

# Sharalyn Fraser *Agency*

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# CODE COMPLIANCE CERTIFICATE

SECTION 43(3), BUILDING ACT 1991

**APPLICATION**

<b>MR ALAN JOPLING</b> <b>53 SEDDON ST.</b> <b>WAIKANAЕ.</b>	<b>No.</b> <b>Issue date</b>	<b>942621</b> <b>16/05/00</b>
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**PROJECT**

<b>Description</b>	<b>Alterations, Repairs or Extensions</b> <b>Being Stage 1 of an intended 1 Stages</b> <b>ALTERATION/FRENCH DOORS/DECK.</b>
<b>Intended Life</b>	<b>Indefinite, but not less than 50 years</b>
<b>Intended Use</b>	<b>RESIDENTIAL.</b>
<b>Estimated Value</b>	<b>\$2,000</b>
<b>Location</b>	<b>53 SEDDON STREET, WAIKANAЕ</b>
<b>Legal Description</b>	<b>LOT 21 DP 18240 CT 742/63</b>
<b>Valuation No.</b>	<b>1496025300</b>

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

**Signed for and on behalf of the Kapiti Coast District Council:**

**Name:** 

**Date:** 16/5/00

198 91

To the District Inspector

I, the undersigned hereby apply for permission to carry out the works described in the attached plans and specifications deposited herewith and in accordance with the bylaws of the Kapiti Coast District Council

TO BE COMPLETED BY THE APPLICANT

NAME AND ADDRESS OF PROPOSED WORK

ALAN & GM JOPRING
53 SEDDON ST. WAIKANAЕ

APPLICANT (signed by person making application)

Name ALAN JOPRING
Address 53 SEDDON ST. WAIKANAЕ

LEGAL DESCRIPTION Valuation No. 14960 - 25300
Lot No. 21 DP No. 18240 Area M2 1214.112

BUILDER if owner builder, tick [ ]

Name of Company SOLID FUEL HEATING NZ LTD
Postal Address TE ROTO DRIVE PARA PARA UMU
Phone No 83-852

DESCRIPTION OF PROPOSED WORK

REPILE [ ] WITH FREE STANDING FIREPLACE (Without Wetback) [X]
GARDEN SHED UNDER 10m2 [ ] OTHER [ ]

DESCRIPTION OF BUILDING

Dwelling [X] Flats [ ] Business [ ] Other Building [ ]

ESTIMATED VALUE OF WORK

Building \$1500
Total \$1500

- 1. Notify building inspector when work commences and before pouring any concrete.
2. Foundations down into solid bearing.
3. Piles to be wired to bearers/shed to be secured to foundations.
4. Ensure adequate underfloor ventilation.
5. All work to be completed to the approved specification.
6. Stormwater run off to an approved drainage system

- 1. Notify Building Inspector when work commences and before using fireplace.
2. All work to be completed to manufacturers specifications and KCDC Inspectors satisfaction.

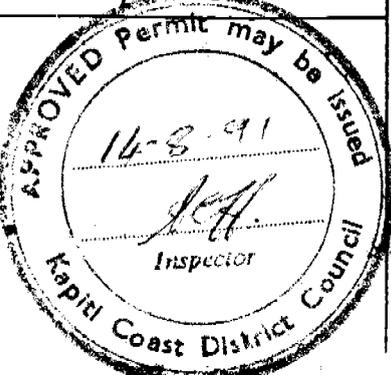
Siting approved
Plumbing & KCDC
Drainage Branch

BUILDER TO NOTE

Signed .....

Date .....

CHECKED / DATE STAMP



FOR OFFICE USE

Table with 2 columns: INVOICE NO. 228, RECEIPT NO. 186241; DATE 15-8-91, DATE 15 AUG 1991

Table with 2 rows: BUILDING PERMIT NO 18901, DATE ISSUED 15-8-91

# SCALE OF FEES

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

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

**ESTIMATED VALUE OF WORK**

**FEES**

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

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

**FEES PAYABLE FOR SPECIAL DUTIES**

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

# Horowhenua County Council

PERMIT No. 11583

7044310

LOCALITY

WAIKANAHE

DATE ISSUED

8:6:49

DATE RECEIVED

23:5:79

## APPLICATION FOR BUILDING PERMIT

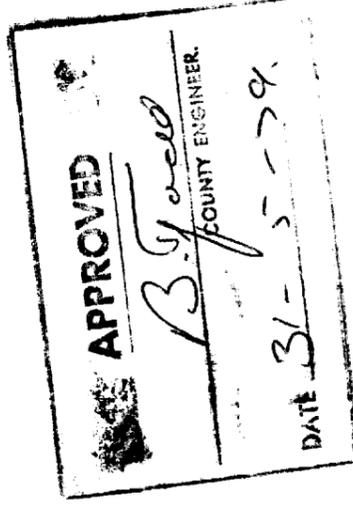
OWNER'S NAME

Mr & Mrs A.R. CASSELS

FOR OFFICE USE ONLY

REMARKS:

- Check drainage layout on site.



*a/c decline by land.*

NOTE.—

1 All Plans and Specifications must be in ink.

Valuation Book No. 1497/275 Date MAX 22 NOV, 1979

# Application for Building Permit

TO THE BUILDING INSPECTOR,  
Horowhenua County Council,  
Bath Street,  
Levin.  
Postal Address: Horowhenua County Council,  
Levin.  
P.O. Box 258,

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the undermentioned particulars in Residential RIDING.

1. Type of Building: Addition to dwelling  
Dwellings, etc.; additions or alterations.  
Particulars of Building: Foundations: Concrete Walls: timber Roof: iron  
Total floor area: 10 sq M

2. Purpose for which every part of Building is to be used or occupied (Describing separately each part intended for use or occupation for a separate purpose)

3. Allotment: Lot: R1 D.P.: 18240 Section: \_\_\_\_\_  
Area: \_\_\_\_\_ Block: \_\_\_\_\_ Locality: \_\_\_\_\_

4. Owner's Full Name: Geoffrey Cassels  
Address: 53 Seddon Str. Waikanae

5. Previous Owner: If Section has been recently transferred

6. Frontage (Length): \_\_\_\_\_ Name of Street or Road: 53 Seddon St

7. Estimated Value of Building— \$ 3000 : 00 Total \$ 3000 : 00  
Plumbing and Drainage— \$ \_\_\_\_\_ : \_\_\_\_\_ No. of Receipts: 2000

8. Fees \$ 21 : \_\_\_\_\_  
See Scales of Fees on Back Page. Footpath Damage Deposit \$ \_\_\_\_\_ : \_\_\_\_\_  
Building Research Levy \$ 3 : \_\_\_\_\_

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

NOTE:—The following MUST accompany this Application:—

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

Signature of Applicant: [Signature] as BUILDER or OWNER.

Address: Box 2053 Raumati Beach

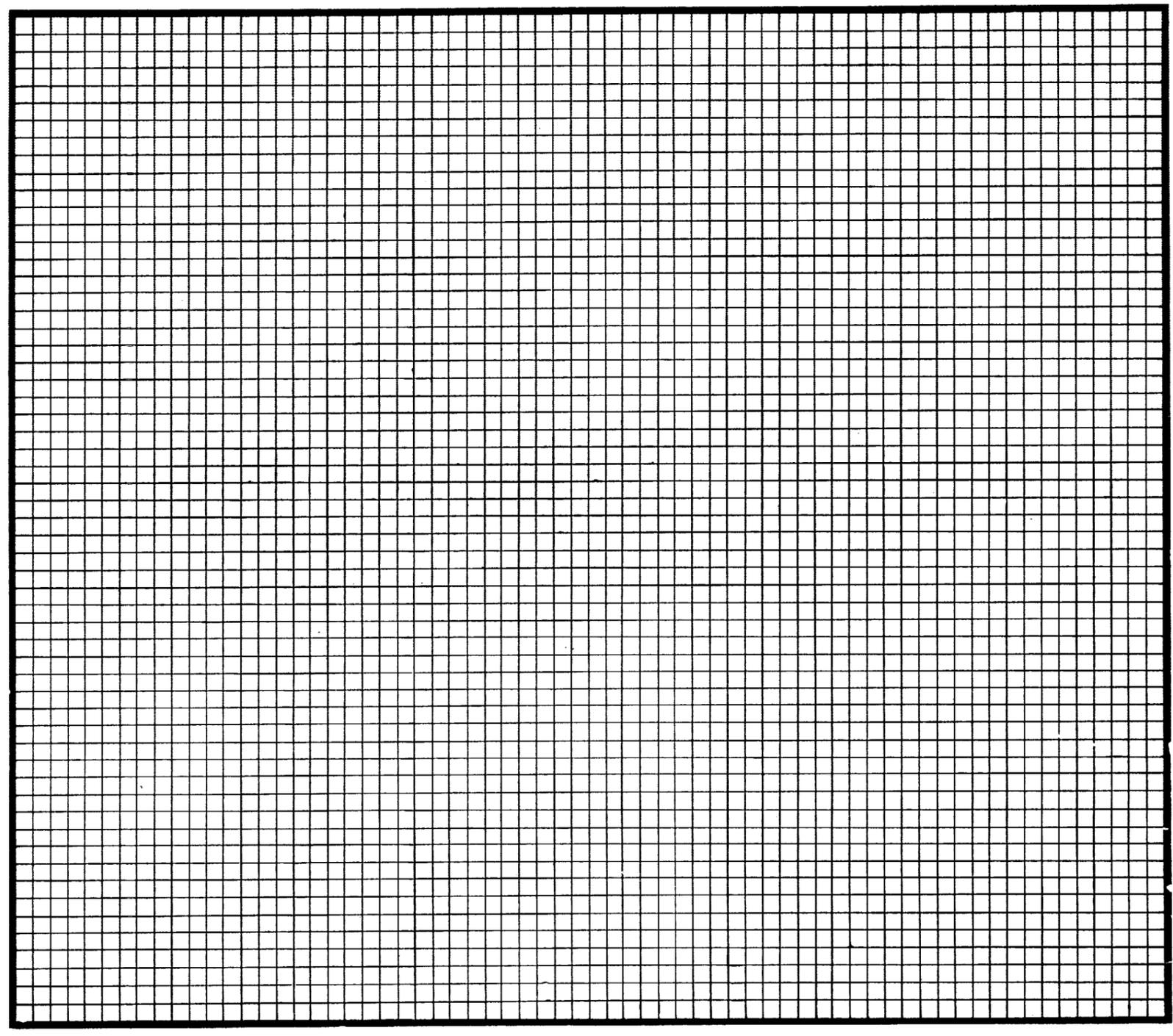
Builder's Name and Address: [Signature] { If not the applicant }

# PLAN OF ALLOTMENT

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

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

Frontage to \_\_\_\_\_ Road



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

# Horowhenua County Council

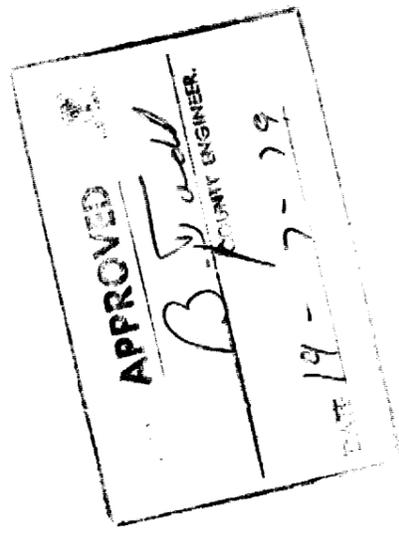
PERMIT No. 11608  
 LOCALITY *Leathana*  
 TOWN *Town*

DATE RECEIVED 3: 7: 79. DATE ISSUED 25: 5: 79.

## APPLICATION FOR BUILDING PERMIT

OWNER'S NAME *G. Cassels*  
 FOR OFFICE USE ONLY

REMARKS: *Please advise upon completion of Wet back & Stove installation for inspection purposes. Note health to be packed 25mm off wooden flooring.*



### SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.  
 In any dispute as to value, the County Engineer shall have the absolute determination of the value of the proposed work or building.

ESTIMATED VALUE OF WORK		FEES
Over	\$400	\$3.00
"	\$600	\$4.50
"	\$800	\$6.00
"	\$1,000	\$7.50
"	\$1,200	\$9.00
"	\$1,400	\$10.50
"	\$1,600	\$12.00
"	\$1,800	\$13.50
"	\$2,000	\$15.00
"	\$2,500	\$18.00
"	\$3,000	\$21.00
"	\$3,500	\$24.00
"	\$4,000	\$27.00
"	\$5,000	\$31.50
"	\$6,000	\$36.00
"	\$7,000	\$40.50
"	\$8,000	\$45.00
"	\$9,000	\$49.50
"	\$10,000	\$54.00
"	\$12,000	\$66.00
"	\$14,000	\$72.00
"	\$16,000	\$78.00
"	\$18,000	\$84.00
"	\$20,000	\$96.00
"	\$25,000	\$108.00
"	\$30,000	\$120.00
"	\$35,000	\$132.00
"	\$40,000	\$147.00
"	\$50,000	\$162.00
"	\$60,000	\$177.00
"	\$70,000	\$192.00
"	\$80,000	\$207.00
"	\$90,000	\$222.00
"	\$100,000	\$237.00
"	\$120,000	\$252.00
"	\$140,000	\$267.00
"	\$160,000	\$282.00
"	\$180,000	\$297.00
"	\$200,000	\$315.00
"	\$240,000	\$330.00

For every \$40,000 or part thereof in excess of \$280,000 add additional fee of \$15.00

### FEES PAYABLE FOR SPECIAL DUTIES

- For inspection required in the case of proposed structural alterations before plans for approval ..... \$6.00
- For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building ..... \$6.00
- For inspecting old timber before re-using the same in a new building ..... \$6.00
- For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid ..... \$6.00
- For inspecting any timber or building outside the County prior to re-using or re-siting within the County (plus car mileage allowance) ..... \$6.00

For structurally checking plans and specifications by Council's Engineers, an increase of 25% of the building permit fee based upon the total value of the work will be charged.

NOTE.— All Plans and Specifications must be in ink.

Valuation Book No. 1497/225 Date 19

### APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR,  
Horowhenua County Council,  
Both Street,  
Levin.  
Postal Address: Horowhenua County Council,  
P.O. Box 258,  
Levin.

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the under-mentioned particulars in Installation of Pot Belly Stove and RINGS

- 1. **Type of Building:** Dwellings, etc.; additions or alterations. Walls: Roof:
- 2. **Purpose for which every part of Building is to be used or occupied.** (Describing separately each part intended for use or occupation for a separate purpose) Water & Central Space Heating.
- 3. **Allotment:** Lot: 21 D.P.: 18240 Section:
- Area: Block: S.D. Locality:
- 4. **Owner's Full Name:** G. Cassels
- Address:** 53 Soddon St. Waiatarua.
- 5. **Previous Owner**  If Section has been recently transferred
- 6. **Frontage (Length):** Name of Street or Road: 53 Soddon St.
- 7. **Estimated Value of Building—** \$ 450. : **Total** \$ 500. :
- Plumbing and Drainage—** \$ 350. : **No. of Receipts** 000003 :
- 8. **Fees \$** 4:50 : **Footpath Damage Deposit \$** :
- See Scales of Fees on Back Page.**
- Building Research Levy \$** : **All work will be carried out in accordance with Horowhenua County Council's By-laws.**

NOTE:—The following MUST accompany this Application:—

- Plans and Specifications in Duplicate to be provided.**
- Together with every application there shall be submitted to the Engineer, in duplicate, detailed plans, elevations, cross sections, and specifications, which shall together furnish complete details of design and qualities and descriptions of all materials of construction and workmanship, and which shall be of sufficient clarity to show to the satisfaction of the Engineer the exact nature and character of the proposed undertaking and the provision made for full compliance with the requirements of the By-laws including:
  - (a) A Floor plan of each floor level;
  - (b) An elevation of each external wall;
  - (c) The type and location of each foundation element (for example; reinforced masonry foundation wall. Anchor pile, cantilevered pile, etc.);
  - (d) Adequate information on all subfloor, floor, wall and roof framing, including the type and location of each subfloor brace, diagonal brace, and wall bracing element and the number of bracing units assigned to each wall bracing element;
  - (e) The type and location of cladding, sheathing and lining.
  - (f) Where a building requires Plumbing and Drainage Work, a separate application form must be filled in and Permit obtained before commencing any such work.

**Signature of Applicant** G. Cassels as BUILDER or OWNER.

**Address** Box 2053 Raimati Road.

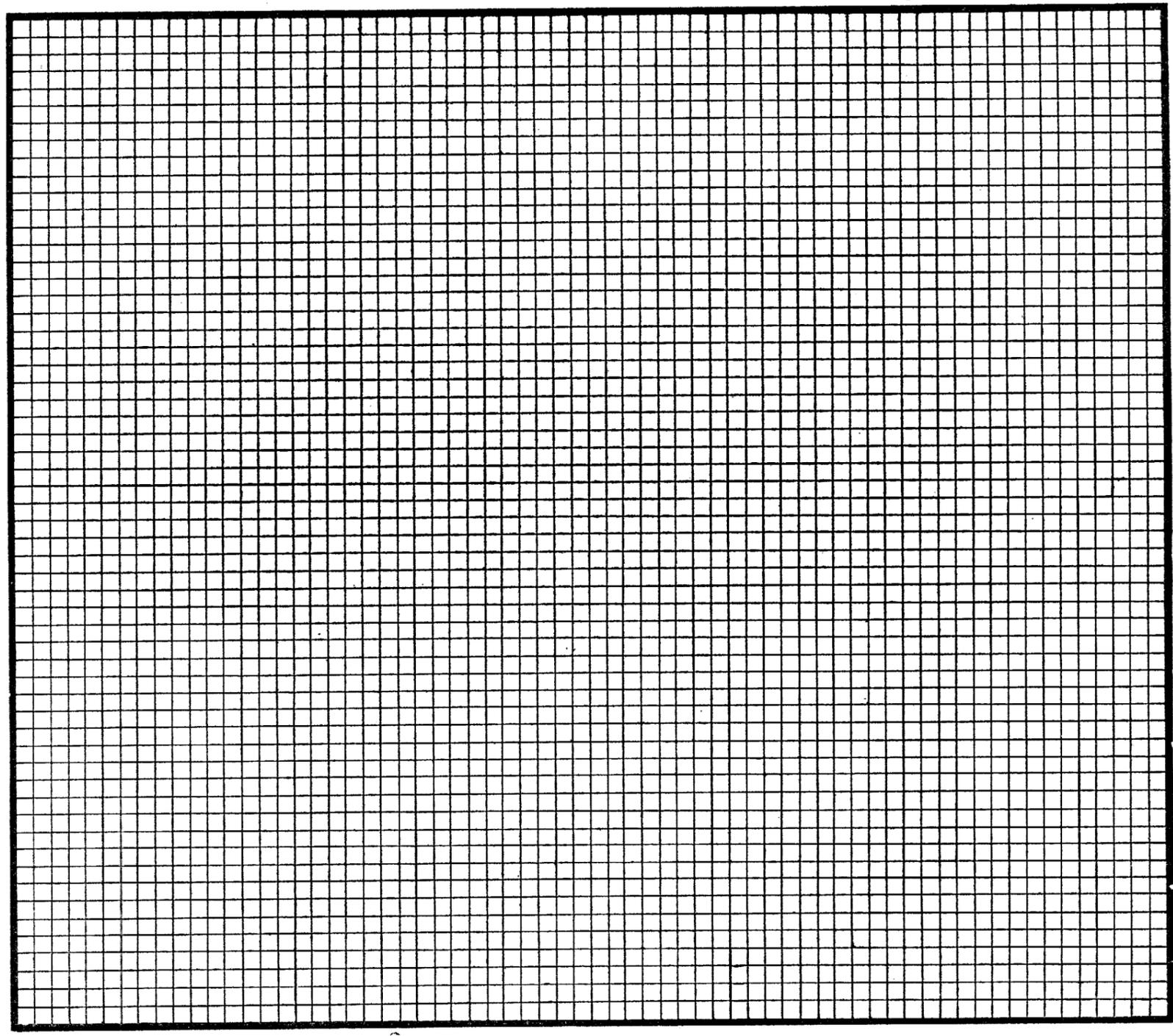
**Builder's Name and Address**  If not the applicant

### PLAN OF ALLOTMENT

Showing position of proposed building on such allotment. Distances of each building from boundary lines must be clearly indicated. (Scale: Two squares to one metre.)

Boundary Lines to be shown thus: \_\_\_\_\_  
Generally DWELLINGS must NOT be ERECTED within 1.5 METRES of ADJOINING properties.

Frontage to \_\_\_\_\_ Road



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

Fees not to be paid until requested by Office.

### SCALE OF FEES

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

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

ESTIMATED VALUE OF WORK		FEES
	£	s. d.
Not exceeding £10	£100	5 0
Over	£10 and not exceeding £100	10 0
"	£200	1 0
"	£300	1 10
"	£400	2 0
"	£500	2 10
"	£600	3 0
"	£700	3 10
"	£800	4 0
"	£900	4 10
"	£1000	5 0
"	£1250	6 0
"	£1500	7 0
"	£1750	8 0
"	£2000	9 0
"	£2500	10 10
"	£3000	12 0
"	£3500	13 10
"	£4000	15 0
"	£4500	16 10
"	£5000	18 0
"	£6000	20 0
"	£7000	22 0
"	£8000	24 0
"	£9000	26 0
"	£10000	28 0
"	£12500	32 0
"	£15000	36 0
"	£17500	40 0
"	£20000	44 0
"	£25000	49 0
"	£30000	54 0
"	£35000	59 0
"	£40000	64 0
"	£45000	69 0
"	£50000	74 0
"	£60000	79 0
"	£70000	84 0
"	£80000	89 0
"	£90000	94 0
"	£90000	99 0
"	£100000	100 0
Exceeding £100,000		100 0

### FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans are submitted for approval.....	0 10 0
For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building.....	0 5 0
For inspecting old timber before reusing the same in a new building.....	0 15 0
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid.....	0 2 6

To Mr. R.D. Hobercraft  
39 Reuben Avenue  
Brooklyn Wagon

H.C.C./B.I.

## Horowhenua County Council

PERMIT No. 3544  
130908

LOCALITY Waiwance

DATE RECEIVED 15 : 6 : 65 . DATE ISSUED 7 : 7 : 65 .

# APPLICATION FOR BUILDING PERMIT

OWNER'S NAME R.D. Hobercraft

FOR OFFICE USE ONLY.

REMARKS:

APPROVED  
J.M. Brown  
DATE 30/6/65

WATER COP...  
FOOT...  
12-0-0  
17/2/65

NOTE.-

- Buildings must NOT be erected within FIVE feet of adjoining properties.
- All Plans and Specifications must be in ink.

# Application for Building Permit

TO THE BUILDING INSPECTOR,  
Horowhenua County Council,  
Bath Street,  
Levin.

Postal Address: Horowhenua County Council,  
P.O. Box 17,  
Levin.

I, the undersigned, do hereby apply for a PERMIT to erect BUILDINGS in accordance with the undermentioned particulars in Waikanae RIDING.

