

move.

council records

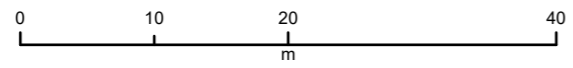
**6C Highfield Place
Highlands Park**

Statement of Passing Over:

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



- Natural Source
 - Treatment Plant
 - Pumpstation
 - Storage Unit
 - Hydrant
 - Manhole
 - Alert Valve
 - Air Valve
 - Non-Return Valve
 - Standard Valve
 - Manifold Valve
 - Backflow
 - Meter
 - Restricted Flow
 - Wellup
 - Inlet
 - Outlet
 - Soakhole
 - End Point
 - Node
 - Misc Point
 - Trunk
 - Rise
 - Main
 - Lateral
 - Open Drain
 - Stream
 - Overland Flow Path
 - Misc Polygon
 - Proposed Bund and Ponding Areas
 - Storm Water Mgmt Plan
- Yellow = Privately Owned**
Grey = Out of Service/Closed
- Stormwater**
Water Supply
Waste Water



26 Images

BUILDING CONSENT

62292P

PROPERTY ID

020793

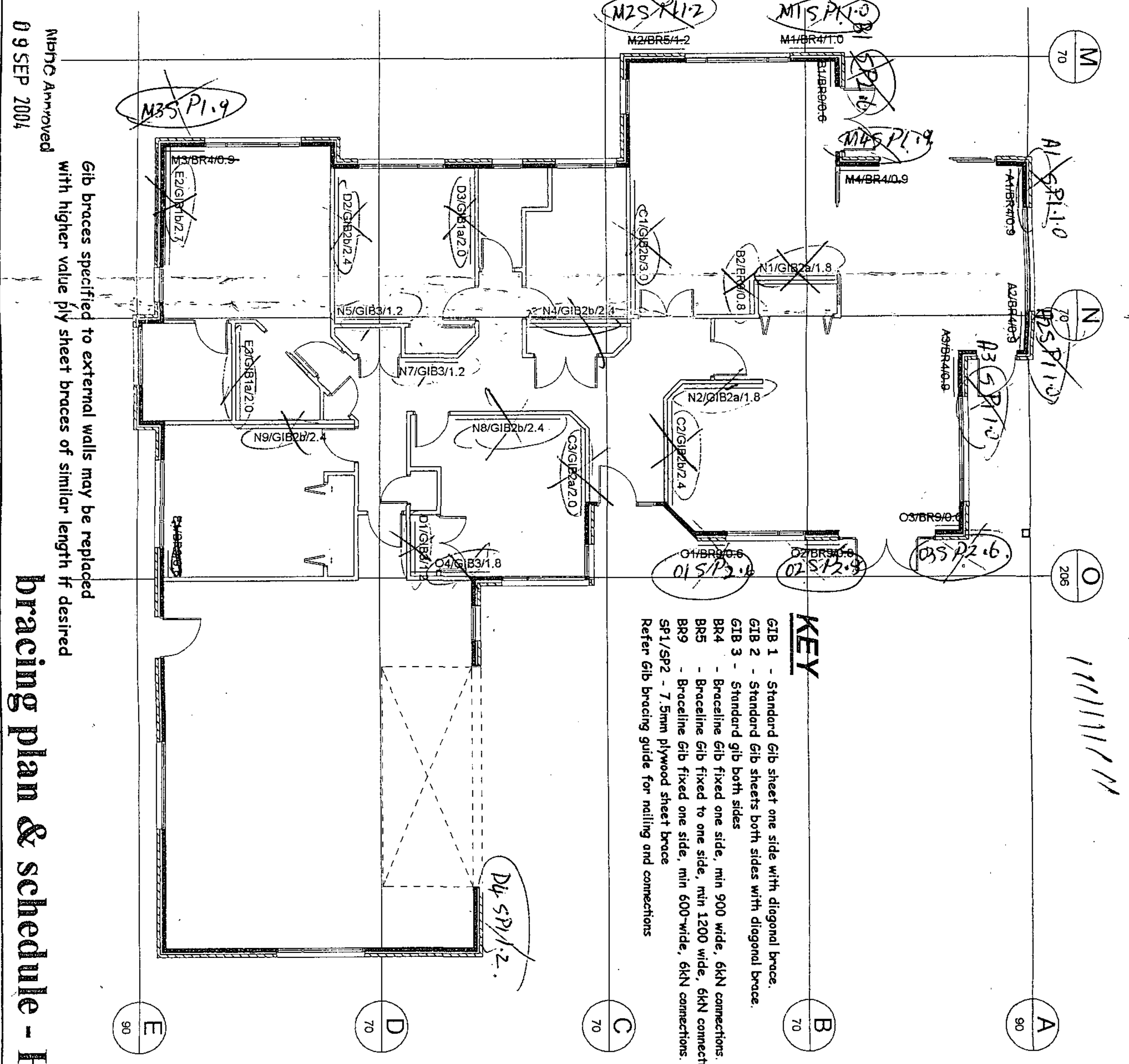


62292P

BRACING CALCULATIONS		
Building Height to Apex	6.0 m	Location of Storey
Roof Height Above Eaves	2.0 m	Floor Load
Stud Height	2.4 m	Roof Weight
Roof Pitch	0 - 25°	Cladding Weights:
Hip Roof	Yes	- Subfloor
Building Length (BL)	22.0 m	- Lower Floor
Building Width (BW)	12.0 m	- Upper Floor
Wind Zone	High	Room in Roof Space
W across	64 BUS/m	Gross Plan Area (GPA)
W along x BW	768.0 BUS	Earthquake Zone
W across x BL	1,408.0 BUS	EQ x GPA
		Concrete Floor
		Light
		Heavy
		No
		194.0 m ²
		A
		5.2 BUS/m ²
		1,008.8 BUS

Bracing Line Label	Min Bus Required	Bracing Elements Provided			Rating Bus/m	Rating Bus/m	Bus Achieved	Rating Bus/m	Bus Achieved
		Brace No.	Brace Type	Brace Length					
A	90	A1	SP1	1.0	0.0	2.4	100	100	115
		A2	SP1	1.0	0.0	2.4	100	100	115
		A3	SP1	1.0	0.0	2.4	100	100	115
B	70	B1	SP2	0.6	0.0	2.4	90	54	105
		B2	BR9	0.8	0.0	2.4	110	88.0	95
C	70	C1	GIB2b	3.0	0.0	2.4	80	240.0	70
		C2	GIB2b	2.4	0.0	2.4	80	192.0	70
		C3	GIB2a	2.0	0.0	2.4	75	150.0	60
D	70	D1	GIB3	1.2	0.0	2.4	65	78.0	60
		D2	GIB2b	2.4	0.0	2.4	80	192.0	70
		D3	GIB2a	2.0	0.0	2.4	75	150.0	60
E	90	E1	GIB1a	2.0	0.0	2.4	55	165.0	50
		E2	GIB1b	2.7	0.0	2.4	75	202.5	50
		E3	GIB1a	2.0	0.0	2.4	55	165.0	50
Totals Achieved					W	184.5	1,695	E	1,008.8
Totals Required					W	768.0		E	1,008.8

Bracing Line Label	Min Bus Required	Bracing Elements Provided			Rating Bus/m	Rating Bus/m	Bus Achieved	Rating Bus/m	Bus Achieved
		Brace No.	Brace Type	Brace Length					
M	70	M1	SP1	1.0	0.0	2.4	100	100	115
		M2	SP1	1.2	0.0	2.4	100	120	130
		M3	SP1	0.9	0.0	2.4	100	90	103.5
		M4	SP1	0.9	0.0	2.4	100	90	103.5
N	70	N1	GIB2a	1.8	0.0	2.4	75	135.0	60
		N2	GIB2a	1.8	0.0	2.4	75	135.0	60
		N4	GIB2b	2.4	0.0	2.4	80	192.0	70
		N5	GIB2b	1.2	0.0	2.4	65	78.0	60
		N7	GIB3	1.2	0.0	2.4	65	78.0	60
		N8	GIB2b	2.4	0.0	2.4	80	192.0	70
		N9	GIB2b	2.4	0.0	2.4	80	192.0	70
		O1	SP2	0.5	0.0	2.4	90	54	105
		O2	SP2	0.8	0.0	2.4	90	72	105
		O3	SP2	0.6	0.0	2.4	90	54	105
		O4	GIB3	1.8	0.0	2.4	65	117.0	60
Totals Achieved					W	1699	1,612	E	1,008.8
Totals Required					W	1,408.0		E	1,008.8



bracing plan & schedule - House
1:100

MHC Approved
09 SEP 2004

Hassall Homes Ltd
25 Skinner St., New Plymouth
Phone/Fax 06-7511752, 025-2412908

- PROPOSED NEW DWELLING -
Gary & Ann Dent @ 6c Highfield Pl., New Plymouth

Roughan Design
ARCHITECTURAL DESIGNERS
788 Carrington Rd., New Plymouth
Phone/Fax 06-7533365, 0274-490715

Designed: Peter
Date: May 2004
Revision

Sheet
6
Series of 8
Job # 1540/04

SHEET NO *1A*

FILE NO *3904/407*

CALCS BY *lux*

JOB NAME
*Jura Rd.
6C, Highfield Pl.
NSP*

DATE *July 04*

Tse
TSE TARANAKI & ASSOCIATES LIMITED
STRUCTURAL & CIVIL ENGINEERS
PROJECT MANAGERS

Graphic Exclusion - 10072

Design foundation walls to retain backfill.

Design for $\phi = 4.75 \#$.

1. H = 2.7 m.

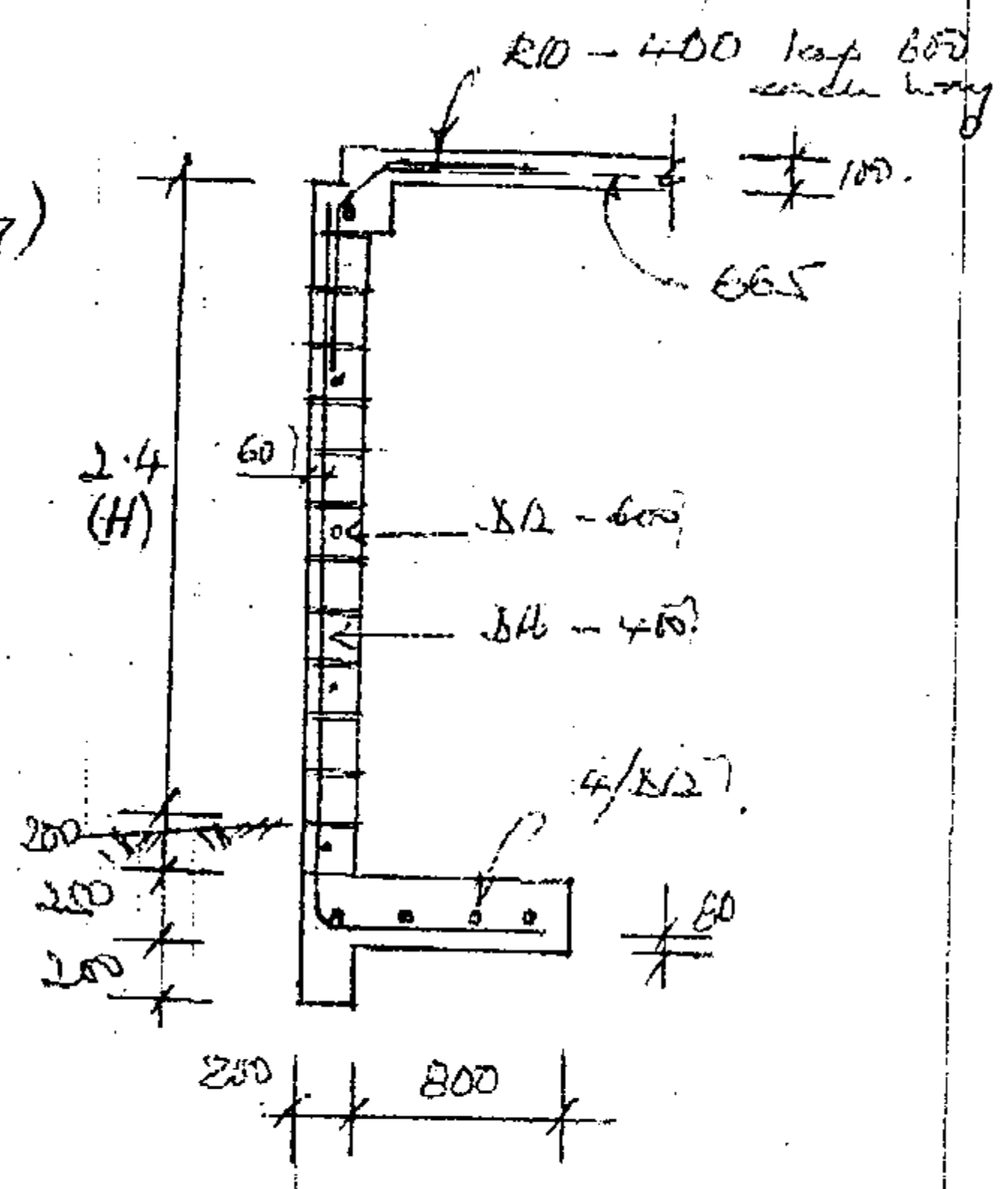
$$M_u = 1.6 \times 0.128 \times (4.75 \times 2.7) \times \frac{2.7}{2} \times 2.7$$

$$= 9.6 \text{ kNm.}$$

$$A_{st} = \frac{9.6 \times 10^6}{0.8 \times 300 \times 0.9 \times 120}$$

$$= 370 \text{ mm}^2.$$

\Delta K at 400 = 502 mm²
horizontal \Delta 12 - 600.
250 x 1.0 m footing
4/\Delta 12.



