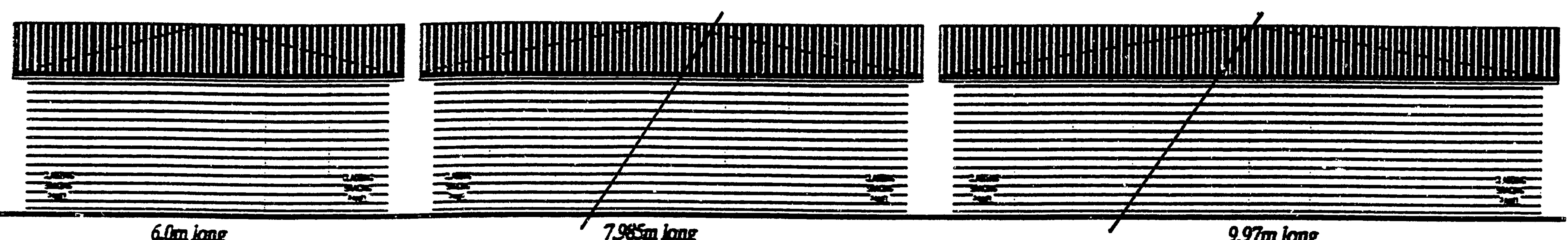
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED



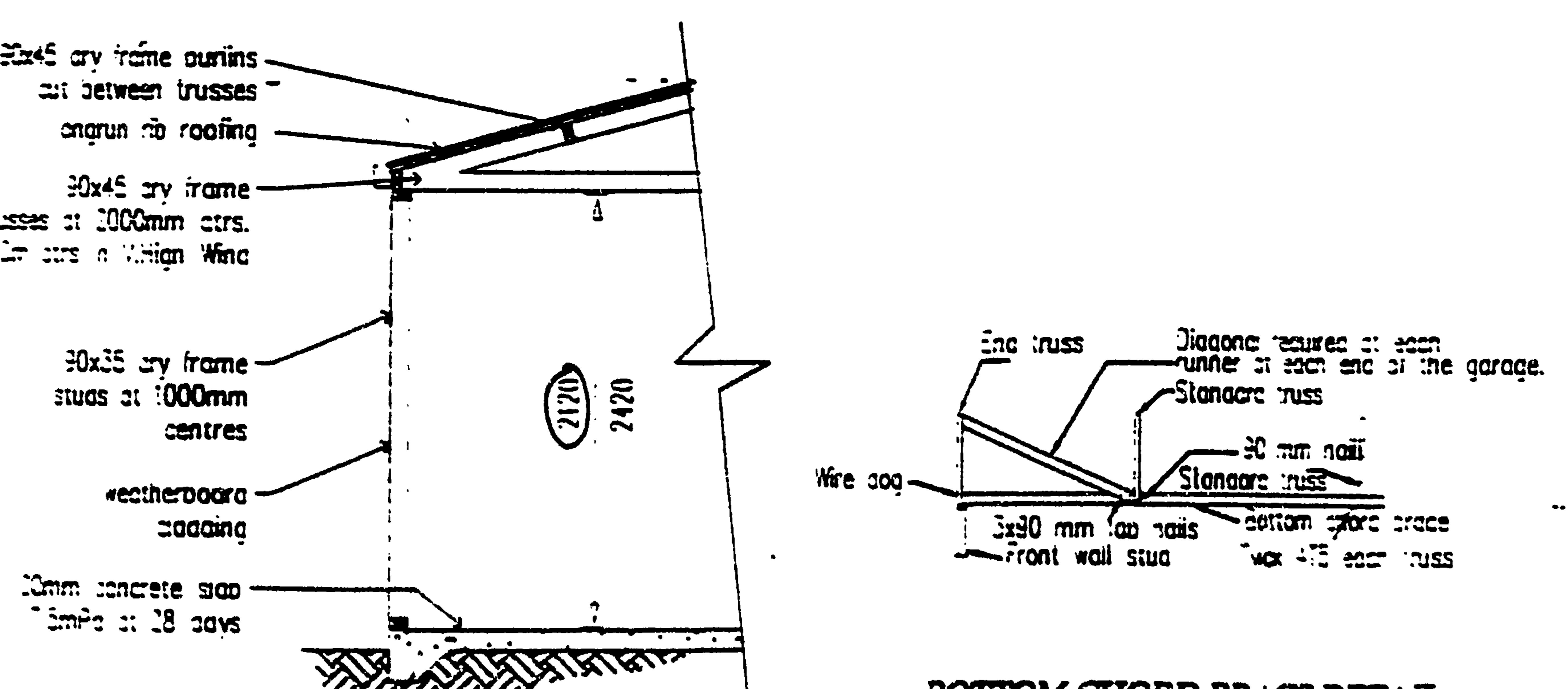
**FRONT & REAR ELEVATIONS 1:100**



**LEFT SIDE ELEVATIONS 1:100**



**RIGHT SIDE ELEVATIONS 1:100**



**BOTTOM CHORD BRACE DETAIL**

Note: Construction to comply with NZS 3604 (1990) and the New Zealand Building Code 1992  
REFER TO PRODUCER STATEMENT

SCALE: 1:100 DATE: Sep '97  
DRAWN: B.O'Connor PLE: EZ-4305B  
C/P:

1

**FOUNDATION DETAIL**

**TYPICAL SECTION**

**EZY-BUILD GARAGE**

PROJECT TITLE

Proposed Garage For:

**VERSATILE**  
BUILDINGS

OFFICE: WATERLOO ROAD  
PH: (03) 348-8704  
FAX: (03) 348-9063

GENERAL NOTES:

1 - ENSURE THAT FOUNDATION PADS ARE EXCAVATED THROUGH ALL TOPSOIL MATERIAL UNTIL SOLID MATERIAL IS REACHED.

2 - FOUNDATION PADS SHOULD BE FOUNDED ON, RATHER THAN KEYED INTO, THE SOLID MATERIAL.

3 - FOR GROUND CONDITIONS THAT DO NOT MEET THE REQUIREMENTS OF NZS 3604:1990 SECTION 3, SPECIFIC DESIGN WILL BE REQUIRED.

4 - HABITABLE BUILDING DPC (VAPOUR BARRIER) MAY STOP AT THE EDGE OF THE STRIP FOOTING AS SHOWN AND DEFINED IN NZS 3604:1990 CE2.5.

