

move.

council records

**25a saxton road
vogeltown**

Statement of Passing Over:

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



Natural Source

Treatment Plant

Pumpstation

Storage Unit

Hydrant

Manhole

Alert Valve

Air Valve

Non-Return Valve

Standard Valve

Manifold Valve

Backflow

Meter

Restricted Flow

Wellup

Inlet

Outlet

Soakhole

End Point

Node

Misc Point

Trunk

Rise

Main

Lateral

Open Drain

Stream

Overland Flow Path

Misc Polygon

Proposed Bund and Ponding Areas

Storm Water Mgmt Plan

Yellow = Privately Owned

Grey = Out of Service/Closed

Stormwater

Water Supply

Waste Water



PLANS

BC16/121090

Prepared by:

JR

Disclaimer:
Proposed levels and location of retaining walls
are indicative only.
Check all dimensions, levels and cadastral
information on site.

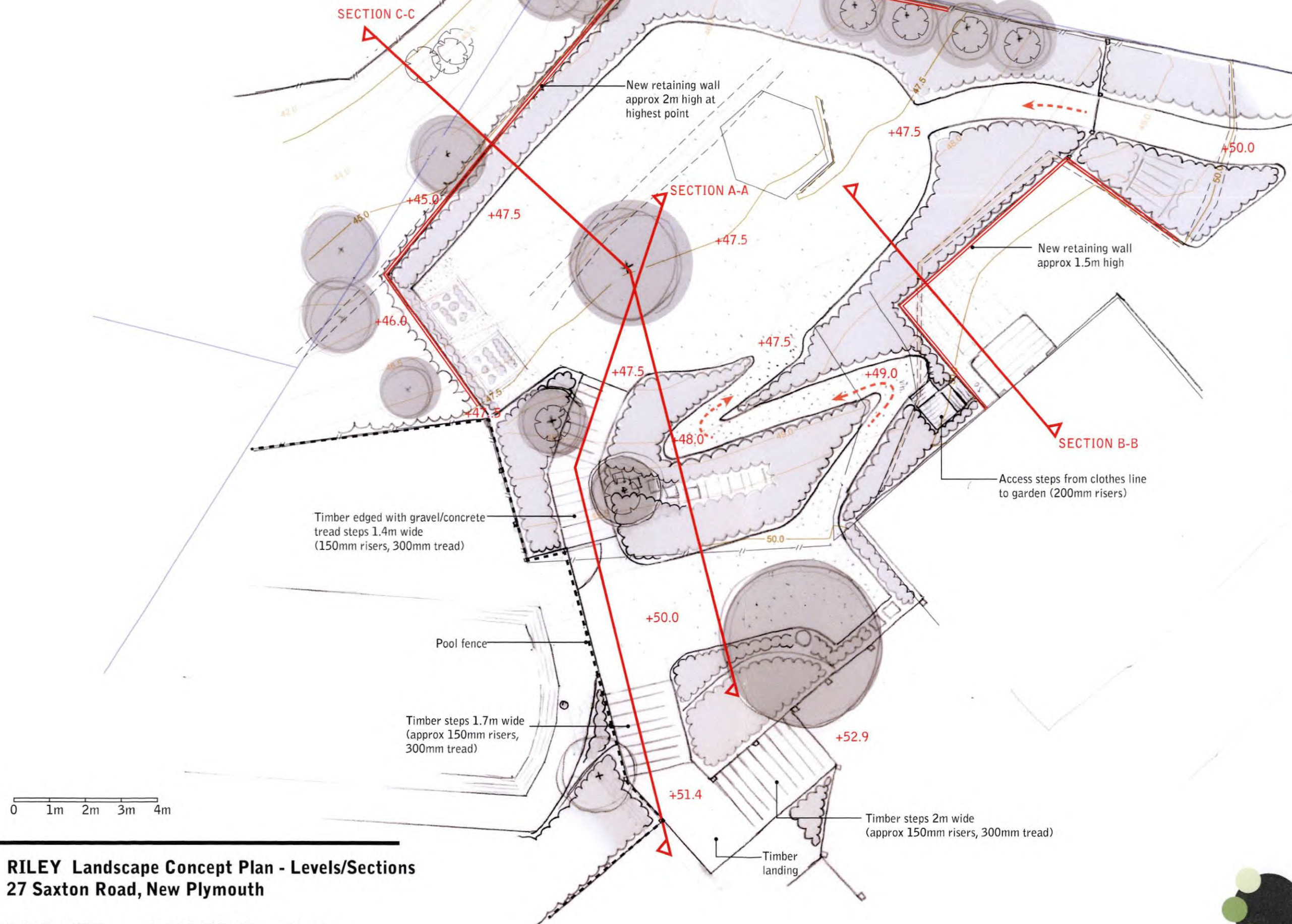


RILEY Landscape Concept Plan **27 Saxton Road, New Plymouth**

Date: Nov 2016 Scale:1:100@A3 Rev: 1

Alice Arnold BDes LArch (Hons)
Landscape Architect
027 460 3219

Disclaimer:
Proposed levels and location of retaining walls
are indicative only.
Check all dimensions, levels and cadastral
information on site.



NPDC Approved for
13 JAN 2017
Building Consent

RILEY Landscape Concept Plan - Levels/Sections **27 Saxton Road, New Plymouth**

Date: Nov 2016

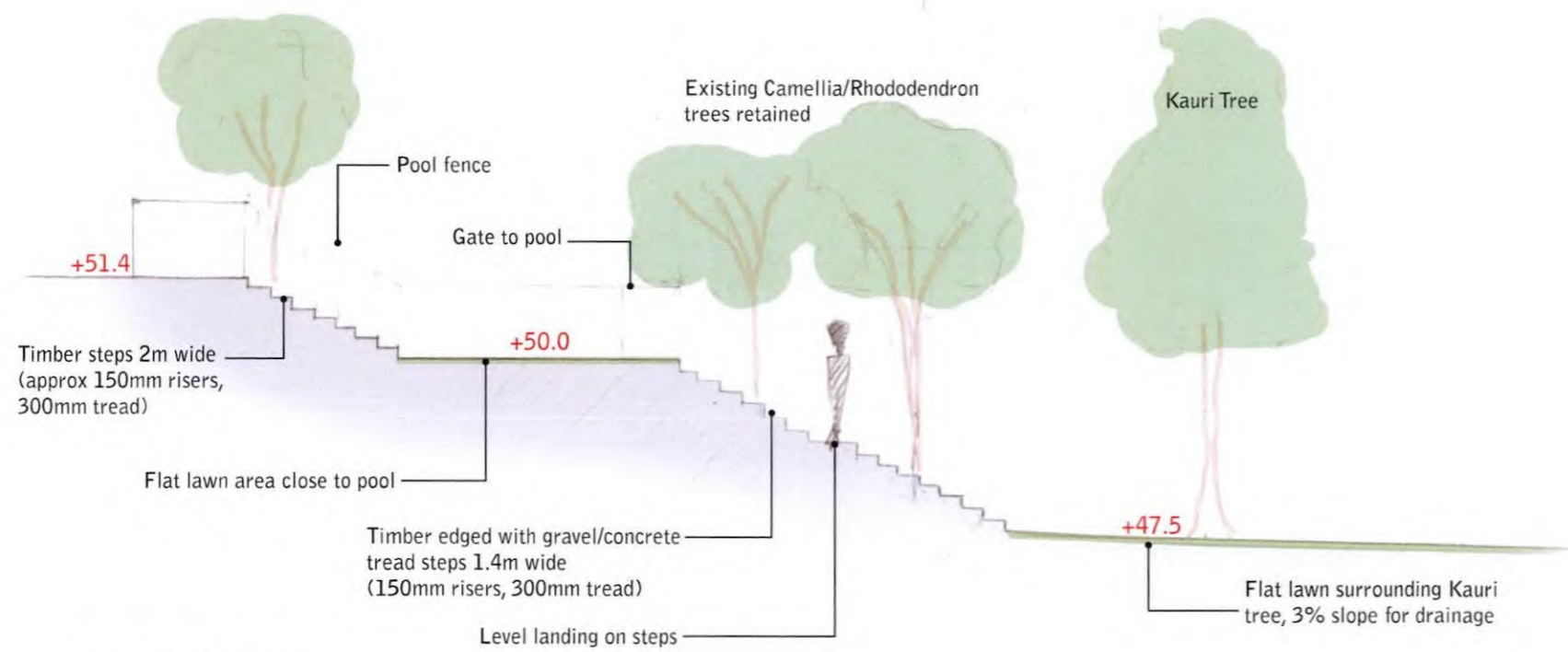
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Rev: 1

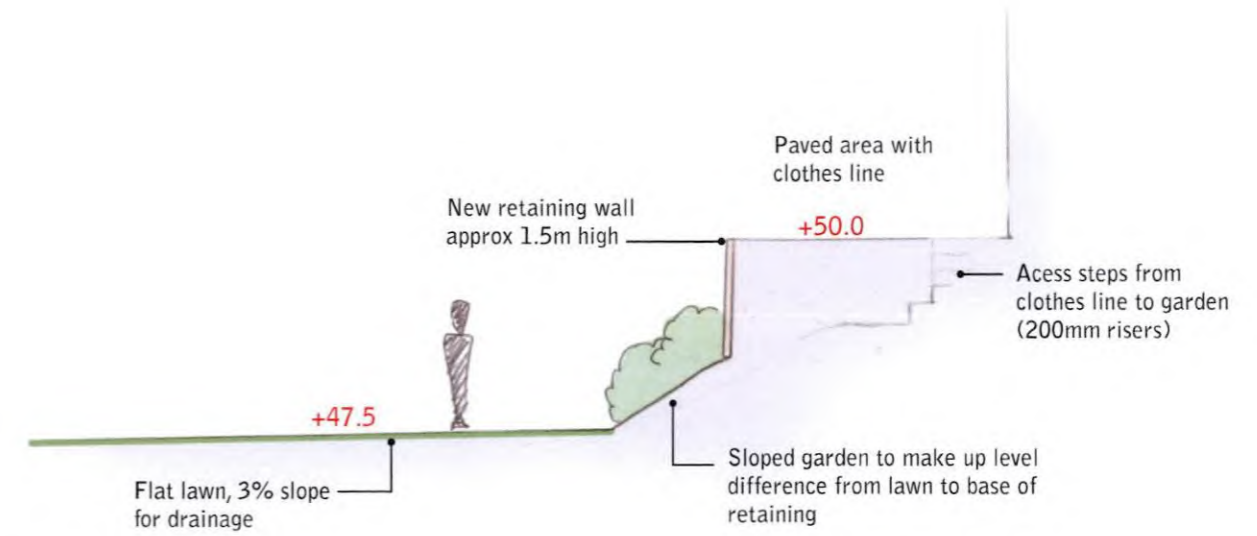


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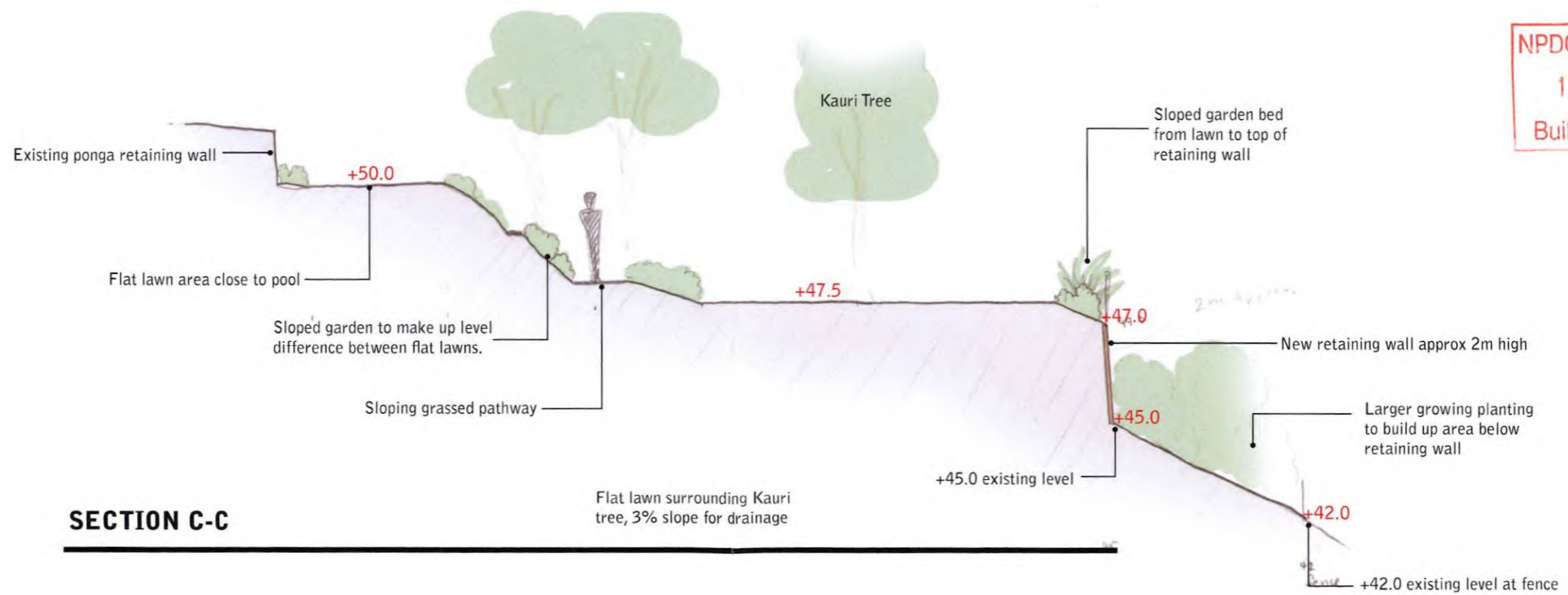
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SECTION A -A



SECTION B-B



NPDC Approved for
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Building Consent

0 1m 2m 3m 4m

SECTION C-C

RILEY Landscape Indicative Sections 1
27 Saxton Road, New Plymouth

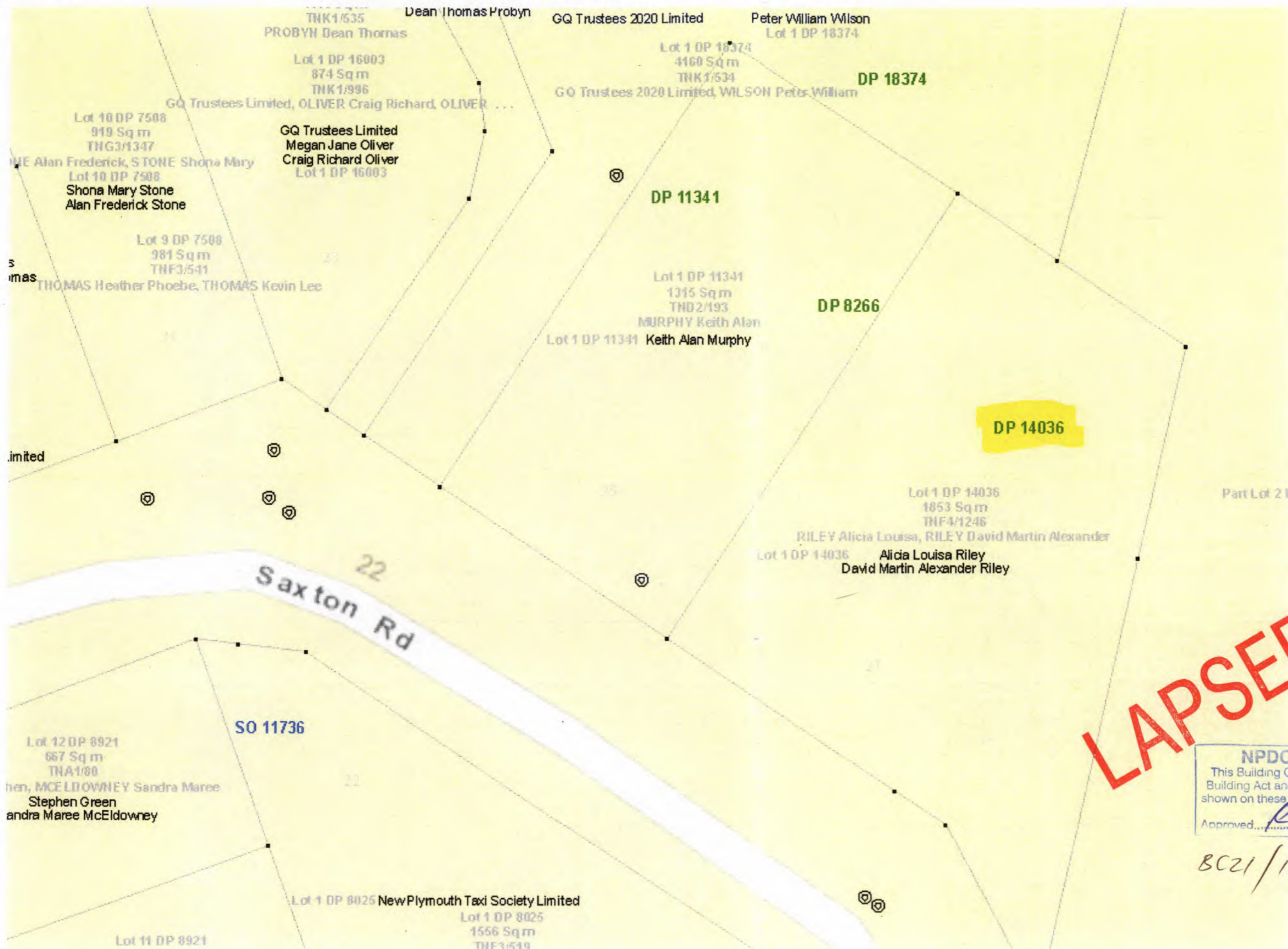
Date: Nov 2016 Scale:1:100@A3 Rev: 1



Alice Arnold BDes LArch (Hons)
Landscape Architect
027 460 3219

LAPSED
PLANS

BC21/129117



NPDC Approved for
12 DEC 2022
Building Consent

LAPSED

NPDC OFFICE COPY
This Building Consent is approved under the Building Act and is limited to new work only as shown on these plans and related specifications
Approved... *RAW* Date 12-12-22

BC21/129117 16-8-21



Lot 1 DP
11341

Lot 1 DP
14036

Approved for
Building Consent
12 DEC 2022

25

27

24

26



View D

View A

Boundary

Aa

NPDC Approved for
12 DEC 2022
Building Consent

Da

Ba

B

View C

Lot 1 DP
14036

PLANS

BC23/132110

RILEY ALTERATIONS

27 SAXTON ROAD, NEW PLYMOUTH

ARCHITECTURAL DRAWING INDEX

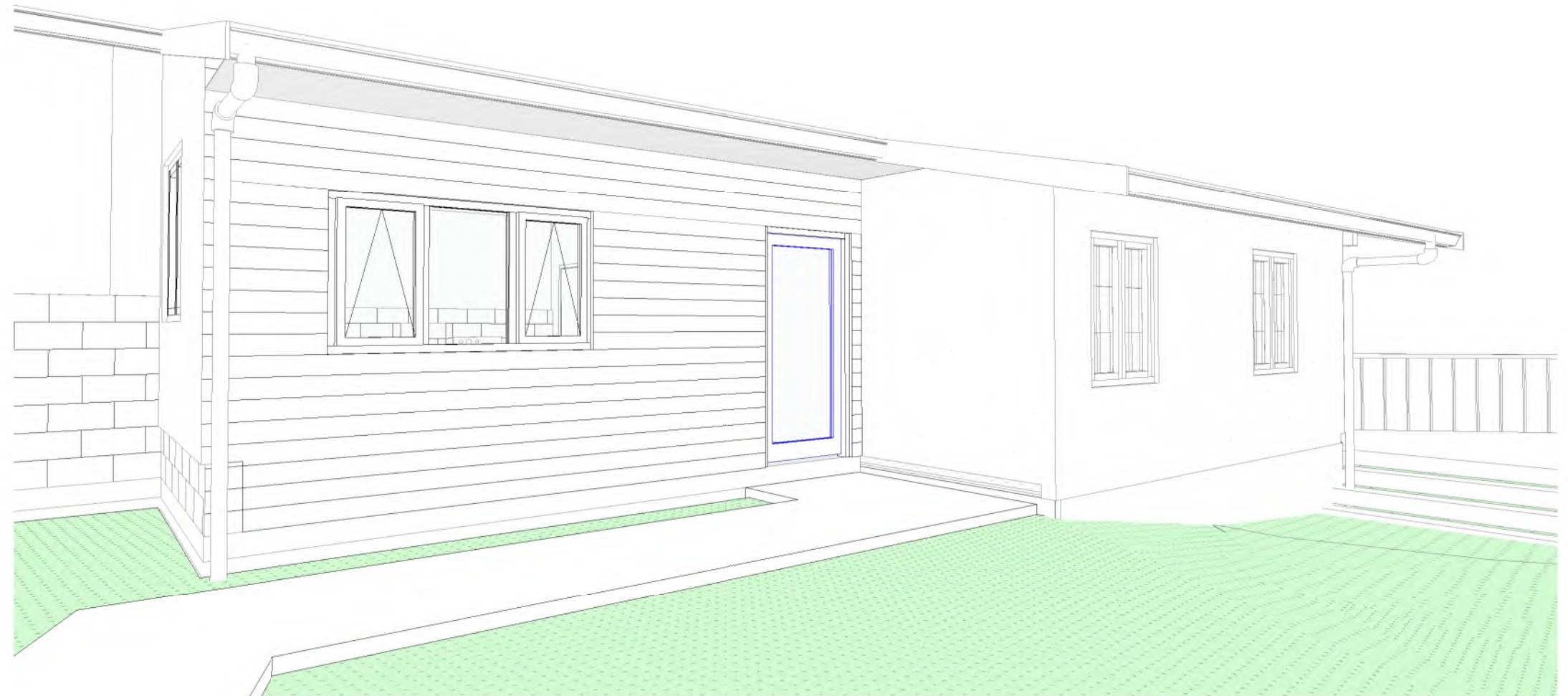
A0-1	CONSTRUCTION NOTES
A1-1	LOCATION + SITE PLAN
A2-1	EXISTING & PROPOSED PLAN
A2-2	PLUMBING PLAN
A3-1	ELEVATIONS - EXISTING & PROPOSED
A4-1	SECTION AA - EXISTING & PROPOSED
A5-1	CONSTRUCTION DETAILS I
A5-2	CONSTRUCTION DETAILS II

NPDC SITE COPY

This Building Consent is approved under the Building Act and is limited to new work only as shown on these plans and related specifications

Approved: Greg Dunlop Date: 6/11/2023

The Building Consent Documents are to be available on site to Council Officers at all times



ISSUED FOR:

BUILDING CONSENT

09/10/2023

3081

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GENERAL NOTES

ALL CONSTRUCTION SHALL COMPLY WITH NZS 3604:2011 UNLESS NOTED OTHERWISE.

ALL TIMBER AND WOOD BASED PRODUCTS SHALL COMPLY WITH NZS 3602:2003.

ALUMINIUM JOINERY SHALL COMPLY WITH NZS 4211:2008.

GLAZING SHALL COMPLY WITH NZS 4223: PART 3:2016.

DURABILITY TO MEET NZS 3604 SECTION 4

ALL MATERIALS TO BE INSTALLED IN ACCORDANCE TO MANUFACTURERS SPECIFICATIONS.

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE BUILDING ACT 2004 AND BUILDING REGULATIONS 1992.

CONTRACTORS ARE REQUIRED TO COMPLY WITH THE BUILDING ACT 2004 AND THE HEALTH AND SAFETY AT WORK ACT 2015 INCLUDING ALL THE CURRENT AMENDMENTS, TOGETHER WITH ANY REASONABLE REQUIREMENTS BY THE OWNER AND THE ARCHITECT.

CONTRACTOR TO PROVIDE BARRIERS, SIGNAGE AND SCAFFOLDING TO COMPLY WITH NZBC F5 AND WORKSAFE.

SLIP RESISTANCE RATING OF TRAFFICABLE SURFACES TO COMPLY WITH NZBC D1.

THE BUILDER SHALL HAVE A COPY NZS 3604:2011 AND ALL DRAWINGS AND SPECIFICATIONS ON SITE AT ALL TIMES.

THE BUILDER SHALL ONLY WORK FROM THE CONSENT DOCUMENTS APPROVED BY THE LOCAL TERRITORIAL AUTHORITY.

THE BUILDER MUST OBTAIN ACCEPTANCE FROM THE LOCAL TERRITORIAL AUTHORITY FOR ANY VARIATIONS TO PLANS AND CONSTRUCTION DETAILS

THIS PROJECT CONTAINS ELEMENTS DESIGNED BY A STRUCTURAL ENGINEER. THE BUILDER IS REQUIRED TO ENSURE THE ENGINEER INSPECTS THE WORK THEY HAVE DESIGNED AND PROVIDE THE TERRITORIAL AUTHORITY WITH WRITTEN EVIDENCE OF THE INSPECTION. - ALL STEEL BEAMS AND COLUMNS TO HAVE HOLES @ 800 CRS FOR BOLTING TIMBER MEMBERS

THE BUILDER SHALL OBTAIN FINAL CODE OF COMPLIANCE FROM TERRITORIAL AUTHORITY ON COMPLETION OF PROJECT.

THE MAIN CONTRACTOR (THE PCBU INTENDING TO CARRY OUT THE WORK) IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF ASBESTOS OR ACM ON SITE. THE PCBU MUST ASSUME ASBESTOS IS PRESENT, UNLESS, THERE IS REASONABLE GROUNDS TO SUGGEST OTHERWISE. ALL ASBESTOS TO BE DISTURBED BY THE PROPOSED WORK MUST BE IDENTIFIED AND SO FAR AS REASONABLY PRACTICABLE, REMOVED BEFORE CONSTRUCTION STARTS.

TIMBER TREATMENT

BUILDING ELEMENT & TREATMENT

H1.2 - EXTERIOR & INTERIOR WALL FRAMING AND PARAPETS
- ENCLOSED FRAMING WITHIN SKILLION ROOFS
- SUBFLOOR FRAMING

H3.1 - TIMBER CAVITY BATTENS, PRE PRIMED FASCIA BOARDS

H3.2 - UNROOFED DECKING AND EXTERNAL STAIRS, HANDRAILS AND BALUSTRADES, EXTERIOR BEAM, EXTERIOR POSTS

H4 - RETAINING WALLS - HORIZONTAL MEMBERS

H5 - PILES AND OTHER STRUCTURAL IN GROUND MATERIAL

NOTES

TREATMENT LEVELS SPECIFIED ARE THE MINIMUM TREATMENT LEVEL. HIGHER LEVELS MAY BE USED IN ANY SITUATION. THIS TABLE IS A SUMMARY OF THE REQUIREMENTS ONLY. REFER TO NZS 3602: 2003 FOR SPECIFIC BUILDING COMPONENTS AND RELEVANT LEVEL OF TREATMENT REQUIRED "IF ANY

DURABILITY NOTES (ZONE C & B)

CLOSED & ROOF SPACES	
WIREDOGS & BOLTS	HOT DIPPED GALV.
NAILPLATES & BRACKETS	GALV.
NAILS, SCREWS & OTHER FIXINGS **	MILD STEEL
SHELTERED *	
NAILS & SCREWS **	GALV.
PILE CONNECTIONS & SUBFLOOR CONNECTIONS WITHIN 600mm OF GROUND	STAINLESS STEEL
ALL OTHER STRUCTURAL FIXINGS	HOT DIPPED GALV.

EXPOSED	
NAILS & SCREWS **	GALV.
FABRICATED BRACKETS	HOT DIP GALV. WITH 5mm MIN STEEL THICKNESS
ALL OTHER STRUCTURAL FIXINGS	STAINLESS STEEL
(*) SUBFLOOR SPACES ARE DEEMED TO BE EXPOSED IF VENTILATION EXCEEDS 7000mm ² /m ²	
(**) NAILS & SCREWS MUST BE STAINLESS STEEL WHERE:	
<ul style="list-style-type: none">• PILES ARE WITHIN 600mm OF THE GROUND• FIXING PLATES AND BRACKETS ARE SS.	

MATERIAL AND PROTECTION FOR ALL FASTENINGS & FIXINGS SHALL COMPLY WITH SECTION 4 OF NZS 3604:2011

TYPE 304 STAINLESS STEEL COMPLIES WITH NZ BUILDING CODE BUT MAY HAVE SURFACE RUST. TYPE 316 STAINLESS STEEL MAY BE USED WHERE APPEARANCE IS A CONSIDERATION. THIS EXCEEDS NZ BUILDING CODE REQUIREMENTS. ALL GALVANIZING WEIGHTS TO STEEL SHALL BE AS GIVEN IN NZS 3604:2011 - TABLE 4.2

ENERGY EFFICIENCY

TO MEET NZBC H1 AS1

CLIMATE ZONE	ZONE 2
CONSTRUCTION	NON-SOLID
ROOF	TIMBER TRUSSES
WALLS	90mm FRAMING
FLOOR	CONCRETE SLAB ON GRADE
GLAZING TYPE	DOUBLE GLAZED

SCHEDULE METHOD R-VALUES

(MINIMUM CONSTRUCTION R-VALUES)

ZONE 2	MIN R-VALUE	ACTUAL R-VALUE
ROOF	R6.6	N/A
WALLS	R2.0	2.4
FLOORS	R1.5	N/A
GLAZING	R0.37	R0.46

CONSTRUCTION NOTES

ALL CONSTRUCTION SHALL COMPLY WITH NZS 3604:2011 UNLESS NOTED OTHERWISE

ALL WALL FRAMING TIMBER TO BE 90x45mm SG8 FRAMING GRADE AT 600crs UNLESS NOTED OTHERWISE. NOGS TO BE 800crs.

DOUBLE 45mm TOP PLATE, TYP, WIDTH TO MATCH STUD SIZE.

DPC BETWEEN ALL TIMBER, STEEL AND CONCRETE CONNECTIONS

ALL BUILT UP MEMBERS TO BE NAILED IN ACCORDANCE WITH NZS 3604 2.4.4.7.

WALL FRAMING FIXING

STUDS TO BOTTOM PLATES
3/90x3.15 END NAILS (OR 4/75x3.06 SKEW NAILS)

STUDS TO TOP PLATES
2/90x3.15 END NAILS + MITEK STUDLOK

BOTTOM PLATES TO CONCRETE SLAB
EXTERNAL & INTERNAL BRACING WALLS - M10 x 140 BOWMAC BLUE HEAD ANCHOR SCREW & WASHER @ 900crs MAX (600 CRS MAX WHEN USING MASONRY HEADER BLOCKS) WITH 55 MIN. EDGE COVER

INTERNAL WALLS -
1/90x3.7mm POWDER POWERED PINS WITH WASHER @ 600crs.

GLAZING NOTES

ALL DOORS & WINDOWS ARE VIEWED FROM THE EXTERIOR. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE PROPOSED ELEVATIONS.

WINDOW CONTRACTOR TO SUPPLY SHOP DRAWINGS TO CONFIRM ALL BUILDING DETAILS PRIOR CONSTRUCTION.

ALL WINDOW & DOOR DIMENSIONS SHOWN ARE FINISHED SIZE UNLESS OTHERWISE NOTED. CONTRACTOR TO ALLOW INSTALLATION CLEARANCES.

ALL ALUMINIUM TO BE POWDER COAT FINISH UNLESS OTHERWISE NOTED. ALUMINIUM JOINERY SHALL COMPLY WITH NZS 4211 & NZS 3504.

ALL INTERNAL DOOR HINGES TO MATCH SELECTED DOOR HARDWARE UNLESS STATED OTHERWISE.

SUPPLY & INSTALL ALL NECESSARY HARDWARE. NEW DOOR HARDWARE HEIGHT TO MATCH EXISTING.

SUPPLY ALL FIXINGS, FLASHING ANGLES, & SEALANTS AS DETAILED AND AS NECESSARY TO WATERPROOF THE INSTALLATION.

SITE MEASURE PRIOR TO MANUFACTURE.

GLASS THICKNESS TO BE DETERMINED BY GLAZIER. ALL GLAZING TO COMPLY WITH ALL PARTS OF NZS 4223 CODE OF PRACTICE FOR GLAZING IN BUILDINGS.

GRADE A SAFETY GLAZING TO:
FULL HEIGHTS WINDOWS
DOORS
SIDE LIGHTS
BATHROOM GLAZING
WINDOWS LESS THAN 800mm ABOVE FLOOR LEVEL

PROVIDE PRIVACY GLASS TO ALL SANITARY FACILITIES AS PER NZBC G1.3.2(d).

WALLS & INSULATION

EXTERNAL TIMBER WALLS & THERMAL INSULATION
90x45mm H1.2 SG8 TIMBER FRAMED WALL. STUDS @ 600crs, NOGS @ 800crs. C/W 90mm R2.4 INSULATION.

NOTE: ALL WALL INSULATION TO RUN TO UNDERSIDE OF ROOF

WALL CLADDING

RUSTICATED TIMBER WEATHERBOARD
RUSTICATED TIMBER WEATHERBOARDS (PROFILE TO MATCH EXISTING) ON 20mm CAVITY OVER SELECTED FLEXIBLE BUILDING UNDERLAY

EXTERNAL WINDOWS & DOORS

WINDOW & DOOR JOINERY
POWDERCOATED ALUMINIUM RESIDENTIAL R0.46 THERMAL HEART WINDOW & DOOR JOINERY. DOUBLE GLAZED, ARGON FILLED IGU WITH LOW-E GLASS.

WALL LININGS

GIB STANDARD
10mm GIB STANDARD PLASTERBOARD WITH LEVEL 4, PAINT FINISH.

INSULATION

WALL INSULATION
R2.4 90mm EARTHWOOL WALL INSULATION

MISCELLANEOUS

WATERPROOFING
SCHOMBURG AQUAFIN-IC CRYSTALLINE WATERPROOFING SLURRY (DISTRIBUTED BY EQUUS). APPLY TO EXISTING GARAGE SLAB AND INTERNAL FACE OF EXISTING MASONRY RETAINING WALLS TO WATERPROOF FROM EXTERNAL MOISTURE

REV

DATE

DESCRIPTION



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PROJECT NAME
RILEY ALTERATIONS
27 SAXTON ROAD, NEW PLYMOUTH

DRAWING NAME
CONSTRUCTION NOTES

DRAWN

CHECKED

LB

SF

DATE

09/10/2023

JOB CODE

3081

SCALE A1

1 : 50

SCALE A3

1:(A1*2)

DRAWING NO.

A0-1

REVISION

VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE FROM THIS DRAWING. COPYRIGHT OF THIS DRAWING REMAINS WITH THE ARCHITECT

BUILDING CONSENT

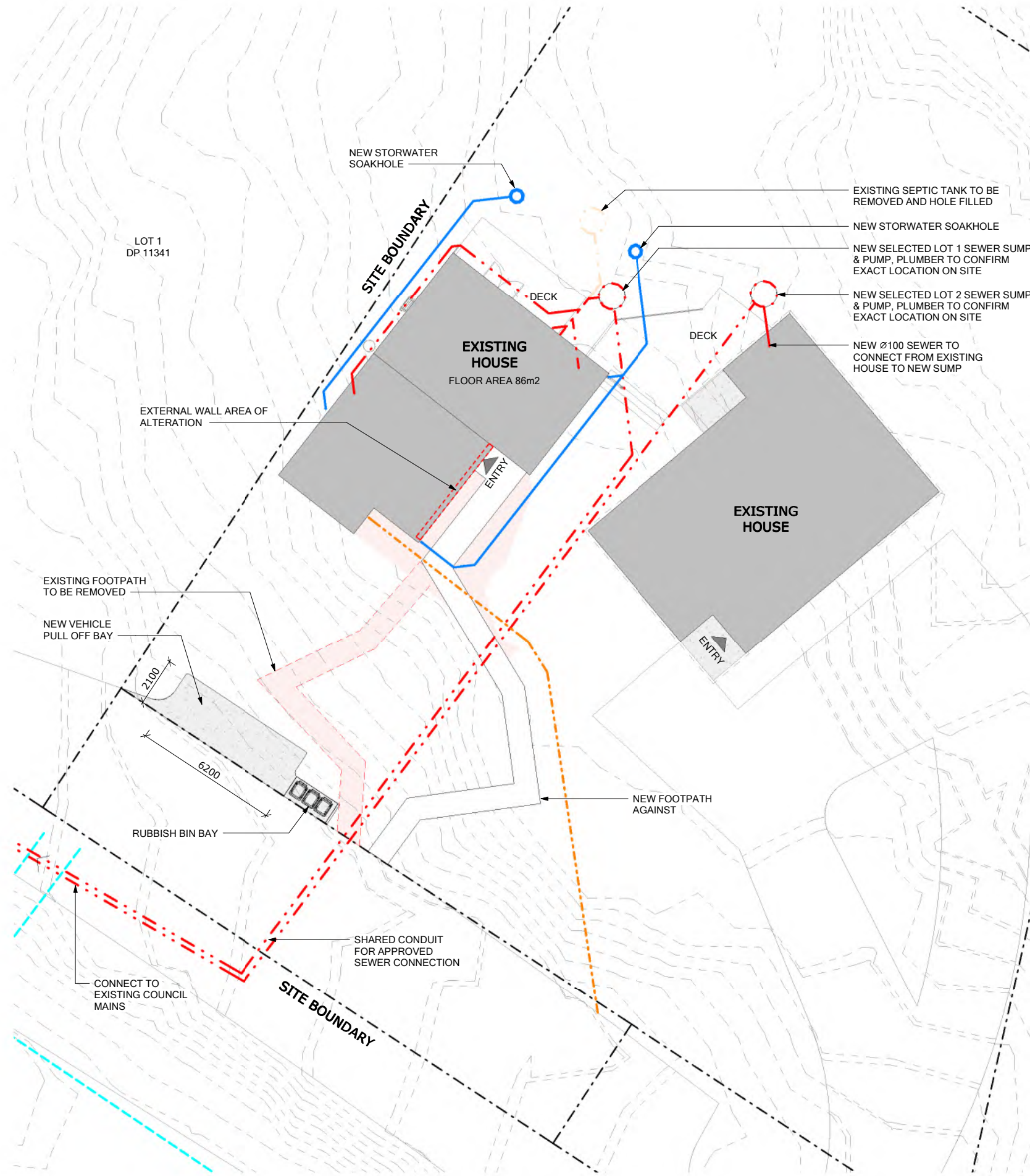


NORTH



LOCATION PLAN

REFER TO BTW SUBDIVISION
PLAN FOR EASEMENTS



SITE PLAN

1 : 100 @ A1 1 : 200 @ A3

LEGAL DESCRIPTION

ADDRESS: 27 SAXTON ROAD, NEW PLYMOUTH
APPELLATION: LOT 1 & 2 DP 14036
AREA: 560m² & 1293m²

SITE PARAMETERS

ENVIRONMENT AREA	GRZ (GENERAL RESIDENTIAL ZONE)
WIND ZONE	HIGH
EARTHQUAKE	ZONE 1
DURABILITY	ZONE C

SITE SERVICES

POWER	SEWER
STORMWATER	WATER SUPPLY

REV	DATE	DESCRIPTION
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27 SAXTON ROAD, NEW PLYMOUTH

DRAWING NAME
LOCATION + SITE PLAN

DRAWN
LB

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SCALE A1
As indicated

SCALE A3
1:(A1*2)

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A1-1

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NORTH

EXISTING / DEMO KEY

EXISTING WALLS
EXISTING TIMBER FRAMED / MASONRY WALLS
TO REMAIN

EXISTING WALLS TO BE REMOVED

EXISTING DOORS & WINDOWS
TO BE REMOVED

EXISTING BUILDING ELEMENT
TO BE REMOVED.

CONSTRUCTION KEY

EXISTING WALLS
EXISTING TIMBER FRAMED / MASONRY WALLS
TO REMAIN

EXTERNAL TIMBER WALLS & THERMAL
INSULATION
90x45mm H1.2 SG8 TIMBER FRAMED WALL.
STUDS @ 600crs, NOGS @ 800crs. C/W 90mm
R2.4 INSULATION.

NEW WINDOW

NEW DOOR

SMOKE ALARM

EXISTING MAIN
SWITCH BOARD

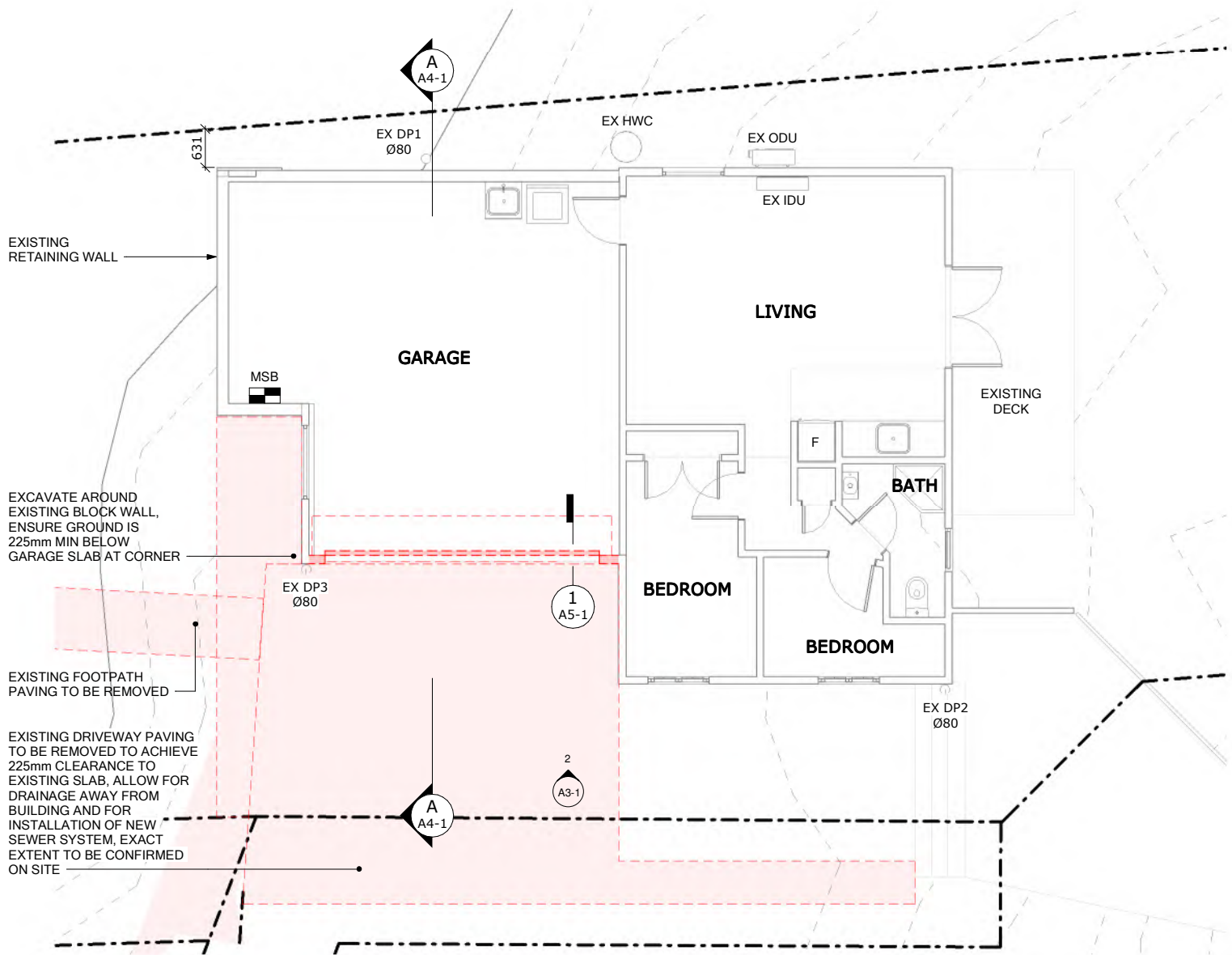
LINTEL KEY

SIZE TYPE
D1 C.O.S. EXISTING (TO BE CUT BACK)
W1 2/90x45 SG8 TIMBER

LINTELS FIXING KEY

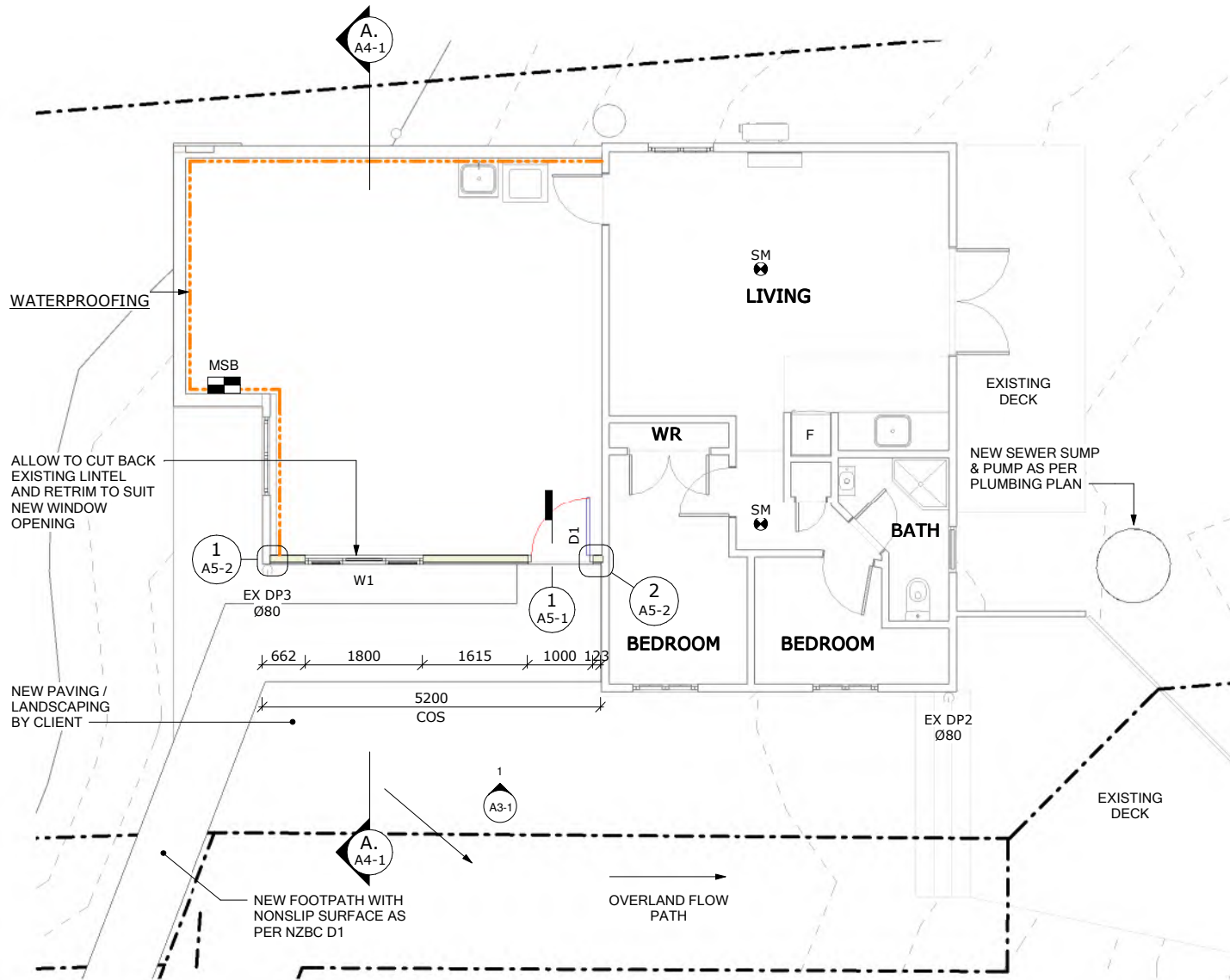
LINTEL FIXINGS AS PER LUMBERLOK LINTEL
FIXING SCHEDULE, REFER THE APPENDIX
OF THE SPECIFICATION

SIZE	TYPE	FIXING TYPE
2/90x45mm	SG8 TIMBER	TYPE F
2/140x45mm	SG8 TIMBER	TYPE F
2/190x45mm	SG8 TIMBER	TYPE G
2/240x45mm	SG8 TIMBER	TYPE H
2/290x45mm	SG8 TIMBER	TYPE G



EXISTING & DEMO PLAN

1 : 50 @ A1 1 : 50 @ A3



PROPOSED PLAN

1 : 50 @ A1 1 : 100 @ A3

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DRAWN
LB

DATE
09/10/2023

PROJECT NAME
RILEY
ALTERATIONS

27 SAXTON ROAD, NEW
PLYMOUTH

DRAWING NAME

EXISTING & PROPOSED
PLAN
ISSUE
BUILDING CONSENT

SCALE A1

1 : 50

DRAWING NO.