- Type of Building:** House  
Dwellings, etc.; additions or alterations.  
Particulars of Building: Foundations: Concrete Walls: Weatherboard Roof: Groove  
Total floor area: 1350 sq. ft.
- Allotment:** 21 D.P.: 18240 Section: 1  
**Area:** Block: \_\_\_\_\_ S.D. Locality: Waikanae
- Owner's Full Name:** Robert Darryl Hebercraft  
**Address:** 1011/1012 ~~Waikanae~~ Waikanae

- Previous Owner:** \_\_\_\_\_  
If Section has been recently transferred
- Frontage (Length):** 66 feet  
Name of Street or Road: Seddon Street
- Estimated Value of Building:** £ 2500 : - : -  
Plumbing and Drainage £ 420 : - : - Total £ 2920 : - : -  
Fees £ 12 : - : - No. of Receipt 2/76

See Scales of Fees on Back Page. F.P. 42 2/78 5/16  
All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate, including—

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

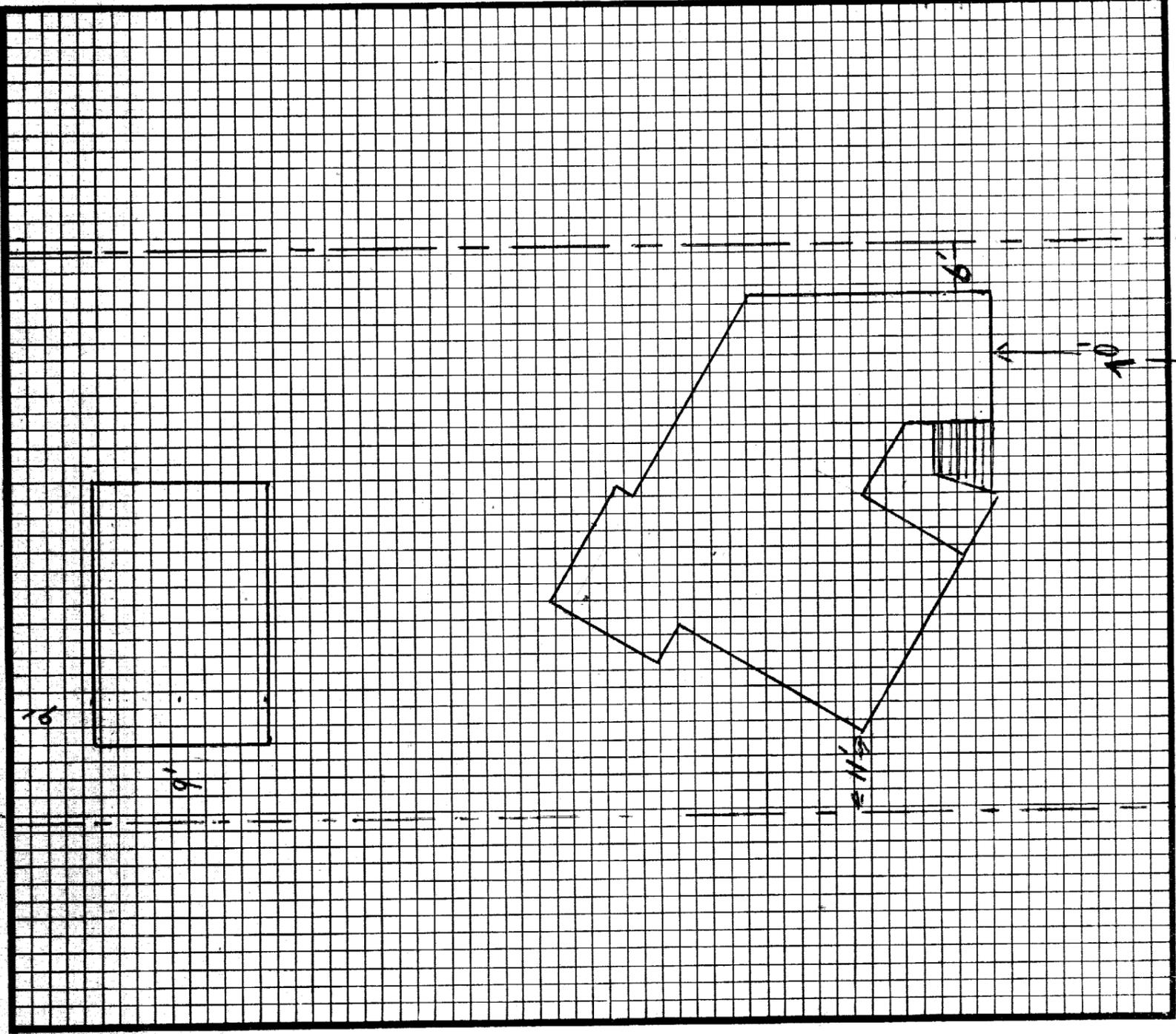
Signature of Applicant R. D. Hebercraft as BUILDER or OWNER.  
Address 1011/1012 ~~Waikanae~~ Waikanae  
Builder's Name ( If not the applicant ) R. D. Hebercraft and Address

# PLAN OF ALLOTMENT

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

Boundary Lines to be shown thus: — — — — —  
BUILDINGS must NOT be ERECTED within FIVE FEET of ADJOINING properties.

Frontage to Seddon St Road



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

Seddon St



## SCALE OF FEES

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

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

ESTIMATED VALUE OF WORK	FEES
£	s. d.
Not exceeding £10	5 0
Over £10 and not exceeding £100	10 0
" £100	1 10 0
" £200	2 0 0
" £300	2 10 0
" £400	3 0 0
" £500	3 10 0
" £600	4 0 0
" £700	4 10 0
" £800	5 0 0
" £900	6 0 0
" £1000	7 0 0
" £1250	8 0 0
" £1500	9 0 0
" £1750	10 0 0
" £2000	12 0 0
" £2500	13 10 0
" £3000	15 0 0
" £3500	16 10 0
" £4000	18 0 0
" £4500	20 0 0
" £5000	22 0 0
" £6000	24 0 0
" £7000	26 0 0
" £8000	28 0 0
" £9000	30 0 0
" £10000	32 0 0
" £12500	36 0 0
" £15000	40 0 0
" £17500	44 0 0
" £20000	49 0 0
" £25000	54 0 0
" £30000	59 0 0
" £35000	64 0 0
" £40000	69 0 0
" £45000	74 0 0
" £50000	79 0 0
" £60000	84 0 0
" £70000	89 0 0
" £80000	94 0 0
" £90000	99 0 0
" £100000	100 0 0
Exceeding £100,000	

### FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans are submitted for approval	0 10 0
For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building	0 5 0
For inspecting old timber before reusing the same in a new building	0 15 0
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid	0 2 6

# Horowhenua County Council

PERMIT No. 3349

130713

LOCALITY

Waikanae

DATE RECEIVED 12 : 11 : 64 . DATE ISSUED 25 : 11 : 64 .

## APPLICATION FOR BUILDING PERMIT

OWNER'S NAME

R. D. Hobcraft

FOR OFFICE USE ONLY.

REMARKS:



**NOTE.—**

- Buildings must NOT be erected within FIVE feet of adjoining properties.
- All Plans and Specifications must be in ink.

Valuation Book No. 1494/148 Date 19

# Application for Building Permit

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

I, the undersigned, do hereby apply for a PERMIT to erect BUILDINGS in accordance

with the undermentioned particulars in WAIKANAE RIDING.

- 1. Type of Building: GARAGE - double carshed  
Dwellings, etc.; additions or alterations.
- Particulars of Building: Foundations: Concrete Walls: Weatherboard Roof: Iron
- Total floor area: 600 sq. ft.
- 2. Allotment: Lot: 21 D.P.: 18240 Section: 53
- Area: 0-1-8 Block: S.D. Locality:
- 3. Owner's Full Name Robert Darryl Holcroft
- Address 39 Ruben Ave Brooklyn Wellington

- 4. Previous Owner 5 H Anderson  
If Section has been recently transferred
- 5. Frontage (Length) 66' Name of Street or Road SEDDON ST
- 6. Estimated Value of Building, £ 400 : - : - Total £ 400 : 0 : 0  
Plumbing and Drainage £ : : : No. of Receipt 9134
- 7. Fees £ 2 : - : -  See Scales of Fees on Back Page.

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

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate, including—

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

Signature of Applicant R. D. Holcroft as BUILDER or OWNER.

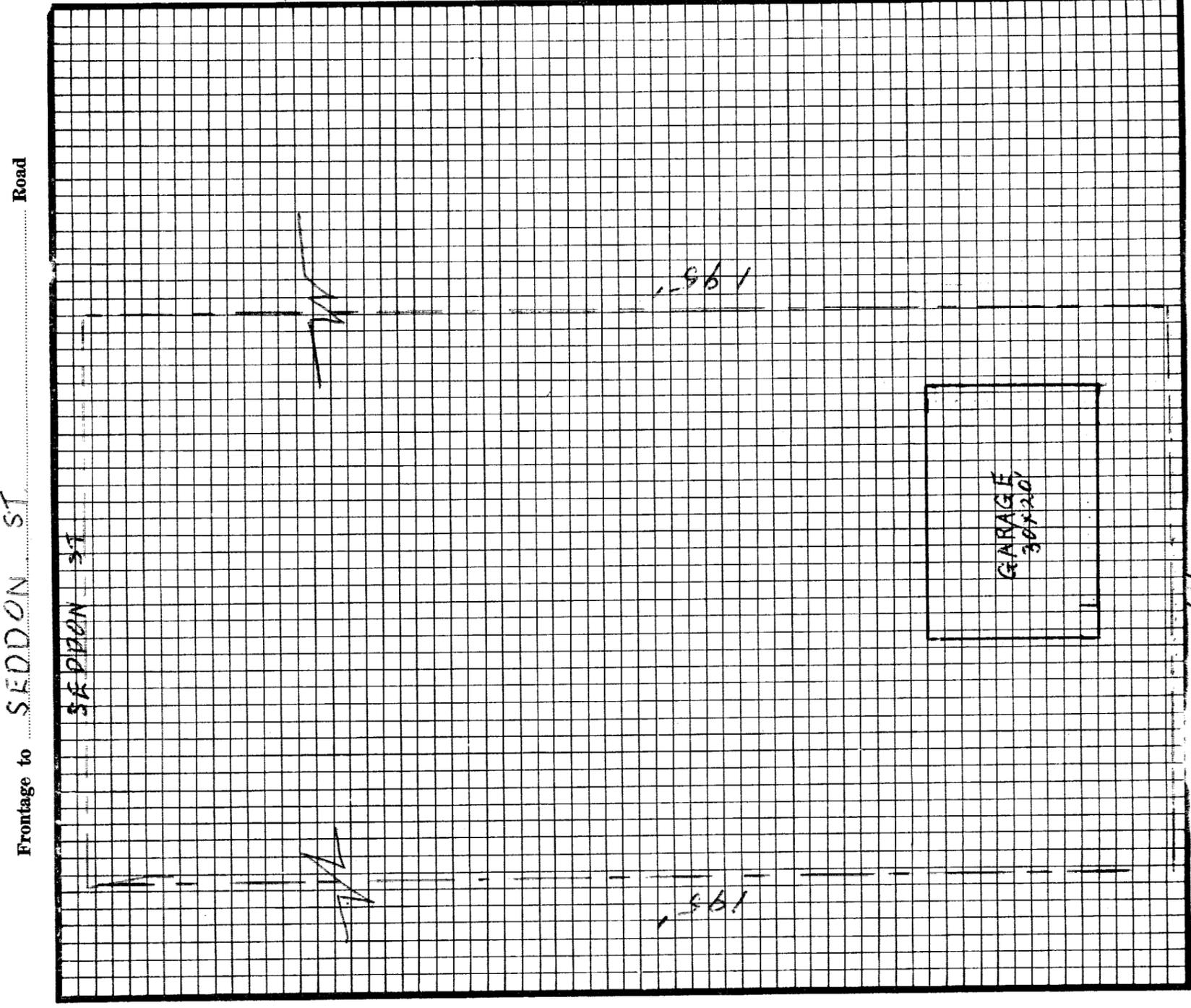
Address 39 Ruben Ave Brooklyn

Builder's Name and Address R. D. Holcroft  
If not the applicant

# PLAN OF ALLOTMENT

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

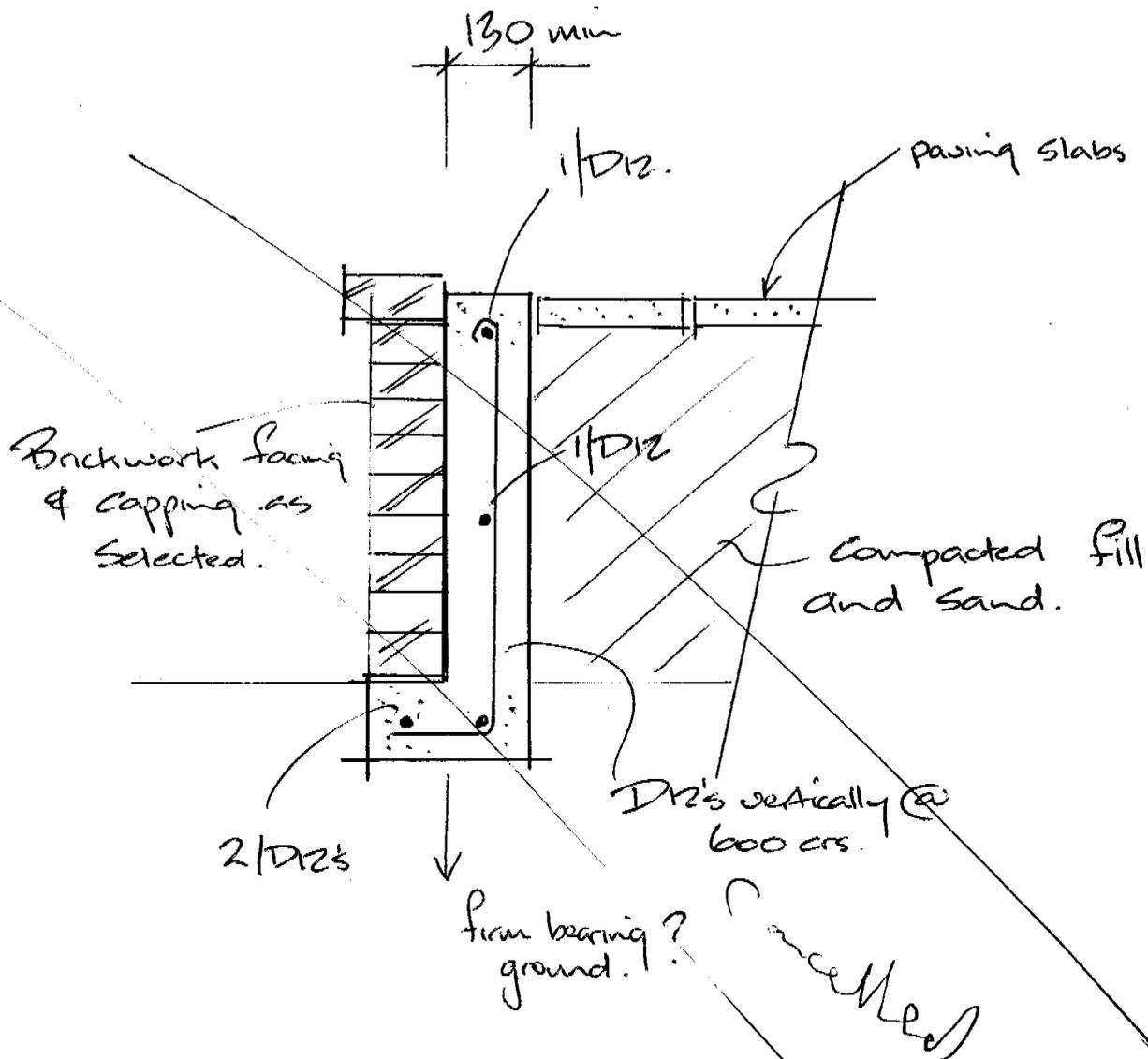
Boundary Lines to be shown thus: ————  
BUILDINGS must NOT be ERECTED within FIVE FEET of ADJOINING properties.



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

# Amended Porch Area Detail

(As discussed with Owner 23-11-94)



only 4 concrete stairs built. No Deck.

Kapiti Coast District Council	
AMENDED PLANS	
Date	23-11-94
INSPECTOR	

**ACCEPTABLE SOLUTION F4/AS1**

**1.0 BARRIERS IN BUILDINGS**

**1.1 Barrier heights**

Amd 2  
Aug '94

**1.1.1** Acceptable minimum barrier heights are given in Table 1.

*Comment:*

*A handrail can be constructed as an integral part of a barrier. Refer NZBC D1 "Access Routes".*

**Table 1: Minimum barrier heights**  
Paragraph 1.1.1

Building type	Location	Barrier height (mm) (Note 1)
Detached dwellings and within household units of multi-unit dwellings	External deck or external balcony	1000
	Stairs, landings, ramps or edges of internal floors	900
All other buildings, and common areas of multi-unit dwellings	Stairs or ramps	900
	All locations other than stairs	1000

**NOTE:**

- Heights are measured vertically from floor level on floors, landings and ramps, and from pitch line or stair nosings on stairways.
- A landing is a platform with the sole function of providing access. A platform used as a space for people to congregate is described as a deck or balcony.

Amd 2  
Aug '94

**1.2 Barrier construction**

**1.2.1 Buildings frequented by young children**

Barriers located in any part of a building likely to be frequented by children under the age of 6 years shall have:

- No openings which will permit the passage of a sphere greater than given by Table 2.
- No components between the heights of 150 mm and 760 mm above floor (or stair nosing) level which can provide a toehold, and

Amd 2  
Aug '94

Amds 1  
and 2

Amd 2  
Aug '94

**Table 2: Acceptable opening sizes for barriers (Note 1)**  
Paragraph 1.2.1(a)

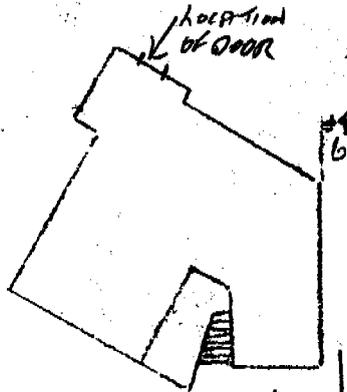
Age group	Examples of application (Note 2)	Maximum sphere dia. (mm)
Children under 4	Housing, Early Childhood Centres, shopping malls, health care facilities	100
Children 4 and under 6	Cinemas, motels, halls churches, bridges with pedestrian access	130

**NOTE:**

- Opening size restrictions are chosen on the basis of child head and chest dimensional statistics.
- Because the barrier opening size is determined by the age and likely presence of children, and not by the classified use of the building, it is reasonable to expect different parts of a building to have different requirements. For example, in a public hall children may be expected in a public gallery, but not in a gallery reserved for lighting equipment or musicians. In shopping malls children are expected in public areas, but not in areas for the preparation of food or the unloading and reception of stock.

Amd 2  
Aug '94

LOT 21  
DP 18240



SEEDON ST.

**IMPORTANT**

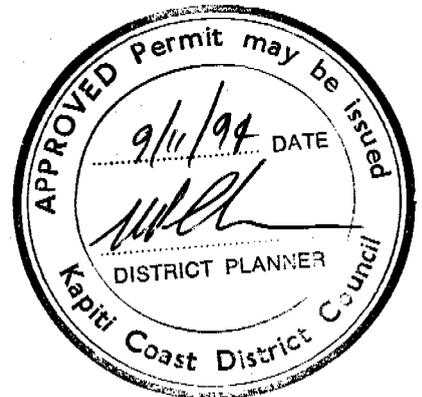
24 HRS NOTICE MUST BE GIVEN  
THE INSPECTOR FOR ALL STAGES  
OF WORK TICKED BELOW.

SITE PLAN

40' = 1"

COMMENCEMENT OF WORK	<input checked="" type="checkbox"/>
BEFORE POURING ANY CONCRETE	<input checked="" type="checkbox"/>
BEFORE FIXING ANY FLOOR	<input type="checkbox"/>
BEFORE FIXING ANY WALL OR CEILING LININGS	<input checked="" type="checkbox"/>
BEFORE BACKFILLING ANY DRAIN TRENCH	<input type="checkbox"/>
BEFORE COVERING ANY PLUMBING WORKS	<input type="checkbox"/>
BEFORE FITTING ANY FLUE CEILING COVER PLATE	<input type="checkbox"/>
ON COMPLETION OF WORKS	<input checked="" type="checkbox"/>
NOTE: INSPECTIONS ARE CARRIED OUT ON WEEKDAYS ONLY.	

11.11.94  
*[Signature]*



# FEE CALCULATION SHEET

Application No: 942621

Date: \_\_\_\_\_

Site Address: S3 Seabrook St, Longlands

ADMIN = \$36 per hour

PLAN VETTING = \$60 per hour

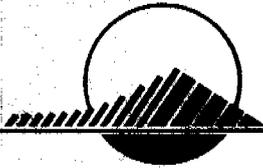
INSPECTIONS = \$35

TECHNICAL CONSULTANTS = Cost + 10%

NETWORK UTILITY OPERATORS = Cost + 10%

Classification	\$	Plan Vetting				Total \$	Consultants				Total \$	Inspections				Total \$	Admin \$	PIM \$	Total
		PI	D	Bid	EH							Site	PI	D	Bid				
1	0-1500															36	Nil		
2	1501-4000															36	Nil		
3	4001-10000			2		60-										36	50		
4	4001-10000		2			75-								1		36	50	105- 201-	
5	10001-50000															36	50		
6	50001-100000															36	100		
7	100001-150000															36	100		
8	150001-200000															54	100		
9	200001-250000															54	140		
10	250001-300000															72	140		
11	300000 +															72	160		
12	0-10000															36	50		
13	10001-50000															36	60		
14	50001-100000															36	100		
15	100001-150000															36	100		
16	150001-200000															54	100		
17	200001-250000															54	140		
18	250001-300000															54	140		
19	350001-350000															54	140		
20	350001-400000															72	160		
21	400001-450000															72	180		
22	450001-500000															72	200		
23	500000 +															72	250		

Carbine listed check with pile insp. (noted on addendum)



# KAPITI COAST DISTRICT COUNCIL

Ref:

## BUILDING CONSENT Section 35, Building Act 1991

### Applicant

MR ALAN JOPLING  
53 SEDDON ST.  
WAIKANAE.

### Consent Details

Consent/PIM No.: 942621  
Date issued: 9/01/95  
Date of applicn: 4/11/94  
Valn No: 1496025300

Project Descrn: ALTERATIONS, REPAIRS or EXTENSIONS  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
ALTERATION/FRENCH DOORS/DECK.

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: RESIDENTIAL.

Project Location: 53 SEDDON STREET, WAIKANAE

Legal Description: LOT 21 DP18240 CT 742/63

Estimated Value: \$ 2,000

CHARGES: The Council's charges paid on uplifting this  
Building Consent, in accordance with the attached  
details, are:

	\$	201.00
Building Research Levy	\$	0.00
Building Industry Authority Levy	\$	0.00
TOTAL:	\$	201.00

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

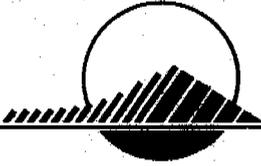
This building consent is issued subject to previously advised conditions.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: [Signature] BUILDING CONTROL OFFICER

DATE: 9.10.95

Ngarara Building, Rimu  
Road, Private Bag 601,  
Paraparaumu.  
Telephone (04) 298-5139  
Fax (04) 297-2563



# KAPITI COAST DISTRICT COUNCIL

Ref:

BUILDING CONSENT ADDENDA 942621

APPLICANT: MR ALAN JOPLING : 53 SEDDON ST. : WAIKANAE.  
LOCATION: 53 SEDDON STREET, WAIKANAE  
BUILDER: MR JOPLING

## General requirements

- a) The District Inspector is to be given 24 hours notice before carrying out the following inspections.

INITIAL INSPECTION

FOUNDATION INSPECTION

PRELINING INSPECTION, MOISTURE TEST, CHECK BRACING

FINAL INSPECTION BUILDING

- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298-5139 between the hours of 8.00 am and 4.30 pm.

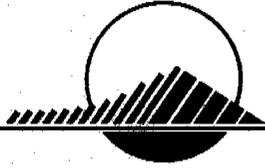
## Conditions of consent

- 1 All foundations are to be to solid bearing minimum of 300mm
- 2 Work to comply with NZS3604-1990.
- 3 Note and comply with endorsements on approved plans.
- 4 Deck & stair balastrades with a greater drop than 1.0m require min 1.0m high balastrade measured from floor or tread. max 150mm bottom rail to floor. max 100mm space or hole between vertical rails.
- 5 LINTEL INSPECTION TO BE COMBINED WITH THE PILE INSPECTION TO MINIMISE YOUR CONSENT COSTS.  
(INSPECTION CHARGES INVOICED REFLECT THIS.)

I have read the foregoing requirements and conditions of consent, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

OWNER/BUILDER/AUTHORISED PERSON

Ngarara Building, Rimu  
Road, Private Bag 601,  
Paraparaumu.  
Telephone (04) 298-5139  
Fax (04) 297-2563



# KAPITI COAST DISTRICT COUNCIL

Ref:

## PROJECT INFORMATION MEMORANDUM Section 31, Building Act 1991

### Applicant

MR ALAN JOPLING  
53 SEDDON ST.  
WAIKANAE.

### PIM Details

Consent/PIM No.: 942621  
Date issued: 15/11/94  
Date of applicn: 4/11/94  
Valn No: 1496025300

Project Descrn: ALTERATIONS, REPAIRS or EXTENSIONS  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
ALTERATION/FRENCH DOORS/DECK.

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: RESIDENTIAL.

Project Location: 53 SEDDON STREET, WAIKANAE

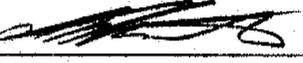
Legal Description: LOT 21 DP18240 CT 742/63

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent attached.

This project information memorandum includes:

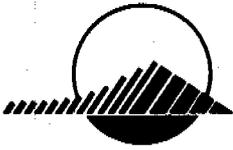
\_\_\_ Details of authorisations which have been granted

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME:  BUILDING CONTROL OFFICER

DATE: 15.11.94

Ngarara Building, Rimu  
Road, Private Bag 601,  
Paraparaumu.  
Telephone (04) 298-5139  
Fax (04) 297-2563



# KAPITI COAST DISTRICT COUNCIL

File

TELEPHONE (04) 298-5139 FAX (04) 297-2583

## PROJECT INFORMATION MEMORANDUM Planning Requirements

APPLICANT: 50/11/16

MAILING ADDRESS: 53 SADDON ST WAIKANAHI

SITE ADDRESS: " " "

LOT NO: 21 DP: 18240

PROJECT:	New Building	<input type="checkbox"/>	Alteration	<input checked="" type="checkbox"/>
	Removal/Demolition	<input type="checkbox"/>	Relocated Building	<input type="checkbox"/>
			(approx. age _____ years)	

INTENDED USE: DWELLING APPS.