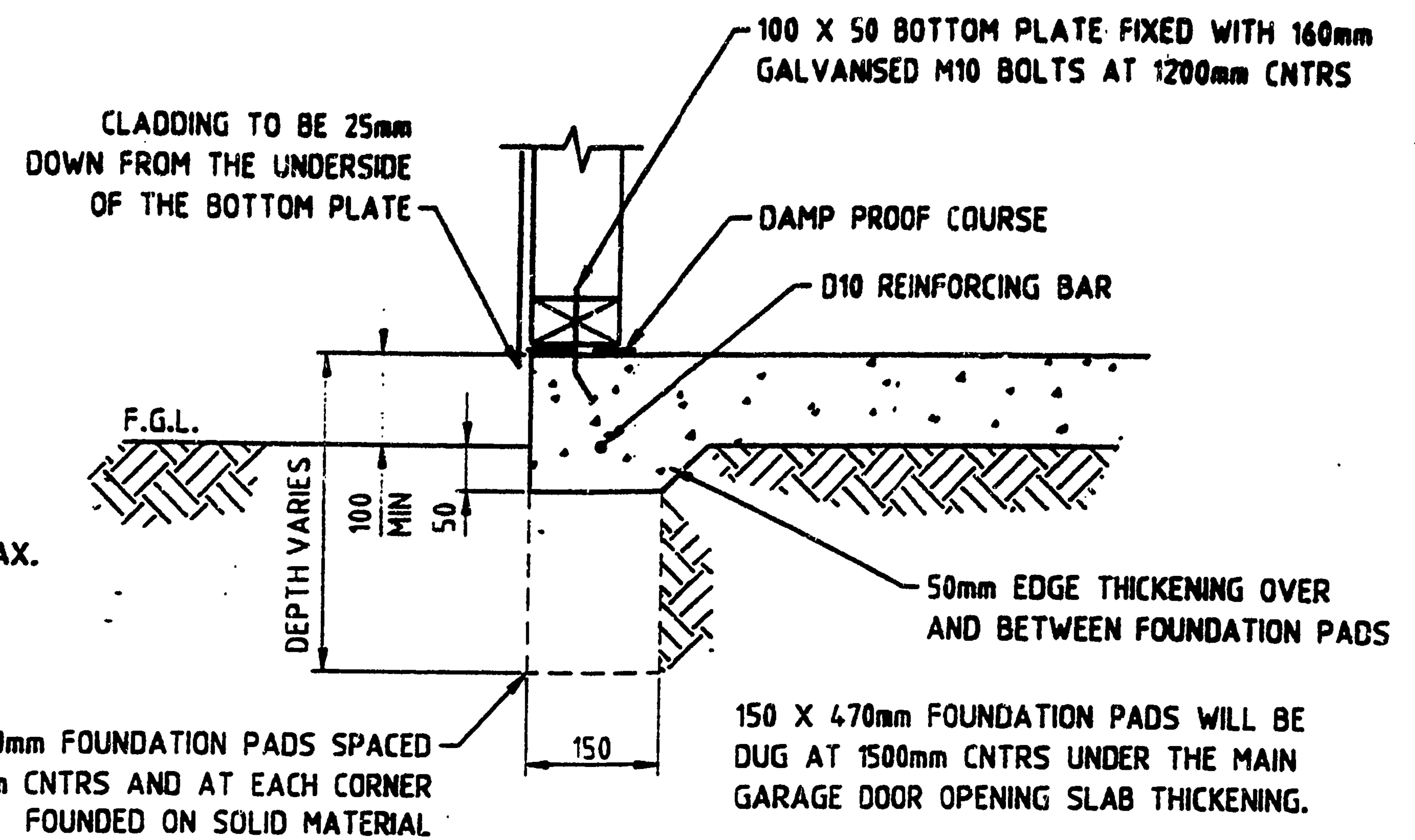
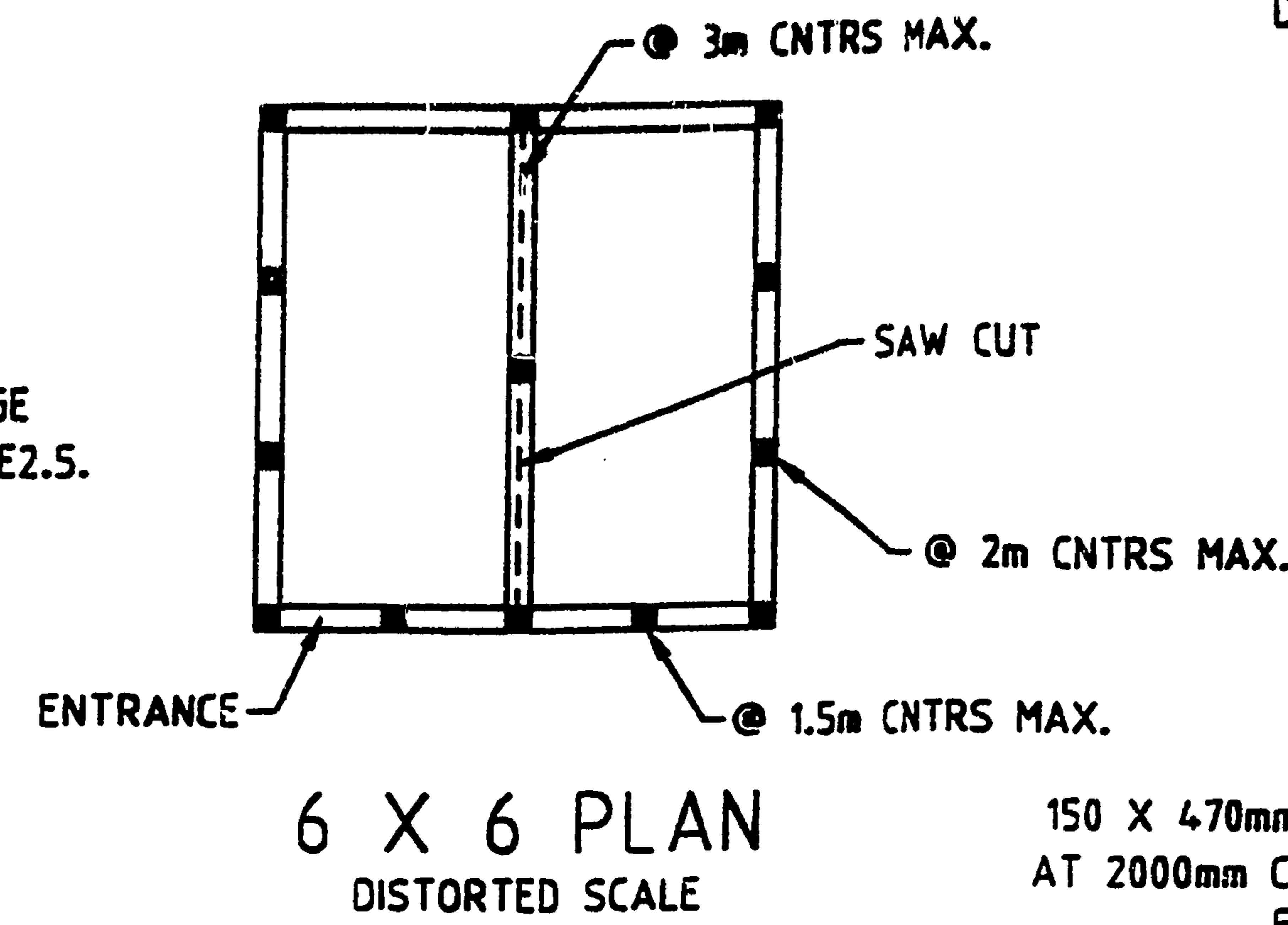
5 - ONE SAW CUT, CENTRAL IN SLAB, FOR GARAGES 6 X 6m AND LESS. TWO SAW CUTS, ONE RUNNING EACH WAY, FOR GARAGES GREATER THAN 6 X 6m, TYPICALLY SHOWN ON 6 X 9m PLAN.

6 - SAW CUTS TO BE OVER FOUNDATION PADS. DO NOT POSITION SAW CUTS BETWEEN FOUNDATION PADS.

7 - SAW CUTS TO BE A MINIMUM OF 25mm DEEP.

8 - END (NON LOAD BEARING) WALLS TO HAVE PADS SPACED AT 3m MAXIMUM CENTRES.

9 - FRONT ENTRANCE WALL TO HAVE PADS SPACED AT 1.5m MAXIMUM CENTRES.

CONSTRUCTION:

1 - FOR THE PURPOSE OF THIS FOUNDATION DESIGN THE TYPE OF CONSTRUCTION SHALL BE LIMITED TO:-  
(1) LIGHT TIMBER FRAME  
(2) LIGHT WEIGHT STEEL ROOFING  
(3) LIGHT WEIGHT STEEL CLADDING

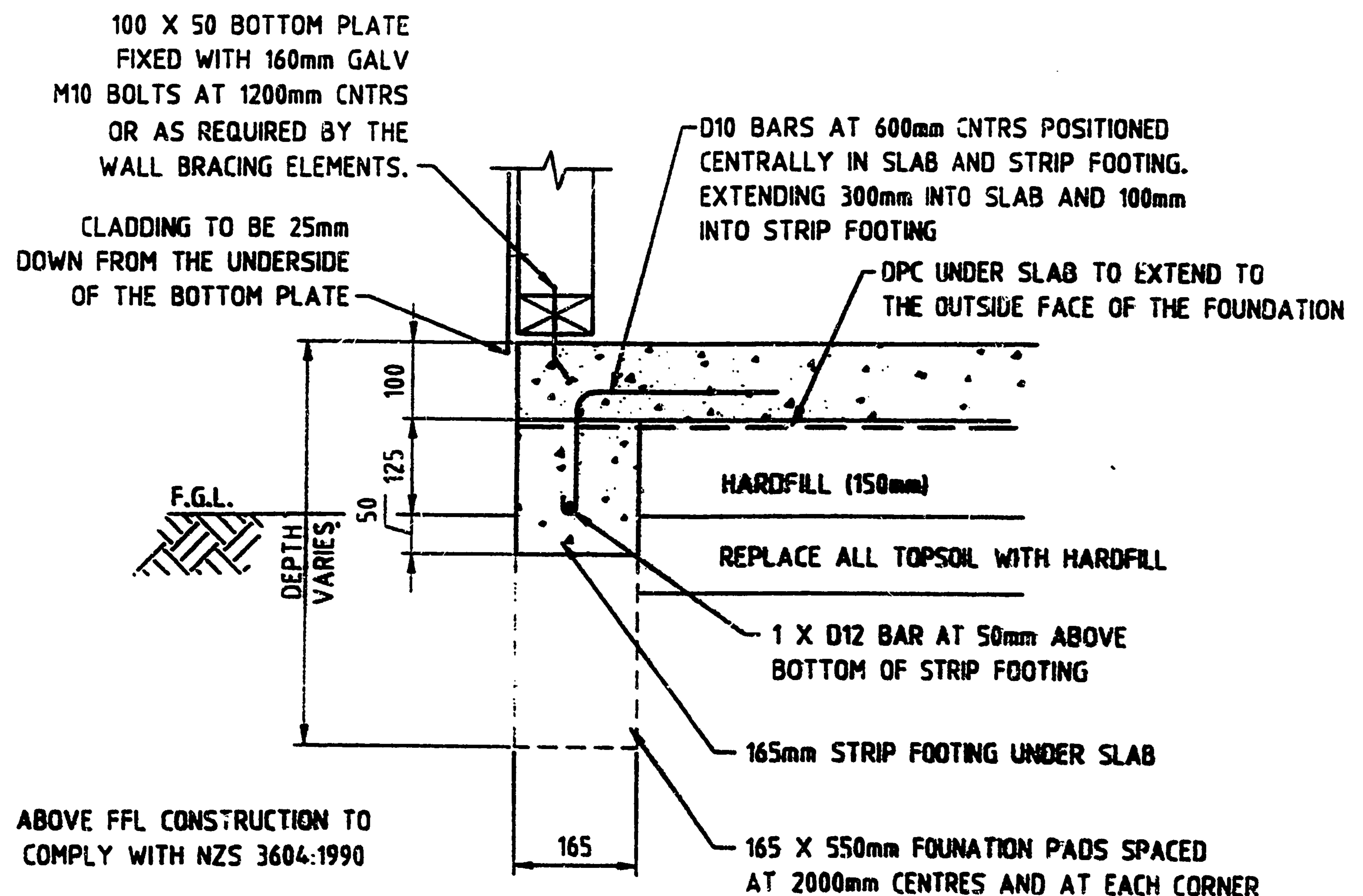
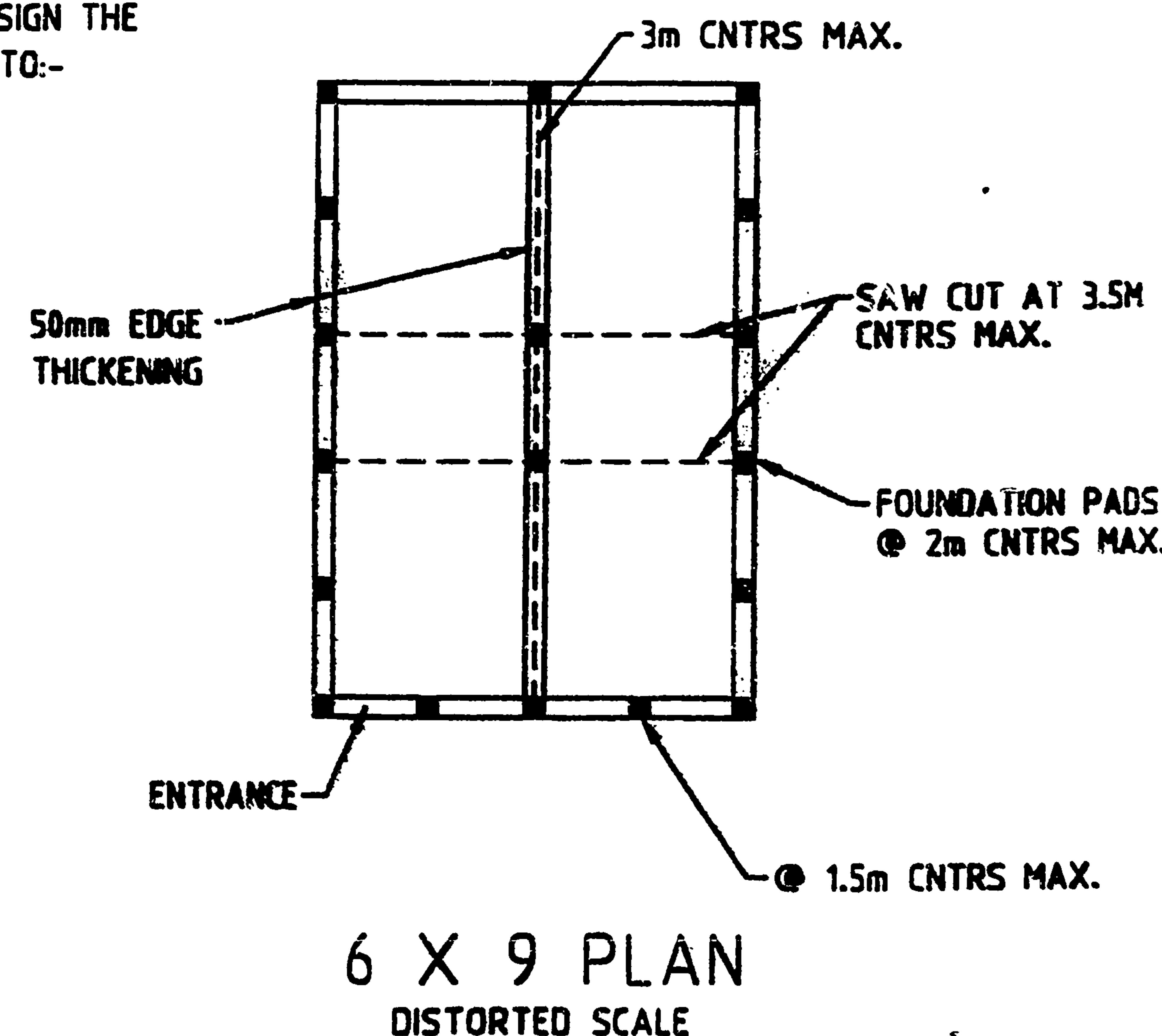
2 - FOUNDATION SIZE LIMITATIONS  
LENGTH = UNLIMITED  
SPAN = LESS THAN 9.0m

