

STATEMENT OF PASSING OVER INFORMATION

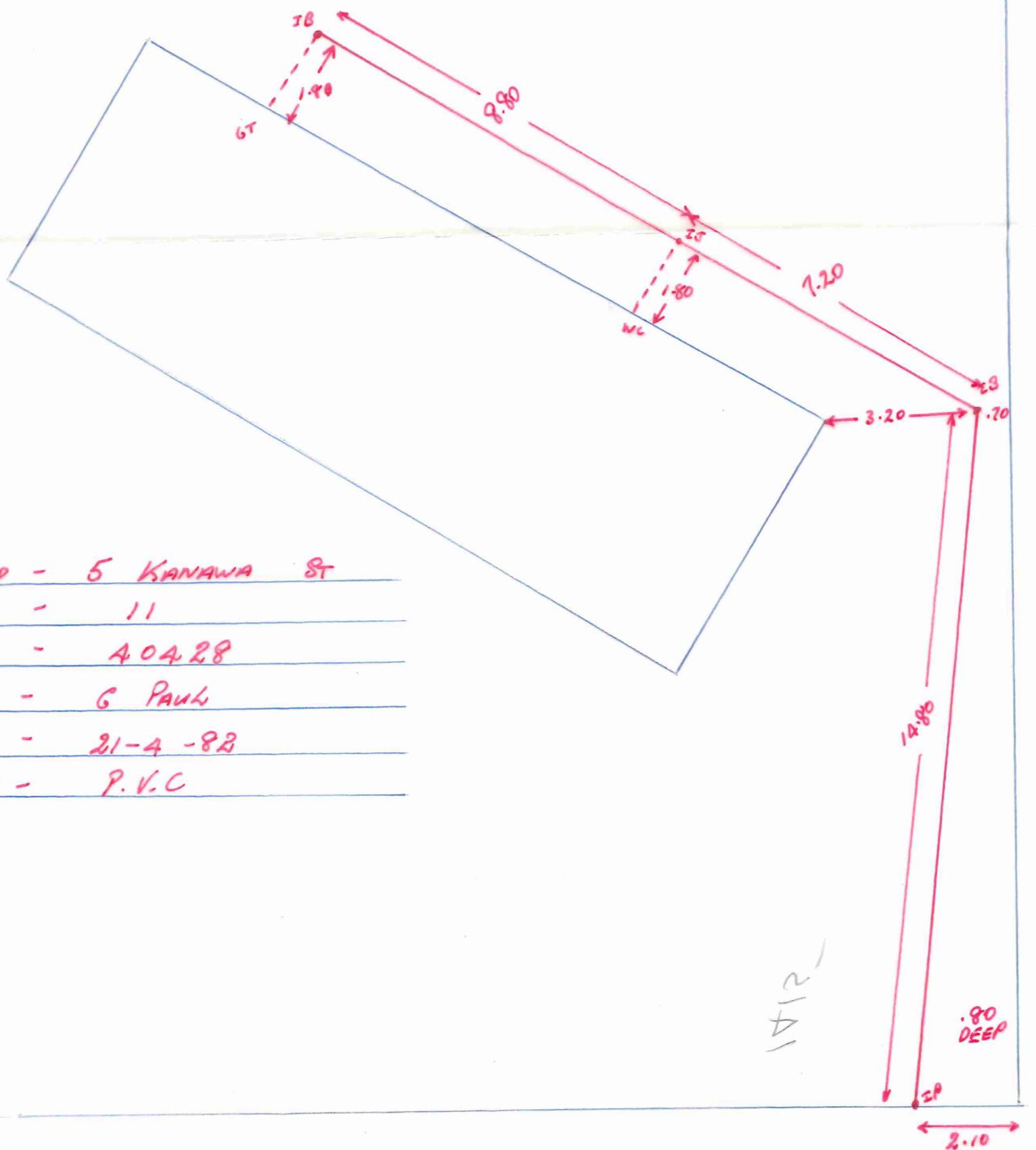
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We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.



SOLD ON KĀPITI
real estate



ROAD - 5 KANAWA ST
 LOT - 11
 DP - 40428
 D/W - G PAUL
 DATE - 21-4-82
 PIPE - P.V.C

WAIKANAE DISTRICT COMMUNITY PLAN OF ALLOTMENT - PROPOSED DRAINAGE LAYOUT

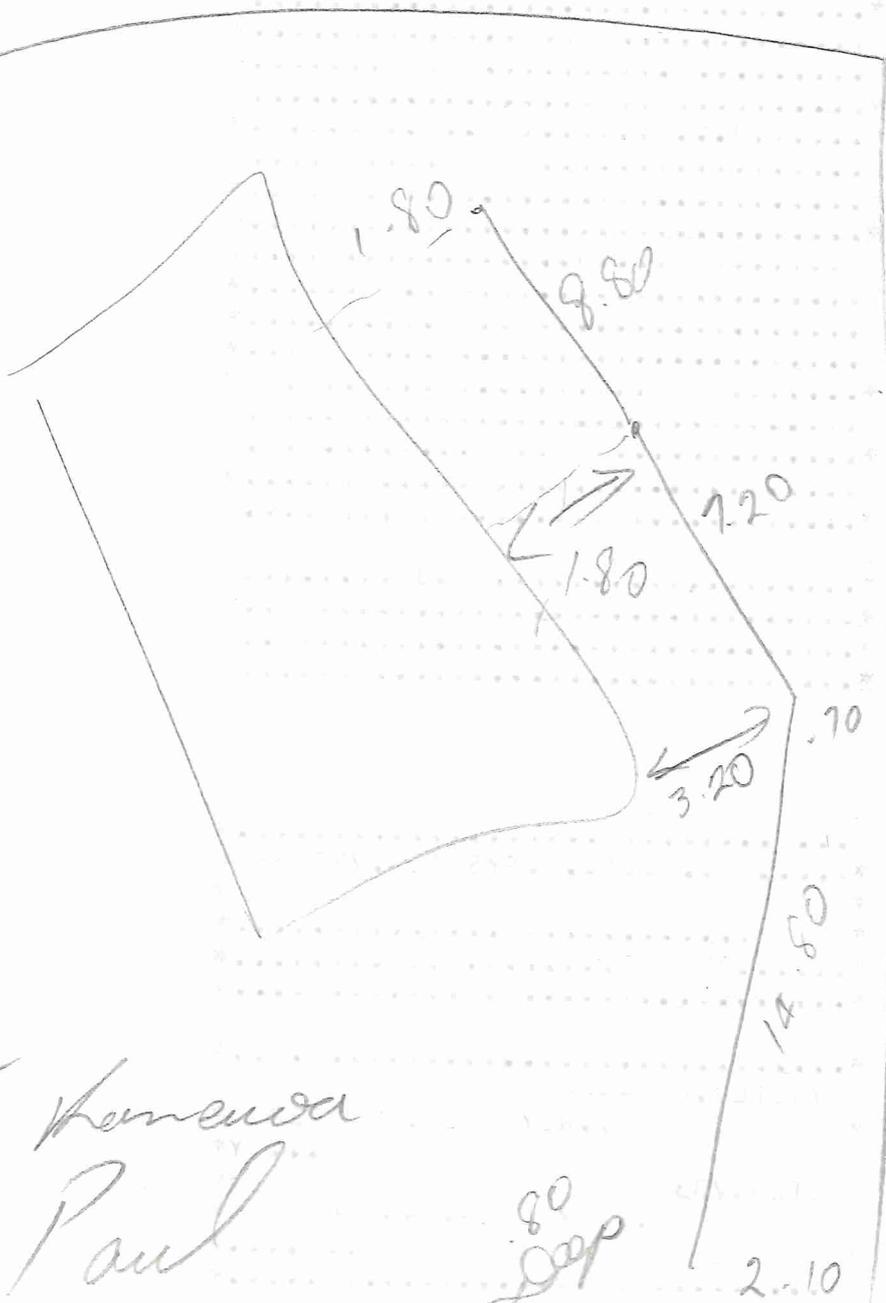
Showing existing buildings and drainage layout and proposed drainage layout to the sewer
scale 1-100.