2. H = 1.8 m.

$$M_u = 1.6 \times 0.128 \times (4.75 \times 2.1) \times \frac{2.1}{2} \times 2.1$$

$$= 4.5 \text{ kNm.}$$

$$A_{st} = \frac{4.5 \times 10^6}{0.8 \times 300 \times 0.9 \times 120}$$

NPDC Approved
02 AUG 2004

SHEET NO 2A

FILE NO 3904/407

CALC BY LMX

JOB NAME Seat Area
60, Highfield Pl.
NP

DATE July 04

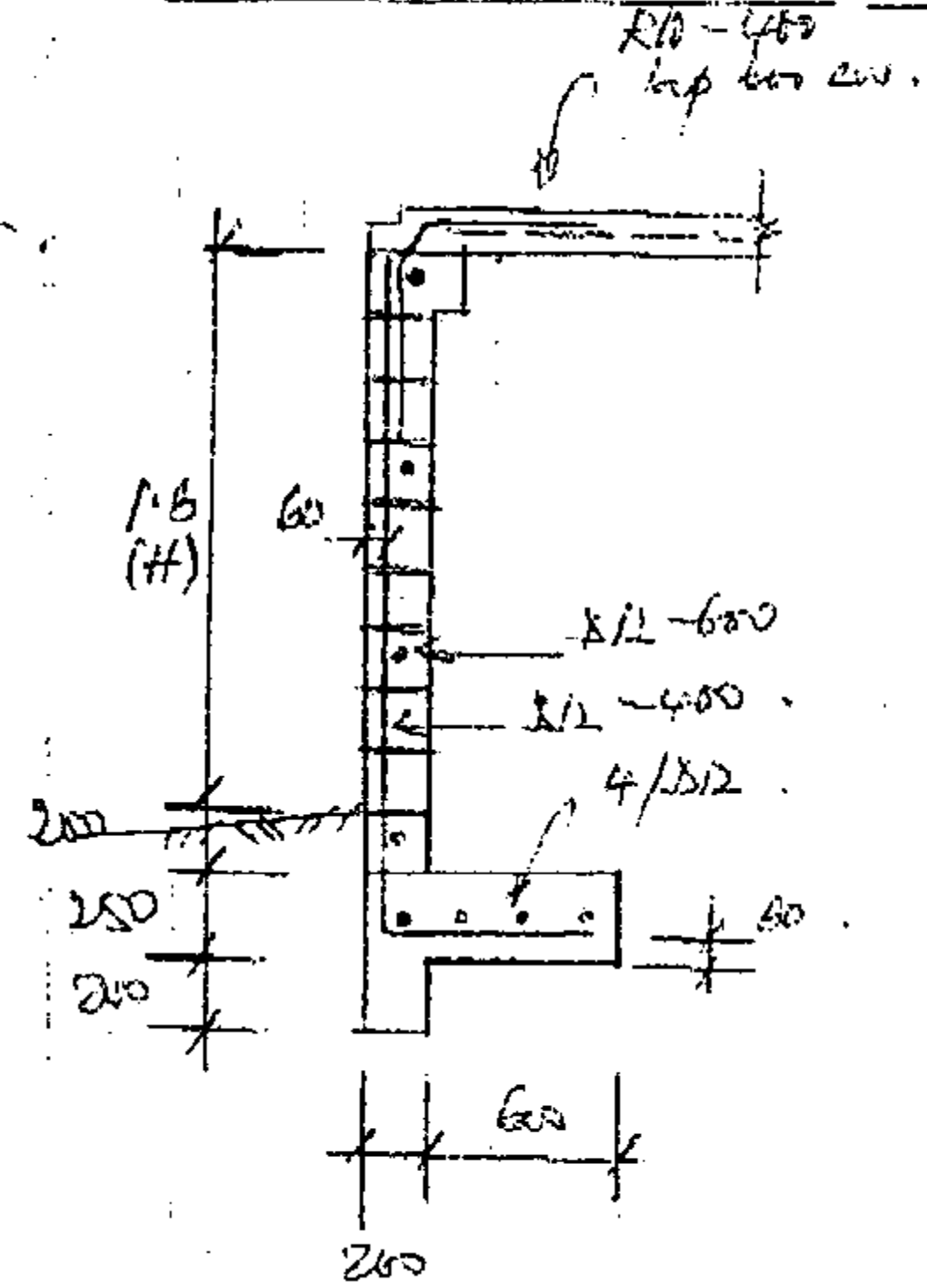


TSE TARANAKI & ASSOCIATES LIMITED

STRUCTURAL & CIVIL ENGINEERS
PROJECT MANAGERS

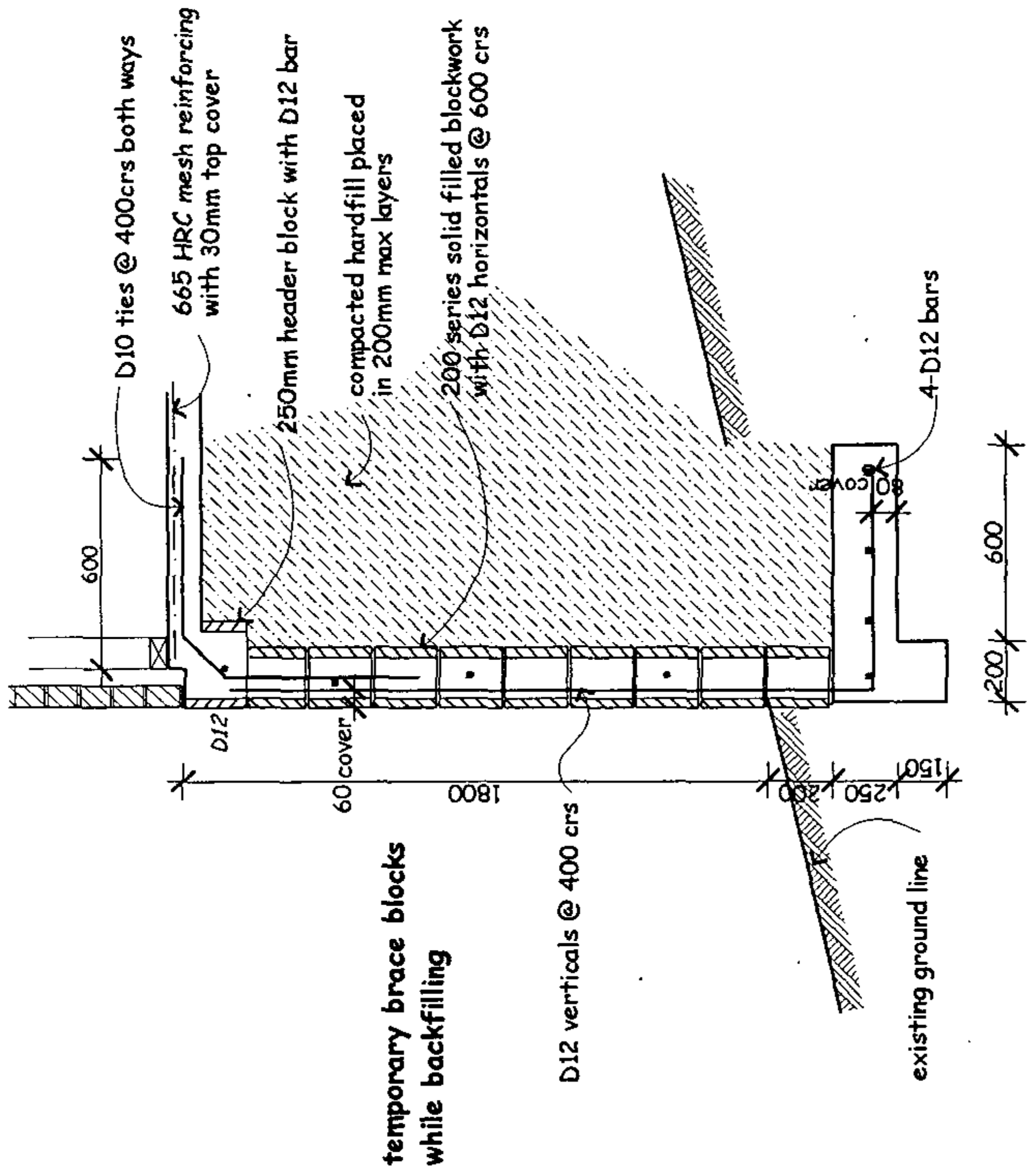
Graphics Expression - 10072

= 173 mm²
 1/2 at 400 = 282 mm²
 horizontal 1/2 - 600 4c.
 250 x 800 footing.
 4/1/2

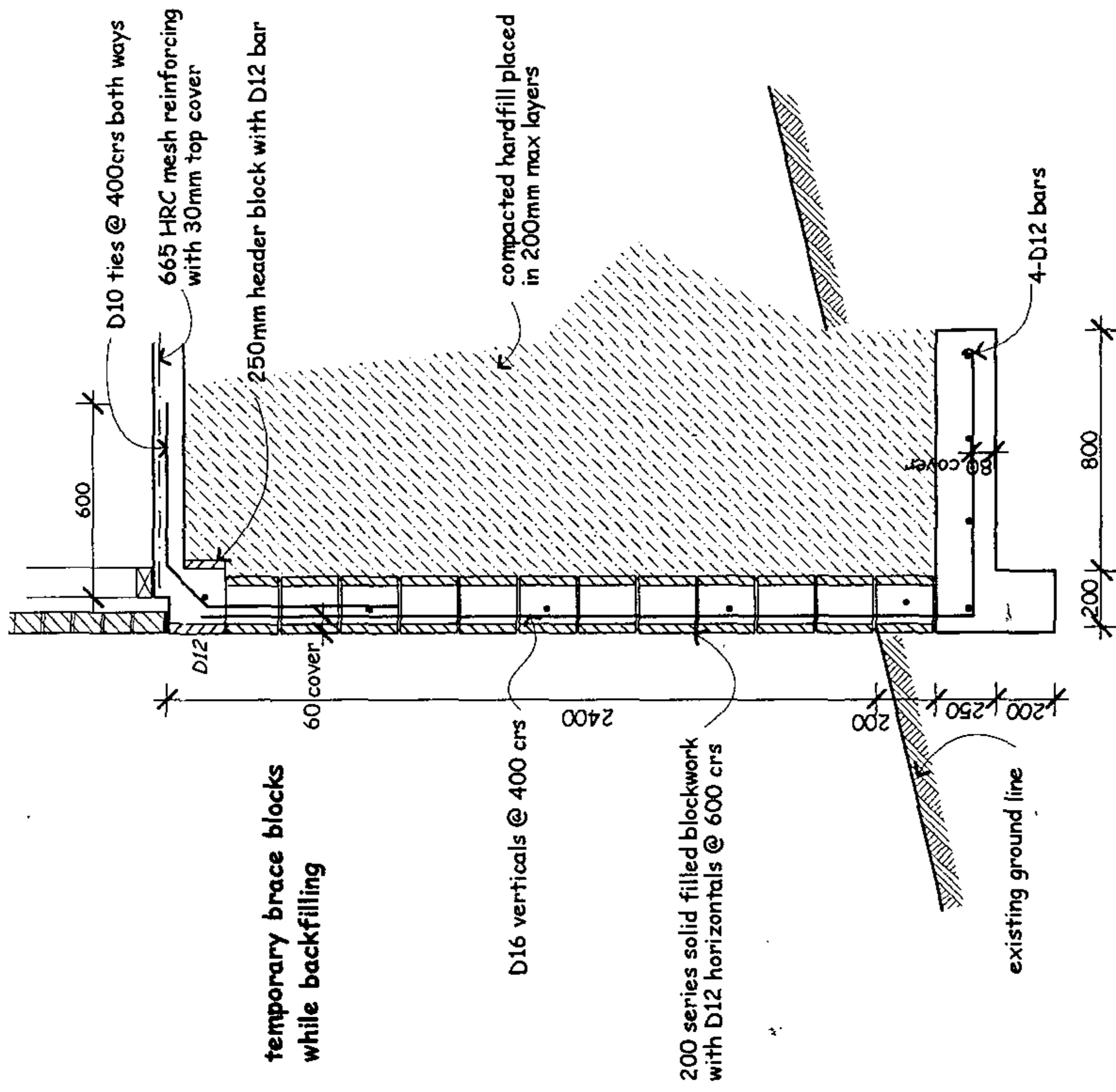


REVISION Approved
07 AUG 2004

01 271764 4



detail 4
1800 high

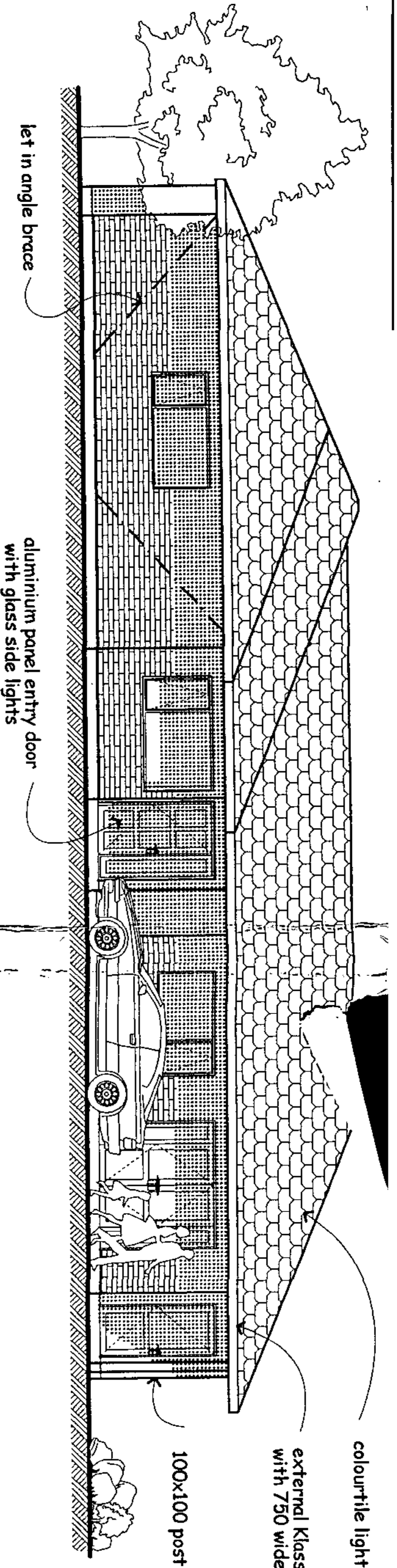


detail 5
2400 high

RIBA Approved
02 AUG 2004

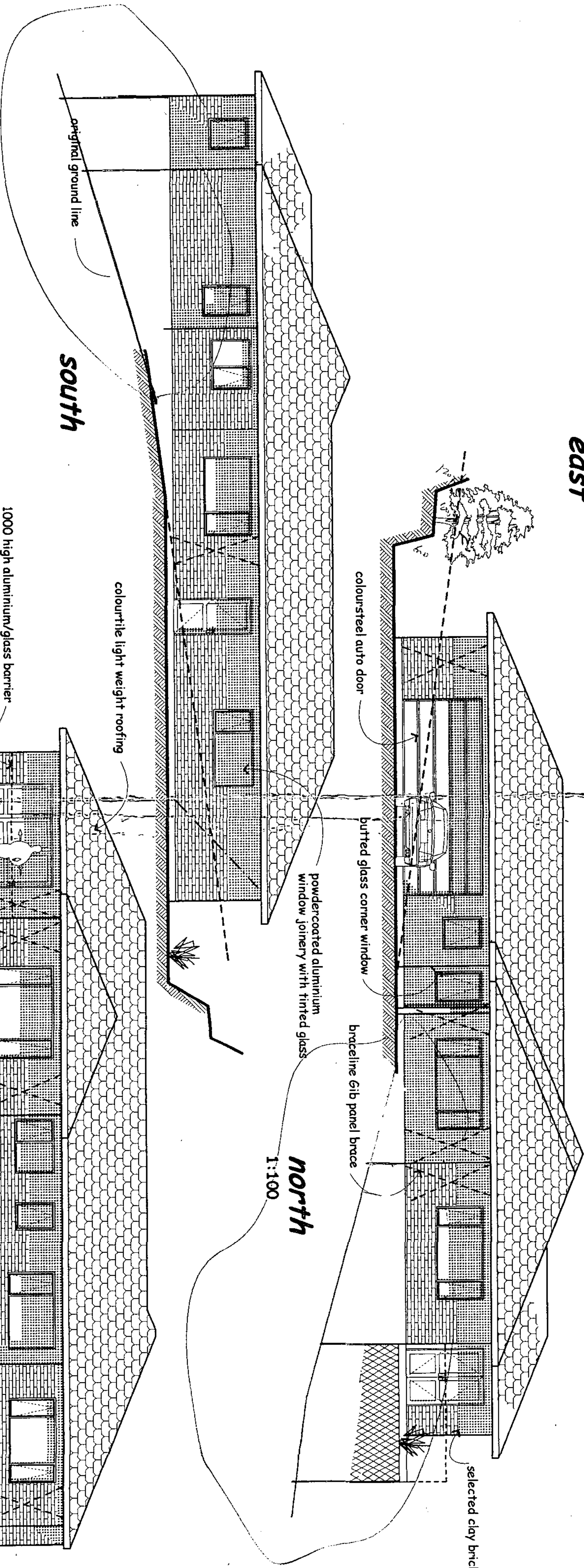
foundation details

Hassall Homes Ltd 25 Skinner St., New Plymouth Phone/Fax 06-7511752, 025-2412908	- PROPOSED NEW DWELLING - Gary & Ann Dent @ 6c Highfield Pl., New Plymouth		Sheet 5a
	Roughan Design ARCHITECTURAL DESIGNERS 788 Carrington Rd., New Plymouth Phone/Fax 06-7533365, 0374-490715	Designed: Peter Checked:	Date: May 2004 Revision



east

colourtile light weight roofing
external Klass fascia gutter system with 750 wide hardiflex soffits



south

north
1:100

General Notes:
- All work to comply with NZS 3604(1999) & District Council requirements
- Aluminium to comply with NZS 4211 & glazing to NZS 4223