A2-1

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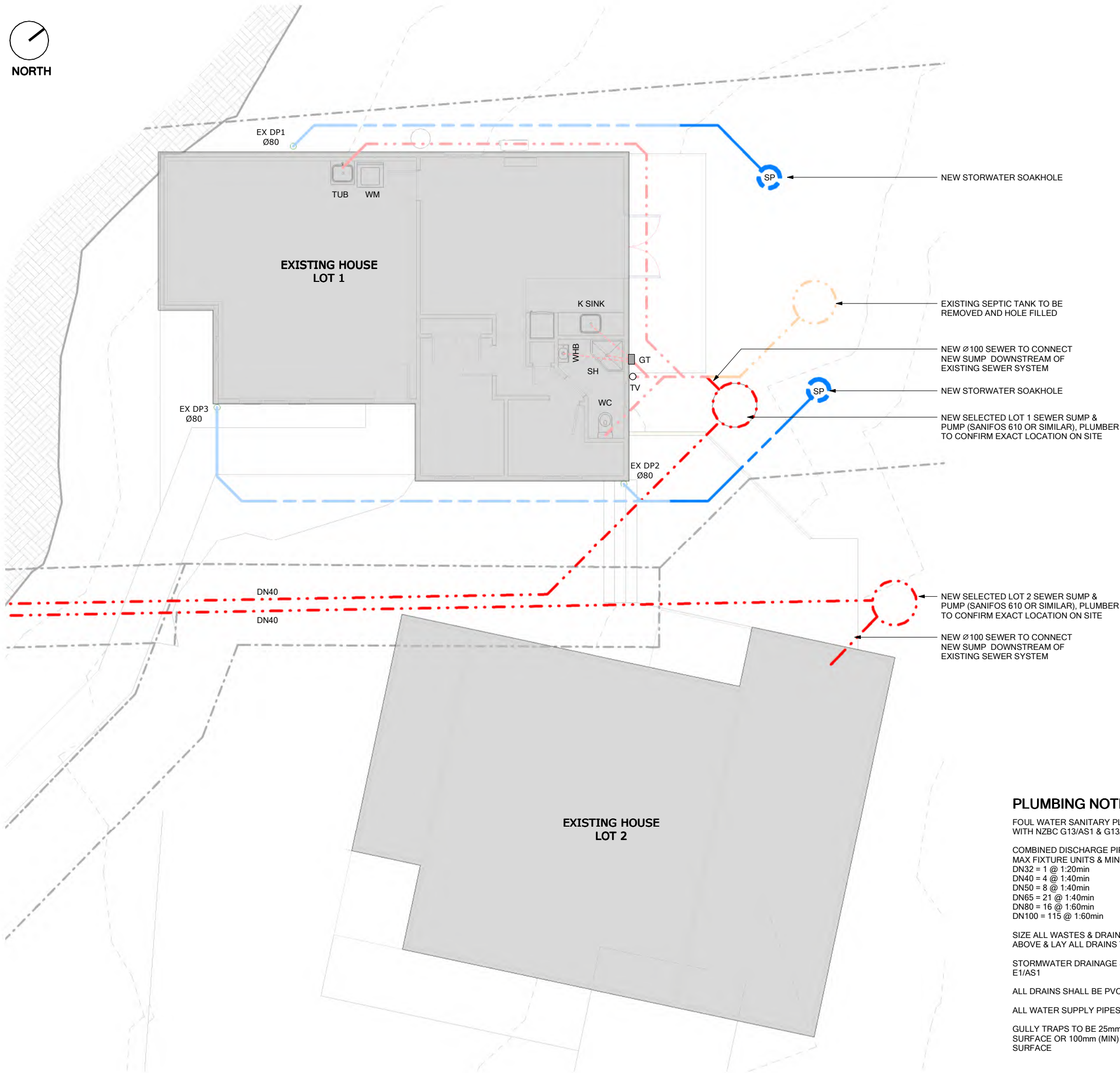
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1:(A1*2)

REVISION

REV DATE DESCRIPTION

9/10/2023 2:05:28 pm



PLUMBING & DRAINAGE KEY

ABBREVIATIONS

WHB	WASH HAND BASIN	DN32 TRAP DN65 WASTE - 1FU
SH	SHOWER	DN40 TRAP DN65 WASTE - 2FU
K SINK	KITCHEN SINK	DN40 TRAP DN65 WASTE - 3FU
D/W	DISHWASHER	DN40 TRAP DN65 WASTE - 3FU
WC	WATER-CLOSET PAN	DN80 OUTLET- 4FU
WM	WASHING MACHINE	DN40 TRAP DN65 WASTE - 5FU
TUB	LAUNDRY TUB	DN40 TRAP DN65 WASTE - 5FU

○ TV	TERMINAL VENT	DN80
○ RE	RODDING EYE	
○ IJ	INSPECTION JUNCTION	
○ IB	INSPECTION BEND	

SEWER DRAINS

SS - - - - - SS

WASTE PIPE

- - - - -

STORMWATER DRAINS

SW - - - - - SW

WATER SUPPLY - Ø25 PEX

- - - - -



TRAP



INSPECTION OPENING



GULLY TRAP

SS

SOIL STACK

DP

DOWNPIPE



NEW 750Ø x 5m SOAK PIT WITH CONCRETE LID, 3m MIN AWAY FROM BUILDINGS AND 1.5m FROM BOUNDARIES, MIN 1 PER 50m² CATCHMENT



HOSE TAP WITH BRASS VACUUM BREAKER



SUMP

PLUMBING NOTES

FOUL WATER SANITARY PLUMBING SHALL COMPLY WITH NZBC G13/AS1 & G13/AS2

COMBINED DISCHARGE PIPES
MAX FIXTURE UNITS & MIN GRADIENT
DN32 = 1 @ 1:20min
DN40 = 4 @ 1:40min
DN50 = 8 @ 1:40min
DN65 = 21 @ 1:40min
DN80 = 16 @ 1:60min
DN100 = 115 @ 1:60min

SIZE ALL WASTES & DRAINS TO COMPLY WITH THE ABOVE & LAY ALL DRAINS TO ACCEPTABLE FALLS:

STORMWATER DRAINAGE SHALL COMPLY WITH NZBC E1/AS1

ALL DRAINS SHALL BE PVC

ALL WATER SUPPLY PIPES SHALL BE PEX

GULLY TRAPS TO BE 25mm (MIN) ABOVE A PAVED SURFACE OR 100mm (MIN) ABOVE AN UNPAVED SURFACE

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27 SAXTON ROAD, NEW PLYMOUTH

DRAWING NAME
PLUMBING PLAN

DRAWN
LB

CHECKED
SF

DATE
09/10/2023

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SCALE A1
1 : 50

SCALE A3
1:(A1*2)

DRAWING NO.
A2-2

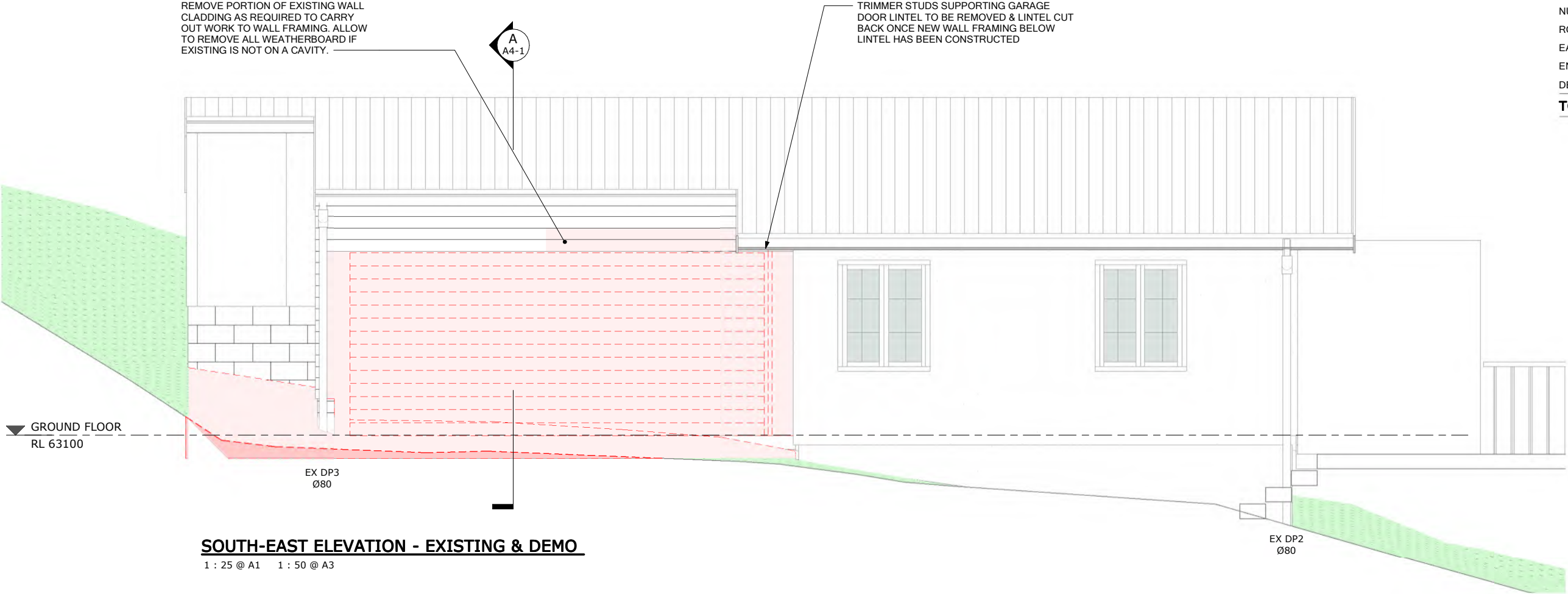
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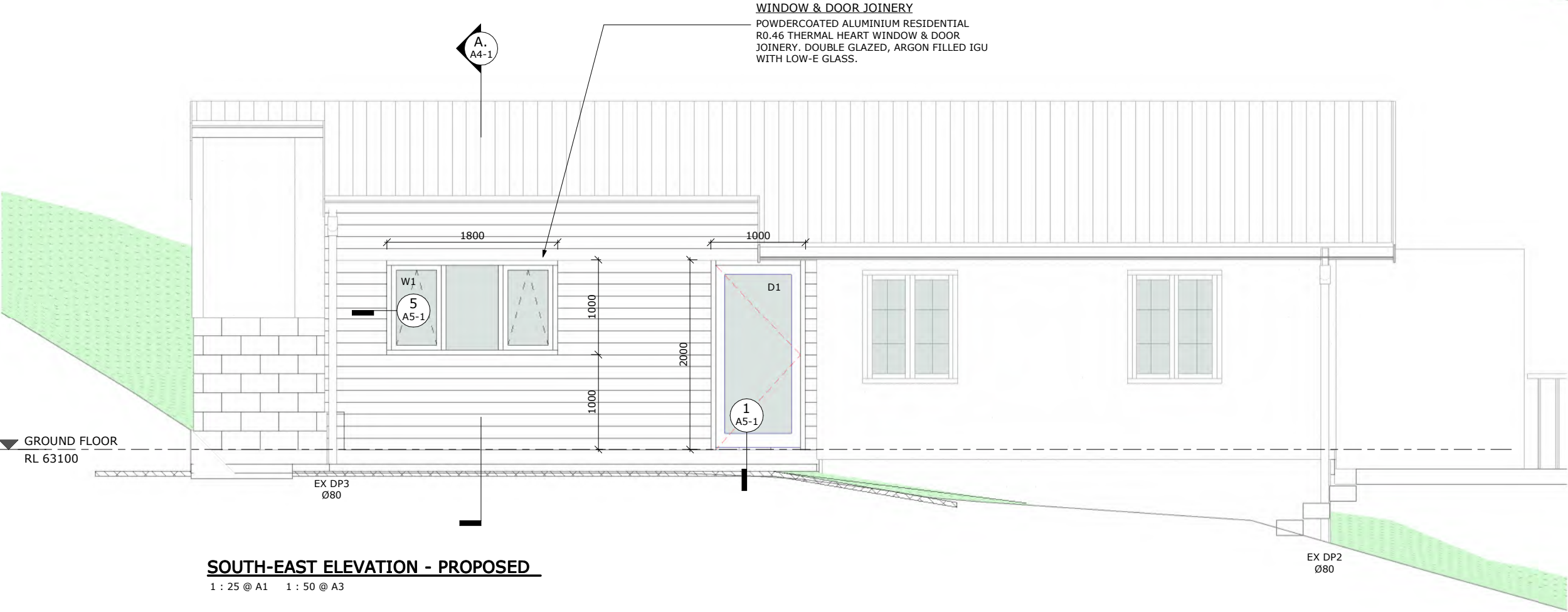
BUILDING CONSENT

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BUILDING ENVELOPE RISK MATRIX		
WORST CASE SCENARIO		
RISK FACTOR	SEVERITY	SCORE
WIND ZONE (per NZS 3604)	HIGH RISK	1
NUMBER OF STOREYS	LOW RISK	0
ROOF/WALL JUNCTION	LOW RISK	0
EAVES WIDTH	LOW RISK	0
ENVELOPE COMPLEXITY	MEDIUM RISK	1
DECK DESIGN	LOW RISK	0
TOTAL RISK SCORE		2



SOUTH-EAST ELEVATION - EXISTING & DEMO
1 : 25 @ A1 1 : 50 @ A3



SOUTH-EAST ELEVATION - PROPOSED
1 : 25 @ A1 1 : 50 @ A3

REV	DATE	DESCRIPTION
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PROJECT NAME
RILEY ALTERATIONS
27 SAXTON ROAD, NEW PLYMOUTH

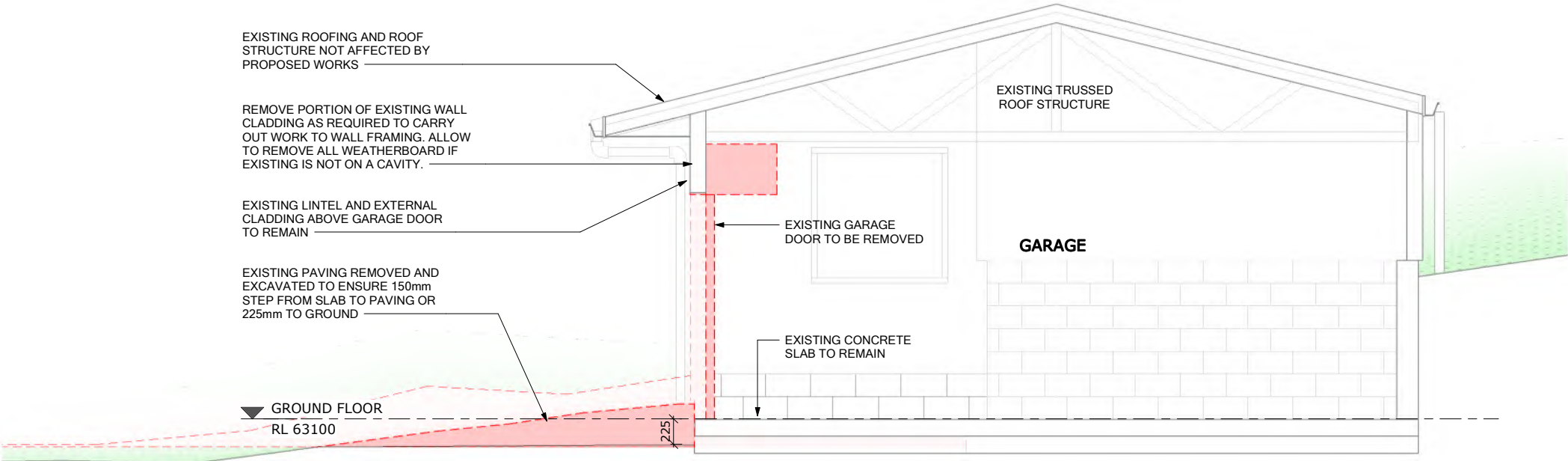
DRAWING NAME
ELEVATIONS - EXISTING & PROPOSED

DRAWN LB	CHECKED SF
DATE 09/10/2023	
JOB CODE 3081	
SCALE A1 As indicated	SCALE A3 1:(A1*2)
DRAWING NO. A3-1	REVISION

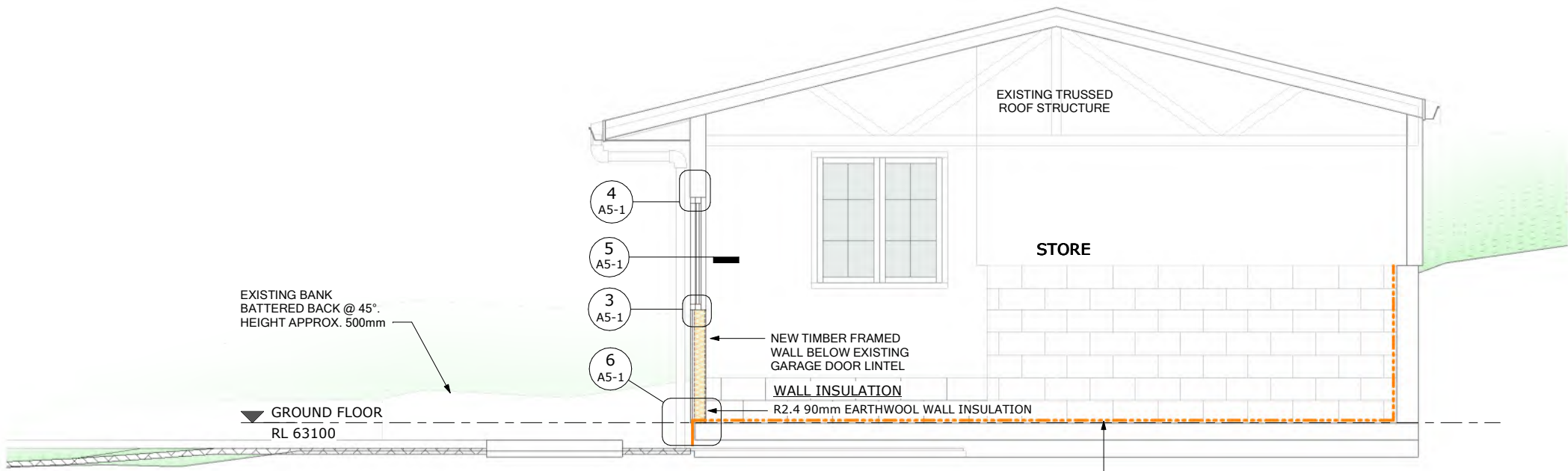
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BUILDING CONSENT

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A
A2-1
SECTION AA - EXISTING & DEMO
1 : 25 @ A1 1 : 50 @ A3



A.
A2-1
SECTION AA - PROPOSED
1 : 25 @ A1 1 : 50 @ A3

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RILEY ALTERATIONS
27 SAXTON ROAD, NEW PLYMOUTH

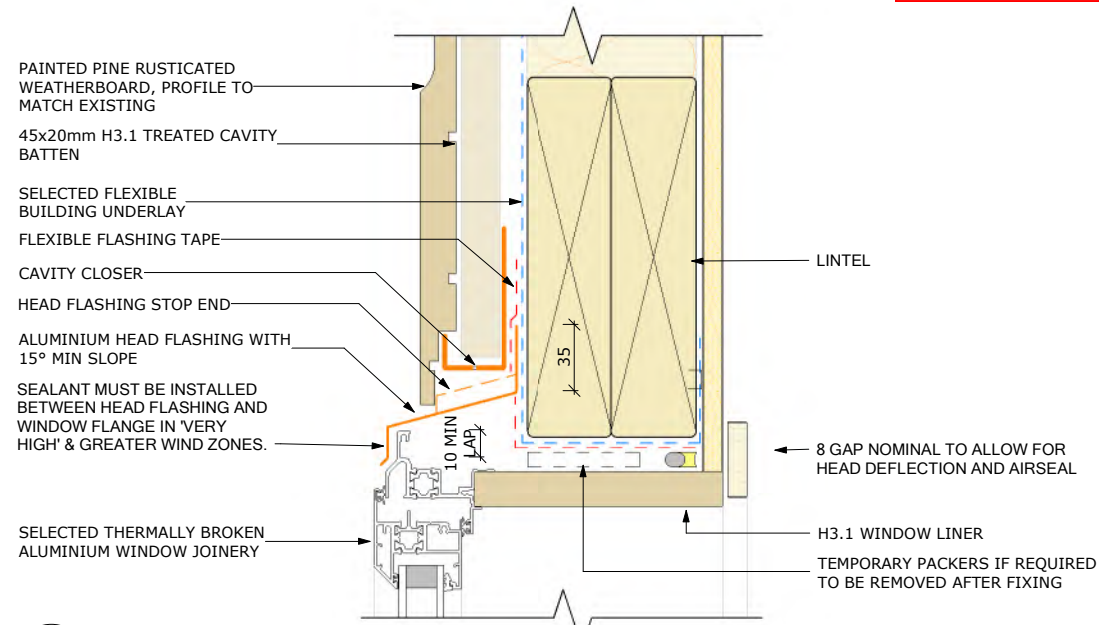
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**SECTION AA -
EXISTING & PROPOSED**

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JOB CODE 3081	
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DRAWING NO. A4-1	REVISION

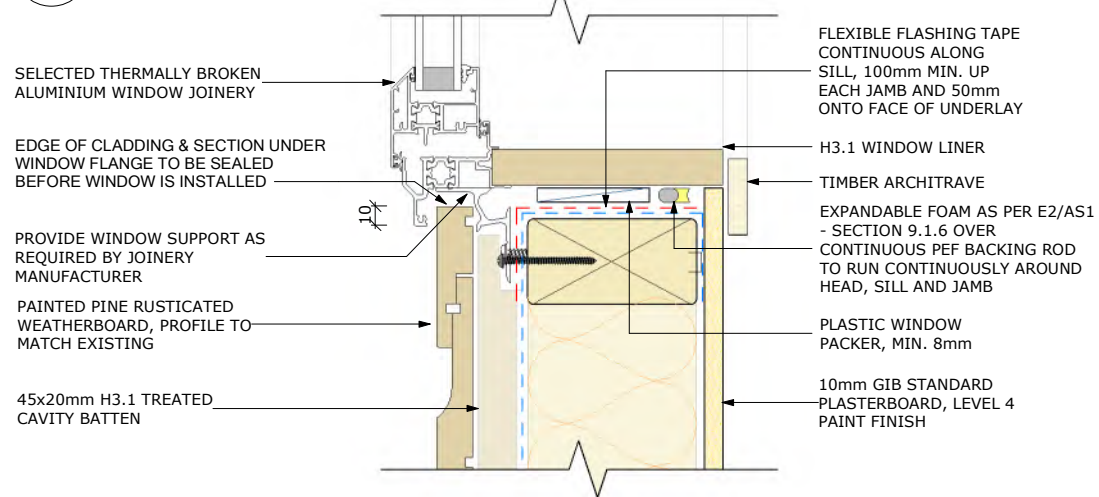
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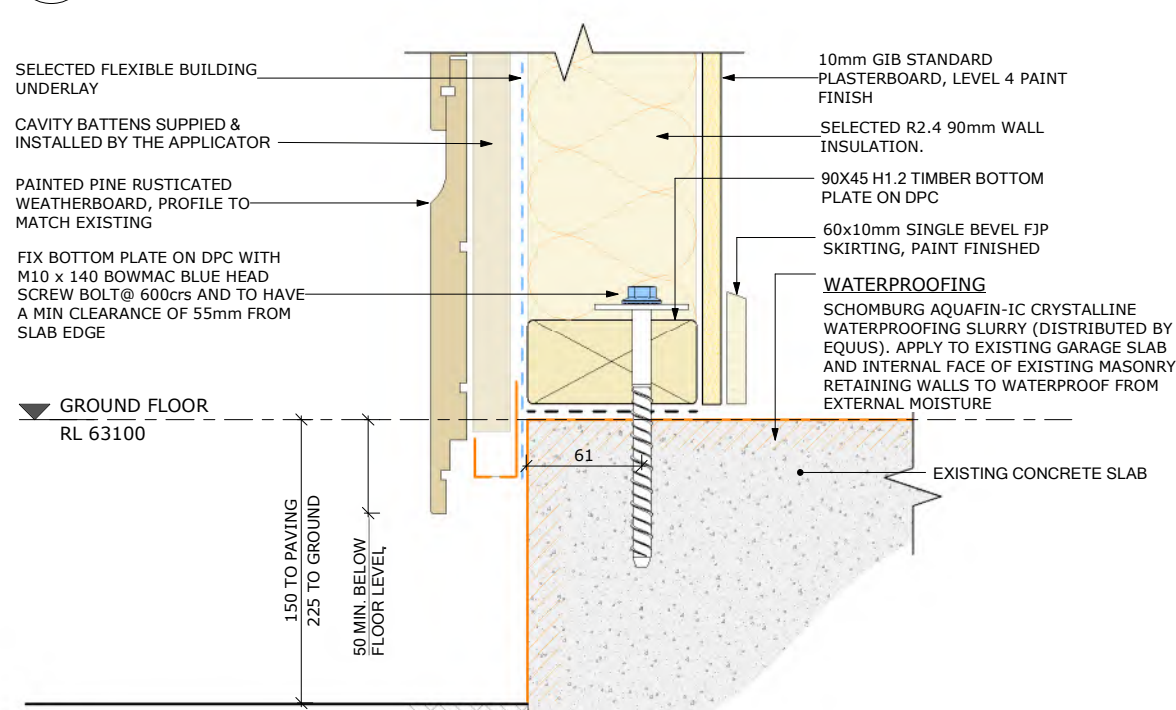
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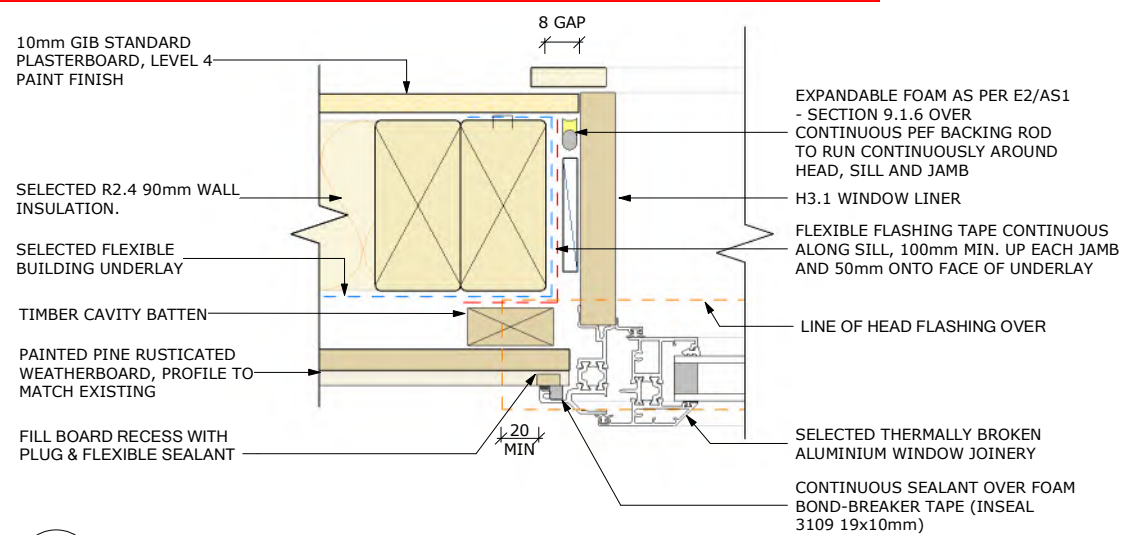
4 WINDOW HEAD
A4-1 1 : 2 @ A1 1 : 4 @ A3



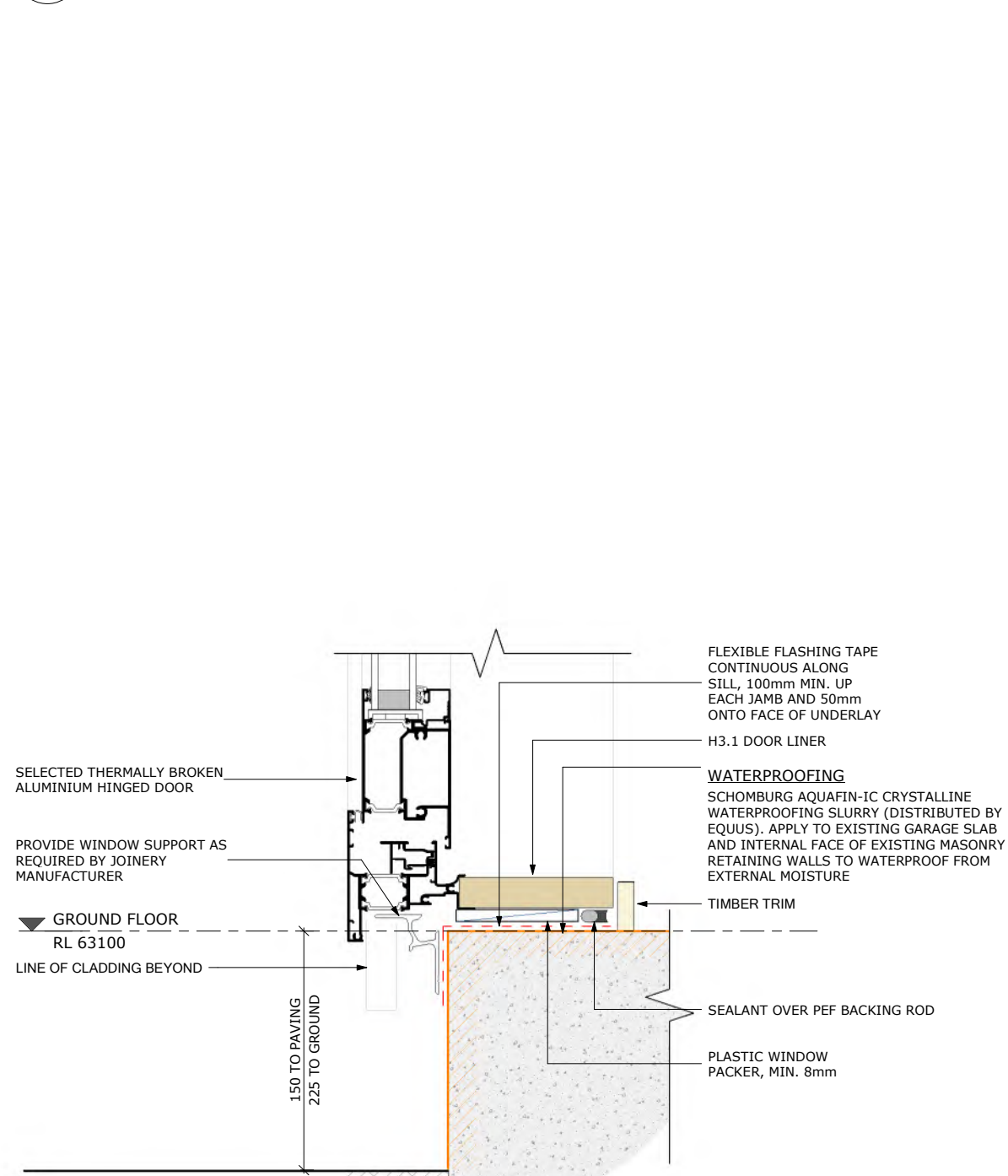
3 WINDOW SILL
A4-1 1 : 2 @ A1 1 : 4 @ A3



6 CLADDING BASE
A4-1 1 : 2 @ A1 1 : 4 @ A3



5 WINDOW JAMB
A3-1 1 : 2 @ A1 1 : 4 @ A3



1 DOOR SILL
A2-1 1 : 2 @ A1 1 : 4 @ A3

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PROJECT NAME
RILEY ALTERATIONS
27 SAXTON ROAD, NEW PLYMOUTH

DRAWING NAME
CONSTRUCTION DETAILS I

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3081

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1 : 2

SCALE A3
1:(A1*2)

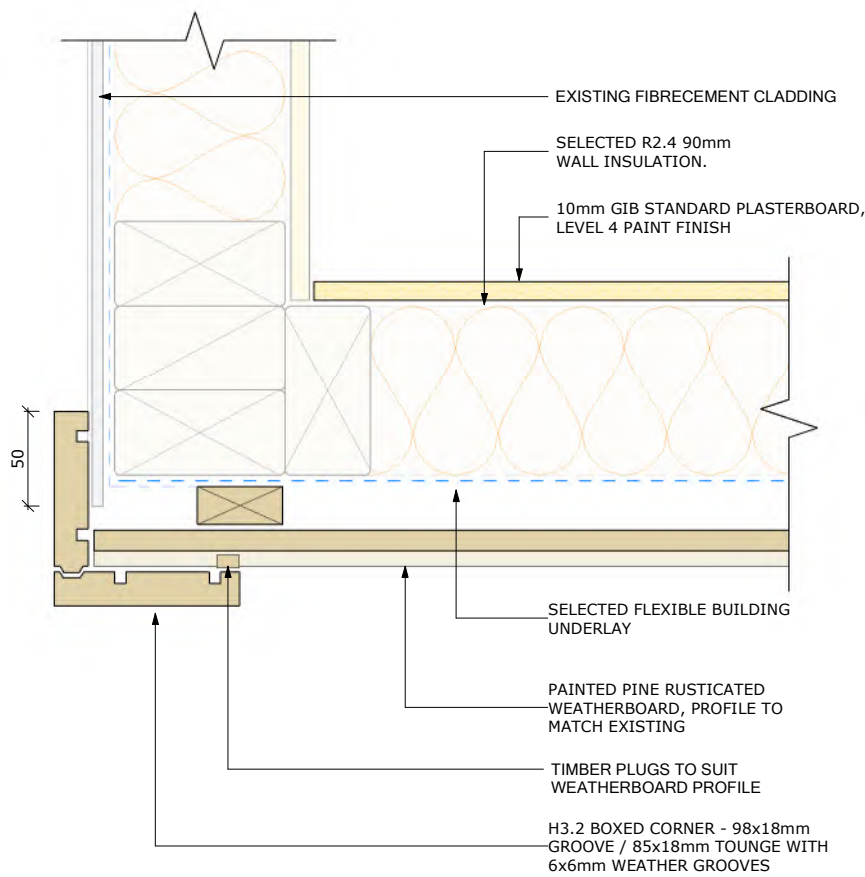
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A5-1

REVISION

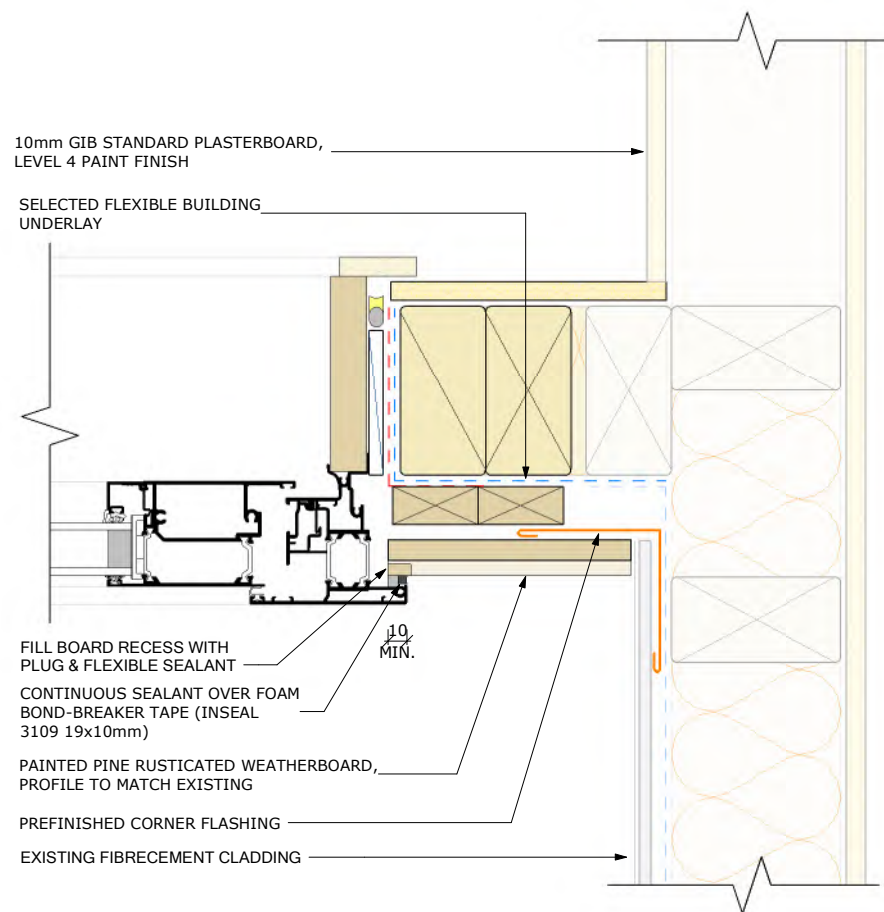
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1 EXTERNAL CORNER
A2-1 1 : 2 @ A1 1 : 4 @ A3



2 INTERNAL CORNER
A2-1 1 : 2 @ A1 1 : 4 @ A3

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PROJECT NAME RILEY ALTERATIONS 27 SAXTON ROAD, NEW PLYMOUTH		
DRAWING NAME CONSTRUCTION DETAILS II		
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DATE 09/10/2023		
JOB CODE 3081		
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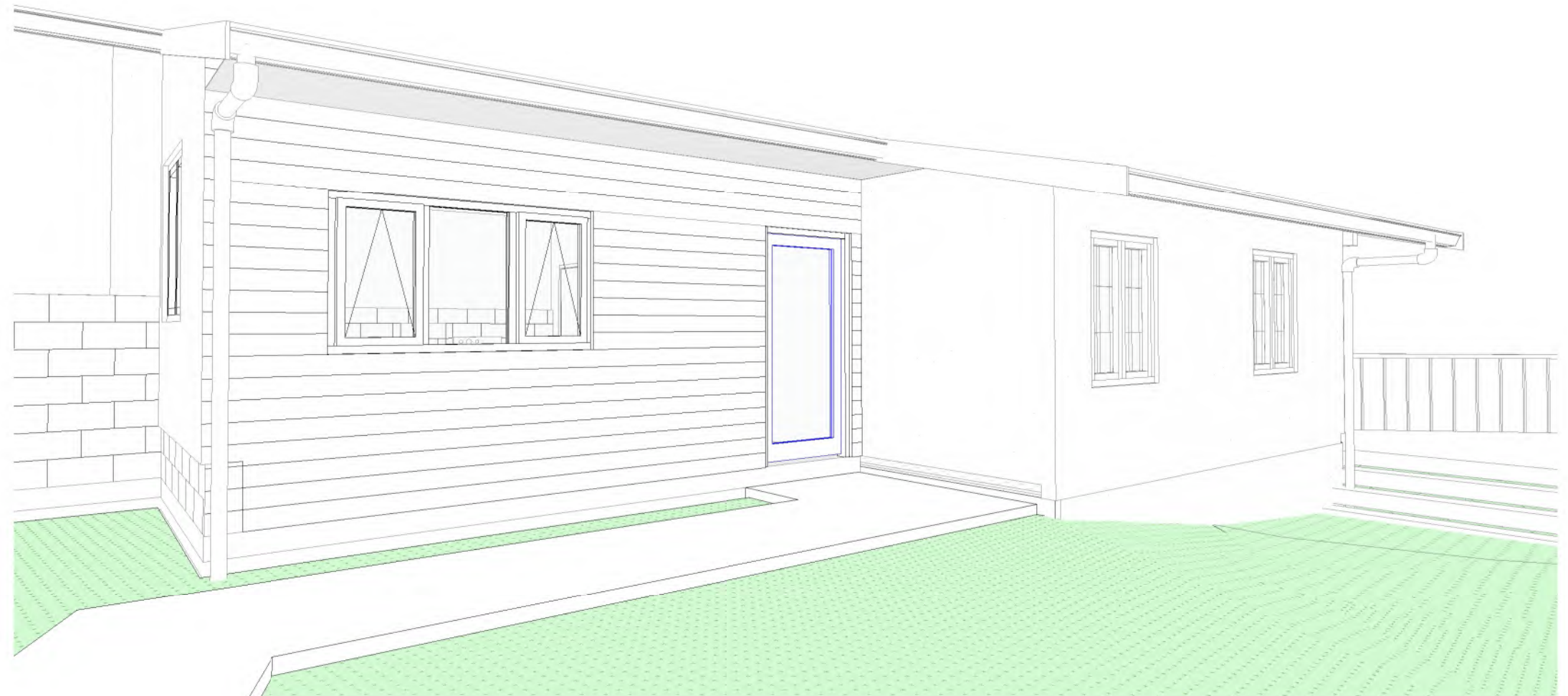
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RILEY ALTERATIONS

27 SAXTON ROAD, NEW PLYMOUTH

ARCHITECTURAL DRAWING INDEX

A0-1	CONSTRUCTION NOTES
A1-1	LOCATION + SITE PLAN
A2-1	EXISTING & PROPOSED PLAN
A2-2	PLUMBING PLAN
A3-1	ELEVATIONS - EXISTING & PROPOSED
A4-1	SECTION AA - EXISTING & PROPOSED
A5-1	CONSTRUCTION DETAILS I
A5-2	CONSTRUCTION DETAILS II



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GENERAL NOTES

ALL CONSTRUCTION SHALL COMPLY WITH NZS 3604:2011 UNLESS NOTED OTHERWISE.

ALL TIMBER AND WOOD BASED PRODUCTS SHALL COMPLY WITH NZS 3602:2003.

ALUMINIUM JOINERY SHALL COMPLY WITH NZS 4211:2008.

GLAZING SHALL COMPLY WITH NZS 4223: PART 3:2016.

DURABILITY TO MEET NZS 3604 SECTION 4

ALL MATERIALS TO BE INSTALLED IN ACCORDANCE TO MANUFACTURERS SPECIFICATIONS.

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE BUILDING ACT 2004 AND BUILDING REGULATIONS 1992.

CONTRACTORS ARE REQUIRED TO COMPLY WITH THE BUILDING ACT 2004 AND THE HEALTH AND SAFETY AT WORK ACT 2015 INCLUDING ALL THE CURRENT AMENDMENTS, TOGETHER WITH ANY REASONABLE REQUIREMENTS BY THE OWNER AND THE ARCHITECT.

CONTRACTOR TO PROVIDE BARRIERS, SIGNAGE AND SCAFFOLDING TO COMPLY WITH NZBC F5 AND WORKSAFE.

SLIP RESISTANCE RATING OF TRAFFICABLE SURFACES TO COMPLY WITH NZBC D1.

THE BUILDER SHALL HAVE A COPY NZS 3604:2011 AND ALL DRAWINGS AND SPECIFICATIONS ON SITE AT ALL TIMES.

THE BUILDER SHALL ONLY WORK FROM THE CONSENT DOCUMENTS APPROVED BY THE LOCAL TERRITORIAL AUTHORITY.

THE BUILDER MUST OBTAIN ACCEPTANCE FROM THE LOCAL TERRITORIAL AUTHORITY FOR ANY VARIATIONS TO PLANS AND CONSTRUCTION DETAILS

THIS PROJECT CONTAINS ELEMENTS DESIGNED BY A STRUCTURAL ENGINEER. THE BUILDER IS REQUIRED TO ENSURE THE ENGINEER INSPECTS THE WORK THEY HAVE DESIGNED AND PROVIDE THE TERRITORIAL AUTHORITY WITH WRITTEN EVIDENCE OF THE INSPECTION. - ALL STEEL BEAMS AND COLUMNS TO HAVE HOLES @ 800 CRS FOR BOLTING TIMBER MEMBERS

THE BUILDER SHALL OBTAIN FINAL CODE OF COMPLIANCE FROM TERRITORIAL AUTHORITY ON COMPLETION OF PROJECT.

THE MAIN CONTRACTOR (THE PCBU INTENDING TO CARRY OUT THE WORK) IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF ASBESTOS OR ACM ON SITE. THE PCBU MUST ASSUME ASBESTOS IS PRESENT, UNLESS, THERE IS REASONABLE GROUNDS TO SUGGEST OTHERWISE. ALL ASBESTOS TO BE DISTURBED BY THE PROPOSED WORK MUST BE IDENTIFIED AND SO FAR AS REASONABLY PRACTICABLE, REMOVED BEFORE CONSTRUCTION STARTS.