Boundary Lines to be shown thus: 

Frontage to 5.4m Road



KAWIWA ST.



E. Hernandez
 G. Paul
 21-4-82

80 DEP

Our Reference:

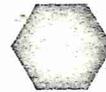
No. 73/1429

Date:

8 June 1973

Enquiries to:

Your Reference:



Ministry of Works

New Zealand

BUILDING PROJECTS AUTHORITY

Head Office, Vogel Bldg, Aitken St,

12-150
Box 120 Wellington North.

59-989
Telephone

I.E. Copeland Ltd.,
P.O. Box 8,
WAIKANAE.

CERTIFICATE OF REGISTRATION OF PROPOSED PRIVATE BUILDING PROJECT

1. In accordance with the provisions of the Economic Stabilisation (Building Registration and Construction) Regulations 1970 and Amendment No.1, the following construction work, according to details supplied by you has been registered:

- (a) Name of owner and address: As above
- (b) Type of construction work Flats
(e.g. factory, office, etc).....
- (c) Location of the work Kanawa St., Waikanae
- (d) Name of local authority in whose district the work will be carried out Horowhenua County Council
- (e) Estimated cost of the work \$21,000.00
- (f) Estimated date of commencement of the work June 1973
- (g) Estimated date of completion of the work November 1973

2. This Certificate of Registration must be attached to your application to the local authority for the issue of the building permit.

3. This Certificate is valid for three months after the date specified in (f) above. If construction work is abandoned or a permit is not uplifted within three months, registration shall lapse.

4. The local authority will complete, detach, and return the following information to me after the building permit has been issued.

for *Marjorie Gales*
Building Projects Authority

JOB 33.

SPECIFICATION

For Mr I E Copeland
of _____
at Karawa St., Waikanae Lot 11 D.P. 34090

Built by

J. E. Copeland

Home Building Specialist

Real Estate Agent

SUMMARY OF CONSTRUCTION

Foundations	Concrete	
Exterior	Split block	Aluminium windows
Roof	Decramastic	
Interior Linings	Gib. Board.	
Ceilings	Gib. Board.	

INTRODUCTION

This specification is to serve as an understanding between the Owner and the Contractor and all Sub-Contractors who will be working and supplying materials in the construction of the building as indicated on attached plan. The Contractor will carry out the whole of the building in an honourable and tradesmanlike manner. All materials shall be the best of their respective kind, and all workmanship shall be of the highest standard.

The Minimum Standard: Shall meet the requirements of the State Advances Corporation, and the N.Z.S.S. Codes relating to concrete, masonry, bricks, reinforcement, cement, chimneys and timber.

Insurances: All Builders' Risk, Workers' Compensation and Fire and Earthquake Insurances shall be taken out for full insurable values.

The Contractor: Shall supply all labour and materials for the expeditious completion of the Contract, obtain all permits, arrange inspections and pay all charges in connection therewith.

The Contractor shall be responsible for:—

- (a) Ascertaining the nature and extent of the work.
- (b) Preparing plans and specifications.
- (c) Protecting adjoining and private properties.
- (d) Measuring and allowing for the necessary site excavation.
- (e) Setting out all work accurately.
- (f) Protecting all finishing work and making good any damage.

The Contractor: And his Sub-Contractors shall see that all tools and equipment are removed at the completion of the job. Rubbish and debris created by each

trade shall be removed by that trade, and the building shall be left in a clean and tidy state. All timber which is twisted or cracked, packing cases and off-cuts which are left on the site shall be stacked neatly at the back of the section.

Interpretation: The drawings and specifications shall be read together and workmanship and materials indicated in one and not in the other, notwithstanding, shall be carried out as if they were shown in both. Figured dimensions shall be taken in preference to scale, and detail drawings shall supersede those of small scale. Items stated in schedule at back of specification shall supersede items mentioned in general specification.

Maintenance: The period of maintenance shall be 30 days from the date of completion of the building, or such earlier date as the Owner may take possession.

Extras and Alterations: Any extras or alterations which the Owner may wish to have incorporated in the building after the Contract Documents have been signed, must be ordered in writing to the Contractor and the extra cost of such items (if any) shall be paid into the Contractor's office. The Contractor shall not proceed with any alterations until the above requirements have been met.

Payments and Possession: Progress payments shall be paid to the Building Contractor during the construction of the house according to the Agreement between the Contractor and the Owner as set out in separate Agreement. The owner shall not be entitled to take possession until all moneys are paid as set out in Agreement.

FOUNDATIONS

Setting Out of House: House shall be set out according to site plan which is attached to the main plans. All boundary pegs shall be established by foreman in charge of construction of the job before any setting out work shall begin. Lot No. on survey peg shall be checked with Lot No. marked on plan and specification. Check and recheck distances of boundaries to proposed siting of house.

Boxing: Shall be strong, well braced and all measurements checked before any concrete is poured.

Concrete Work: Shall conform to the New Zealand Standard Specification Chapter 6.1: 1964 and the State Advances Corporation of New Zealand. All concrete placed fresh and well tempered particularly under vent boxes and similar obstructions. All concrete work to be covered in frosty weather on the day of pouring.

Foundations, Footings and Steel: Excavate footings 10" wide to solid bearing with a minimum depth below ground level of 12". Foundation wall to be 5" thick except for Brick, Concrete Block and Summerhill Stone Veneer, which shall be 6" thick. The minimum clearance between the underside of the lowest sleeper and the ground is 13". Reinforce footings with two $\frac{1}{2}$ " mild steel rods and foundation wall with one $\frac{3}{8}$ " mild steel rod lapped 40 diameters. Steel shall be firmly tied in place with tie wire before concrete is poured. Foundation walls exceeding 3' in height shall be reinforced with $\frac{3}{8}$ " mild steel rods at 15" centres, walls 6' and over, the width shall be increased to 6"; details are to be shown on plan of all walls exceeding 3'. Foundation footing to be continuous and not broken at garage opening. Fix holding down bolts or $\frac{3}{8}$ " steel rods 2' from corners and not more than 5' centres. Provide for 12" x 6" crimp wire or

concrete vents 2' from each corner and at a maximum of 4' 6" centres. Foundations for chimneys, incinerators and space heaters must be cast with the foundation and provide a concrete hearth full width and not less than 16" deep. Foundations for stucco exterior to have 3" x 2" rebate around top of foundation.

Piles: Shall be 8" x 8" with 12" x 12" footings taken down to solid bearing with a maximum height of 4' 6". Piles exceeding 3' in height shall be reinforced with one $\frac{1}{2}$ " M.S. full-length rod. Provide two No. 8 wire ties bedded 6" in concrete, spacing shall not exceed 4' 6" centres. All piles shall be plumb and in straight rows.