3 - GARAGE LIMITATIONS:-  
MAXIMUM STUD HEIGHT TO BE 3.0m  
ONE STORY ONLY

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

CONCRETE SPECIFICATION:  
(GARAGE FOUNDATION ONLY)

CONCRETE STRENGTH 20 MPa  
MAXIMUM AGGREGATE SIZE 20mm  
MINIMUM CEMENT CONTENT 235kg/m<sup>3</sup>  
MAXIMUM WATER/CEMENT RATIO 0.70



1	1	1	1
1	1	1	1
1	1	1	1

<b>Beca Carter Hollings &amp; Ferner Ltd.</b>
Auckland, Wellington, Christchurch, New Plymouth, Tauranga, Melbourne, Sydney, Port Moresby, Jakarta, Singapore, Brunei
Consulting Engineers

TYPE	DESCRIPTION	STANDARD DETAILS	FOUNDATION DETAILS	AS SHOWN
				AS SHOWN
1	1	1	1	1

16mm 35mm

# BUILDING FILE

Code No. 492 / 33  
DWG

Subject DECK

No. Sheets 23

Permit No 64101  
10931

Date 15.2.84 14.2.89



Date Inspected

492/33

IC-4-E4

Preliminary - panel tracing required to exterior longitudinal walls.  
- building paper to be extended to top plate  
- Moisture content to exterior walls too high.

COMPLETED (Signature)

J. H. Patterson

Date 6/6/84

BC/MP/01A

490/33

## NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE: File No. 1 50 Check Sheet No. 24997  
 Receipt No. 26838 Sewer Sheet No. 1235  
 Date of Receipt 15.2.84 Zone R.1

TO THE CITY ENGINEER

Date 18/1/84

## APPLICATION FOR BUILDING PERMIT

Lot No. 78

At (House No.) 33 Riversdale Drive D.P. 12521

For erection of Dwellinghouse Sec. No.

OWNER R. Leyfield ADDRESS Riversdale Drive

Proposed Use Dwelling House

Foundation Timber Piles Walls Asbestos Roof Fibre Cor. Iron

667 m<sup>2</sup>

AREA of Site

AREA of existing buildings

92.5 m<sup>2</sup>

AREA of existing accessory buildings

92.5 m<sup>2</sup>

AREA of Building in application

Builder W. J. Child &amp; Sons Ltd Address Box 3121 Tufgray

Designer Address

Structural Eng. Address

Building Projects Authority Required Yes / No Supplied Yes / No

		FOR OFFICE USE	Corrected Value Fees
Total Value of Building	\$ 37.700		
Sanitary Plumbing and Drainage	\$ 3,000		
Value of Building for Permit	\$ 36.700		
Water for Building			
Building Research Levy on	\$		
Hoardings	Mths @		
		TOTAL FEES BUILDING	

Starting Date 1 weekly Finishing Date 31/1/84

NAME AND ADDRESS OF APPLICANT W. J. Child &amp; Sons Ltd

Box 3121 Tufgray Phone 80869

Signature of Applicant W. J. Child

Signature of Owner

492/33

NEW PLYMOUTH CITY COUNCIL - CITY ENGINEER'S DEPARTMENT

APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

To the City Engineer

Phone No. 80869

I wish to apply for permission

the work described in the plans and specifications deposited herewith at:-

House No. 30 Street 1

Plot No. 78 D.P. 12531

OWNER R. Keyes

Area of Site 667 m<sup>2</sup>

ADDRESS 1 Windle Ave

Signature of Applicant R. Keyes

Proposed Use Dwelling house

Signature of Owner R. Keyes

VEHICULAR CROSSING

Proposed 3.000

When required 8 weeks

Position To be directed

L/Boundary to C/ Line

WATER CONNECTION

Size of Existing Connection

Existing 12 mm

Size of Requested Connection

Distance from L/Boundary

No. Units served

SEWER CONNECTION & (STORMWATER)

Size of Existing Connection

100

Floor level of the lowest sanitary fittings is .....metres

\*below/above the ground level of the point where the sewer connection is required.

\*Strike out whichever is inapplicable.

Distance from L/Boundary

16.9

Depth of sewer req'd

Common Drain

Yes/ No

Stormwater Disposal (specify)

Roofdrain

PLUMBING AND DRAINAGE

Name of Registered Plumber / Drainlayer

R. J. Kordling

Value of Proposed Work, Labour Only

Plumbing 600

Water Supply Materials

PVC

Drainage 400

P.V.C. Copper Galvanised Iron

Drainage

Size of Existing Drainage

100 mm

Size of Proposed Drainage

.....

Other Works Proposed

.....

Stormwater Disposal (specify)

Roofdrain

FOR OFFICE USE

50

26838

24997

File No. Rec. No. Check Sht. No. FEES Sewer .....

R. J. Kordling

723

Water .....

P & D .....

Date Zone Sewer Sht. No. Veh. Crg .....

.....

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PRELIMINARY AND GENERAL

1. The Contractor is to give all necessary notices, obtain all permits, pay all fees and comply with all laws, by-laws and regulations.
2. The Contractor shall provide all lighting, boarding, fences, etc. for the protection of the men on site and adjoining properties. He shall arrange for conveniences on site for the men, provide and erect and maintain all scaffolding, sheds, etc. as required.
3. The Contractor shall effect and maintain a builders all risk policy and public liability insurance including allowance for demolition and rebuilding.
4. The Contractor shall be responsible for the accurate setting out of the work and any damage to neighbouring property, footpaths etc.
5. A warranty is required for a period of two years covering watertightness of the entire building.

EXCAVATION AND SITEWORKS

1. Remove all vegetation and topsoil from the building area. Stockpile soil for later use.
2. Excavate foundation strips to shapes and profiles shown on the drawings. All foundations shall be founded in firm subsoil and kept free of water.
3. Any old and disused drains discovered are to be blocked off to Local Authority approval. If any existing services are encountered then care shall be taken to avoid damage.
4. Backfilling and hardfilling shall be crushed aggregate in layers not exceeding 150 mm, each layer thoroughly consolidated.
5. Excavate for all underground services as required.
6. At completion fill all ruts and hollows and leave site clean and tidy.

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

TOWN PLANNING	DATE
PUBLIC HEALTH	
BUILDING	
ENGINEER	

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY  
OF THE NEW PLYMOUTH CITY COUNCIL AND MUST  
BE KEPT ON SITE.