1000 high aluminium/glass barrier
by Taranaki Aluminium Ltd

west

NPDC Approved
02 AUG 2004

elevations

Hassall Homes Ltd
25 Skinner St., New Plymouth
Phone/Fax 06-7511752, 025-2412908

- PROPOSED NEW DWELLING -
Gary & Ann Dent @ 6c Highfield Pl., New Plymouth

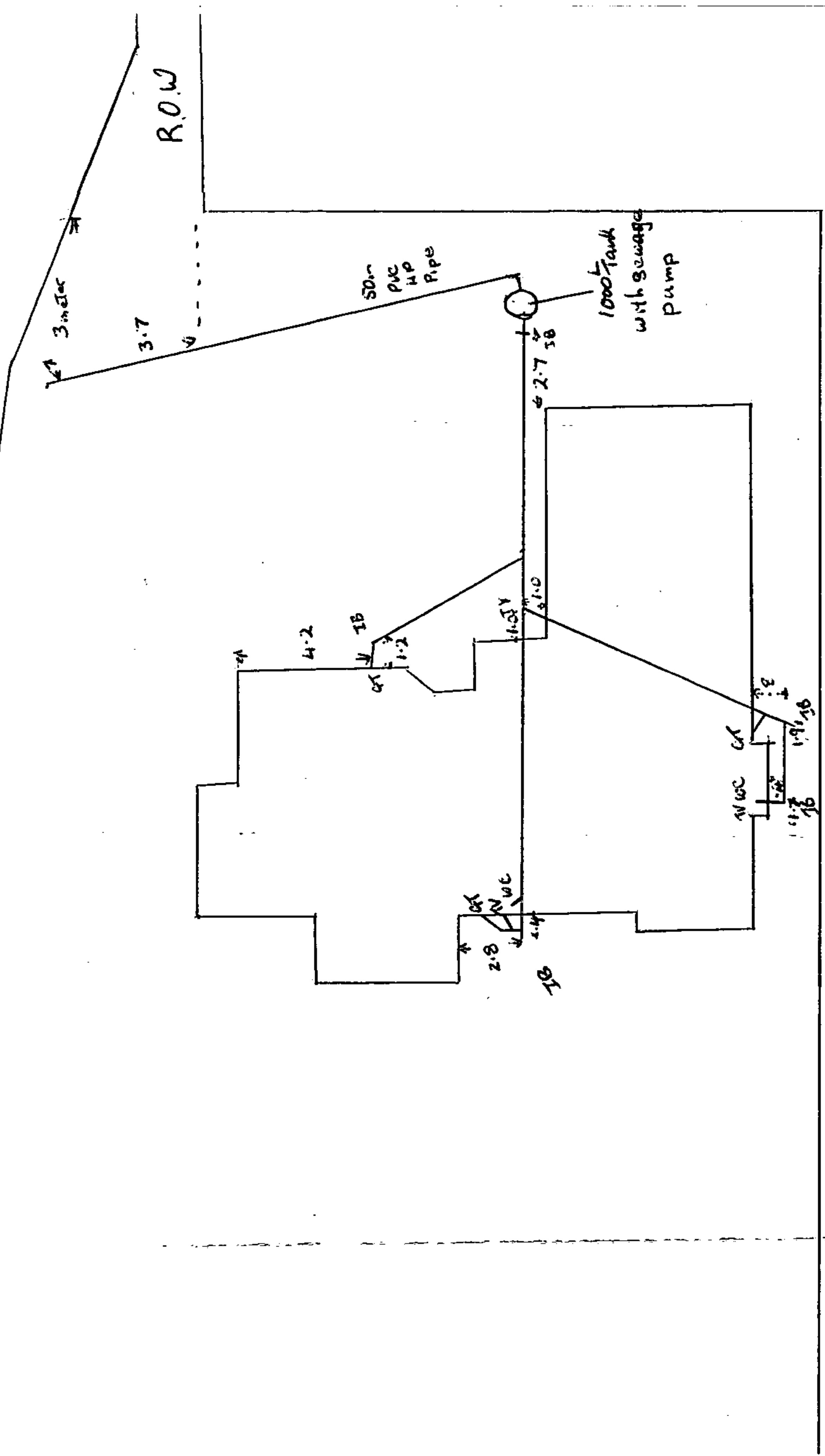
Roughan Design
ARCHITECTURAL DESIGNERS
788 Carrington Rd., New Plymouth
Phone/Fax 06-7533365, 0274-490715

Sheet
3
Series of 8
Job # 1540/04

Designed: Peter
Date: May 2004
Checked:

Revision
A

Mr & Mrs A Dent 60 Highfield Place NP
Hassall Homes LTD. Sangar Bros Plumber



- PROPOSED NEW DWELLING -

Gary & Ann Dent
6c Highfield Pl., New Plymouth

NPDC OFFICE COPY
This Building Consent is approved under the Building Act and is limited to the work only as shown on the plans and related specifications.
Approved: *[Signature]* Date: 27/10/04

Smoke detectors are required as part of this project

No. Drawing title

- 1 Site plan
- 2 Floor plan, details
- 3 Elevations
- 4 Sections
- 5 Foundation plan & details
- 6 Bracing plan & schedule - House
- 7 Bracing plan & schedule - Garage
- 8 Electrical plan

BUILDER

HASSALL HOMES LTD

25 Skinner St., New Plymouth
Phone/Fax 06-7511752, 025-2412908

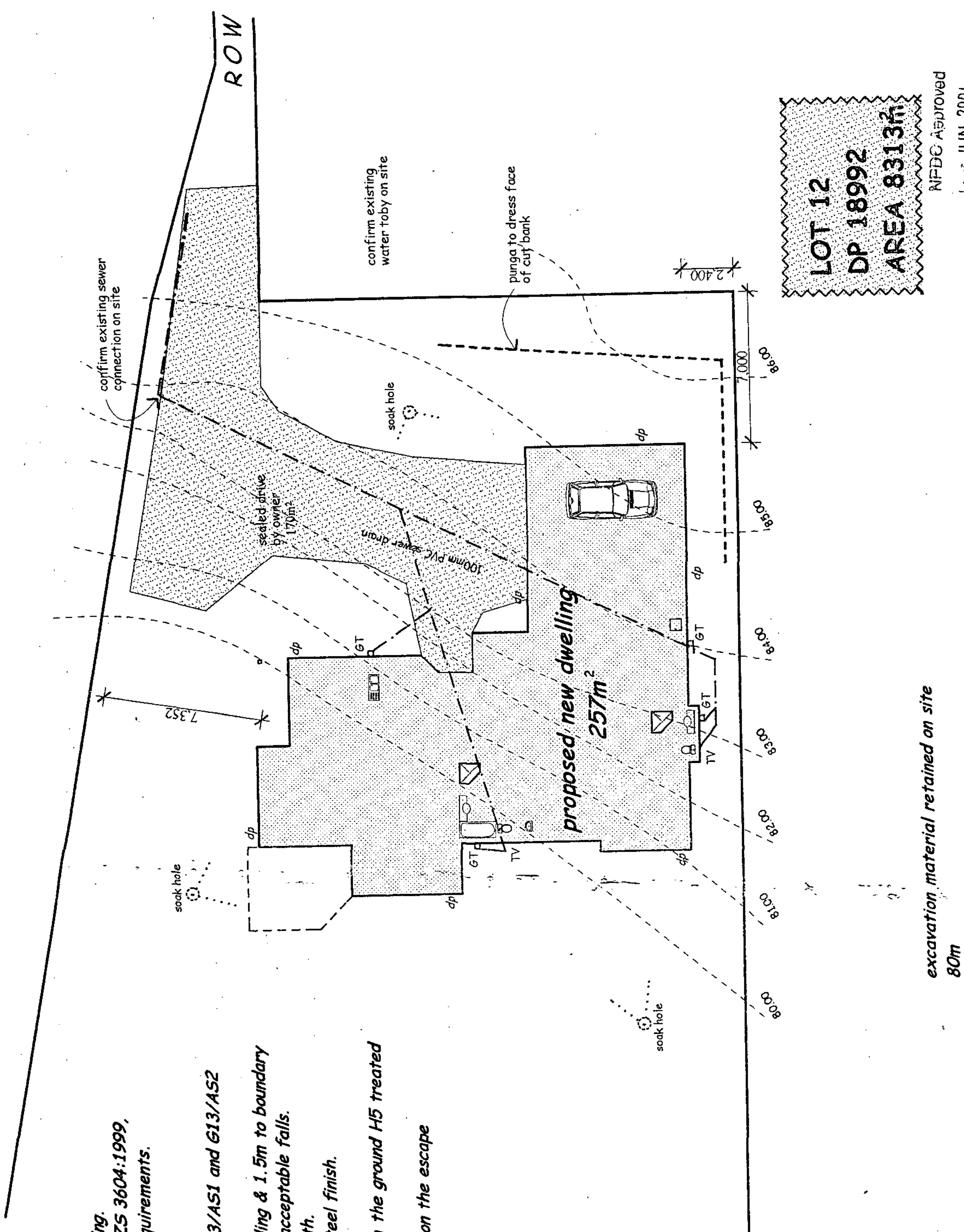
NPDC Approved
16 JUN 2004

Roughan Design ARCHITECTURAL DESIGNERS

788 Carrington Rd., New Plymouth
Phone/Fax 06-7533365, 0274-490715

GENERAL NOTES:

- Check and verify all dimensions on site prior to commencing.
- All work and construction shall comply with standards NZS 3604:1999, NZ Building Code & New Plymouth District Council requirements.
- Window and doorhead heights to be 2000mm
- Glazing and windows to comply with NZS 4211 and 4223
- Foul water sanitary plumbing shall comply with NZBC G13/AS1 and G13/AS2
- Stormwater drainage to comply with NZBC E1/AS1
- Soakholes (3 total) to be no closer than 3m to any building & 1.5m to boundary
- Size all wastes to comply with above. Lay all drains to acceptable falls.
- Roof trusses are to be designed by Carters New Plymouth.
- All exposed exterior structural fixings to be stainless steel finish.
- All wall framing to be H1.2 treated Lazer framing.
- External timbers to be H3.1 treated, if in contact with the ground H5 treated
- All concrete to be standard grade 20 Mpa @ 28 days
- Install a minimum of a battery smoke detector located on the escape route & within 3m of any bedroom doors.



**LOT 12
DP 18992
AREA 8313m²**

NFDC Approved
17 6 JUN 2004

1:200 part site plan

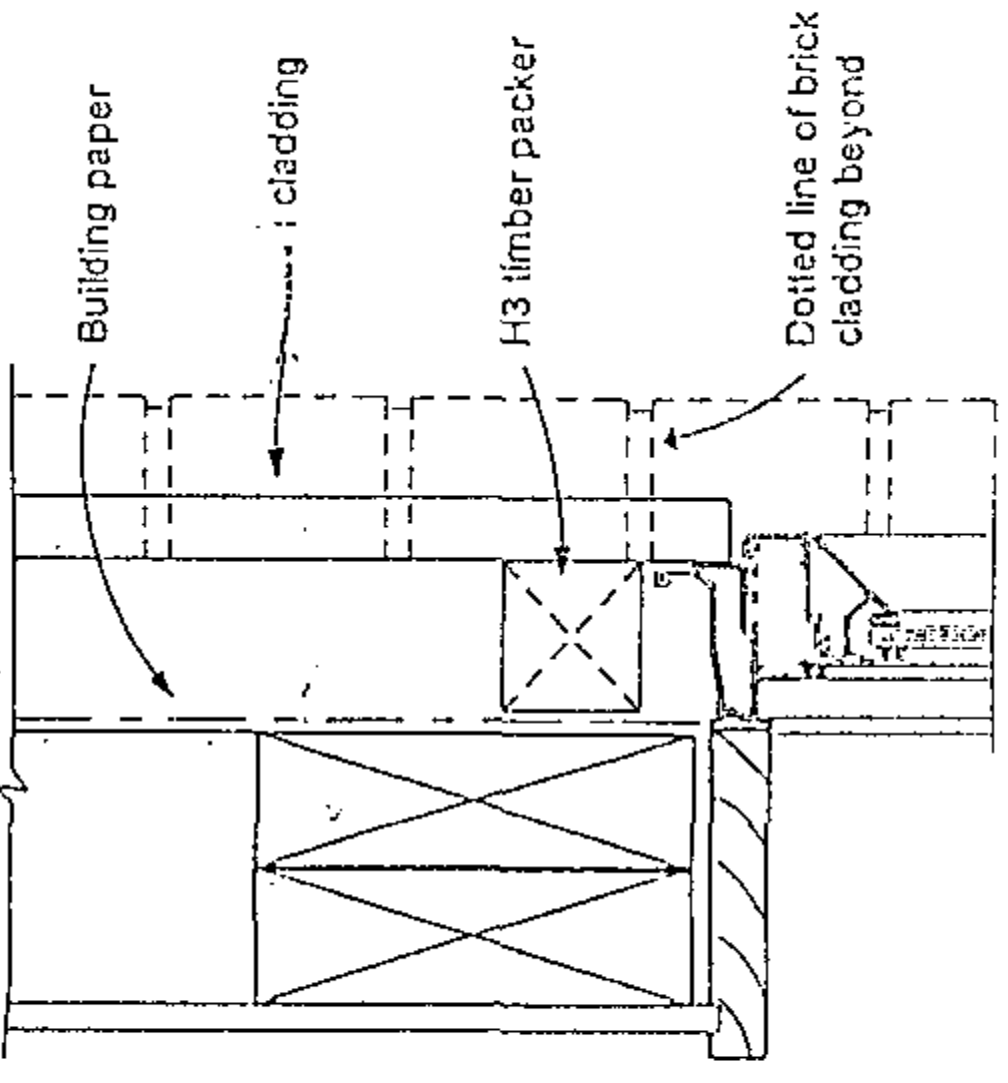
Roughan Design		Sheet	1
ARCHITECTURAL DESIGNERS			
788 Carrington Rd., New Plymouth			
Phone/Fax 06-7333365, 0274-490715			
Designed: Peter	Date: May 2004	Revision	
Checked:		Series of 8	Job # 1540/04