ZONING: Residential E

USE PERMITTED: yes

RESOURCE CONSENT GRANTED: NIL

DESIGNATIONS ON PROPERTY: NIL

EASEMENTS: Unknown

SITE SUBJECT TO INUNDATION: No

COASTAL BUILDING LINE RESTRICTION: NIA

RELOCATABLE ZONE: NIA

MINIMUM FLOOR LEVEL: NIA

YARD & HEIGHT REQUIREMENTS: OK

TREE PRESERVATION: NIL

OTHER COMMENTS: -

TIME TAKEN TO SUPPLY ABOVE: \_\_\_\_\_

**SPECIAL FEATURES OF THE ABOVE LAND**

Information is attached identifying the following special features of the land concerned that are known to Council.

- Potential Erosion
- Potential Avulsion
- Potential Subsidence
- Potential Slippage
- Potential Alluvion
- Potential Inundation
- Presence of Hazardous Contaminants

Other feature(s) or characteristic(s) likely to be relevant to the design or construction of the proposed buildings and not apparent from the District Scheme or District Plan:

None known

**(Plumbing & Drainage)**

SEWER ~~connected~~/CONNECTED \_\_\_\_\_

WATER ~~connected~~/CONNECTED \_\_\_\_\_

SITE PLAN OF EXISTING SERVICES (IF ANY) attached plans

LOCATION OF SEWER LATERAL shown on plan

LOCATION AND SIZE OF WATER TAP BY 15mm

LOCATION OF EASEMENTS (IF ANY) unknown check Title

LOCATION OF PUBLIC DRAINS (IF ANY) no record of any

STORMWATER DISPOSAL TO

- CHANNEL
- DRAIN
- ON SITE

**ADDITIONAL COMMENTS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

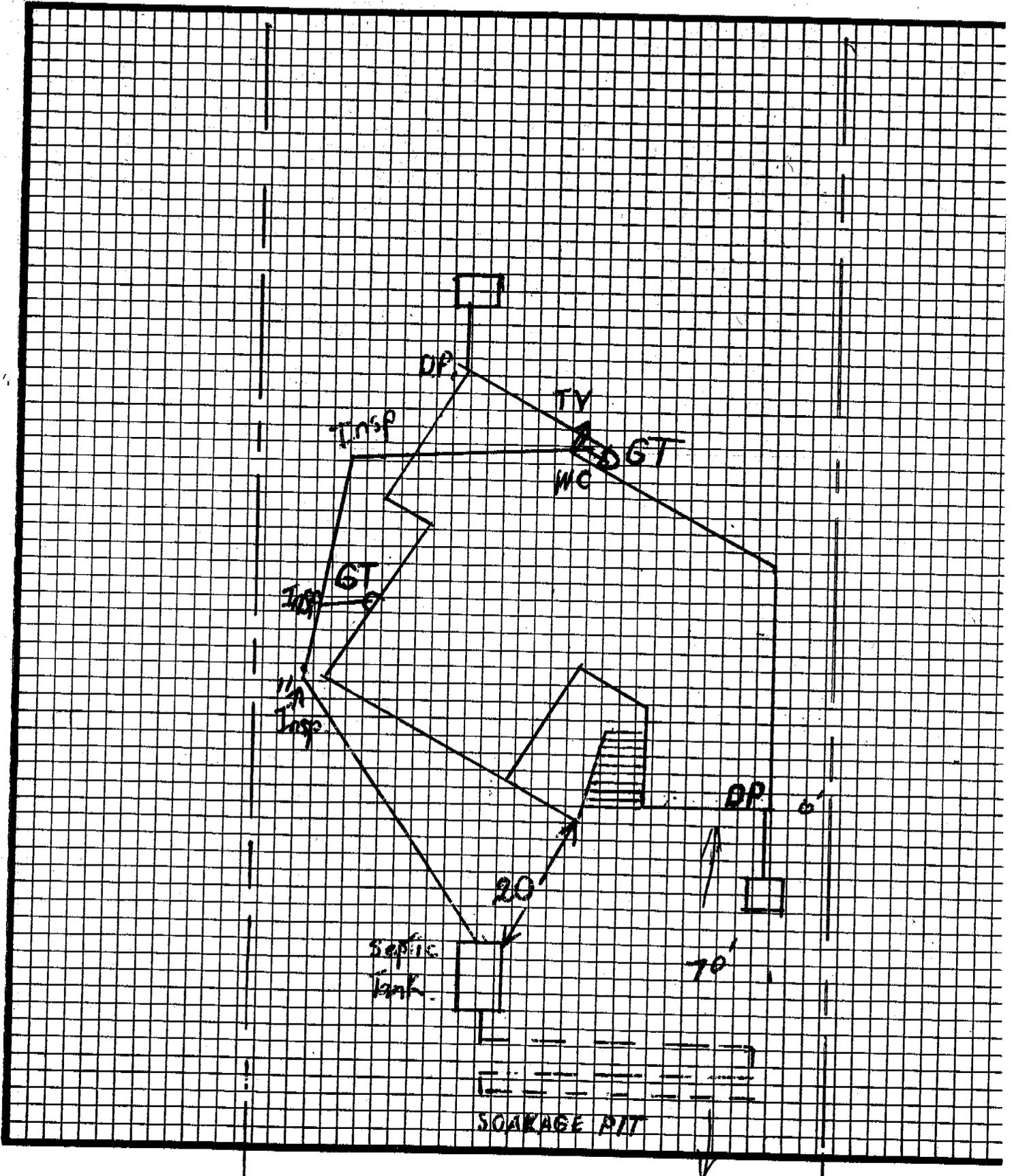
# PLAN OF ALLOTMENT

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

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

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

Frontage to Seddon St. Road





# KAPITI COAST DISTRICT COUNCIL

## SITE CHECK SHEET

NAME: Jopling

ADDRESS: 53 Seddon St

LOT: 21 DP: 18240

PROJECT: Dwelling adds

PERMIT NO: 942621

WORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED, APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR. WORK APPROVED BY A CERTIFIER REQUIRES A BUILDING CERTIFICATE SUPPLIED BY THE CERTIFIER.

COMPONENT TO BE INSPECTED	CHECK	INSP REQUIRED (TICK)	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
<b>FOUNDATIONS</b>						
Siting	✓		No inspection called for. No Deck built. Foundation only stairs built.			NRB 10-29-15
Footings						
Steel						
<b>BOND/BEAMS</b>						
1st						
2nd						
3rd						
<b>CONCRETE FLOOR</b>						
Building						
P&D						
Elect						
Gas						
EHO						
<b>SUB FLOOR</b>						
Connections						
Braces						
Blocking						
<b>PRE LINE</b>						
Wall Framing						
Bracing						
Fixings						
Lintels						
Roof Framing						
Trusses						
Bracing						
Fixing						
P&D						
Elect						
Gas						
EHO						

COMPONENT TO BE INSPECTED	CHECK	INSPECT REQUIRED (TICK)	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
INSULATION						
Wall/Floors						
Ceiling/Skillion						
WALL LINING						
Building						
EHO						
EXT CLADDING						
Walls						
Roof						
JOINERY						
NZS4211						
NZS4223						
FIRE FIGHTING EQUIPMENT						
EGRESS COMPONENTS						
DISABLED PERSONS FACILITIES ETC						
Final			Concrete Slab only			VKB 10.2.95

## FINAL INSPECTION

### BUILDING COMPONENTS DEEMED COMPLETED

CERTIFIER	SIGNATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building	VKB	10.2.95	Power		
Plumbing			Gas		
Drainage			Services		
EHO			Resource Management		
Lifts			Air Conditioning		
Compliance Schedule					

WORK IS NOW DEEMED TO BE COMPLETED. A CODE COMPLIANCE CERTIFICATE WILL BE ISSUED WHERE REQUIRED BY THE BUILDING ACT. CODE COMPLIANCE CERTIFICATE NUMBER .....

Signature

Designation

Date

WHEN THE PROJECT IS COMPLETED THIS INSPECTION SHEET WILL BE ATTACHED TO THE RELEVANT PROPERTY FILE HELD AT THE COUNCIL OFFICE.



## FINAL INSPECTION CHECKSHEET

Name:	
Site Address: <i>53 Sealdon</i>	Lot: DP:
Project: <i>French doors / Deck.</i>	Consent No: <i>942621</i>
Contact No:	
Inspecting Officer:	Date: <i>13/05/00</i>

### Building Interior

### CHECK FITTINGS

Service area floors	<input type="checkbox"/>	Fire wall check	<input type="checkbox"/>	Water temperature	<input type="checkbox"/>
Stair design	<input type="checkbox"/>	Nat. ventilation	<input type="checkbox"/>	Infinity Hot Water Unit	<input type="checkbox"/>
Handrails	<input type="checkbox"/>	Mech. ventilation	<input type="checkbox"/>	Supply tank	<input type="checkbox"/>
Barriers	<input type="checkbox"/>	Insulation	<input type="checkbox"/>	Trap seals & AA Valves	<input type="checkbox"/>
Lightings	<input type="checkbox"/>	Hot water cylinder flues	<input type="checkbox"/>	Cistern flushing	<input type="checkbox"/>
Laundering	<input type="checkbox"/>	Hot water cylinder valves	<input type="checkbox"/>	WC pan connection	<input type="checkbox"/>
Cooking facilities	<input type="checkbox"/>	Hot water cylinder restraint	<input type="checkbox"/>	Windows – labels	<input type="checkbox"/>
Solid Fuel Heater	<input type="checkbox"/>	Tempering valve	<input type="checkbox"/>	Safety Glass	<input type="checkbox"/>

### Building Exterior

### CHECK PLANS

Subfloor - ventilation	<input type="checkbox"/>	Flashings – roof penet	<input type="checkbox"/>	Gulley dishes	<input type="checkbox"/>
Decks – structure	<input type="checkbox"/>	hips	<input type="checkbox"/>	Wastes to gullys	<input type="checkbox"/>
Balustrades - design	<input type="checkbox"/>	valleys	<input type="checkbox"/>	Terminals vents	<input type="checkbox"/>
Height	<input type="checkbox"/>	gables	<input type="checkbox"/>	Spouting - Downpipes	<input type="checkbox"/>
Steps/Stairs - design	<input type="checkbox"/>	flues	<input type="checkbox"/>	Landscaping and ground	<input type="checkbox"/>
Handrail	<input type="checkbox"/>	Cladding (ground clearance)	<input type="checkbox"/>	levels	<input type="checkbox"/>
Flashings – windows	<input type="checkbox"/>	Roofing and Fixings	<input type="checkbox"/>	Septic Tank	<input type="checkbox"/>

(engineers inspection report)

Is a reinspection required?      Yes/No      Proposed date of follow up inspection .....

OK to issue final code compliance certificate      Yes/No

If an interim certificate is to be issued list proposed limitations on the reverse of this form.

Comments and Items for Rectification:

---

No One Home

---



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Inspector: M \_\_\_\_\_ File No. \_\_\_\_\_

Receipt No. 186241

Date Permit Issued 15/8/91

Name A. & G. Jepling  
 Mailing Address 53 Seddon St  
Waikanae

Name Solid Fuel Heating  
 Mailing Address Te Roto Dr  
Paraparaumu

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

Street No. 53  
 Street Name Seddon St  
 Town/District Waikanae  
 Riding \_\_\_\_\_

Valuation Roll No. 4960 253 00  
 Lot 21 DP. 18240  
 Section \_\_\_\_\_ Block \_\_\_\_\_  
 Survey District \_\_\_\_\_

F/S Fire

Whole Sq. Metres  Number Erected

ESTIMATED VALUES \$	Building	1,000
	Plumbing	
	Drainage	
	G.S.T.	
TOTAL		1,000

- NEW BUILDING  
- exclude domestic garages and domestic outbuildings
- FOUNDATIONS ONLY
- ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED  
- include installation of heating appliances
- NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
- DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

Building Permit	\$ 38 -	Water Connection	\$ _____	Receipt No.	<u>186241</u>
Street Damage Deposit	\$ _____		\$ _____	Date of Payment	<u>15/8/91</u>
Building Research Levy	\$ _____		\$ _____	Authorised Officer	<u>A G Ball</u>
Plumbing	\$ _____		\$ _____		
Drainage	\$ _____		\$ _____		
Sewer Connection	\$ _____		\$ _____		
Vehicle Crossing Levy	\$ _____	G.S.T.	\$ <u>4.20</u>		
M.S. Plumbing	\$ _____	TOTAL	\$ <u>38 -</u>		

Special Conditions: \_\_\_\_\_

Installation must comply with Manufacturer's Specifications and be secured against seismic movement ie Earthquakes.

Date Inspected	REMARKS (e.g. stage reached with work)
<u>11-9-91</u>	<u>Inspected OK A.G.</u>



PERMIT **W** N<sup>o</sup> 266

**HOROWHENUA COUNTY COUNCIL**  
**WAIKANAE COUNTY TOWN**

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

Mr Wade and Grant Ltd  
17 Barker St  
Wellington

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

Mr R D Gloscraft and situated in 53 Seddon Street (or Road), Waikanae being described as Rd 21 DP18240

Description of work: Connection to council water main - dwelling

Estimated Value of work including materials:

Estimated Cost	£ 12 : 10 : 0	Permit Fee	£ : 5 : 0
Receipt No.	<u>3484/3485</u>	Connection Fee	£ 12 : 0 : 0
		<b>TOTAL</b>	<b>£ 12 : 5 : 0</b>

Such work is to be carried out in strict accordance with the Plumbing and Drainage Regulations 1959 and Horowhenua County Council By-Law No. 9, and shall be completed on or before the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_\_

Date 30/3/66

J M GORAN  
County Engineer.

This permit is issued subject to:

**HOROWHENUA COUNTY COUNCIL**  
**WAIKANAE COUNTY TOWN**  
**Notice of Completion of Work and Request for Inspection**

To: The Health Inspector,  
Horowhenua County Council,  
LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at \_\_\_\_\_ Street/Road, owned by Mr \_\_\_\_\_ the plumbing/drainage works specified in Permit No. \_\_\_\_\_, issued on \_\_\_\_\_ 19\_\_\_\_\_, and I do hereby request that such works should be inspected.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_\_  
Plumber/Drainlayer.

Address of Plumber: \_\_\_\_\_

**FOR OFFICE USE ONLY**

The works above referred to in Permit No. W266

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

Date: 1/4/66 1966

[Signature]  
Inspector.

PERMIT **W** No **3600**

# HOROWHENUA COUNTY COUNCIL

## WAIKANAË COUNTY TOWN

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

Mr B.C. McGrath,  
1111 Gann Road,  
Ramoth South,

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

Mr G. Casada and situated in 53 Seabrook Street Street (or Road), Waikanae being described as Lot 21 DP 18210.

Description of work: Connect Pot Body and base to H. cylinder.

Estimated Value of work including materials:

Estimated Cost \$ 50.00

Receipt No. 00994

Permit Fee \$ 6.00

Connection Fee \$ —

TOTAL \$ 6.00

Such work is to be carried out in strict accordance with the Plumbing and Drainage Regulations 1959 and Horowhenua County Council By-Law No. 9, and shall be completed on or before the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_\_.

Date 26-4-49

County Engineer

This permit is issued subject to:

### HOROWHENUA COUNTY COUNCIL WAIKANAË COUNTY TOWN

#### Notice of Completion of Work and Request for Inspection

To: The Health Inspector,  
Horowhenua County Council  
**LEVIN.**

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

Street/Road, owned by Mr \_\_\_\_\_ the plumbing/drainage

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

Dates this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_\_

Plumber/Drainlayer

Address of Plumber: \_\_\_\_\_

#### FOR OFFICE USE ONLY

The works above referred to in Permit No. \_\_\_\_\_

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

Date: \_\_\_\_\_ 19\_\_\_\_\_

Inspector

PERMIT **W** No 4179

# HOROWHENUA COUNTY COUNCIL

## WAIKANAE DISTRICT COMMUNITY

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

Mr P. A. McGowan

P.O. Box 1,

Manakau

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

Mr G.R. Cassels and situated in 53 Seabrook Street Street (or

Road), Waikanae being described as Lot 21 DP 18240

Description of work: Coned to sewer

Estimated Value of work excluding materials:

Estimated Cost \$ 200.00

Permit Fee \$ 18.00

Receipt No. 20899

Connection Fee \$           

**TOTAL** \$ 18.00

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

day of \_\_\_\_\_ 19\_\_\_\_\_

Date 20.11.80

County Engineer

This permit is issued subject to:

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

To: The Health Inspector,  
Horowhenua County Council  
LEVIN.

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

\_\_\_\_\_ Street/Road, owned by Mr \_\_\_\_\_ the plumbing/drainage

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_\_

Plumber/Drainlayer

Address of Plumber: \_\_\_\_\_

#### FOR OFFICE USE ONLY

The works above referred to in Permit No. \_\_\_\_\_

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

Date: \_\_\_\_\_ 19\_\_\_\_\_

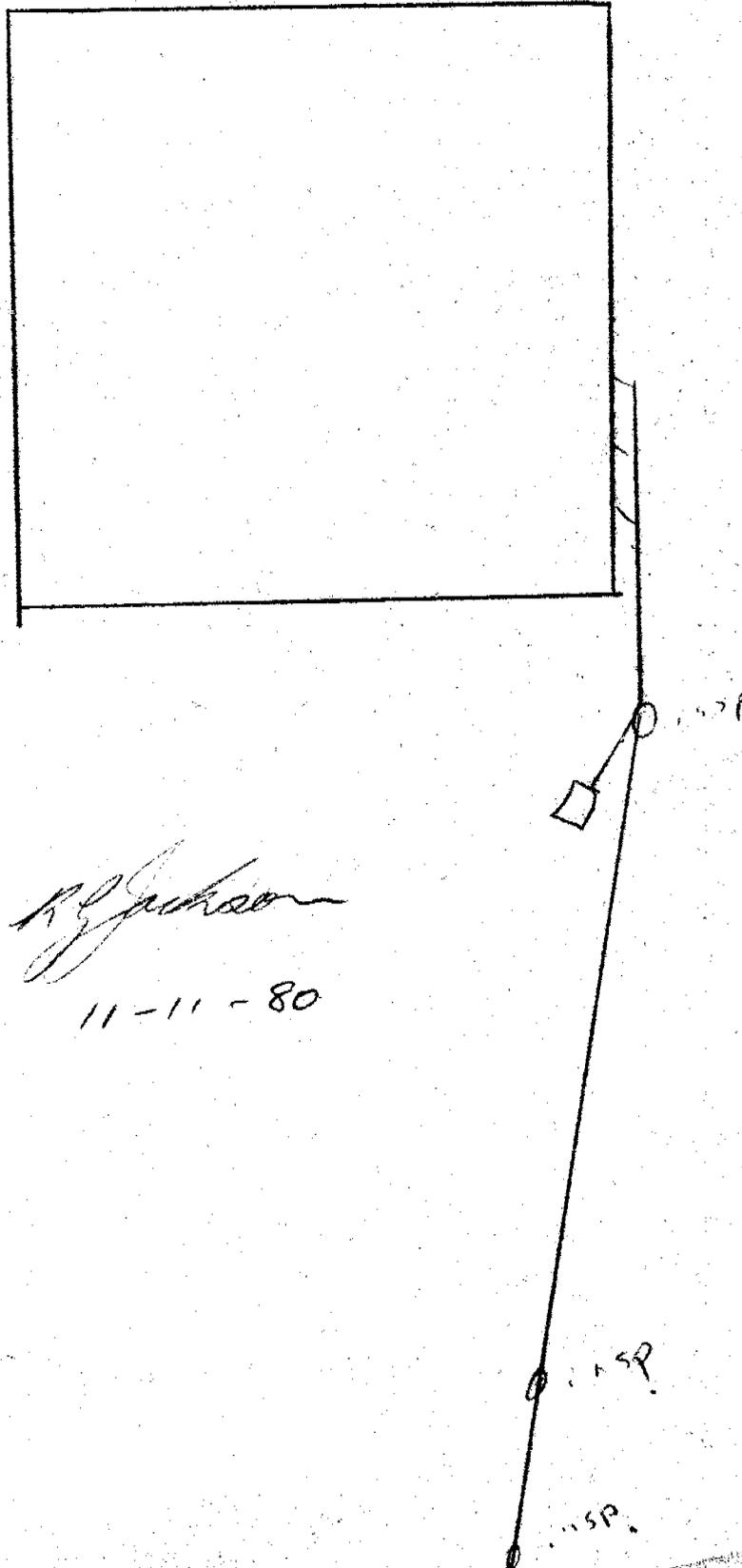
Inspector

# WAIKANAE DISTRICT COMMUNITY PLAN OF ALLOTMENT - PROPOSED DRAINAGE LAYOUT

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

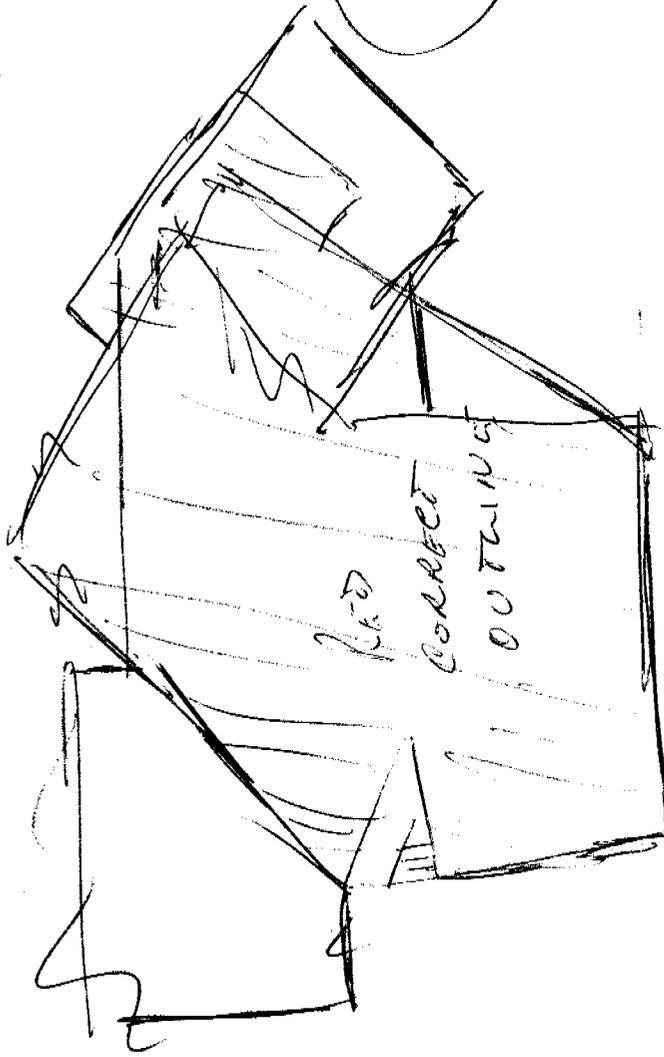
Boundary Lines to be shown thus: - - - - -

Frontage to 53 Sedden St. Road

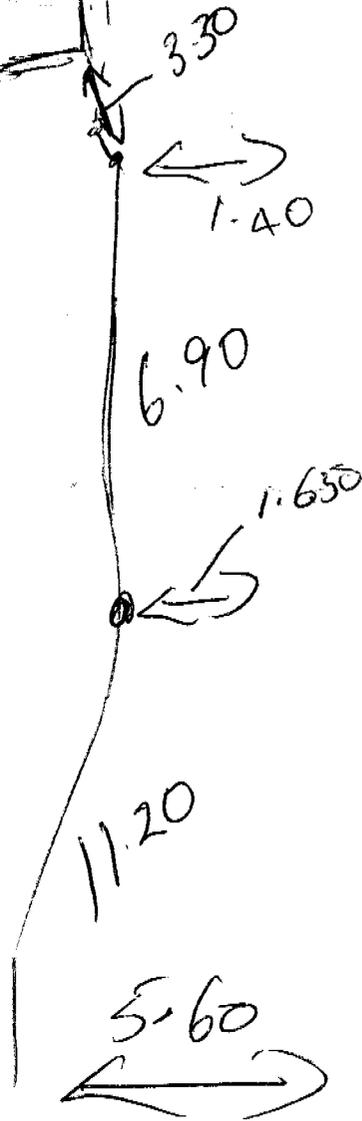


*R. Johnson*  
11-11-80

737



53 Addison  
Pm Cover  
11/11/80



SPECIFICATION OF WORK REQUIRED TO BE DONE AND MATERIALS

TO BE USED IN THE ERECTION AND COMPLETION OF RESIDENCE

WAIKANAÉ FOR MR. B. D. HENICRAFT

BY LAWS:

All work shall be carried out in strict accordance with the By-Laws and regulations governing the work and to the New Zealand Standard Specifications where applicable.

FOUNDATIONS:

Footings shall be 12" x 6" with 2½" diameter reinforcing rods. Walls up to 6 feet high 5" thick over 6 feet 6". Piles shall be 8 x 8 set on 12 x 12 x 6 footings. Piles shall be spaced at not more than 6 foot 6 centre in rows, and not more than 4 ft 6" are between rows.

PLASTERING:

Concrete base of building shall be plastered to approval. Plaster steps floors of porches ½" thick. Steps shall be troweled smooth. Chimney precast pumice concrete.