Porches and Terraces: All porch floors shall be concrete not less than 4" thick reinforced with H.R.C. 665 mesh or equivalent if over 24 sq. ft. Slabs are to be kept to a minimum of 3" below exterior sheathing. Terraces as above over hard fill or supported on 4" bearing walls. Form concrete upstands at walls around all porches, terraces and steps.

Joining Timber to Concrete: Where foundations are stepped more than 2' for basement or anywhere where timber is to join in a vertical position against concrete, fix in $\frac{1}{2}$ " x 8" bolts at not more than 2' centres, thus eliminating any movement between concrete work and timber framing. All boxing shall be stripped, including all cardboard pile cartons. Check the whole of the foundation, including all piles, with Cowley Level before and woodwork is commenced. Any discrepancies in level shall be packed with Heart or Treated Fillets, full surface of bearing, before any woodwork is started. (Packing with dampcourse more than 3/16" is not accepted.)

CARPENTER

Timber: To comply with normal grading, dressed where exposed. All framing timber to be reasonably dry. All flooring, joinery and finishing timbers to be kiln dried or thoroughly seasoned and to be protected. All framing timbers up to and including floor and all exterior timbers to be hard quality or timber treated by an approved process.

All Timber: To be separated from concrete and brick work with three-ply bituminous dampcourse.

Bottom Plates: 4" x 2" on solid bearing. Sleepers 4" x 3" on edge. Timbers to be in long lengths with joints over solid bearing. Floor joists 5" x 2" or 4" x 2" at 18" centres. Gauge level with joints over bearing and double joists under bearing partitions. Joists over basement to be as follows: — 8" x 2" up to 10' 6" span, 10" x 2" up to 13' 6" span, 12" x 2" up to 16' span. Fix 2" x 2" herringbone or solid strutting to all joists 8' and over in rows, maximum 6' centres.

Studs: Basement jack studs 4" x 2" nailed to plates and braced. Ordinary exterior wall and bearing partition studs 4" x 2" at 18" centres nailed through plates. Plates in long lengths, halved at angles. Three studs at all partition intersections and two studs at angles with three blocks spaced evenly and nailed with at least six 4" nails per block. Lintels over openings to be as follows:—

4" x 2" to 3', 4" x 3" up to 4', two 4" x 2" up to 6' 6", two 6" x 2" up to 9', two 8" x 2" up to 11', two 10" x 2" up to 13', two 12" x 2" over 13' span. Trimmer studs double 4" x 2". Dwangs to suit linings and ceilings. Minimum 2" x 2" at 24" centres. All walls and partitions to be braced at approximately 45 degrees. All wall braces 6" x 1" checked wherever possible, or 4" x 2" cut in. Exterior walls and bearing partitions braced both ways when exceeding 20'. Other partitions single braced alternative ways.

Flooring: Particle board or 4" x 1", tongue and grooved, treated rimu, treated dressed A grade pine, treated birch or treated Corsican pine, to be laid in fine weather and clamped very tight and double nailed in long lengths. A maximum of five boards to be laid at one time. Nails to be in straight lines, ends of timber to be drilled if necessary to prevent splitting, ends of flooring to be joined under partitions wherever possible, butt joints to be scattered and nails punched. Thoroughly cover the whole of the floor with approved weather prime according to recommendations of manufacturer to protect the floor from moisture and sun. At the completion of the job, sand all floors to standard builders' finish, unless specified otherwise in Schedule at back of specification.

Wall Framing: Fix all bracing wherever possible before frame is erected. When frame has been stood, nail bottom plate with 4" nails at a minimum of 18" centres through flooring to solid. Straighten all bottom plates and check all rooms for square and parallel. All top plates to be straightened, thoroughly braced and held straight while ceiling joists are fixed and roof is pitched.

Ceiling Joists: 4" x 2" ceiling joists and 18" centres, free of shakes and large knots. Fix one ceiling runner where joist span exceeds 8' and two runners where joist span exceeds 12'. Runners as follows: 4" x 2" up to 8', 6" x 2" up to 10', 8" x 2" up to 12', 10" x 2" up to 16', 12" x 2" up to 20'.

Roof Framing: Frame roof with 6" x 1" ridge, hip and valleys 8" x 1" gutter boards; 4" x 2" rafters and 18" centres for tiled roof, and 2' 6" centres for iron roof. Collar ties 6" x 1" at 6' centres, under purlins 4" x 2" at 8' centres on edge with 4" x 2" struts at 6' centres. For iron roofs fix 4" x 1½" or 3" x 2" purlins at maximum of 2' 6" centres.

Eave Bearers: To be 3" x 1½" maximum centres, 2' 6". Fascia in long lengths with mitred angles and bevelled joints. Line underside of eaves with 3/16" asbestos sheets. Where roof overhang exceeds 2' 6" put in a dressed 4" x 1" behind fascia around perimeter of the building to give extra strength.

Dwangs: All dwangs shall be securely fixed with a minimum of three 2½" nails at each end. Fix 4" x 2" dwangs on their flat around perimeter of all cupboard units in kitchen, including the ceiling, around laundry and bathroom cabinet, and around top of cabinets to ensure firm fixing of flashings or splashboards. Dwang outside edge and top of open fire surround. Securely dwang all other places where nailing of fittings, etc., will be necessary. Normal dwangs on all walls and ceilings. Dwangs on ceilings not to exceed 27" centres.

Fitting of Window Frames: All window frames shall be secured by nailing through facings into stud with 3" nails and also nailing through styles of windows with 4" nails not more than 2' apart into opening stud. Windows to be securely wedged at the position of the 4" style nailing, and also special shaped wedges under all sills directly under styles or mullions wherever possible, and at a maximum of 3' centres. All window frames to be fitted with sill trays at either end. Windows to be level and to line through. Care should be taken to ensure that frames are fitted square so that sashes will open freely without excessive refitting.

Hanging of Doors: All door frames shall be strongly wedged with at least three sets of packers to each stile or jamb. Jambs or frames shall be secured by nailing two 3" nails directly through stiles at level of wedges into stud. All door jambs shall be thoroughly sanded on all surfaces which are visible. Doors shall also be sanded thoroughly on clashing strip and back edge. Interior doors fitted with 3½" loose pin butts, exterior doors opening out shall be fitted with 3½" galvanised broad butt hinges. Doors shall be fitted with even penny width gaps and fitted tightly in the rebate to eliminate draughts, etc.

Priming: All exterior woodwork shall be primed thoroughly with a red lead primer before fixing or within 12 hours of fixing. All scribes or similar fittings shall be painted on back edge before fitting. Paint all exterior mitres and joints. Prime behind quarter-round and architraves, etc., fitted in shower room.

Asbestos Cement:

- (a) Asbestos cement shall conform to N.Z.S.S. 282:192 "Asbestos Cement Unreinforced Flat sheets and Corrugated Sheets". Cut sheets true and square and fix in line where indicated and in thicknesses indicated.
- (b) Wall sheets other than flat sheets shall be to profiles shown on drawings.
- (c) Fix $\frac{1}{4}$ " thick sheets with $2\frac{1}{2}$ " galvanised nails.
- (d) Fix $\frac{3}{16}$ " thick flat sheets under eaves with $1\frac{1}{2}$ " x 13 gauge galvanised flat head nails. Also at 12" centres around perimeter and in a vertical line in the centres of sheets wider than 12".