TIMBER TREATMENT

BUILDING ELEMENT & TREATMENT

H1.2 - EXTERIOR & INTERIOR WALL FRAMING AND PARAPETS
- ENCLOSED FRAMING WITHIN SKILLION ROOFS
- SUBFLOOR FRAMING

H3.1 - TIMBER CAVITY BATTENS, PRE PRIMED FASCIA BOARDS

H3.2 - UNROOFED DECKING AND EXTERNAL STAIRS, HANDRAILS AND BALUSTRADES, EXTERIOR BEAM, EXTERIOR POSTS

H4 - RETAINING WALLS - HORIZONTAL MEMBERS

H5 - PILES AND OTHER STRUCTURAL IN GROUND MATERIAL

NOTES

TREATMENT LEVELS SPECIFIED ARE THE MINIMUM TREATMENT LEVEL. HIGHER LEVELS MAY BE USED IN ANY SITUATION. THIS TABLE IS A SUMMARY OF THE REQUIREMENTS ONLY. REFER TO NZS 3602: 2003 FOR SPECIFIC BUILDING COMPONENTS AND RELEVANT LEVEL OF TREATMENT REQUIRED "IF ANY

DURABILITY NOTES (ZONE C & B)

CLOSED & ROOF SPACES	
WIREDOGS & BOLTS	HOT DIPPED GALV.
NAILPLATES & BRACKETS	GALV.
NAILS, SCREWS & OTHER FIXINGS **	MILD STEEL
SHELTERED *	
NAILS & SCREWS **	GALV.
PILE CONNECTIONS & SUBFLOOR CONNECTIONS WITHIN 600mm OF GROUND	STAINLESS STEEL
ALL OTHER STRUCTURAL FIXINGS	HOT DIPPED GALV.

EXPOSED	
NAILS & SCREWS **	GALV.
FABRICATED BRACKETS	HOT DIP GALV. WITH 5mm MIN STEEL THICKNESS
ALL OTHER STRUCTURAL FIXINGS	STAINLESS STEEL
(*) SUBFLOOR SPACES ARE DEEMED TO BE EXPOSED IF VENTILATION EXCEEDS 7000mm ² /m ²	
(**) NAILS & SCREWS MUST BE STAINLESS STEEL WHERE:	
<ul style="list-style-type: none">• PILES ARE WITHIN 600mm OF THE GROUND• FIXING PLATES AND BRACKETS ARE SS.	

MATERIAL AND PROTECTION FOR ALL FASTENINGS & FIXINGS SHALL COMPLY WITH SECTION 4 OF NZS 3604:2011

TYPE 304 STAINLESS STEEL COMPLIES WITH NZ BUILDING CODE BUT MAY HAVE SURFACE RUST. TYPE 316 STAINLESS STEEL MAY BE USED WHERE APPEARANCE IS A CONSIDERATION. THIS EXCEEDS NZ BUILDING CODE REQUIREMENTS. ALL GALVANIZING WEIGHTS TO STEEL SHALL BE AS GIVEN IN NZS 3604:2011 - TABLE 4.2

ENERGY EFFICIENCY

TO MEET NZBC H1 AS1

CLIMATE ZONE	ZONE 2
CONSTRUCTION	NON-SOLID
ROOF	TIMBER TRUSSES
WALLS	90mm FRAMING
FLOOR	CONCRETE SLAB ON GRADE
GLAZING TYPE	DOUBLE GLAZED

SCHEDULE METHOD R-VALUES

(MINIMUM CONSTRUCTION R-VALUES)

ZONE 2	MIN R-VALUE	ACTUAL R-VALUE
ROOF	R6.6	N/A
WALLS	R2.0	2.4
FLOORS	R1.5	N/A
GLAZING	R0.37	R0.46

CONSTRUCTION NOTES

ALL CONSTRUCTION SHALL COMPLY WITH NZS 3604:2011 UNLESS NOTED OTHERWISE

ALL WALL FRAMING TIMBER TO BE 90x45mm SG8 FRAMING GRADE AT 600crs UNLESS NOTED OTHERWISE. NOGS TO BE 800crs.

DOUBLE 45mm TOP PLATE, TYP, WIDTH TO MATCH STUD SIZE.

DPC BETWEEN ALL TIMBER, STEEL AND CONCRETE CONNECTIONS

ALL BUILT UP MEMBERS TO BE NAILED IN ACCORDANCE WITH NZS 3604 2.4.4.7.

WALL FRAMING FIXING

STUDS TO BOTTOM PLATES
3/90x3.15 END NAILS (OR 4/75x3.06 SKEW NAILS)

STUDS TO TOP PLATES
2/90x3.15 END NAILS + MITEK STUDLOK

BOTTOM PLATES TO CONCRETE SLAB
EXTERNAL & INTERNAL BRACING WALLS - M10 x 140 BOWMAC BLUE HEAD ANCHOR SCREW & WASHER @ 900crs MAX (600 CRS MAX WHEN USING MASONRY HEADER BLOCKS) WITH 55 MIN. EDGE COVER

INTERNAL WALLS -
1/90x3.7mm POWDER POWERED PINS WITH WASHER @ 600crs.

GLAZING NOTES

ALL DOORS & WINDOWS ARE VIEWED FROM THE EXTERIOR. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE PROPOSED ELEVATIONS.

WINDOW CONTRACTOR TO SUPPLY SHOP DRAWINGS TO CONFIRM ALL BUILDING DETAILS PRIOR CONSTRUCTION.

ALL WINDOW & DOOR DIMENSIONS SHOWN ARE FINISHED SIZE UNLESS OTHERWISE NOTED. CONTRACTOR TO ALLOW INSTALLATION CLEARANCES.

ALL ALUMINIUM TO BE POWDER COAT FINISH UNLESS OTHERWISE NOTED. ALUMINIUM JOINERY SHALL COMPLY WITH NZS 4211 & NZS 3504.

ALL INTERNAL DOOR HINGES TO MATCH SELECTED DOOR HARDWARE UNLESS STATED OTHERWISE.

SUPPLY & INSTALL ALL NECESSARY HARDWARE. NEW DOOR HARDWARE HEIGHT TO MATCH EXISTING.

SUPPLY ALL FIXINGS, FLASHING ANGLES, & SEALANTS AS DETAILED AND AS NECESSARY TO WATERPROOF THE INSTALLATION.

SITE MEASURE PRIOR TO MANUFACTURE.

GLASS THICKNESS TO BE DETERMINED BY GLAZIER. ALL GLAZING TO COMPLY WITH ALL PARTS OF NZS 4223 CODE OF PRACTICE FOR GLAZING IN BUILDINGS.

GRADE A SAFETY GLAZING TO:
FULL HEIGHTS WINDOWS
DOORS
SIDE LIGHTS
BATHROOM GLAZING
WINDOWS LESS THAN 800mm ABOVE FLOOR LEVEL

PROVIDE PRIVACY GLASS TO ALL SANITARY FACILITIES AS PER NZBC G1.3.2(d).

WALLS & INSULATION

EXTERNAL TIMBER WALLS & THERMAL INSULATION
90x45mm H1.2 SG8 TIMBER FRAMED WALL. STUDS @ 600crs, NOGS @ 800crs. C/W 90mm R2.4 INSULATION.

NOTE: ALL WALL INSULATION TO RUN TO UNDERSIDE OF ROOF

WALL CLADDING

RUSTICATED TIMBER WEATHERBOARD
RUSTICATED TIMBER WEATHERBOARDS (PROFILE TO MATCH EXISTING) ON 20mm CAVITY OVER SELECTED FLEXIBLE BUILDING UNDERLAY

EXTERNAL WINDOWS & DOORS

WINDOW & DOOR JOINERY
POWDERCOATED ALUMINIUM RESIDENTIAL R0.46 THERMAL HEART WINDOW & DOOR JOINERY. DOUBLE GLAZED, ARGON FILLED IGU WITH LOW-E GLASS.

WALL LININGS

GIB STANDARD
10mm GIB STANDARD PLASTERBOARD WITH LEVEL 4, PAINT FINISH.

INSULATION

WALL INSULATION
R2.4 90mm EARTHWOOL WALL INSULATION

MISCELLANEOUS

WATERPROOFING
SCHOMBURG AQUAFIN-IC CRYSTALLINE WATERPROOFING SLURRY (DISTRIBUTED BY EQUUS). APPLY TO EXISTING GARAGE SLAB AND INTERNAL FACE OF EXISTING MASONRY RETAINING WALLS TO WATERPROOF FROM EXTERNAL MOISTURE

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PROJECT NAME
RILEY ALTERATIONS
27 SAXTON ROAD, NEW PLYMOUTH

DRAWING NAME
CONSTRUCTION NOTES

DRAWN

CHECKED

LB

SF

DATE

09/10/2023

JOB CODE

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SCALE A1

1 : 50

SCALE A3

1:(A1*2)

DRAWING NO.

A0-1

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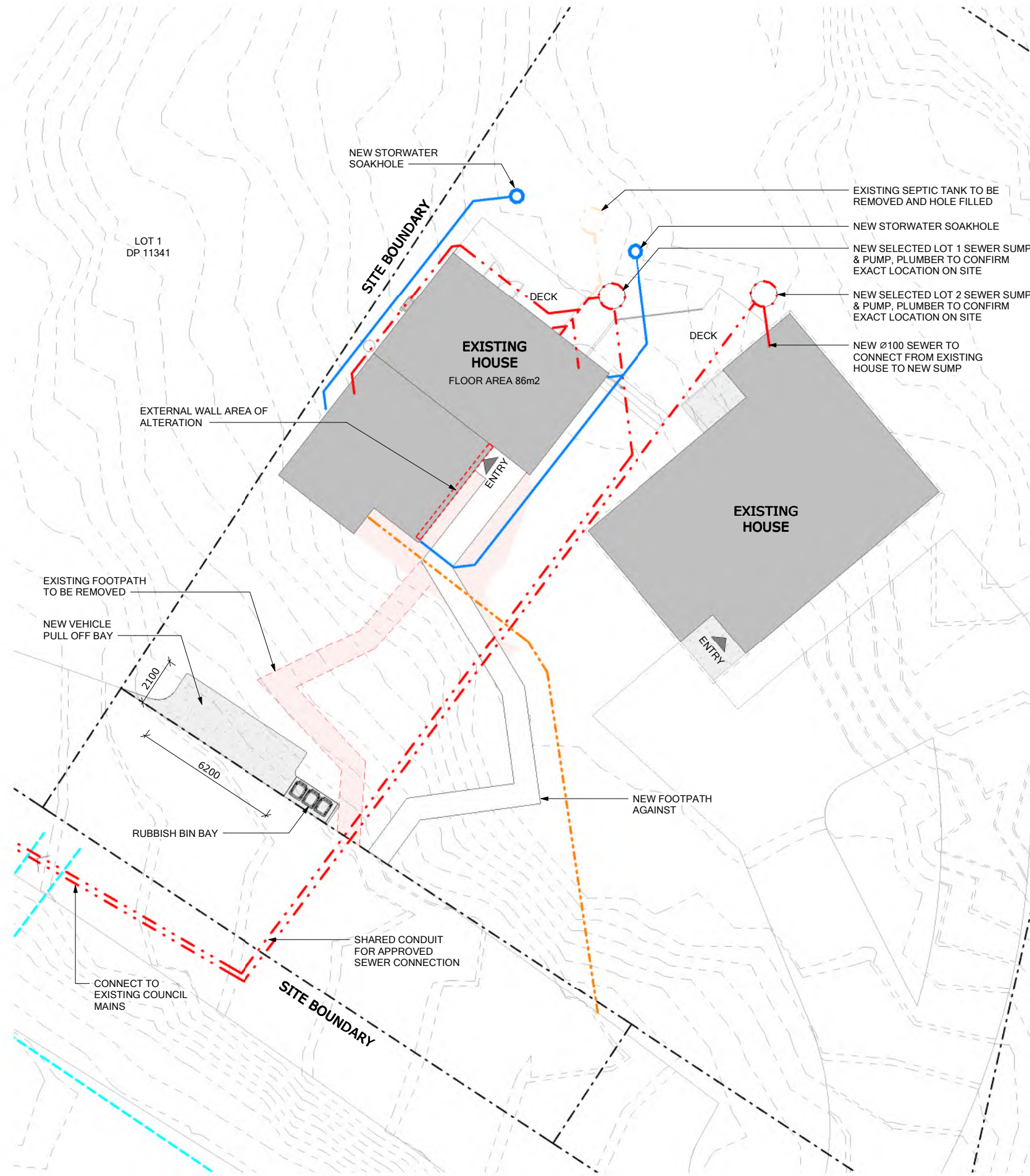


NORTH



LOCATION PLAN

REFER TO BTW SUBDIVISION
PLAN FOR EASEMENTS



SITE PLAN

1 : 100 @ A1 1 : 200 @ A3

LEGAL DESCRIPTION

ADDRESS: 27 SAXTON ROAD, NEW PLYMOUTH
APPELLATION: LOT 1 & 2 DP 14036
AREA: 560m² & 1293m²

SITE PARAMETERS

ENVIRONMENT AREA	GRZ (GENERAL RESIDENTIAL ZONE)
WIND ZONE	HIGH
EARTHQUAKE	ZONE 1
DURABILITY	ZONE C

SITE SERVICES

POWER	SEWER
STORMWATER	WATER SUPPLY

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27 SAXTON ROAD, NEW PLYMOUTH

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LOCATION + SITE PLAN

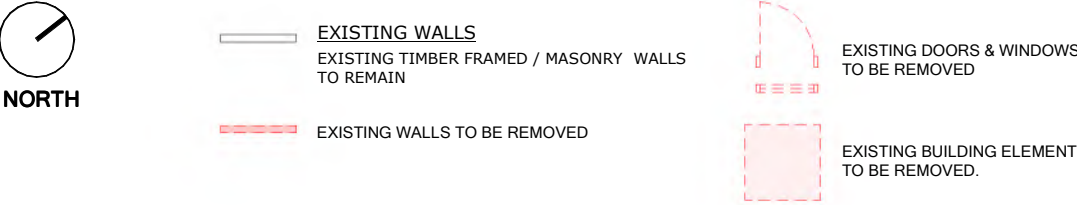
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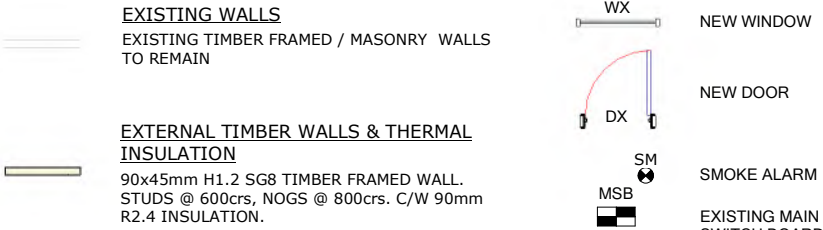
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EXISTING / DEMO KEY



CONSTRUCTION KEY



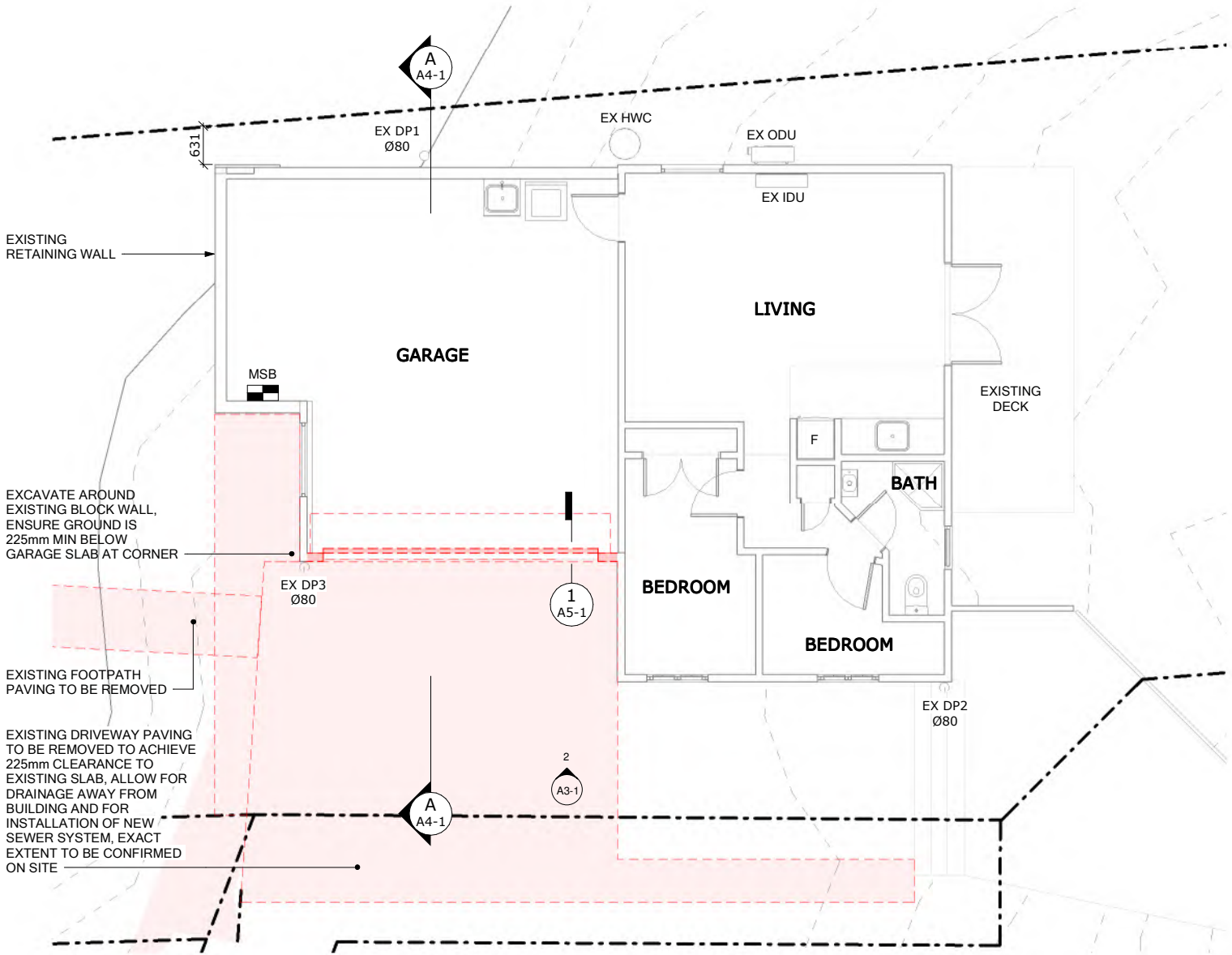
LINTEL KEY

#	SIZE	TYPE
D1	C.O.S.	EXISTING (TO BE CUT BACK)
W1	2/90x45	SG8 TIMBER

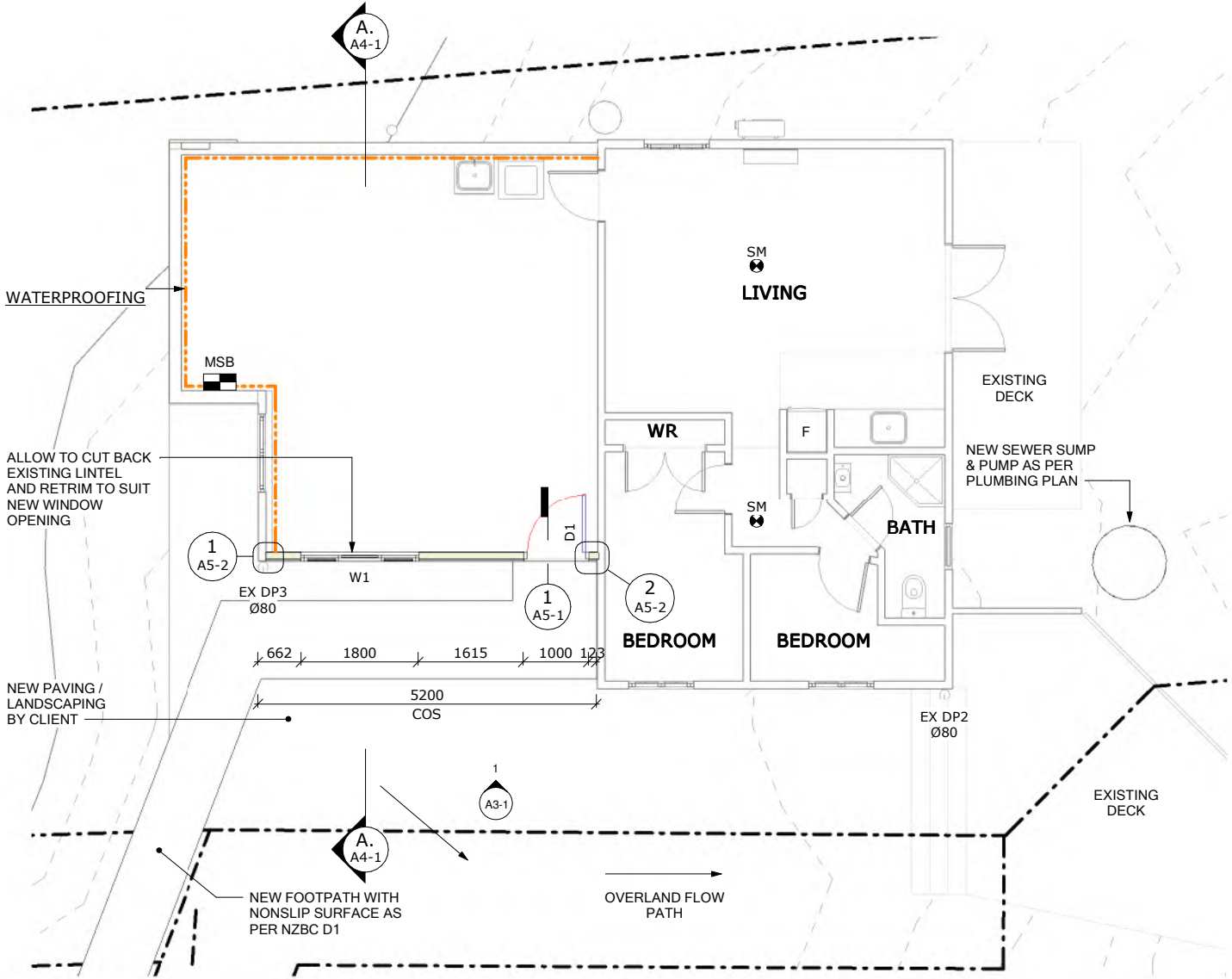
LINTELS FIXING KEY

LINTEL FIXINGS AS PER LUMBERLOK LINTEL FIXING SCHEDULE, REFER THE APPENDIX OF THE SPECIFICATION

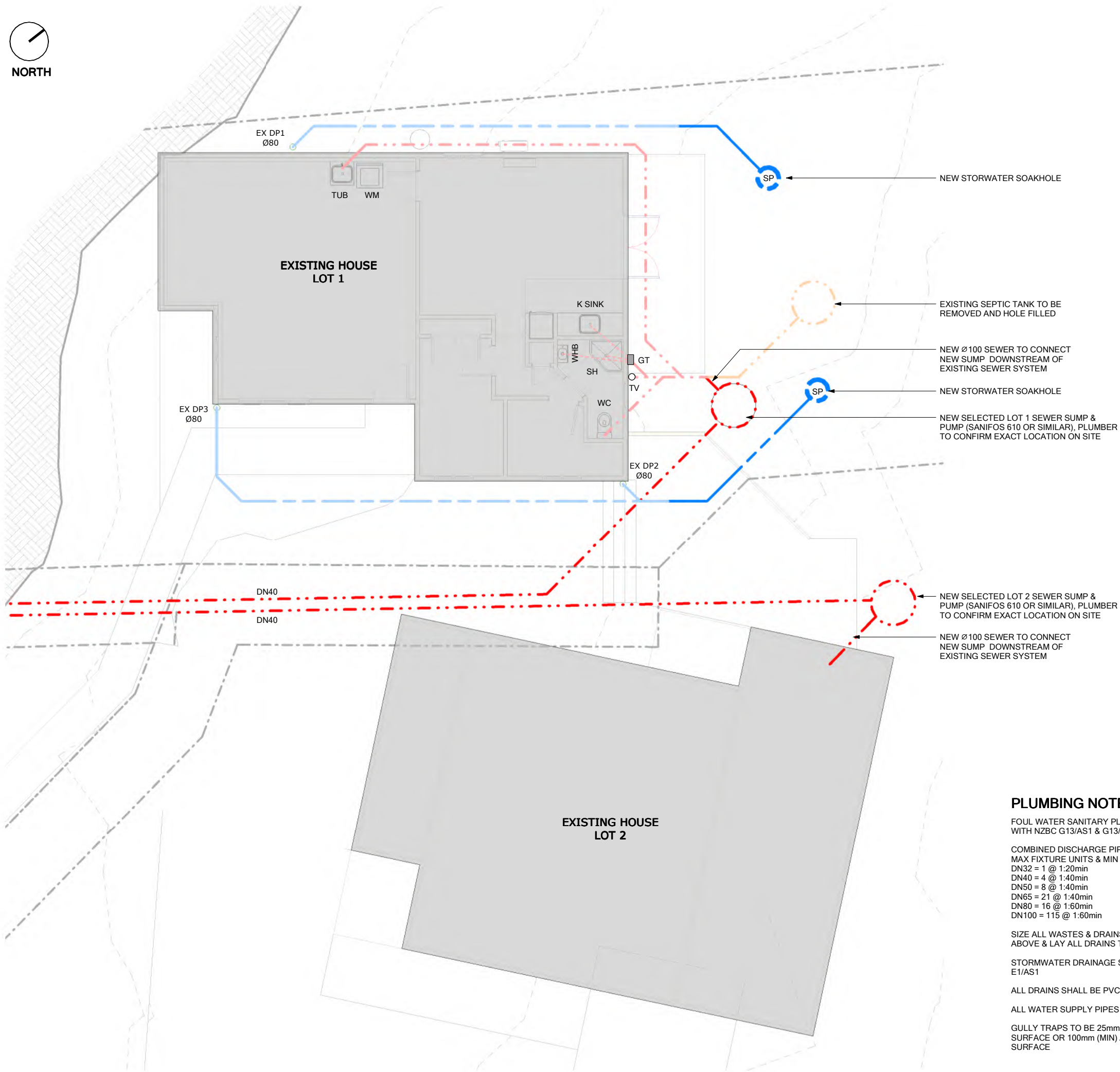
SIZE	TYPE	FIXING TYPE
2/90x45mm	SG8 TIMBER	TYPE F
2/140x45mm	SG8 TIMBER	TYPE F
2/190x45mm	SG8 TIMBER	TYPE G
2/240x45mm	SG8 TIMBER	TYPE H
2/290x45mm	SG8 TIMBER	TYPE G



EXISTING & DEMO PLAN
1 : 50 @ A1 1 : 50 @ A3



PROPOSED PLAN
1 : 50 @ A1 1 : 100 @ A3



PLUMBING & DRAINAGE KEY

ABBREVIATIONS

WHB	WASH HAND BASIN	DN32 TRAP DN65 WASTE - 1FU
SH	SHOWER	DN40 TRAP DN65 WASTE - 2FU
K SINK	KITCHEN SINK	DN40 TRAP DN65 WASTE - 3FU
D/W	DISHWASHER	DN40 TRAP DN65 WASTE - 3FU
WC	WATER-CLOSET PAN	DN80 OUTLET- 4FU
WM	WASHING MACHINE	DN40 TRAP DN65 WASTE - 5FU
TUB	LAUNDRY TUB	DN40 TRAP DN65 WASTE - 5FU
○ TV	TERMINAL VENT	DN80
○ RE	RODDING EYE	
○ IJ	INSPECTION JUNCTION	
○ IB	INSPECTION BEND	
SEWER DRAINS		
SS	SS	
WASTE PIPE		
STORMWATER DRAINS		
SW	SW	
WATER SUPPLY - Ø25 PEX		
○ IO	TRAP	
○ IO	INSPECTION OPENING	
GT	GULLY TRAP	
SS	SOIL STACK	
DP	DOWNPIPE	
SP	NEW 750Ø x 5m SOAK PIT WITH CONCRETE LID, 3m MIN AWAY FROM BUILDINGS AND 1.5m FROM BOUNDARIES, MIN 1 PER 50m² CATCHMENT	
HT	HOSE TAP WITH BRASS VACUUM BREAKER	
Sump	SUMP	

PLUMBING NOTES

FOUL WATER SANITARY PLUMBING SHALL COMPLY WITH NZBC G13/AS1 & G13/AS2

COMBINED DISCHARGE PIPES
MAX FIXTURE UNITS & MIN GRADIENT
DN32 = 1 @ 1:20min
DN40 = 4 @ 1:40min
DN50 = 8 @ 1:40min
DN65 = 21 @ 1:40min
DN80 = 16 @ 1:60min
DN100 = 115 @ 1:60min

SIZE ALL WASTES & DRAINS TO COMPLY WITH THE ABOVE & LAY ALL DRAINS TO ACCEPTABLE FALLS:

STORMWATER DRAINAGE SHALL COMPLY WITH NZBC E1/AS1

ALL DRAINS SHALL BE PVC

ALL WATER SUPPLY PIPES SHALL BE PEX

GULLY TRAPS TO BE 25mm (MIN) ABOVE A PAVED SURFACE OR 100mm (MIN) ABOVE AN UNPAVED SURFACE

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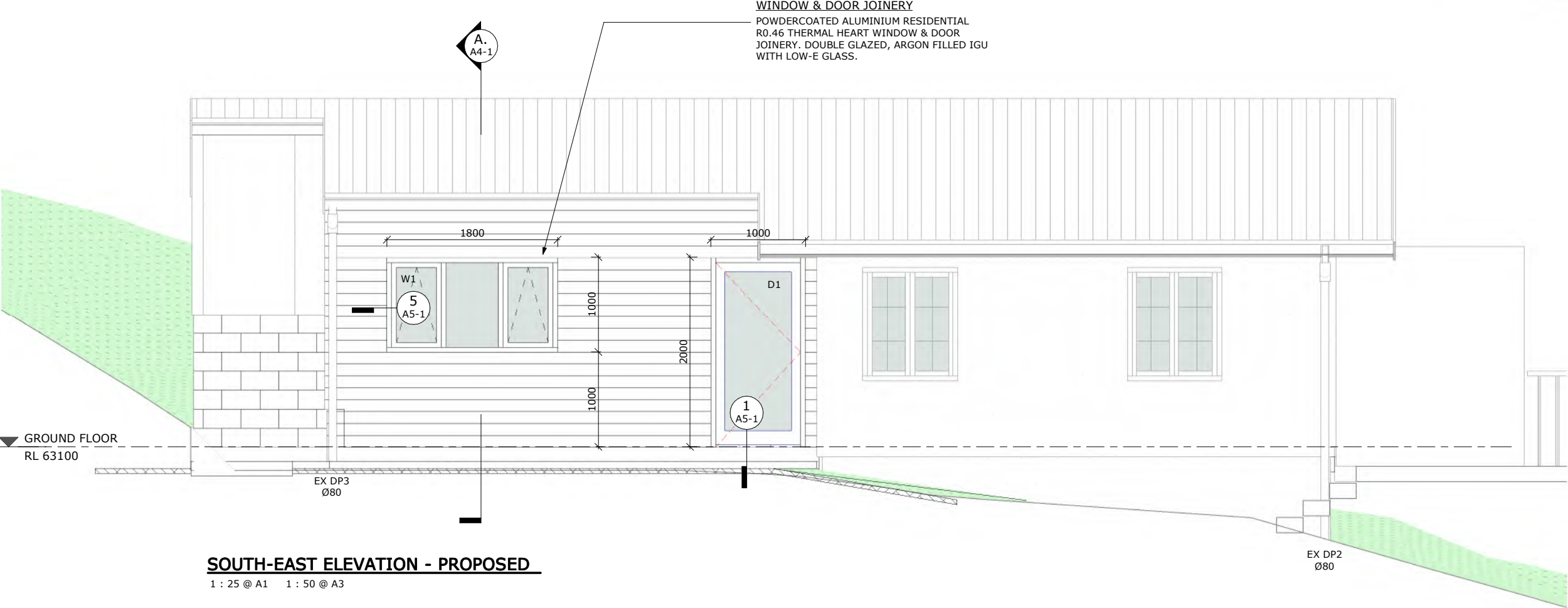
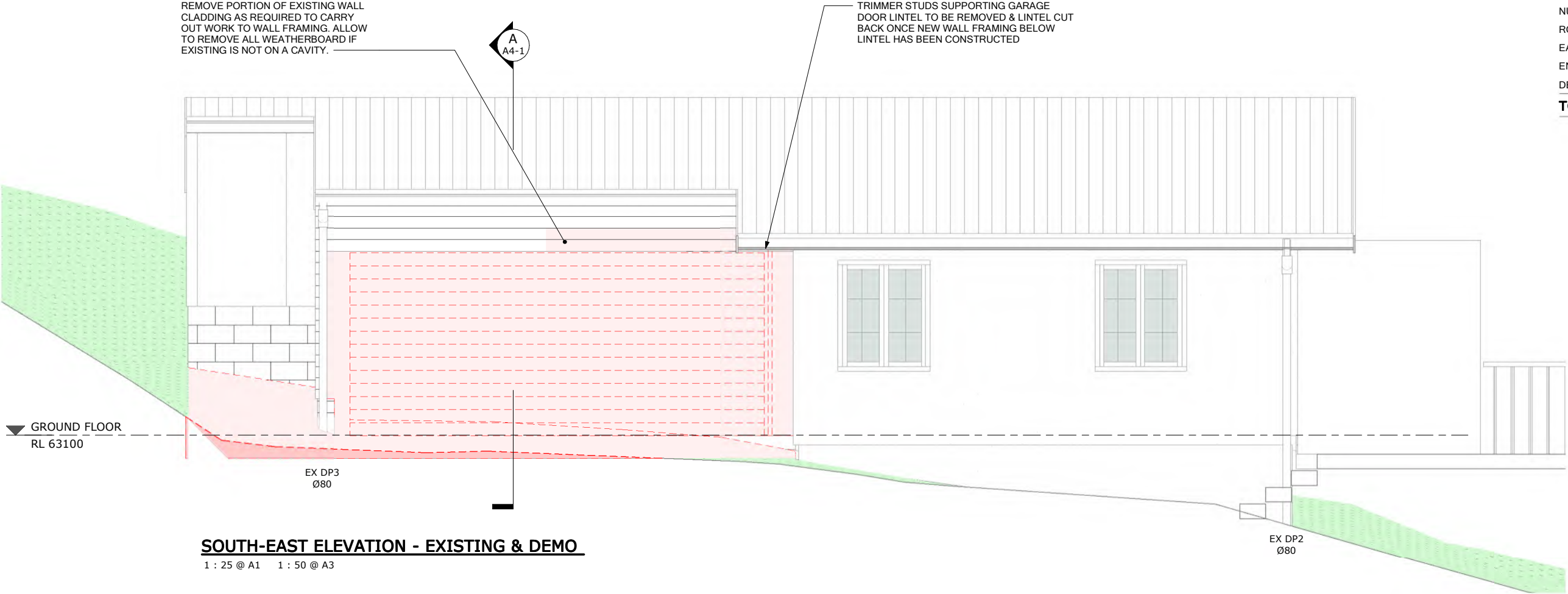
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1:(A1*2)

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BUILDING CONSENT

BUILDING ENVELOPE RISK MATRIX		
WORST CASE SCENARIO		
RISK FACTOR	SEVERITY	SCORE
WIND ZONE (per NZS 3604)	HIGH RISK	1
NUMBER OF STOREYS	LOW RISK	0
ROOF/WALL JUNCTION	LOW RISK	0
EAVES WIDTH	LOW RISK	0
ENVELOPE COMPLEXITY	MEDIUM RISK	1
DECK DESIGN	LOW RISK	0
TOTAL RISK SCORE		2



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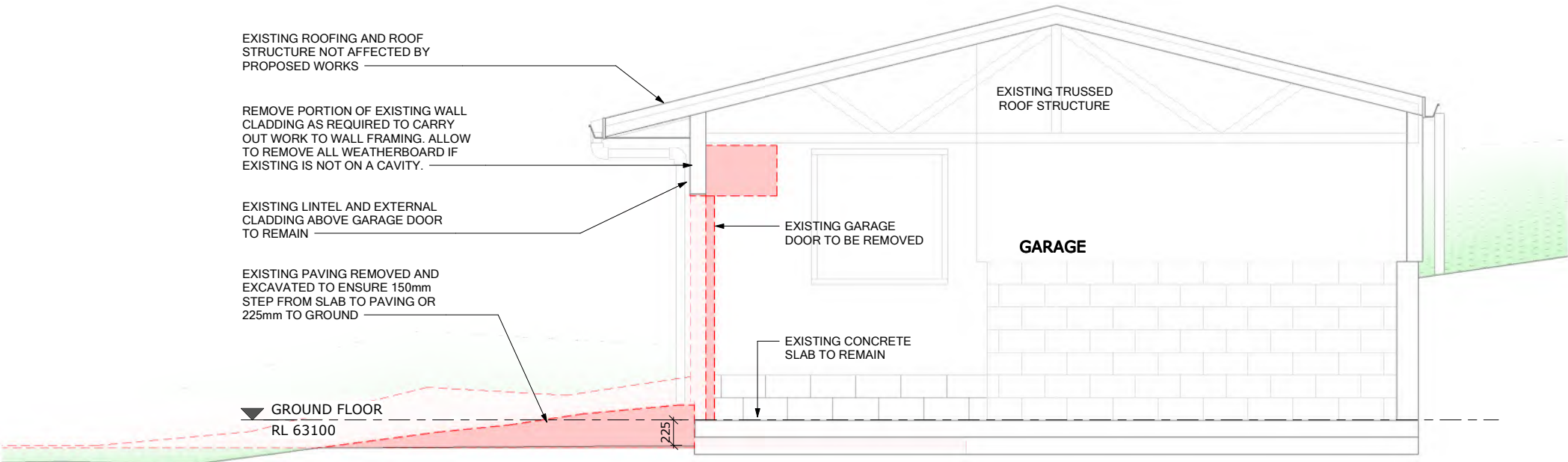
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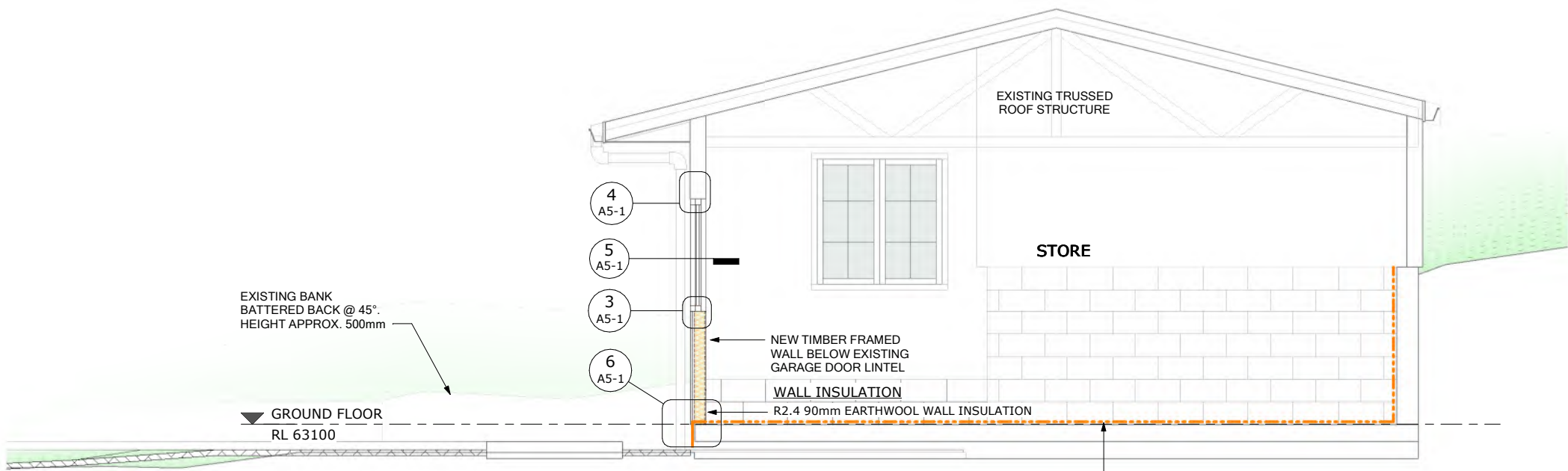
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A
A2-1
SECTION AA - EXISTING & DEMO
1 : 25 @ A1 1 : 50 @ A3



A.
A2-1
SECTION AA - PROPOSED
1 : 25 @ A1 1 : 50 @ A3

WATERPROOFING
SCHOMBURG AQUAFIN-IC CRYSTALLINE WATERPROOFING SLURRY (DISTRIBUTED BY EQUUS). APPLY TO EXISTING GARAGE SLAB AND INTERNAL FACE OF EXISTING MASONRY RETAINING WALLS TO WATERPROOF FROM EXTERNAL MOISTURE

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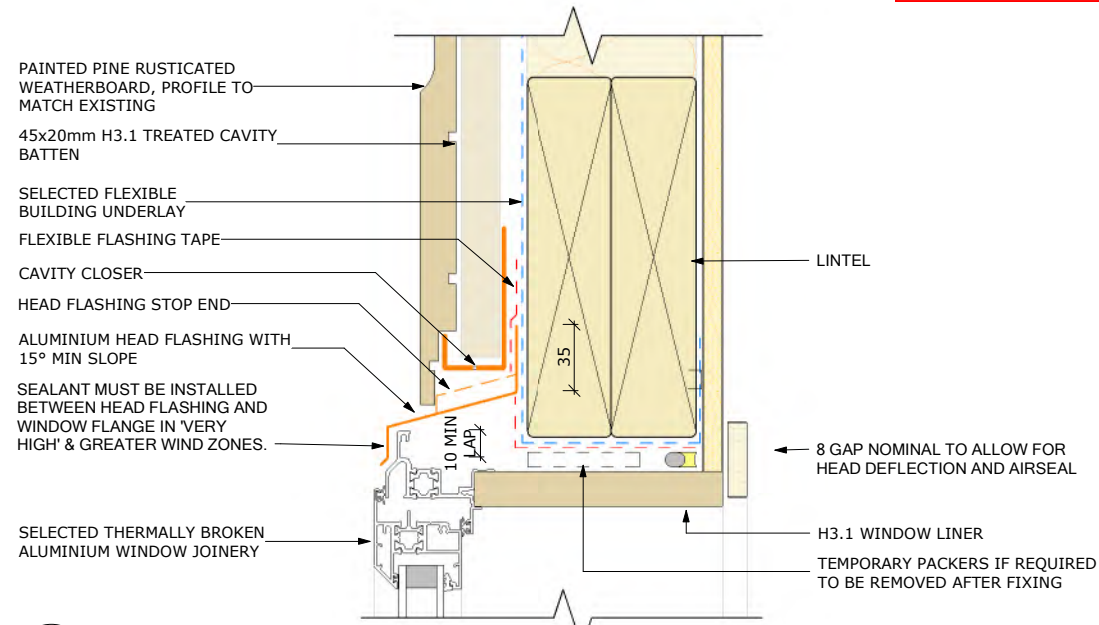
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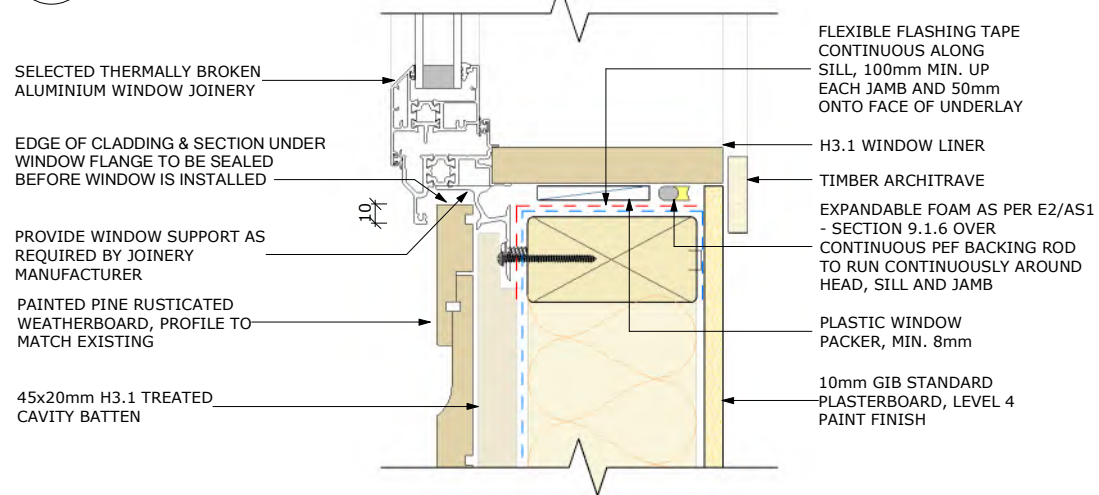
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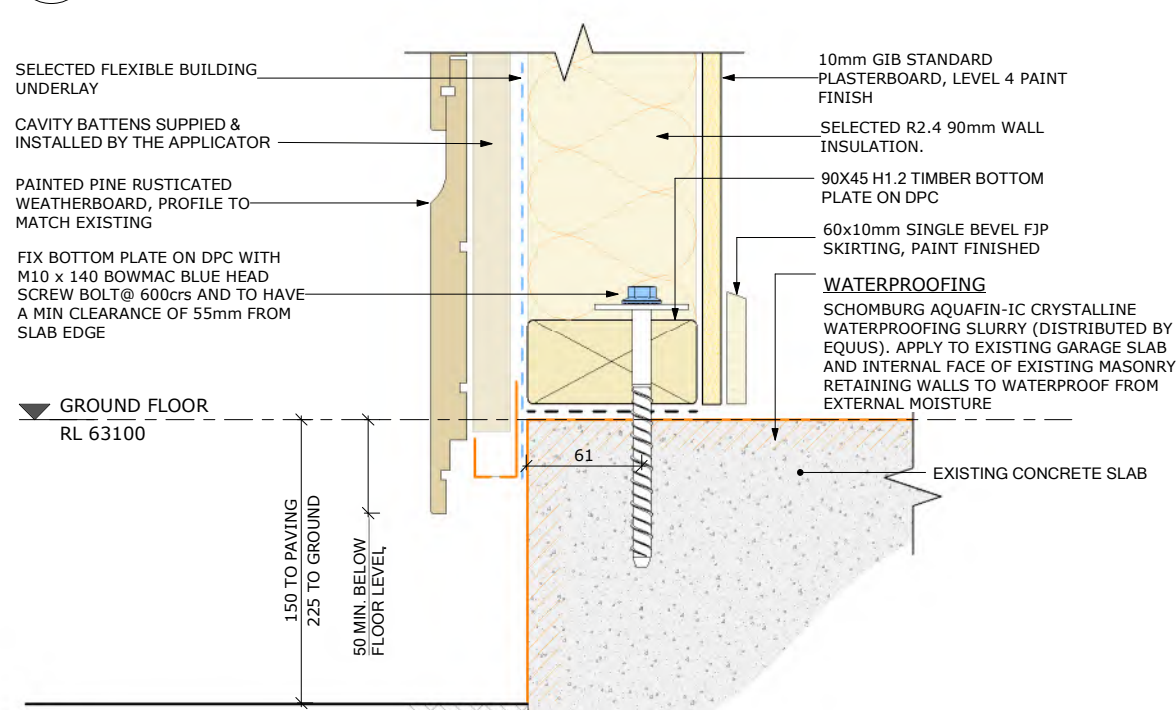
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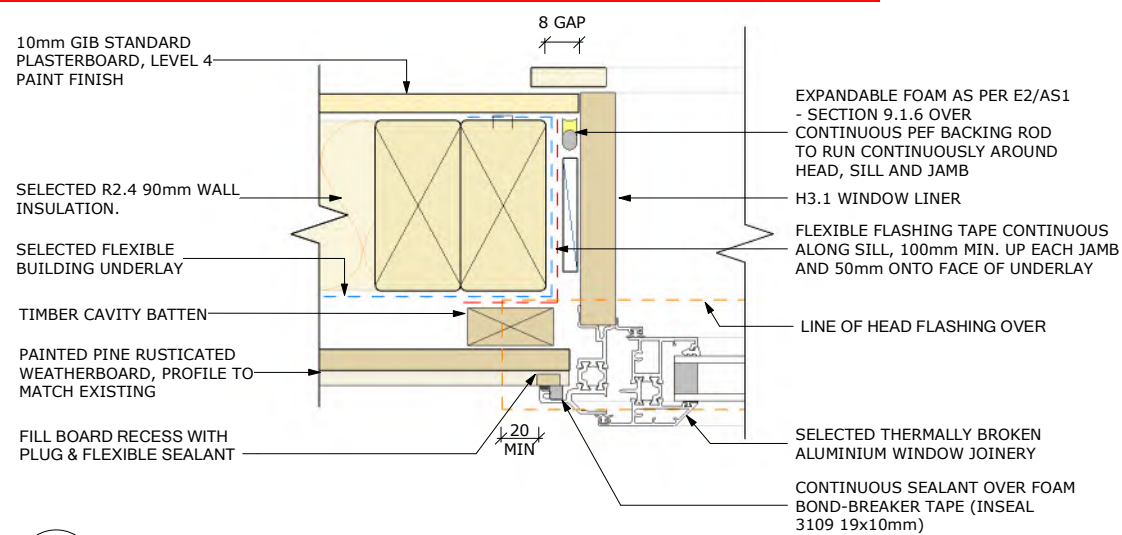
4 WINDOW HEAD
A4-1 1 : 2 @ A1 1 : 4 @ A3