CARPENTER & JOINER:

Timbers shall be stacked in an approved manner on the site as soon as they are delivered, and unless otherwise specified the following timbers shall be used.

Heart Building A. rimu for sleepers floor joists and all timbers below floor level.

Treated Radiata Pine for all walls and roof timbers.

Heart Dressing A. rimu for external doors and frames window frames fascia boards etc.

Redwood for sashes

Sizes of timbers shall be as follows:-

	<u>Inches</u>
Studs	4 x 2
Plates	4 x 2
Sleepers	4 x 3
Floor Joists	6 x 2
Over Garage	10 x 2
Ceiling Joists	4 x 2
Rafters	4 x 2
Under Purlins	4 x 3
Ridge Boards	6 x 1
Valley Boards	6 x 1½
Hip Boards	6 x 1
Collar ties	6 x 1
Sarking	6 x 1
Weatherboards	8 inch BB.
Struts	4 x 2
Dwangs (3 rows)	4 x 2
Fascia Boards	6 x 1

DAMP COURSE:

Whenever timber is bearing on concrete a bitumised dampcourse between timber and concrete.

FLOOR SANDING:

Allow for sanding the whole of the wood floors at completion.

FIBROUS PLASTER:

All ceilings throughout shall be lined with 3/8" thick fibrous plaster sheets. All joints shall be plaster filled and left perfectly smooth and flushed. Walls 3/8" Gib. board and stopped.

ELECTRICIAN:

The contractor shall allow for all labour and materials in the complete installation of electric light and power in accordance with the requirements of the authorities.

WIRING:

Wiring and cables shall be of the sizes in accordance with the requirements of the Meronhamm Borough Council.

SWITCHES AND PLUGS:

All switches and plugs shall be bakelite flush plate type and all plugs shall have switches. Light switches shall be mounted at a convenient height near openings of doors or where directed.

Install one full size cooker, supply one element and thermostat for cylinder.

PLUMBER:

All work shall be carried out in a tradesman like manner and shall conform to the Health Regulations and Local Authorities By-Laws.

SPOUTING:

Zinc spouting and supported on brackets at 3 foot centres.

DOWN PIPES:

2 1/2" diameter supported by stand off brackets fixed to walls. Downpipes discharge into soak pits.

WATER PIPING:

Drawn copper through out. Main pipes to bath 1 1/2" diameter other branches 1/2" diameter all hot water piping lagged.

WATER SUPPLY:

allow to connect up to 70 feet from main to house.

*20 gallon storage supply for hot water. All water piping in drawn copper. Stopcock to be provided in cold supply at the house foundation*

HOT WATER CYLINDER:

40 Gallon.

BATH:

Provide and install white enamel bath.

W.C.:

The W.C. pan shall be of white earthen ware.

BASIN:

Shall be Vanity unit.

SINK:

Deep stainless steel and with secure waste plug.

VALLEYS:

Valleys to be Zinc.

DRAINAGE:

All work to be carried out in strict accordance with the Plumbing and Drainage Regulations 1959 and in good trade practice.

Connect house drainage to septic tank in position shown on plan in straight runs easy bends and even falls not flatter than 1 in 40.

SEPTIC TANK:

To be in accordance with the regulations and shall be placed where directed by the Health Inspector.

PAINTS:

Stopping all exposed woodwork shall have nail holes stopped with linseed oil putty.

OUTSIDE WORK:

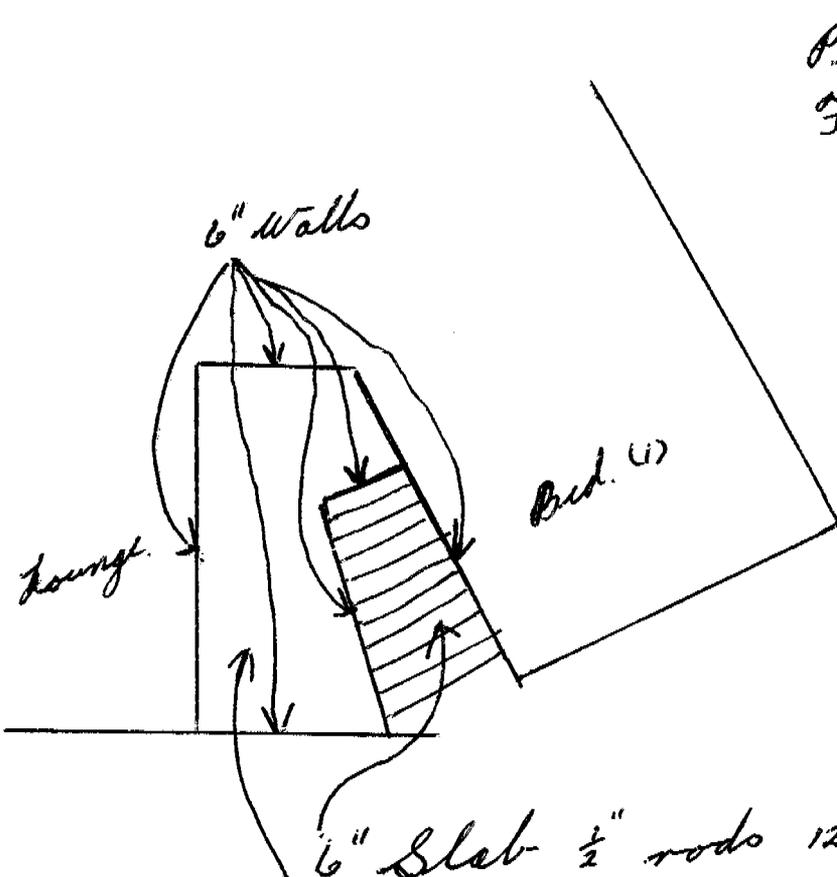
All exposed wood work such as fascia boards, Sashes, Sills, Frames, Doors etc, shall receive one coat of redlead priming paint and two coats of best oil paint approved colour. Concrete base walls shall receive two coats snowcem.

INSIDE WORK:

The walls and ceilings throughout shall first receive one coat of an approved sealer. All ceilings to have three coats of approved flat paint. Kitchen, W.C., Bathrooms, and Laundry two undercoats and one enamel.

PAPER HANGING:

The walls of Lounge, Dining Room and each bedroom, Hall shall be papered with papers of an average value of 11/-. Papers shall be trimmed on edges and butt jointed.



Plumbers name  
 F Baxter of Wade & Grant  
 Ltd Wellington  
 Reg No 1824  
 17 Barker St.  
 Wellington

6" Slab  $\frac{1}{2}$ " rods 12" centres both ways.  
 all walls over 3' reinforced with Mesh.  
 H.R.C. 6680 MESH

HOROWHENUA COUNTY COUNCIL

WAIKANAĒ WATER SUPPLY

Application for Permit for Water Supply Work

No plan required.  
No existing supply yet.  
John

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

I, Robert Darryl Habcraft (Full name)  
of Elizabeth St. Waikanae (Postal address)

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

Description of work:

Allotment: Lot 21 D.P. 18240 Section ..... Area 0-1-8  
Block ..... S.D. ....  
Street Seddon Street House No. 53

The licensed plumber who will carry out the said work is  
Wade & Grant Ltd. (Full name)  
of 17 Barker St. Wellington (Address)

Estimated value of plumbing work ..... £ 12:10:0

Present source of supply, e.g., bore, roof tanks, private supply: \_\_\_\_\_

Signature of Applicant R D Habcraft  
(Owner or Lessee)

FOR OFFICE USE

Connection Fee ..... £ 12:0:0 Application No.: 17  
Permit Fee ..... £ 5:0 Date: 9/12/65  
TOTAL £ 12:5:0 Valuation Roll No.: 1494/148  
Permit No.: 266  
Receipt No. 2484/3485 Date: 30/3/66  
Date Paid: 29/3/66 Work completed: JML  
Plan noted: .....  
Date: .....

## SCALE OF PERMIT FEES

Estimated Value of Work:	Fee Payable:	£	s.	d.
Not exceeding £5 .....			1	0
Exceeding £5 but not exceeding £10 .....			2	6
"    £25 " " " £50 .....			10	0
"    £50 " " " £100 .....			1	0
"    £100 " " " £150 .....			1	10
"    £150 " " " £200 .....			2	0
"    £200 .....	£2, plus 10/- for every £100 or part thereof in excess of £200.			

## BUILDING APPLICATIONS

HCC/B9

R D. Globcraft

Seddon St.

Double Leashed

State of Progress.

Date.

Initials.

Remarks.

Building Application Received.

12/11/64

JMB

Drainage Application Received.

Site inspected &amp; approved.

13/11/64

JMB

Building Application under action.

Drainage Application under action

Miscellaneous.

HCC/DB (Fees) Posted

16/11/64

JMB

Building Permit authorised.

Drainage Permit Authorised.

2 Mr. Olvath  
146 Wall St  
Wgton

# SPECIFICATIONS

Of the work to be done and material to be used in the erection

of a residence for *R.D. Hobcroft*

LOT *1*

D.P. *1*

STREET

TOWN

## PRELIMINARY AND GENERAL

- 101 **SCOPE OF CONTRACT:** This specification refers to work to be done and material to be used in the construction and completion of a house to be built on the owners land.
- 102 **PERMITS:** Contractor to comply with the labour and building by-laws of the district, to apply for and obtain all the necessary permits, and to pay all fees for same.
- 103 **CONTINGENCIES:** Provision is to be made by the builder and owner to meet any contingencies that may arise due to fluctuations in the prices of various labour or material. Should there be either a rise or fall in the price of labour or material from the date the price is submitted until final payment, an adjustment to the contract price is to be made accordingly, provided that the contract price has been effected by such a rise or fall in prices.
- 104 **MATERIALS:** Any materials herein specified that are not procurable at the time they are required, thus tending to retard the progress of the contract may be substituted with other similar materials, provided that the substituted materials conform to the local by-laws and the lending institution. Any differences in cost will be adjusted at the completion of the contract.
- 105 **INTERPRETATION:** This specification is to be read in conjunction with and is ancillary to the specification schedule, and the plans and working drawings of the house. The following specification and schedule of materials applies only in those clauses which correspond with the type of construction and materials shown on the plan and working drawings, and in the locality that the residence is being built. All other clauses shall be considered void in relation to this contract. Work or materials shown on the drawings or specified and not shown must be supplied as though both shown and specified. Material shown but not specified must be of the kind commonly employed for the services they are intended to perform. All figured dimensions shall be taken in preference to scale and all detail drawings shall supercede those in smaller scale.
- 106 **INSURANCE:** The builder shall insure his employees against accident under an "Employer's Liability" insurance policy and shall insure the building against fire under builders' risk fire insurance policy to the full value of the building for the period of construction. The responsibility of the builder's risk fire insurance policy shall cease on the date on which the house is handed over to the owner.
- 107 **SITE:** The contract is based upon the site conforming with:—  
(1) The levels and contours shown on the plan.  
(2) The sub-soil of such nature as to require only the minimum foundations required by local by-laws and lending institution's policy, unless shown otherwise on the plans and working drawings. Any variation in levels, additional excavation required, or foundations involving additional labour or material will be treated as a variation to the contract and adjusted at the completion of the contract.
- 108 **MAINTENANCE:** Work in this contract shall include maintenance that may be necessary over a period of 31 days from the date of final inspection. This excludes any material or labour supplied by owner. Such maintenance shall exclude fair wear and tear and damage done after handing over the house.

## CONCRETOR

- 201 **MATERIALS:** Concrete used in foundations shall be either mixed on job or ready-mixed and shall conform to New Zealand Standard Specifications 95. Concrete shall reach compression strength of 1800 lbs after 28 days.
- 202 **FOUNDATIONS:**  
Slab Floor: Perimeter shall have 5" continuous concrete wall reinforced with  $\frac{3}{4}$ " diameter rod at base and  $\frac{3}{4}$ " diameter rod at the top. This shall be hooked and lapped to a minimum of 40 times diameter at all joints, and bent around the corners.  
Continuous: Box and pour continuous footings and foundations to all exterior walls. Footings shall be 12" x 5" and 12" minimum in the ground and reinforced with two  $\frac{3}{4}$ " diameter rods. Foundation walls shall be 5" thick and with one  $\frac{3}{4}$ " diameter rod in top, and provide access door in base.  
Taranaki: Box and pour corner/continuous footings and foundations to all exterior walls. Footing shall be 12" x 6" reinforced with two  $\frac{3}{4}$ " mild steel bars and minimum thickness of concrete walls 5", reinforced with one  $\frac{3}{4}$ " rod.  
Piles: Piles shall be 8" x 8" precast, set on 12" x 12" by 4" concrete pads. Piles to have wire holes or wire cast into piles to provide fixing for sleeper plates and provide access door in base.  
Full Pile and Fibrolite: On full pile foundations, fix  $\frac{1}{4}$ " fibrolite sheets rough side out to pile battens with 2" galvanised nails. Fibro sheets to extend into ground and to completely cover all exposed bottom framing. Joints of Fibro to be covered with Fibrolite cover batten. Fix special purpose vents at 6' centres and 2' 6" from corners around complete perimeter of foundation. On the completion of all heavy hammering, the whole of the fibro to be given a coat of cement slurry, and a spatter coat of rendering.
- 203 **PORCHES, TERRACES, CHIMNEY BASES;** Walls to be 4" thick, slabs to be 3" thick, reinforcing to be HRC mesh where necessary. Filling where used, to be well compacted.
- 204 **SLAB FLOORS:**  
(a) **Hardfill:** Over the entire area of house within the perimeter walls lay a minimum of 3" thick reject stone hard fill, screeded to a level of 6" below the finished slab level and thoroughly compacted.  
(b) **Sub-Slab:** Cover hardfill with  $2\frac{3}{4}$ " of 8 to 1 concrete, screeded to a level  $3\frac{1}{2}$ " below the finished slab level.  
(c) **Membrane:** To be laid over entire floor area, and to outer edges of all footings and shall be two layers of .005 polythene laid conversely lapped six inches on all edges.  
(d) **Over-Slab:** Over damp proof course shall be a 3" thick concrete slab reinforced with HRC 6680 mesh and screeded to a true and level finish. Care must be taken to avoid damage to the polythene sheets.

## PLASTERER

- 301 **WALLS:** Shall be a three coat work. Before the application of  $\frac{3}{8}$ " thick final coat, thoroughly wet the rendering surface. Finish with applied texture dash coat as decided with contractor.
- 302 **FLOORS:** Floor to be given a  $\frac{1}{2}$ " coat of smooth plaster.
- 303 **BASE:** To be filled as necessary to ensure a true even surface and finished with a matching dash coat ready for painting.
- 304 **STEPS, HEARTH, POUR SLABS, UPSTANDS, CHIMNEY:** Shall be plastered to an even finish.
- 305 **VENTS:** Set in place precast concrete air vents properly set in mortar and pointed. Vents shall be of such a size to suit local body requirements.
- 306 **CHIMNEY:** The precast chimney as detailed, is to be erected where shown on plan, reinforced by 4 x  $\frac{3}{8}$ " steel rods.
- 307 **FIREPLACE:** Form the sides, back and hobs of first grade fire brick with three inch throat finishing at least 5" above the bottom of the fire surround, in a properly formed smoke shelf. Mortar to be an approved proprietary fire cement used according to the maker's instructions. Hobs to take 16" grate.
- 308 **FIRE SURROUND:** This is to be formed according to the attached detail, and of materials shown. Support brick opening on 2" x 1" MS Bar. Bar to have ends kept free and set back from face of surround.

"C"

**CARPENTER AND JOINER**

- 401 **TIMBER:** The whole of the timber throughout shall be true and straight, properly seasoned and free from defects, and true to grade.
- 402 **TREATED:** Shall mean "treated by a process approved by the Timber Preservation Authority (P.T.A.)" and all treated timbers shall be stamped with the brand of the supplier and the P.T.A. number and grade.
- 403 **FRAMING:** All timber work shall be framed, trussed, braced and assembled in a workmanlike manner and in accordance with good trade practice. All plates shall be halved and spiked at intersections. Framing timber, unless otherwise specified or shown shall be at not less than 18" centres. The floor, walls and roof shall be framed up in a workmanlike manner and in accordance with good trade practice. Exterior finishing work not specially mentioned to be D.A. Ht. or treated D.A. Rimu or Matai.  
Interior finishing work not specially mentioned to be D.A. Rimu or dressing grade Pinus Radiata (Tr.).

404 **SCHEDULE OF MATERIALS:**

	SIZE	GRADE	REMARKS
Jack Studs	4 x 3	Tr. Pinus Rad. )	18" or 4' 6" c/cs
Stringers	4 x 3	B.A. Ht. Rimu )	6'6" c/cs
Bed Plate	4 x 3	" " " "	
Floor Joists	5 x 2 or 6 x 2	" " " "	18" c/c
Top and bottom plates	4 x 2	Tr. Pinus Rad.	
Studs	4 x 2	" " " "	18" c/c
Plates, studs (non load bearing)	3 x 2	" " " "	" "
Braces, exterior	6 x 1	" " " "	
Braces, interior	4 x 1	" " " "	
Ceiling joists	4 x 2	Tr. Pinus R. or D. Fir	20" c/c
Ceiling runners	4 x 2	" " " "	up to 7'6" span
Ceiling runners	6 x 2	" " " "	up to 11'6" span
Ceiling runners	8 x 2	" " " "	up to 14'0" span
Rafters (iron roof)	4 x 2	" " " "	3'0" c/c
Rafters (tile roof)	4 x 2 & 6 x 2	" " " "	18" c/c
Rafters (decrastic)	4 x 2	" " " "	Same as iron
U/Purlins (iron)	4 x 2	" " " "	8'0" c/c
U/Purlins (tile)	4 x 3	" " " "	7'6" c/c
Purlins (iron)	3 x 2	" " " "	30" c/c
Struts	4 x 2	" " " "	4'6" c/c
Collar ties (tile)	6 x 1	" " " "	4'6" c/c
Collar ties (iron)	6 x 1	" " " "	6'0" c/c
Ridges	8 x 1	" " " "	
Valley Bds.	6 x 1	" " " "	
Hips	8 x 1	" " " "	
Eaves bearers	3 x 1 1/2	" " " "	2'0" c/c
Noggins (walls) ext.	4 x 2		3 rows or 3/3 x 1 Ribbon
Noggins (walls) int.	4 x 2 & 3 x 2	Tr. Pinus Rad.	3 rows or 3/3 x 1 Ribbon
Noggins (ceilings)	2 x 2	" " " "	2'6" c/c or 2 x 1 Ribbon at 16" c/c
Fascia Board	6 x 1	Tr. Rimu, Matai, W. Pine	Grooved for Fibrolite
Facings ext.	4 x 1	" " " "	
Weatherboards	6 x 1	" " " "	Bevel Back or Cedar Clears Taper Cut.
Flooring	4 x 1 & 3 x 1	Tr. Tawa Ht. Rimu, Matai	
Windows: jambs & heads	6 x 1 1/2	Tr. Rimu, Matai Ht. Rimu, Tr. Rimu	T & G solid rebated
Windows: mullions	4 x 3	Redwood Ht. Rimu, Tr. Rimu	solid rebated
Windows: sills	6 x 2	Redwood Ht. Matai	8 " "
Exterior doors, sills		Read as for window sills	8 x 2
Interior door jambs	Ex 1 1/2"	D.A. Rimu	solid rebated

405 **DEPTH OF LINTELS TO OPENINGS:**

Width of Opening	Lintel	Studs
Not exceeding 4'6"	4 x 3	4 x 2 checked 3/4" for lintel
4'6" to 6'0"	2/5 x 2	4 x 3 checked 3/4" for lintel
6'0" to 8'0"	2/6 x 2	2/4 x 2 stud cut under lintel
8'0" to 10'0"	2/8 x 2	2/4 x 2 stud cut under lintel

406 **SUB FLOOR FRAMING:**

Stringers: to be set out at 6'6" c/c maximum and to be supported on piles at 4'6" c/c maximum.  
Joists: To be set out at 18" c/c, gauged to an even surface and nailed to all stringers and plates. All joints to be over solid bearing and lapped 12". Allow for double joists under load bearing partitions running parallel with the joists.

407 **WALL FRAMING:**

Plates: To be straight and in as long lengths as possible scarfed to all joints, halved at corners and intersections.  
Studs: To be double nailed to all plates with 3" and 4" nails. Provide 4 x 3 studs to openings over 4'6" and check trimmers 3/4" into studs. Stud height to be 8'0".  
Braces: Wherever possible, brace all exterior walls with a 6 x 1 brace cut in flush and angled at 45 deg. One brace for every 10' - 12' of wall. Brace interior walls with 4' x 1" cut in flush angled at 45 deg.  
Noggins: Allow for three rows of noggins to all walls or three ribbon boards checked in flush.

408 **CEILING FRAMING:**

Joists: Ceiling joists shall be spaced at 20" centres and well spiked to top plates and to foot of rafters. Joists shall have a runner fixed on the top side to stiffen them. For size of runner refer to schedule of timbers.

409 **ROOF FRAMING: (TILE)**

Roof pitch to be 32 deg. for a tiled roof. Rafters to be at 18" c/c and to be bird mouthed over plates and well nailed at ridges and plates. Rafters shall have an underpurlin support for every 7'6" of span and all underpurlins shall be strutted from top plates at 4'6" c/c. Tile battens etc. as schedule under "Timber".

410 **ROOF FRAMING: (IRON)**

Roof pitch to be 16 1/2 deg. for iron roof. Rafters to be at 3'0" c/c and to be birdsmouthed over plates and well nailed at ridges and plates. Rafters shall have an underpurlin support for every 8'0" of span and all underpurlins shall be strutted from plates by 4 x 2 struts at 4'6" c/c. Collar ties shall be fixed to every second pair of rafters.

411 **JOINERY:**

Windows: Construct all windows to the sizes shown on the drawings in accordance with good trade practice. All sections to be of Standard Run to NZSS 497 profiles, jambs, heads, mullions, and transoms to be D.A.H. native or imported. Sills to be D.A.H. Matai or Totara. Set sills resting on timber framing on accurately fitting blocks 2" thick based at not more than 18" centres. Set sills resting on brickwork on full length H. Totara fillet, bed on mastic, and point with mortar.

412 **SASHES:**

Construct all sashes of clean heart totara or redwood. All joints shall be close fitting and close cramped and to show a flush finish on both sides.

413 **FRENCH DOORS:**

To be standard glazed doors of width shown by 6'6" high and rebated at meeting styles.

414 **FACINGS:**

To be 4" x 1" supplied with all frames and rebated for plaster walls.

415 **DOOR JAMBS:**

Construct all doors to sizes shown on plan in accordance with good trade practice. All sections to be of standard run to NZSS 496 profiles. All timber shall be D.A.H. Matai or H. Rimu for external frames, and D.A. Rimu for internal frames.

Handwritten mark resembling a stylized 'C' or '10'.

- 416 **SIDINGS:** Sidings shall be grey laid over continuous malthoid backing on 2" x 1" treated battens.
- 417 **PUMICE, CEMENT AND FIBRE SHEETS:** Pumice, cement and fibre sheets shall be of approved manufacture and sizes to suit framed timber construction. Sheets to be carefully handled and properly stacked on delivery to site to ensure that they are kept perfectly dry.  
Sheets to be fixed to building by means of galvanised clips and nails, supplied by manufacturer, at 9" centres on all studs and dwangs. Bottom edge of first row of sheets shall sit in 1" x 1" rebate in concrete. Commence fixing full sheets at corners of walls, and avoid joints within one foot of any opening. Stagger joints whenever possible and fix to solid bearing.
- 418 **BRICKS:** Bricks shall be ..... supported on 12" x 6" concrete footings in ground. Footings to be reinforced with two half inch R.M.S. Rods. Base to be ventilated by 9" x 6" vents in brickwork at 6" centres. A damp course of mortar containing hydrol or similar compound mixed in accordance with the manufacturer's specifications, shall be laid in brickwork below the timber level. The brickwork shall be tied to the wall framing by two No. 8 gauge wire ties to each square yard of brick area.
- 419 **WEATHERBOARD:** The weatherboards as per schedule of materials. Fix not less than 1½" lap. Butt joints are to be staggered and set in thick lead and oil paint. External angles to be mitred and set in thick lead oil paint and pinned with 1½" panel pins.
- 420 **PORCH LININGS AND SOFFITS:** Line the porches and under the eaves with 3/16" fibrolite.
- 421 **GABLE ENDS:** Gable end walls above top plate line shall be sheathed with materials as shown on the plan.
- 422 **FLOORING:** 4" x 1" or 3" x 1" treated native timber. Cramp up tight with closely fitting butts well scattered, nail with 2½" floor brads to each joist and punch all brads below the surface of the floor.
- 423 **INTERIOR LININGS:** Line the walls with Gibraltar board fixed with galvanised clouts, not less than 1" in length in accordance with the manufacturer's requirements. Where the walls are to be papered the linings shall be stopped flush.
- 424 **HARDBOARD:** Prepare framing as for gibraltar board. Hardboard to be 3/16" thick in maximum sized sheets set out in accordance to the room to ensure a logical arrangement of joints. All horizontal joints to be avoided by using only full height sheets. Fix with 1" cadmium plated nails at 4" centres at edges and 9" centres elsewhere. Vee jointed edges to be neatly bevelled and to be not more than a ¼ of sheet thickness. Where specified, joints to be of extruded aluminium "H" section. In single length securely fix to framing. When used in a shower hardboard to be tempered.
- 425 **CEILINGS:**  
(a) To be lined with pinex softboard applied as recommended by the makers.  
(b) To be lined with gibraltar board, shall be fixed with galvanised clouts not more than 1" in length in accordance with the manufacturer's instructions and all joints shall be stopped flush.  
(c) To be lined with ¾" fibrous plaster, sheet shall be fixed by wadding over joist. All ceilings are to be smooth with an ever and true plane when completed. All plaster splashed onto walls etc., and marks, must be scraped off. Leave the work in a condition ready for painting.
- 426 **INTERIOR TRIM:** Skirting and architraves to be approved D.A. moulding.
- 427 **SCOTIA:** Cornice shall be 2" timber scotia or PMC 15 scotia.
- 428 **MANHOLE:** Provide a manhole to the ceiling.
- 429 **ROOFING:** 26 gauge corrugated galvanised iron nailed to purlins and completed with lead edge/plain edged ridging and barges finished with special galvanised barge covers. Lay roofing iron over L.W. building paper and wire netting and prime all laps.