**- PROPOSED NEW DWELLING -
Gary & Ann Dent @ 6c Highfield Pl., New Plymouth**

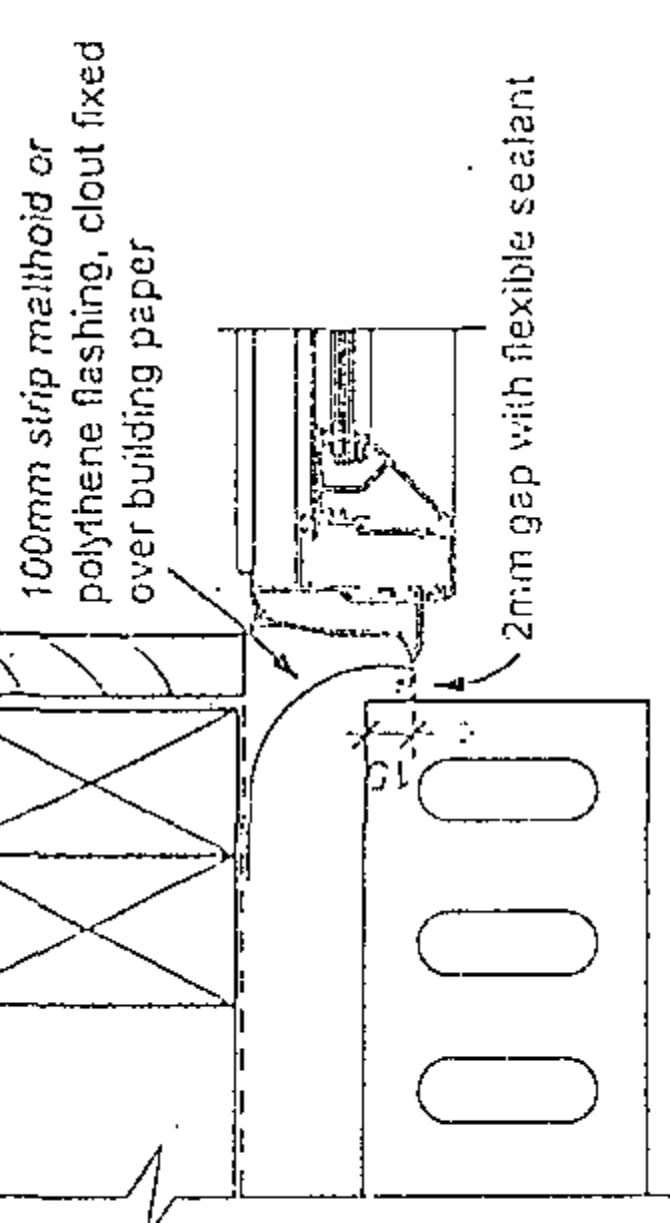
Hassall Homes Ltd
25 Skinner St., New Plymouth
Phone/Fax 06-7511752, 025-2412908



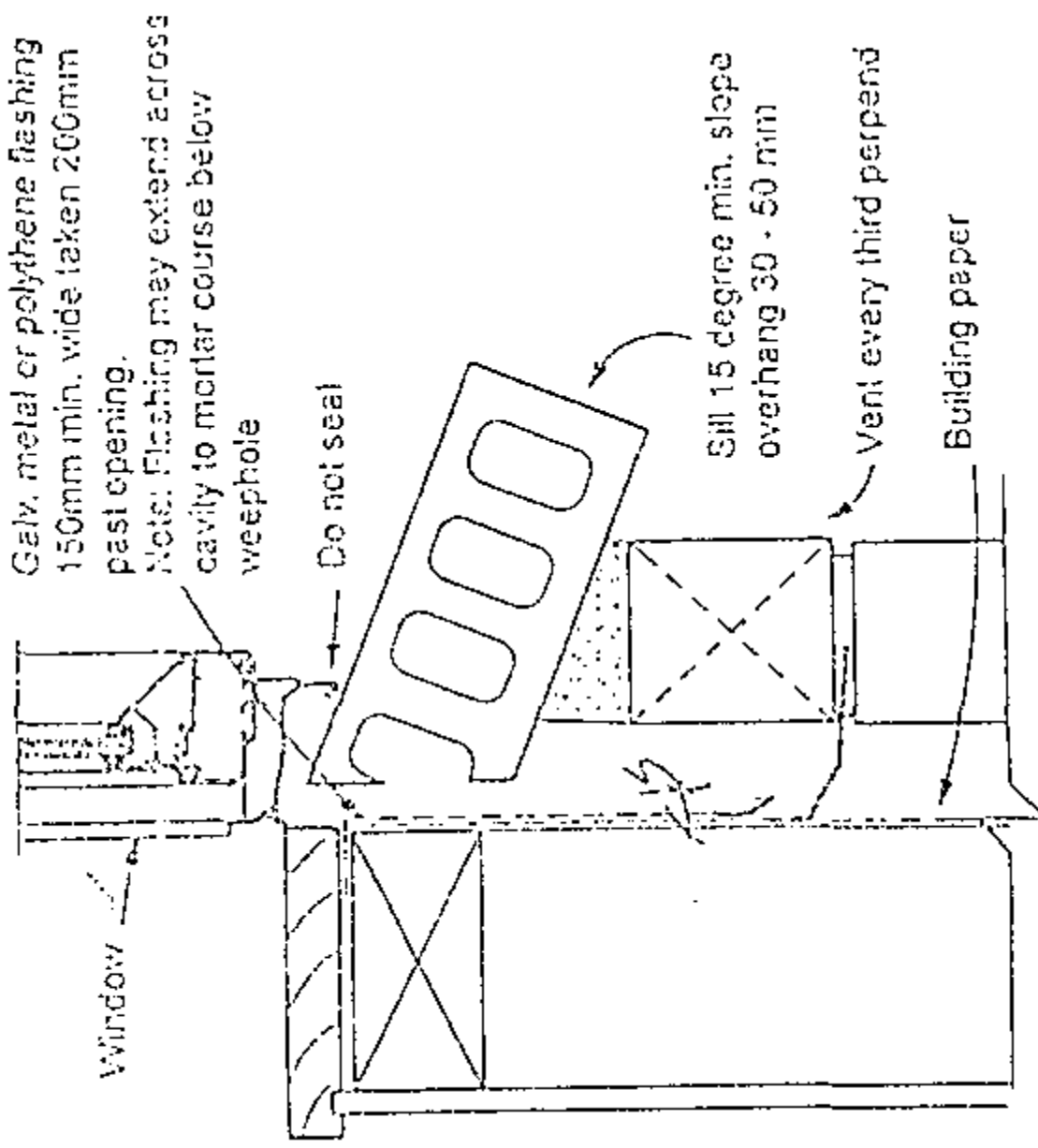
WINDOW HEAD
Timber cladding above



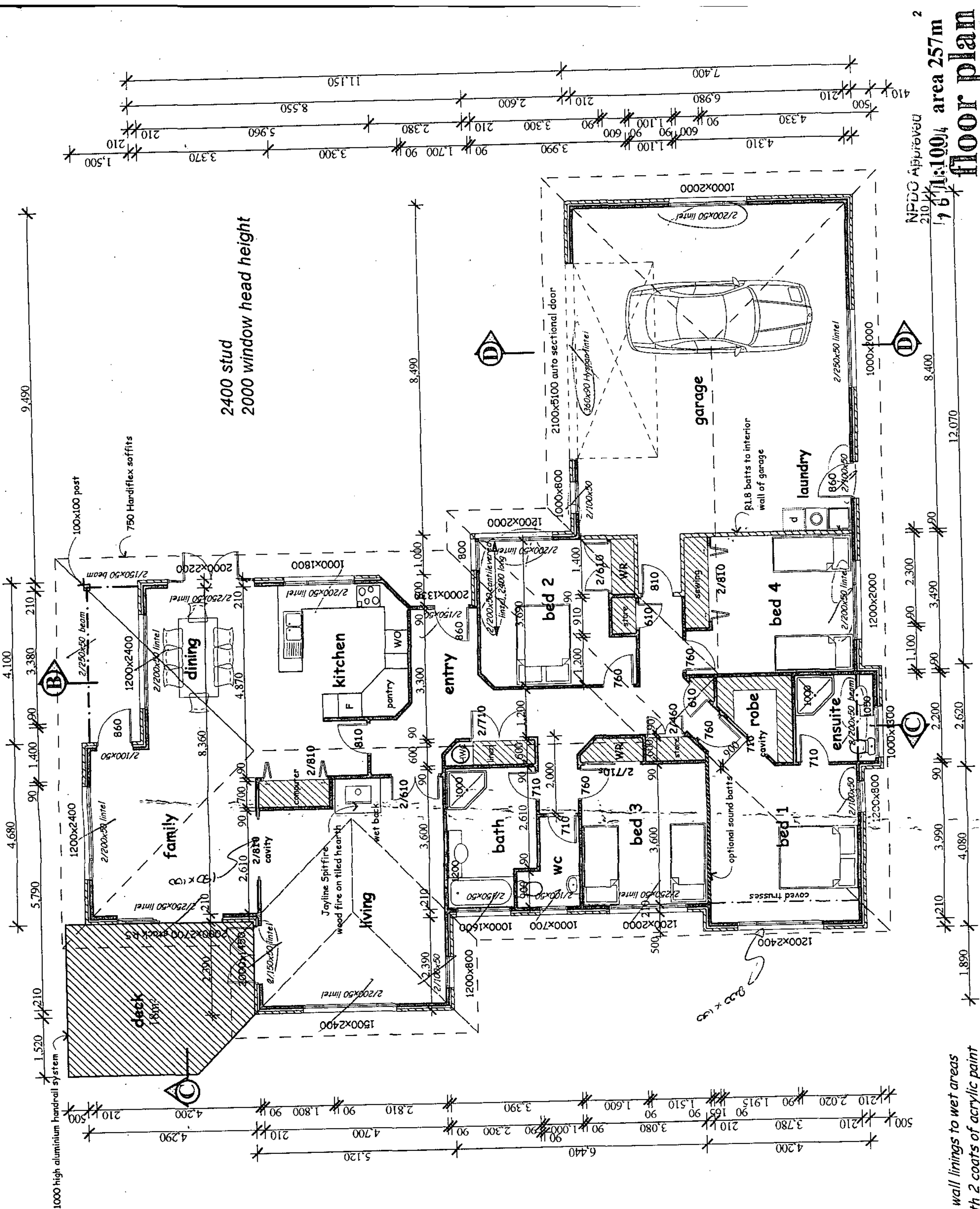
JAMB



WINDOW SILL



brick details
minimum brick dimension 230mm



Aqualine Gib wall linings to wet areas finished with 2 coats of acrylic paint

confirm dimensions on site

Hassall Homes Ltd

25 Skinner St., New Plymouth
Phone/Fax 06-7511752, 025-2412908

**- PROPOSED NEW DWELLING -
Gary & Ann Dent @ 6c Highfield Pl., New Plymouth**

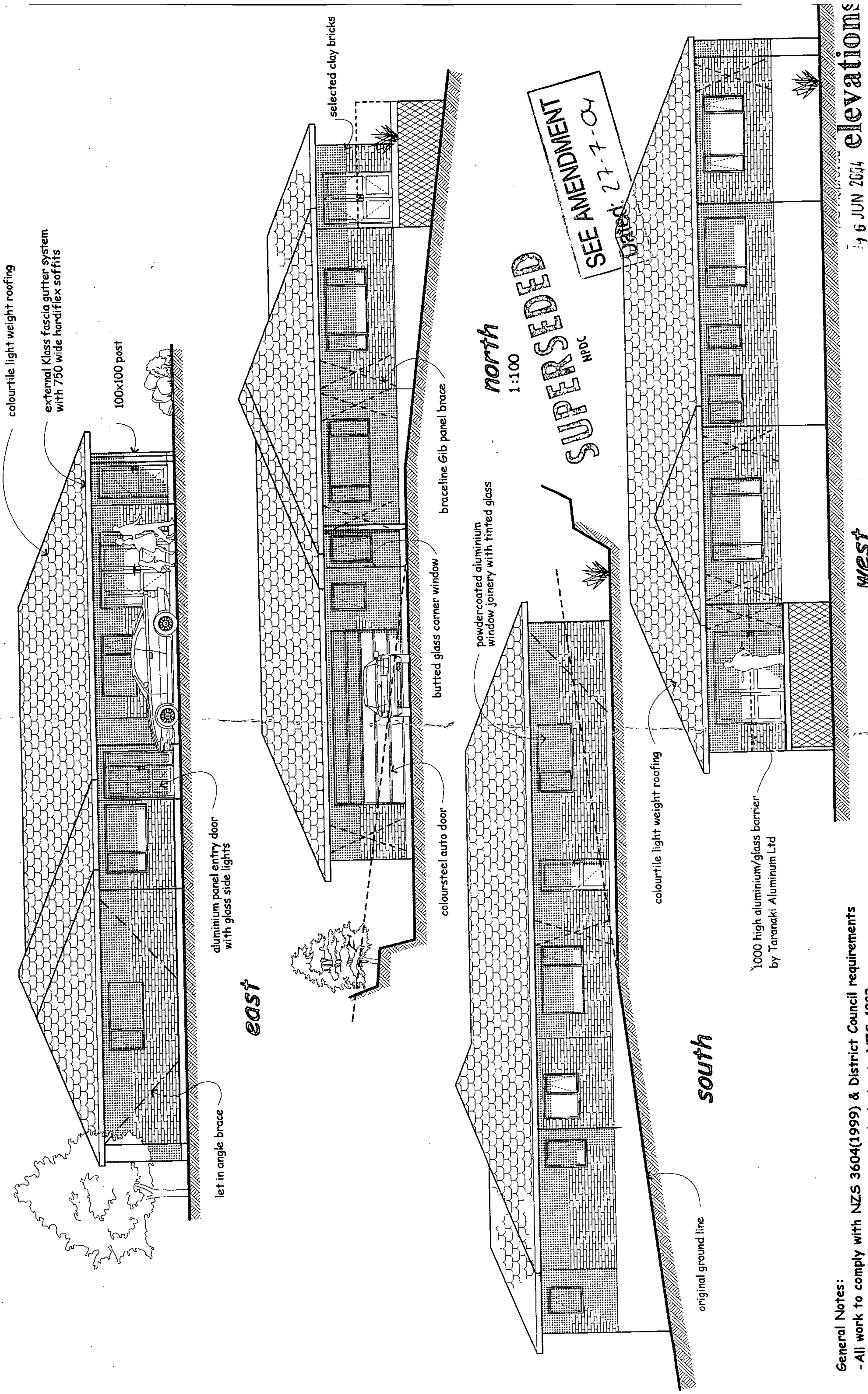
Roughan Design
ARCHITECTURAL DESIGNERS
788 Carrington Rd., New Plymouth
Phone/Fax 06-7533365, 0274-490715