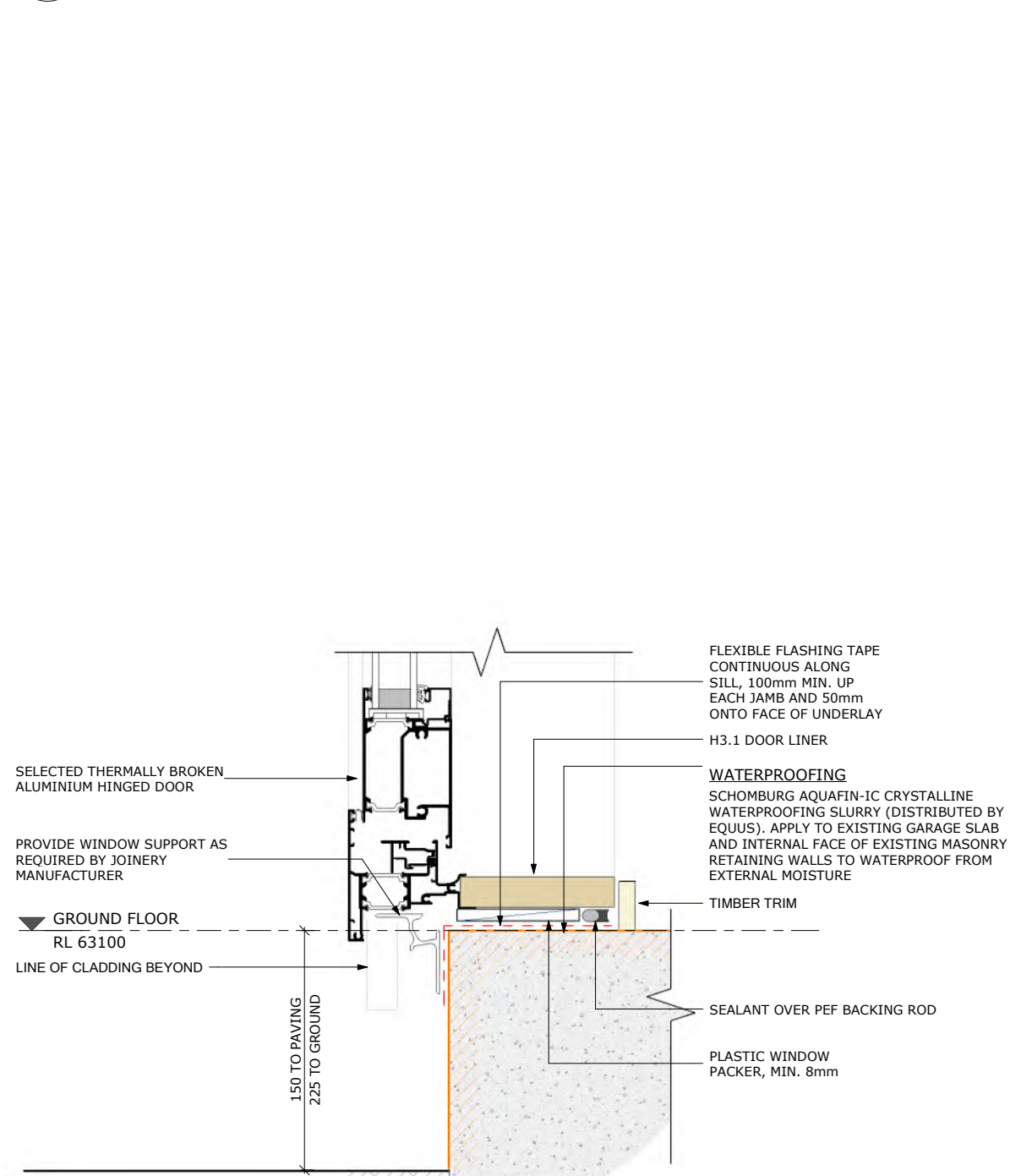
3 WINDOW SILL
A4-1 1 : 2 @ A1 1 : 4 @ A3



6 CLADDING BASE
A4-1 1 : 2 @ A1 1 : 4 @ A3



5 WINDOW JAMB
A3-1 1 : 2 @ A1 1 : 4 @ A3



1 DOOR SILL
A2-1 1 : 2 @ A1 1 : 4 @ A3

REV DATE DESCRIPTION

jackson architects

Jackson Architects 2021 Ltd,
Level 2 36 Eliot St,
PO Box 634
New Plymouth
New Zealand

P + 64 6 759 6883
E office@jacksonarchitects.co.nz
W www.jacksonarchitects.co.nz

PROJECT NAME
RILEY ALTERATIONS
27 SAXTON ROAD, NEW PLYMOUTH

DRAWING NAME
CONSTRUCTION DETAILS I

DRAWN LB CHECKED SF

DATE
09/10/2023

JOB CODE
3081

SCALE A1
1 : 2

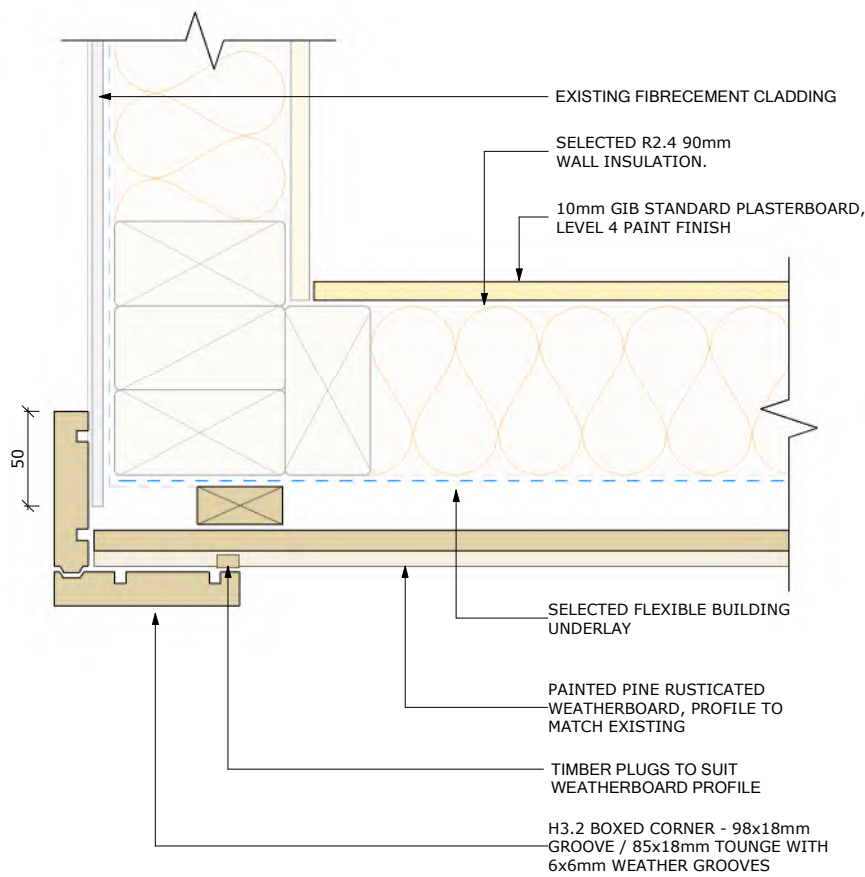
SCALE A3
1:(A1*2)

DRAWING NO.
A5-1

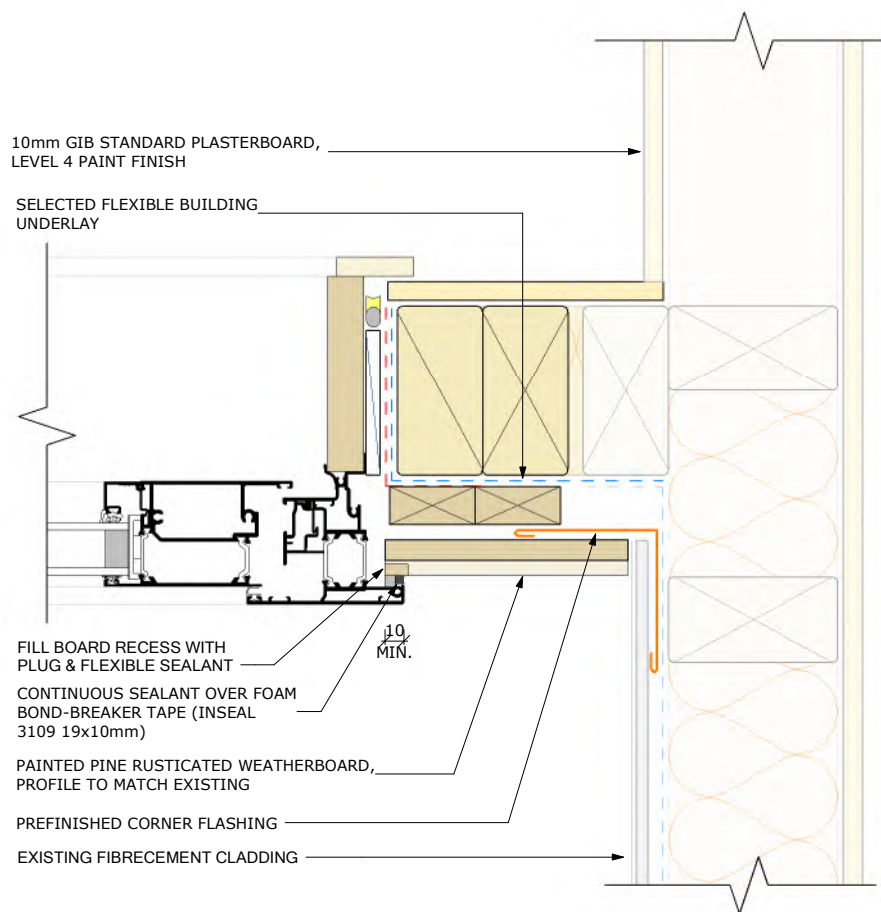
REVISION

VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE FROM THIS DRAWING. COPYRIGHT OF THIS DRAWING REMAINS WITH THE ARCHITECT

BUILDING CONSENT



1 EXTERNAL CORNER
A2-1 1 : 2 @ A1 1 : 4 @ A3



2 INTERNAL CORNER
A2-1 1 : 2 @ A1 1 : 4 @ A3

REV	DATE	DESCRIPTION
jackson architects		
Jackson Architects 2021 Ltd, Level 2 36 Eliot St, PO Box 634 New Plymouth New Zealand		
P + 64 6 759 6883 E office@jacksonarchitects.co.nz W www.jacksonarchitects.co.nz		
PROJECT NAME RILEY ALTERATIONS 27 SAXTON ROAD, NEW PLYMOUTH		
DRAWING NAME CONSTRUCTION DETAILS II		
DRAWN LB	CHECKED SF	
DATE 09/10/2023		
JOB CODE 3081		
SCALE A1 1 : 2	SCALE A3 1:(A1*2)	
DRAWING NO. A5-2	REVISION	
VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE FROM THIS DRAWING. COPYRIGHT OF THIS DRAWING REMAINS WITH THE ARCHITECT		

BUILDING CONSENT

9/10/2023 2:05:39 pm

BUILDING CONSENT

22467P

PROPERTY ID 020262



22467P

EXTRA INFORMATION/AMENDMENTS

#1 - 100398

CHARGE: \$

JOB: Jarvis

CONSENT NO: 22467 ADDRESS: Senator Fed.

New York

THE CHANGES COVERED BY THIS AMENDMENT ARE:

Eng. C.G.S.
TRAMPOLINE PASTURE
EXISTING floor joists

FORMAL DECLARATION - (Please read carefully prior to signing)

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

Signature: [Signature] Date:

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

Signature: [Signature] Date: 10/3/98

Office use only

Approved	Refused

Building

Approved	Refused
95.	
10.349.	

Public Health

Approved	Refused

District Planning

Approved	Refused



SHEET NO

1

FILE NO

3911/658

CALCS BY

lux

JOB NAME

Taranaki As.

Jarvis Res.

DATE

05 Mar '98

TSE Taranaki

TSE TARAMAKI ASSOCIATES LIMITED
REGISTERED ARCHITECTS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH DISTRICT COUNCIL

R.H.

ARCHITECTS-ENGINEERS

INTERIOR DESIGNERS - PROJECT MANAGERS

APPROVED:

Aries Print - 1013

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

Alterations to existing house. 22466122467

1. Rafters over family room. span 3.6m. 10398

The rafters are at 900 c/c and support the roof overhang from upper floor.

$$DL + LL = 0.65 \text{ kPa.}$$

$$\begin{aligned} \text{UDL on rafter} &= 0.65 \times 0.9 \\ &= 0.6 \text{ kN/m} \end{aligned}$$

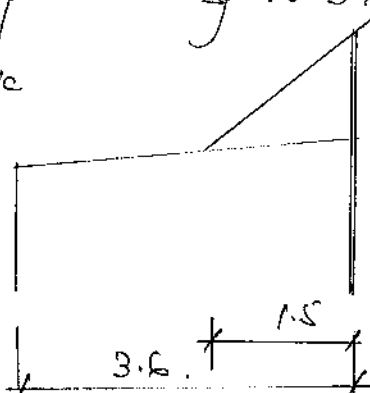
$$\begin{aligned} \text{Pt. load} &= (0.65 \times 0.9) \times \frac{1.5}{2} \\ &= 0.5 \text{ kN.} \end{aligned}$$

$$\begin{aligned} \text{BM} &\approx 0.6 \times \frac{3.6^2}{8} + 0.5 \times \frac{3.6}{4} \\ &= 1.4 \text{ kNm.} \end{aligned}$$

Try 200x50 rafters.

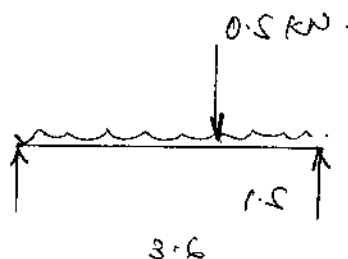
$$I = 4.7 \times \frac{19^3}{12} = 2686 \text{ cm}^4$$

$$Z = 4.7 \times \frac{19^2}{6} = 283 \text{ cm}^3.$$



AMENDMENT

#1 100398



SHEET NO 2

FILE NO

3911/658

CALCS BY

LW

JOB NAME

Jarvis Es.

DATE

3/98

Tse

TSE TARANAKI & ASSOCIATES LIMITED

ARCHITECTS-ENGINEERS

INTERIOR DESIGNERS · PROJECT MANAGERS

Aries Print - 1813

$$f = \frac{1.4 \times 10^3}{283} = 5 \text{ MPa. OK.}$$

$$\delta = \left(\frac{5}{384} \times 0.1 \times 3.6^4 + \frac{1}{48} \times 0.5 \times 3.6^3 \right)$$

$$= 8.4 \text{ mm.}$$

$$\times \frac{10^5}{8 \times 2686}$$

$$\frac{\text{Span}}{\delta} = \frac{3600}{8.4} = 428. \text{ OK.}$$

2. Pergola beam 3.4 m.

$$UDL = 0.4 \times \frac{1.5}{2} = 0.3 \text{ kN/m.}$$

design for 1 kN pt. load

$$BM = 1 \times \frac{3.4}{4} = 0.85 \text{ kNm.}$$

Use 250 x 50 beam

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

11/3/98

APPROVED

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

22466/22467 26.2.98

PAGE 1 TITLE ELEVATION

PAGE 2 ELEVATIONS

PAGE 3 PROPOSED FLOOR PLAN

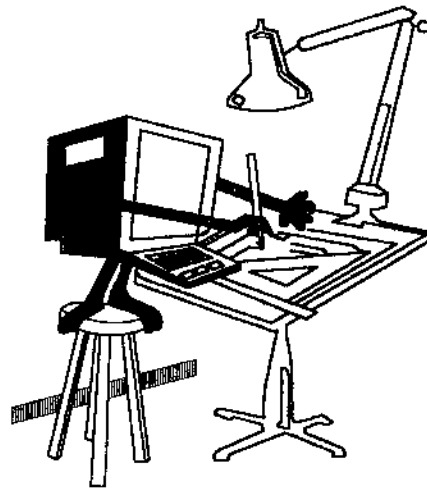
PAGE 4 CROSS SECTION

PAGE 5 SITE PLAN

PAGE 6 DETAILS

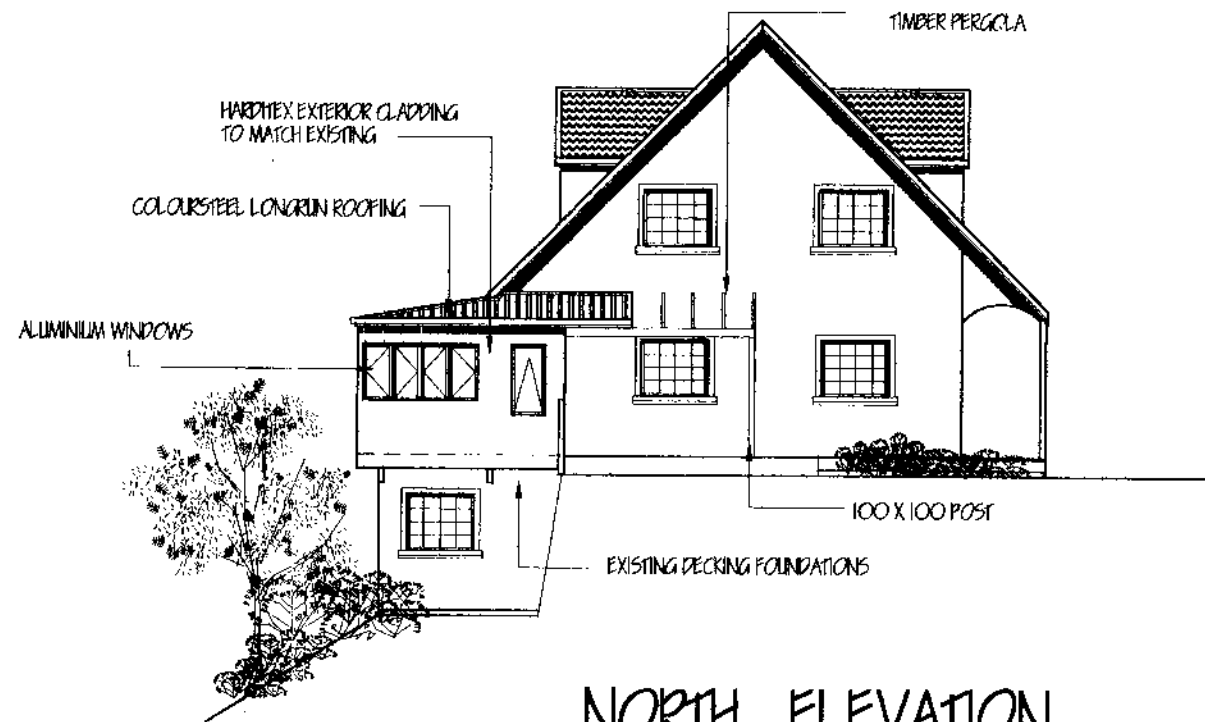
PAGE 7 EXISTING UPPER FLOOR PLAN

PAGE 8 EXISTING LOWER FLOOR PLAN



TARANAKI
DESIGN

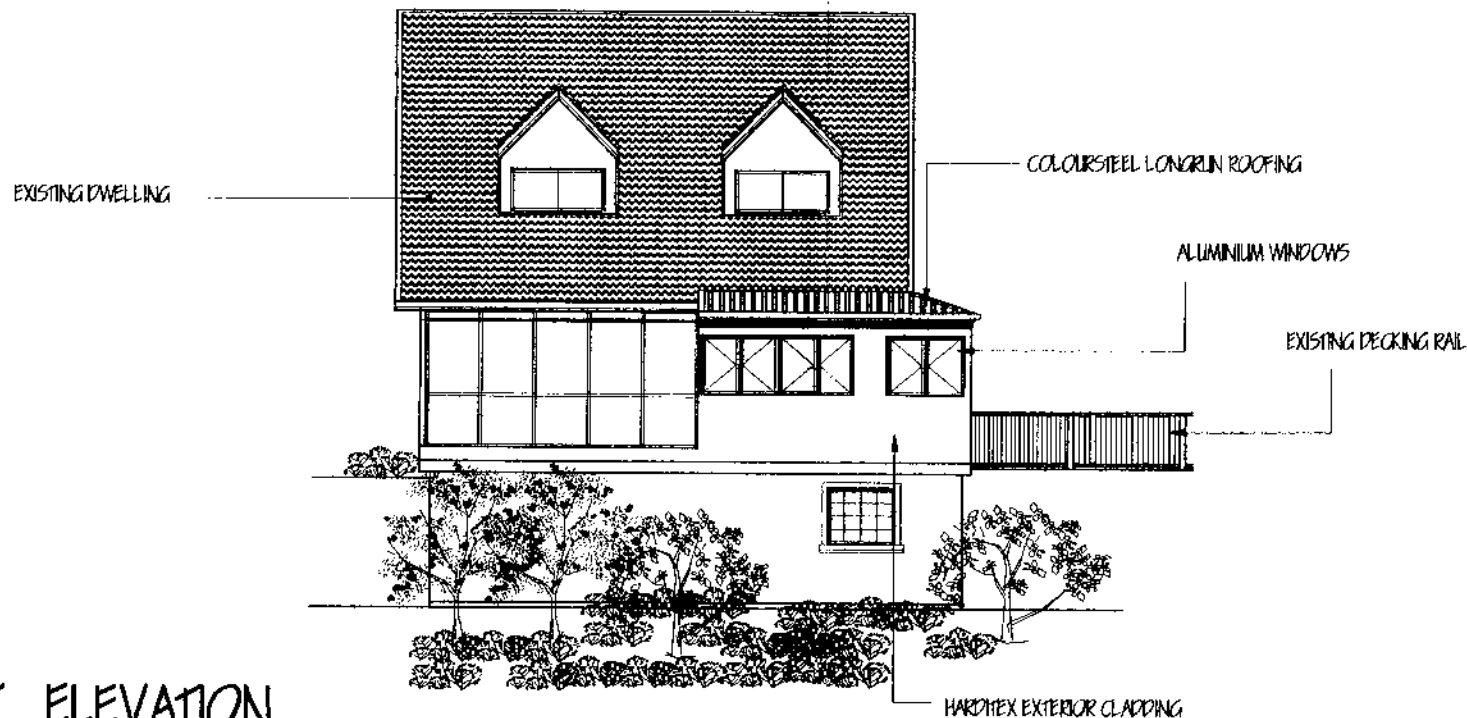
PROPOSED FOR:
JARVIS
SAXTON ROAD
NEW PLYMOUTH



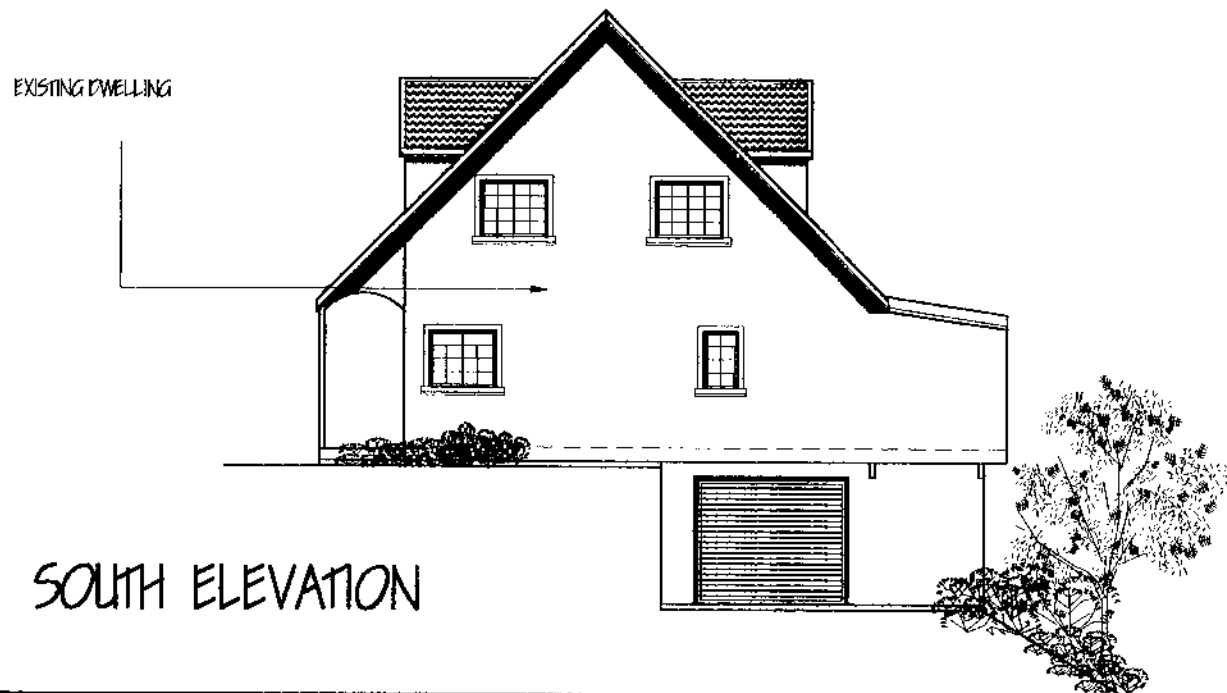
NORTH ELEVATION

SCALE 1:100

PLAN NO 9810



WEST ELEVATION



SOUTH ELEVATION

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

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

THE BUILDER SHALL HAVE A COPY OF NZS 3604 1990 AND ALL DRAWINGS AND SPECIFICATIONS ON SITE AT ALL TIMES

ALL MATERIALS SHALL COMPLY WITH NZS 3602 1975

ALL CARPENTRY SHALL COMPLY TO NZS 3604 1991

ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS



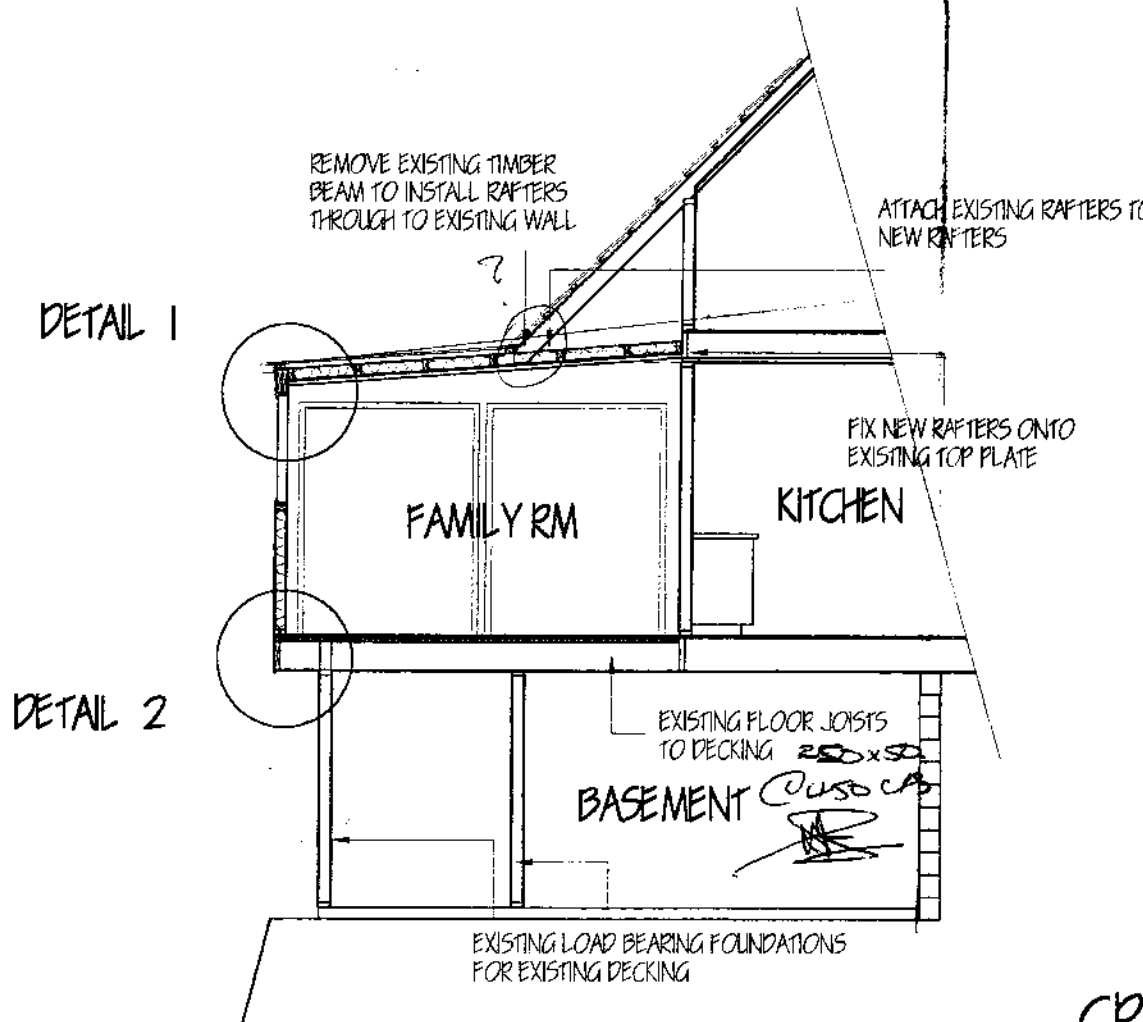
52 GOVETT AVE. NEW PLYMOUTH
PHONE/FAX (06) 7533364
MOBILE PHONE (025) 490 726

	BY	DATE
DESIGN		
DRAWN		

JOB TITLE

PROPOSED FOR:
JARVIS
SAXTON ROAD
NEW PLYMOUTH

JOB No. 9810	OWNER JARVIS
SCALE 1:100	SHEET NO. REV.

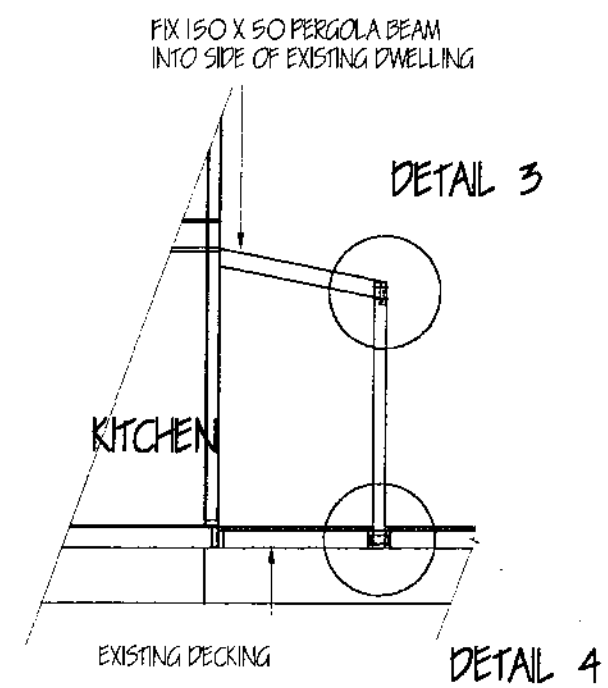


CROSS SECTION A - A

ALL EXTERIOR TIMBER IN CONTACT WITH GROUND TO BE H4 TREATED

ALL EXTERIOR TIMBER NOT IN CONTACT WITH GROUND TO BE H3 TREATED

ALL INTERIOR TIMBER TO BE H1 TREATED



CROSS SECTION B - B

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

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ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS

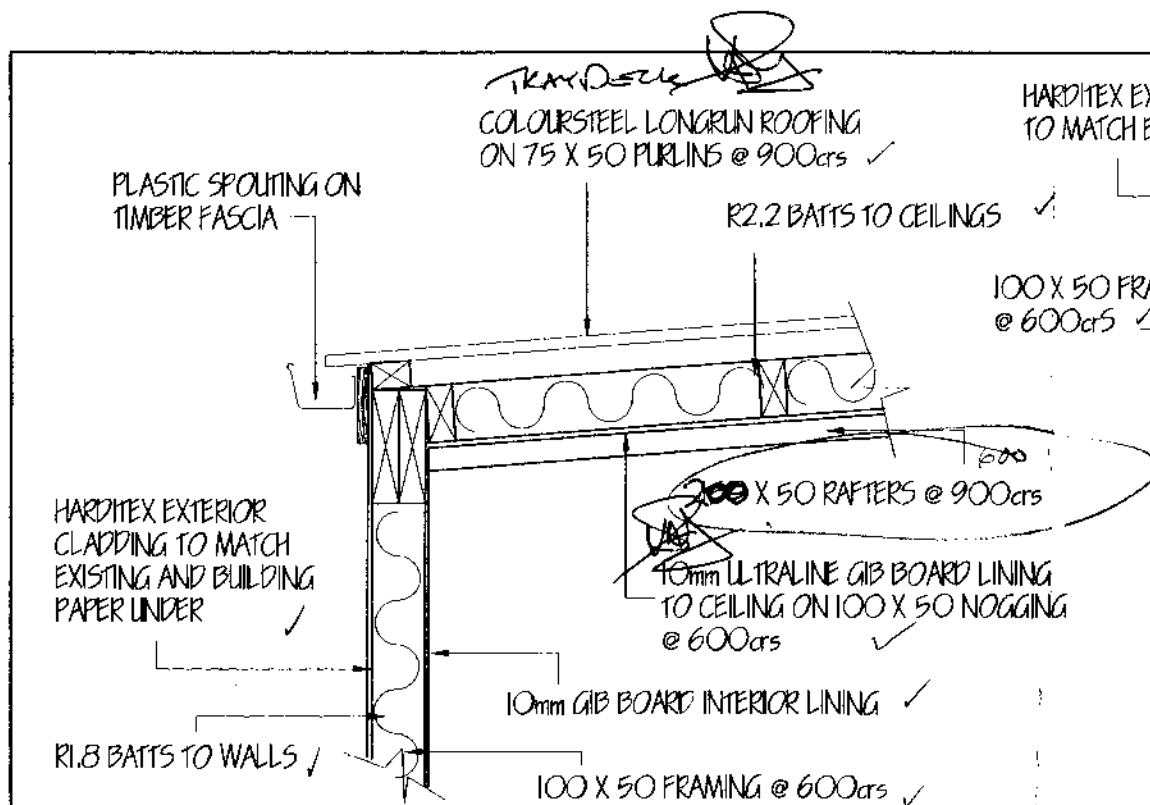


TARANAKI DESIGN

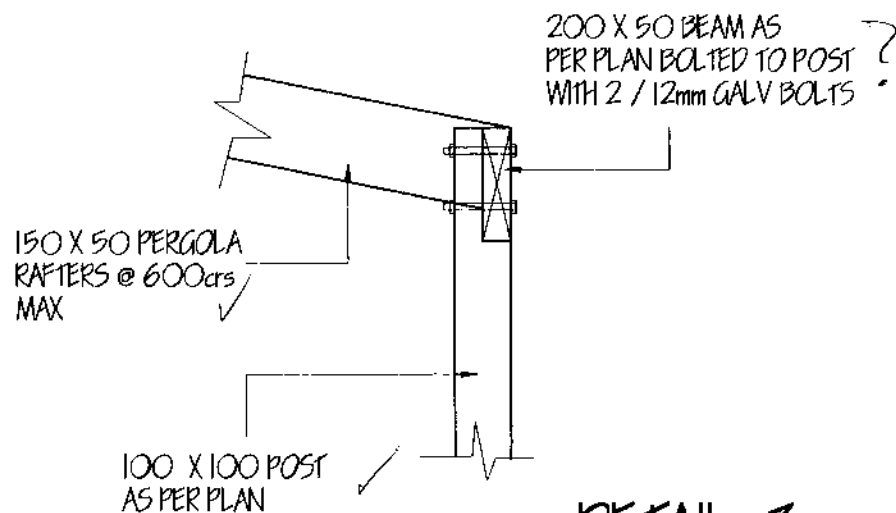
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PROPOSED FOR:
JARVIS
SAXTON ROAD
NEW PLYMOUTH

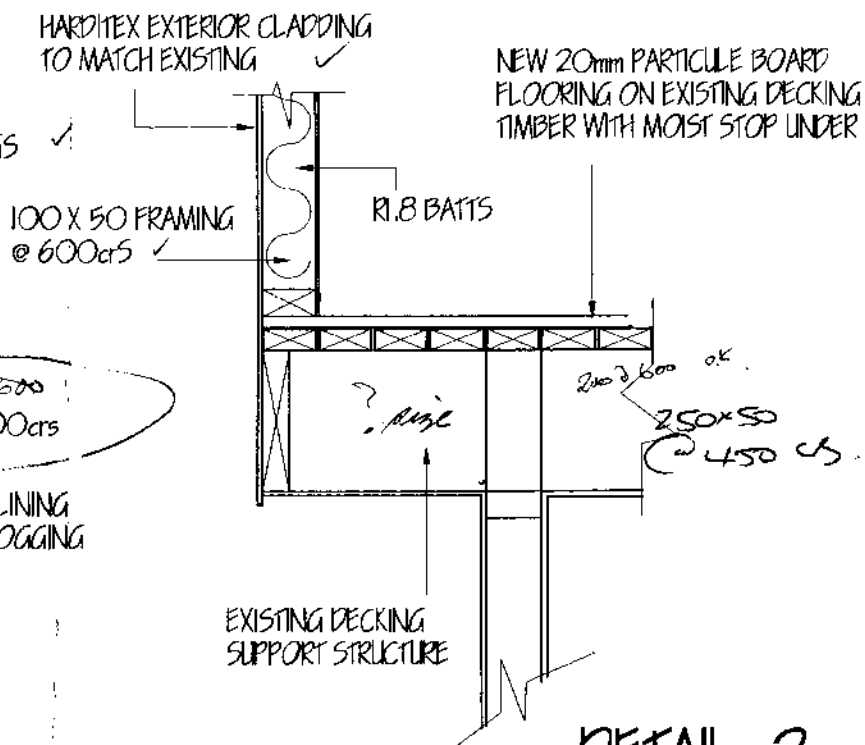
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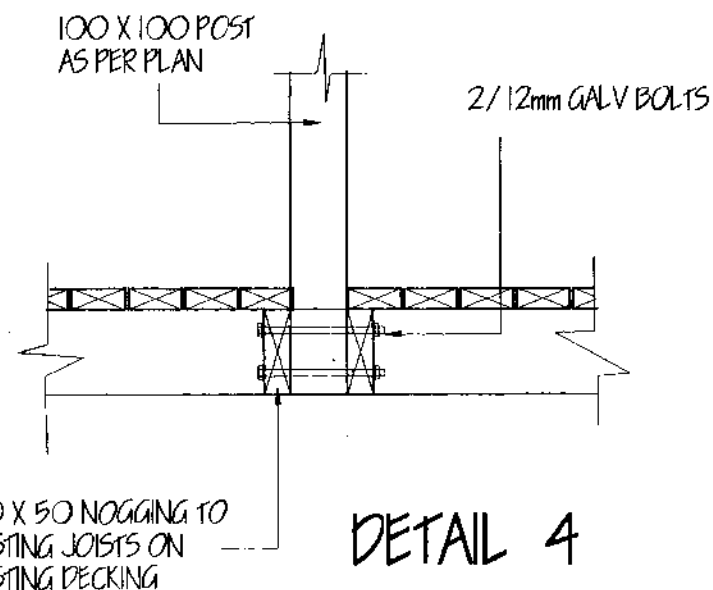
DETAIL 1



DETAIL 3



DETAIL 2



DETAIL 4

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

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

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ALL CARPENTRY SHALL COMPLY TO NZS 3604:1991

ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS



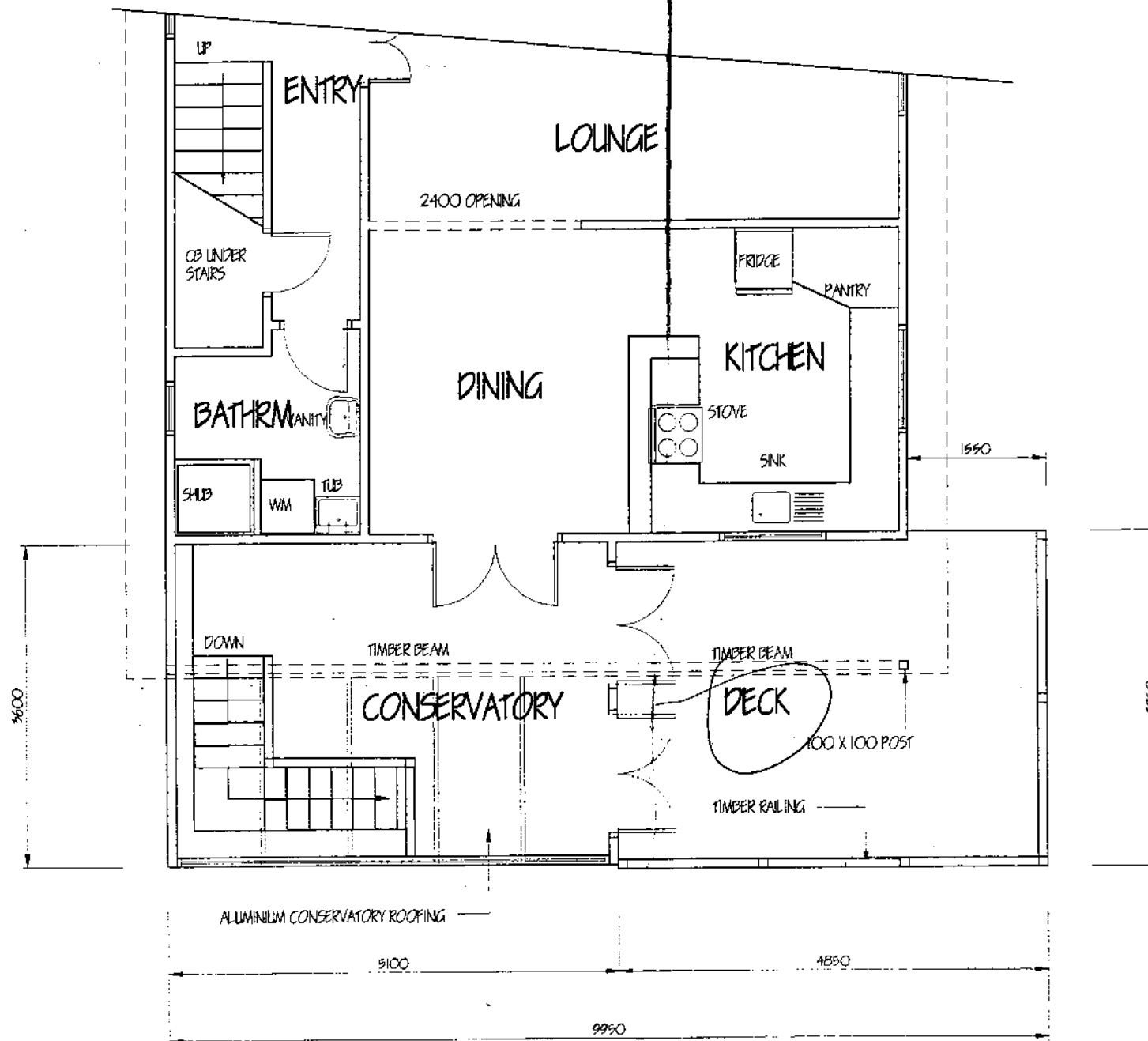
**TARANAKI
DESIGN**

52 GOWETT AVE. - NEW PLYMOUTH
PHONE/FAX (06) 7533364
MOBILE PHONE (025) 490 728

DESIGN	BY	DATE
DRAWN		

JOB TITLE
PROPOSED FOR:
JARVIS
SAXTON ROAD
NEW PLYMOUTH

JOB No	CAD FILENAME
9810	JARVIS
SCALE	SHEET NO. REV
1:10	



LOWER FLOOR PLAN

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

CONTRACTORS ARE REQUIRED TO COMPLY WITH THE BUILDING ACT 1999 AND THE HEALTH AND SAFETY ACT IN EMPLOYMENT ACT 1992 INCLUDING ALL CURRENT AMENDMENTS, TOGETHER WITH ANY REASONABLE REQUIREMENTS BY THE OWNER AND THE ENGINEER

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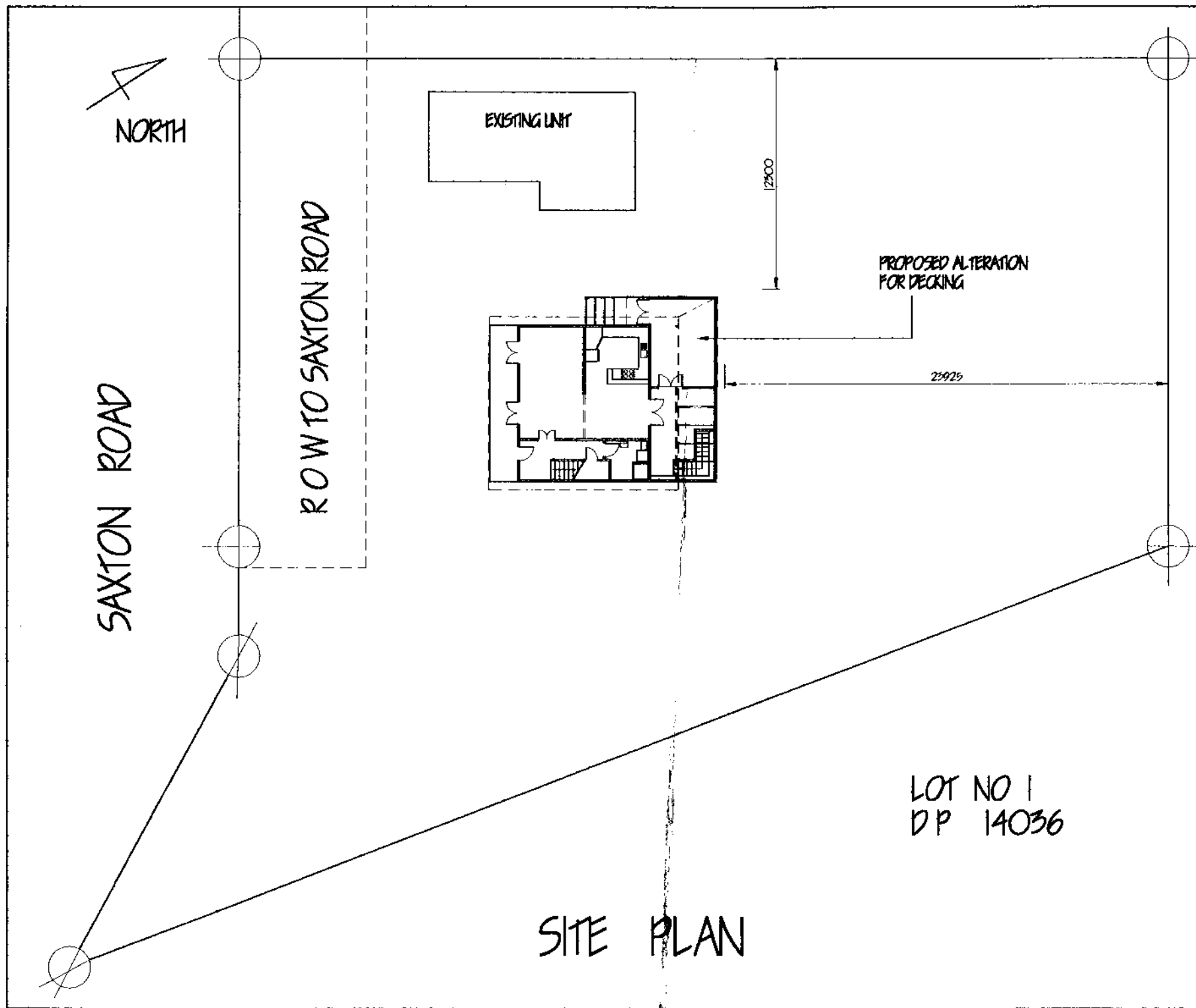
TARANAKI DESIGN

50 HURST AVE NEW PLYMOUTH
PHONE FAX 09 438 1234
MOBILE PHONE 021 49 1014

DESIGN	DATE
DRAWN	
DATE	

EXISTING FOR:
JARVIS
SAXTON ROAD
NEW PLYMOUTH

JOB NO. 9810	FILED BY JARVIS
SCALE 10:50	SHEET NO. REV.