Interior Lining: Interior linings for walls and ceilings to be scheduled. Gibraltar board sheets to be fixed with $1\frac{1}{4}$ " x 14 gauge galvanised clouts, 6" centres on edges and 12" centres on all studs and dwangs. Wood corner beads at all external angles of walls. **Pinex Softboard:** Fix Pinex softboard with 1" small headed galvanised wall board nails. After positioning sheets, start nailing from centre and work out towards edges. Space the nails 8" apart on intermediate studs, joists and dwangs. **Pinex Hardboard:** Fix sheets from the centre of the sheet and work out to the edges, using 1" cadmium plated panel pins, nail at a slight angle and space every 4" on edges and 8" centres along all studs, noggings and joists. Keep nails $\frac{1}{2}$ " in from the edges of the sheets and drive flush with surface. All linings around rebated windows, door jambs and frames shall be nailed every 12" in the rebate, close in so that nail heads will be covered by architraves.

Interior Finishing: Interior finishing to be completed with mouldings in long lengths and mitred external angles. Fix skirtings, architraves, window sills, ceilings scotia and quarter round beads. Frame in bath front with toe space and line as for walls. Line recess and fix margins for switchboard with door.

Provide for access to sub floor and ceiling spaces. All external finishing timbers shall be machine dressed. All internal finishing timbers shall be machine dressed and thoroughly sanded free of all blemishes. All junctions of timbers shall be neatly made and nails punched below surface. The backs of internal finishing timbers shall be hollow run. Double bevelled architraves out of $1\frac{3}{4}'' \times \frac{7}{8}''$, or grooved $6'' \times 1\frac{1}{2}''$ door jambs, skirting out of $2'' \times \frac{7}{8}''$. Window boards shall be square dressed out of $3'' \times 1''$ finished flush with window stiles.

Nailing: Exterior scotia shall be fixed with $1\frac{1}{2}'' \times 14$ gauge nails, with nails at maximum of $6''$ centres. Interior scotia shall be fixed with $1\frac{3}{4}'' \times 14$ gauge nails alternately nailed on both edges with a maximum of $6''$ centres. Architraves shall be fixed with $1\frac{1}{2}'' \times 16$ gauge nails at $6''$ centres. Skirting shall be fixed with $1\frac{3}{4}'' \times 14$ gauge nails at $6''$ centres. Quarter round shall be fixed with $1\frac{1}{4}'' \times 16$ gauge nails at $6''$ centres. Nails generally shall be three times the length of the attached timber.

Shelving: Each wardrobe shall have $12'' \times 1''$ shelf fitted $5' 2''$ from floor with $\frac{1}{2}''$ pipe coat rail under. Drill hole and cut slot for pipe rail $\frac{7}{8}''$ in diameter. Second shelf $8'' \times 1''$ shall be fitted $5' 10''$ from the floor. Shelves shall be in one piece and shall be sanded. Fit shelves and leave loose until paperhanger has completed papering of wardrobes, after which they shall be firmly fixed. The linen cupboard shall have 5 full-width shelves neatly fitted and evenly spaced. Shelves shall be thoroughly sanded. The hot water cupboard shall have a minimum of four sets of slotted shelves, except where cylinder takes up the full width of the cupboard. In such case, two sets of shelves shall be placed above the cylinder. All shelves shall be beveled on top edges and sanded. No end grain battens, etc., shall be seen from the door opening, but shall be covered with D mould or similar small batten. Any removable panels which may be required to be moved at a later date, such as pelmets over sliding doors, etc., shall be secured with chrome screws and cups.

Hardware: All door locks and latches, window fasteners, cupboard knobs and draw pulls, toilet paper holder, coat hooks and sundry hardware shall be chromium plated. Fittings such as locks and latches shall be checked and oiled as they are fitted. All slots on screw heads shall be located the same way. All Whitco windows shall have two Chester or similar make of spit rail fasteners fitted on the side and near the bottom of each sash. All cupboard catches to be 1½" concave conical knobs with catches fitted inside. Wardrobe handles to be large Lincoln Turner Twin Line with nylon adjustable catches.

Scaffolding: On basement houses or on split-level houses, carpenters shall erect proper scaffolding free standing from the building and shall leave for the use of the plasterer and painter. The contractor shall be responsible for the dismantling of the scaffolding after he has finished with it, and shall leave it neatly stacked and cleaned for removal.

Checking and Cleaning Up: When all finishing is completed, the house shall be left in a complete state of readiness for the painter. Carpenter shall check the whole of the house for minor defects and shall clean up any finger marks, pencil marks, hammer marks, chips on joinery or bruises and marks which may have been caused during construction either by sub-contractors or carpenter, both in the interior and the exterior. Check all windows, doors and cupboards, making sure that there are sufficient gaps right around for paint work. Remove all rubbish and usable timber off the job.

Level out any heaps of soil which may be around the site. Sweep all floors, leave open fireplace, benches, tub, hand basin, bath, inside of cupboards, drawers and wardrobes, etc., clean. Make sure all finishing, hardware, shelves, etc., are in place. Leave temporary toilet and builders' power pole on the job until the painters are completed.

JOINERY

The Joiner: Shall be responsible for the supplying of the following: — All cupboard and shaving units, tub and hand basin cabinets, all door jambs and all exterior joinery, 2" x 1" scribes shall be supplied for weatherboard and weatherside houses.

Timber and Workmanship: All timber to be thoroughly seasoned, construction shall be of the highest trade practice. Exterior joinery shall be well primed before it is constructed.

Exterior Joinery: Shall be as shown on plan. All opening windows fitted neatly to eliminate as much draught as possible. Fix sashes to fit tight into window frame. Sill boards to be fitted to all frames in the joinery factory. Door sills to be cut out of 8" x 2" with rebate and weathergroove on all sills. Where doors open into room and there is a 5' or less overhang from the fascia to the outside face of the door, fit an approved weather seal. Exterior joinery shall be free of any chips and cracks, etc. All facings shall be well machined and free of noticeable machine marks. Frames, sill boards, sashes and doors shall be thoroughly sanded. Rebates shall come to within $\frac{3}{8}$ " of the inside face of frames. All rebates of sashes shall be primed. All joints and joins of base or basement doors shall be primed before construction.

Interior Joinery: Kitchen cupboards, tub and bathroom cabinets shall be strong and rigid. Where cupboard units depend on fixing to ceiling, special provision shall be made for strength and fixing. All doors and drawers shall be faced with hardboard. On safe unit provide removable slotted shelves for cleaning. Neatly fix gauze at top and bottom of safe for ventilation. Drill holes for screws for fixing sink top. Dovetail fronts of all drawers and shaving cabinet. All benches in kitchen to be formica, colours to be selected by owner. Sink in kitchen shall be stainless steel.

Door Jambs: Shall be thoroughly seasoned and thoroughly sanded on face and in rebate with coarse and then fine sandpaper, head checked on one side and jambs cut to length. On thick edge of jamb, rebate for lining. Rebate to come within $\frac{3}{8}$ " from the inside of jamb. Jamb shall be clean timber with light coloured grain.

Shelving: Shelves shall be full width except in wardrobes. Lengths of shelves shall be 2" longer than shown on plan, and one end shall be cut square. The other edge shall be cut and fitted by carpenter on the job. Shelves shall be sanded on one face and on one edge. Slats in linen cupboard shall be bevelled on both top edges, shelves in wardrobes shall be one 8" x 1" and 12" x 1" and 6" x 1" for coat hanger rail.