Checked	Designed: Peter	Date: May 2004	Revision
			Series of 8
			Job # 1540/04

FLOOR plan

NPDC Approved
1:6 scale: 100, area 257m²

Sheet



General Notes:
 -All work to comply with NZS 3604(1999) & District Council requirements
 -Aluminium to comply with NZS 4211 & glazing to NZS 4223

Hassall Homes Ltd
 25 Skinner St., New Plymouth
 Phone/Fax 06-7511752, 025-2412908

- PROPOSED NEW DWELLING -
Gary & Ann Dent @ 6c Highfield Pl., New Plymouth

West 1, 6 JUN 2004 **elevations**

Roughan Design
 ARCHITECTURAL DESIGNERS
 788 Carrington Rd., New Plymouth
 Phone/Fax 06-7333365, 0274-490715

Designed: Peter
 Checked: []
 Date: May 2004
 Revision

Series of 8
 Job # 1540/0

Sheet **3**

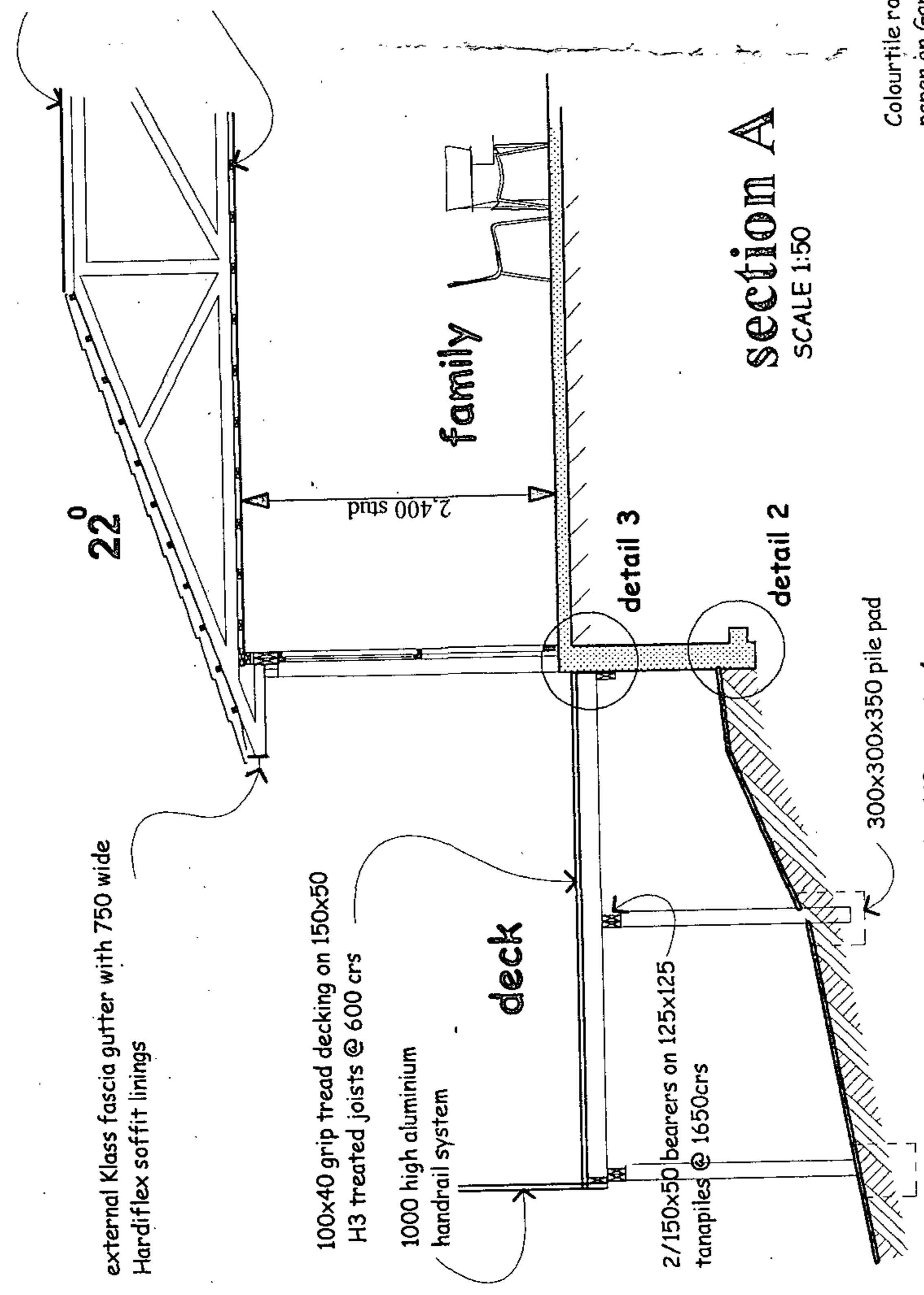
Colourtile roofing on battens and building paper on Gangnail trusses @ 900 crs

10mm Gib ceiling on 75 x 40 battens @ 450crs, R1.8 batts

powdercoated aluminium windows with pine liners and tinted glass

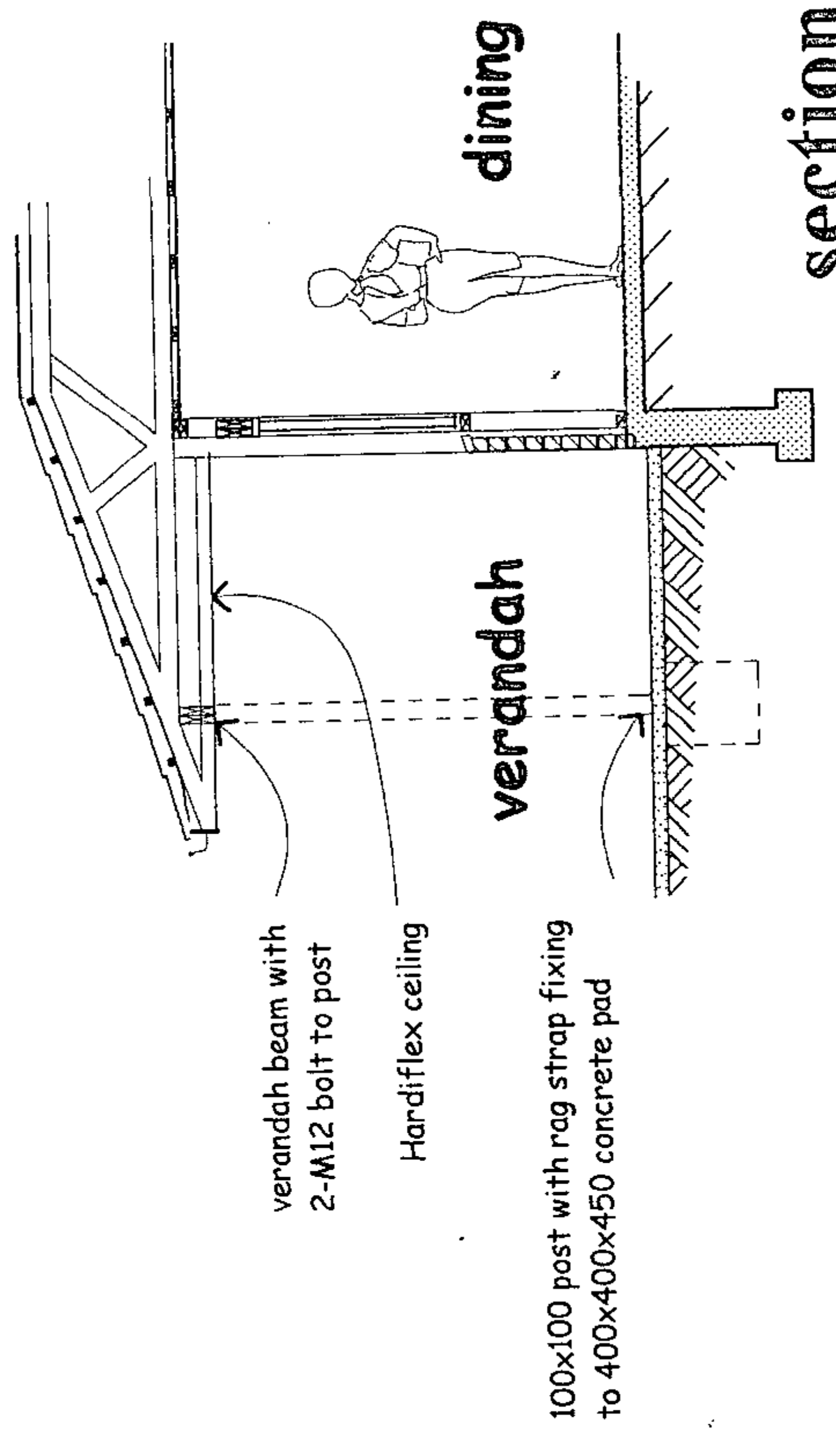
selected 70 series clay brick veneer with sill flashings to all windows

Aqualine Gib board linings on 100 x 50 timber framing @ 600 crs



section A
SCALE 1:50

Deck timbers to be H3 treated

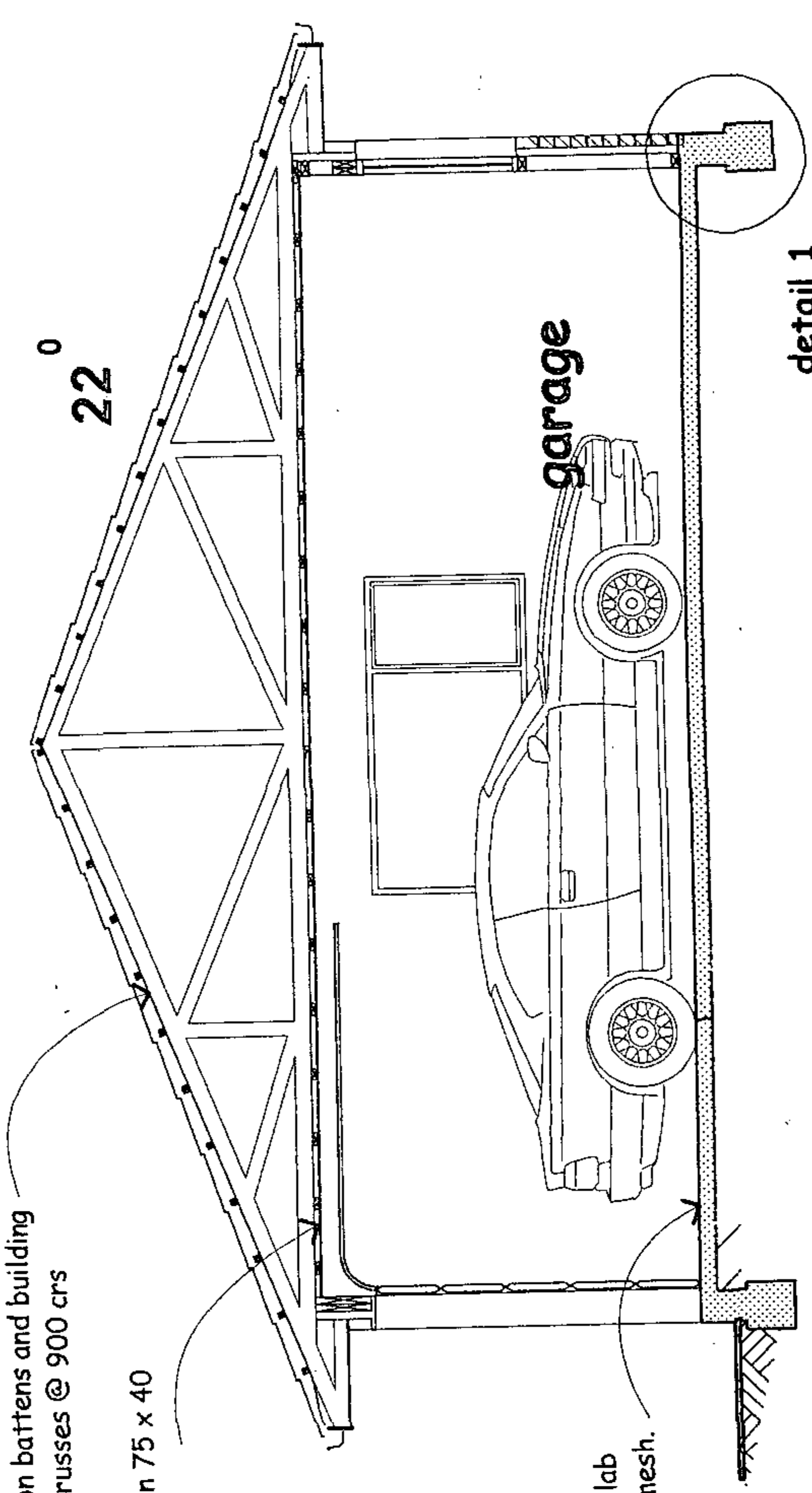


section B

Colourtile roofing on battens and building paper on Gangnail trusses @ 900 crs

10mm Gib ceiling on 75 x 40 battens @ 450crs

100mm concrete slab on DPC with 665 mesh.



section C
detail 1
NPG Approved
6 JUN 2004

section D-D

Hassall Homes Ltd
25 Skinner St., New Plymouth
Phone/Fax 06-7511752, 025-2412908

- PROPOSED NEW DWELLING -
Gary & Ann Dent @ 6c Highfield Pl., New Plymouth

<p>Roughan Design ARCHITECTURAL DESIGNERS 788 Carrington Rd., New Plymouth Phone/Fax 06-7533365, 0274-490715</p>		<p>Sheet 4</p>
<p>Designed: Peter Checked:</p>	<p>Date: May 2004 Revision</p>	<p>Series of 8 Job # 1540/04</p>