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

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

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ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS



**TARANAKI
DESIGN**

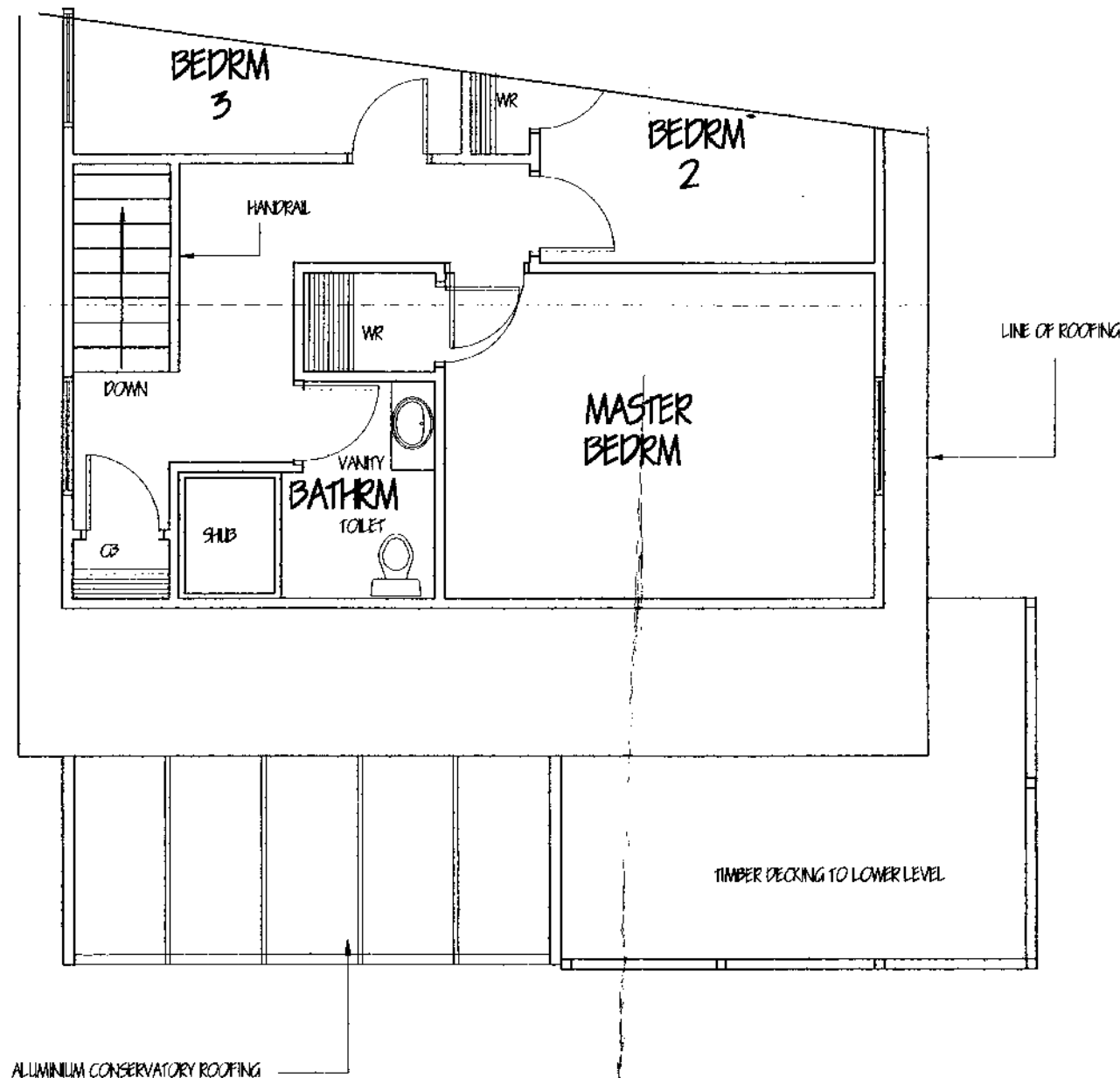
52 COVETT AVE. - NEW PLYMOUTH
PHONE/FAX (06) 7533384
MOBILE PHONE (025) 490 728

	BY	DATE
DESIGN		
DRAWN		

JOB TITLE

PROPOSED FOR:
JARVIS
SAXTON ROAD
NEW PLYMOUTH

JOB No.	CAD FILENAME
9810	SAXTON
SCALE	SHEET NO. REV.
1:200	



UPPER FLOOR PLAN

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

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ALL CARPENTRY SHALL COMPLY TO NZS 3604:1991

ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS



**TARANAKI
DESIGN**

52 GONNETT AVE. - NEW PLYMOUTH
PHONE/FAX (06) 7533364
MOBILE PHONE (025) 490 728

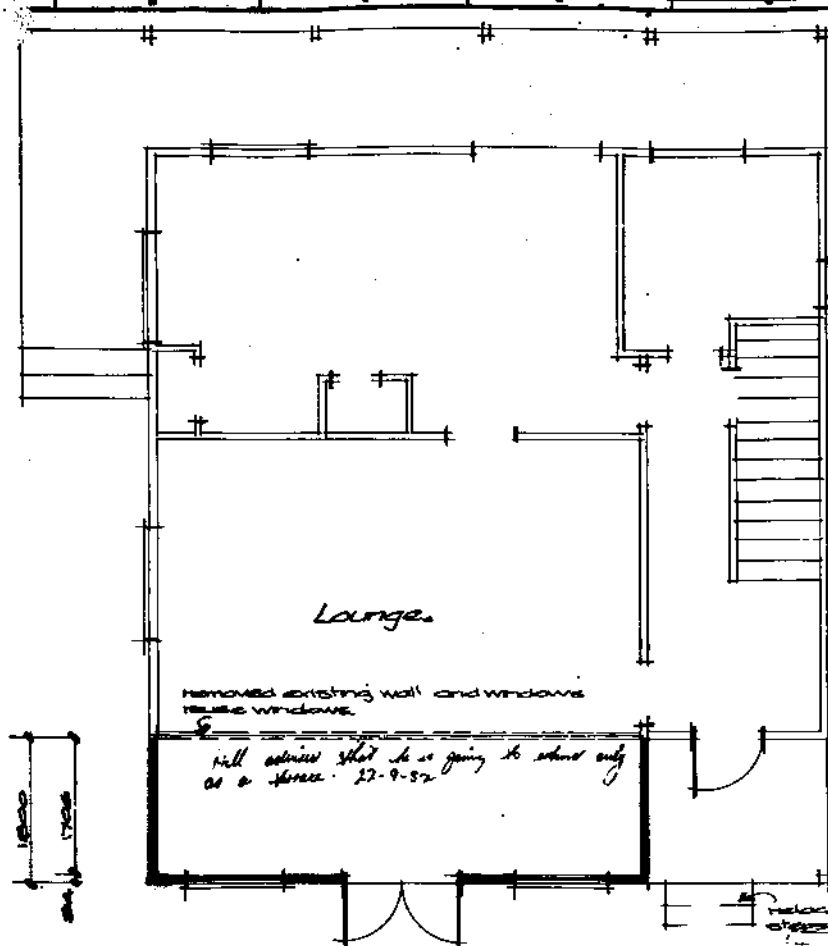
	BY	DATE
DESIGN		
DRAWN		

JOB TITLE

EXISTING FOR:
JARVIS
SAXTON ROAD
NEW PLYMOUTH

JOB No	CAD FILE NAME	
9810	JARVIS	
SCALE	SHEET NO	REV
10.50		

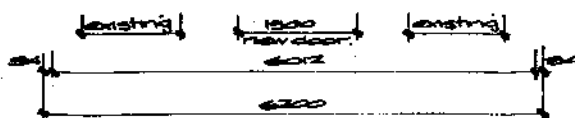
517/27



removed existing wall and windows
reuse windows

will advise that he is going to extend only
as a space. 22-9-52

relocated
door

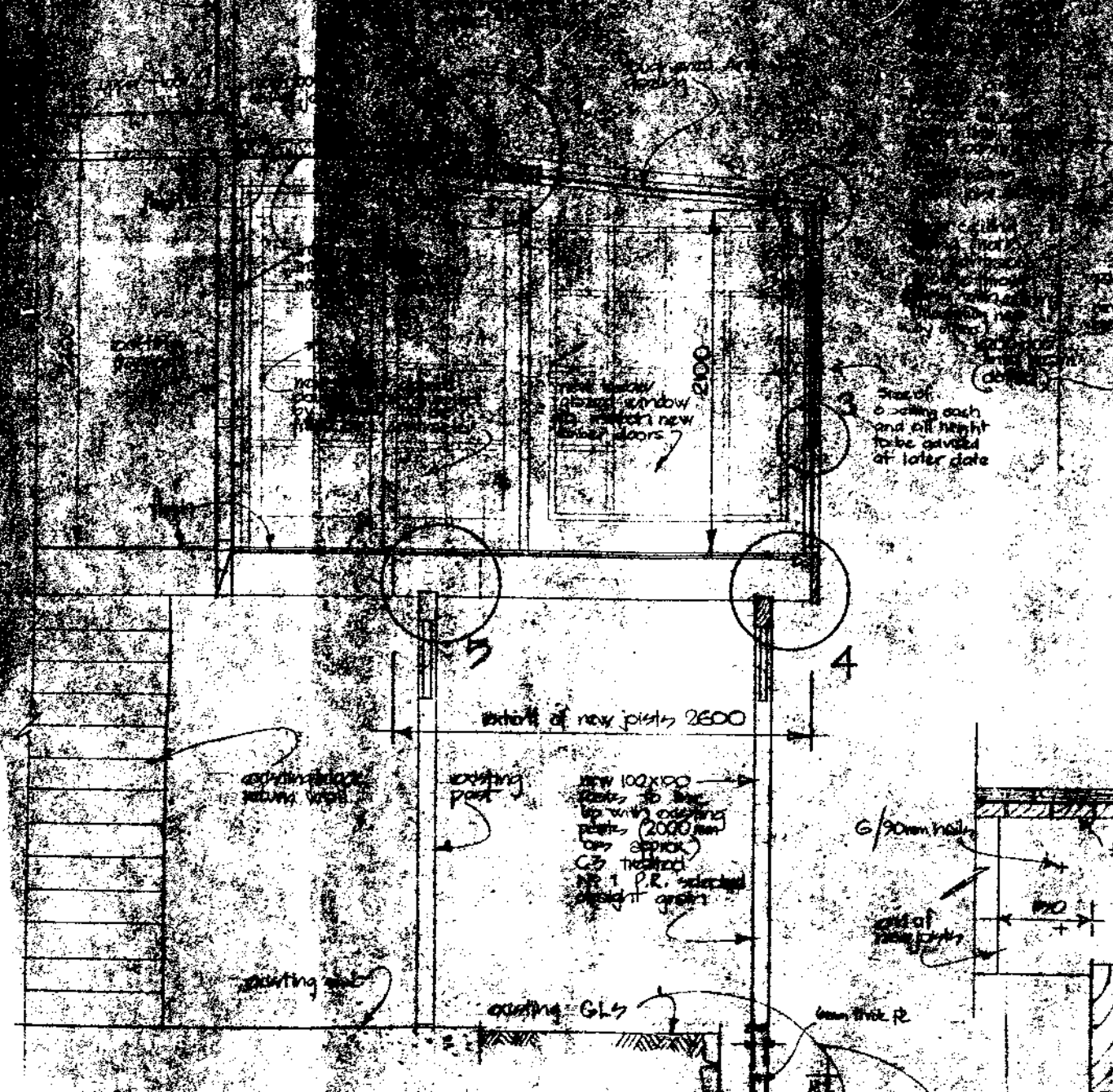


ANAKI COUNTY
COUNCIL

APPROVED

[Signature]

6/10/52



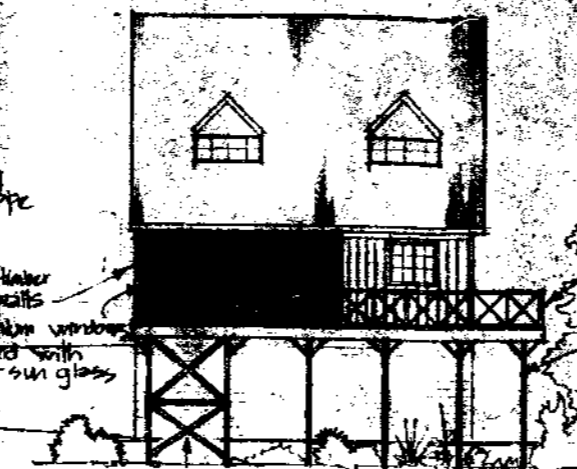
CROSS SECTION 1:20

BEAM CONNECTIONS 1:5

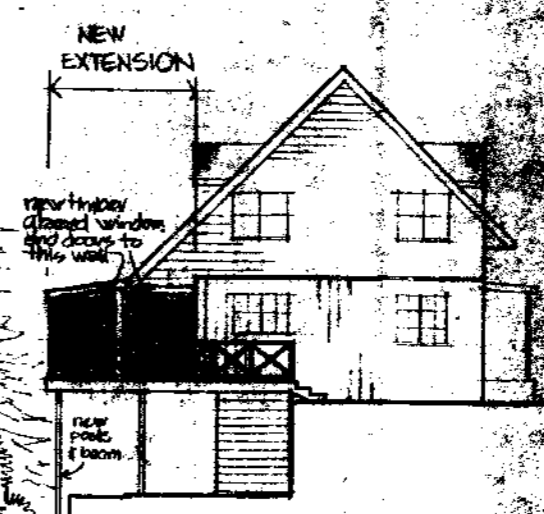
517/27



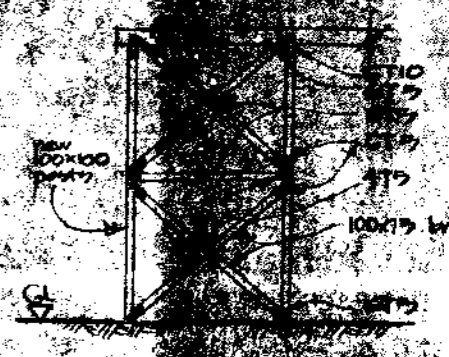
EAST ELEVATION 1:100



NORTH ELEVATION 1:100



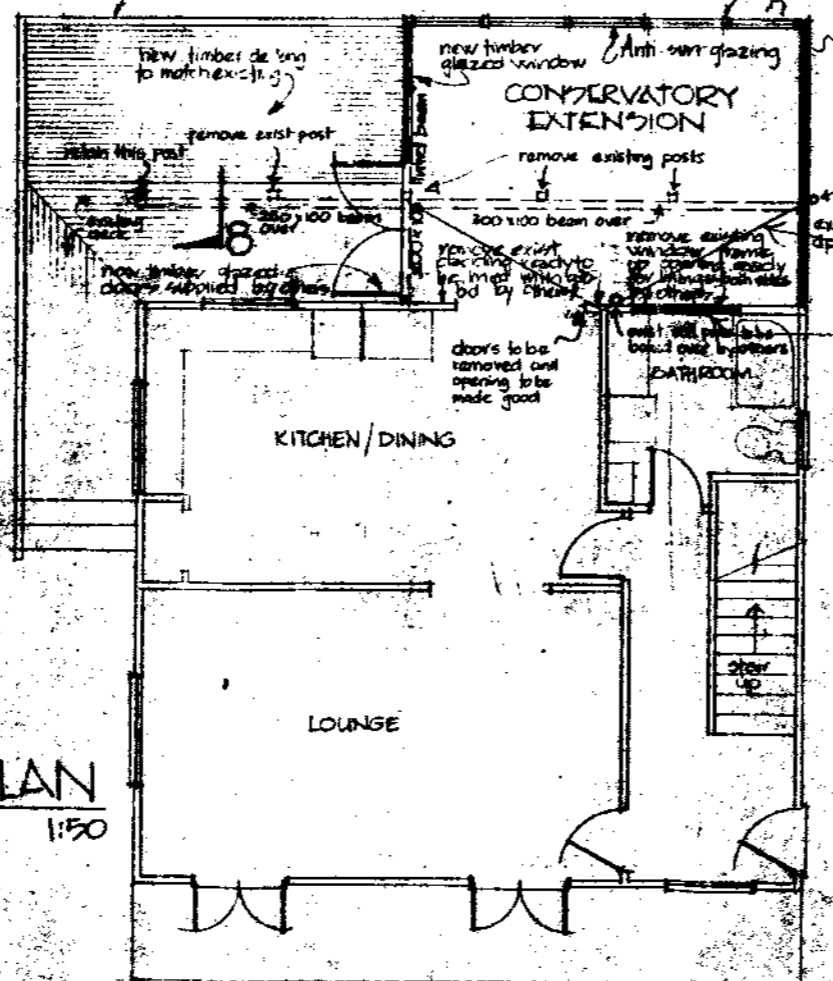
WEST ELEVATION 1:100



TYLOK PLATE FIXING at brace



ROOF PLAN 1:50

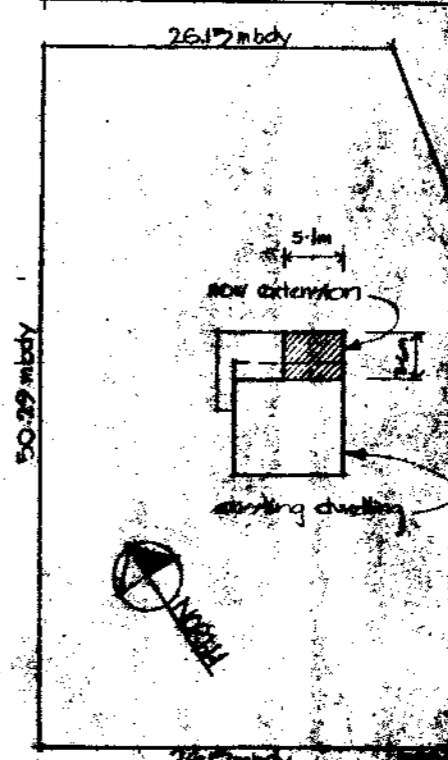


FLOOR PLAN 1:50

NOTES

1. All construction to comply with NZS 3602
2. All insulation to comply with NZS 4201 and 4202
3. Builder to check all dimensions of all existing and proposed construction of any part (and make alterations to existing building) before work commences. This Drawing does not show the final dimensions of the building.
4. Additions shall match existing building in height, unless otherwise specified on the drawings.
5. All materials and finishes to be confirmed and approved by Owner before construction commences.
6. Confirm all window dimensions with manufacturer.
7. Concrete shall be 15% air at 28 days.
8. All internal linings must be made good and not in this contract unless otherwise specified.

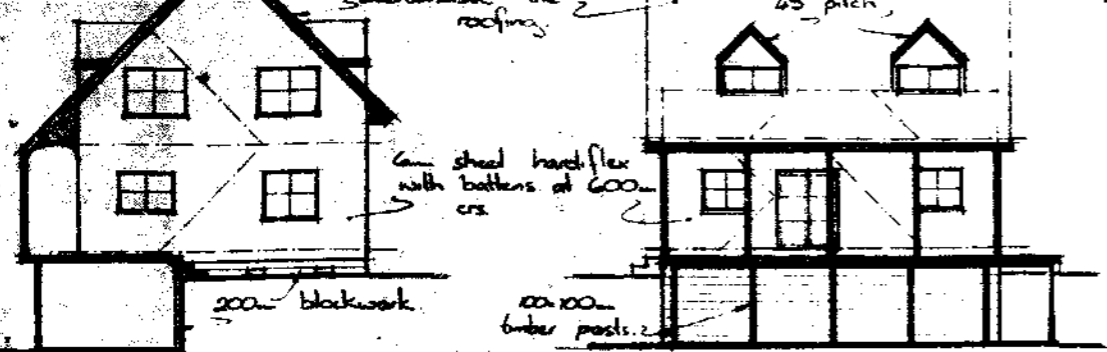
NOTE: All dimensions are to the face of the work unless otherwise specified.



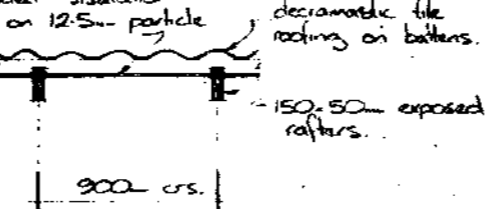
NO 27 SAKTON

SITE PLAN

TARANAKI COUNTY COUNCIL APPROVED

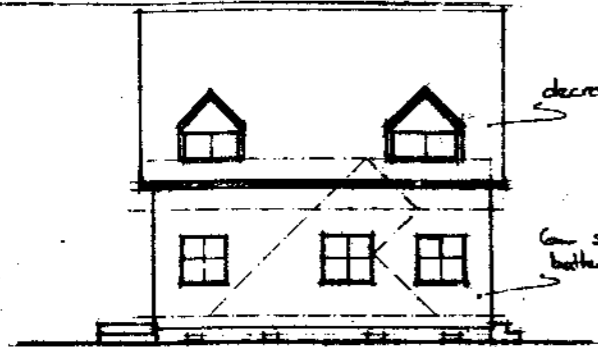


SECTION X-X. 1:20

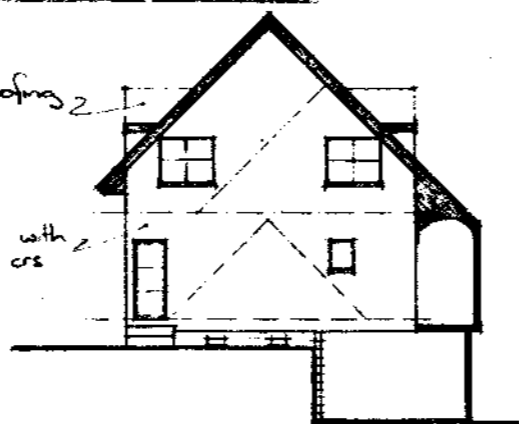


NORTH - WEST ELEVATION 1:100

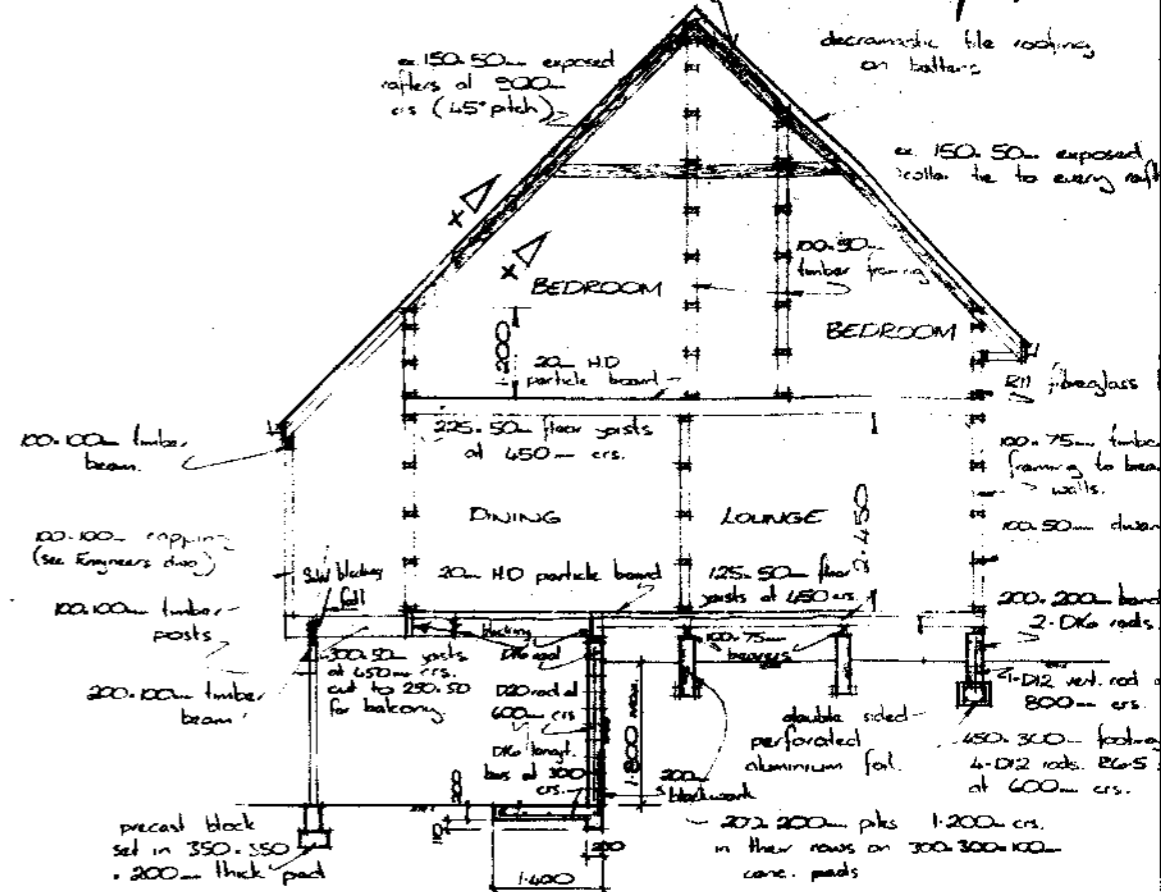
NORTH - EAST ELEVATION 1:100



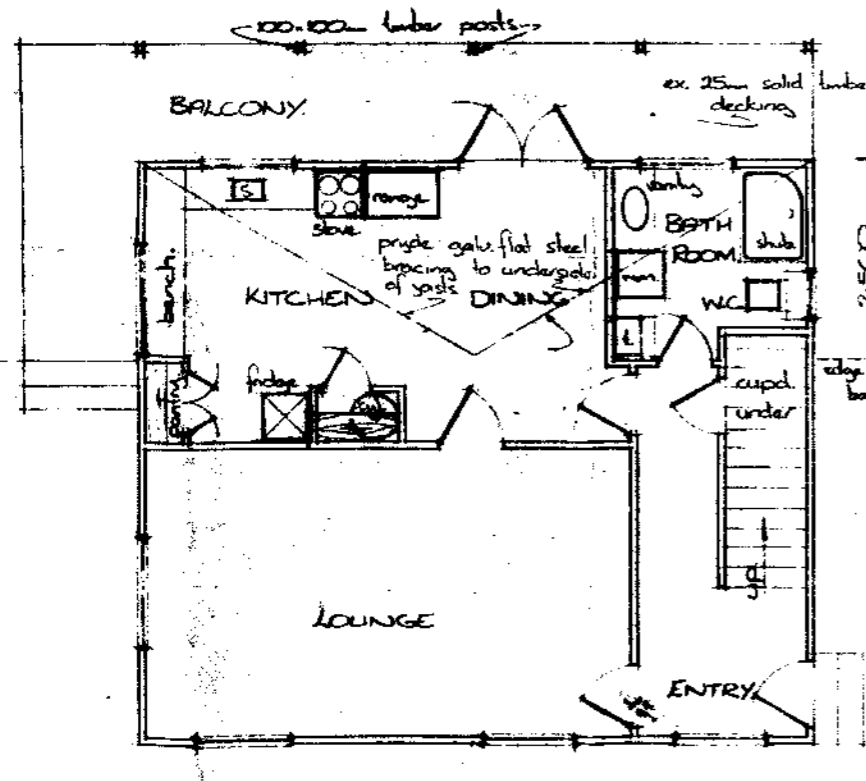
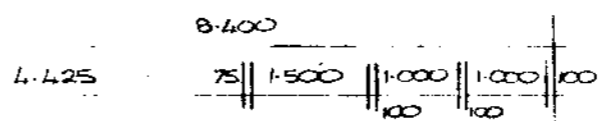
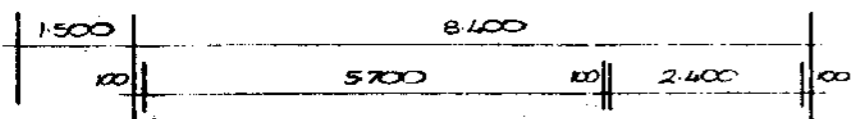
SOUTH - WEST ELEVATION 1:100



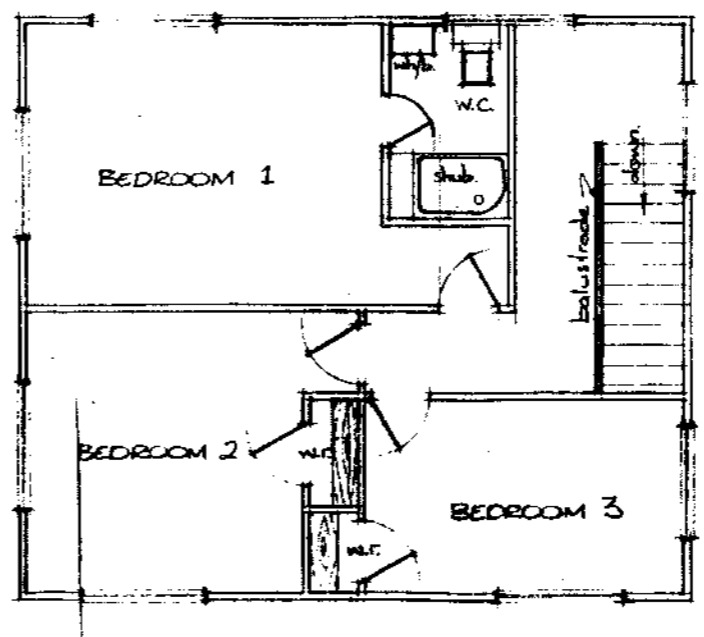
SOUTH - EAST ELEVATION 1:100



TYP. CROSS SECTION. 1:50

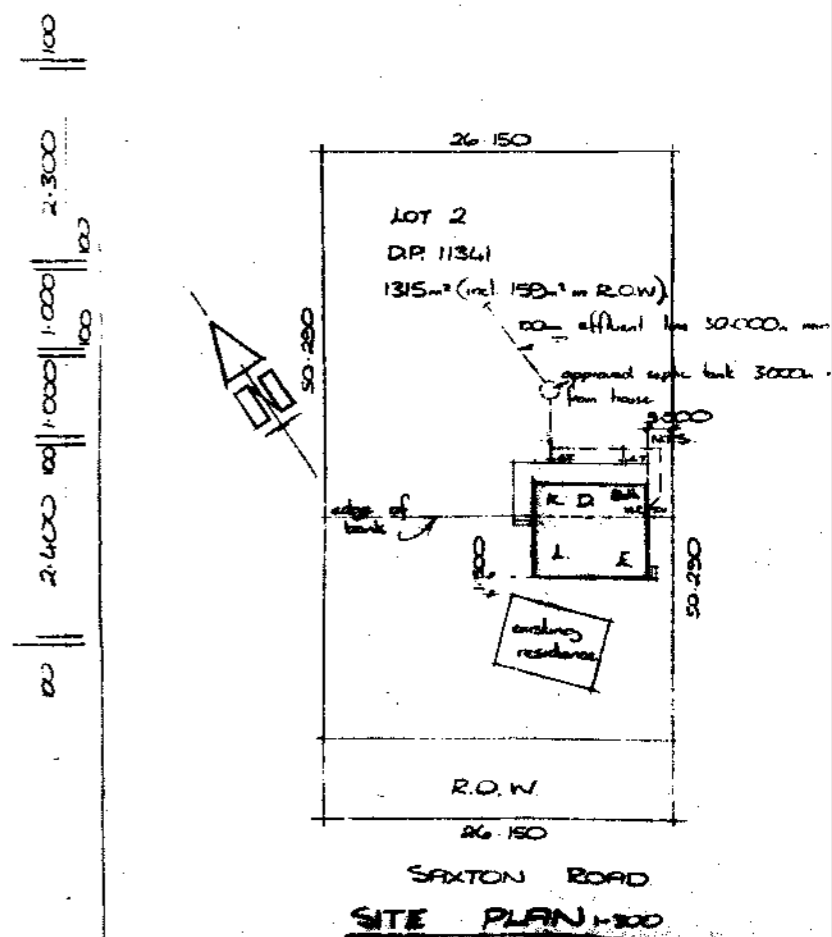


GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

FLOOR AREA: 60.48 m²
650.70 sq. ft.



TARANAKI COUNCIL
COUNCIL
APPROVED
24/6/78

- ① building plan may be held 'hardiflex'
- ② existing building to be demolished on completion of new one
- ③ R.D. 100 to ref.
- ④ conditions of discharge to be noted.

NOTE: this drawing to be read in conjunction with Bruce Henderson, Keith Scott & Partners drawing ref. 310/0.

Proposed Residence
For MR & MRS T. C. PALMER at
27 Saxton Road - New Plymouth.

Drawn by P. Wilson
Checked by P. Wilson
Date 7-7-78
As shown
Sheet 1 of 1

BUILDING CONSENT

37560P

PROPERTY ID

020262



37559/37560

NORTH

OFFICE COPY

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

APPROVED: _____

DATE

18-6-01.

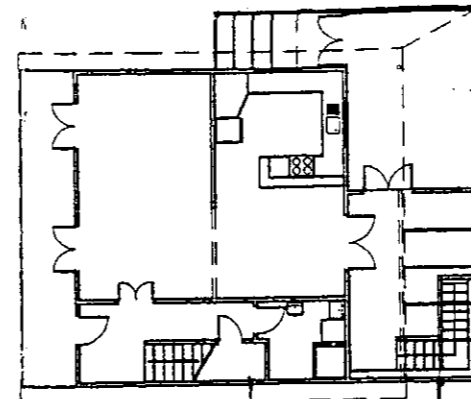
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL.

SAXTON ROAD

ROW TO SAXTON ROAD

EXISTING UNIT

12500



CARPORT

23925

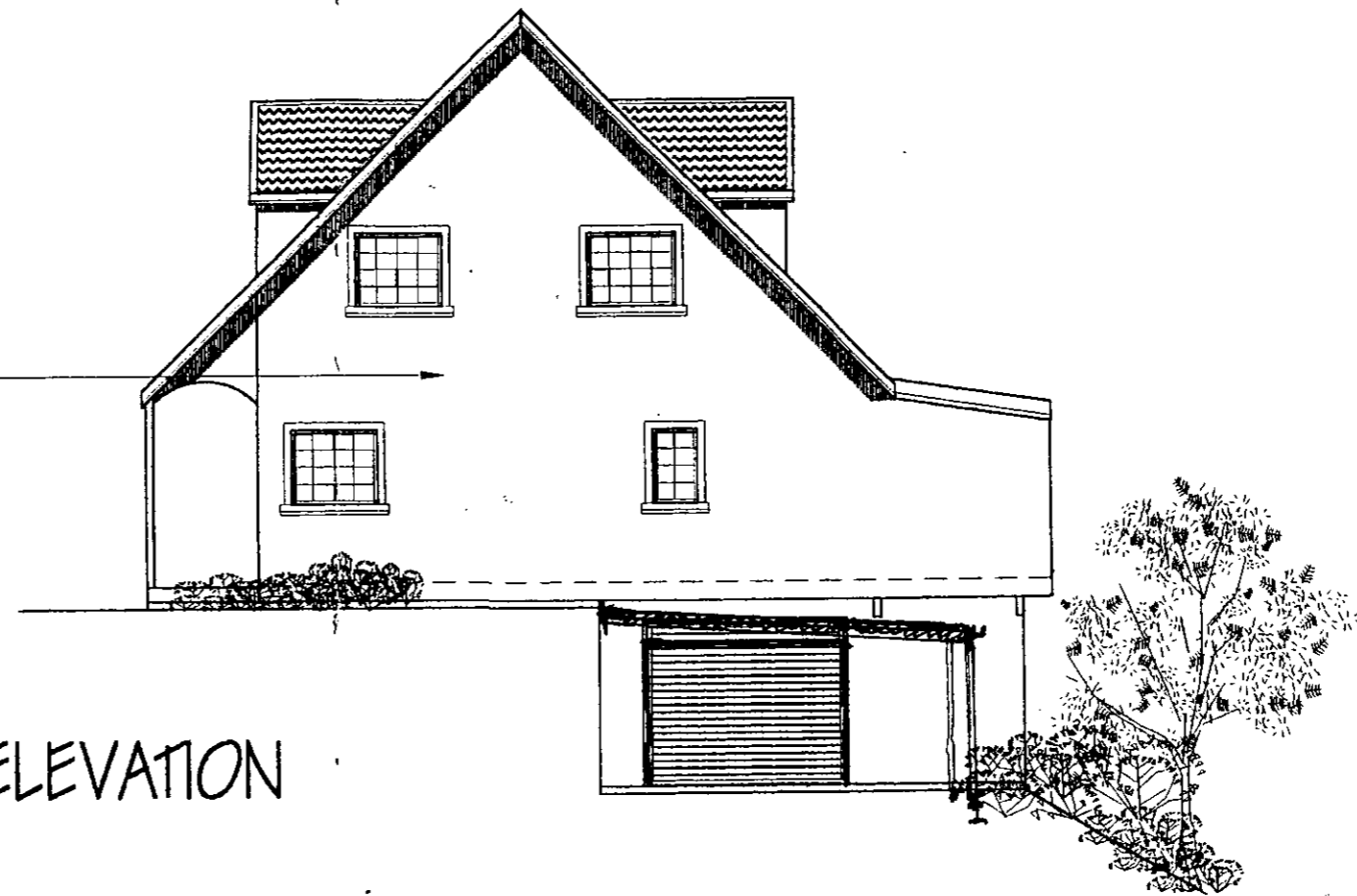
PROPOSED
4.9m

LOT NO 1
DP 14036

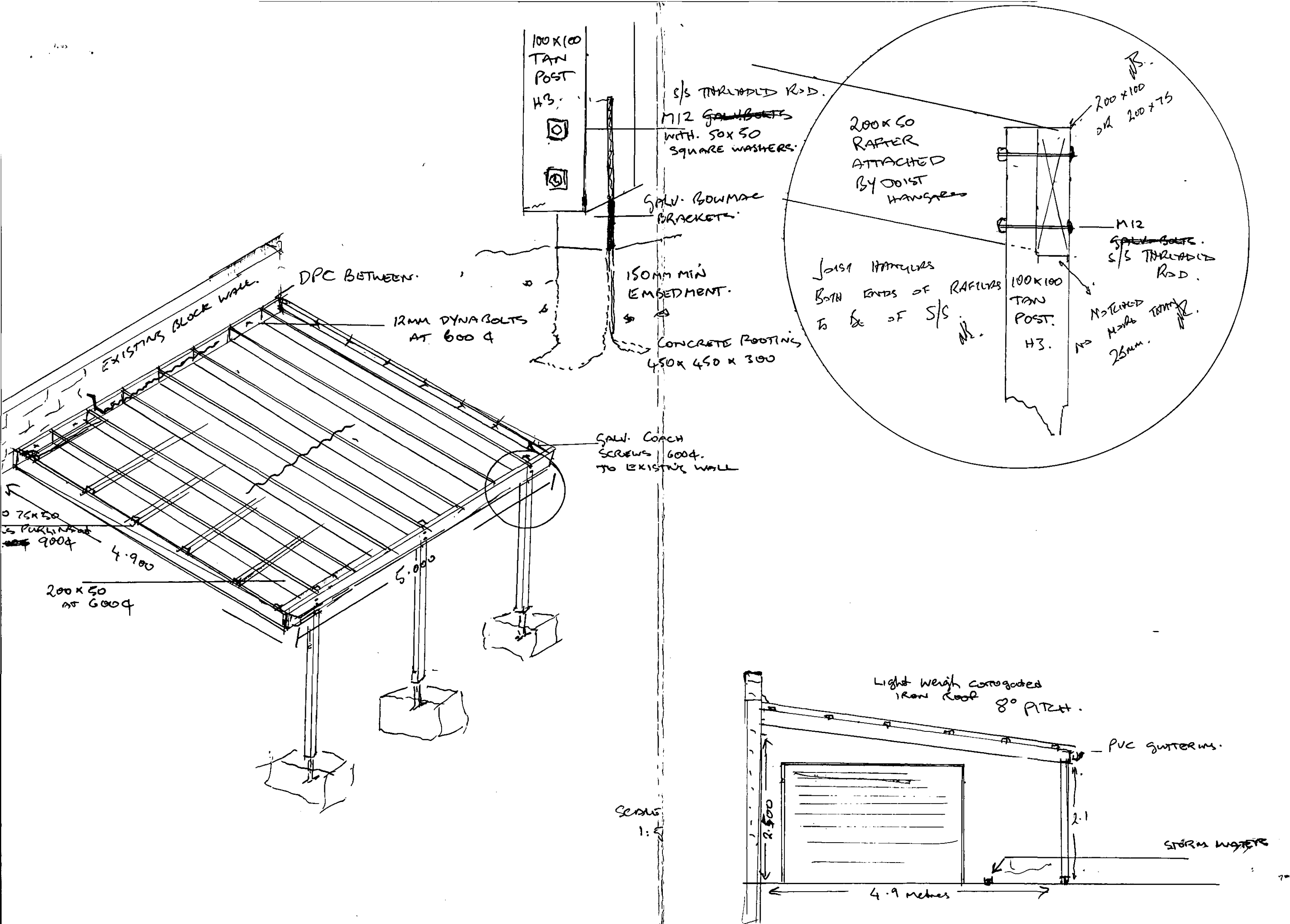
SITE PLAN

Scale 1:200

EXISTING DWELLING



SOUTH ELEVATION





NEW PLYMOUTH DISTRICT COUNCIL
PLANNING & ENVIRONMENTAL SERVICES DEPARTMENT
PRIVATE BAG 2025 NEW PLYMOUTH 4260: PHONE 06 759 6060 FAX 06 759 6113

APPLICATION No.

21071

APPLICATION FOR REGISTRATION OF UNAUTHORISED WORKS

FOR OFFICE USE

Property ID

000202

Valuation No

15741/001.00

DETAILS OF PROPERTY TO WHICH THIS APPLICATION APPLIES:

SITE ADDRESS:

27

Street No.