Glazing: Glass to be bedded, sprigged and puttied. Obscure glass in bathroom, toilet, pantry and sliding glass doors between dining room and lounge if marked on plan. Twenty-four ounce glass in all other windows up to 8 sq. ft. Thirty-two ounce up to 16 sq. ft. Larger sheets 7/32" drawn plate glass.

Interior Doors: Interior standard doors to be stock flush veneer.

ELECTRICIAN

All work to be completed and carried out in accordance with the New Zealand Electrical Wiring Regulations and the Local Electrical Supply Authority's By-laws. All materials to be first quality. Switches and plugs to be flush type with white plastic face plates and all cables to be CMA brand or similar. Instal service mains to switchboard. Fix switchboard in approved position and connect all fittings. Number of lights and points to be scheduled. Supply lamps of suitable wattage to all lights. Supply and connect element and thermostat for hot water cylinder. Supply and connect electric stove. See Schedule.

PAINTER AND PAPERHANGER

All Materials: First quality, complying with N.Z. Standard Specifications. Thoroughly sand down between coats to produce good class finish. Ensure paint seal between putty and glass. All colours to be selected by the Owner.

All Exterior Work: To be primed, stopped, undercoated and finish coated. Include all timber work, weatherboards, vertical boards, roughcast, windows, doors, fascia, spouting, eaves, porches, pipes and other sundries. All stucco work, chimneys and base to be finished with plastic paint. Undercoat to be cement based paint.

All Interior Work: To be stopped and all linings to be sealed with an approved fungicide.

Papering: Selected papers to be trimmed, cut straight and true, neatly and accurately hung and butted, with patterns matching.

Varnish All doors, architraves, skirting and sundry fittings in Lounge, Hall, Bedrooms and Dining Room, if Dining Room is combined with Lounge. Before varnishing, all finishing timber to be thoroughly checked for any chips, cracks and nail holes, etc., and puttied with putty accurately tinted to the colour of surrounding wood. Apply first two coats of clear varnish or resin. Sand down, apply third coat of clear high gloss varnish. Care should be taken to avoid getting varnish on locks and catches, etc.

Enamel: Walls, cupboards and cabinets in Kitchen, Laundry, W.C., Bathroom and Dinette if it is part of Kitchen room. All window frames and exterior sashes shall be enamelled. Care shall be taken to keep all Hardware, Bath, Hand Basin, Toilet, Tub, Benches and Terrace and Steps, etc., free of paint marks.

Ceilings: Stop all ceilings, nail holes and any other blemishes. All ceilings to have 3 coats of paint, including undercoat. High gloss enamel in Kitchen, Dining Room, Laundry, W.C. and Bathroom. Flat finish in other rooms.

Cleaning Up: Clean up all off-cuts of paper, empty tins or other waste material and move off the site. All paint shall be scraped off windows on completion. Floors shall be swept and house left in clean condition.

PLUMBER AND DRAINLAYER

By-laws: To be strictly complied with. All pipework to be concealed and neatly arranged. All work to be complete with all necessary stopcocks, etc.

Spouting: To be 5" quarter round, 24 gauge galvanised iron, with bracket supports at 3' centres. Downpipes to be 2½" diameter, 24 gauge galvanised iron.

All Flashings: To be accurately cut and machine bent and soldered. Flash and overflash at chimneys and at vents and pipes through roof. Flash elsewhere as necessary to leave all work watertight.

From Water Supply Source: Run GWI pipework to house. Pipework inside house to be copper with brass sleeve at pipe junction. Take ¾" service to hot water cylinder and bath and ½" service to sink, tub, washing machine, basin, WC and exterior hose tap.

Hot Water Cylinder: To be ³⁰40 gallon, of approved manufacture enclosed in 2" insulation in galvanised casing. Take expansion pipe through roof, with ¾" branch to bath and ½" to sink, tub, basin and washing machine. All pipework to be 19 gauge copper. Fix element and thermostat supplied by Electrician.

Where Separate Shower is shown on plan, shower base to be stainless steel. Low pressure into both hot and cold. Topliss or similar valve over shower. Fit 5' or 5' 6" cast iron or pressed steel enamelled bath. Hand basin and toilet to be porcelain. Tub in laundry, stainless steel with wooden cabinet under.

Taps: To be C.P. hot and cold with wall flanges and extensions where necessary.

Wastes: And vents to comply with regulations and By-law requirements.

All Drainlaying To comply with regulations and By-law requirements. Sewer drainage to be taken to Local Body sewer or to an approved septic tank as directed by the Local Authority. All work shall be to the complete satisfaction of the Inspectors.

PLASTERERS

Steps and Porch Floors: Concrete steps and slabs shall be as follows: — Immediately before applying plaster all concrete surfaces are to be well cleaned and soaked with clean water. Render and straighten with 3 to 1 cement and sand plaster not less than $\frac{5}{8}$ " thick and finish with wood float to a straight and even surface, and slightly round nosings to steps and weather treads $\frac{1}{4}$ " and floors 1 in 10.

ROOFER

Roofs: To be as indicated on drawing unless mentioned in Schedule.

Galvanised Iron Roofs: Fix 19 gauge 3" mesh roof netting covered with bituminous building paper lapped 4". Roofing shall be 26 gauge corrugated galvanised iron laid with one and a half corrugations side lap and 9" minimum end flap, fixed with 3" lead-head clouts. Valleys 18" girth, 24 gauge galvanised iron with folded edges. Ridging 18" minimum, 26 gauge galvanised iron, lead edged, dressed down into corrugations. Knock up bottoms of corrugations under ridging. Fix apex caps. All laps of roofing and accessories shall be primed on both edges before fixing. Roof shall be left perfectly watertight and birdproof on completion.

Nailing: Shall be 3" lead head. Sheets nailed in straight rows down ridging and along purlins. Nail sheets at bottom and joints on over sheets every second corrugation and under sheets every 2nd and 3rd corrugation alternatively, immediate purlins one nail on each edge and one nail in the centre of each over sheet.

Floor Sanding: Builder's finish in all rooms.

SCHEDULE

ROOF

.....

INSULATION

.....

JOINER

(a) Lining Interior

.....

(b) Cladding Exterior

.....

PAINTER

P.C. sum for wallpaper - - - - - \$2.00 per roll

.....

ELECTRICIAN

.....12..... Light Points

..... Two-way Light Points

.....8..... Heat Points

..... Panel Heaters

.....1..... T.V. Outlet

P.C. sum for Range - - - - - \$200

P.C. sum for Panel Heater - - - - -

.....

PLASTERER

.....
.....