BRACING CALCULATIONS

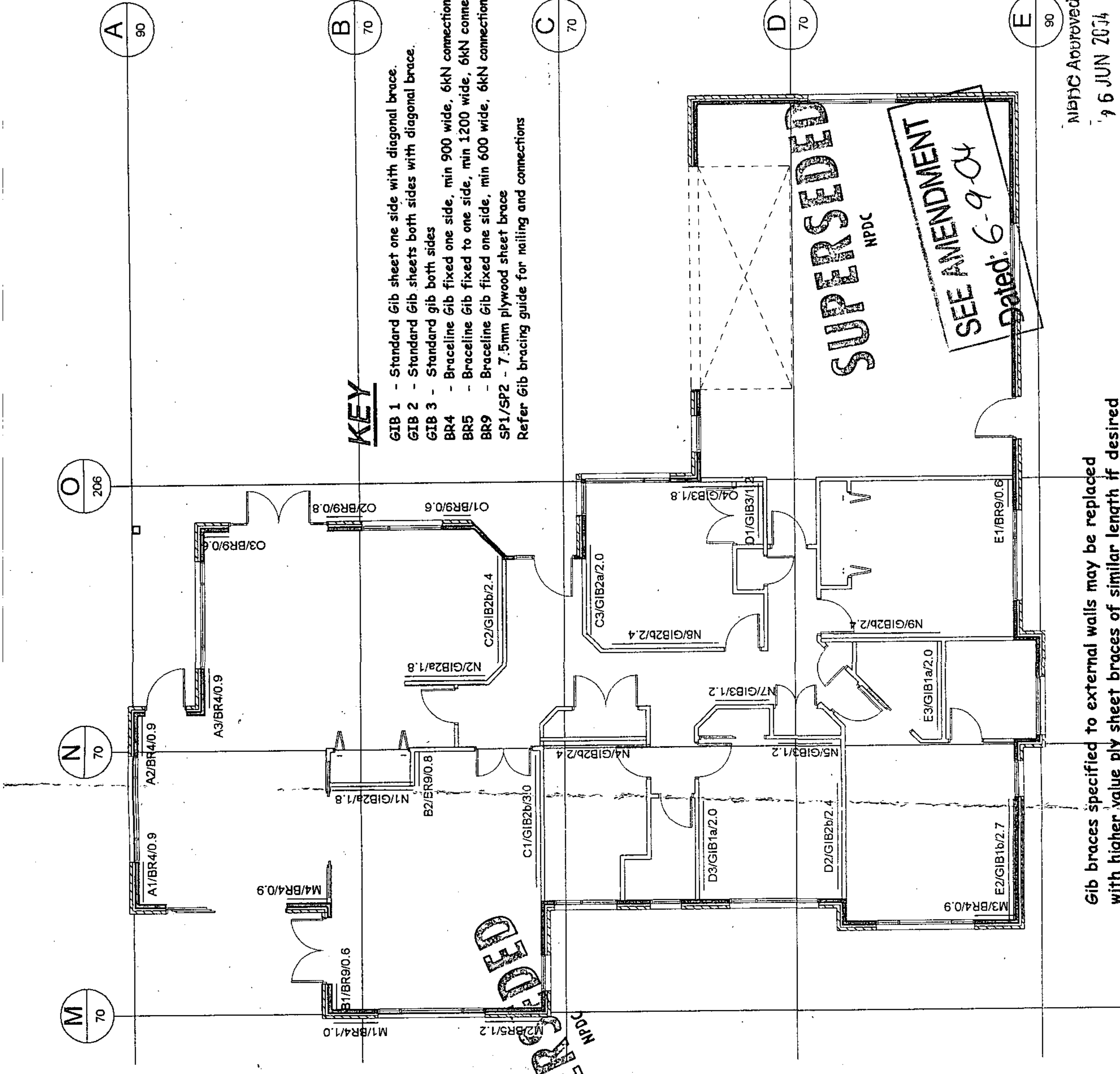
Building Height to Apex	6.0 m	Location of Storey	Single
Roof Height Above Eaves	2.0 m	Floor Load	2kPa
Stud Height	2.4 m	Roof Weight	Light
Roof Pitch	0 - 25°	Cladding Weights:	Concrete Floor
Hip Roof	Yes	- Subfloor	Light
Building Length (BL)	22.0 m	- Lower Floor	Heavy
Building Width (BW)	12.0 m	- Upper Floor	No
Wind Zone	High	Room in Roof Space	194.0 m ²
W along	64 BUS/m	Gross Plan Area (GPA)	A
W across	64 BUS/m	Earthquake Zone	5.2 BUS/m ²
W along x BW	768.0 BUS	EQ	1,008.8 BUS
W across x BL	1,408.0 BUS	EQ x GPA	

ALONG

Bracing Line Label	Min Bus Required	Bracing Elements Provided			Wind Rating BUS/m	BUS/m Achieved	Earthquake	
		Brace No.	Brace Type	Brace Length			Rating BUS/m	BUS/m Achieved
A	90	A1	BR4	0.9	100	90.0	85	76.5
B	70	A2	BR4	0.9	100	90.0	85	76.5
C	70	A3	BR4	0.9	100	90.0	85	76.5
D	70	B1	BR9	0.6	110	88.0	95	57.0
E	90	B2	BR9	0.8	110	88.0	95	57.0
		C1	GIB2b	3.0	80	240.0	70	120.0
		C2	GIB2b	2.4	80	192.0	70	120.0
		C3	GIB2a	2.0	75	150.0	60	120.0
		D1	GIB3	1.2	65	78.0	60	72.0
		D2	GIB2b	2.4	80	192.0	70	168.0
		D3	GIB1a	2.0	55	110.0	50	100.0
		E1	BR9	0.6	110	66.0	95	57.0
		E2	GIB1b	2.7	75	202.5	50	135.0
		E3	GIB1a	2.0	55	110.0	50	100.0
		Totals Achieved		W 1,764.5		E 1,492.5		
		Totals Required		W 768.0		E 1,008.8		

ACROSS

Bracing Line Label	Min Bus Required	Bracing Elements Provided			Wind Rating BUS/m	BUS/m Achieved	Earthquake	
		Brace No.	Brace Type	Brace Length			Rating BUS/m	BUS/m Achieved
M	70	M1	BR4	1.0	100	100.0	85	85.0
N	70	M2	BR5	1.2	115	138.0	85	102.0
		M3	BR4	0.9	100	90.0	85	76.5
		M4	BR4	0.9	100	90.0	85	76.5
		N1	GIB2a	1.8	75	135.0	60	108.0
		N2	GIB2a	1.8	75	135.0	60	108.0
		N4	GIB2b	2.4	80	192.0	70	168.0
		N5	GIB3	1.2	65	78.0	60	72.0
		N7	GIB3	1.2	65	78.0	60	72.0
		N8	GIB2b	2.4	80	192.0	70	168.0
		N9	GIB2b	2.4	80	192.0	70	168.0
O	205	O1	BR9	0.6	110	66.0	95	57.0
		O2	BR9	0.6	110	66.0	95	57.0
		O3	BR9	0.6	110	66.0	95	57.0
		O4	GIB3	1.8	65	117.0	60	108.0
		Totals Achieved		W 1,757.0		E 1,502.0		
		Totals Required		W 1,408.0		E 1,008.8		



Gib braces specified to external walls may be replaced with higher value ply sheet braces of similar length if desired

NPDC Approved
9 6 JUN 2004
1:100

bracing plan & schedule - House

Roughan Design
ARCHITECTURAL DESIGNERS
788 Carrington Rd., New Plymouth
Phone/Fax 06-7533365, 0274-490715

Design: Peter
Date: May 2004
Revision

Series of 8
Job # 1540/04

Sheet
6

- PROPOSED NEW DWELLING -
Gary & Ann Dent @ 6c Highfield Pl., New Plymouth

Hassall Homes Ltd
25 Skinner St., New Plymouth
Phone/Fax 06-7511752, 025-2412908

**The number of electrical fittings shown are a guide only
Confirm with Hassall Homes the number of fittings quoted for**

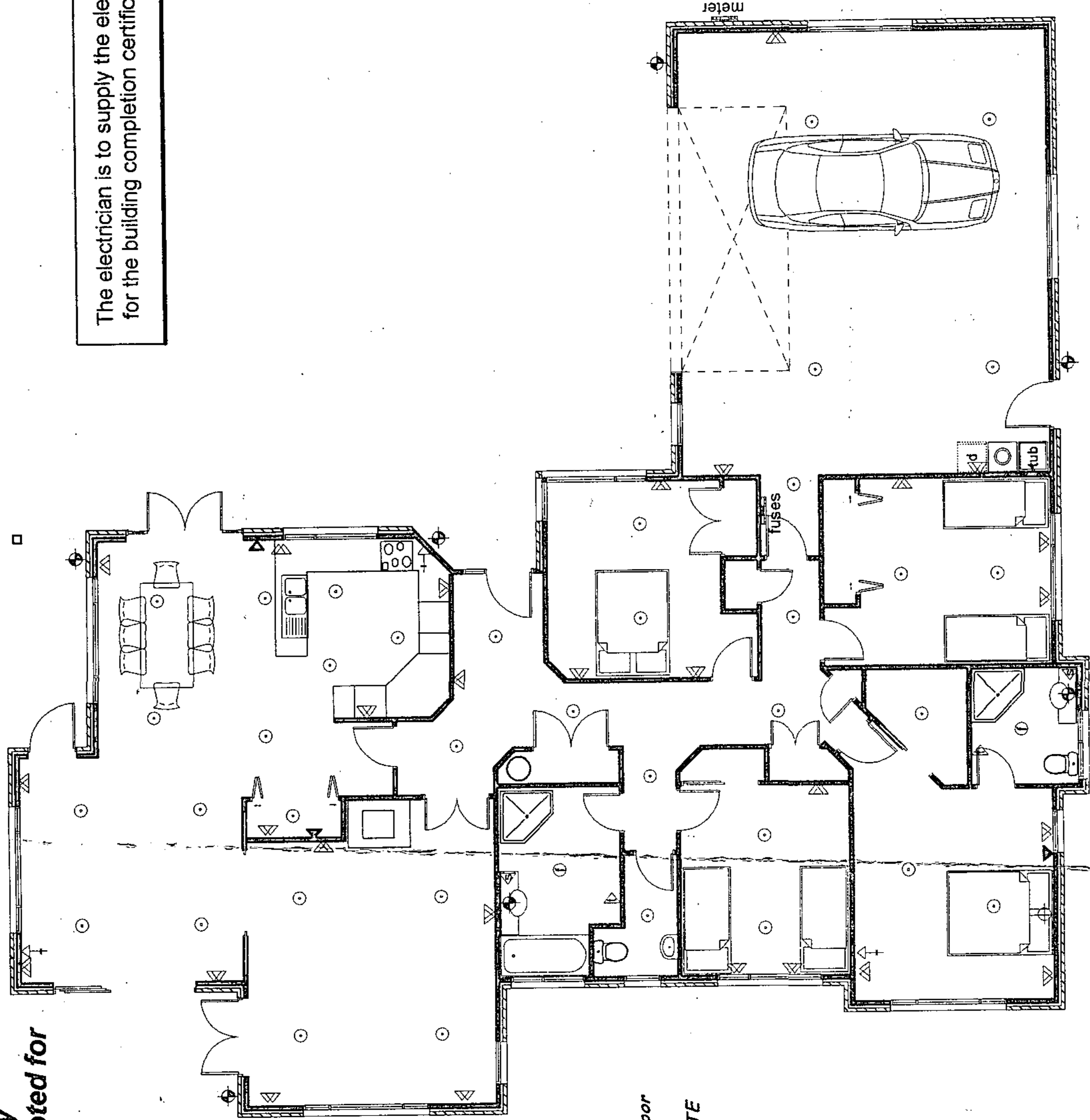
The electrician is to supply the electrical certificate
for the building completion certificate

electrician to allow for
3 sets of two way switching
single sockets for dishwasher, waste disposer, range hood, security, garage door

CONFIRM POSITIONS AND HEIGHTS OF FITTINGS WITH OWNERS ON SITE

Electrical Key

- down light
- ⊕ Wall Light
- ⊗ Power Outlet (double shown)
- ⊕ T.V. Aerial
- ⊕ heated towel rail
- ⊕ ceiling fan to exterior
- ⊕ Shaver Point
- ⊕ Telephone
- ⊕ Range Connection



NPDG Approved
7 6 JUN 2004

electrical plan

<p>Hassall Homes Ltd 25 Skinner St., New Plymouth Phone/Fax 06-7511752, 025-2412908</p>	<p>- PROPOSED NEW DWELLING - Gary & Ann Dent @ 6c Highfield Pl., New Plymouth</p>	<p>Roughan Design ARCHITECTURAL DESIGNERS 788 Carrington Rd., New Plymouth Phone/Fax 06-7533365, 0274-490715</p>
<p>Designed: Peter Checked:</p>	<p>Date: May 2004 Revision</p>	<p>Sheet 8 Series of 8 Job # 1540/04</p>

SHEET NO 1

FILE NO 3904 / 407

CALCS BY lux

JOB NAME
G+A DENT
6c, Highfield Place
NSA

DATE June 04



TSE TARANAKI & ASSOCIATES LIMITED

STRUCTURAL & CIVIL ENGINEERS
PROJECT MANAGERS

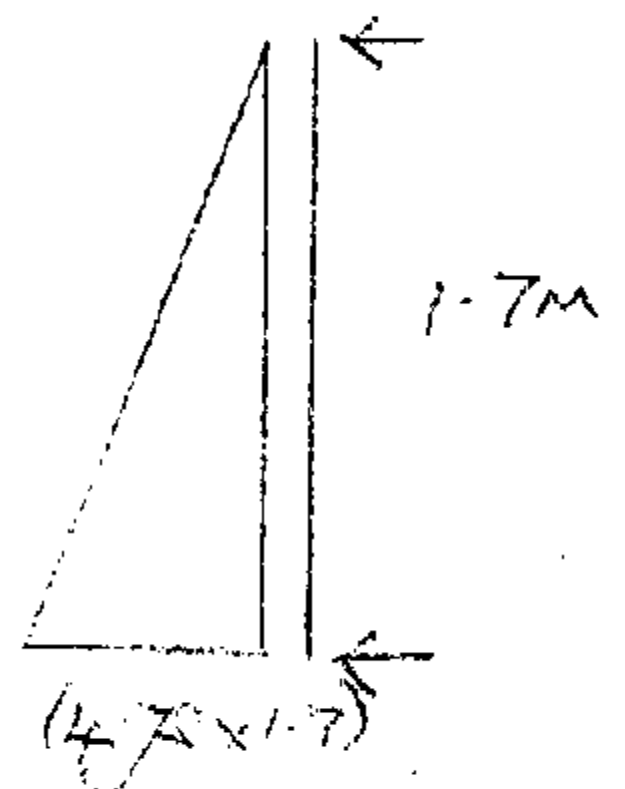
Graphix Expressions - 19072

Single story brick veneer retaining.

Design foundation wall to retain backfill.
design for $\phi = 4.75H$.

$$M_u = 1.6 \times 0.128 \times (4.75 \times 1.7) \times \frac{1.7}{2} \times 1.7$$

$$= 2.4 \text{ KNM}$$



200 mm. ROCKWORK.