SAYTON

Street ROAD

Town/District

Lot:

1

DP:

14036

or Section No.

District:

OWNER'S NAME

HILL

Surname or company name

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

459

Street No.

DEVON ST EAST

Street/PO/Private Bag

NEW PLYMOUTH

Town/District

APPLICANT'S DETAILS (Second Person):

Tick this box if the applicant is the owner



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

Surname

First Names

Company name

MAIL ADDRESS FOR ALL CORRESPONDENCE RELATING TO THIS APPLICATION

NAME:

HILL

Surname or company name

GARRY

First names

ADDRESS:

1759

Street No.

DEVON ST EAST

Street/PO /Private Bag

NEW PLYMOUTH

Town/District

PHONE:

06

7583 929

FAX:

STD 025-572266

STD

DESCRIPTION OF BUILDING WORK AND USE:

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

FLAT

TYPE OF WORK:

Alteration ☐

Addition ☐

Demolition ☐

Plumbing and Drainage Only ☐

Relocation ☐

Change of Use ☐

Stand Alone Building ☐

TOTAL COST OF PROJECT:

\$ 3000 • 00 Inc GST

TOTAL COST OF PLUMBING & DRAINAGE:

\$ • 00 Inc GST

PROJECT DETAILS: Category of Work

Domestic ☒

Farm ☐

Commercial ☐

Industrial ☐

AREA OF NEW BUILDING WORK:

m²

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

Signature: _____

Date: _____

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

Signature: _____

Date: _____

NEED HELP?

PLEASE REFER ANY QUERIES REGARDING THIS APPLICATION TO:

BUILDING CONSENTS SECTION Phone (06) 759 6060 Fax (06) 759 6118

Unauthorised Works Registration No:21071
THIS IS NOT A BUILDING CONSENT

Issued:09Feb99

APPLICANT : MR Garry Raymond HILL
459 DEVON STREET EAST
NEW PLYMOUTH

Application received: 21Nov97

PROJECT LOCATION

Street Address: 27 SAXTON ROAD, NEW PLYMOUTH
Property ID: 020262
Assessment No: 11741/001.00
Legal: LOT 1 DP 14036

COUNCIL CHARGES

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

Receipt number: 661566 Date: 18Nov97 Amount: \$328.00

1: Why Register Unauthorised Works ?:

Section 33 to the Building Act 1991 precludes the issue of a retrospective Building Consent by the Council. Section 43 to this Act also precludes the Council issuing a Code Compliance Certificate for work for which no Building Consent has been issued.

The primary focus of the Building Act is to ensure that building works and buildings are safe and also healthy for use and occupation.

The Registration of Unauthorised Works is a means of providing a report on file for future reference and property related enquiries that the unauthorised work is sound and complies with the N.Z. Building Code to the extent that can be reasonably ascertained upon inspection of the completed work(s).

2: Conditions and/or Limitations applying to this Registration:

The registration covers building work undertaken in the flat.

3: Comments Regarding this Registration:

Unauthorised Works Registration: 21071

Page : 1

No comments.

Authorised Officer

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

84-258

NOT APPROVED

PAID

RECEIPT NUMBER _____
DATE PAID _____
PLANS TAKEN: YES / NO

LATER
5/12

Recommended for use
of/for 8.2.99

[Handwritten signature]

8.2.99

2.12.98

BUILDINGS

Site visit on the 8 February 1999 of the flat. The drawing as provided dated 17-11-97 with the unauthorised application is as it is on site all rooms have light and ventilation and met the building code. All area lined plumbing as permit taken out in 6 May 1991.

It is recommended that the unauthorised work registration be approved on 10/2/99.

DANGEROUS GOODS

PLUMBING & DRAINAGE

Further processing of the UNWLS application has been suspended. Further processing of this application until the district planning issues have been resolved.

LETTER 8 -

Further processing of this application has been suspended ~~pending the~~ until the District Planning issues relating to this application have been resolved.

COVER SHEET

554 233

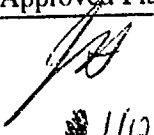
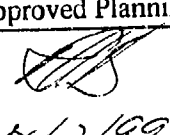
Related: GEN Application No: 21071
Application No:Date Received: 17/11/97
Area: NPD NP DISTRICTName: HILL, Garry Raymond
Address: 27 SAXTON ROAD
NEW PLYMOUTHLot: 1
DP: 14036
Property ID: 020262

Assessment: 11741/001.00

Action No	Action	Estab	Date Returned
-----------	--------	-------	---------------

1	Accept if complete	CLERICAL	
2	Record on Maps	RECORDS	
3	Check for Compliance with Dist. P	PLANNING	
4	Check for Compliance with B.A.	BUILDING	
5	Check P&D against Build. Act	PLUMB/DRAIN	
6	Check health matters	HEALTH	
7	Structural Check	ENGINEER	
8	Vehicle crossings/footpath damage	STREET WKS	
9	Sewer & water Services	SEWER/WATER	
10	Approve/Issue	CLERICAL	

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

Not Approved Planning*		Actions	Date/Initial
 11/12/97	Reason(s)		
	<input type="checkbox"/> Bulk/Location	<input type="checkbox"/> Parking/Load	
	<input type="checkbox"/> Resource Consent	<input type="checkbox"/> Landscaping	
	<input type="checkbox"/> Trees/Heritage	<input type="checkbox"/> Hazard	
	Other _____		
* S35(1A) to Building Act to apply if Building Consent Issued			
Approved Planning		Actions	Date/Initial
 14/12/99	Building Consent Conditions Required		
	<input type="checkbox"/> S36 BA	<input type="checkbox"/> S37 BA	
	<input type="checkbox"/> Landscaping	<input type="checkbox"/> RC Condition	
	<input type="checkbox"/> Trees/Heritage	<input type="checkbox"/> _____	
	Other _____		

Project Information Memorandum

Only include information relevant to this project - Complete prior to processing

PIM Details	Info Enclosed - Data Inputted (Initial)
A H.I. Resource Consent ^{is} required for a second dwelling served by a right-of-way. (application forms enclosed) Please contact Jenny Hayes, of the Planning Division to discuss this matter if you wish to proceed further.	
Schedule of Attachments	
1	
2	
3	
4	
5	

COVER SHEET

SSN 233

Related: GEN Application No: 21071
Application No:

Date Received: 17/11/97

Area: NPD NP DISTRICT

Name: HILL, Garry Raymond
Address: 27 SAXTON ROAD
NEW PLYMOUTH

Lot: 1

DP: 14036

Assessment: 11741/001.00

Property ID: 020262

Action No	Action	Estab	Date Returned
-----------	--------	-------	---------------

1	Accept if complete	CLERICAL	
2	Record of Roadworks	RECORD	
3	Check for Compliance with Dist. P	PLANNING	
4	Check for Compliance with B.A.	BUILDING	
5	Check P&D against Build. Act	PLUMB/DRAIN	
6	Check health matters	HEALTH	
7	Structural Check	ENGINEER	
8	Vehicle crossings/footpath damage	STREET WKS	
9	Sewer & water Services	SEWER/WATER	
10	Approve/Issue	CLERICAL	

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

Public Health

Crossing

More Info
RequiredApplicant
PhonedApplication
CorrectNo Encls
(in duplicate)

21/11

LETTER

Public Health

Separate habitable dwellings require separate water connection.

An application form is enclosed. Please complete it and forward it to the Customer Service Centre for processing.

A fee of \$540 is payable incl GST

Water inspector (J. Todd) confirms (3/2/99) property has 2 separate water connections. *[Signature]* 4/2/99.

Reginald Norman Chilcott, LL.B.
Francis Roger Mori, LL.B.
Harold Paul Fitzgibbons, LL.B.
Gavin Alexander White, LL.B.
Susan Therese Hurley, LL.B.

**NICHOLSON,
KIRKBY,
SHEAT
& CO.**

BARRISTERS AND SOLICITORS

Telephones (06) 757 5609
Fax No. (06) 758 8569
P.O. Box 68
DX NP 90008
Email admin@nks.co.nz
131 Powderham Street
New Plymouth, NZ.

26 November 1997

New Plymouth District Council
Private Bag 2025
NEW PLYMOUTH

ATTENTION: Mr Cheyne

Dear Sir

PROPERTY AT: 27 SAXTON ROAD, NEW PLYMOUTH
OWNERS: GR & BG HILL
OUR CLIENTS: LA JARVIS AND HP FITZGIBBONS

We act for the Purchasers of the above property.

The Purchasers obtained a Land Information Memorandum dated 6 November 1997, your reference number being LIM 20857.

Paragraph 5 of the LIM report made reference to certain works which had not been approved by Council, and to certain works which appeared to have gone beyond those contemplated by a permit issued for plumbing and drainage.

We are advised by the Vendors that they have sought from Council an inspection of the property, and an issue of a Non Compliance Certificate.

We would be grateful if you will confirm that such an approach has been made, and if you will provide a copy of the Certificate upon its issue. If any further authority is required the Vendors' solicitor, Mr Quinton Reeves, will provide that authority.

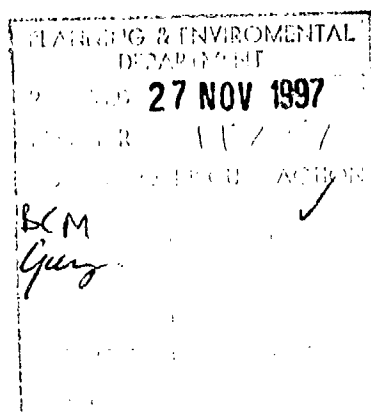
Thank you for your assistance.

Yours faithfully
NICHOLSON KIRKBY SHEAT & CO



H P Fitzgibbons

kjk:8083.1



2 December 1997

Gen 21071

Nicholson Kirkby Sheat & Co
P O Box 68
NEW PLYMOUTH

Mr Tipler

Attention: H P Fitzgibbons

Dear Sir/Madam

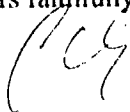
I am in receipt of your letter dated 26 November 1997.

I can confirm an application for an Unauthorised Work Registration has been lodged with the Building Approvals Section of the Planning and Environmental Services Department for the property at 27 Saxton Road, New Plymouth.

The current status of this application has been suspended. Further consideration of this application will commence once the outstanding District Planning issues have been resolved.

I trust this satisfies your query but should you wish to discuss this item further please do not hesitate to contact me.

Yours faithfully,



G Tipler
SENIOR CONSENTS OFFICER: APPROVALS

5 December 1997

GEN 21071

Mr G R Hill
459 Devon Street East
NEW PLYMOUTH

P&E Officers
ID 020262

Dear Sir

FLAT - 27 SAXTON ROAD

I acknowledge receiving your Registration of Unauthorised Works Application dated 17 November 1997, for a flat at 27 Saxton Road, being Lot 1, DP 14036, but wish to advise that the plans and specifications submitted do not fully comply with the Building Code and/or legislation. Further processing of this works will be suspended until amendments or the required additional information is received. The permitted period of suspension will be up to 20 working days within which time it is considered all information should have been submitted.

PLANNING

- *A Resource Consent is required for a second dwelling which will be served by a right-of-way.*
- *Please contact Jenny Heyes of the Planning Division to discuss this matter if you wish to proceed further.*

BUILDING

- *Further processing of this application has been suspended until the District Planning issues relating to this application have been resolved.*

PUBLIC HEALTH

- *Separate habitable dwellings require a separate water connection.*
- *An application form is enclosed.*
- *Please complete it and forward it to the Customer Service Centre for processing and a fee of \$540.00 is payable (Inclusive GST).*

On receipt of this information further consideration will be given to the application and if found to be satisfactory the Registration of Unauthorised Works will be issued.

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

Yours faithfully

G L Tipler
SENIOR CONSENTS OFFICER: APPROVALS

Encl.

26 January 1999

Mr Morris
ID 020262

L A Jarvis & H P Fitzgibbons
27 Saxton Road
NEW PLYMOUTH

Dear Sir/Madam

APPLICATION FOR UNAUTHORISED WORK – 27 SAXTON ROAD

An application for unauthorised work registration was made by the previous owner of this property for a flat. More information was requested by the Council but to date this has not been received.

The unauthorised work registration is not able to be approved or processed any further until the information requested is received.

A copy of the most recent correspondence is enclosed for your information.

Should the additional information not be received within the next 30 days the matter will be referred for further action.

Yours faithfully

N I Morris
TECHNICAL SUPPORT OFFICER

8 February 1999

MEMORANDUM

Mr Morris
ID 020262

TO: SENIOR CONSENTS OFFICER : APPROVALS
FROM: TECHNICAL SUPPORT OFFICER
SUBJECT: UNAUTHORISED WORK - 27 SAXTON ROAD

Site visit on the 8 February 1999, of the flat. The drawing as provided dated 17 November 1999, with the unauthorised application is as it is on site, all rooms have light and ventilation and meet the Building Code. All area lined, plumbing permit taken out on 6 May 1991.

It is recommended that the Unauthorised Work Registration be approved.

N I Morris
TECHNICAL SUPPORT OFFICER

10

16003

D.P. 11341

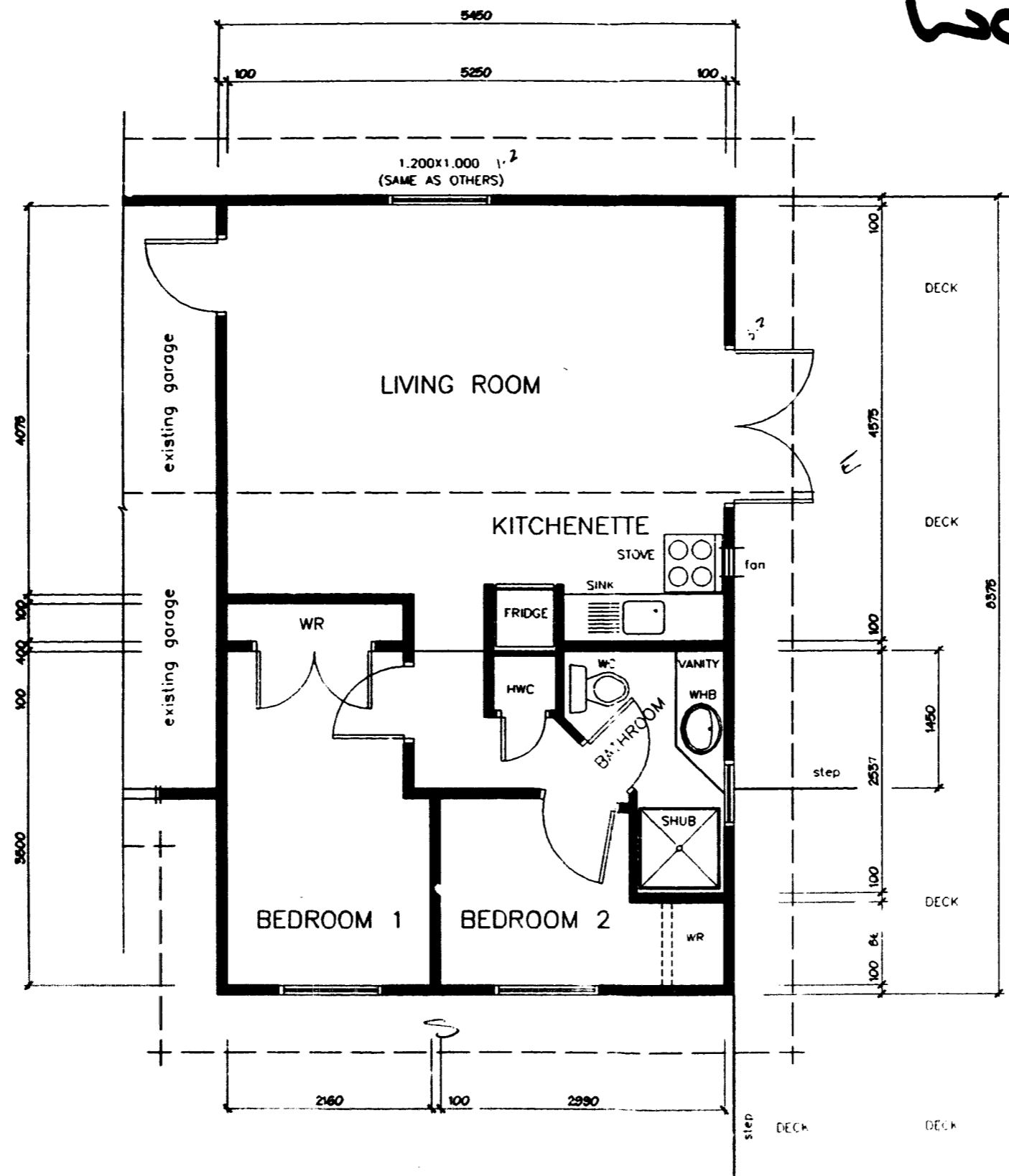
D.P.
14036

ROZ

See Sheet 234^A
SCALE:-1:500

2

UNAUTHORISED
WORK.



NOTES

- 1 APPLICATION FOR AUTHORIZATION OF WORKS CARRIED OUT
- 2 to:
GUEST HOUSE
at
27 SAXTON RD.
NEW PLYMOUTH
for:
MR G.R &
MRS B.G. HILL
- 3 FLOOR PLAN
Scale: 1:50
AREA: 45.64 m2

RECEIVED
17 NOV 1997
21071

OFFICE COPY

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

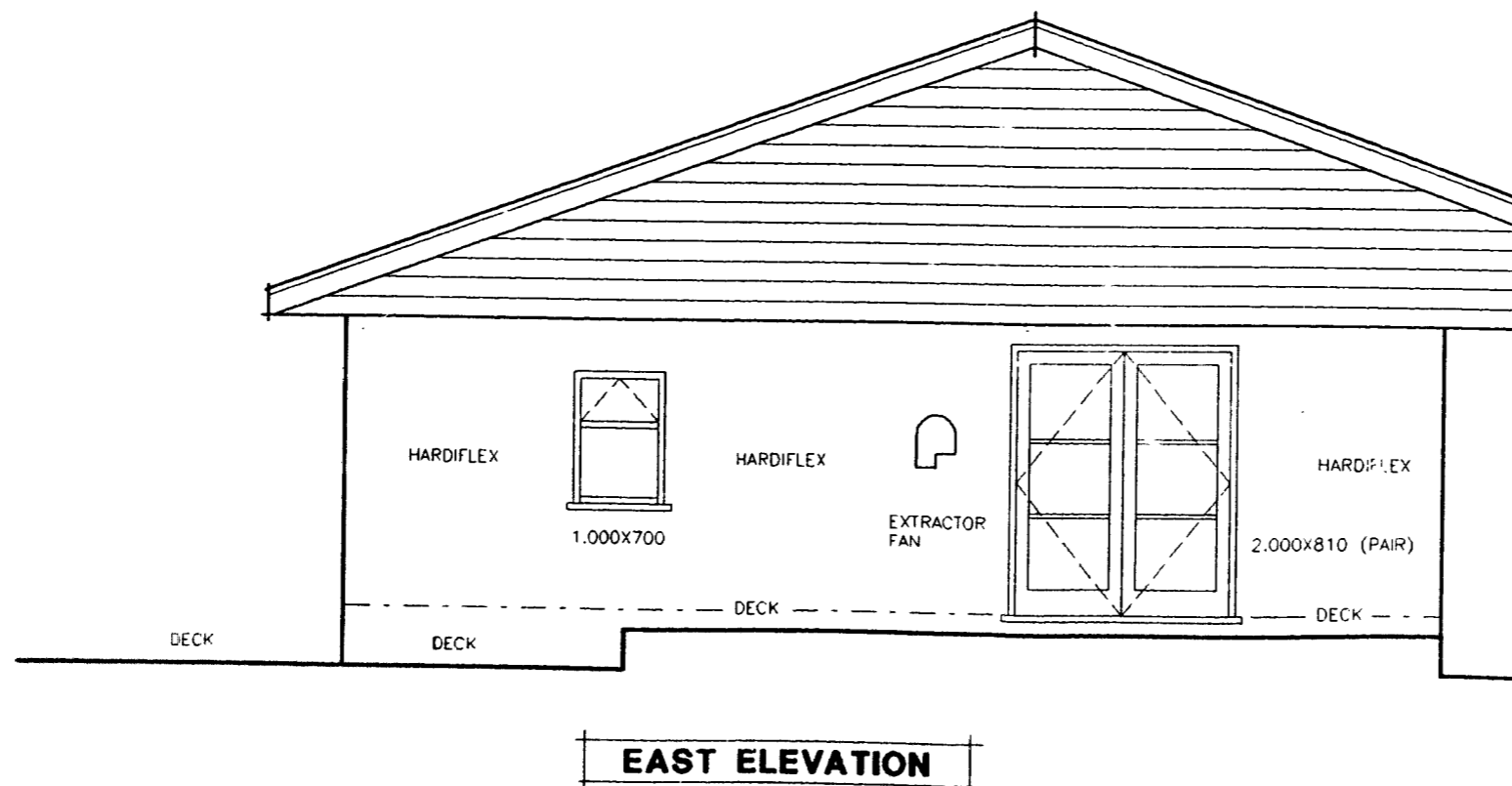
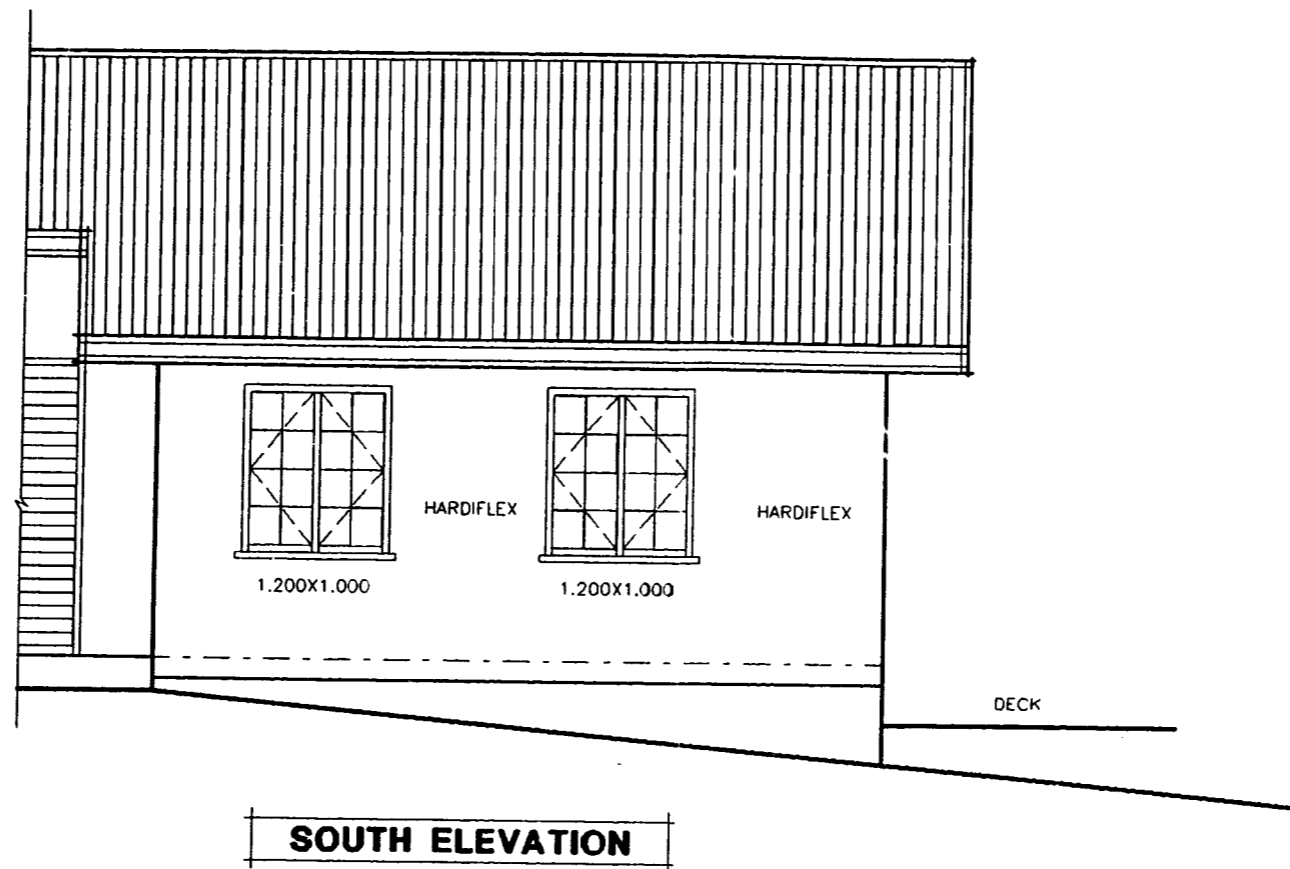
APPROVED: *CH* DATE 8.2.99

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

EXISTING FLOOR PLAN

517/27
17/11/97

22/6/99



NOTES

1 APPLICATION FOR
AUTHORIZATION OF
WORKS CARRIED OUT

2 to:
GUEST HOUSE
at
27 SAXTON RD.
NEW PLYMOUTH
for:
MR G.R &
MRS B.G. HILL

3 ELEVATIONS
Scale: 1:50
AREA: 45.64 m2

16 mm ~~16 mm~~

BUILDING FILE

Code No. 517 / 27

Subject DWG. Extn. to Wk/shop, Addns.
Swimming Pool, Conservatory.

Permit No 6547, 7295, 8467,
10868, 11564.

Date 28/8/78, 30/1/80, 6/11/81,
23/8/84, 24/7/85.

No. Sheets 25

TARANAKI COUNTY COUNCIL

BUILDING PERMIT APPLICATION FORM

Permit No: 6547

To The County Engineer,
P.O. Box 56,
NEW PLYMOUTH.

517/27

Sir,

I hereby apply for permission to erect a dwelling
at (House No. and Street) 27 Saxton Rd. for (Owner) J Palmer
of (Address) 27 Saxton Rd according to locality plan and
detailed plans, elevations, cross-sections and specifications of building deposited
herewith IN DUPLICATE.

SITE: Lot No: 2 D.P. No: 11341 Section No: _____
Block No: _____ Survey District: _____ Area: 13/5

PROPOSED BUILDING: Use - describe proposed purpose for which every part is used
or occupied: _____

Dwelling

Area of Ground Floor 120.96 60.48 Two floors 60.48 sq.m.
Estimated value of completed building \$ 24000 (For Assessment of Building
Research Levy)

Less value of Plumbing and Drainage \$ 2400
Balance \$ 21600 (For Assessment of Building
Permit Fee)

Yours faithfully, _____

Builder _____
Date: 17.8.78
Phone No: 332323

Address 27 SAXTON RD
N.P.

Note: Fees according to the scale on back hereof must accompany application for
permit. Special plumbing and drainage application forms are required and where
applicable, separate permits must be obtained by the Plumber or Drainlayer before
a building permit will be issued

FOR OFFICE USE

Date received _____ Fee Paid (a) Building Permit \$ 64
(b) Building Research Levy \$ 24
(c) Water Conn. \$ _____
(d) Sewer Conn. \$ _____
(e) Kerb Crossing \$ _____
Val. Roll 11611

Receipt No: 2820F

Check	Remarks	Initials
Ordinances		
P. & D. Regs		
Building Regs	<u>V Saxton 4064</u>	<u>Chub</u>
Fire Code		
Structural Content		
Water Connection		
Kerb & Footpath Crossing	<u>low</u>	<u>n/n</u>
Reqn. Cert. (Bldgs over \$20,000)		

517/27

Bond 9/16/94
2/ Die Acids



2.400



1.44	-	1.5	
1.44	-	1.5	

2.16

SPECIFICATION OF LABOUR & MATERIALS

517/27

OWNER: Mr & Mrs T.C. Palmer

AT: 27 Saxton Road, New Plymouth.

LOT No: 2

D.P.: 11341

CONTRACTOR:

TARANAKI COUNTY
COUNCIL
APPROVED

(N.A.) = Not Applicable

All trades refer to addenda

PRELIMINARY AND GENERAL

1. **SCOPE:** This contract comprises in general the erection of a Residence in accordance with this specification and the plans herewith based on State Advances requirements or any other lending authority and should comply with same in all respects.
2. **NOTICES, FEES, ETC:** The Contractor shall give all usual notices to the local authority, arrange for foundation inspection etc and the testing of drainage works, apply for and pay for Building Permits and comply with the requirements of all Local Body By-Laws.
3. **INSURANCES:** Before commencing this contract the Contractor must effect all insurance with an approved company to cover any liability of the owner for accidents or workers compensation for any accidental injury to any worker or death of same in the course of his employment. The Contractor shall maintain such insurance until the completion of the job.

The contractor shall insure the buildings and keep them similarly insured until completion of the contract, against loss or damage by fire in the joint names of the owner and contractor for the full insurable value of the works executed. All policies and receipts for premiums for such insurance to be lodged with the owner.
4. **BY-LAWS:** The Contractor shall conform in all respects to the By-Laws of any Local Authorities having jurisdiction over the work, and all relevant N. Z. Standard Specifications.
5. **PAYMENTS:** Progress payments - unless otherwise agreed upon - shall be paid monthly up to 90% of the estimated value of the work performed. The 10% retention monies shall become due on the expiration of the period of maintenance. Before progress payments are made the Contractor shall submit to the Employer a statement showing the total estimated value of the works executed.
6. **PRIME COST SUMS:** Prime Cost or P.C. sums shall be for the supply only of materials. The Contractor shall allow in his price to take delivery of and fix such items.

The expenditure of P.C. sums shall be under the control of the Employer and any adjustments, over or under the sum allowed shall be added to or deducted from the contract price together with any profit allowed.
7. **MATERIALS:** All materials shall be the best of their respective kinds specified or implied, and anything not specifically mentioned, but necessary in accordance with the usual custom of the trade, or necessary to the proper completion of the work shall be allowed for by the Contractor.

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8. **INTERPRETATION:** Materials shown but not specified must be commonly employed for the services it is intended to perform. The Contractor will be responsible for the setting out of the works and all figure dimensions will take precedence over scaled dimensions. The drawings and these specifications together with any addenda will be considered sufficient for the description of the works and shall be read in conjunction with each other.
9. **PERIOD OF MAINTENANCE:** The Contractor shall maintain the works in a thorough state of repair for a period of thirty (30) days after the owner has accepted the works as complete. After the expiry of the maintenance period the contractor shall make an inspection of the works and make good any defects to the satisfaction of the owner.
10. **DAMAGE:** The Contractor shall be held responsible for and shall make good any damage to adjoining property, embankments, paths, roads, fences etc.
11. **TEMPORARY POWER & WATER:** The Contractor shall be responsible for the supply of electric power and water for all trades. He shall make arrangements with the Local Authority and pay all fees and charges for temporary installation, running costs and remove same at completion of the contract.
12. **EXTRAS:** No additional work will be undertaken without written agreement between employer and contractor.
13. **SITE CLEARANCE:** At completion of contract clear away all sheds, plants, gear, rubbish, etc and leave buildings and site clean and tidy. Floors shall be swept, glass cleaned inside and out, sanitary fittings cleaned and the premises left ready for occupation.

EXCAVATOR

14. **EXCAVATIONS:** Excavate for foundations, steps etc to the depths shown or to solid bottom. Excavate for drains to depths and falls required or specified. Excavate for all other services required by any particular sub-trade.

Maintain all excavations and fillings against subsidence or settlement. Keep all excavations free of water seepage or debris. Clean out foundation excavations prior to placing of reinforcing steel and maintain same both clean and dry until concrete is poured. All foundation excavations shall be level at the bottom. Backfill and ram the earth in 150mm layers, all excavations after concrete has set.

CONCRETOR

15. **CONCRETE WORK:** All concrete work shall be carried out in accordance with NZSS 1900, Chapter 9.3A and its amendments.

Immediately before placing, formwork shall be cleaned out and construction joints prepared. Concrete shall be handled as rapidly as possible from the mixer to the final position in the formwork. Concrete shall be conveyed and placed so that no segregation takes place and it shall be immediately spaded, tamped or rammed into position. No layer shall be more than 45 minutes old when fresh concrete is placed on it. Any joint left more than 45 minutes shall be treated as a construction joint and left for a period of not less than 24 hours. Concrete shall be thoroughly worked and consolidated around steel reinforcement and into all parts of the formwork so that no voids or cavities are left.

Co-operate with other trades and form all necessary openings, recesses, ducts etc. Build in all bolts, plugs, grounds etc as required.

Concrete work: Formwork shall be accurately set out and true, strong and rigid, well braced, tied and close jointed to prevent leakage. Formwork shall be removed carefully without causing any injury to the concrete. The minimum time between placing of concrete and removal of formwork shall be three days for walls and seven days for slabs.

All concrete shall be adequately protected against damage.

Concrete slabs shall be kept moist for a minimum of seven days after initial set by spraying, the use of wet sacks or other approved methods.

16. CONCRETE: Concrete which is to be reinforced shall be ordinary grade concrete proportioned to give a workable dense concrete of not less than 17.5 MPa crushing strength at 28 days. The maximum aggregate size shall be 20mm and the minimum cement content shall be 320 kg/cu metre.

Concrete used for filling masonry cavities, bond beams etc, shall have a minimum crushing strength of 17.5 MPa at 28 days and a maximum aggregate size of 12mm.

Site concrete shall have a maximum crushing strength of 10 MPa at 28 days.

17. CONCRETE FLOOR: Lay Moistop 737 or similar approved vapour barrier (N.A.) over the whole of the floor slab area. Turn down 300mm against foundation walls. Lap and tape all joints with 50mm wide pressure sensitive tape. Lap all joints 150mm minimum. Supply, place, screed and consolidate the concrete floor slab as shown on the drawings to an average consolidated depth of 100mm over the compacted hardfill and vapour barrier. Ensure the vapour barrier does not become damaged during the operation. Finish slab with a vibrating steel screed. Immediately the initial set has taken place in the concrete surface work the concrete with a wood float to produce a surface that is uniform in texture and free from screed and float marks. When the concrete has hardened sufficiently to prevent excess fines being worked to the surface, work with a steel rotary power float to form a level, dense, smooth finish.

18. REINFORCEMENT: Before using in the work and immediately prior to concrete placing, all reinforcement shall be free from dust, dirt, loose rust and mill scale, paint, oil and all other deleterious substances. Reinforcement shall be accurately placed in accordance with the drawings and firmly secured with 1.60mm soft iron wire at intersections as required. Ties or stirrups shall be bent tightly around the main reinforcing. Laps shall be 40 diameters for plain bars and 32 diameters for deformed bars.

19. FILES: Files shall be 200 x 200 precast concrete with wires embedded. Files shall project at least 450mm above ground and be set in 300 x 300 x 150 concrete pads.

20. VENTILATORS: Set in foundation walls where necessary approved ventilators. Space at 1.800m centres and not more than 750mm from each corner.

21. PORCHES & STEPS: Walls to be 125mm thick concrete or concrete block construction. Porch floors to be 100mm thick reinforced with 668 mesh or 10mm R.M.S. rods at 400mm centres. Steps to be formed of concrete and treads to be at least 280mm and risers not more than 175mm. Slabs, steps to rest on properly rammed hardfill.

BLOCKLAYER

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22. **BLOCKWORK:** All concrete masonry work shall conform to the requirements of NZS 1900, Chapter 9.2 1964. Concrete for filling cavities and reinforcing steel shall be as in section 16 and 18 above. All work shall be carried out by tradesmen skilled in concrete block construction. Place all vertical reinforcing in the centre of cavities. Fill all reinforced cores and bond beams with concrete as work proceeds.

BRICKLAYER (N.A.)

23. **BRICK OR MASONRY VENEER:** All brick or masonry veneer shall be in accordance with the requirements of NZSS 1900 Chapters 6.1 and 6.2. Bricks shall be laid in stretcher bond true to line, level and plumb and in accordance with best trade practice. All work shall be laid from the lowest corner and no corner shall be raised more than 900mm above wall line. Toothing will not be permitted. All joints will be completely filled with mortar and the bricks shall be shoved into place at least 12mm. Joints shall be not more than 10mm thick and shall be tooled as work proceeds. The veneer shall be constructed using

CARPENTER AND JOINER

24. **TIMBER:** All timber to comply to the NZSS No 169 or Variations approved by the Housing Corporation, but to be generally as follows:-

Sub Floor:	Tanalised No 1 Framing Grade Radiata Pine or Building A Grade Heart Rimu or Matai.
Framing:	Boric or Tanalith Treated No 1 Framing Grade Radiata Pine.
Exterior Finishing Timbers:	Tanalised Dressing A Grade Rimu, Matai, Radiata Pine or Heart D.A. Rimu, Matai.
Interior Finishing Timbers:	Treated or Heart Dressing A Rimu or Matai or treated D.A. Radiata Pine.
Cupboard Fitments etc:	Treated Factory Grade Radiata Grade Radiata Pine and/or Particle Board.
Flooring Timbers:	20mm H.D. Flooring Grade DWP Particle Board. Custom floor 600.

25. **SEASONING:** All timber must be well seasoned as is procurable, either in the open air or kiln-dried. Joinery timber and other dressed timber shall be machined only after its moisture content has been reduced to 12-18% based on oven dry weight.
26. **DAMP PROOF COURSE:** Between all faces of timber in contact with concrete or concrete masonry, place a full width, length and height layer of approved 3 ply bitumen fabric D.P.C.
27. **SLEEPERS:** To be 100x75 wired or bolted to foundations and scarfed and halved.
28. **FLOOR JOISTS:** To be 225x50 & 125x50 lapped 300mm and spiked together over bearers and set out to suit flooring sheets. Joists spanning more than 2.400m to be stiffened with herring-bone strutting or solid bridging in rows at 2.400m maximum centres.

29. WALL PLATES: To be in long lengths. Bearer plates to be butt jointed over continuous support, top plates half lapped.
30. STUDS: 100x50 at not more than 450mm centres 75x50 for non-bearing walls, 100x75 for bearing walls supporting another floor above.
31. DWANGS: 3 rows to each wall, minimum size 75x50.
32. BRACES: 150x25 or 'Pryde' angle cut flush with framing as close as possible to 45°. Walls up to 4.500m long to have 1 brace, over 4.500m 2 braces in opposite directions.
33. LINTELS: up to 1.000m span 100x50
 up to 1.350m span 100x75
 up to 1.500m span 2/100x50
 up to 2.000m span 2/150x50
 up to 2.400m span 2/200x50
 up to 3.300m span 2/250x50
 over 3.300m span 2/300x50 } Rad. Pine only

Beams up to 2.4m span to be checked 12mm into studs, over 2.4m span to be supported on 100x50 studs nailed to main studs.

34. CEILING JOISTS: 100x50 at 500mm centres maximum and where practicable spiked alongside rafters.
35. RUNNERS: 100x50 across all joists spanning 2.400m or more. Where span of runners is 2.400 to 3.600m runner to be 150x50 and 200x50 where span is more than 3.600m.
36. RAFTERS: 100x50 at 900mm maximum centres. Support with 100x50 (N.A.) under purlins. Struts of 100x50 and collar ties of 150x25 See Dwg. to alternate rafters.
37. TRUSSES: Approved nail plate trusses (in lieu of rafters etc) to be (N.A.) at 900mm centres. Securely fix to wall plates with 'Trip-L-Grips'. Brace according to manufacturers recommendations.
38. PURRLINS: 75x50 at 750mm centres maximum on edge.
39. HIPS AND RIDGES: To be 200x25.
40. VALLEYS: Valley rafters to be 100x50, valley boards to be 150x25. (N.A.) For all tile roofs frame in accordance with the manufacturers instructions.
41. FASCIA BOARD: ex 150x30 or as detailed.
42. EAVES & EXTERIOR CEILINGS: Line with 4.5mm flat asbestos cement board. Frame with 75x50.
43. EXTERIOR WALL CLADDING: 6mm sheet Hardiflex with battens at 600mm c/s.

44. FLOORING: To be Custom floor 600. Sand on completion.
45. FINISHING TIMBERS: Standard mouldings to Owners approval.
46. BUILDING PAPER: Line exterior face of external timber framed walls with a standard weight building paper laid horizontally with 100mm laps. Replace any paper that becomes torn during construction.
47. INSULATION: Double sided sigalation 425 foil on particle board ceiling.
 R11 Fibreglass batts to all external walls.
 Double sided perforated aluminium foil to ground floor floor joists.
 Side laps to be 100mm minimum with 100mm minimum sag between joists.

48. INTERNAL LININGS:

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Walls; Laundry: -
 Toilet: -
 Kitchen: 9.5mm Gib-board
 Bathroom: 4mm Rainwall to 1200mm, 9.5mm Gib board above
 Shower: -
 H.W. & Linen Cupboard: 9.5mm Gibraltar board
 Dinette: " " "
 Bedrooms & Wardrobes: " " "
 Passages: " " "
 Lounge: " " "
 Stairway: " " "
 Rumpus Room: -
 Family Room: -
 Garage: -

Ceilings; 12.5mm particle board upstairs
 12mm pine softboard sheets downstairs. Battens spanning
 up to 500mm to be 25x25. Batts spanning up to 1.000m
 to be 25x40

All Gibraltar Board joints to be stopped to an even flush finish
 ready for finishing by Painter.

49. ACCESS DOOR: Allow to form door to underside of house, 800mm wide by
 available height.
50. ROOF ACCESS: Allow to form access trapdoor to roof in ceiling, 600x600.
 Material is to match ceiling. Provide 12mm planted stops and
 finish around margin with suitable architrave.
51. HARDWARE: Allow the P.C. sum of \$ for the purchase of all locksets
 and all other door furniture, catches, handles, hooks etc as
 selected by the owner. Allow to fit same.
52. BOX-IN BATH: Allow to Box-in around bath with same material as
 bathroom wall linings.
53. WARDROBE SHELVES & COAT RAILS: Provide and fix ex 300x25 shelf full
 width of wardrobe 1650mm above floor. Provide and fix 20mm
 R.B. galvanised pipe rail under shelf.
54. CUPBOARD SHELVES: By Owner
55. EXTERNAL DOORS: To have 40mm rebated jambs with weathered sill.
 Hang on 100mm galvanised butts.
 Front entry to be 1980x2000 selected by owners
 Rear entry door to be 1920x1800 double swing selected by owners.
56. INTERNAL DOORS: To be hollow core full flush type hung on 3-90mm AC
 loose pin butt hinges of approved brand sliding gear.
- | | | | | |
|----------------|---|------|---|-----|
| Main Doors | - | 1980 | x | 760 |
| Bathroom Doors | - | 1980 | x | |
| Toilet Doors | - | 1980 | x | |
| Cupboard Doors | - | 1980 | x | |
| Wardrobe Doors | - | | | |

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57. STAIRS: Closed type to be constructed with strings ex 250x50, treads ex 40mm and risers ex 25mm. The treads and risers are to be housed 12mm, glue wedged and glue blocked to the strings. Nosing to be 30mm maximum.
~~Open type to be constructed with undercarriages ex 150x75 tread cleats and treads ex 50mm thick - no risers.~~
 Supply handrail ex 75x50 bevelled and rounded to one side of each flight of stairs.
58. JOINERY: To be constructed in accordance with best trade practice and relevant NZS specifications. Owners to supply details.
59. VANITY UNITS: As selected by owners.
60. WINDOWS: Anodised Aluminium supplied fully glazed and complete with ex 25mm hard liners. All opening windows to be essential as shown on elevations.
61. BATHROOM CABINET: Supply and install a standard plastic moulded cabinet within wall thickness complete with mirror door or any other similar unit approved by the Owners.
62. GLAZING: Supply and fix all glass in windows and doors using appropriate weight glass according to the size of the frame. All glass shall be clear except for the following frames which shall be obscure glazed to Owners approval:-
 Bathroom (2)

ROOFER

63. WORKMANSHIP: Work to be carried out by experienced tradesmen to produce a weatherproof job in accordance with the manufacturers specifications. All accessories shall be purpose made for the particular roofing being fixed. Supply standard guarantees where applicable.
64. ROOF UNDERLAY: Cover the roof frame with 50mm x 19 gauge galvanised (N.A.) wire netting lightly stretched and stapled to the framing. Cover the netting with medium weight building paper. Lay with 50mm laps and secure to purlins with large headed galvanised clouts. Damaged paper shall be replaced.
65. ROOFING (Galvanised Iron): Roofing shall be 0.45mm gauge galvanised (N.A.) corrugated iron. Fix roofing with leadheaded nails nailing at every second corrugation at ends and every third corrugation at centres. Cut iron neatly to hips and valleys with 50mm overhang at spouting and valleys. Hips and ridges to be covered with lead edged 0.6mm galvanised iron. Fix lead capping pieces at junctions of ridges and hips.
66. ROOFING (Coated Galvanised Tiles): Over rafters lay 15lb Rag Felt lapped at joints and securely fixed. Place timber battens laid out for full tiles wherever possible. Lay selected tiles in strict accordance with the manufacturers specifications complete with purpose made accessories. Touch up all bare patches and nail heads with suitable mastic.

67. ROOFING (Other):

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PLUMBER

68. PRELIMINARY: Comply with all regulations, take out all permits and pay all charges. All work shall comply with the 'Plumbing and Drainage Regulations' 1959 and any subsequent amendments.
69. MATERIALS: All materials including pipes, fittings and fixtures shall be the best of their kinds and shall fully comply with the requirements of their respective standards.
70. FLASHINGS: Allow to supply and fix all flashings as required to make the building absolutely watertight.
71. SPOUTING & DOWNPIPES: Provide and fix approved PVC spouting and downpipes complete with all necessary fittings. Fix with graded falls to downpipes strapped to walls or posts and disposed into stormwater drains.
72. COLD WATER: Lead in from main supply in 42/20mm rigid PVC or galvanised iron to an approved pressure reducing valve system or a 135 litre high density polythene supply tank in roof. Supply tank to be complete with galvanised tray and overflow. Lead 12mm branches to Sink, Vanity, Shower outlet in Shub. W.C., tub and outside hoses. Lead 20mm branch to tap in shub.
73. HOT WATER: Supply and fix a 180 litre standard pressure type hot water cylinder. Lag all hot water pipes and provide exhaust through roof and sludge outlet. All piping shall be in copper. Lead 12mm branches to Sink, vanity, tub and shower outlet in shub. Lead 20mm branch to tap in shub.
74. TOILET: Supply and fix a white porcelain pan with plastic double flap seat. Supply and fix an approved flushing cistern complete with all necessary fittings.
75. WASTE PIPES: Carry waste pipes from all fittings with traps, cleaning eyes etc, as required. All wastes to discharge over gully traps and be in short easy runs securely supported.
76. VENT PIPES: Carry all vent pipes to drains and fittings as required by the local Authority. Conceal where possible within frame-work. Soil pipes and back vents to wastes shall be approved rigid PVC. Terminal vents shall be rigid PVC or Fibrolite of approved size and quality.
77. TAPS: Hosetaps to be brass. All other taps to be 'Methren' brand or similar approved C.P. streamlined type marked Hot and Cold. Bath taps shall be 20mm, all other taps 12mm. Provide stopcock on supply line before first draw off point. Install C.P. stopcock on supply to W.C. cisterns.
78. FITTINGS: Provide and fix:-
- 1 - 1675x500 st.st. sink unit.
 - 1 - standard pressed st.st. tub.
 - 1 - standard shub unit to owners choice.