#### R O O F T I L E R

- 501 **TILES:** These shall be of an approved make and pattern and all materials used in the work shall be subject to examination.
- 502 **BATTENS:** Tile battens shall be 2" x 1" B.A. Rimu, set out accurately and fixed with 2½" nails.
- 503 **SECURING OF TILES:**  
(1) Each alternate tile in every course shall be separately secured by wiring.  
(2) The wiring of successive course shall be staggered to the covering tile. Where any tile is unwired, the covering tile thereto shall be wired. All wiring shall be done with galvanised iron wire, or hard drawn copper wire, not less than 18 s.w.g. tightly attached to the batten. Fixing of tiles by clench nailing will not be allowed. When the normal wiring method cannot be used, all tiles shall be laced with galvanised iron or hard-drawn copper lacing wire, not less than 18 s.w.g. secured by galvanised iron or copper nails respectively, at intervals not exceeding every third tile.  
(3) On gable ends the end ridged tiles and all verge tiles shall be fixed with galvanised screws with lead washers between the tiles and screwheads.
- 504 **REMOVAL OF RUBBISH:** Remove at the completion and from time to time if required by the contractor, all trade debris or objectionable matter or refuse of any kind from the site of work.
- 505 **GUARANTEE:** The tiling sub-contractor shall supply a satisfactory guarantee covering all roof tiling for a period of two years. This guarantee is to cover the making good of all defects which may arise through faulty manufacture or fixing of tiles and ridges.
- 506 **MAINTENANCE:** The sub-contractor shall maintain the work for a period of three months from the time of the date of completion of the general building contract, and shall be required to make good all defects arising through poor, or faulty workmanship. He shall be also responsible for the repair and making good of all ceilings, wall, floor, etc., that may be damaged as a result of defective tiling.

#### J O I N E R Y

- 601 **JOINERY FITTINGS:** 6 foot sink bench with Formica or similar top and stainless steel bowl. Kitchen units as per plan, hot water cylinder cupboard, built in shaving cabinet installed in the bathroom with a mirror.
- 602 **WARDROBES:** Provide a 12" wide shelf 5'6" from the floor. Below shelf fix ¾" galvanised pipe hanger rail.
- 603 **LINEN CUPBOARD:** Provide five full width, full depth shelves out of timber supported on 2" x 1" framework.
- 604 **HARDWARE:**
- |                       |   |
|-----------------------|---|
| Front Door            | — Night latch and furniture.                                      |
| Rear Door             | — C.P. Mortice lock sets.   |
| Doors to other rooms  | — C.P. Mortice latch set.   |
| Bathroom and W.C.     | — C.P. Mortice snib sets.   |
| Linen Cupboards       | — Cupboard catch and C.P. "D" Handle.                             |
| Doors to W/robes      | — C.P. Handle or knob and catch.                                  |
| Windows               | — C.P. Casement stay or C.P. quadrant stays.                      |
| Whitco Windows        | — C.P. Split Rail Fasteners.                                      |
| Access Door           | — Pair galvanised tee hinges, Tower bolt.                         |
| Double Exterior Doors | — C.P. rebated mortice lockset and two C.P. necked bolts.         |
| Double Interior Doors | — C.P. rebated mortice latchset and two C.P. necked socket bolts. |
| Kitchen Cupboards     | — C.P. handle or knob and catch.                                  |
| Kitchen Drawers       | — C.P. Drawer pull.   |

#### P L U M B E R

701. All work shall be carried out in a tradesmanlike manner and shall conform to the Health regulations and local authorities' By-Laws.
- 702 **SPOUTING:** 24 gauge galvanised iron soldered complete with all necessary stopped ends, outlets, etc., and supported on brackets at 3' centres.
- 703 **DOWNPIPES:** 2½" diameter g.v. with swan necks and supported by stand off. Brackets fixed to walls, one to each side of the house.
- 704 **Downpipes discharge:**— (a) into soak pits.  
(b) into stormwater drains.  
(c) into sewer drains.  
(d) into water supply tanks.
- 705 **WATER PIPING:** Drawn copper throughout. Main pipes to bath ¾" diameter, other branches ½" diameter. All hot water piping lagged.

- 706 **WATER SUPPLY:** Allow to connect up to 30' from main or tank supply to house and include for fifteen gallon supply tank or Ajax valve and connection.
- 707 **HOT WATER CYLINDER:** Thirty gallon copper, lagged and jacketed with  $\frac{3}{4}$ " expansion pipe,  $\frac{1}{2}$ " sludge pipe, and cock to outside and stop cock on hot supply from cylinder after leaving the expansion pipe.
- 708 **STOPS AND COCKS:** Provide stop cock on main supply line and before any other take off points. All taps inside house to be C.P. marked 'Hot' or 'Cold' as required. Taps over bath to be  $\frac{3}{4}$ " with 3" extension. Hot and cold taps over the tub, basin and sink bowl to be  $\frac{3}{4}$ ". Provide C.P. Stopcock on supply to W.C. cistern. Provide two brass hose taps, with screwed ruffs.
- SANITARY FITTINGS:**
- 709 **BATH:** Provide and install white enamelled bath set in timber framework.
- 710 **W.C.:** The W.C. pan shall be of white earthenware, with seat complete with hinges and rubber buffers.
- 711 **BASIN:** Provide and install white porcelain earthenware handbasin on cast iron brackets screwed to framing. Basin to be 30" from floor.
- 712 **FLASHING:** Provide all flashings necessary to render the building weather tight.
- 713 **TUB:** Install deep stainless steel tub and unit with C.P. waste plug.
- 714 **VALLEYS:** Valleys to be 24 gauge galvanised iron. Laps not less than 6" and the lower end shall finish well down into the spouting.

#### DRAINLAYER

- 801 **GENERAL:** All work to be carried out in strict accordance with the Plumbing and Drainage Regulations, 1959, and in good trade practice. All materials are to be the type specified and to be the best of their respective kind.
- 802 **EXTENT OF WORK:** Work to include all excavation, supply of all material and labour necessary to complete the drainage work from trap to the connections provided by the local authority at the road boundary.
- 803 **DRAINS:** Dig all trenches and lay sewerage and waste drains, where and as shown on drainage plan on section. Pipes to be 4" best quality glazed earthenware socketed with approved joints, either cement or rubber rings.
- 804 Connect house drainage to septic tank in position shown on the plan in straight runs, easy bends and even falls, not flatter than 1 in 40.
- 805 **SEPTIC TANK:** Construct concrete 300 gallon septic tank to an approved detail in the position shown on plan. Tank to be complete with all the necessary baffles and vents, and with easy removable top panels.
- 806 **STORMWATER DRAINS:** Where required by local authority, stormwater drains to be laid, as per clause 803, except that second quality pipes may be used.

#### ELECTRICIAN

- 901 The installation shall be as follows:

Mains and Switchboard.

##### LIGHTS:

Lounge : one/two lights.  
 Kitchen : one light.  
 Dining : one light.  
 Bedrooms : one light to each room.  
 Bathroom : one light.  
 Toilet : one light.  
 Porches : one light.  
 Hall : one/two lights.

##### POWER OUTLETS:

Lounge : one power point.  
 Dining : one power point.  
 Kitchen : two power points.  
 Bedrooms : one power point to each room.  
 Laundry : one power point with switching.

##### SUNDRIES:

One aerial and earth in lounge.  
 Install one full size cooker.  
 Supply one element and thermostat for hot water cylinder.

- 902 All switches and power points to be flush type, P.D.L. with white plastic covers.
- 903 All light points to be fitted with white plastic conical shades and electric light bulb of suitable wattage.
- 904 Run mains to point of entry and install switchboard. Allow to connect to the supply from the point of entry up to 60'.
- 905 Supply, install and connect mono water pump and starter motor to underground water supply tank.

#### PAINTER

- 1001 **GENERAL:** All painting shall be in accordance with good trade practice done during suitable weather and using only good quality ready mixed paints. Applied according to the manufacturer's instructions.
- 1002 **ALL EXTERIOR WOODWORK:** Prime, stop, undercoat, rub down, and one coat gloss latex paint.
- 1003 **ALL EXTERIOR PLASTIC WALLS:** Two coats of "Boncote" or "Snocem" to client's colour choice.
- 1004 **ALL FIBROLITE:** Apply two coats of gloss latex paint. Oil based paints shall not be used.
- 1005 **ROOF:** The roof shall be painted by owner.
- 1006 **INTERIOR WOODWORK PAINTED:** To all exposed woodwork in kitchen, laundry, W.C., and bathroom — including the inside of all cupboard doors, inside of bathroom cabinet, prime or seal, stop all nailholes and other defects, undercoat, rub down and finish with one coat of high gloss enamel.
- 1007 **INTERIOR WOODWORK CLEAR FINISHED:** To all interior woodwork not specified in 1006, give one coat sealer, stop with tinted putty or filler, and apply two coats clear Resene, or clear Dulux.
- 1008 **PAINTED WALLS:** Walls in kitchen, bathroom, W.C. and laundry to be lined with lining paper, sealed, rubbed down, given one coat of undercoat and one coat of high gloss enamel.
- 1009 **PAINTED CEILINGS:** Ceilings to be stopped where necessary, and given two coats of latex ceiling white. Ceiling in kitchen to be enamelled.
- 1010 **WARDROBES:** Interior of wardrobes to be either papered or given two coats latex paint. Shelf and supports to be treated as in 1007. The linen cupboard and hot water cupboard to be left in natural finish.
- 1011 **WALLPAPER:** Allow the sum of ..... per roll.
- 1012 At completion of all work, clean off all glass and leave floors broom clean.

#### GLAZIER

- 1101 **GENERAL:** All glass shall be of an approved manufacture. Cut glass to fit rebates, with due allowance for expansion. Secure with metal sprigs and properly bed and back putty and neatly finish with a quick setting putty, composed of 50 parts commercial whiting, 20 parts white dry lead, and 20 parts litharge mixed with pure linseed oil.
- 1102 **FIXING GLAZING:** Where fixed glazing with beads is indicated, glass shall be bedded in and secured with sprigs as above and beads shall be set in seconmastic or similar.
- 1103 **GLAZING WEIGHTS:** Glaze all sashes, etc., with clear glass as follows:—  
 (1) 18 ozs up to 4 sq. ft.  
 (2) 24 ozs up to 8 sq. ft.  
 (3) 32 ozs up to 16 sq. ft. and over.
- 1104 **OBSCURE GLASS:** Substitute obscure glass of approved pattern to bathroom and W.C. and where specially directed.

#### FLOOR COVERINGS

- 1201 **GENERAL:** The whole of the floor to be thoroughly cleaned down before commencement of floor covering. The floor surfaces to be inspected before commencement and any defects or untrue surfaces pointed out. Failure to do this will be taken as the base being suitable and any faulty flooring occurring as a result of this will be the flooring contractor's responsibility.

#### FLOOR SANDING

- 1301 At completion of all work likely to affect finish, the whole of the floors to be sanded to an even surface.

53 Seddon Street  
Waikanae

May 26, 1989

Reid Associates  
11 Ngaio Road  
Waikanae

Dear Sirs

By copy of this letter I give you my authority to obtain a copy of the plans of my house from the Horowhenua County Council to undertake renovation design work. The property located at the above address is situated on Lot 21 D P 18240

Yours faithfully



G R Cassels  
( Owner )



TMC/ESH

16th June 1965.

Mr. R.D. Hoberaft,  
Elisabeth Street,  
WAIKANAÉ.

Dear Sir,

In reply to your application for a building permit to erect a dwelling upon your section in Winara Avenue, I would advise you as follows.

1. Insufficient detail has been given of reinforced concrete work, particularly in relation to the support thickness, and detail of the front terrace slab and stairs. All walls between three feet and six feet high to be reinforced with a minimum of  $\frac{1}{2}$ " rods at 15" centres both ways. All walls above six feet in height to be reinforced with  $\frac{3}{4}$ " rods at 12" centres both ways. The beam over the garage door to be at least 10" x 8" thick reinforced with 4  $\frac{1}{2}$ " rods with  $\frac{1}{2}$ " stirrups at 10" centres.

An amended specification will be required of this section of the work.

2. Your specification covering the work generally is brief, though it is noted that the work is to be carried out in accordance with the By-Laws. In this instance, I will reserve the right to require any work not in accordance with the By-Laws to be brought up to standard.

All framing timbers are to be at 18" centres, including the rafters if sarked. However if 3" x 2" purlins are used the rafters may be spaced at 36" centres.

3. Plumbing and drainage - the plumbers name and address and registered number is required before a plumbing and drainage permit is issued - and before any plumbing or drainage is commenced.

Yours faithfully,

T.M. CORRIN,  
COMBITY HEALTH & BUILDING INSPECTOR.

## BUILDING APPLICATIONS

HCC/B9

R.D. Globecraft

Winara Avenue

Dwelling

State of Progress

Date

Initials

Remarks

Building Application Received

15/6/65

Drainage Application Received

"

JML

Site Inspected Received

18/6/65

Building Application under action

Drainage Application under action

Miscellaneous

HCC/B8 (Fees) Posted

30/6/65

Building Permit authorised

"

JML

Drainage Permit authorised

"

C/SFB

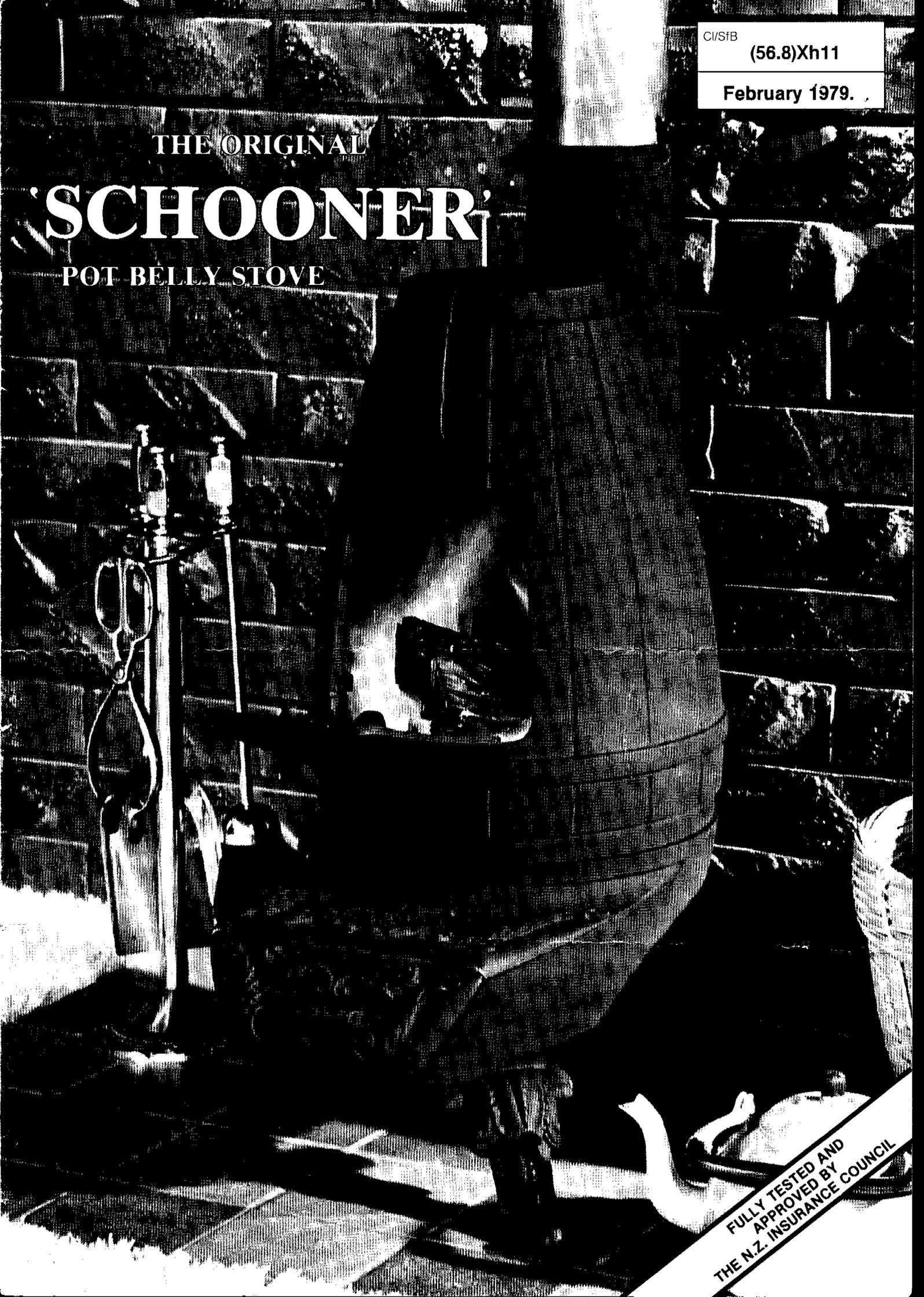
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February 1979.

THE ORIGINAL

# SCHOONER

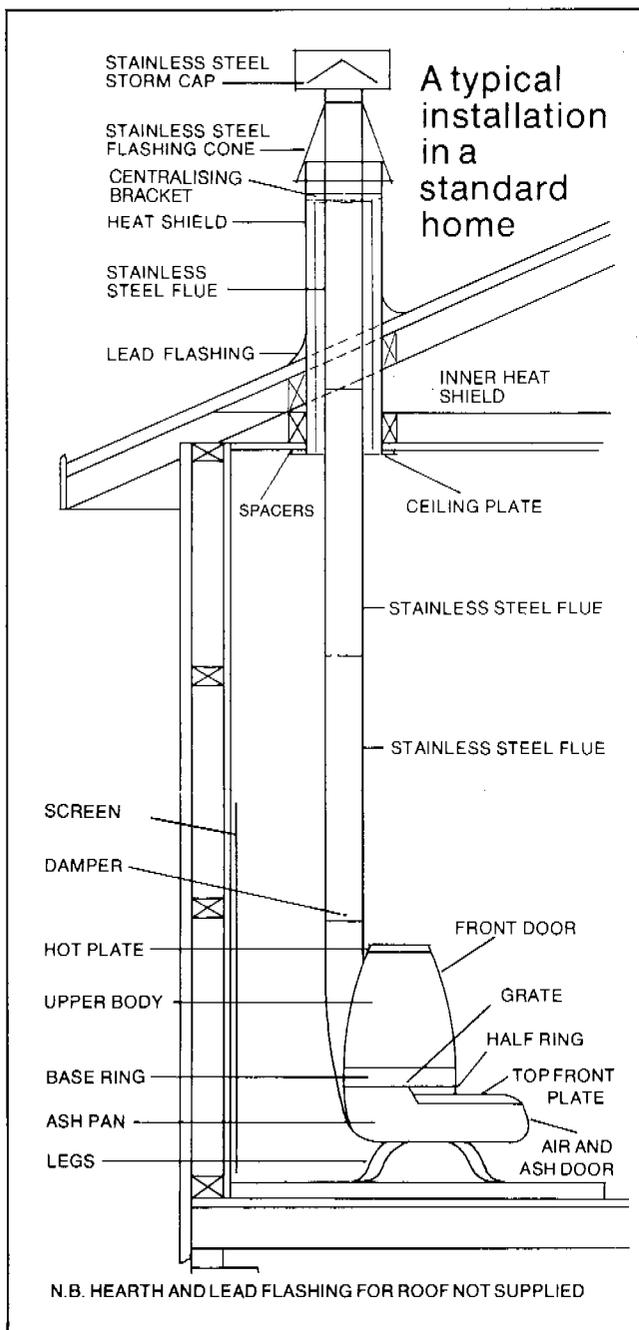
POT BELLY STOVE



FULLY TESTED AND  
APPROVED BY  
THE N.Z. INSURANCE COUNCIL

# THE ORIGINAL 'SCHOONER' POT BELLY STOVE

The 'Schooner' stove is supplied complete with all components to allow installation in a standard stud height home. Extras are available to effect unusual installations.



## OPERATING INSTRUCTIONS

The 'Schooner' stove is very simple to operate and full control of the fire is achieved by varying the position of the flue damper and air control door.

The air door should be opened one or two notches when lighting the fire but under normal running conditions remains shut and is only used for emptying the ash pan.

With the front door shut the stove can be run at various temperatures by varying the fuel load and damper position and with the damper closed right down against its stop the fire can be held-in overnight and be ready for a restoking in the morning.

There is a hotplate on the top of the stove which can be used for feeding fuel to the fire or cooking soups, casseroles or just percolating the coffee pot.

## STAINLESS STEEL WATER HEATING UNIT

(Optional Extra)

The 'Schooner' water heating unit is manufactured of heavy gauge stainless steel and fits into the back of the fire bowl in an upright position. When connected to a standard type of hot water cylinder (provided the cylinder is higher than the stove), natural convection will take place which circulates the water continuously through the water heating unit which is in direct contact with the fire.

This action continues while the fire is burning and can provide all the hot water needed by an average family during winter months or when the fire is being used. With a good installation the water heating unit is capable of heating a 40 gallon water cylinder in a few hours.



Stove with cooktop accessory in position.

## SPECIFICATIONS

Thermal efficiency	77.5% tested
Heat output range	- 10,000-80,000 BTU's/Hr.
Will heat an area of	2000-16000 cubic feet
Height - overall	840 mm (33")
Height - to hot plate	725 mm (28½")
Width overall	405 mm (16")
Body diameter	355 mm (14")
Depth front to back	555 mm (22")
Weight (approx)	68 k g (150 lbs)
Flue diameter	114 mm ( 4½")
Fuel - wood, coal, carbonettes, coke, raycarbo, rolled up newspapers or even household rubbish.	

The 'Schooner' stove is constructed of top quality cast iron and is supplied ready finished with VHT flame proof matt black paint.

## 12 MONTH GUARANTEE OF QUALITY

Because of the high standard of workmanship, the 'Schooner' stove is guaranteed by the Pot Belly Stove Company Limited for a period of 12 months from date of purchase. The Pot Belly Stove Company Limited will repair or replace any part or parts which prove to be defective in materials or workmanship subject only to the published conditions on the guarantee registration card supplied with each 'Schooner' stove.

**Tested and fully approved by the N.Z. Insurance Council.**  
**Complies with N.Z. Standard 7421 - 1972.**

### INSTALLATION

It is recommended that the stove be installed by a registered plumber or a suitably qualified specialist in the installation of free standing fireplaces. Generally a permit is required for the installation of fireplaces and it is recommended that you check with your local building inspector.

When positioning the stove in the room certain **minimum** clearances from walls should be observed.

### MINIMUM CLEARANCES FROM WALLS

Concrete, Concrete Block or Solid Brick Walls	150 mm ( 6'' )
Combustible Walls with a Double Panel Screen*	125 mm ( 5'' )
Combustible Walls with a Single Panel Screen*	250 mm (10'' )
Unprotected Combustible Walls	1250 mm (49'' )

\* Any Combustible wall must be protected from heat by a suitable screen if it is desired to install the stove closer than the 1250 mm (49'') specified. Wall clearances stated above are based on a screen measuring 1200 mm (47'') wide by the full height of the combustible wall behind the stove. (Refer section 3). Several types of metal 'Schooner' screens are available from your dealer.

### 1. SCREEN CONSTRUCTION

Screens can be made of Sheet Metal, \*Bricks, Hardie Therm or any other approved fire resistant and non combustible material. Screens are formed by mounting on vertical non combustible brackets, battens or blocks a panel of non combustible material 25 mm (1'') off the wall requiring the protection. The panel must also be mounted with a 25 mm (1'') gap at the bottom and the top of the screen to permit an unrestricted flow of cooling air to flow from the bottom to the top between the screen material and the wall behind.

A Single panel screen would be as described above, and a Double panel screen would consist of a second screen panel interposed between the face panel and the wall behind. The spacing between the screen panels must be no less than 12 mm (½'') and there must be a 25mm (1'') gap at the top and bottom of both panels to permit an unrestricted flow of cooling air to move vertically between the two screens and the wall behind. (Refer diagrams for details of screens.)