### CONCRETE

1. All concrete work to comply with NZS1900 chapter 9.3A.
2. Low grade concrete to be 10 MPa at 29 days, high grade 20 MPa at 28 days.
3. Concrete is to be poured with due care. Excessive drops are not acceptable. All concrete shall be completely compacted with vibrators.
4. Construction joints shall be made against suitable forms.
5. Concrete shall be cured by keeping wet for 7 days after placing.
6. Any defects in the concrete shall be made good at the Contractor's expense.
7. Form all chases, pockets, etc. as required by all trades and set in all bolts, conduits etc. as required.
8. Reinforcing shall be in accordance with all relevant NZS's and as nominated on the drawings. All reinforcing shall be neatly cut and bent and accurately placed to the tolerances specified in NZS 1900 chapter 6.3. Provide all spacers, chairs etc. as required.

### ROOF CLADDING

1. Supply and fix the roof cladding as shown on the drawings strictly in accordance with the manufacturer's instructions. A 2 year written guarantee to watertightness will be required.
2. Include all flashings etc. as required. Liase with Plumber.

### PLUMBER

1. All work shall be carried out by a registered Plumber.
2. Install all fittings shown on the drawings complete and in full working order.
3. Install all flashings to make the building watertight. Liase with the Roofer and all other trades.
4. Comply with all Local Authority requirements and on completion leave clean and tidy.

### DRAINLAYER

Install stormwater and sewer drainage as required and connect to soakpits or to main sewer.

Include all guttering, downpipes etc. as required.

All drains shall be laid by a registered drainlayer in accordance with the Plumbing and Drainage Regulations and all Local Body by-laws.

At completion remove all rubbish, debris etc. from the site and leave clean and tidy and operational.

### METAL WINDOWS AND DOORS

All aluminium windows and doors shall comply with NZS 4211:1976.

Windows shall be 'Analock' or similar coating and shall be true to shape and size.

All installation shall be by specialist fitters and includes all flashings etc.

Responsibility for a true fit shall be the suppliers. (A two year written guarantee of watertightness will be required.

Leave all complete, clean and fully operational on completion.

### CARPENTRY

Timber shall be seasoned and of a stable water content according to NZS 3604.

Preservation shall be in accordance with an approved process.

Stacking shall be fillet stack. All framing shall be thicknessed.

The whole of the work shall be carried out in accordance with best trade practice, all in accordance with NZS 3604. Fixings shall be suitable to the joint and firmly fixed.

Lay maltohoid under all timber in contact with concrete.

Bracing shall not be cut between studs but shall be checked into studs.

Include all mouldings, architraves, skirtings etc. necessary to complete the work.

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6. Install insulation and building paper as shown on the drawings.
7. Fix all joinery items in place as shown on the drawings.
8. Supply and install all external and internal linings as shown on the drawings.
9. Attend on all other trades and draw out for all light fittings joinery items etc. as required.
10. On completion leave the job clean, tidy and perfect.

#### ELECTRICAL

1. Supply and install all electrical plant shown on the drawings including mains supply.
2. Obtain all permits and pay all fees before commencement. All works shall be carried out by registered Electricians and strictly in accordance with NZ Electrical Wiring Regulations and Local Supply Authority by-laws.
3. No apparatus shall be liveened unless the installation has been passed by the Electrical Supply Authority Inspector.

#### DECORATOR

1. Carry out the complete decoration as indicated on the drawings by skilled tradesmen in accordance with best trade practice.
2. Materials shall be first class and brought onto the site in unopened containers.
3. All work shall be carried out in accordance with manufacturer's instructions.
4. The Decorator shall satisfy himself that all surfaces are ready for decorating BEFORE commencing work.
5. On completion remove all scaffolding, rubbish and debris. Clean down all paintmarks on windows etc. Make good all scratches and defects. Leave complete and perfect.

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ADDENDUM TO SPECIFICATION DATED .....

PLAN W.J. CLELAND & SONS LTD ..... Ph. 89869 NEW PLYMOUTH .....

Job. MR. & MRS. REYNOLDS ..... Plan No .....

Owner's Name .....

Owner's Address ..... Phone 80169 Day ..... Private

Owner's Solicitors. IAN CULL .....

Solicitor's Address. DILLINS & CO ..... Ph. ....

Source of Finance = ~~Cash/~~ B./HecNZ/Maori Affairs/  
Building Society/Other Ins Co./

SECTION ..... Lot 78 ..... D.P. 12501 CTHB .....

LOCATION. RIVERSDALE DRIVE .....

#### FOUNDATIONS

Continuous Concrete Ring with piles AND STIRRUPS.

Concrete floors throughout NO .....

Finish: painted/splash/plastered .....

Terrace... STEPS ONLY .....

BASEMENT: N/A.

Type of Floor .....

Finish of Floor .....

Stud Height .....

Type of Doors .....

Windows .....

Wall Linings .....

Note: If occupation of basement is intended special  
waterproofing may be necessary. Minimum stud  
height 8'0"

#### EXTERIOR SHEATHINGS

FIBROKANK SMOOTH 700 .....

#### INTERIOR LININGS

Walls. BOARD .....

Service. .....

Shower. HAMM GLAZE .....

Ceilings. PAPER SHEET .....

Stairs. .....

Flooring. TWO PLACED

#### FINISHINGS TRIM

Pelmets (type) .....

Architraves. REGATED .....

Skirtings. B/LOS .....

Cornices. BIVELLED .....

Brick (type) ... *No*  
Sills (if brick job).....  
Pointing (Colour of mortar).....  
Porches.....

---

ROOF

Sheathing ... *DECORON D. TILES*.....  
Overhang (from frame) *4.00* ..... Pitch *15°*.....  
Gable sheathing.....  
... *FLAT FIBROLITE SHEETS WITH*.....  
... *ATTENS*.....  
.....

---

FINISHINGS *N/A*

Carpet P.C. Sum.....  
Drapes P.C. Sum.....  
Light Fitments.....  
Landscaping.....  
Lawns.....  
Fencing Front.....  
.....  
Rear.....  
Side Boundaries.....  
.....  
.....

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INSULATION TYPE

Under Floor ... *PERFORATED FOIL*.....  
.....  
Walls ... *31CFOL TO EXTERIOR WALLS*.....  
.....  
Ceilings ... *12.5 mm. FIBREGLASS*.....  
.....

EXTERIOR JOINERY

Front door ... *R/SLIDER*.....  
Rear Door ... *1/3-2/3 SLIDES*.....  
Windows wooden/aluminium.....  
*BRONZE FINISH*.....  
(brand).....

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INTERIOR JOINERY

Doors (type) ... *KABA*.....  
*VARNISH*  
*SUNDAY* ... *500ml DOOR & FRAME*  
Units sinkbench ... *STAINLESS STEEL*.....  
Dresser Tops ... *Formica*.....  
Laundry Tub Cabinet ... *22x18*.....  
... *S/STEEL*.....  
.....

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Shaving Cabinet ... *MIRROR ONLY*

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HEATING

*NY. OWNER*.....  
.....  
.....  
.....

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PLUMBING

Town supply YES .....  
 A jax/ceiling tank VALUE .....  
 Taps COLOURED DENT .....  
 Sink Two TAPS .....  
 Laundry ..... WASHER .....  
 Bath .....  
 Basin .....  
 Shower base 5/STR .....  
 Taps/Mixer FLETONMIXER .....  
 H.W. Cylinder size 180L .....  
 Outside hose taps ONE .....  
 Basin & Bath coloured WHITE .....  
 Laundry tub size type 22x18 .....  
 Gas Heater P.C. .....  
 Gas Cocker P.C. .....  
 Toilet DEX .....  
 Spouting IN ALL DAY .....

DRAINAGE

Sewer/Septic ... Appr Length...  
 Stormwater 50M ... Appr Length...

ELECTRICAL

Underground/overhead Length App ~~for rain~~ .....  
 Light points 10 .....  
 Power points 10 .....  
 T.V. Connection ONE .....  
 Shaver ... ONE .....  
 Heating ... B1 OWNER .....  
 Expelair or Rangehood NO .....  
 Wastemaster ... NO .....  
 Dishwasher ... NO .....

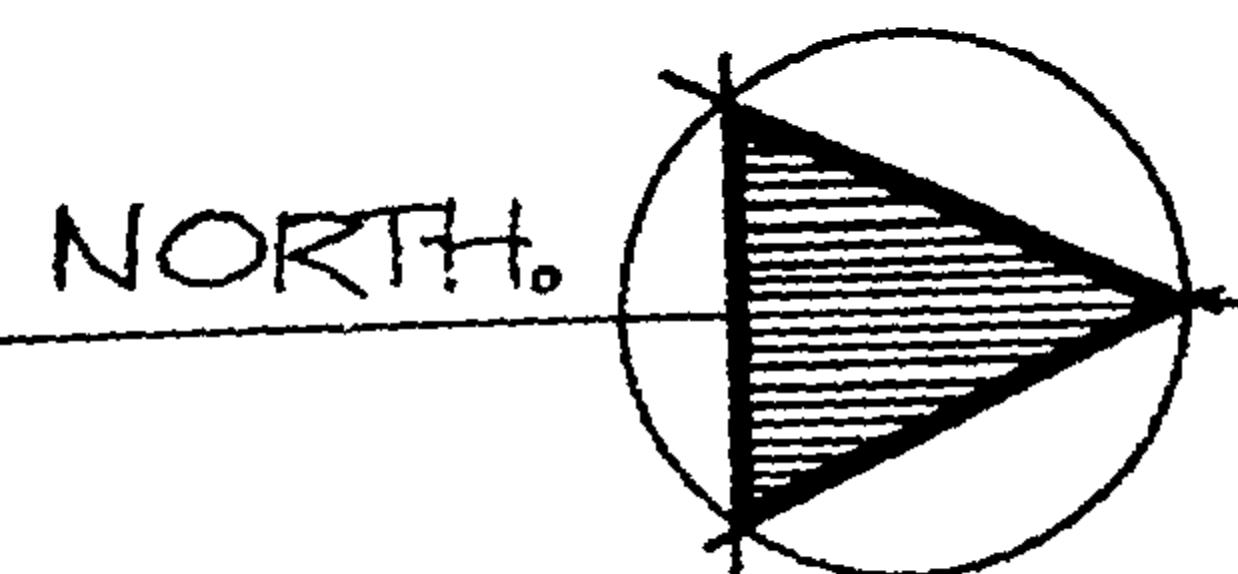
PROVISIONAL COST SUMS INCLUDED

Stove (supply and installations	\$ 780
Normal builders hardware	\$ 150
Wallpaper (per roll) service <sup>By owner</sup>	\$.....
rooms, other	
Fire surround	\$.....
Heaters	\$.....
Vanity units	\$.....
Letter Box	\$.....
Concrete Paths	\$.....
Clothes Line	\$.....
Footpath crossing	\$ 310
Sewer connection	\$.....
Water Connection	\$.....
Shaving Cabinet	<sup>MAPOL</sup> \$.....
Wastemaster	\$.....
Rangehood	\$.....