DRAINLAYER

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79. PERMITS: Apply for all necessary permits and pay all fees in connection with same.
80. REGULATIONS: The drainage shall comply in all respects with the 'Plumbing and Drainage Regulations' 1959 and its amendments and all Local Body By-Laws.
81. SOIL DRAINS: Lay all drains necessary to take wastes from gully traps and W.C's in 100mm first quality earthenware with socket joints sealed with rubber rings or 110mm Terrain PVC piping to ~~main sewer~~/an approved septic tank system. Provide and fix all gully traps, terminal vent and other fittings as required. Fill in trenches carefully after work has been inspected and tested and leave the system in perfect working order. All pipes shall be laid to a true and even fall in compliance with the regulations.
82. STORMWATER DRAINAGE: From each downpipe lay 100mm field tile drain to even gradient and fall to soakpits not less than 1.000m from building. Pits shall be 1.200 x 1.200 and covered with 100mm concrete slab reinforced with 150 x 150 x 5.30 mesh. Cover with not less than 300mm of topsoil. Alternatively drill 700mm dia holes 4.000m deep and cover similarly.
83. TESTING AND FILLING IN: The Contractor shall provide all apparatus for and carry out all tests under the supervision of the Controlling Authorities Inspector. No filling in shall be done until the whole of the drainage system has been approved by the inspector. Fill in all drains, carefully ramming as the work proceeds and clear away all rubbish on completion.

ELECTRICIAN

84. MATERIALS & GENERAL: Give all necessary notices to the Electricity Supply Authority and obtain any necessary permit. The entire installation shall comply with the requirements of the N.Z. Electrical Wiring Regulations 1961 and its amendments, and all the Supply Authorities By-Laws.
85. REGULATIONS: The Electrical installation shall be carried out by Registered Electricians and shall be in accordance with the N.Z. Electrical Wiring Regulations (1961) and all amendments, and in no case shall the plans or specifications be read to permit work that does not comply with these Regulations or the By-Laws of the Local Electrical Supply Authority. All permits required shall be obtained by the Electrical Contractor, unless otherwise instructed, before work is commenced on the installation. Any changes in connection with permits or completion notices shall be paid by the Electrical Contractor.
86. MAIN SUPPLY: Allow for supply by Overhead lines terminating at an overhead line connector box at point of entry where directed. ~~Allow for supply by underground cable by the most direct route possible to the building then within the framing to the switch-board.~~
87. SWITCHBOARD: Provide and install in a position to be approved a standard domestic switchboard with cover. Fit meters and drill as required. Provide and wire all necessary equipment labelling each item.
88. FITTINGS: All plug sockets shall be standard 10 amp 3 pin flush type. Light switches shall be standard 5 amp flush type with rocker switches. All exposed fittings shall be ivory coloured. Provide all points for ceiling and wall mounted light fittings and provide weatherproof connections to exterior fittings. Ensure that solid fixing is provided for all fittings.

89. SCOPE: Provide and fix all necessary wiring for 18 light points including exterior points, 3 double hot points, 2 single hot points, range connection, hot water cylinder connection, T.V. terminal, aerial and earth terminal, and shaver point in Bathroom.
 Provide 3000 watt element and thermostat for fitting to hot water cylinder by Plumber.
 Allow P.C. sum of \$ _____ for electric cookers.
 Allow P.C. sum of \$ _____ for light shades.
 Provide and fix _____ weatherproof opal screw ball fittings.
90. EARTHING: Provide and install all earthing required by the Regulations and the Supply Authority.
91. TESTING: Carry out all testing as required by the Electrical Wiring Regulations and to the complete satisfaction of the Supply Authority's Inspector.

SOLID PLASTERER

92. MATERIALS: Cement and water shall be as specified under Concrete Work. Sand shall be washed clean, sharp and coarse grained, and free from earthy or vegetable matter.
 Hydrated lime shall be of approved brand. 'Plimortar' or other approved composition may be used in lieu of lime but only in the proportions recommended by the Manufacturers.
93. SCOPE: Allow to plaster the following surfaces in accordance with standard trade practice:-
 Front steps, chimney exterior.
-
-
-

PAINTER

94. STANDARDS: All materials and workmanship shall meet the requirements of all relevant NZS. Specifications and NZSS. C.P. 5 - Code of Practice for Painting.
95. MATERIALS: All materials shall be the best of their respective kinds and shall be taken onto the job in the manufacturers sealed and labelled containers. The materials for all coats shall be the product of the same manufacture and be applied in accordance with the manufacturers instructions.
96. WORKMANSHIP: The work shall be carried out by competent tradesmen in accordance with sound trade practice. Treatments and finishes of a special nature shall be done by the men experienced and competent in such work. Any one coat shall be completed before a further coat is applied. The top and bottom edges of all doors, facings, sashes and the like shall be painted or varnished (whichever applies) with the same number of coats as for the surfaces. Paint shall not be applied to frosty, damp or dirty surfaces. Any work damaged by rain, dust etc, shall be sanded down and re-coated by the Painting Contractor at his own expense. Paint adjacent to glass surfaces shall impinge upon the glass for weather protection. Remove all locks, fittings, etc before painting and replace when finished. Where possible all coats on one surface shall be of the same brand.
97. COLOUR: The Contractor shall allow for a selection of colours from standard colour ranges by the Owner. The tints of undercoats shall approximate those of the finishing colours, but each coat shall vary in colour sufficiently to guarantee full coverage.

98. EXTERIOR WORK:

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Concrete Masonry:- One coat of approved sealer followed by two coats of an exterior quality semigloss acrylic latex.

Painted Woodwork:- Prime all surfaces and stop exposed nail holes etc with linseed oil putty. Rub down and apply an approved undercoat and a finishing coat of high gloss enamel.

Stained Woodwork:- Apply one coat of selected stain prior to fixing. After fixing stop all holes with matching filler and apply second coat.

Asbestos Cement Board:- Apply two coats of an exterior quality PVA or latex paint in accordance with the manufacturers directors.

Weatherside:- Touch up priming where necessary, stop, and apply two coats of acrylic gloss or other approved finish.

Roofing:- Not included in this contract.

Galvanised Iron:- Prime with calcium plumbate primer and apply one undercoat and one finishing coat.

99. INTERIOR WORK:

Exposed Beams:- Two coats of selected stain or similar approved.

Varnished Trim:- Two coats of selected varnish, rub down between coats.

Painted Woodwork:- Two coats primer undercoat, one coat of full gloss enamel.

Kitchen Joinery:- Selected stain if not specified as factory finish.

Pinex Softboard:- Seal and apply undercoat and one coat of fullgloss enamel to all service rooms. All other surfaces to have 2 coats of approved PVA paint.

Pinex Hardboard:- One coat, one undercoat, one coat full gloss enamel.

Gib. Board/Fibrous Plaster (where not specified for wallpaper):- one coat sealer, two coats PVA or one coat sealer, one undercoat, one coat full gloss enamel.

Concrete Masonry:- Two coats semigloss acrylic latex or similar approved.

Floors:- Not included in this contract.

Wallpaper:- Walls to be sized and rubbed down before fixing papers. Papers to be hung plumb, neatly butted and trimmed and free from blemishes.

Allow the P.C. sum of \$_____ per roll for purchase only of papers for the following walls:-

ADDENDA

CHIMNEY: Firth 2BP or similar approved.

FIRE SURROUND: Allow P.C. sum of \$175-00 for a selected surround.

WETBACKS: Supply and fix approved wet back systems to both open fire place and kitchen range. Supply and fix all necessary piping for same.

BRUCE HENDERSON, KEITH SCOTT & PARTNERS

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CONSULTING ENGINEERS, INDUSTRIAL & DEVELOPMENT CONSULTANTS

15 YOUNG STREET, NEW PLYMOUTH, NEW ZEALAND
P.O. BOX 667 TELEPHONE 86-174
CABLE ADDRESS 'ENGCONSULT'

R. KEITH SCOTT
S.E. M.N.Z.I.E.
REG. ENGINEER

Our Reference 3404/CLB:MR

17 July 1978

Taranaki Plan Service,
P.O. Box 830,
NEW PLYMOUTH.

ATTENTION MR W. BROADMORE

Dear Sir,

HOUSE FOR T.C. PALMER

The attached sketch details joist, beam and post requirements for the house shown on your plan No. 1269A, sheet 1A.

The 300 x 50 joists at 450 centres may be reduced to 250 deep at the exterior wall to allow a slight drop from floor level to balcony level and may be further reduced to 225 deep at the edge of the balcony. Please note the requirement to have adequate bracing in this floor system to carry wind loads back to the retaining wall.

The 200 x 100 beam must be supported with capping pieces at beam joints and these may be used on all posts if desired for the sake of appearance.

We will provide a design certificate for this work and sign prints of your drawing which details the joists, beam and posts.

Yours faithfully,
BRUCE HENDERSON, KEITH SCOTT & PARTNERS

C.L. Bell

ENCL
Sketch 14/7/78

TAUMARUNUI OFFICE

IN ASSOCIATION WITH
E. S. WITHERS
SURVEYOR
MANUATE STREET, P.O. BOX 51
TELEPHONE 7604

ASSOCIATED FIRM

BRUCE HENDERSON
& ASSOCIATES
TAURANGA

517/27

250 x 100
beam

100 x 100 post —
at 2.1 spacing (max)

Precast block
set in pad
350 x 350 x 200 thick

300 x 50 Joists

- Provide herringbone bracing or solid blocking above the retaining wall and under the exterior house wall.
 Ensure particle bd. nailed at not less than 400 spacing to all joists and not less than spacing at edges. Perhaps also provide bracing to under side of joists, eg from house (pts A - B) to centre of eg from ing wall (G).
 Double joists under load bearing walls.

200, 100, 50, 25, 10, 5, 2, 1

Joist

Join in band

200 x 100

100 x 100 capping
between post and beam

2. 100 x 100 post

WATERGATE
ADVISORY
JOINT SEALANTS

C. Hall

14/7/78

11-100

NOTE: ALL NEW
CIRCUITS

TARANAKI COUNTY COUNCIL

BUILDING PERMIT APPLICATION FORM

PERMIT NO: 7295

To The County Engineer,
P.O. Box 56,
NEW PLYMOUTH.

517/27

Sir,

I hereby apply for permission to add an extension to my workshop
at (House No. and Street) 27 SEXTON ROAD NP for (Owner) T.C. PALMER
of (Address) 27 SEXTON ROAD NP according to locality plan and
detailed plans, elevations, cross-sections and specifications of building deposited
herewith IN DUPLICATE.

SITE: Lot No: 2 D.P. No: 11341 Section No: _____
Block No: _____ Survey District: _____ Area: 1315 m²

PROPOSED BUILDING: Use - describe proposed purpose for which every part is used
or occupied:

GARAGE & Workshop (Private)

Area of Ground Floor 145.84 sq. mtrs

Estimated value of completed building \$ 1800 (For Assessment of Building
Research Levy)

Less value of Plumbing and Drainage \$ N/A

Balance \$ 1800 (For Assessment of Building
Permit Fee)

Yours faithfully,

T.C. PALMER

BUILDER

Address 27 SEXTON ROAD

Date: 14.1.80

NEW PLYMOUTH

Phone No: 33233

Note: Fees according to the scale on back hereof must accompany application for
permit. Special plumbing and drainage application forms are required and where
applicable, separate permits must be obtained by the Plumber or Drainlayer before
a building permit will be issued.

FOR OFFICE USE

Date received _____ Fee paid (a) Building Permit \$ 10 -
(b) Building Research
Levy \$ _____
(c) Water Conn. \$ _____
(d) Sewer Conn. \$ _____
(e) Kerb Crossing \$ _____
Val. Roll 11611/1

Receipt No. 4545.C

Check	Remarks	Initials
Ordinances		
P. & D. Regs		✓ Dub 30-1-80
Building Regs		
Fire Code		
Structural Content		
Water Connection		✓
Kerb & Footpath Crossing		
Regn. Cert (Blgs over \$20,000)		

TARANAKI COUNTY COUNCIL

BUILDING PERMIT APPLICATION FORM

PERMIT NO: 8467

To the County Engineer,
P.O. Box 56
NEW PLYMOUTH.

517/27

Sir,

I hereby apply for permission to EXTEND PRIVATE DWELLING
at (House No. and Street) 27 SAXTON ROAD for (Owner) Mr G. HILL
of (Address) 27 SAXTON ROAD according to locality plan
and detailed plans, elevations, cross-sections and specifications of building
deposited herewith IN DUPLICATE.

SITE: Lot No: 2 D.P. No: 11341 Section No: _____
Block No: _____ Survey District: _____ Area: _____

PROPOSED BUILDING: Use - describe proposed purpose for which every part is used
or occupied:

PRIVATE DWELLING

Area of Ground Floor 11.16 m²

Estimated value of completed building \$ 5800-00 (For assessment of Building
Research Levy)

Less value of Plumbing and Drainage \$ —

Balance \$ 5800-00 (For assessment of Building
Permit Fee)

Yours faithfully,
JONES & SANDFORD LTD.
BOX 43
NEW PLYMOUTH
BUILDER

JONES & SANDFORD LTD.
BOX 49
Address: NEW PLYMOUTH

Date: 27-10-81

Phone No: 75425

Note: Fees according to the scale on back hereof must accompany application for
permit. Special plumbing and drainage application forms are required and where
applicable, separate permits must be obtained by the Plumber or Drainlayer before
a building permit will be issued

FOR OFFICE USE

Date Received 28/10/81 Fee paid (a) Building Permit \$ 35-00
(b) Building Research
Levy \$ 6-00
(c) Water Conn. \$ _____
(d) Sewer Conn. \$ _____
(e) Kerb Crossing \$ _____
Val. Roll 11611 60100

Receipt No: 6810C

Check	Remarks	Initials
Ordinances		<i>Sub</i> <u>3/11/81</u>
P. & D. Regs		
Building Regs		<i>Sub</i> <u>6/11/81</u>
Fire Code		
Structural Content		
Water Connection		
Kerb & Footpath Crossing		
Regn. Cert (Bigs over \$20,000)		

TARANAKI COUNTY COUNCIL
BUILDING PERMIT APPLICATION FORM

PERMIT No: 10868

To The County Engineer
PO Box 56
NEW PLYMOUTH

Sir

I hereby apply for permission to Build a Swimming Pool
at (House No and Street) 27 Dapton St. for (Owner) Mr & Mrs Hill
of (Address) _____ according to locality plan and
detailed plans, elevations, cross-sections and specifications of building deposited herewith IN DUPLICATE.

SITE: Lot No: 1 DP No: 14036 Section No: _____
Block no: _____ Survey District: _____ Area: _____

PROPOSED BUILDING: Use — describe proposed purpose for which every part is used or occupied.

Total Floor Area: 32.76 m²

Estimated value of completed building \$ 5789 (For assessment of Building Research Levy)

Less value of Plumbing and Drainage \$ 500

Balance \$ 5289 (For assessment of Building Permit Fee)

Yours faithfully

D D Hinton Address 290 Blawton St.
BUILDER New Plymouth

Date: 20-8-81

Phone No: 34919

Note: Fees according to the scale on back hereof must accompany application for permit. Special plumbing and drainage application forms are required and where applicable, separate permits must be obtained by the Plumber or Drainlayer before a building permit will be issued.

FOR OFFICE USE

Date Received 23/8/84

Fee paid (a) Building Permit \$ 35.00
(b) Building Research Levy \$ _____
(c) Water Connection \$ _____
(d) Sewer Connection \$ _____
(e) Kerb Crossing \$ _____

Receipt No: 10449D

Vat Roll 11611/20100

Check _____

Remarks

Ordinances _____

P & D Regs _____

Building Regs _____

Fire Code _____

Structural Content _____

Water Connection _____

Kerb & Footpath Crossing _____

Regn Cert (Bigs over \$20,000) _____

Initials
R Knudsen 6054

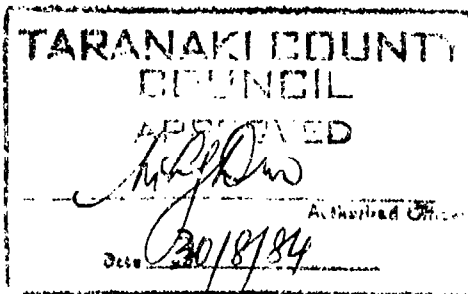
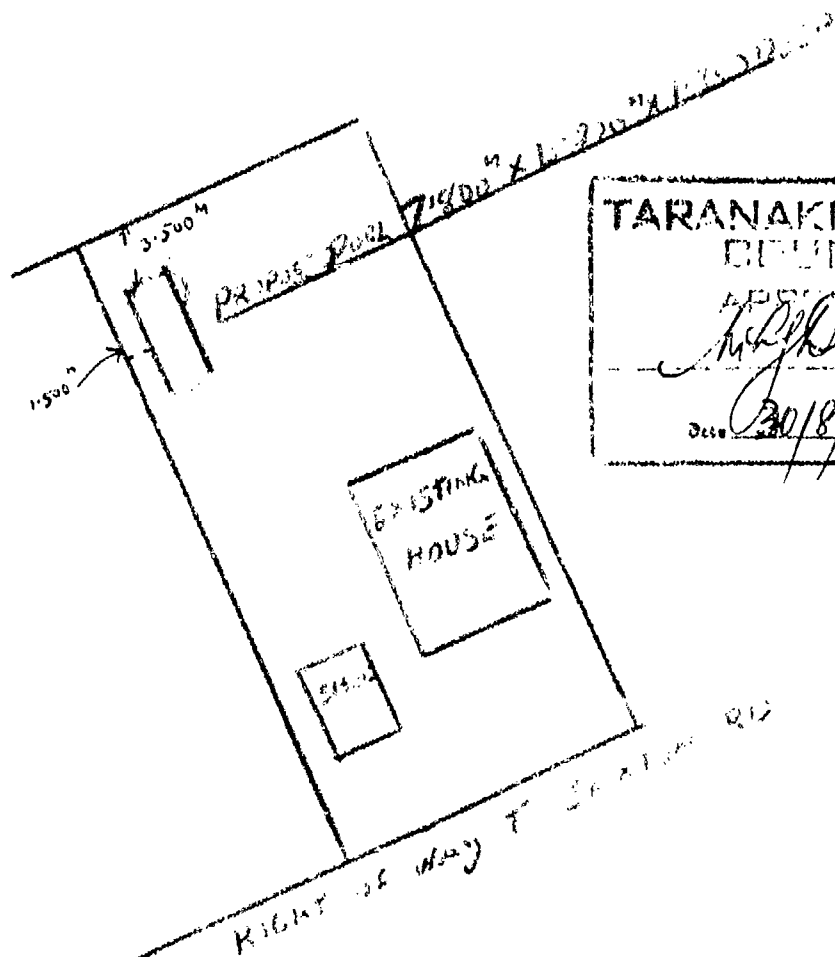
TARANAKI POOL CENTRE
P.O. BOX 5024
NEW PLYMOUTH

TELEPHONE 34-919

Mayfair

Throughout the South Pacific

517/27



SITE PLAN FOR THE PROPOSED SWIMMING POOL FOR
MR & MRS L. R. HILL 27 SECTION 112



Specialists in Froform Fibreglass Pool Design and Construction

Prior to Excavation

Before any excavation should be commenced a test hole is to be dug in close proximity or within the pool site. Dig to a depth of six - eight inches deeper than desired bottom, or deepest end of pool to enable a definite estimate of height of, (if any) water table. Should the water table be higher than anticipated a hole should be dug where the skimmer box is to be positioned, (or at a central point) to a depth greater than the pool itself and after excavation is completed an emersion pump to be set to exclude surplus water (note in case of a small amount of water it is preferable to raise the height of the pool but depending on the wishes of the owners.)

Excavate for Pool

It is preferred to set out pool size plus backfill margin (of 4 - 6 inches) with pegs and string line. Mark excavation size with a spade so that if the lines are moved during digging it is then easy to find required mark. Fix a datum height;

A backactor or large trench digger is the easiest and best method of digging providing there is access to the site for the digger as well as a truck to cart spoil.

Depth of excavation to be 2 inches deeper than the required depth of the pool, any deeper will only present backfill compaction problems, but if it is necessary to backfill an overdeep area the fill must be well heeled into cavity to minimize settling when the pool is finally filled. Dig out sufficient room for the fitting of eye ball fitting and skimmer box. Level out soil in the bottom of the excavation to a uniform level or grade.

Framing and Lining out Pool

As detailed in diagrams, the framing pegs are set at a wall angle of 3 inches to every 12 inches in depth giving an angle which is suitable to the stability of the sand backfill - mentioned later. 2"x2" Pegs or wall framing are set out to 3/16" Hardiflex sheet sizes but at no greater centre than 4 feet apart. Place corner pegs first and use a string line top and bottom to line wall pegs. After all pegs are positioned these are cut at the top to a level line and 2 inches below the required top edge of the finished fibreglass.

Fix a 3x2 gauged timber top perimeter rail nailed to the top of 2x2 pegs. A whaler is now fixed at ground-height against wall pegs to hold pool sides straight. Whaler can be cleated back and pegged into firm ground.

A 2 x 2 timber is fixed against pegs at the bottom perimeter at the height of the pool floor.

After framing is complete 3/16" Hardiflex is fixed to the walls nailing at 8" centres to hold sheets firm. Bottom of sheets to be 1" approx. below floor height. Cut out opening for the skimmer throat.

Hydrastatic Valve

Make preparation for construction hole type valve, Diagram supplied, which is to be placed as near as possible to the floor. Drill a 3/4" hole one inch above floor level. Behind this hole centre a 4" long drain 14" long, around which is packed 3/4" chips or similar to allow water absorption at this point. In some cases it may be necessary to include extra land drain to the hydrastatic valve for extra drainage where a site may have an underground spring, which during construction of the pool water may be pumped from this point, to keep the area dry while laying pool base and also fibreglassing.

517/27

Instead of using Hardiflex on the floor - which shows joints etc after a time of usage, it is found better to use a weak plaster mix (approx 6 -1 sand & cement) in the floor. Mark the floor height and place floor screeds. Usually screeds are 2"x2" around perimeter of the pool, fastened to the wall sections, and a 2"x2" thru the centre of the pool floor which is sat on top of pegs and withdrawn as the floor is screeded off. Work plaster up to a steel trowell finish. Coving may be formed while pool floor is being poured, or the next day after the floor is set enough to walk on. Care must be taken not to damage the floor plaster surface as any marks will show thru to the surface of the finished glasswork. Step treads are poured in conjunction with pouring the floor and using the same method of coving.

Steps

Steps are able to be positioned inside or outside pool size but care must be taken not to disturb too much backfill which is difficult to compact as over ramming will bow the rises of the steps.

2"x2" and 3"x2" timber is used to frame steps and it is best to work from the bottom framing lining and backfilling each step working to the top still leaving 2 1/2" for the plaster mix treads.

Coving

2 1/2" Coving which has the back cut away will fit into internal corners of sides and around steps. Coving should fit as neat as possible to avoid thick fibreglass build up. With a grinding disc or similar smooth off external corners of steps and any external corners of the pool.

Skimmer Box

Skimmer should be located at the end of the pool, or in a position to collect leaves etc. blown by the prevailing wind, and if possible near to the filtration plant.

Mark top edge of throat 2 inches down from the top edge of the perimeter rail, then mark the width and depth of the cut. Cut Hardiflex with a carborundum disc in a skill saw, then fit skimmer box into place. Nail secure with two galvanised flat head nails up into perimeter rail. Pack up the back of skimmer box to hold firm. In the case of using a Distamide filter (FDV/20/C.5) on the end of the pool, a special throat is supplied which is fixed to the filter before fitting the filter into place. The throat and filter are fixed together with a thickness of Bondifill or similar, and pop rivited, or bolted together before the bondifill has set. When this is done clean off inside edges and apply 2 thicknesses of 4" chopped strand mat and resin to hold firm. Refer to Filter FDV/20/0,5 mentioned later.

Masking Tape

Any gaps in the hardiflex sheets must be covered with masking tape.

Backfilling and Poolfilling

After a curing period of 6-10 days after final spray coat, the pool is ready for filling with water and at which time backfill is placed around the outer sides of the pool. Keep water running into the cavity behind the pool wall. Keep water above the backfill level by 12" and with a straight edge compact sand and keep pool sides straight ensuring good compaction around filtration pipes.

Once it is decided on the height of the pool surround etc. concreting may begin after checking that all the backfill is completed and any P.V.C. pipes are covered with a layer of sand to stop any shrinkage and settling from damaging the pool plumbing.

The normal width of concrete around a pool is 4'6" which when the exposed aggregate is finished gives a walking width of approx. 3'6". With 3"x 1" box around the outside perimeter of the pool to the specified size of concrete required and keeping a fall of 1" away from the pool. This will stop water backing up to the pool and stop puddling. If there is a concrete block to go around the perimeter of the pool (to lift the exposed aggregate slab) it may be necessary to also box the inside size of the concrete to allow screeding off. Place two rods of $\frac{1}{2}$ " steel around the inside size of the concrete. After the concrete is poured it is preferable to section the surround into slabs (with a jointing trowel) of about 10' sizes to form a controlled expansion and contraction joint. Trowel off the concrete to a fine finish with a steel float.

After the concrete has dried the concrete block surround is placed to the required size to suit the exposed aggregate top cap. If the surround blocks are up to one 8" block high there is no need for any more steel than the two rods in the surround concrete, but if blocks are higher than one high, steel must be used accordingly and to comply with N.Z. standard building specifications. After concrete blocks are layed concrete is poured into the top 8" cavity and against the back edge of the pool, insuring that concrete is well compacted under the top outer edge of the pool to form a pool wall restraint and also giving a good bond for the aggregate cap when fixed.

The exposed aggregate cap can now be fitted and cemented down. Lay agg. slabs in place around the entire pool, marking any cuts to be made on angles and corners and insuring there is sufficient slabs for the job even though a slab may break while cutting. Now begin laying slabs with joints no more than $\frac{3}{8}$ " gap for square pointing. Clean off any mortar which may be on the edge of the pool and try not to get too much sand and cement into the pool which has to be cleaned out with a pool vacuum cleaner. An excess amount of cement will raise the p.H of the pool to a dangerous level which must be reduced back with small p.H minus or hydrochloric acid, but the idea is to keep the pool as clean as possible.

MAYFAIR FIBREGLASS SWIMMING POOLS

517 / 27

PLUMBING - SAND FILTER e.g. F18/1/0.5

Before backfilling is started or filling the pool with water, the pool must be plumbed out to the filtration plant, as well as any pool heating. The filtration plant should be placed within 35' of the skimmer box.

Any pipe work should be P.V.C. Class D well bonded at the joints with the recommended solvent cement. Keep pipework as neat as possible with a minimal amount of bends to overcome any twigs or leaves becoming blocked at these junctions. All pipework around the pool and under concrete should have a sand barrier around the pipe to stop any possibility of rupturing the pipe with any ground movement.

Take an 1½" pipe from the skimmer box to the filter motor (the supply line) from the filter take an 1½" pipe back to the adjustable eyeball fittings, which should be jointed at a central point of the eyeball fitting to equalize the return pressure.

In case of any servicing of the filtration plant, a P.V.C. Union should be used on each pipe to and from the filter. An 1½" wheel valve should be used near the filter on the return side to control the back pressure of the filter. The backwash pipe should reduce down to a 1" pipe and lead to the stormwater drainage or to a natural water course. The 1" pipe being a small enough return to build up a back pressure so that the filter bed will not tumble during backwashing.

Other than these instructions use the manufacturers installation and running details.

SOAK HOLE.

TARANAKI COUNTY COUNCIL
BUILDING PERMIT APPLICATION FORM

To The County Engineer
PO Box 56
NEW PLYMOUTH

PERMIT No: 11564

517/27

Sir

I hereby apply for permission to ERECT CONSERVATORY
at (House No and Street) 27 SAXTON RD. for (Owner) MR G HILL
of (Address) ABOVE according to locality plan and
detailed plans, elevations, cross-sections and specifications of building deposited herewith IN DUPLICATE.

SITE: Lot No: ONE DP No: 14036 Section No: _____
Block no: _____ Survey District: _____ Area: _____
PROPOSED BUILDING: Use - describe proposed purpose for which every part is used or occupied.
CONSERVATORY

Estimated value of completed building \$ 11980 Total Floor Area: _____
Less value of Plumbing and Drainage \$ _____ (For assessment of Building Research Levy)
Balance \$ _____ (For assessment of Building Permit Fee)

Yours faithfully

I. J. HONNOR Address 154 PEMBROKE STR
BUILDER N.P.
Date: 17-7-85
Phone No: 35354

Note: Fees according to the scale on back hereof must accompany application for permit. Special plumbing and drainage application forms are required and where applicable, separate permits must be obtained by the Plumber or Drainlayer before a building permit will be issued.

Date Received _____

FOR OFFICE USE

Fee paid (a) Building Permit \$ _____
(b) Building Research Levy \$ _____
(c) Water Connection \$ _____
(d) Sewer Connection \$ _____
(e) Kerb Crossing \$ _____
Val Roll 11611/00100
Remarks _____
Initials 22/7/85
Receipt No: _____
Check _____
Ordinances _____
P & D Regs _____
Building Regs _____
Fire Code _____
Structural Content _____
Water Connection _____
Kerb & Footpath Crossing _____
Regn Cert (Blgs over \$20,000) _____

**BUILDING INSPECTOR'S
FIELD SHEET**

AUTHORITY

Stats. No. **C 069864**
No. **11564**

Inspector: M _____
Receipt No. **11564**

File No. **517/27**

OWNER

Name _____
Mailing Address _____

BUILDER

Name _____
Mailing Address **134 Pembroke St.
Plymouth.**

Date Permit Issued **7/4/71**

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. _____
Street Name _____
Town/District _____
Riding _____

LEGAL DESCRIPTION

Valuation Roll No. **101/02100**
Lot _____ D.P. **10736**
Section _____ Block _____
Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

FLOOR AREA Whole Sq. Metres _____

DWELLING UNITS Number Erected _____

ESTIMATED VALUES

	Building	Plumbing	Drainage	TOTAL
\$				

NATURE OF PERMIT (TICK BOX)

☐ NEW BUILDING
- exclude domestic garages and domestic outbuildings

☐ FOUNDATIONS ONLY

☒ ALTERED, REPAIRED, EXTENDED
- include conversions and refitted buildings

☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions

☐ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$	20.00	Water Connection	\$	
Street Damage Deposit	\$		Vehicle Crossing Levy	\$	
Building Research Levy	\$		M.S. Plumbing	\$	
Plumbing	\$			\$	
Drainage	\$			\$	
Sewer Connection	\$			\$	
TOTAL:	\$	20.00			

Receipt No. _____
Date of Payment _____
Authorised Officer _____

Special Conditions:

Date Inspected	REMARKS (e.g. stage reached with work)
_____	_____
_____	_____
_____	_____
_____	_____

16mm 35mm

BUILDING FILE

Code No. 517 / 27

Subject ALTERATION GARAGE

Permit No 2/28

Date 25 - 2 - 91

No. Sheets 9

K

NEW PLYMOUTH DISTRICT COUNCIL

APPLICATION FOR BUILDING / PLUMBING & DRAINAGE PERMITS

I wish to apply for permission to carry out the work described in the plans and specifications deposited herewith at:

House No. 27 Street/Road SAXTON ROAD 57/27

Legal Description LOT DP SECTION

OWNER GARRY HILL

ADDRESS 27 SAXTON ROAD, NEW PLYMOUTH

NAME OF APPLICANT AS ABOVE Signature [Signature]

ADDRESS AS ABOVE Phone No. 35697

DESCRIPTION OF PROPOSED WORK:

New building ☐

Addition ☐

Sign ☐

Conversion ☐

Demolition ☐

Wood stove ☐

Alteration ☒

Hoardings ☐

Mths

New floor area 2.4 m. sq

PROPOSED USE OF BUILDING ALTERATION TO GARAGE

NAME OF BUILDER SELF Phone No. 35697

ADDRESS 27 SAXTON ROAD, NEW PLYMOUTH

NAME OF Craftsman Plumber/Regst Drainlayer NOT REQUIRED

ADDRESS Phone No.

VALUES & FEES

(See over for fees payable with application)

TOTAL VALUE of Building (excluding GST)

\$ 2500 (A)

BRL \$

This is the value for Building Research Levy and must include the value of all labour and materials contributed by owner or others

Plumbing & Drainage (LABOUR ONLY)

\$ / (B)

P&D FEE \$

Value of Building for Building Permit

(Value of (A) less Value of (B))

\$

Permit fee \$

Streetworks Damage Deposit (If applicable)

\$

TOTAL FEES

(GST Inclusive)

\$

NOTE: Where values are considered to be too low they will be reassessed.

Charges for Water, Sewer and Stormwater Connections, Vehicle Crossings, Reserve Contributions and Industrial Streetworks Damage Deposits may be assessed and will be payable prior to the issue of the Permit.

FOR OFFICE USE:

File No. 2 28 Check Sheet No.

- 7 FEB 1991

Receipt No. 20411 Sewer Sheet No.

Date of Receipt Val Ref No.

SERVICES

SEWER CONNECTION **STORMWATER CONNECTION**

Existing Service							
Required Service							
Location							
Depth							
Special Requirement							
Common Drain							
Fee \$	Fee \$						
<table border="1"> <tr> <td>FEE</td> <td>\$</td> </tr> <tr> <td>Approved</td> <td><i>32</i></td> </tr> <tr> <td>Not Approved</td> <td></td> </tr> </table>		FEE	\$	Approved	<i>32</i>	Not Approved	
FEE	\$						
Approved	<i>32</i>						
Not Approved							

WATER CONNECTION

Existing Service							
Distance from L/Boundary	Height above Datum						
Distance: Main to Boundary							
Boundary to Load							
Required Service							
Meter							
<table border="1"> <tr> <td>FEE</td> <td>\$</td> </tr> <tr> <td>Approved</td> <td><i>32</i></td> </tr> <tr> <td>Not Approved</td> <td></td> </tr> </table>		FEE	\$	Approved	<i>32</i>	Not Approved	
FEE	\$						
Approved	<i>32</i>						
Not Approved							

VEHICULAR CROSSINGS

Type of Footpath <i>Asp</i>	Condition
Kerb & Channel	Inst. No
Existing Crossing <i>LOW - gravel</i>	Position <i>12-2-91</i>
New Crossing	Level at Boundary
Strengthen Path Sq.Yds.	
STREET WORKS FEE \$ <i>---</i>	DEPOSIT DAMAGE FEE \$ <i>---</i>

Structural Engineer	Approved
	Not Approved
Condition <i>Sufficient full length studs are to be provided to prevent a 'hinge' action between top of existing walls & bottom of extended walls</i>	
APPROVING OFFICER	Approved <i>Quilligan</i>
	Not Approved <i>25/2/91</i>

NEW PLYMOUTH DISTRICT COUNCIL **2** **28**

PLANNING REGULATORY DEPARTMENT

Project: <i>ADDN GARAGE</i>	Check Sheet No.
Owner: <i>GARRY HILL</i>	Sewer Sheet No. <i>133</i> Plotted: <i>11</i>
Address: <i>27 SUTTON RD</i>	
Lot No. <i>2</i> D.P. <i>11341</i>	Sec.

TOWN PLANNING

Zone *Res R1*

Designations

Area of Buildings

Coverage

Maximum Height

Front Yard

Relat. of Bldg. Size: (1) Rear Yard (2) Side Yard

Open Space

Grassed Areas ☐ Trees ☐

Parking

Building Lines & Street Widening

Screening

Access to Rear of Site

Accessory Buildings

Loading

Service Lanes & R.O.W.

Crossing Length

Flooding ☐ Filling ☐

Town Planning Approvals

Remarks: *SD (TP 164) 11/7/75*

CIRCULATE & RETURN TO T/P

Please Type 'A' site plan is to be provided showing the garage addition in relation to boundaries so the proposal can be accurately checked.

Approved *[Signature]*

Not Approved *[Signature]*

DEVELOPMENTS *11741/1*

Value of Building	\$
Value of Land	\$
Reserve Contribution Assessed	\$
GST	\$
Total to be paid	\$
Letters Sent	<i>18/2</i>

NEW PLYMOUTH DISTRICT COUNCIL

2/28/91

20411

OWNER
Garry Hill

27 Saxton Road
New Plymouth

Ref

25/02/91

Issue
Date

BUILDER
Garry Hill

27 Saxton Road
New Plymouth

517/27

ADDRESS OF PROPERTY

27

Saxton Road

New Plymouth

LEGAL DESCRIPTION

11741/1

2

11341

DESCRIPTION
Addition Garage

2.5

3

VALUES

Building \$3500
P & D \$

\$3500

SPECIAL CONDITIONS

.....
Authorised Officer

Efficient full length studs are to be provided to prevent a 'hinge' action between top of existing walls and bottom of extended walls.

Inspection
Date

REMARKS (e.g. stage reached)

4/3/91

Completed

BRIEF SPECIFICATION OF WORKS AND MATERIALS TO ALTER AND EXTEND GARAGE FOR MR & MRS GR HILL 57 SAXTON RD NEWPLYMOUTH

SCOPE The work involves a 2.54m² extension to the garage the extending of exterior and one cross wall to the present height of main garage, new roof trusses and roof cladding.

FOUNDATION. Concrete footing reinforced with 12d rod

FLOOR 100 mm concrete floor.

WIB 200 series concrete block, bond beam.

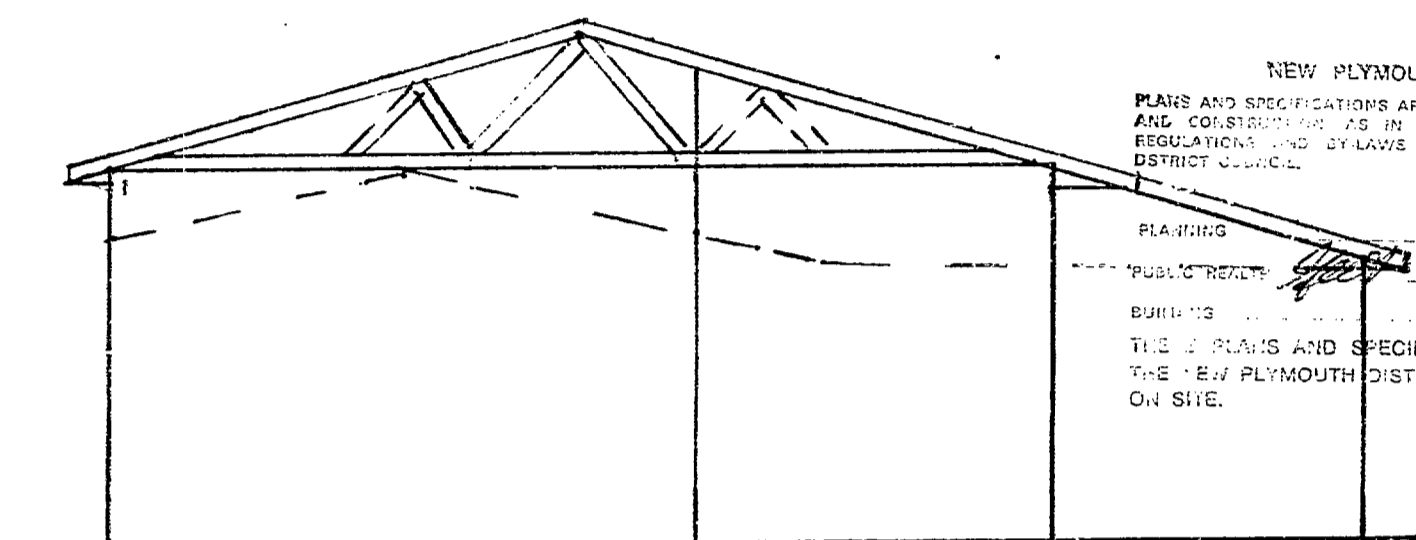
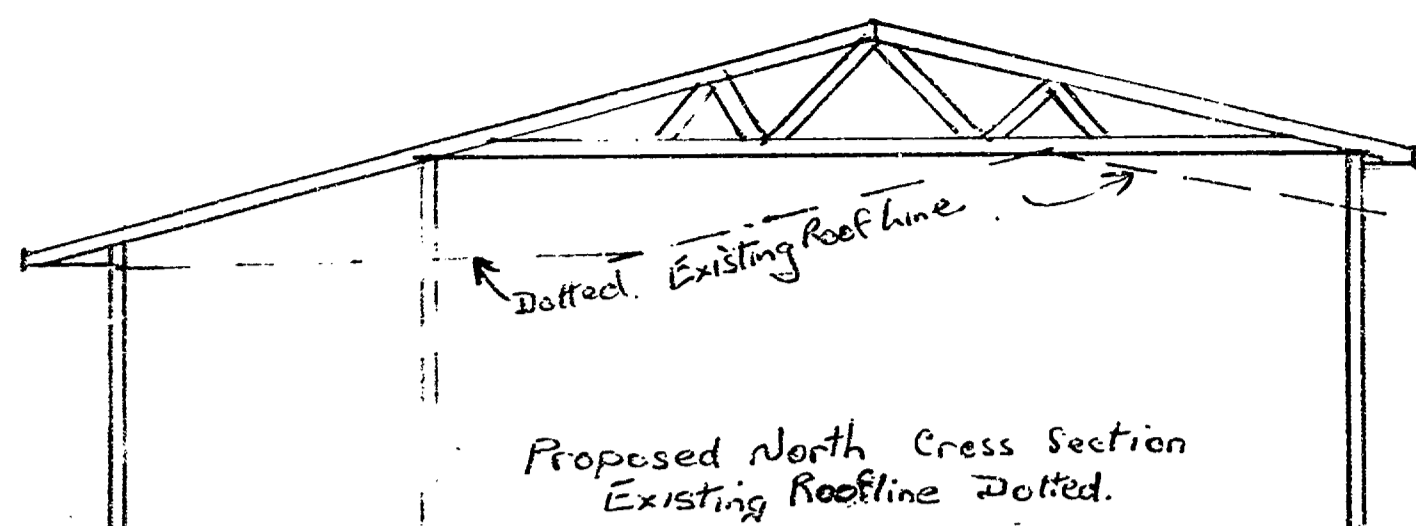
FRAMING Treated Radiata, guaged.

PLATES, STUDS ETC. 100 x 50 guaged to match existing
DOOR LINTEL. 2/300 x 50 over doorway.
TRUSSES Gangnail Roof Trusses 900 centres 1/2 pitch
PURLINS 75 x 50 max 850 centres Brace with 2" x 2" strap
ROOF Colour steel roofing with tape and building paper
CLADDING Generally exterior cladding to match existing
EAVES & SOFFITS Form eaves and soffits to suit.
DOOR Tilt & Turn to suit opening.
TRIM Complete with necessary fixings mouldings etc as required.
SPOUTING Fit marker spouting and run down pipes to existing stormwater system.

512 / 27

2 28

-7 FEB 1991

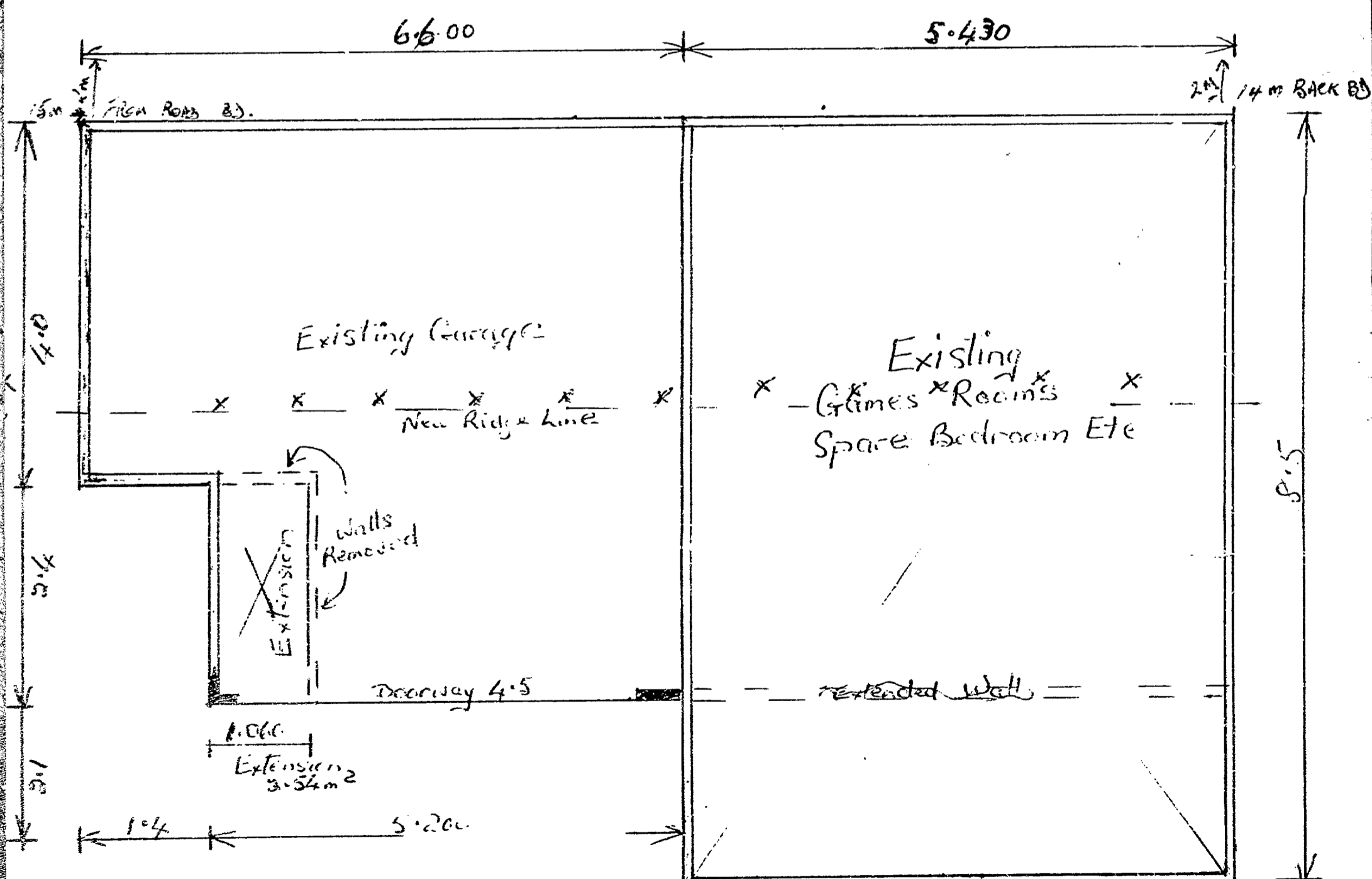


NEW PLYMOUTH DISTRICT COUNCIL
PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE
AND CONSTRUCTION AS IN ACCORDANCE WITH ALL RELEVANT ACTS
REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH
DISTRICT COUNCIL.