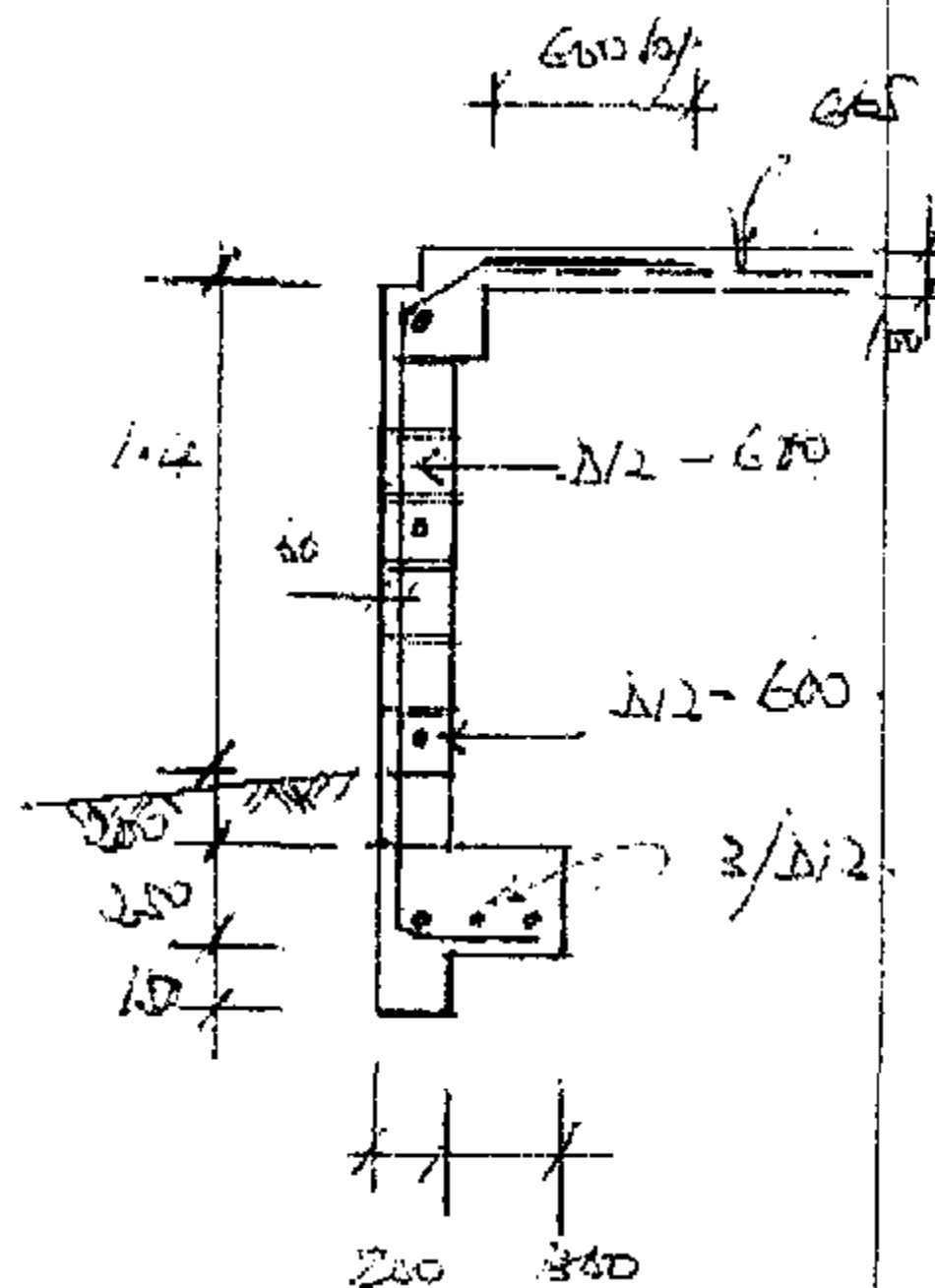
$$A_{sc} = \frac{2.4 \times 10^6}{0.8 \times 300 \times 0.9 \times 120}$$

$$= 93 \text{ mm}^2$$

D12 - 600 cc \approx 188 mm² VERT.

D12 - 600 cc horizontal.

500 x 200 footing with 3/D12.



RIPLO Approved
6 JUN 2004

ALUMA MANUAL CHAPTER C

PAGE C8.1

26 MAY 2000



DESIGN WIND SPEEDS

This page enables Design Wind Speeds in accordance with NZS 4203:1992 to be determined for balustrades only in most situations. Specific Design should be sought for deck heights exceeding 9m; or sites within the Lee Zones (see map), or more than 500m above sea level.

DEFINITIONS:

URBAN: Built up Areas, or well wooded land.

RURAL: Grassland, scattered obstructions, coastal areas.

OPEN: Very exposed and flat eg. airfields (but not coastal)

Choose the category that best describes the average cover within 500m upwind

DECK HEIGHT: Height above the immediately adjacent ground.

ESCARPMENT: A ridge with a downwind slope of less than 1:20

HILL: A rise with a downwind slope of greater than 1:10.

GROUND SLOPE: e.g. 1:3 = 3 metres horizontally for every metre vertically. This is the average slope of the hillside, not just at the site.

Interpolate where between these slopes

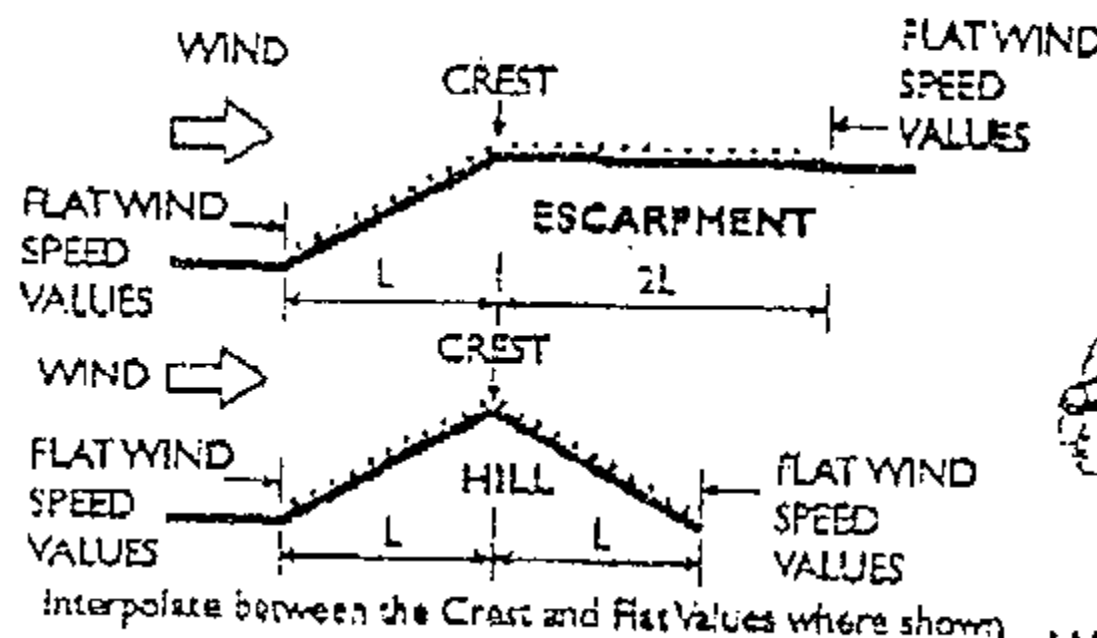
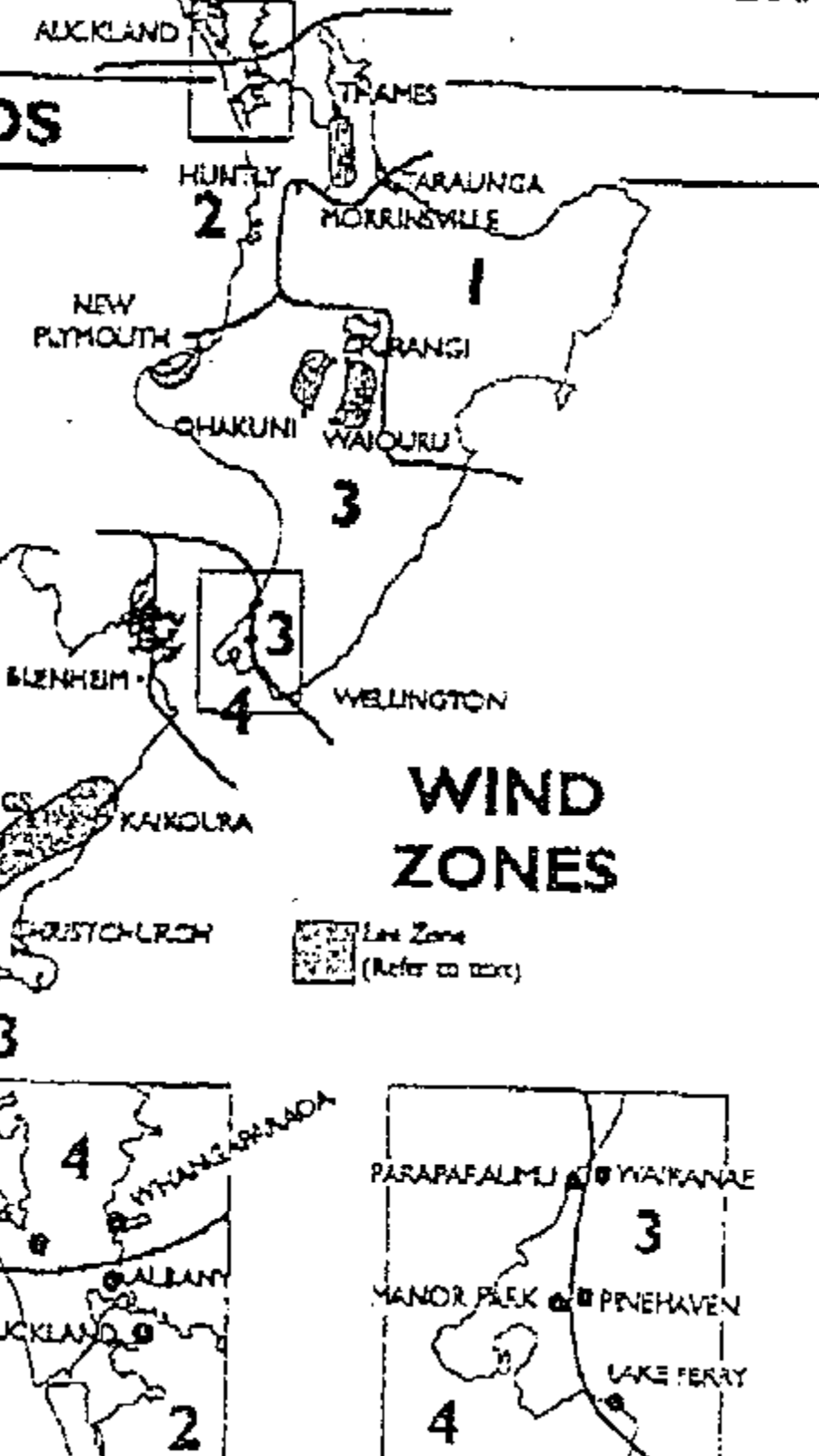


Table C8.1 DESIGN WIND SPEEDS FOR GLAZED BALUSTRADES. The Table Below Gives Values At Crests. Interpolate Between The Crest And Flat Ground Values (Shaded) For Sites In Between. Increase Wind Speed by 10% where local channelling occurs, eg. all of Wellington, Lake Wakatipu and Whangarei Harbour. OPEN BALUSTRADES: eg. With Balusters, Design Wind Speed = 0 m/s

DECK HEIGHT	TOPOGRAPHY	GROUND SLOPE	ZONE 1			ZONE 2			ZONE 3			ZONE 4			
			URBAN	RURAL	OPEN	URBAN	RURAL	OPEN	URBAN	RURAL	OPEN	URBAN	RURAL	OPEN	
3 m	FLAT	0	31	33	34	33	37	37	34	32	38	35	40	35	
	ESCARPMENT	1:20	32	36	42	34	38	44	35	40	46	36	41	48	
		1:10	33	38	44	35	39	46	36	41	48	38	43	50	
		1:5	36	41	47	37	42	49	39	44	51	41	46	54	
		≥ 1:3	38	43	50	40	45	53	42	47	55	43	49	57	
	HILL	1:20	35	39	46	36	41	48	38	43	50	40	45	52	
		1:10	38	43	50	39	45	52	41	47	54	43	49	57	
		1:5	43	49	57	45	51	60	47	54	63	49	56	65	
		≥ 1:3	49	56	65	51	58	68	54	61	71	56	63	74	
	6 m	FLAT	0	31	33	34	33	37	37	34	32	38	35	40	35
		ESCARPMENT	1:20	33	40	45	34	41	47	36	43	50	37	45	52
			1:10	34	41	47	36	43	49	37	45	51	39	47	54
1:5			37	44	51	38	46	53	40	48	55	41	50	58	
≥ 1:3			39	47	54	41	49	57	43	52	59	44	54	61	
HILL		1:20	36	43	49	37	45	52	39	47	54	40	49	56	
		1:10	38	47	53	40	49	56	42	51	58	44	53	61	
		1:5	44	54	62	46	56	64	48	59	67	50	61	70	
		≥ 1:3	50	61	70	52	64	73	55	66	76	57	69	79	
9 m		FLAT	0	31	33	34	33	37	37	34	32	38	35	40	35
		ESCARPMENT	1:20	35	42	47	36	44	49	38	46	52	40	48	54
			1:10	36	44	49	38	46	51	39	48	53	41	49	56
	1:5		39	47	53	41	49	55	42	51	57	44	53	60	
	≥ 1:3		41	50	56	43	52	59	45	55	61	47	57	64	
	HILL	1:20	38	46	51	40	48	54	41	50	56	43	52	58	
		1:10	41	49	55	43	52	58	45	54	61	46	56	63	
		1:5	47	57	64	49	59	67	51	62	70	54	65	73	
		≥ 1:3	53	64	72	56	67	76	58	70	79	61	73	82	