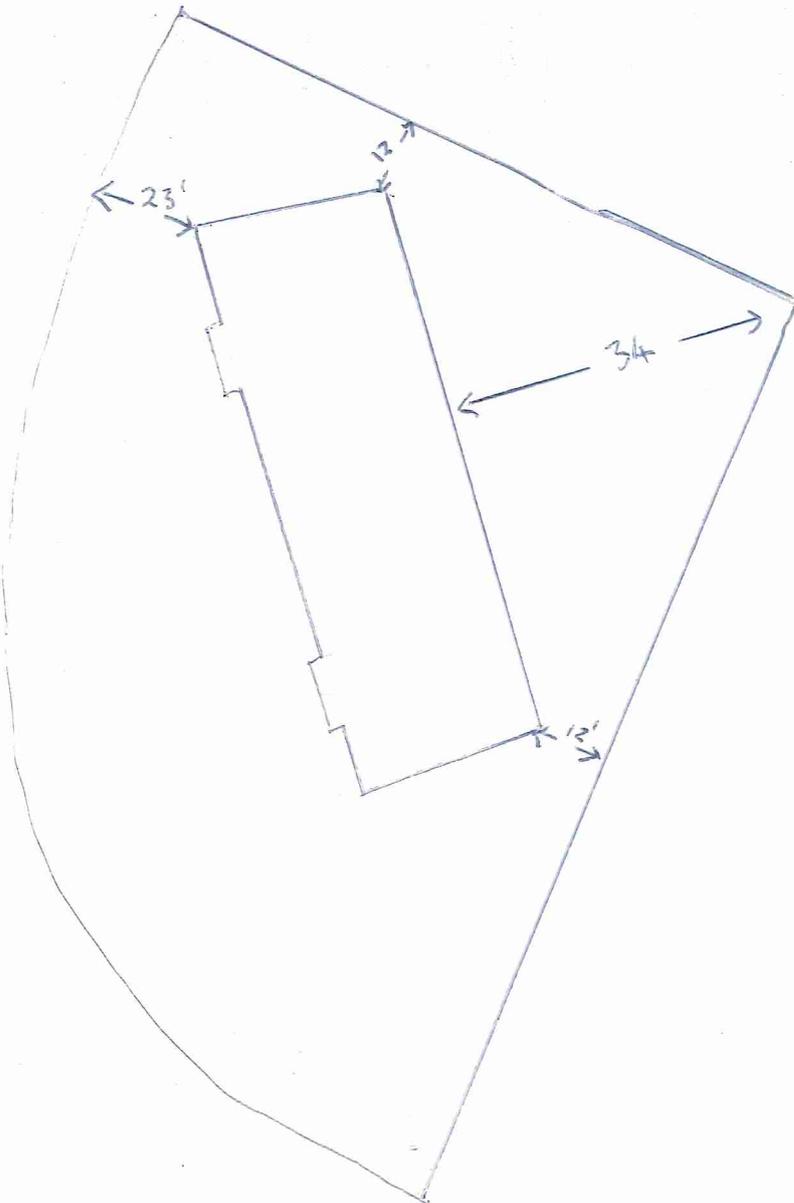
PLUMBER

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.....

I.E. COPELAND LIMITED.

JOB 33

NEW SITE PLAN FOR LOT 11, D.P. 34090
KANAWA STREET.



SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.

In any dispute as to value, the County Engineer shall have the absolute determination of the value of the proposed work or building.

ESTIMATED VALUE OF WORK		FEES	
Over	Not exceeding		
	\$20	\$20	\$0.50
	\$200	\$200	\$1.00
	\$400	\$400	\$2.00
	\$600	\$600	\$3.00
	\$800	\$800	\$4.00
	\$1,000	\$1,000	\$5.00
	\$1,200	\$1,200	\$6.00
	\$1,400	\$1,400	\$7.00
	\$1,600	\$1,600	\$8.00
	\$1,800	\$1,800	\$9.00
	\$2,000	\$2,000	\$10.00
	\$2,500	\$2,500	\$12.00
	\$3,000	\$3,000	\$14.00
	\$3,500	\$3,500	\$16.00
	\$4,000	\$4,000	\$18.00
	\$5,000	\$5,000	\$21.00
	\$6,000	\$6,000	\$24.00
	\$7,000	\$7,000	\$27.00
	\$8,000	\$8,000	\$30.00
	\$9,000	\$9,000	\$33.00
	\$10,000	\$10,000	\$36.00
	\$12,000	\$12,000	\$40.00
	\$14,000	\$14,000	\$44.00
	\$16,000	\$16,000	\$48.00
	\$18,000	\$18,000	\$52.00
	\$20,000	\$20,000	\$56.00
	\$25,000	\$25,000	\$64.00
	\$30,000	\$30,000	\$72.00
	\$35,000	\$35,000	\$80.00
	\$40,000	\$40,000	\$88.00
	\$50,000	\$50,000	\$98.00
	\$60,000	\$60,000	\$108.00
	\$70,000	\$70,000	\$118.00
	\$80,000	\$80,000	\$128.00
	\$90,000	\$90,000	\$138.00
	\$100,000	\$100,000	\$148.00
	\$120,000	\$120,000	\$158.00
	\$140,000	\$140,000	\$168.00
	\$160,000	\$160,000	\$178.00
	\$180,000	\$180,000	\$188.00
	\$200,000	\$200,000	\$198.00
	\$240,000	\$240,000	\$210.00
	\$280,000	\$280,000	\$220.00

For every \$40,000 or part thereof in excess of \$280,000 add additional fee of \$10.00.

FEES PAYABLE FOR SPECIAL DUTIES

- For inspection required in the case of proposed structural alterations before plans for approval \$1.00
- For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building \$0.50
- For inspecting old timber before re-using the same in a new building \$1.50
- For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid \$0.25

Horowhenua County Council

PERMIT No. 7519

F09964

LOCALITY Waikanae

DATE RECEIVED 18 : 5 : 73

DATE ISSUED 18 : 6 : 73

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME I. E. COPELAND

FOR OFFICE USE ONLY

REMARKS:

*OK for 30' radius 120' yard.
Provide footings (rebarbed where required) under bearing party walls where indicated.
Provide 27 sq. in vents through roof in windward passages where indicated.*

APPROVED
B. J. Todd
COUNTY ENGINEER
DATE 28-5-73

FPME

NOTE.—

1 All Plans and Specifications must be in ink.

HOROWHENUA COUNTY COUNCIL
NOTE
No interior linings to be fixed until completion and inspection of exterior veneer.

Valuation Book No. 1696/538/7/PT Date _____, 19__

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 Waikanae County Borough RIDING.

1. Type of Building: 2-Unit Apartment Dwelling
Dwellings, etc.; additions or alterations.

Particulars of Building: Foundations: Concrete Walls: Split Block Roof: Decorative
Total floor area: 1,900 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) Two o.r.o. flats.
Apartment House containing 2 units.

3. Allotment: Lot: 11 D.P.: 34090 Section: _____
Area 34.0 perches Block: _____ S.D. _____ Locality: Kanawa St.

4. Owner's Full Name IVAN EDWARD COPELAND
Address P.O. Box 8, Waikanae.

5. Previous Owner { If Section has been recently transferred } JOHN TREVUS ROLLS

6. Frontage (Length): 176 ft. Name of Street or Road Kanawa St.

7. Estimated Value of Building— \$ 18,560
Plumbing and Drainage— \$ 2,000 : Total \$ 20,560.

8. Fees \$ 56-00 : No. of Receipt 21843
See Scales of Fees on Back Page. F.P. \$60 - 21843
Bldg Per. Levy \$10-50 - 21844

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 I E Copeland **E. COPELAND LTD.** as BUILDER or OWNER.
P.O. BOX 8
WAIKANA E