PLANNING
PUBLIC REVENUE
BUILDING

DATE
22/2/90
13-2-91
14/2/91

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



Scale 1:50 Drawn IGC 7-2-91

PROPOSED ALTERATIONS TO GARAGE-GAMES ROOM.
FOR MR & MRS G.R. HILL, 27 SAXTON RD, NEW PLYMOUTH.

BU DING FILE

Code No. 517 / 27

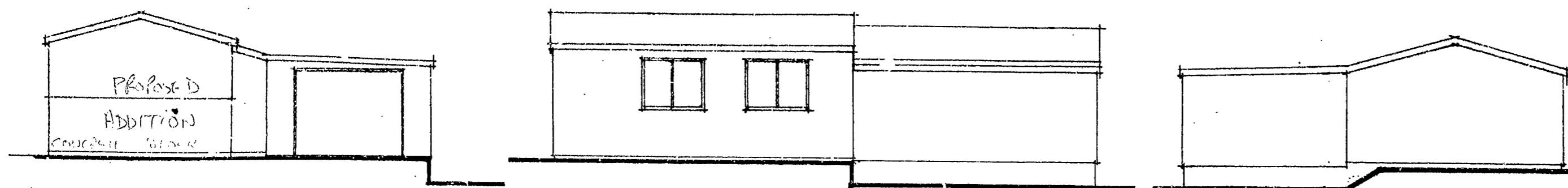
Subject DWG. Garage Extn.
Addn to dwg. Conservatory.

Permit No 6547 , 7295
8467 , 11564.

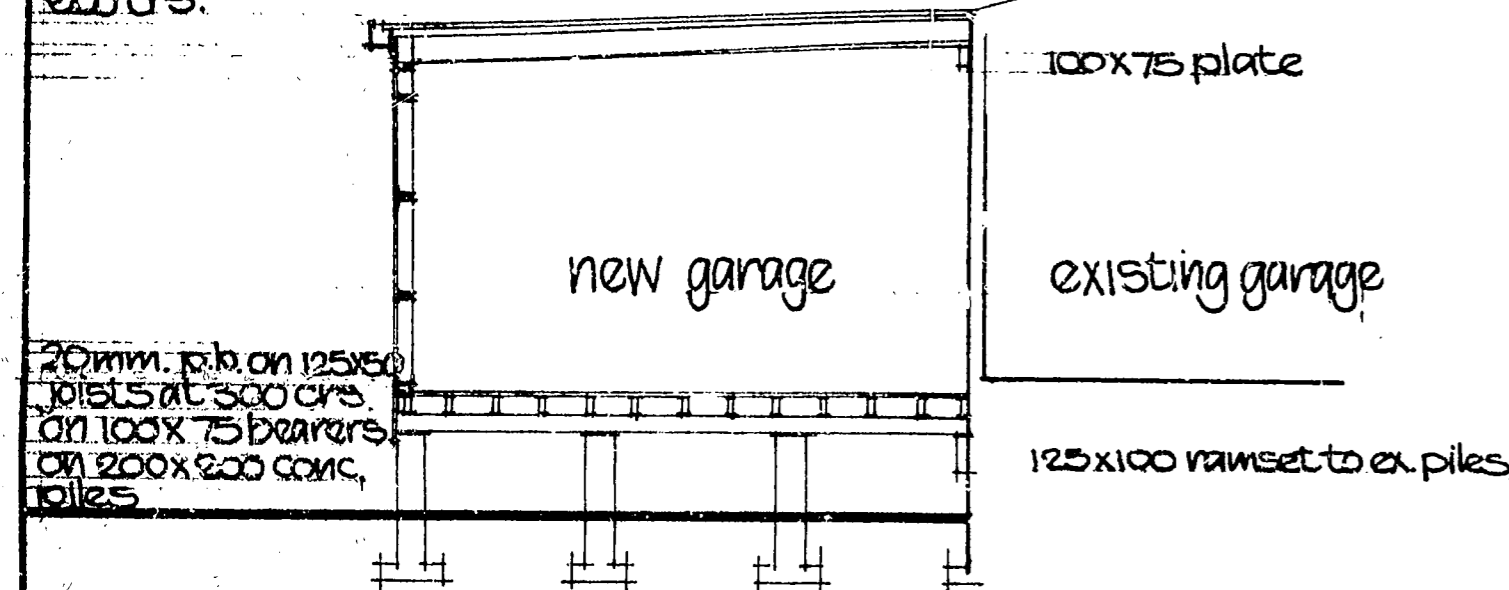
Date 28/8/78 , 30/1/80
6/11/81 , 24/7/85.

No. Sheets 7

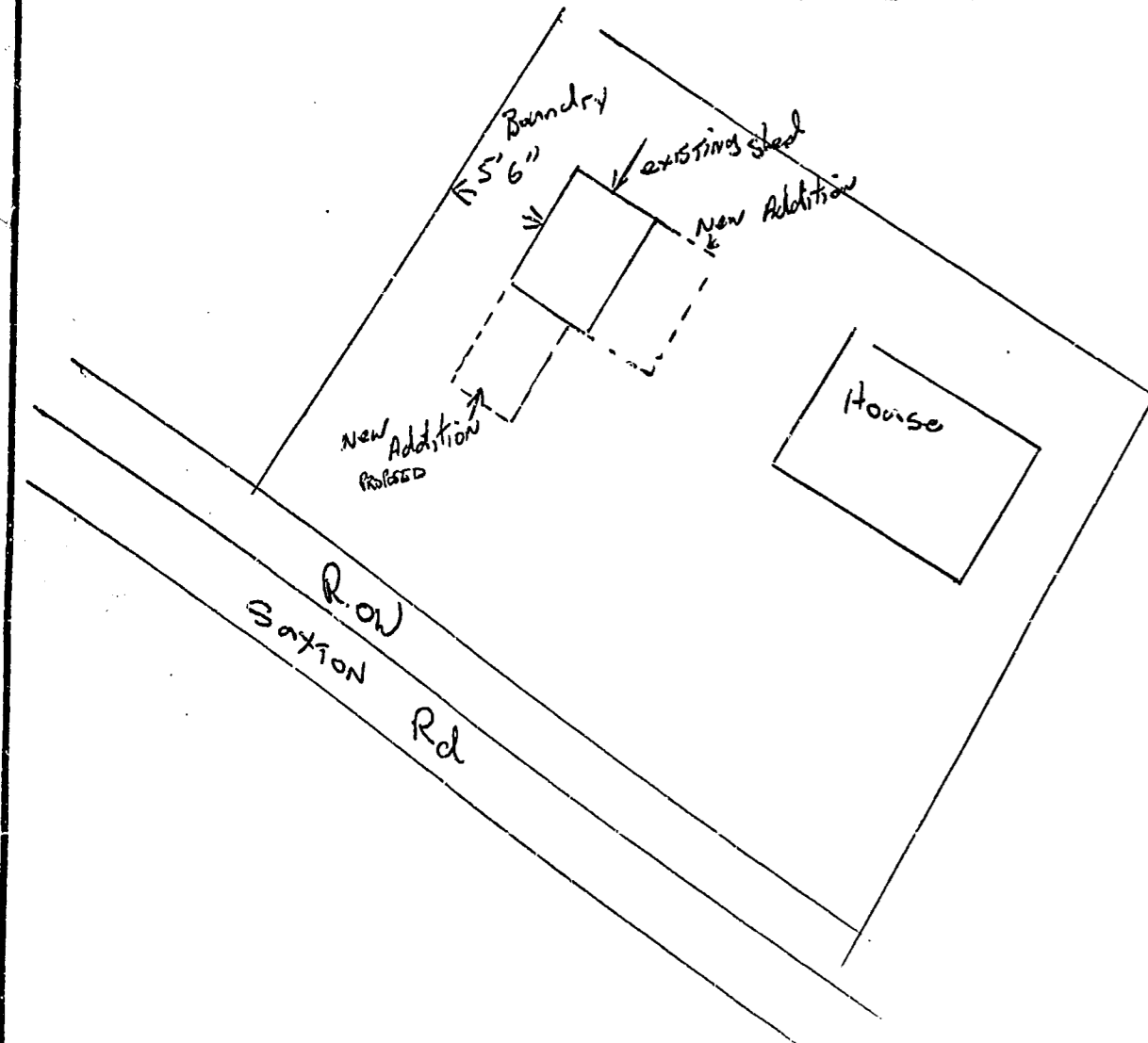
517/27



C.G.I. roofing on 75x50 purlins at 900 c/s on 200x50 rafters at 900 c/s.

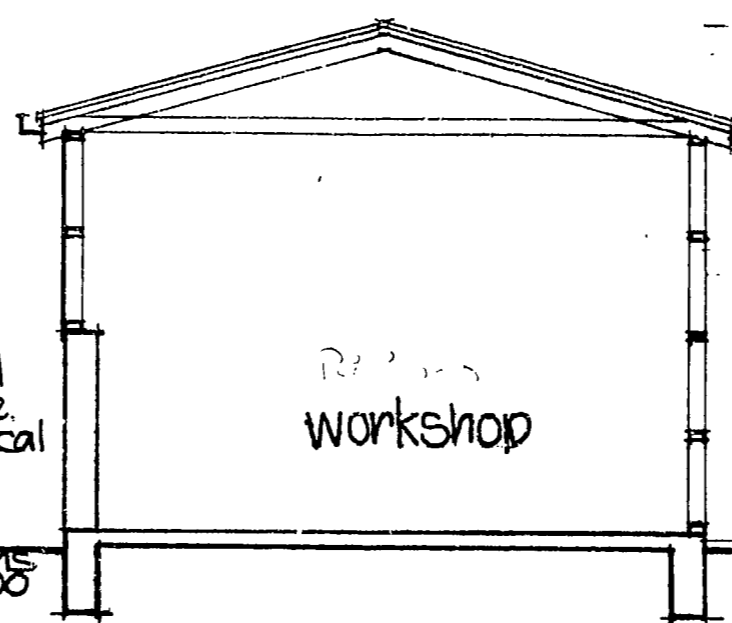


section a-a 1:50

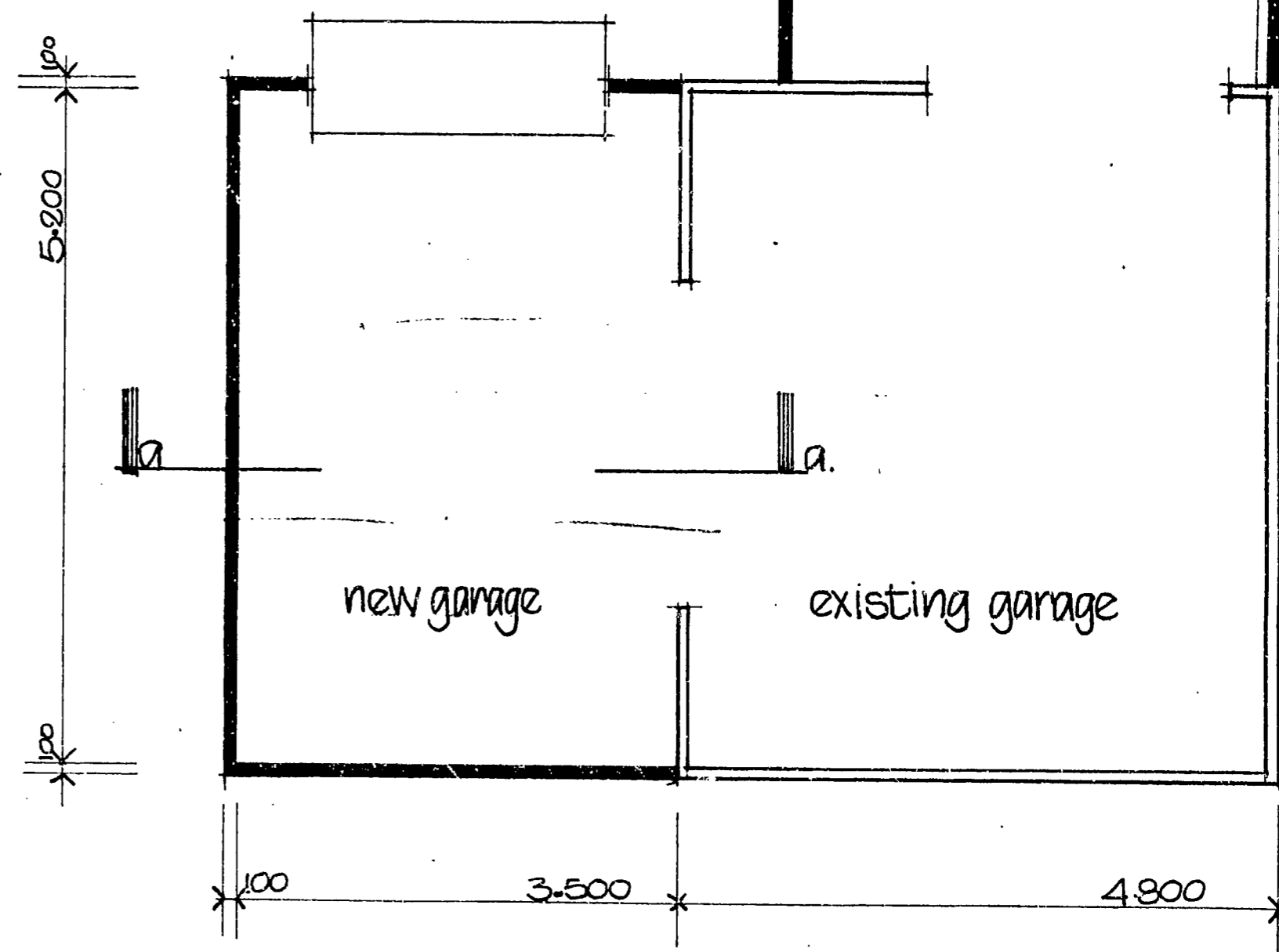


200mm. block wall
D12 @ 600 c/s horiz.
D12 @ 600 c/s vertical

concrete foundations
D12 with R10 ties @ 600 c/s



section b-b 1:50



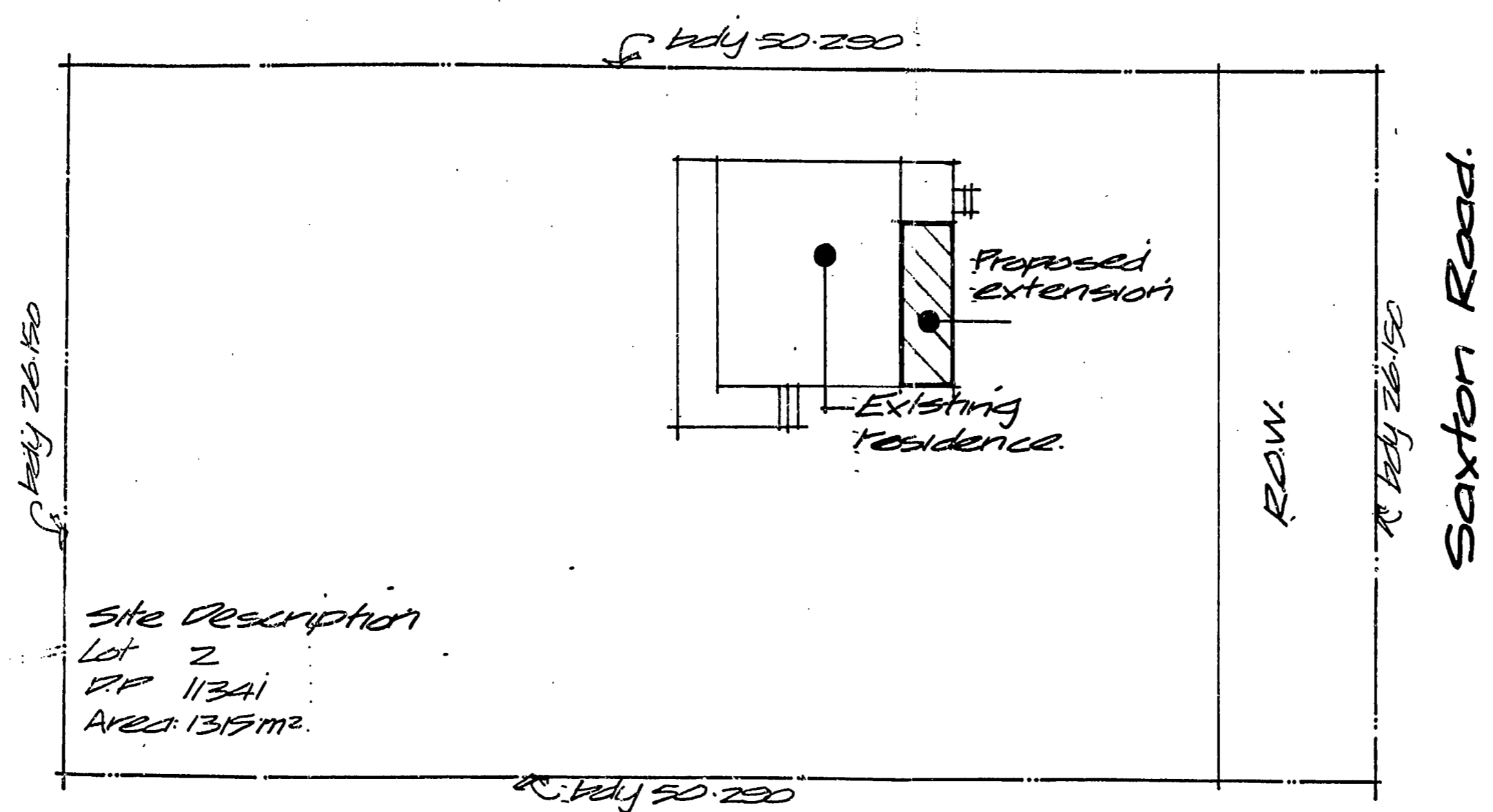
ARANAKI COUNTY COUNCIL
APPROVED
Amberley
Authorized Officer
Date: 30-1-88

garage extensions : 27, Saxton road

terry palmer

DRAWN	CHECKED	SCALES	SHEET
TRACED	DATE		SERIES OF
			REF

517/27



TARANAKI COUNTY COUNCIL
 APPROVED
[Signature]
 6/11/89
 A. Atkinson Office

GENERAL NOTES		NME	DATE
1			
A			

AMENDMENTS		NME	DATE

SURVEYED		
DESIGNED		
DRAWN		
TRACED		
CHECKED		
APPROVED		

Site check dimensions before setting out
 Do not scale
 Refer discrepancies to drawing office

JONES & SANDFORD LTD
PRECUT DIVISION

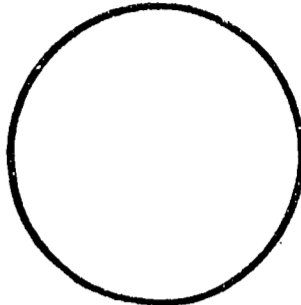
TEL 75425 EXTN 83 P.O. BOX 49
 ST AUBYN STREET NEW PLYMOUTH

ENGINEER

JOB TITLE
Proposed extension for Mr. G. Hill.

SHEET TITLE
Site plan.

JOB No 1343	1
AMENDMENT	
SCALE 1:300	

GENERAL NOTES		N/M	DATE
1			
A			
AMENDMENTS		N/M	DATE
	SURVEYED		
	DESIGNED		
	DRAWN		
	TRACED		
	CHECKED		
	APPROVED		

Do not scale

Refer discrepancies to drawing office

JONES & SANDFORD LTD
PRECUT DIVISION

**TEL 75425 EXTN 83 P.O. BOX 49
ST AUBYN STREET NEW PLYMOUTH**

ENGINEER

JOB TITLE

JOB TITLE
Proposed extension
for
Mr. G. Hill.

SHEET TITLE

Floor plan.

JOB No

1363

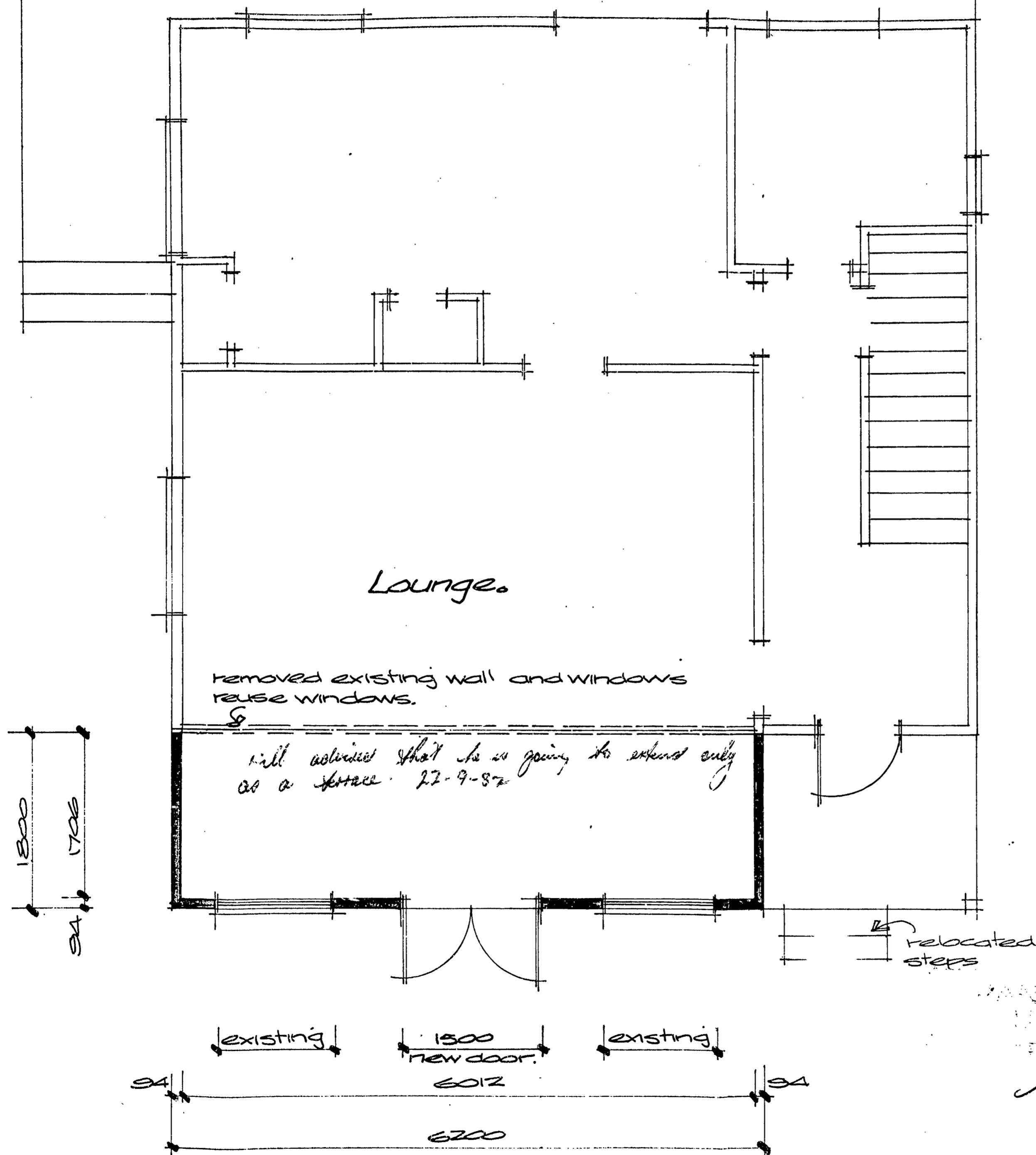
AMENDMENT

SCALE

1:50

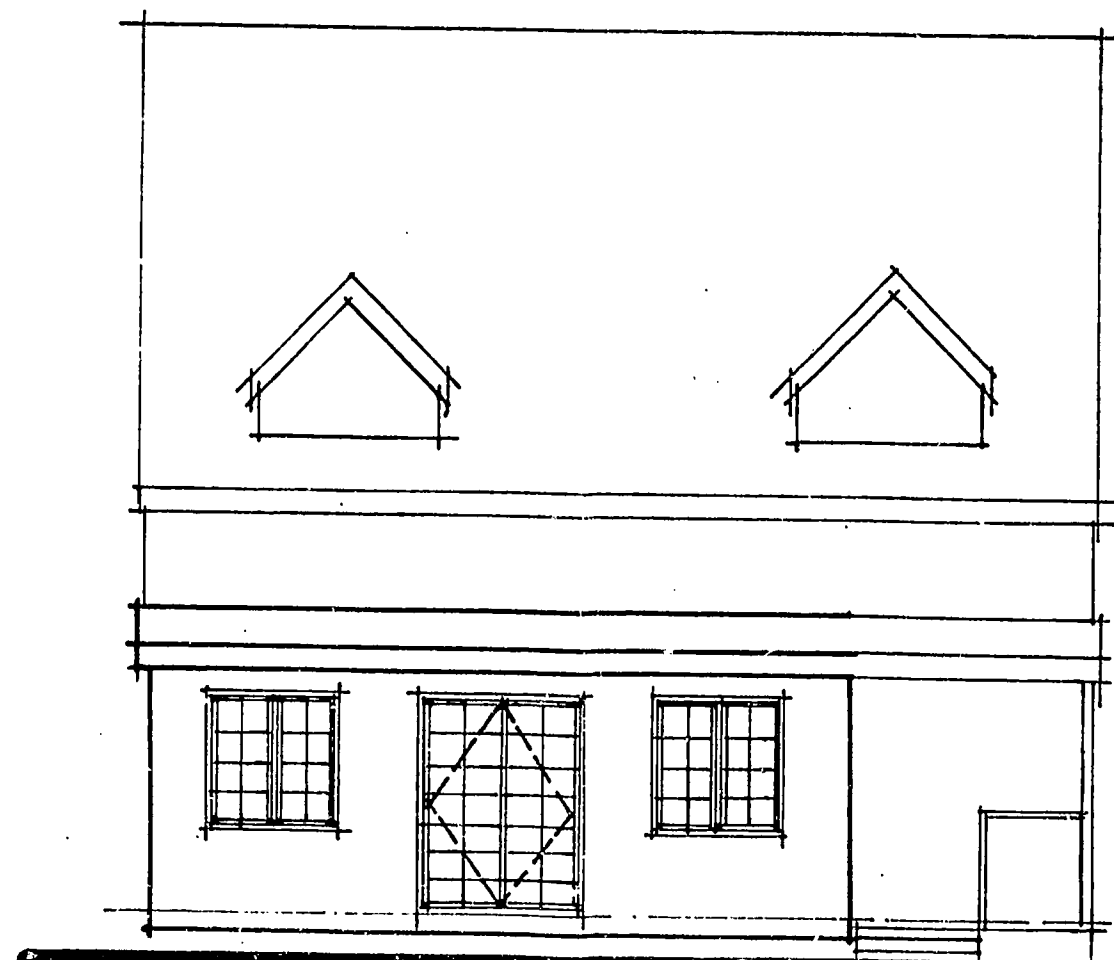
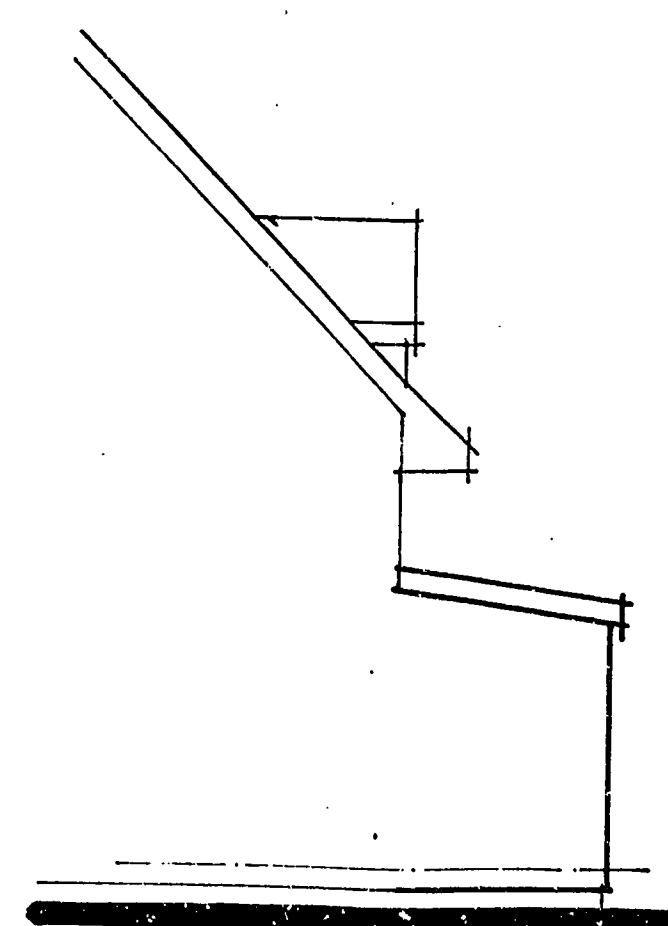
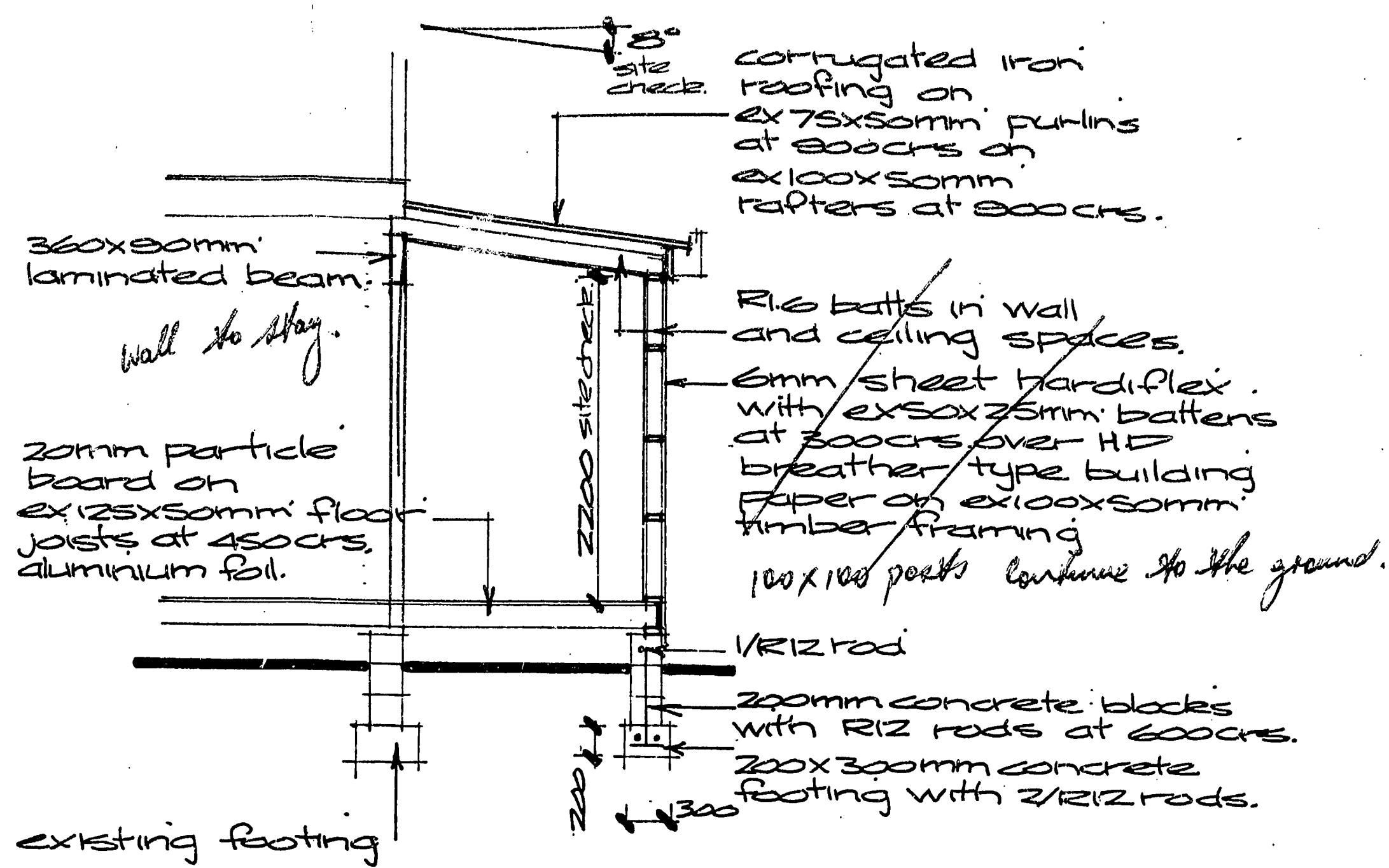
DRAWING No

2



KANSAS COUNTY
 COUNCIL
 RECORDS
 [Signature]
 6/11/81

517/27



TARANAKI COUNTY COUNCIL
 APPROVED
 Mr. J. D. Dwyer
 6/11/81

GENERAL NOTES		NME	DATE
1			
A			
AMENDMENTS		NME	DATE
	SURVEYED		
	DESIGNED		
	DRAWN		
	TRACED		
	CHECKED		
APPROVED			
Site check dimensions before setting out Do not scale Refer discrepancies to drawing office			
JONES & SANDFORD LTD PRECUT DIVISION TEL 75425 EXTN 83 P.O. BOX 49 ST AUBYN STREET NEW PLYMOUTH			
ENGINEER			
JOB TITLE Proposed extension for Mr. G. Hill			
SHEET TITLE Cross section and Elevations.			
JOB No 1363		DRAWING No	
AMENDMENT		3	
SCALE 1:50, 1:100			

NEW EXTENSION

REMOVE WEATHER BOARDS
BRID EXTEND BRID
LINE HERE

NEW BARGE
BOARD

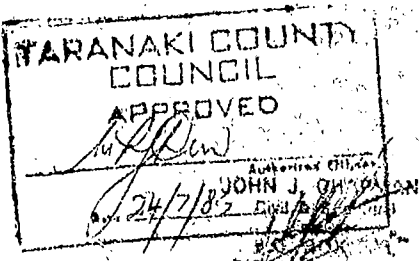
NEW TIMBER VERTICAL
BATTENS ON 6mm
HANDRAILS TO MATCH
EXISTING

NEW POST &
BEAM

RECONNECT SPOUTING
TO EXISTING DOWNPIPE

new timber
side wall
aluminium
glazed
anti-sun

EAST ELEVATION 1/100





Te Kaunihera-ā-Rohe o Ngāmotu

NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

Code Compliance Certificate

Form 7, Section 95, Building Act 2004

The Building

Street Address of building: 27 Saxton Road UPPER VOGELTOWN, NEW PLYMOUTH 4310

Legal Description of land where building is located: LOT 1 DP 14036

Current, lawfully established use: Retaining Wall

Year first constructed: 2016

The Owner

Name of owner: David RILEY

Phone number: 027 855 4435

Contact Person: David RILEY

Facsimile number: -

Mailing Address: 27 Saxton Road

Email address: david.riley@btw.nz

NEW PLYMOUTH 4310

Building Work

Building Consent number:

BC16/121090

Description of work:

retaining wall

Issued by:

New Plymouth District Council

Code Compliance

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

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

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

CODE COMPLIANCE CERTIFICATE

Building Administration Officer

On behalf of: New Plymouth District Council Building Consent Authority

Date Issued: 7 August 2018

**CODE COMPLIANCE CERTIFICATE
SECTION 95, BUILDING ACT 2004
FORM 7**

THE BUILDING:	
Street address of building:	27 Saxton Road New Plymouth 4310
Legal description of land where building work is located:	LOT 1 DP 14036
Building name:	N/A
Location of building within site/block:	As per approved plans
Level/unit no:	N/A
Current lawfully established use:	Outbuilding
Year first constructed:	1980 Ciera

THE OWNER:			
Name of owner(s):	David and Alicia Riley		
*Contact Person:	David Riley		
Mailing Address:	40 Richmond Street 4312		
Street address/registered office:	40 Richmond Street 4312		
Phone number:	0278554435	Mobile:	0278554435
Landline:	N/A	After hours:	0278554435
Daytime:	0278554435	Email address:	dave.riley@hotmail.com
Facsimile number:	N/A	Website:	N/A

FIRST POINT OF CONTACT FOR COMMUNUCATIONS WITH THE BUILDING CONSENT AUTHORITY:			
Full name:	David and Alicia Riley		
Contact person:	David Riley		
Mailing Address:	40 Richmond Street 4312		
Phone number:	0278554435	Mobile:	0278554435
Daytime:	0278554435	After hours:	0278554435
Facsimile number:	N/A	Email address:	dave.riley@hotmail.com

THE BUILDING WORK:	
Building consent number:	BC23/132110
Description of work:	Enclosing existing garage, new sewer chambers and pumps to both houses to connect to council sewer main.
Issued by:	New Plymouth District Council

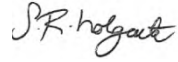
CODE COMPLIANCE:

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

ATTACHMENT:

- N/A

**Signed on behalf of New
Plymouth District Council:**



Sharena Holgate
Regulatory Support Services Officer

Date of Issue:

10 April 2024

No. 27 Sec. _____ Lot 1 D.P. 14036
Address Saxton Rd

DRAINAGE AND PLUMBING REGISTER

OWNER G R Hill
ADDRESS _____
BUILDER _____
PLUMBER R Kindberg
DRAINLAYER _____

CONSENT No. 6054
P/LINE _____
PLUMBING _____
DRAINAGE _____
FINAL _____

NATURE OF WORK Swimming Pool

DRAIN SATISFACTORY / 8 / 84 PLUMBING SATISFACTORY / /

FALL AND DESCRIPTION _____

A Culpan
Inspector

Kim
DRAINAGE PLAN

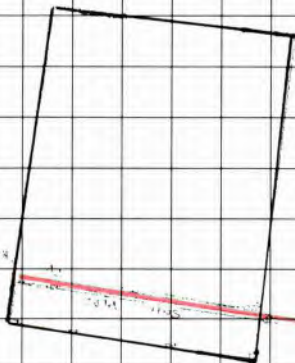
27 Saxton Pl.

PN 4064

V Snowden
lot 2

DP 11341

1102 lot 1 DP 14036



$$7.8 \times 4.2 \times 1.35$$

$$= 44.226 \text{ m}^3 \quad (44.226 \text{ m}^3)$$

Mill County 35897

20/3/54

(M)

J. Buckley, agent, re.

This swimming pool, with cover, is intended
when employing it as replacement
appears to be no permit.

FRONTAGE

No. 27 Sec. 1 Lot 1 D.P. 11341
Address Saxton Road N.P.

DRAINAGE AND PLUMBING REGISTER

OWNER G. Hill
ADDRESS
BUILDER
PLUMBER T. Walker
DRAINLAYER " "

PERMITS 5/11/91

27/5/91

PLUMBING

DRAINAGE

VALUE \$750.00

NATURE OF WORK Pr D. Alterations

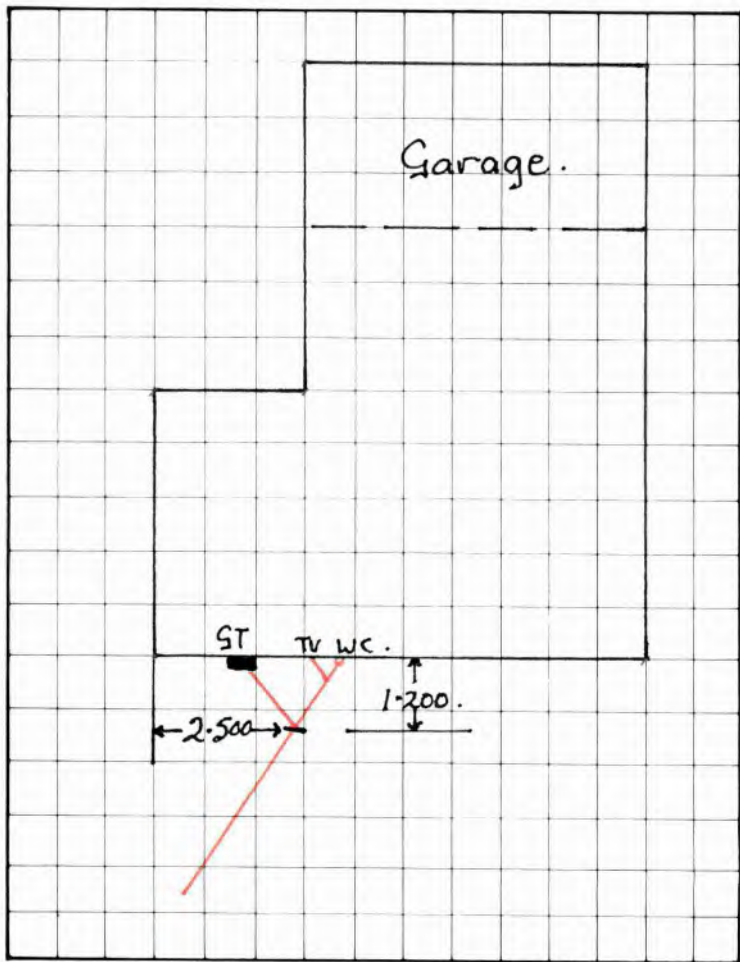
DRAIN SATISFACTORY 23 / 4 / 91 PLUMBING SATISFACTORY / / /

FALL AND DESCRIPTION PVC. New Junction for Gully trap
and WC.

Rec 25416

G. Williams
Inspector

DRAINAGE PLAN



FRONTAGE

27 Saxton Road.

Masterprint 10287

S. HILL 27 Saxton Rd

2-100 72

Guest House

Lot 1 DP 14036

Existing

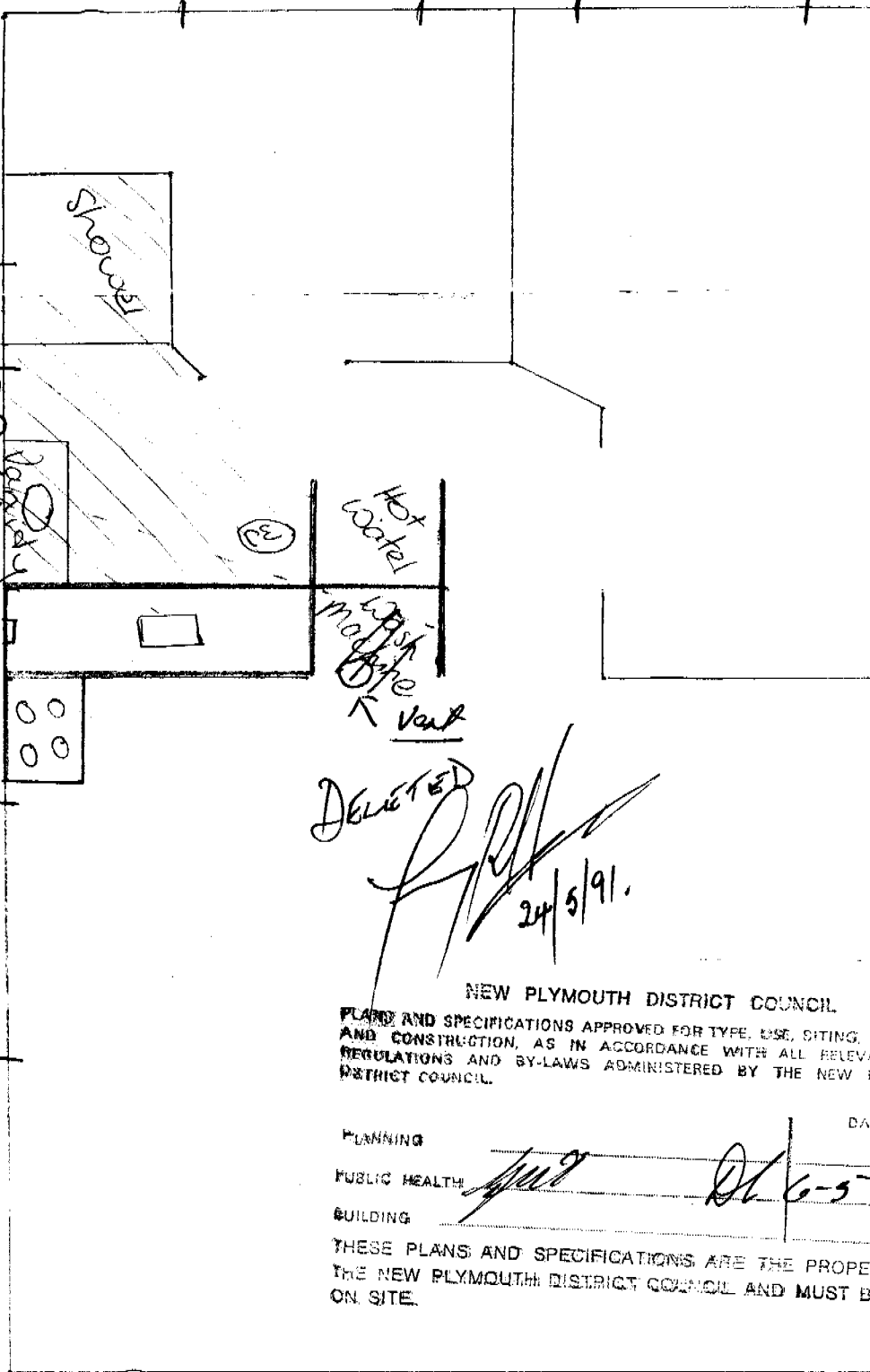


Existing Drain at TV

New Gully →

New area

Fan →



DELETED

[Signature]
24/5/91

NEW PLYMOUTH DISTRICT COUNCIL

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.

PLANNING

PUBLIC HEALTH

BUILDING

DATE

[Signature] 24/5/91

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

POWERED BY



Licensed REAA 2008

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