SPECIAL NOTES

OWNER CONTRACTS TO SUPPLY...  
 ALL MATERIALS & LABOUR TO...  
 COMPLETE THE PAINTING...  
 WALLPAPERING...  
 ....  
 ....

LOT - 78  
DP - 12531  
AREA - 667m<sup>2</sup>



NORTH.

25.00 Bdy

603-28079

A diagram of a celestial sphere centered on the North Celestial Pole. The sphere is divided into two hemispheres by a horizontal line (the horizon). The upper hemisphere is shaded with horizontal lines, representing the Northern Hemisphere. The lower hemisphere is white. The North Celestial Pole is marked with a small circle at the top. The diagram is labeled "NORTH." in a handwritten-style font to the left of the sphere.

PLANS AND SPECIFICATIONS FOR TYPE, USE, SIZING, COVERAGE AND CONSTRUCTION IN ACCORDANCE WITH ALL RELEVANT ACTS, REGULATIONS AND BY-LAWS ADOPTED BY THE NEW PLYMOUTH CITY COUNCIL.

DATE	ENGINEER	WATER BUL. NO.	WATER BUL. NO.	NOTES
6/1/84	K. J. BROWN	207	191	NOT ON PLANNING SITE NOT ON PLANNING SITE

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH CITY COUNCIL AND MUST BE KEPT ON SITE.

Riverdale Ontario

Main Street

11.90 connection water

6.00 connection sewer


WATERING TO BE CONTINUED ON

North

०१२३४५६७८९

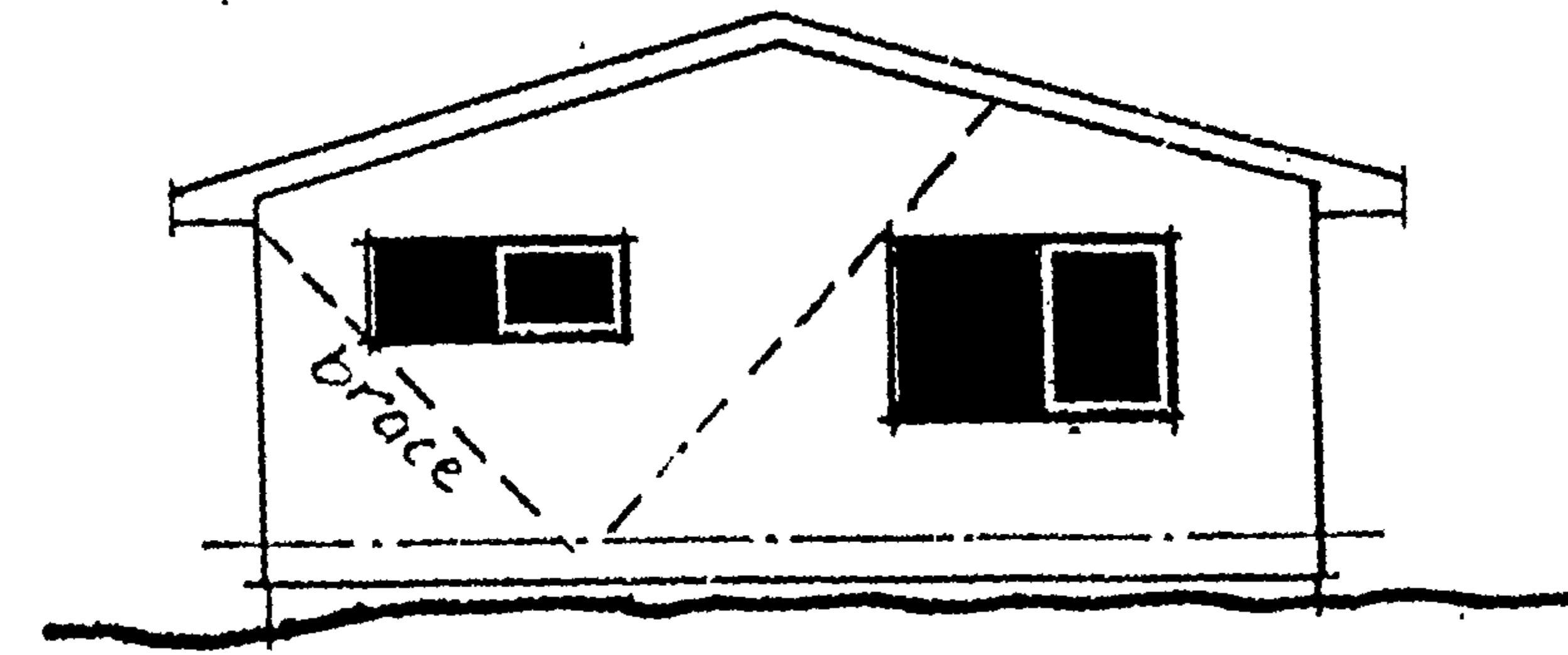
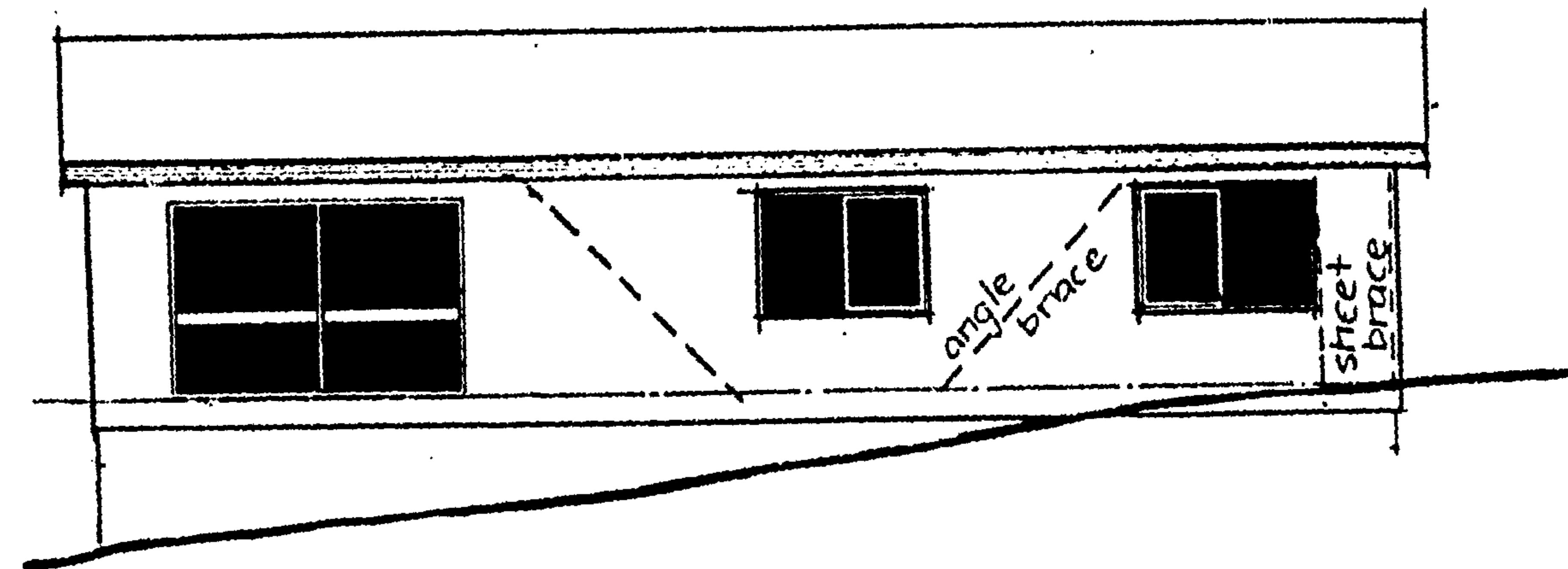
Mrs Reg Reynolds.