### 2. \*BRICK SCREENS:

If bricks are to be used as a screen material they must be laid 25 mm (1'') away from the wall and an intermediate screen must be interposed between the bricks and the wall. The intermediate screen may consist of a sheet of reflective silver building paper, reflective side facing the bricks or a sheet of galvanised iron or similar material and it must be mounted 12 mm (3/8'') away from the wall on non combustible vertical strips or battens. A 25 mm (1'') gap must be left at the top and bottom to permit an **unrestricted** flow of cooling air to pass up between the screen and the wall.

The bricks themselves must be laid on the **flat** with vent holes in the lower courses and a 25 mm (1'') gap at the top to permit cooling air to pass up and out from between the bricks and the reflective sheet or metal screen behind. (Refer diagrams for Details of Screens.)

### 3. GENERAL SCREEN DETAILS AND SPECIFICATIONS

All screens must protect the wall up to a point 25 mm (1'') below ceiling level, however, there is an alternative to using a full width screen for the full height of the wall. That is a screen of (minimum width 1200 mm (47'') by minimum height 1200 mm (47'') behind the stove) and the balance of the exposed wall protected from heat by a screen mounted directly onto the flue of the stove.

A flue screen consists of a semi-circular sheet metal screen attached to the flue with metal brackets or clamps. The screen must be mounted with a 25 mm (1'') free air space between the screen and the flue and the fixing brackets must permit free vertical expansion of the flue.

Flue screens must be located on to the flue to cover from a point 100 mm (4'') below the top of the wall screen to a point 25 mm (1'') below the ceiling plate.

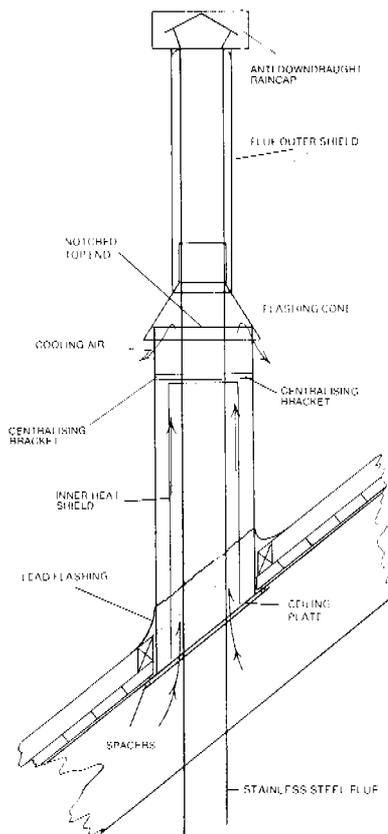
Due to the comparatively small mass of metal in the flue, radiated heat is considerably less and a single flue screen provides sufficient protection for all installations referred to in these instructions. (Refer diagrams for Details of Screens.)

Complies to NZ Standards 7421 if installed using parts supplied and according to manufacturers instructions and drawings.

### ABSOLUTE SIMPLICITY OF INSTALLATION

Simply place the 'Schooner' stove on a suitable hearth slab and assemble the flue kitset as shown. No brazing or welding required.

### Tall Sloping Ceiling Installation



### HEARTH REQUIREMENTS:

(Refer diagrams for Hearth details)

Grouted Bricks, Quarry Tiles or a concrete slab, 50 mm (2'') minimum thickness by sufficient depth and width to extend 355 mm (14'') out from the stove feet in all directions. On wood or particle board floors, the hearth slab must be raised off the floor a minimum height of 25 mm (1'') on to longitudinal battens or spacers so as to allow an unrestricted flow of cooling air to pass under the hearth slab.

With concrete slab floors no hearth is required, however, any floor coverings must be trimmed back a minimum of 355 mm (14'') from the feet of the stove in all directions.

### STANDARD EQUIPMENT SUPPLIED WITH THE 'SCHOONER' STOVE.

- 3 lengths of Stainless Steel Flue 915 mm (36'')
- 1 length of Galvanised Heat Shield Sleeve 915 mm (36'')
- 1 length of Galvanised Inner Heat Shield 865mm (30'')
- 1 Stainless Steel Anti Downdraught Raincap
- 1 Stainless Steel Flashing Cone
- 1 Stainless Steel Ceiling Plate with Spacers
- 1 Stainless Steel Centralising Bracket

Any of these components are available separately.

### 'SCHOONER' BRAND ACCESSORIES AVAILABLE

- 1. Stainless Steel Water Heating Unit (304 Grade S/S).
- 2. 400mm (16'') Solid Cast Iron Cooking Top (will hold 4 pots).
- 3. 57mm (2½'') high Extension Ring for increasing the capacity and height of the stove.
- 4. Stainless Steel Flue Elbow kits for installations into existing fireplaces and also where it is necessary to pass a flue through an outside wall.
- 5. Stainless Steel and Galvanised wall and flue screens. These screens are especially designed for Pot Belly Stoves and have been fully tested and approved by the N.Z. Insurance Council.



**The fireplace that combines the great efficiency of the Pot Belly type with the comfort of any open fire.**

- ★ 77.5% Thermal efficiency (Four times that of an open fire.)
- ★ Secondary air is, by design, scientifically introduced to the fire chamber for more complete combustion and clean burning efficiency.
- ★ Will efficiently burn any solid fuel or combustible material.
- ★ Optional water heating unit available for an endless supply of free hot water.
- ★ Large opening front door for that cosy open fire warmth.
- ★ Large cooking top available for cooking complete meals.
- ★ Extremely simple installation and operation.
- ★ Optional screens as shown in photographs.

**Manufactured and distributed by**  
**The Pot Belly Stove Co. Ltd.**  
 1 Colway Place, Auckland 10, N.Z.  
 P.O. Box 40029  
 Ph: 446 490 - 445 591

**FULLY TESTED AND APPROVED BY THE  
 NEW ZEALAND INSURANCE COUNCIL**

Cast iron pot belly stoves in all shapes and sizes have been in use all over the world for approximately 150 years and during that period have not been surpassed as an efficient and economical method of heating. For a given amount of fuel used, the pot belly stove produces more good old-fashioned heat than any other type of fireplace.

By combining the advantages of the pot belly type with an attractive blend of Old World Charm and modern convenience, the 'Schooner' stove provides an attractive and economical alternative to rising electricity and oil costs for home and water heating requirements.

The 'Schooner' stove will add charm and character to any home, modern or colonial and can be easily installed in new or existing homes. Versatile, clean burning and extremely efficient, the 'Schooner' stove is the real power saver for today and the future.



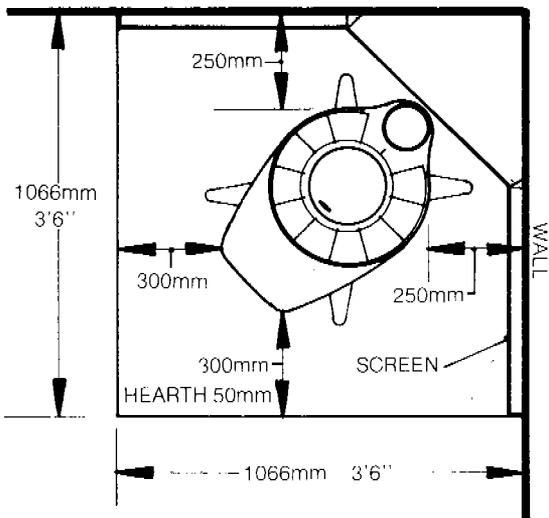
Your Schooner Dealer

*Text is faint and illegible in the original image.*

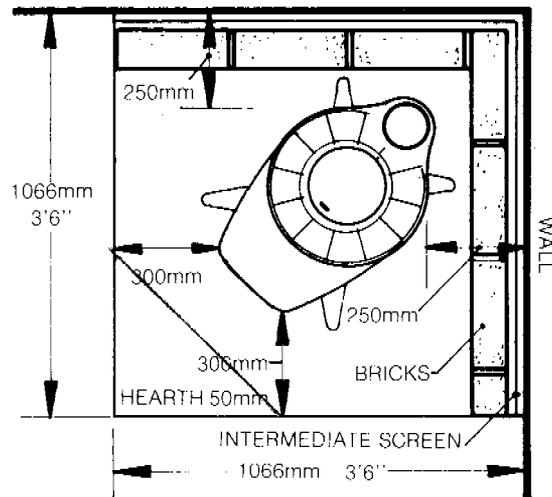
AUSTRALIAN MASTER DISTRIBUTOR:-  
 GENERAL DISTRIBUTORS PTY LTD.  
 G.P.O. BOX 22 SYDNEY, N.S.W., AUST.

# SCREEN AND HEARTH DETAILS FOR 'SCHOONER' STOVE

**SINGLE SCREEN CORNER INSTALLATION**  
WALL

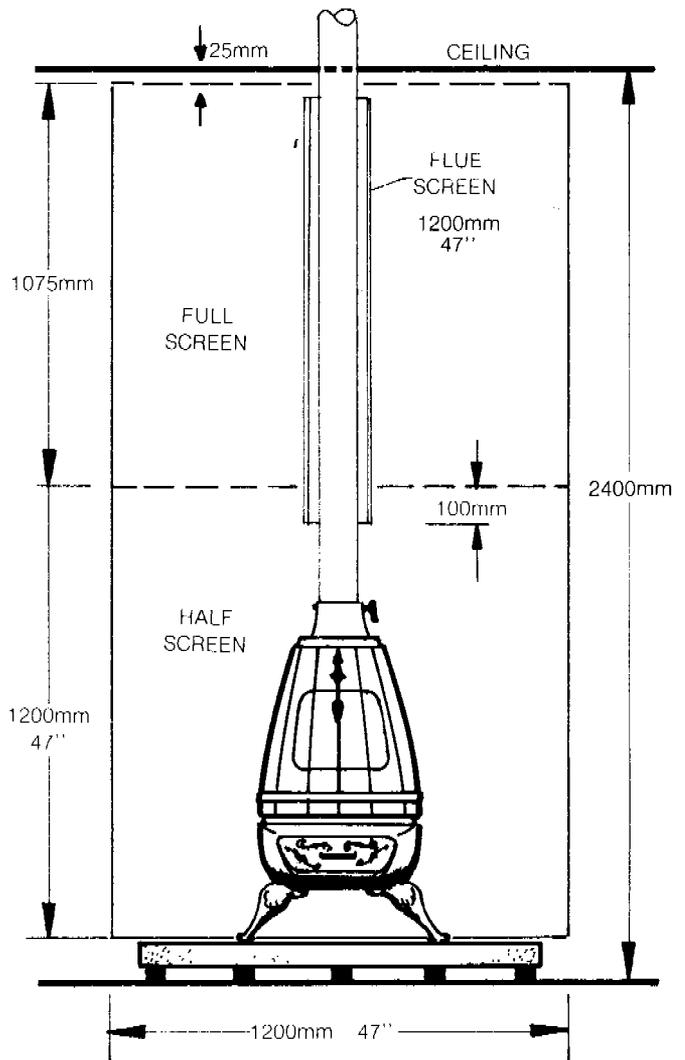
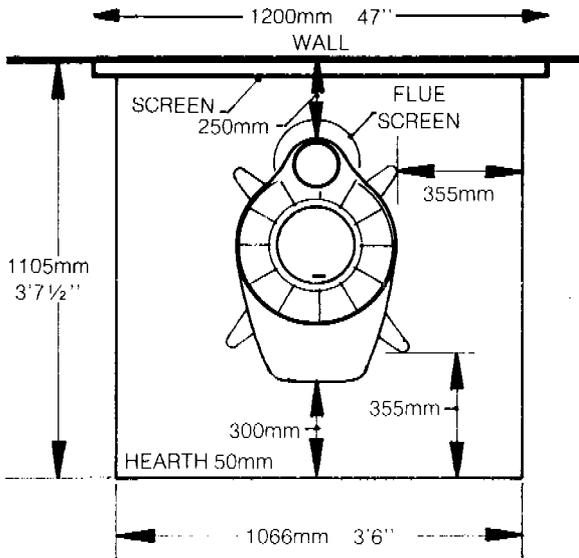


**BRICK SCREEN CORNER INST.**  
WALL

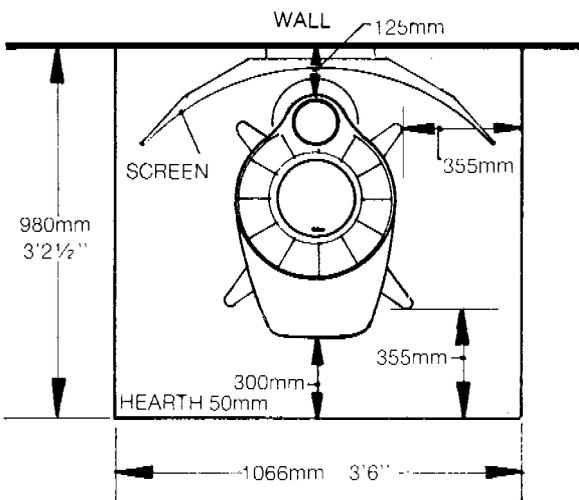


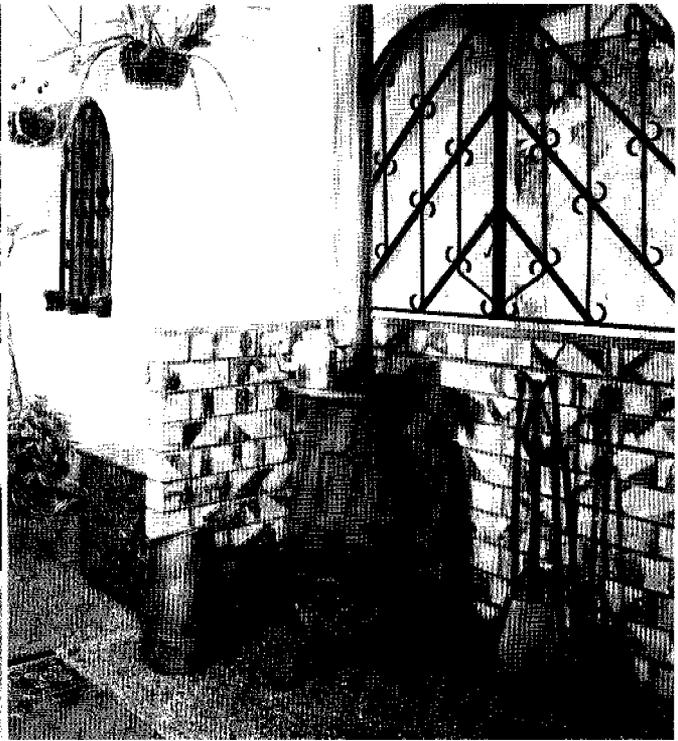
All metal screens shown on the brochure are 'Schooner' Brand screens, designed and manufactured by the Pot Belly Stove Co. Ltd. and are available from your Schooner Dealer.

**SINGLE SCREEN AGAINST A WALL**



**DOUBLE STAINLESS STEEL SCREEN**





**Exclusive!**  
**Open the door and**  
**watch the fire.**



**THE ONLY POT BELLY STOVE THAT REALLY GIVES YOU A FULL VIEW OF THE FIRE**

NEW

# JAYLINE JUNIOR

THE STYLISH COMPACT HEATER  
DESIGNED FOR SMALLER HOMES



The new Jayline Junior was designed specifically for those homes where space is at a premium or where smaller areas are to be heated.

It is a true convection heater, incorporating all the proven Jayline technology and quality together with new features — a sliding ash spill tray, an easy-fit flue screen and a fully shielded base.

With a five year warranty available, the Jayline Junior is real value for money.

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# JAYLINE JUNIOR - FACT SHEET

Janssens Industries have long been recognised as one of New Zealand's leaders in developing and improving wood-burning technology. The Jayline Classic and Magic fires are installed worldwide and the technology used in these tried and proven fires has been incorporated in the Jayline Junior. The features which enhance the fire's pyrodynamic characteristics include:

- a bricklined firebox
- heat exchanger system
- balanced secondary air (double burning)
- anti spill door lip

This gives you an extremely efficient fire, which heats your home using far less fuel and yet still creates the atmosphere and ambience of the traditional open fire.

The Jayline Junior is easy to operate with its smooth air control and unique door lock. And the new removable baffle makes flue cleaning and servicing a simple task. Overnight burning is a further feature and the full width door gives the same view of the fire as with the larger Jayline models.

The top grille is removable to give access to the top of the fire box. The standard colour available is matt black, but brown, grey and jasmine are also available.

Being the latest model in the Jayline range, the Junior has new features which provide further tangible benefits to its owners.

- a sliding ash spill tray to keep your hearth and carpet absolutely clean
- a new easy-fit flue screen to reduce installation time and avoid the drilling of holes in the vitreous enamel flue
- the fully shielded base to improve safety and to reduce the size of the hearth required (minimum 650W x 880D).

Janssens Industries fully support the quality of their fires by offering a full manufacturer's warranty against defects. For the Jayline Junior a five year warranty is available.

## The Jayline Junior — real value for money!

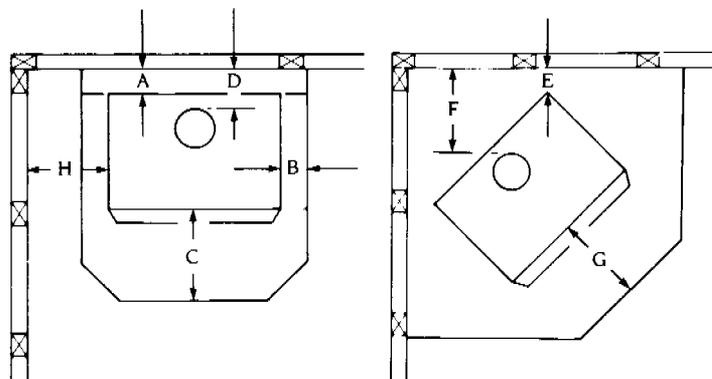
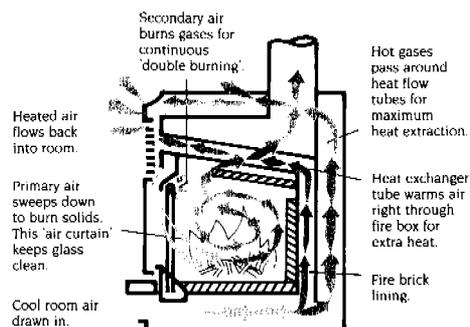
### SPECIFICATIONS

OVERALL HEIGHT — 650mm  
 OVERALL WIDTH — 530mm  
 OVERALL DEPTH — 490mm  
 CONTINUOUS OPERATING.  
 MAX OUTPUT — 11kW  
 LOW OUTPUT — 2kW

### CLEARANCE:

	A	B	C	D	E	F	G	H
WITH FLUE SCREEN	80	60	310	120	30	350	310	150
WITHOUT FLUE SCREEN	200	60	310	250	70	390	310	150

DUE TO CONTINUING RESEARCH AND DEVELOPMENT THESE SPECIFICATIONS MAY CHANGE WITHOUT NOTICE.  
 OPTIONAL HOT WATER BOOSTER.

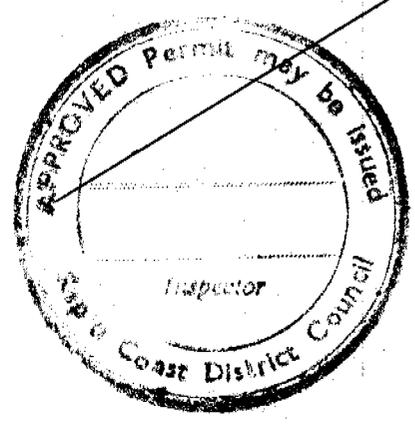
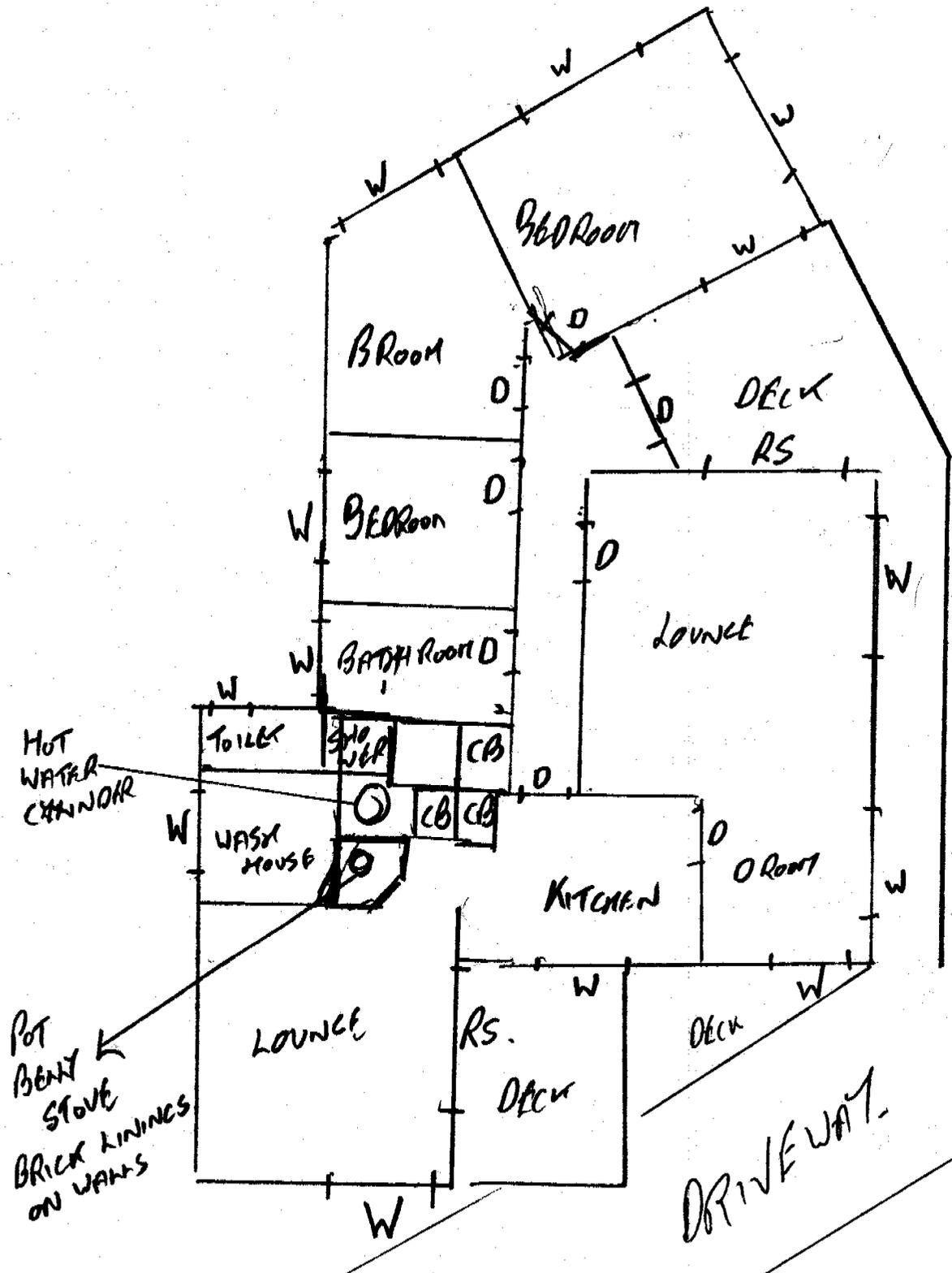