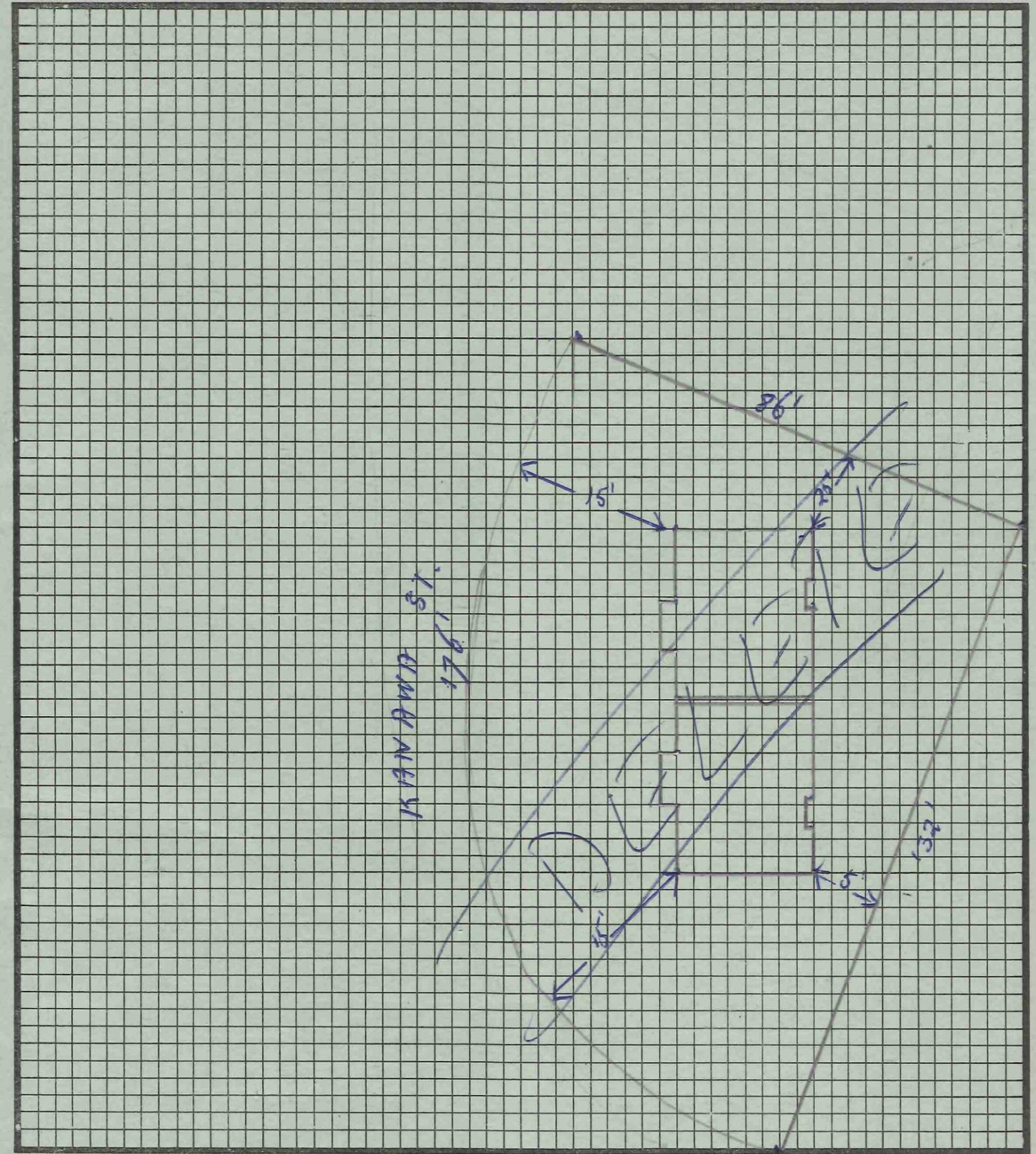
Address _____
Builder's Name and Address { If not the applicant }

PLAN OF ALLOTMENT

Showing position of proposed building on such allotment.
NOTE—Distances of each building from boundary lines must be clearly indicated.
(Scale: Two feet to a square.)

Boundary Lines to be shown thus: _____
Generally DWELLINGS must NOT be ERECTED within FIVE FEET of ADJOINING properties.

Frontage to Kanawa Road



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

WAIKANAE DISTRICT COMMUNITY PLAN OF ALLOTMENT - PROPOSED DRAINAGE LAYOUT

Showing existing buildings and drainage layout and proposed drainage layout to the sewer
scale 1-100.

Boundary Lines to be shown thus: - - - - -

Frontage to

5. Kaitiaki St
Common Drain

Road

GUY



Horowhenua County Council

PERMIT No. W1989

LOCALITY Hoikonae

DATE RECEIVED : : .

DATE ISSUED 18: 6: 73.

FEEs NOT TO BE PAID UNTIL REQUESTED BY OFFICE

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME I. E. COPELAND

FOR OFFICE USE ONLY

REMARKS:

6 KAWAIA ST.

SCALE OF PERMIT FEES

Estimated Value of Work:	Fee Payable:
Not exceeding \$100 \$1
Exceeding \$100 but not exceeding \$200 \$2
Exceeding \$200 but not exceeding \$300 \$3
Exceeding \$300 but not exceeding \$400 \$4
Exceeding \$400	\$4, plus \$1 for every \$200 or part thereof in excess of \$400.

APPROVED

B. Spald
COUNTY ENGINEER.

DATE 28-5-73

JMB

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

B.P. 7379.

Valuation Book No. Date, 19.....

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 Plumbing and drainage and installation of septic tanks

Allotment. Lot: 11 D.P.: 34090 Section: Area: 34.0 perches

Block: S.D.: Locality: Kanawa St. Waikanae.

Previous Owner { If Section has been recently transferred } John Trevis Rolls

Frontage (Length) 176 ft. (Name of Street or Road) Kanawa St.

Water Supply (Description) Town supply

Estimated Value of Plumbing Work \$ 1,400

Estimated Value of Septic Tank \$ 300

Estimated Value of Drainage Work \$ 300 Total \$2,000

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 \$ 12-00 Receipt No.: 21843

(For Scale of Fees see Back Page.)

Full Name and Address of Owner: I.E. Copeland

P.O. Box 8, Waikanae.

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 — 1/4 in to one foot.

(c) Specifications of work and materials to be used.

Plan showing drains should be drawn to scale of 1/4 in to foot for large premises — in DUPLICATE

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

Signature of Applicant: I. E. Copeland

I. E. COPELAND LTD.
P.O. BOX 8
WAIKANAЕ

Address:

Plumber's Name, Address, and Registered No. { If not the applicant. } W. Irion, 9 Iti Grove, Waikanae, No. 06122.