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Mr & Mrs Reg Reynolds. 279  
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402/33  
1 50



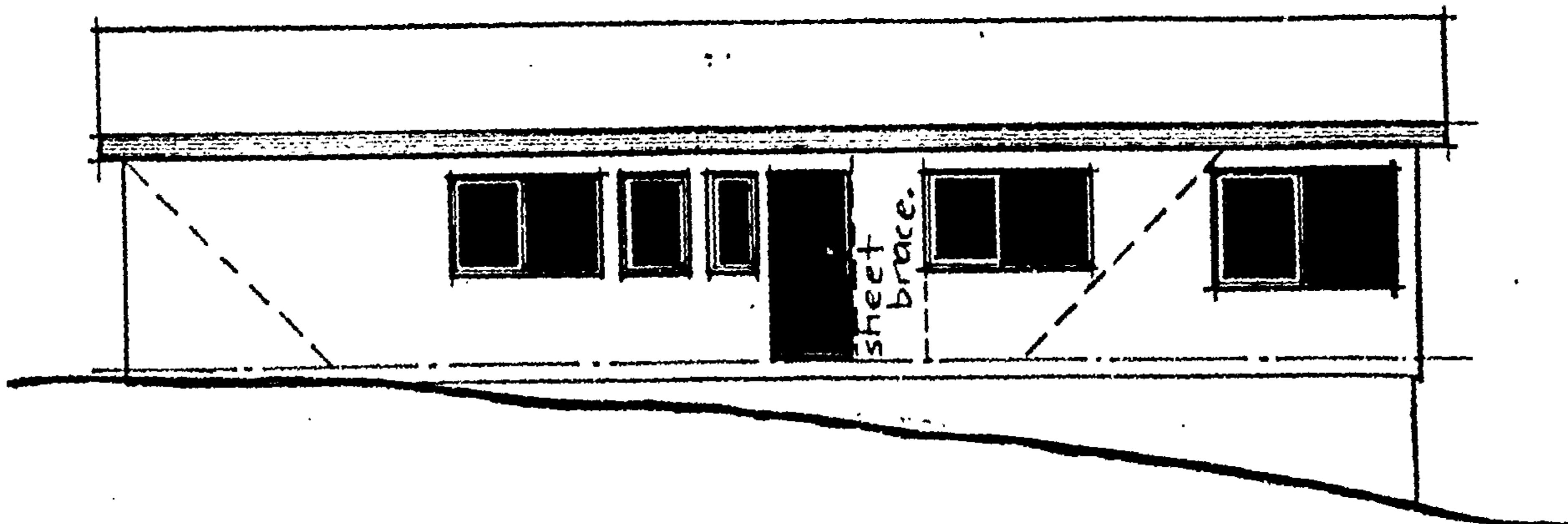
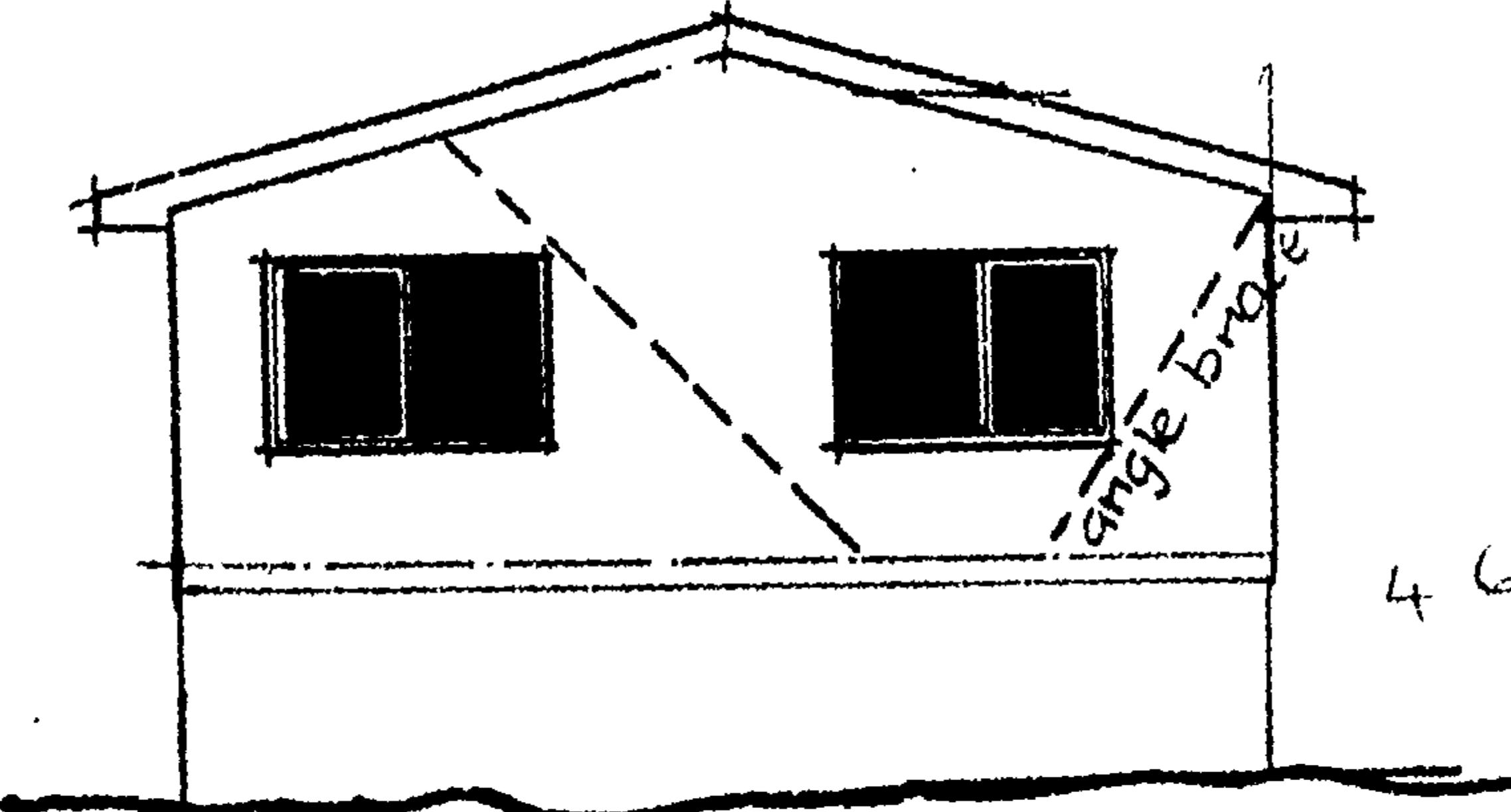
NEW PLYMOUTH CITY COUNCIL

PERMIT APPLICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE  
AND OCCUPATION, AS IN ACCORDANCE WITH ALL APPROPRIATE ACTS,  
ORDERS AND BYLAWS ADMINISTERED BY THE NEW PLYMOUTH CITY  
COUNCIL.

DATE

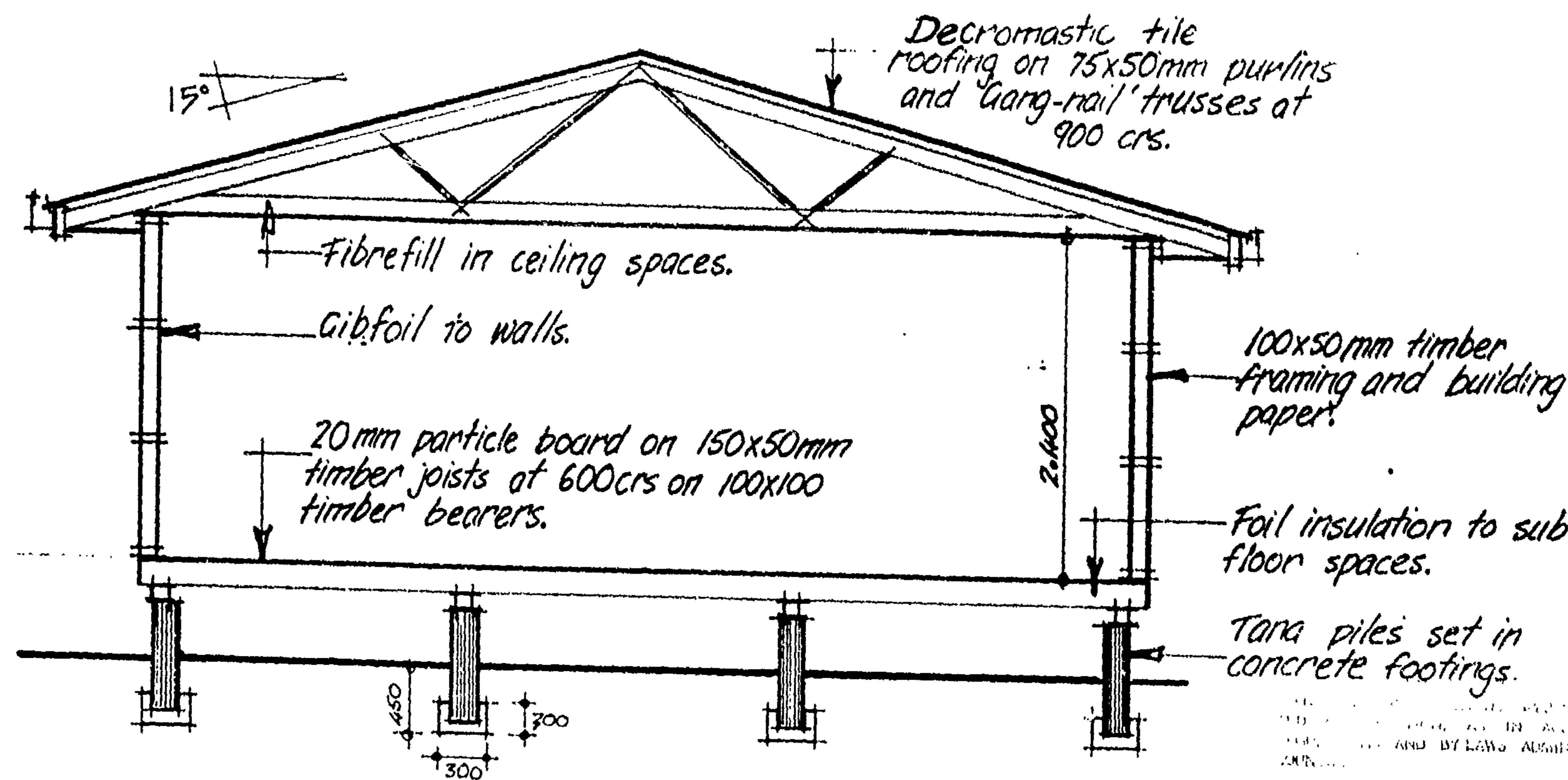
TO:   
PUL:   
BUL:   
LNU:

THE PLANS AND SPECIFICATIONS ARE THE PROPERTY  
OF THE NEW PLYMOUTH CITY COUNCIL AND ARE  
NOT TO BE COPIED.