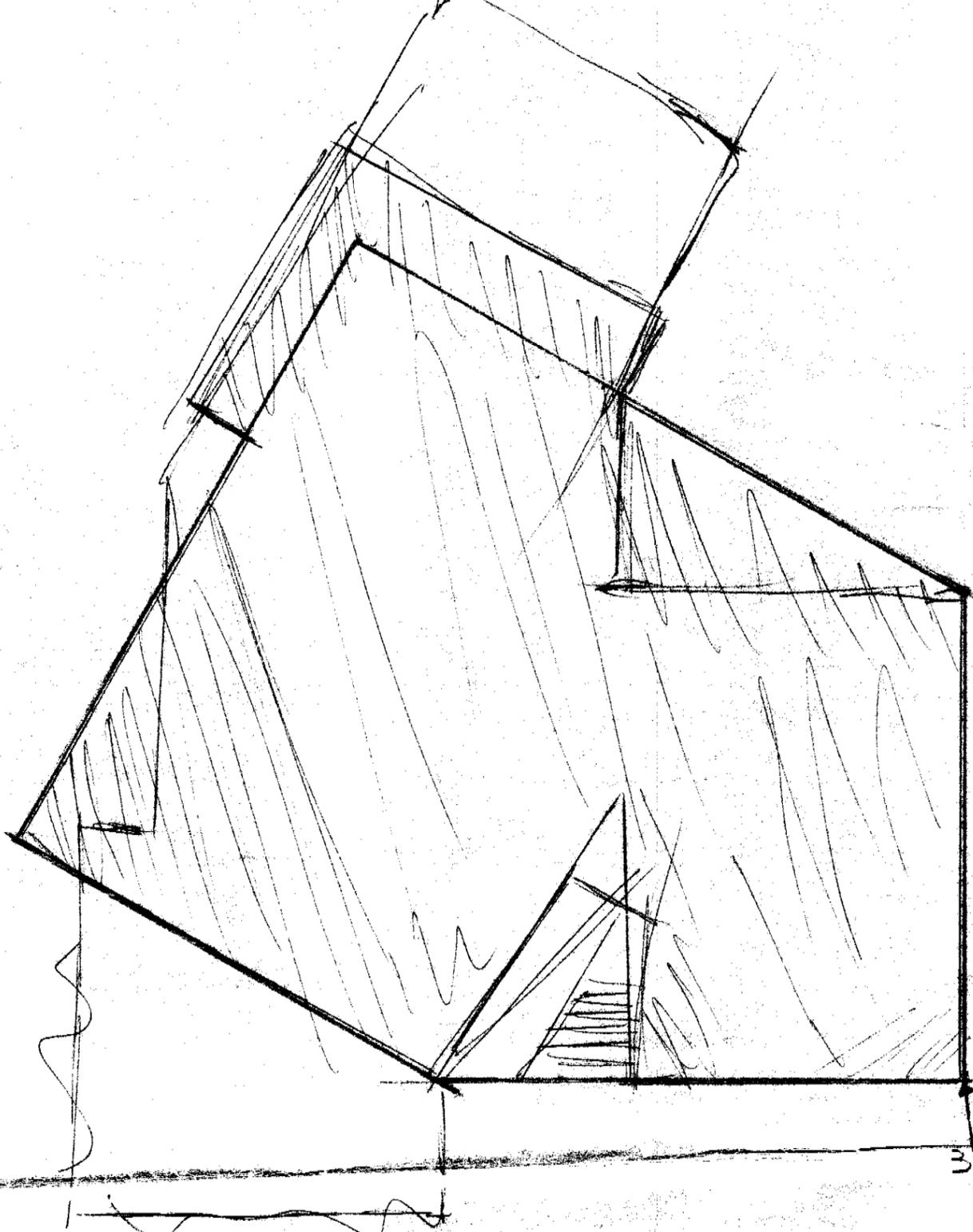
MANUFACTURED IN NEW ZEALAND BY  
**JANSSENS INDUSTRIES LTD**  
 106 HENDERSON VALLEY ROAD, AUCKLAND  
 PO BOX 20-070, GLEN EDEN  
 TELEPHONE: (09) 836-0858  
 FAX: (09) 837-5151



AVAILABLE FROM

To Bebe Drive  
 Paraparaumu, Ph. 058 85-352  
 P.O. Box 6043  
 Wellington





3.30

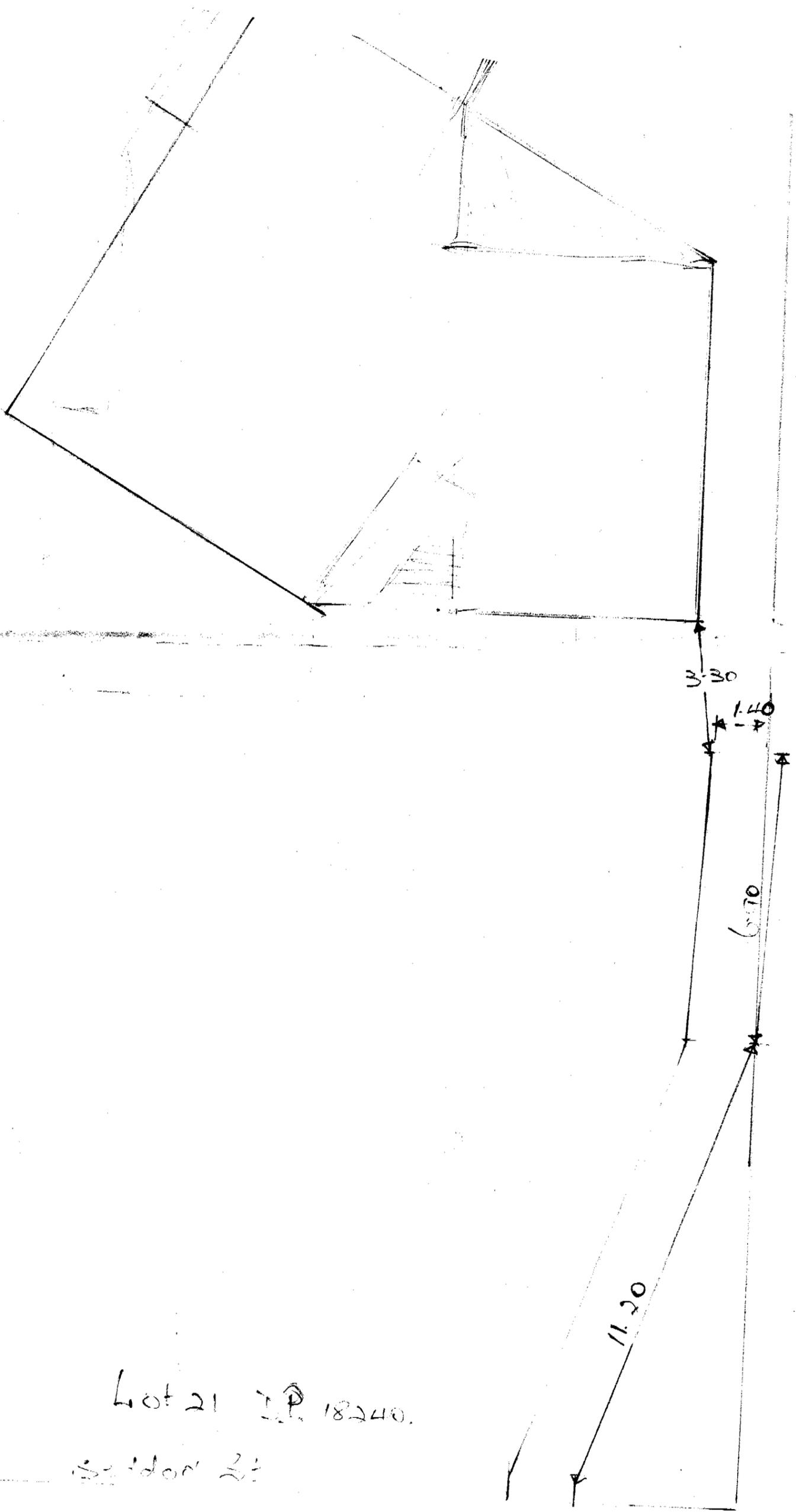
1.40

6.90

11.20

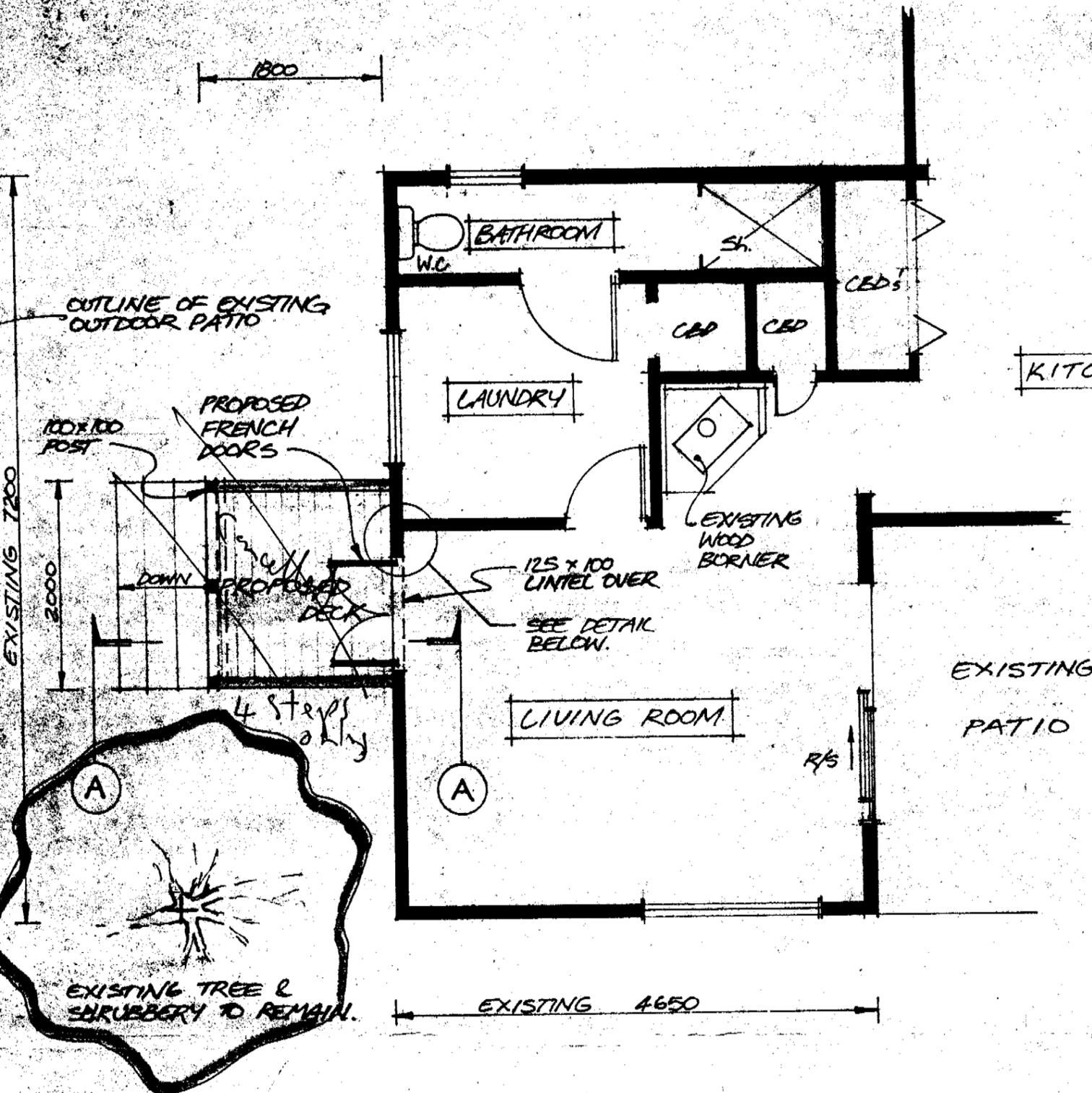
5.60

Lot 21 D.P. 18240.  
Seddon St



Lot 21 I.P. 18240.

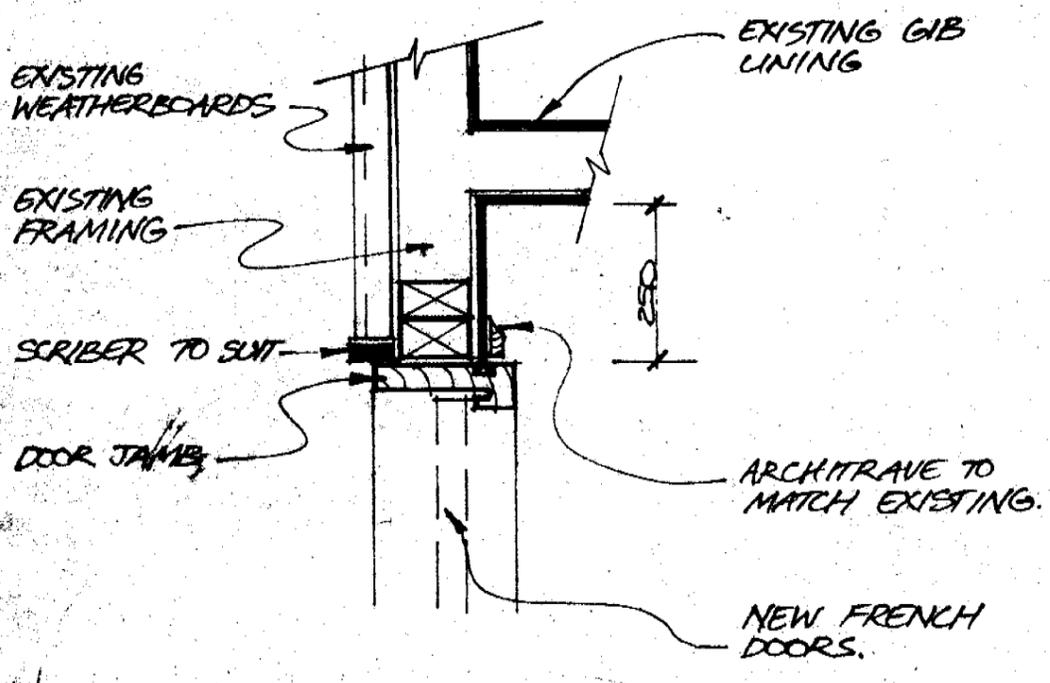
Soldon St



**IMPORTANT**  
 24 HRS NOTICE MUST BE GIVEN  
 THE INSPECTOR FOR ALL STAGES  
 OF WORK TICKED BELOW.

COMMENCEMENT OF WORK	<input checked="" type="checkbox"/>
BEFORE POURING ANY CONCRETE	<input checked="" type="checkbox"/>
BEFORE FIXING ANY FLOOR	<input checked="" type="checkbox"/>
BEFORE FIXING ANY WALL OR CEILING LININGS	<input checked="" type="checkbox"/>
BEFORE BACKFILLING ANY DRAIN TRENCH	<input checked="" type="checkbox"/>
BEFORE COVERING ANY PLUMBING WORKS	<input checked="" type="checkbox"/>
BEFORE FITTING ANY FLUE CEILING COVER PLATE	<input checked="" type="checkbox"/>
ON COMPLETION OF WORKS	<input checked="" type="checkbox"/>
NOTE: INSPECTIONS ARE CARRIED OUT ON WEEKDAYS ONLY.	

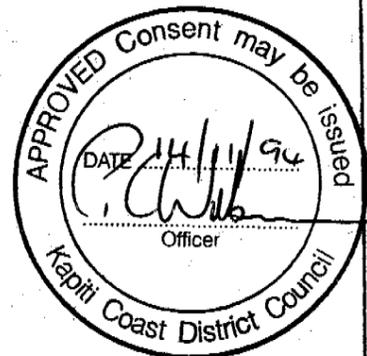
PART EXISTING FLOOR PLAN (1:50)



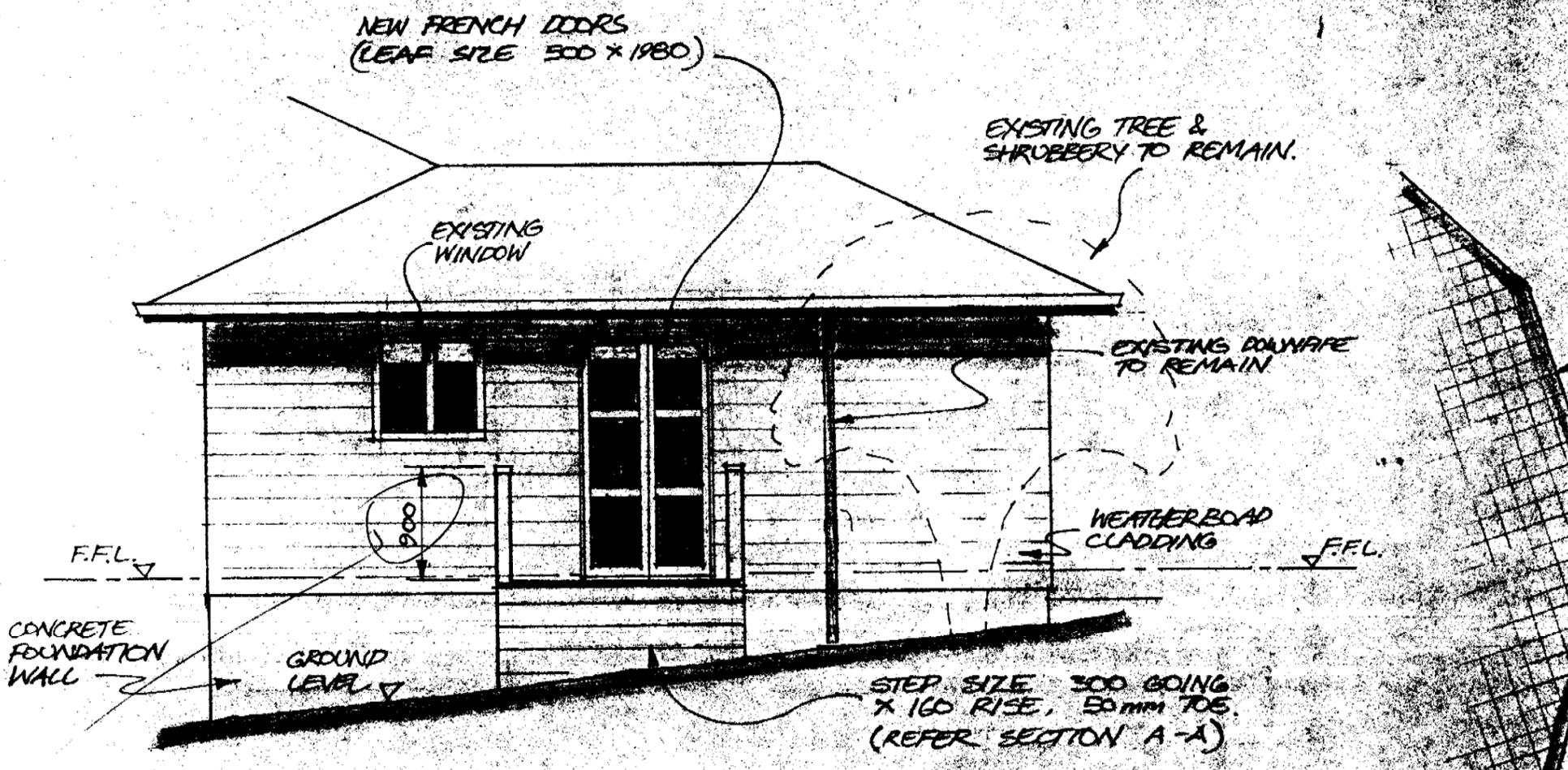
DOOR JAMB DETAIL (1:10) DOOR HEAD SIMILAR.

**NOTES**

1. ALL MEASUREMENTS CHECK ON SITE
2. ALL WORK TO COMPLY WITH NZ'S 3604 (1990)
3. DOORS TO BE SPECIFIED BY OWNER.

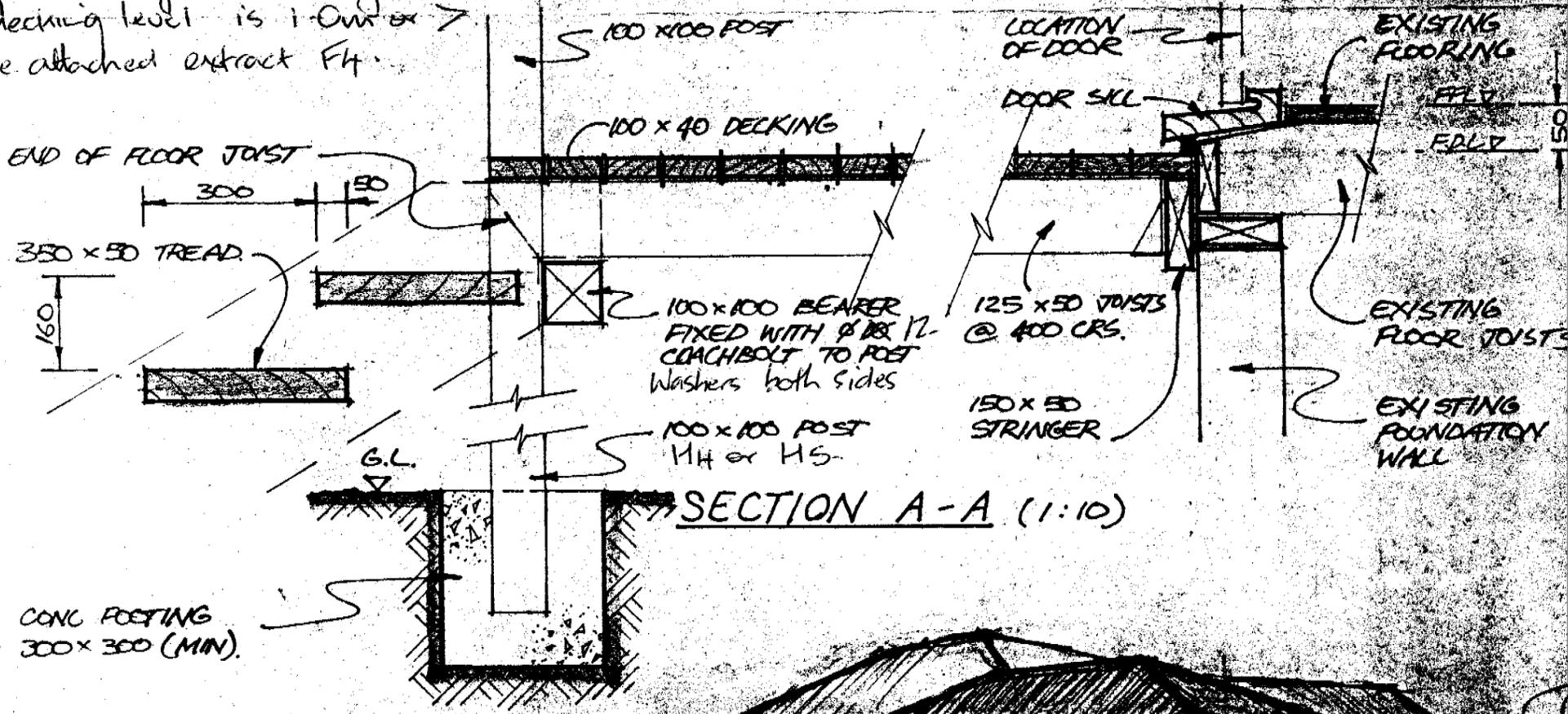


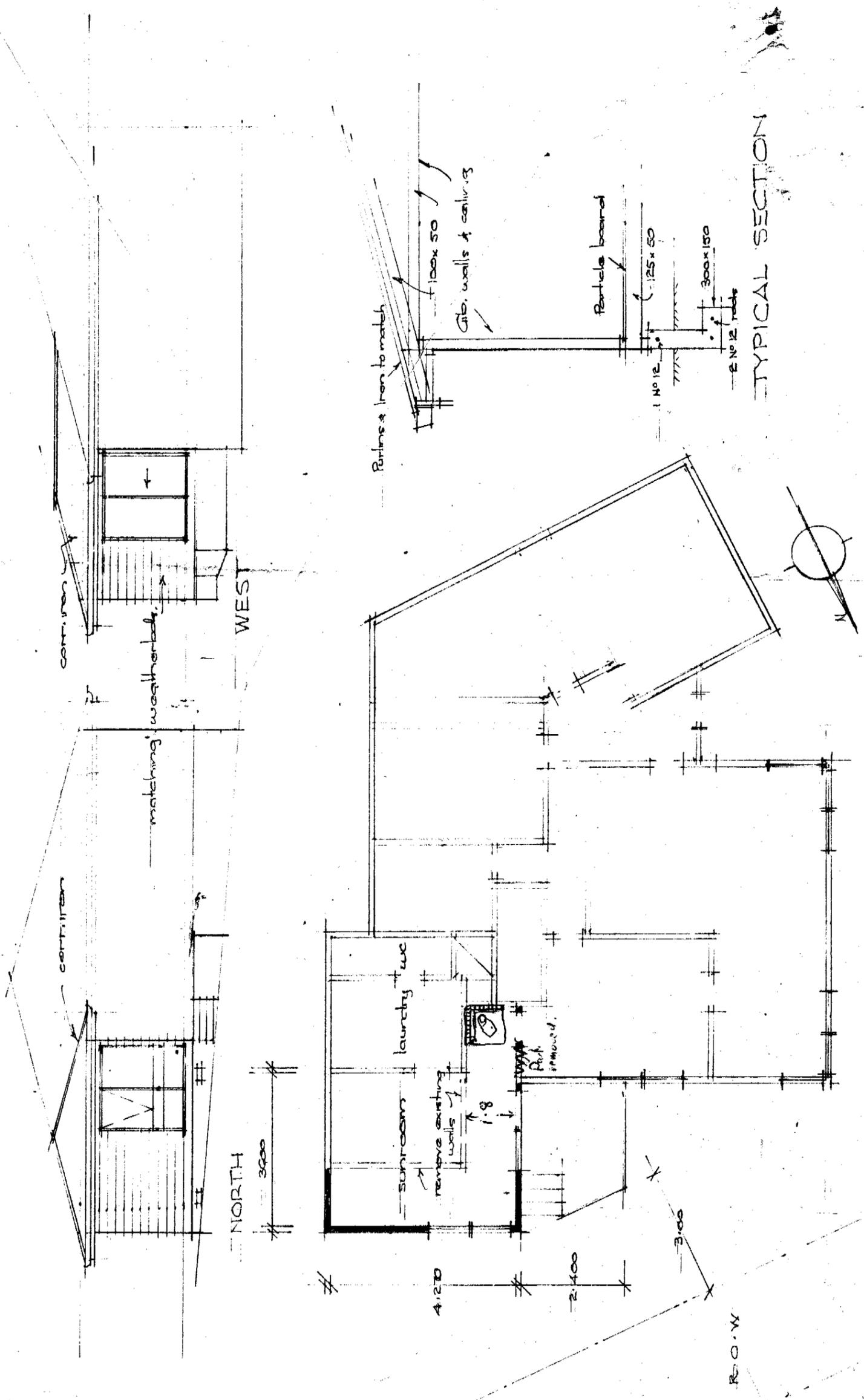
<b>JOPLIN RESIDENCE, 53 SEDDON ST, WAIKANAE</b> <b>NEW FRENCH DOORS &amp; DECK</b>	DRAWN D.J. FRANKLIN	SHIT. No 1 (OF 1)
	DESIGN D.V.F.	JOB No
	DATE JUNE '94	<b>9402</b>