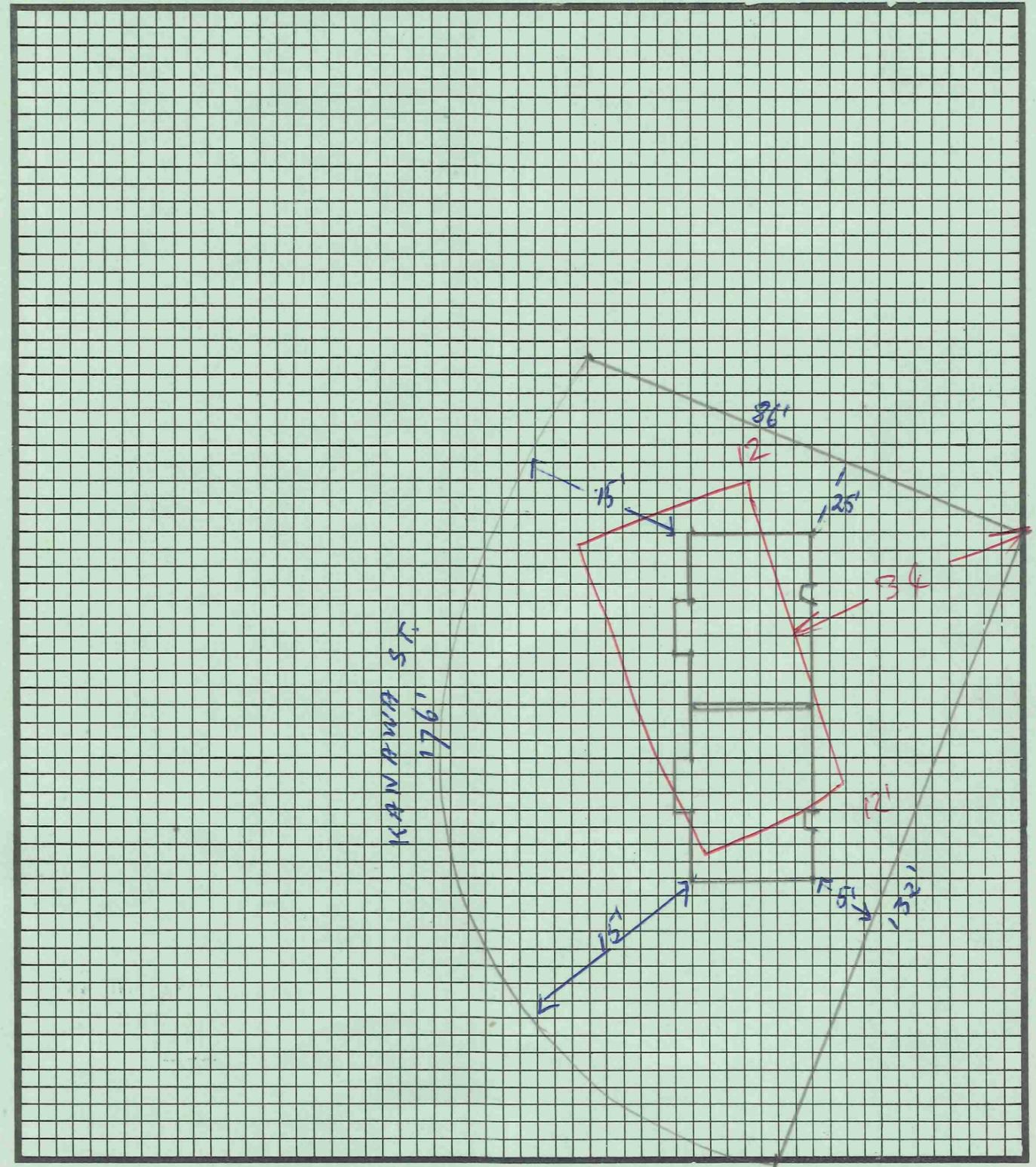
PLAN OF ALLOTMENT

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators, Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

Boundary Lines to be shown thus: — — — — —

WATER SUPPLY: Position to be shown of Well or Bore if within 100 feet.

Frontage to Road



1415

H.C.C./D.1

Horowhenua County Council

PERMIT No. 44961

LOCALITY Waikanae Sewer

DATE RECEIVED : : .

DATE ISSUED 15:4:82

FEEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME Shimmings

FOR OFFICE USE ONLY

REMARKS:

e/d TO COME

CHEQUE FOR GUY JOB
SHIMMINS JOB
SHELTON JOB

SCALE OF PERMIT FEES

Estimated Labour Value of Work:	Fee Payable:
Not exceeding \$50	\$6
In excess of \$50 but not exceeding \$75	\$9
In excess of \$75 but not exceeding \$100	\$12
In excess of \$100 but not exceeding \$200	\$18
In excess of \$200 but not exceeding \$300	\$24
In excess of \$300 but not exceeding \$400	\$30

Plus \$6 for every \$100 or part thereof in excess of \$400.

APPROVED

R. Jackson
COUNTY ENGINEER.

DATE 15-4-82

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

Valuation Book No.

Date, 19.....

PLAN OF ALLOTMENT

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators, Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

No Septic Tank or Effluent Drainage System may be installed within 3.3 metres of a dwelling or 1.5 metres of any boundary.

Boundary Lines to be shown thus: - - - - -

Frontage to Road

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 258,
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 *Sewer connection to main*

✓ Allotment. Lot: *FL A.T. 140335* D.P.: Section: Area:

Block: S.D.: Locality:

Previous Owner { If Section has been recently transferred }

Frontage (Length) (Name of Street or Road) *5 KANAWA ST*

Water Supply (Description)

Estimated Material Value of Plumbing Work \$

Estimated Labour Value of Plumbing Work \$

Estimated Material Value of Drainage Work \$ *364*

Estimated Labour Value of Drainage Work \$ *200* Total \$ *564*

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1978 and Amendments.

Permit Fee Based on Labour Value \$ *18* Receipt No.: *pt 12430*

Water Connection Fee \$ Receipt No.:

✓ Full Name and Address of Owner: *Jemima Cecilia Shimmings*
5 Kanawa St Waikanae

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. For a sewer connection, complete enclosed carbonised form.
- (b) Specifications of work materials to be used.
Plan showing drain should be drawn to scale of 1-100.
Stormwater drains should be shown (if any) in dotted lines.

✓ Signature of Applicant: *Jc Shimmings*

Address *5 Kanawa Street Waikanae*

Craftsman Plumber's Signature, Address, and Registered No.

Registered Drainlayer's Signature, Address, and Registered No. *Paul 104438 Levin*
06118

HOROWHENUA COUNTY COUNCIL

WAIKANAЕ DISTRICT COMMUNITY

PERMIT FOR A PLUMBER OR DRAINLAYER TO CARRY OUT PLUMBING OR DRAINAGE WORK

Mr G. Boul
P.O. Box 438

Levin (a licensed plumber or drainlayer), is hereby authorised to carry out the work described herein, and as set forth in the plan deposited with me, on the premises owned (or occupied) by

Mr J. C. Stimmings and situated in 5 Karaka Street Street (or Road), Waikanae being described as Plot 1 DP 40335

Description of work: Connect to sewer

Estimated Value of work excluding materials:

Estimated Cost \$ 200-00

Permit Fee \$ 18-00

Receipt No. pt 12430

Connection Fee \$ -

TOTAL \$ 18-00

Such work is to be carried out in strict accordance with the Plumbing and Drainage Regulations 1978 and Horowhenua County Council By-Law No. 9, and shall be completed on or before the

day of 19.....

Date 19-4-82

County Engineer

This permit is issued subject to:

HOROWHENUA COUNTY COUNCIL WAIKANAЕ DISTRICT COMMUNITY Notice of Completion of Work and Request for Inspection

To: The Health Inspector,
Horowhenua County Council
LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at

..... Street/Road, owned by Mr the plumbing/drainage

works specified in Permit No., issued on 19....., and I do hereby request that such works should be inspected.

Dated this day of 19.....

Plumber/Drainlayer

Address of Plumber:

FOR OFFICE USE ONLY

The works above referred to in Permit No.

I HEREBY CERTIFY that the work has been examined and found satisfactory.

Date: 19.....

Inspector