MR & MRS Reg Reynolds 279  
10/83

1 492/33  
50



CROSS Section. (1:50)

THE DRAWINGS AND SPECIFICATIONS ARE FOR THE USE AND BENEFIT OF THE CONTRACTOR AND ARE NOT TO BE COPIED OR USED IN ACCORDANCE WITH ANY RELEVANT ACT OR BY LAW. ALBEMARLE BY THE NEW PLYMOUTH CITY COUNCIL.

OWNERSHIP	DATE
PUBLIC BODY	
BUILDING	
ENGINEER	

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH CITY COUNCIL AND MUST BE KEPT ON SITE.

Mr & Mrs Reg Reynolds. 279  
10/83

# **NEW PLYMOUTH CITY COUNCIL**

492/33

# **CITY ENGINEER'S DEPARTMENT**

# **ASSESSED REQUIREMENTS**

50

File No.

Project: Drawing Check Sheet No. 24997  
Owner: R. Reynolds Sewer Sheet No. 1235 Plotted: RS  
Address: 33 Riverside Dr Zone: R-1  
Lot No. 18 S.P. 12531 Sec. No.   Area of Site:

## **TOWN PLANNING**

Approved - - law - - - - -  
t Approved - - - - - - - - -

S E R V I C E S

492/33

**A: SEWER CONNECTION****STORMWATER CONNECTION**

Existing Service \_\_\_\_\_  
 Required Service \_\_\_\_\_  
 Location \_\_\_\_\_  
 Depth \_\_\_\_\_  
 Special Requirement \_\_\_\_\_  
 Common Drain \_\_\_\_\_

Fee \$ \_\_\_\_\_

-----  
 -----  
 -----  
 -----  
 -----  
 -----

Fee \$ \_\_\_\_\_

FEE \$ : \_\_\_\_\_

**B: WATER CONNECTION**

Existing Service 12 ft  
 Distance from L/Boundary 112 ft  
 Distance: Main to Boundary 40 ft  
 Boundary to Load 1m  
 Required Service \_\_\_\_\_  
 Meter \_\_\_\_\_

Height above Datum 270

FEE

\$ : \_\_\_\_\_

**C: PLUMBING**

No. Fittings	3	W.Cs.	1	2	Baths	1	1	Basins	1	2	Sinks	1	2	Showers	1	Tubs	1	2	Others	1
Total Values	<u>14</u>																			
Supply Pipe Sizes	<input type="checkbox"/> P.V.C. <input type="checkbox"/> Copper <input type="checkbox"/> Gal. <input type="checkbox"/> Iron																			
Backflow Prev.	-----																			
Other Fittings	-----																			
Estimated Value	<u>600</u>																			
Plumbing Fee _____																				

DRAINAGE

Existing \_\_\_\_\_ Required \_\_\_\_\_  
 Fittings Required \_\_\_\_\_  
 Common Drain \_\_\_\_\_  
 Septic Tank \_\_\_\_\_  
 Stormwater \_\_\_\_\_  
 Estimated Value 600-00 Drainage Fee \_\_\_\_\_

Total Estimated Value P. & D. \$1000.00

FEE

\$50.00

**D: VEHICULAR CROSSINGS**

Type of Footpath lancash Condition Good  
 Kerb & Channel \_\_\_\_\_  
 Existing Crossing \_\_\_\_\_  
 New Crossing 320 Position \_\_\_\_\_  
 Strengthen Path Sq.Yds. \_\_\_\_\_ Level at Boundary \_\_\_\_\_

Antra 5298

STREET WORKS FEE \$30

DEPOSIT DAMAGE FEE \$ : \_\_\_\_\_

REMARKS : CORRESPONDENCE : AGREEMENTS  
SPECIFIC REQUIREMENTS

*for clear terms*  
Approved \_\_\_\_\_

Not Approved \_\_\_\_\_

Approved *in DPT* \_\_\_\_\_

Not Approved \_\_\_\_\_

*Rec 20/1/84*  
Approved *✓* \_\_\_\_\_

Not Approved \_\_\_\_\_

Approved *✓* \_\_\_\_\_

Not Approved \_\_\_\_\_

Approved *✓* \_\_\_\_\_

Not Approved \_\_\_\_\_

**E : HEALTH & BY-LAWS****492/33**

Areas \_\_\_\_\_  
 Light \_\_\_\_\_  
 Ventilation \_\_\_\_\_  
 Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Approved *Alver* \_\_\_\_\_

Not Approved \_\_\_\_\_

**F : DANGEROUS GOODS**

Domestic or Commercial \_\_\_\_\_  
 Storage Capacity & Location \_\_\_\_\_  
 Licence Required \_\_\_\_\_ Yes/No \_\_\_\_\_

Approved \_\_\_\_\_

Not Approved \_\_\_\_\_

**G : BUILDING**

Remarks:

FEES:		
Bldg.	36.00	177.50
Water Bldg.		3.00
B.R.L.	37.00	38.00
TOTAL		\$ 218.50

Building Inspector \_\_\_\_\_

Approved *Alver* 19/1/84

Not Approved \_\_\_\_\_

Specification: \_\_\_\_\_

Structural Engineer \_\_\_\_\_

Approved \_\_\_\_\_

Not Approved \_\_\_\_\_

Fire Service \_\_\_\_\_

Recommended \_\_\_\_\_

Not Recommended \_\_\_\_\_

PERMIT NO.

*64101*

19/1/84  
*Alver*

APPROVING ENGINEER

Approved \_\_\_\_\_

Not Approved *Alver* 20/1/84

BUILDING INSPECTOR'S  
FIELD SHEET

AUTHORITY 492133

Permit No. F 010931

NEW PLYMOUTH CITY COUNCIL

No. 16032018

Inspector: M \_\_\_\_\_

File No. 180189

Receipt No. 1412189

Date Permit Issued 14/12/89

OWNER	
Name	Mr. J. P. McNamee
Mailing Address	150 Lavelle Road Nelson 80169

BUILDER	
Name	M. G. Clark
Mailing Address	

## PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	1412189
Street Name	
Town/District	
Riding	

LEGAL DESCRIPTION	
Valuation Roll No.	
Lot	77
D.P.	1412189
Section	
Block	
Survey District	

## DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Proposed Work	Demolition
---------------	------------

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	1412189	Number Erected	1
ESTIMATED VALUES		Building	
Plumbing		1412189	
Drainage		1412189	
G.S.T.		1412189	
TOTAL		1412189	

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

FEES APPLICABLE			
Building Permit .....	\$	Water Connection .....	\$
Street Damage Deposit ..	\$		\$
Building Research Levy ..	\$		\$
Plumbing .....	\$		\$
Drainage .....	\$		\$
Sewer Connection ..	\$		\$
Vehicle Crossing Levy ..	\$		\$
M.S. Plumbing .....	\$		\$
		G.S.T.	\$
		TOTAL:	\$

Receipt No. 1412189

Date of Payment 14/12/89

Authorised Officer J. G. Clark

## Special Conditions:

7/6/89 Inst. Dismantle timber bottom weathered  
Boards off, Expose brick, to own  
To cover with fibroing or fix weather  
Boards back in place.

9/6/89 Re Inst. fibroing on brick.

Date inspected	REMARKS (e.g. stage reached with work)
24-4-89	Not Started
24-5-89	H/S

(CONTINUED OVER)

492/33

# NEW PLYMOUTH CITY COUNCIL

1 30

FOR OFFICE USE: File No. .... Check Sheet No. 32018...  
Receipt No. 12125 ... Sewer Sheet No. ....  
Date of Receipt 14.2.89 ... Zone. ....

31 JAN 1989

ADDRESS OF PROPERTY 33 Riversdale Drive New Plymouth  
LEGAL DESCRIPTION OF LAND: LOT: 78 D.P. 12531  
NAME OF OWNER OF LAND Mrs. H. Reynolds ADDRESS: ....  
NAME OF OWNER OF BUILDING: Mrs. H. Reynolds ADDRESS: ....  
NAME OF PRINCIPAL CONSULTANT: .... ADDRESS: ....  
NAME OF OCCUPIER: Mrs. H. Reynolds ADDRESS: ....  
NAME OF BUILDER: Self ADDRESS: ....  
.....

## PROPOSED USE OF BUILDING

For Permission To erect a deck  
on dwelling

Documents: attached as part of this application which are applicable:

Drawings - Two sets (See notes on back of sheet)   
 Specifications - Two copies   
 Form No. 2 - Structural Design Features Summary Part A   
and Part B   
 Form No. 3 - Fire and Egress Features Summary   
 Building Project Authority   
Estimated starting date .....  
Estimated completion date .....

## DESCRIPTION OF PROPOSED WORK:

New building  Conversion   
Addition  Demolition   
Alteration   
Hoardings Mths

New floor area. 10 m<sup>2</sup>

Total Value of Building Excluding G.S.T. \$

Sanitary Plumbing and Drainage (Labour only) \$  
(Excluding G.S.T.)

Value of Building for Permit \$ 1750

FOR OFFICE USE  
Corrected Value

NAME OF APPLICANT Mrs. H. m. Reynolds

Address 33 Riversdale Drive New Plymouth

Signature Mrs. Reynolds Telephone No. 80169

Acting in capacity ..... (e.g. owner, builder, principal consultant)

30

31 JAN 1989

**NEW PLYMOUTH CITY COUNCIL**

TOWN PLANNING	<u>Mr. G. R. G.</u>	DATE <u>1/2/8</u>
PUBLIC RELATIONS	<u>Mr. G. R. G.</u>	<u>7-2-8</u>
BUDGET	<u>MRA</u>	<u>2-2-8</u>
GENERAL INFO		

THE PRACTICE OF STOCKS. THIS IS THE PROPER  
METHOD OF INVESTMENT AND INVESTMENT AND INVESTMENT.