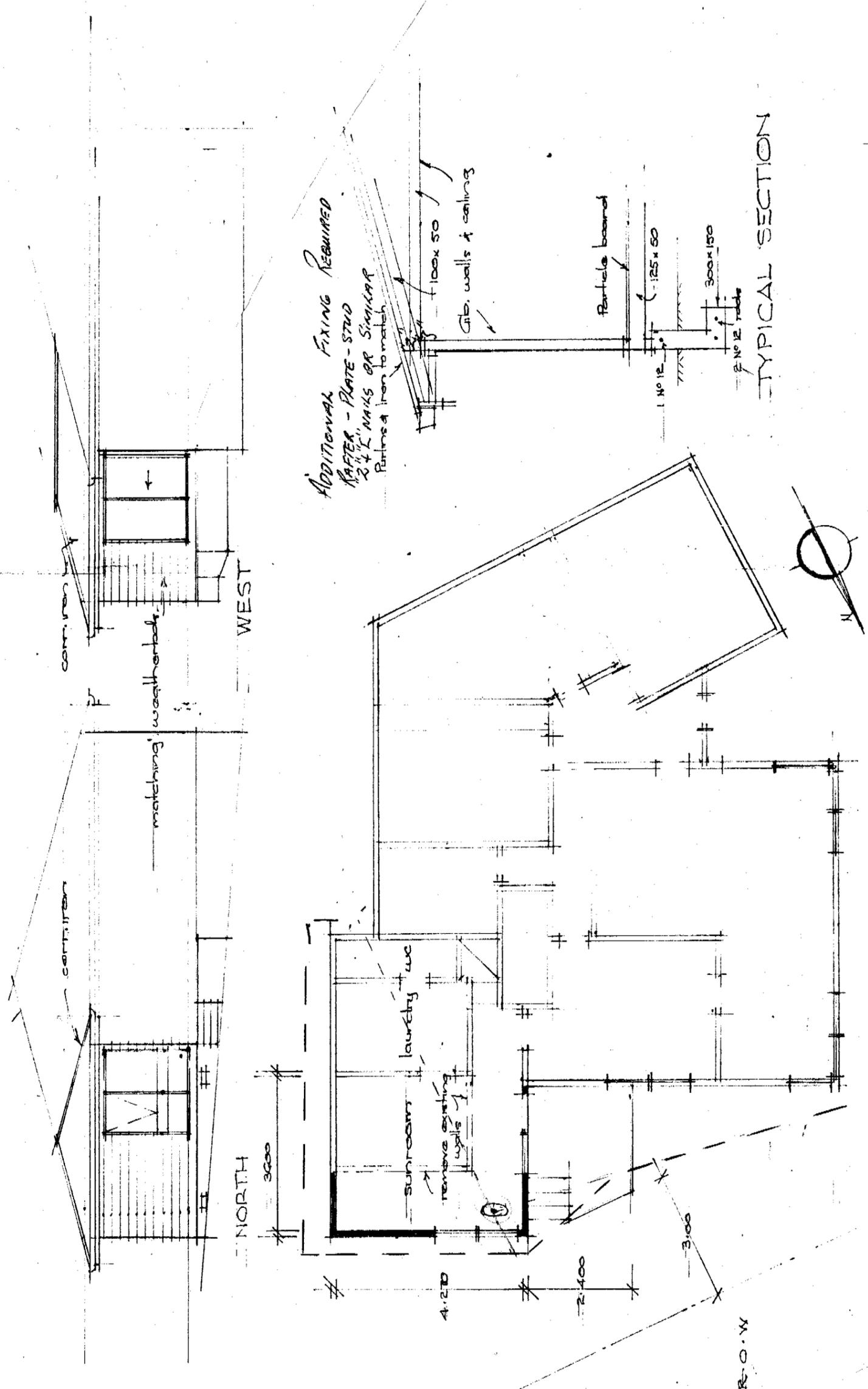
**PART SOUTH ELEVATION (1:50)**

Note: 1.0m high min if ground to decking level is 1.0m or >  
See attached extract F4.





ADDITION TO RESIDENCE 53 SEDDON STREET WAIKANAÉ FOR MR & MRS G R CASSELS Scale 1:100 & 1:50



ADDITION TO RESIDENCE 53 SEDDON STREET WAIKANA E FOR MR & MRS G. R. CASSELS Scale: 1:100 & 1:50



# KAPITI COAST DISTRICT COUNCIL

Form 3

## APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

To : Kapiti Coast District Council

[Cross each applicable box and attach relevant documents in triplicate]

942621

PART A : GENERAL  
(Complete Part A in all cases)

TYPE OF BUILDING	Dwelling		Retail		Accessory	
	New	Other	Industrial	Alterations	Other	Other

DEPARTMENT	REQUIREMENTS	COMMENTS	CHECKED/DATE STAMP												
Town Planning	<table border="1"> <tr> <td>Zoning Conforms</td> <td>Yes</td> <td>No</td> </tr> <tr> <td>Dispensation</td> <td></td> <td></td> </tr> <tr> <td>Planning Consent</td> <td></td> <td></td> </tr> <tr> <td>Special Floor Level</td> <td></td> <td></td> </tr> </table>	Zoning Conforms	Yes	No	Dispensation			Planning Consent			Special Floor Level				
Zoning Conforms	Yes	No													
Dispensation															
Planning Consent															
Special Floor Level															
Plumbing															
Drainage															
Stormwater	<table border="1"> <tr> <td>To Channel</td> <td></td> </tr> <tr> <td>To Drain</td> <td></td> </tr> <tr> <td>Confined to Lot</td> <td><input checked="" type="checkbox"/></td> </tr> </table>	To Channel		To Drain		Confined to Lot	<input checked="" type="checkbox"/>								
To Channel															
To Drain															
Confined to Lot	<input checked="" type="checkbox"/>														
Building															
Structural	<table border="1"> <tr> <td>Specific Design</td> <td></td> </tr> <tr> <td>Foundation</td> <td></td> </tr> <tr> <td>Structure</td> <td></td> </tr> <tr> <td>Roof</td> <td></td> </tr> </table>	Specific Design		Foundation		Structure		Roof							
Specific Design															
Foundation															
Structure															
Roof															
Subdivisional Engineer	<table border="1"> <tr> <td>Earthworks Bylaw Conditions</td> <td></td> </tr> </table>	Earthworks Bylaw Conditions													
Earthworks Bylaw Conditions															
Environmental Health															
Site															

<p><b>APPLICANT*</b></p> <p>Name: <u>IAN JOPKING</u></p> <p>Mailing address: <u>53 SEDDON ST WAIKANA</u></p> <p>Contact [Print name and position]: <u>AS ABOVE</u></p> <p>Phone: <u>292289</u> Fax: <u>-</u></p> <p>*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.</p> <p>FOR COUNCIL USE</p> <p>Received: <u>4/11/94</u></p> <p>Application fee: <u>\$ 70.00</u></p> <p>Receipt No.: <u>46585</u></p>	<p><b>PROJECT</b></p> <p>New or relocated building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/></p> <p>Intended use(s) [In detail]: <u>FRENCH DOORS FROM FAMILY ROOM INTO BACK GARDEN</u></p> <p>Intended life: <input checked="" type="checkbox"/> Indefinite but not less than 50 years <input type="checkbox"/> Specified as _____ years <input type="checkbox"/> Demolition</p> <p>Being stage _____ of an intended _____ stages.</p> <p>Estimated value (inclusive of GST) : <u>\$2000</u></p> <p><b>PROJECT LOCATION</b></p> <p>Street address [if any]: <u>53 SEDDON ST WAIKANA</u></p> <p>Legal description [as shown on certificate of title or rates notice, if any]: Lot <u>21</u></p> <p>DP <u>18240</u></p>
--	---

This application is for :

- Building consent only, in accordance with project information memorandum number \_\_\_\_\_.
- Both building consent and a project information memorandum.

1496025300

Floor (tick boxes)	Roof (tick boxes)	External Cladding (tick boxes)
Timber	Steel Sheeting	Brick
Concrete	Steel Tiles	Concrete
Wood Products	Concrete Tiles	Concrete Block
Other	Shingles	Cement Board
Framing (tick boxes)	Aluminium	Plaster
Timber	Other	Timber
Concrete	Internal linings (tick boxes)	Steel
Steel	Plaster Board	Aluminium
Aluminium	Fibrous Plaster	Other
Other	Wood Products	Size of Building
	Other	Floor area m <sup>2</sup>
		No. of storeys
		No. of dwelling units

Any automatic back-flow preventer connected to a potable water supply.  
 Lifts, escalators, or travelers or other similar systems.  
 Mechanical ventilation or air conditioning system serving all or a major part of the building.  
 operation is necessary for  
 of buildings.  
 i system.

- Any other compliance
- Building in
- Such signs
- None of the

Received with thanks by 50/01  
 KAPITI COAST DISTRICT COUNCIL

4-11-94 10:52 Receipt no. 463585  
 DR BC942621 JOPLING ALA 72.90-  
 MR ALAN JOPLING: 53 SEDDON ST.: WAIKANAHE  
 CO B  
 H & G M JOPLING 72.90

The building will  
 reporting procedures]

- Means of escape
- Safety barriers
- Means of access of the Disabled
- Handheld hoists for lifting/lowering
- Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975.

Signed for and on behalf of the Applicant:

Name: \_\_\_\_\_  
 Position: \_\_\_\_\_

Date: / /

**PART B : PROJECT DETAILS**  
 (Complete Part B only if you have not applied separately for a project information memorandum)

- Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- New provisions to be made for vehicular access, including parking.
- Provisions to be made in building over or adjacent to any road or public place.
- New provisions to be made for disposing of stormwater and wastewater.
- Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.
- New connections to public utilities.
- Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise.
- Any cultural heritage significance of the building or building site, including whether it is on a marae.

**PART C : BUILDING DETAILS**  
 (Complete Part C in all cases)

This application is accompanied by [Cross each applicable box, attach relevant documents in duplicate] :

- The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:
  - Building certificates
  - Producer statements
  - References to accreditation certificates issued by the Building Industry Authority
  - References to determinations issued by the Building Industry Authority
- Proposed procedures, if any, for inspection during construction.

**PART D : KEY PERSONNEL**

(Complete Part D as far as possible in all cases. Give names, addresses, and telephone numbers. Give relevant registration numbers if known.)

Designer(s): Alan Sepane / 53 Seddon St WaiKanae  
 Building Certifier(s): \_\_\_\_\_  
 Builder(s): \_\_\_\_\_  
 Registered Drainlayer: \_\_\_\_\_ REG NO.: \_\_\_\_\_  
 Craftsman Plumber: \_\_\_\_\_ REG NO.: \_\_\_\_\_  
 Craftsman Gasfitter: \_\_\_\_\_ REG NO.: \_\_\_\_\_  
 Registered Electrician: \_\_\_\_\_ REG NO.: \_\_\_\_\_  
 Other: \_\_\_\_\_

**PART E : COMPLIANCE SCHEDULE DETAILS**

E1 : Systems Necessitating a Compliance Schedule  
 (Complete Part E1 for all new buildings and alterations, except single residential dwellings.)

The building will contain the following [Cross each applicable box and attach proposed inspection, maintenance, and reporting procedures]:

- Automatic sprinkler systems or other systems of automatic fire protection.
- Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- Emergency warning systems for fire or other dangers.
- Emergency lighting systems.
- Escape route pressurisation systems.
- Riser mains for fire service use.

**FOR OFFICE USE ONLY**

<b>APPLICATION FEE</b>	\$ 70.00
<b>RECEIPT NO</b>	463585
<b>INVOICE NO</b>	296
<b>RECEIPT NO</b>	478387
<b>BUILDING CONSENT NO</b>	242621
<b>DATE ISSUED</b>	21/1/95
<b>AUTHORISATION FOR REFUND OF DEPOSITS</b>	
Deposit held =	\$
Cost to Repair Damage Caused During Construction =	\$
Total Balance to be Refunded =	\$
Authority Number :	
Authorised	DATE

<b>FEEES</b>	
Building	\$ 70.00
Sewer Connection	\$
Water Connection	\$
Vehicle Crossing	\$
Damage Deposit	\$
Structural Checking	\$
Building Research Levy	\$
Development Levy	\$
BIA Levy	\$
Compliance Schedule	\$
<b>SUBTOTAL</b>	\$ 70.00
Less Deposit Paid	\$ 24.00
<b>TOTAL</b>	\$ 46.00
<b>GST INCLUDED</b>	\$ 1.28

FEEs NOT TO BE PAID UNTIL REQUESTED BY OFFICE.

H.C.C./D.1

# Horowhenua County Council

PERMIT No. 1686

LOCALITY *Waikare*

DATE RECEIVED *20:6:65* : DATE ISSUED *7:7:65*

## APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME *R.D. Hobercraft*

FOR OFFICE USE ONLY.

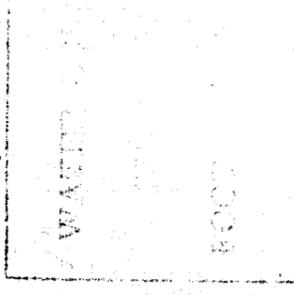
REMARKS:

*Zimborini*

*20/6/65*

*Minimum size effluent soakhole - 8 cubic yards capacity of boulders.*

*Family Inspector Dr. 15/6/65*



### SCALE OF PERMIT FEES

Estimated Value of Work:	Fee Payable.
Not exceeding £5	0 1 0
Exceeding £5 but not exceeding £10	0 2 6
" £10 " " " £25	0 5 0
" £25 " " " £50	0 10 0
" £50 " " " £100	1 0 0
" £100 " " " £150	1 10 0
" £150 " " " £200	2 0 0
" £200	£2, plus 10/- for every £100 or part thereof in excess of £200.

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



737

H.C.C./D.1

# Horowhenua County Council

PERMIT No. 11474

LOCALITY Southside Street

DATE RECEIVED : : : DATE ISSUED 20 : 11 : 80

## APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME Cassels

FOR OFFICE USE ONLY

REMARKS:

PA

**APPROVED**

*[Signature]*  
COUNTY ENGINEER

DATE 11-11-80

FEEs NOT TO BE PAID UNTIL REQUESTED BY OFFICE

### SCALE OF PERMIT FEES

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

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

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

# PLAN OF ALLOTMENT

## Application For Plumbing and Drainage Permit

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

TO THE COUNTY HEALTH INSPECTOR,  
Horowhenua County Council,  
Bath Street,  
Levin.

Postal Address:  
Horowhenua County Council,  
P.O. Box 258,  
Levin.

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

Boundary Lines to be shown thus: .....

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

Frontage to .....

Description of Drainage and Plumbing Work .....

Allotment Lot: 21 D.P.: 18245 Section: ..... Area: .....

Block: ..... S.D.: ..... Locality: .....

Previous Owner { If Section has been recently transferred }

Frontage (Length) (Name of Street or Road) 53 Adderton St.

Water Supply (Description) .....

Estimated Material Value of Plumbing Work \$ .....

Estimated Labour Value of Plumbing Work \$ .....

Estimated Material Value of Drainage Work \$ 304.

Estimated Labour Value of Drainage Work \$ 200 Total \$ 504.

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

Permit Fee Based on Labour Value \$ 18 Receipt No.: 20099

Water Connection Fee \$ ..... Receipt No.: .....

Full Name and Address of Owner: MR. GEOFFREY ROBERT CASSELS

53 SEDDON STREET, WAIKANAÉ

NOTE.—The following MUST accompany this Application:—

(a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page. For a sewer connection, complete enclosed carbonised form.

(b) Specifications of work materials to be used.

Plan showing drain should be drawn to scale of 1-100.

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

Signature of Applicant: P A McLean

Address: Box 1 Mana Kawa

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

Registered Drainlayer's Signature, Address, and Registered No. P A McLean

43416

# Horowhenua County Council

PERMIT No. H 3500

LOCALITY Waikanae

DATE RECEIVED : : : : : DATE ISSUED 26-11-79

FEE NOT TO BE PAID UNTIL REQUESTED BY OFFICE

## APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME S. Cassels

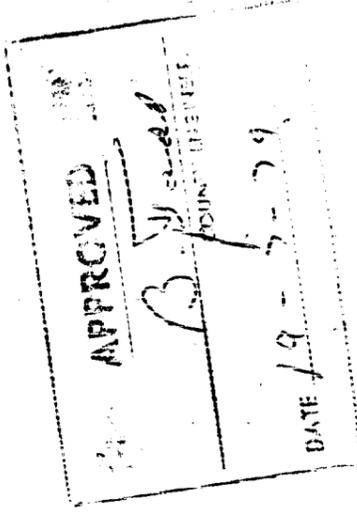
FOR OFFICE USE ONLY

REMARKS:

### SCALE OF PERMIT FEES

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

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



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

Valuation Book No. 1497/175

Date June 20th, 1979

# Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR,  
Horowhenua County Council,  
Bath Street,  
Levin.

Postal Address:  
Horowhenua County Council,  
P.O. Box 258,  
Levin.

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

Description of Drainage and Plumbing Work *Connect Pot Belly with back to N.W. Sutherland*

Allotment Lot: 21 D.P.: 18240 Section: \_\_\_\_\_ Area: \_\_\_\_\_

Block: \_\_\_\_\_ S.D.: \_\_\_\_\_ Locality: \_\_\_\_\_

Previous Owner { If Section has been recently transferred

Frontage (Length) \_\_\_\_\_ (Name of Street or Road) 53 Sutherland St

Water Supply (Description) Town supply

Estimated Material Value of Plumbing Work	\$	
Estimated Labour Value of Plumbing Work	\$	
Estimated Material Value of Drainage Work	\$	<u>50.</u>
Estimated Labour Value of Drainage Work	\$	<u>50.</u>
	Total	\$ <u>100.</u>

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

Permit Fee Based on Labour Value \$ 0 Receipt No.: 0000000000

Water Connection Fee \$ \_\_\_\_\_ Receipt No.: \_\_\_\_\_

Full Name and Address of Owner: A. Cassels

NOTE.—The following MUST accompany this Application:—

- (a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page. For a sewer connection, complete enclosed carbonised form.
- (b) Specifications of work materials to be used.  
Plan showing drain should be drawn to scale of 1-100.  
Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: [Signature]

Address Box 2003 Rawangi Beach

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

Registered Drainlayer's Signature, Address, and Registered No. \_\_\_\_\_

# PLAN OF ALLOTMENT

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

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

Boundary Lines to be shown thus: \_\_\_\_\_

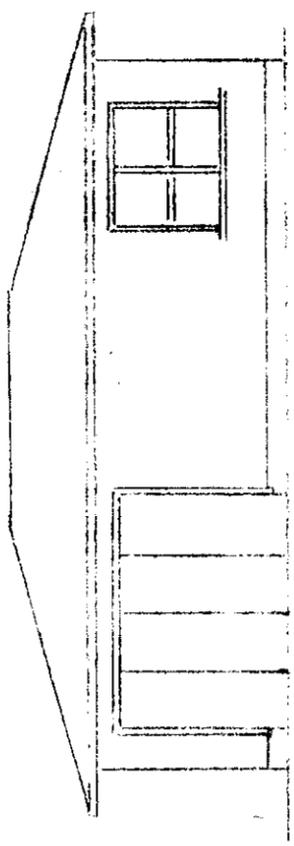
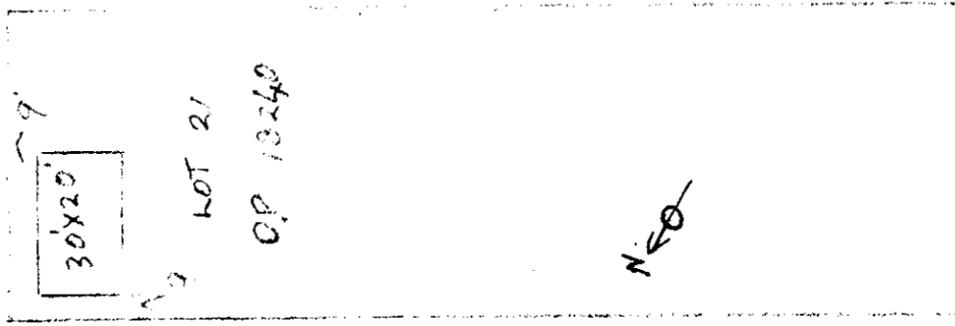
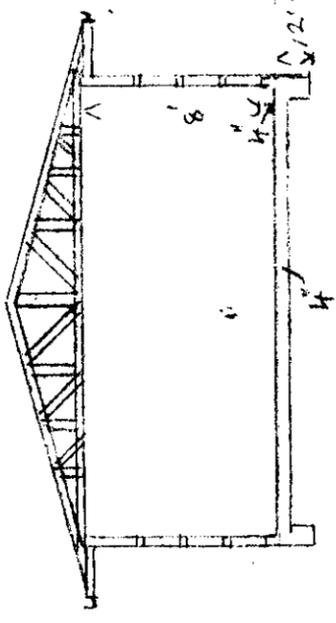
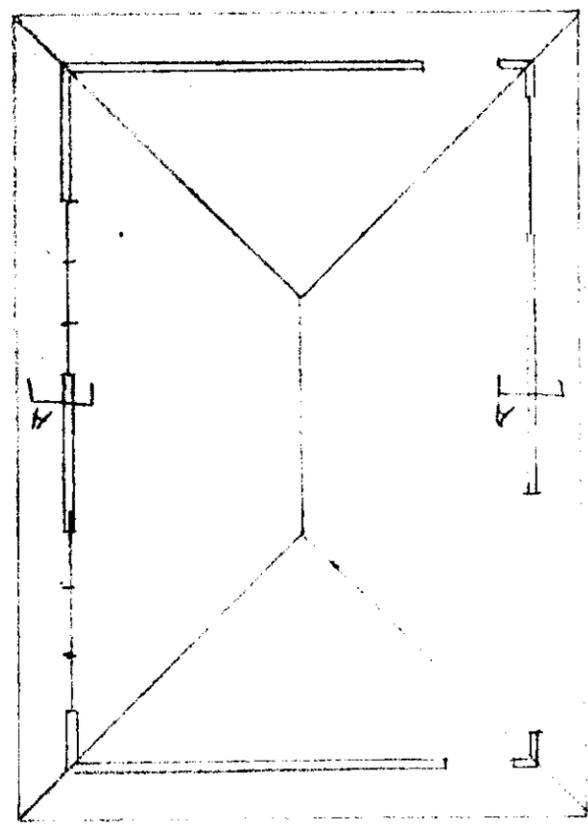
Frontage to \_\_\_\_\_ Road

PROPOSED GARAGE FOR MR R D HOBBCRAFT  
 SEDDON ST WAIKANAЕ.

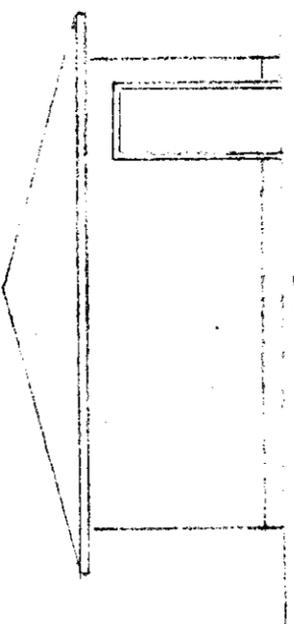
SPECIFICATION

Foundation Concrete reinforced.

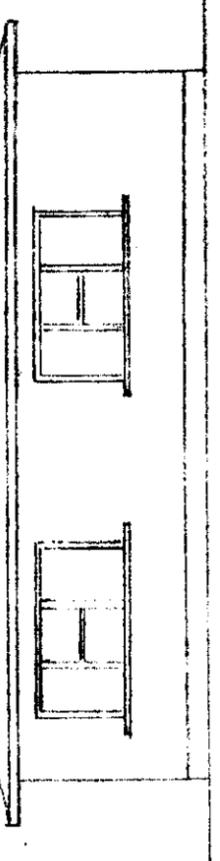
- 4x2 frame
- 6x1 Sarking
- 8x1 Fascia
- 8x1" BB Weatherboards
- ROOF GG IRON



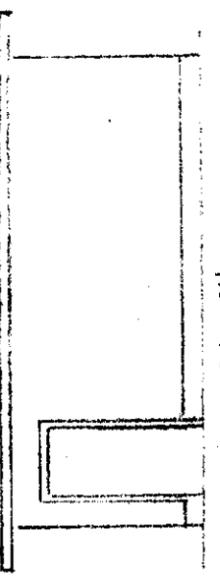
EAST.



NORTH.



WEST.



SOUTH.

SEDDON ST

SITE PLANE 40'-1"