0x100x40 decking -

150x50 joists @ 600 cns

2/150x50 banana

750 m/s  
3 OFF  
100x100 and Retention  
Jan posts into 350x350x350 footings

X SECTION 1:2

PROPOSED DECK TO  
33 RIVERSDALE DRIVE

# GLELANDS

A site plan diagram showing a property boundary with a north arrow. The property dimensions are 25' on the top and 29' 3" on the right. The depth is 34' 8". A rectangular area is labeled "existing house". The plan includes a scale of 1:200 and is titled "RIVERSDALE DRIVE".

25'

34' 8"

29' 3"

existing house.

SITE PLAN 1:200

RIVERSDALE DRIVE.

# **NEW PLYMOUTH CITY COUNCIL**

492/33

# **CITY ENGINEER'S DEPARTMENT**

# **ASSESSED REQUIREMENTS**

1 80

File No. 2

Project: 1 DECK Check Sheet No. 123e  
Owner: files H REYNOLDS Sewer Sheet No. 123e Plotted:  
Address: 33 RUGSDALE DR Zone: RI  
Lot No. 28 D.P. 12531 Sec. No. 1 Area of Site: 100

## **TOWN PLANNING**

Approved *J. -*

Not Approved - - -

## S E R V I C E S

### **A : SEWER CONNECTION**

Existing Service -----  
Required Service -----  
Location -----  
Depth -----  
Special Requirement -----  
Common Drain -----

**Fee \$** -----

### **STORMWATER CONNECTION**

-----  
-----  
-----  
-----  
-----  
-----

**Fee \$** -----

**FEE**



### **B : WATER CONNECTION**

Existing Service -----  
Distance from L/Boundary ----- Height above Datum -----  
Distance: Main to Boundary -----  
Boundary to Land -----  
Required Service -----  
Meter -----

**FEE \$** -----

### **C : PLUMBING**

No. Fittings	3	2	1	2	2	2	2	Others
W.Cs.	-----	-----	Baths	-----	Basins	-----	Sinks	-----
Showers	-----	-----	Tubs	-----	-----	-----	-----	-----

Total Values -----  
Supply Pipe Sizes ----- P.V.C.  Copper  Gal. Iron   
Backflow Prev. -----  
Other Fittings -----  
Estimated Value -----

**Plumbing Fee** -----

### DRAINAGE

Existing ----- Required -----  
Fittings Required -----  
Common Drain -----  
Septic Tank -----  
Stormwater -----  
Estimated Value -----

**Drainage Fee** -----

**Total Estimated Value P. & D. \$** -----

**FEE \$** -----

### **D : VEHICULAR CROSSINGS**

Type of Footpath ----- Condition -----  
Kerb & Channel -----  
Existing Crossing ----- Inst. No. -----  
New Crossing ----- Position -----  
Strengthen Path Sq.Yds. ----- Level at Boundary -----

**STREET WORKS FEE**

**DEPOSIT DAMAGE FEE**

**REMARKS : CORRESPONDENCE : AGREEMENTS**  
**SPECIFIC REQUIREMENTS**

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

*J. Carson Edwards*  
Approved

Not Approved

*A. H. H.*  
Approved

Not Approved

*B. J. P.*  
Approved

Not Approved

*B. J. P.*  
Approved

Not Approved

*B. J. P. 7/2/89*  
Approved

Not Approved

**E : HEALTH & BY-LAWS**

492/83

Areas \_\_\_\_\_  
 Light \_\_\_\_\_  
 Ventilation \_\_\_\_\_  
 Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Approved \_\_\_\_\_

Not Approved \_\_\_\_\_

**F : DANGEROUS GOODS**

Domestic or Commercial \_\_\_\_\_  
 Storage Capacity & Location \_\_\_\_\_  
 Licence Required \_\_\_\_\_ Yes/No \_\_\_\_\_

Approved \_\_\_\_\_

Not Approved \_\_\_\_\_

**G : BUILDING**

Remarks:

*Plan Rev'd to be Previous to Compay  
 with Chapter 5 Clause 5.42.2*

## FEES:

Bldg. \$1750.00 21.00

Water Bldg. \_\_\_\_\_

B.R.L. \_\_\_\_\_

TOTAL \$21.00

Building Inspector \_\_\_\_\_

Approved *189 32.82*

Not Approved \_\_\_\_\_

Specification: \_\_\_\_\_

Structural Engineer \_\_\_\_\_

Approved \_\_\_\_\_

Not Approved \_\_\_\_\_

Fire Service \_\_\_\_\_

Recommended \_\_\_\_\_

Not Recommended \_\_\_\_\_

PERMIT NO.

10931

Approved \_\_\_\_\_

Not Approved \_\_\_\_\_

APPROVING ENGINEER

*K. Mulligan*  
 Approved \_\_\_\_\_  
 Not Approved *9/2/82*

No. 33

Sec.

Lot.

78 D.P. 12531

Address

RIVERSDALE DRIVE

## DRAINAGE AND PLUMBING REGISTER

OWNER

ADDRESS

BUILDER

PLUMBER

DRAINLAYER

R REYNOLDS

W J CLELAND & Sons LTD

~~R. A. K. REYNOLDS~~

J. E. Kelly "

NATURE OF WORK

DRAIN TESTED 10/4/84

FALL AND DESCRIPTION Good fall and cover.

1/50/84

PERMITS

~~2273~~  
2436

PLUMBING

600.00

DRAINAGE

400.00

VALUE

\$1000.00

DWELLING

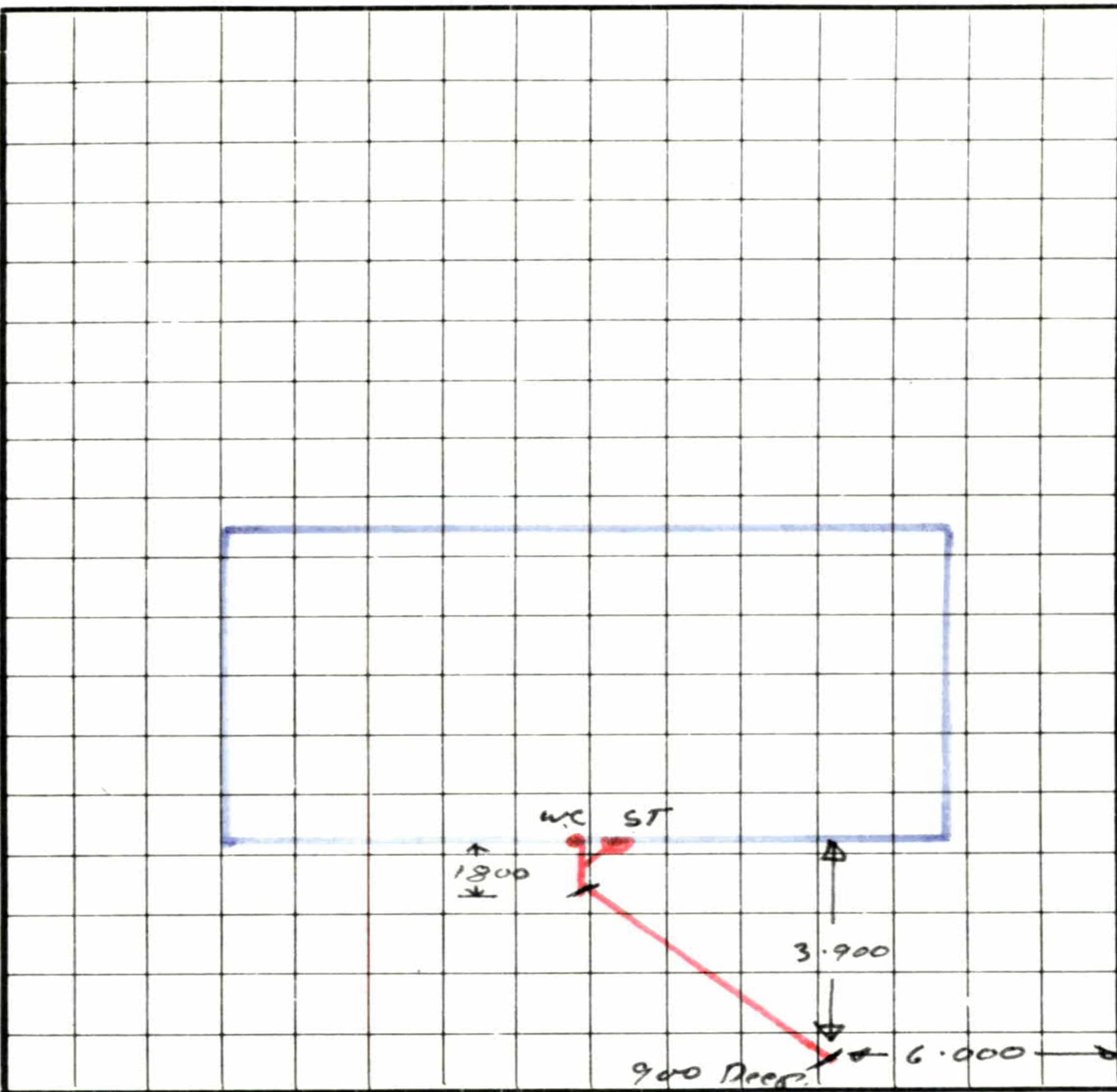
PLUMBING PASSED 18/5/84

Thos.

Thos.

Inspector.

## DRAINAGE PLAN



**FRONTAGE**

33 Riversdale Drive

Masterprint 8958

best  
move.

## **darrell paterson**

OWNER & SALESPERSON

□ 027 493 7134  
✉ darrell@bestmove.co.nz  
🌐 bestmove.co.nz

## **riley blair**

SALES ASSOCIATE TO DARRELL PATERSON

□ 027 441 6308  
✉ riley@bestmove.co.nz  
🌐 bestmove.co.nz