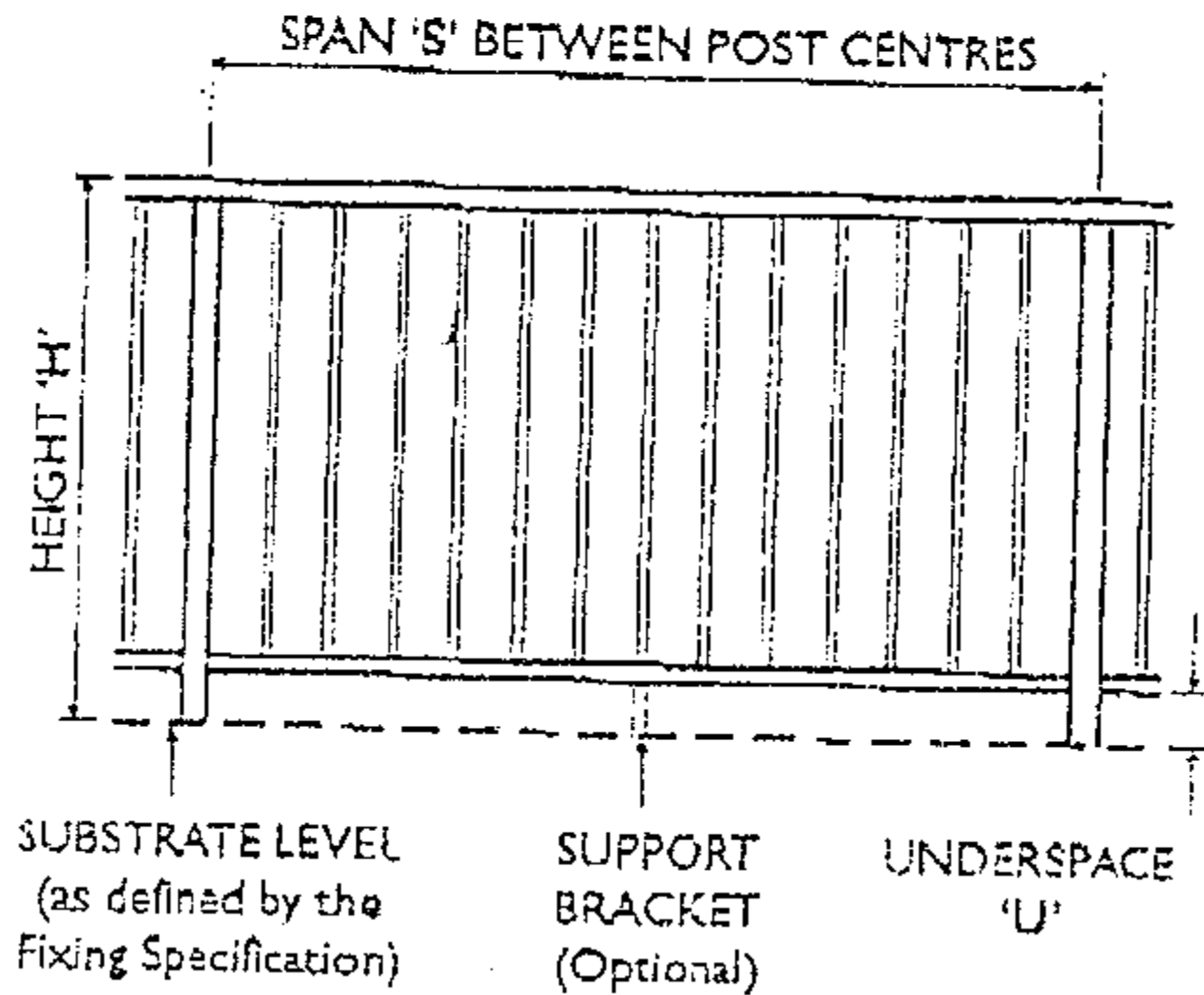
ALUMA STYLE SPECIFICATION

PAGE C11.1

16 FEBRUARY 2000

'DECOR-MODERN' STYLE—SPECIFICATION C11.1

This specification may be cited by specifiers for the supply of ALUMA BALUSTRADES 'DECOR-MODERN' style. A separate specification must be referred to for fixing to the substrate.



(1) The balustrade shall be fabricated from the following items:

- TOP RAIL: DRT2 / DRI2 or DRH
- POSTS: DPM, DPH or DPE (as selected by the fabricator, refer to the table below).
- BALUSTERS: DTS3 or DTH (refer to table C11.1.2 below)
- LOWER RAIL: DRL2

(2) Fabrication and Installation are to be in accordance with ASSEMBLY SPECIFICATION E11.1.1 and all relevant portions of the ALUMA FABRICATORS MANUAL.

C11.1.1 MAXIMUM SPAN 'S-max' (metres) WITH STANDARD FIXINGS				
FOR OTHER FIXINGS, TAKE THE LESSER OF THE VALUE BELOW, AND THE VALUE FROM THE FIXING SPECIFICATION.				
CLASS (See Note 2)	POST TYPE (See Note 3)	SUPPORT BRACKETS (See Note 4)	HEIGHT 'H' = 1000mm (5)	HEIGHT 'H' = 1200mm (See Note 6)
R RESIDENTIAL	DPM	(None)	1.65	1.37
	DPH	(None)	2.00	1.66
	DPE or	(None)	2.00	2.00
	RAILS ONLY	1 x Central	2.50	2.50
P PUBLIC	DPH	(None)	0.96	0.60
	DPE	(None)	1.46	1.21
	RAILS	(None)	1.46	1.46
	ONLY	1 x Central	2.00	2.00

C11.1.2 MAXIMUM BALUSTRADE HEIGHTS (mm)		
CLASS (See Note 2)	BALUSTER TYPE (See Note 6)	MAXIMUM HEIGHT 'H' (See Note 6)
R RESIDENTIAL	DTS3 (Standard)	1000
	DTH (Heavy Duty)	1850
P PUBLIC	DTS3 (Standard)	N.R.
	DTH (Heavy Duty)	1000

- (1) Page C7.1 permits increases in the value of 'S max' in some situations, but in no case to exceed the value for 'RAILS ONLY'.
- (2) CLASS: Refer to Page C6.1 of the ALUMA MANUAL for the scope of the Class designations.
- (3) POST TYPES: Refer to Page B2.3 of the ALUMA MANUAL. "RAILS ONLY" gives the maximum span of the rails when fixed in single panels between walls or columns designed to provide adequate support to the rails.
- (4) SUPPORT BRACKETS: Type DKS SUPPORT BRACKETS must be used in accordance with the ALUMA MANUAL.
- (5) HEIGHT: Interpolate for Heights between 1000 and 1200mm. This table is based on UNDERSPACE 'U' = 88mm.
- (6) BALUSTER TYPE: Refer to Page B2.3 of the ALUMA MANUAL. The Maximum Heights given are those governed by the baluster strength, when UNDERSPACE U = 88mm. NR = Not Recommended.

APPROVED
16 JUN 2004

DECOR-MODERN STYLE — C11.1

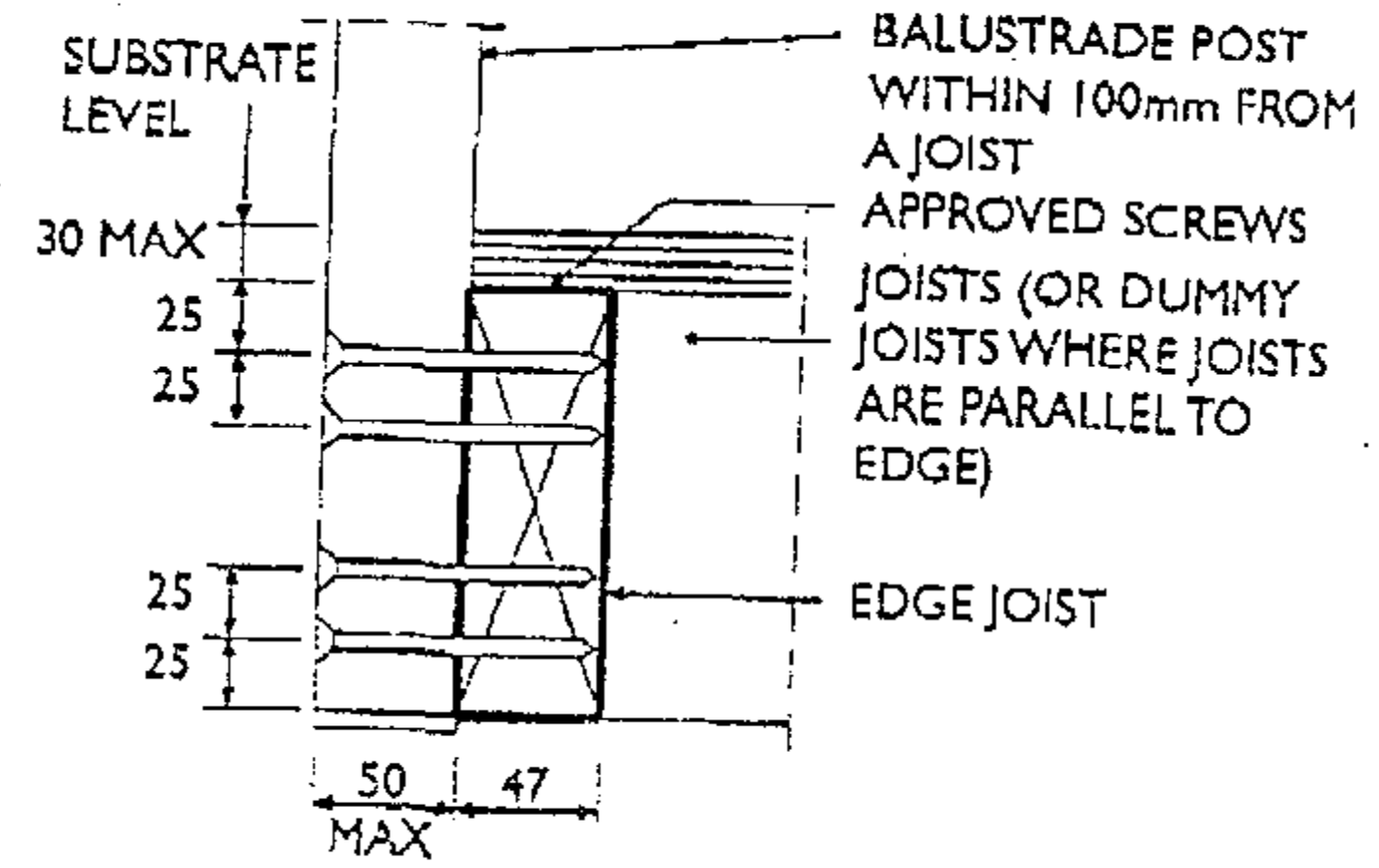


16 FEBRUARY 2000

TIMBER SIDE FIXING, SCREWS, 50mm EDGE JOIST — SPECIFICATION D16.1

This specification may be cited by specifiers for the fixing of ALUMA BALUSTRADES to certain timber substrates. It applies to the DECOR, PROVENCE, and RONDO balustrade ranges. A separate specification must be referred to for the required balustrade style.

- (1) The balustrade posts and fasteners shall be configured as per section G4 of the ALUMA MANUAL and fixed to structural timber framing as illustrated.
- (2) Screws shall be only those supplied by Aluma, Part No. FI 14-100 (countersunk 14g x 100mm) or FH14-127 (Hex Head 14g x 127mm) Self Drilling Screws in Grade 304 or 316 Stainless Steel. Check suitability of screw protrusion on the inside where this may occur. Sizes of Pass holes in the posts shall not exceed screw diameter plus 1mm.
- (3) Fabrication and installation are to be in accordance with the relevant requirements of the NZ Building Code and the current ALUMA FABRICATORS MANUAL.
- (4) SUBSTRATE design, including waterproofing and structural design of timber members and their joints, is beyond the scope of this specification. Joists (or dummy joists) to be at 400mm maximum centres. Structural timber shall have a minimum thickness of 45mm. Screw strengths have been based on Pinus Radiata timber with a maximum in-service moisture content of 18%.



Aluma Fasteners Designation	Reduction Factor
FH 14-75 (14g x 75mm long, Hex Head)	0.42
FH 14-90 (14g x 90mm long, Hex Head)	0.68

Multiply the Maximum Span Values in the Table below by the appropriate factor above.

CLASS (See Note 2)	POST DUTY RATING (3)	EDGE JOIST DEPTH (mm)	HEIGHT 'H' = 1000mm (4)												HEIGHT 'H' = 1200mm (4)							
			DESIGN WIND SPEED (5)																			
			≤40	42	44	46	48	50	52	54	56	58	60	62	64	≤36	40	44	48	52	56	60
R RESIDENTIAL	(ALL)	150	0.92	0.86	0.79	0.72	0.65	0.61	0.57	0.52	0.48	0.45	0.42	0.39	0.37	0.77	0.66	0.55	0.46	0.39	0.34	0.29
		200	1.30	1.26	1.15	1.05	0.96	0.89	0.82	0.76	0.71	0.66	0.61	0.58	0.54	1.09	0.96	0.80	0.67	0.57	0.49	0.43
	MEDIUM (6)	250 PLUS	1.30	1.26	1.15	1.05	0.96	0.89	0.82	0.76	0.71	0.66	0.61	0.58	0.54	1.09	0.96	0.80	0.67	0.57	0.49	0.43
	HEAVY	250 PLUS	1.67	1.60	1.46	1.34	1.23	1.13	1.05	0.97	0.90	0.84	0.78	0.73	0.69	1.39	1.23	1.01	0.85	0.73	0.62	0.54
	EXTRA	250	1.70	1.70	1.60	1.47	1.35	1.24	1.15	1.06	0.99	0.92	0.86	0.81	0.76	1.42	1.35	1.11	0.94	0.80	0.69	0.60
		300 PLUS	2.01	2.01	1.99	1.82	1.67	1.54	1.43	1.32	1.23	1.15	1.07	1.00	0.94	1.68	1.68	1.38	1.16	0.99	0.85	0.74
P PUBLIC	HEAVY	250 PLUS	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.78	0.73	0.69	0.67	0.67	0.67	0.67	0.67	0.62	0.54
		250	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.81	0.76	0.68	0.68	0.68	0.68	0.68	0.68	0.60
	EXTRA	300 PLUS	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.94	0.81	0.81	0.81	0.81	0.81	0.81	0.74

(1) Page C7.1 permits increases in the 'S max' value in some situations.
 (2) CLASS: Refer to Page C6.1 of the ALUMA MANUAL for the scope of the Class designations.
 (3) POST DUTY RATING: MEDIUM includes #PPM, and RPM. HEAVY includes #DPH. EXTRA include #DPE.
 (4) HEIGHT 'H' is the overall height of the balustrade above the substrate level shown. Interpolate for Heights between 1000 and 1200mm. This table is based on UNDERSPACE 'U' = 68mm.
 (5) DESIGN WIND SPEED: in m/s, as given by Page C8.1 of the ALUMA MANUAL. Interpolate between the Wind Speeds shown.
 (6) Post #DPM is not suitable for side fixing. Use #DPH Post instead. Refer to note 3.

TIMBER SIDE FIX - SCREWS - 50mm EDGE JOIST - D16.1

FABRICATION DIMENSIONS

PAGE F11.1

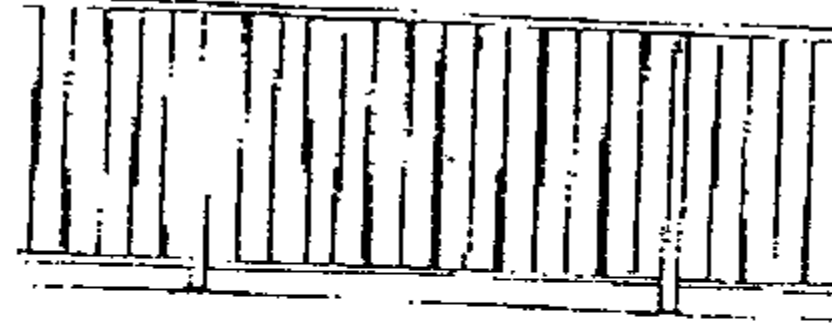
01 JUNE 1993



F.07

'DECOR-MODERN' STYLE - VERTICAL DIMENSIONS

DIMENSION	FORMULA	TYPICAL VALUES (mm)	
HEIGHT (H)	As specified	000	1200
UNDERSPACE (U)	As specified	50	63
POST HEIGHT (PH)	H - 50mm	950	1150
LOWER RAIL SET-OUT (LS)	H.U. - 52mm	850	1060
BALUSTER HEIGHT (BH)	S - 10mm	850	1050



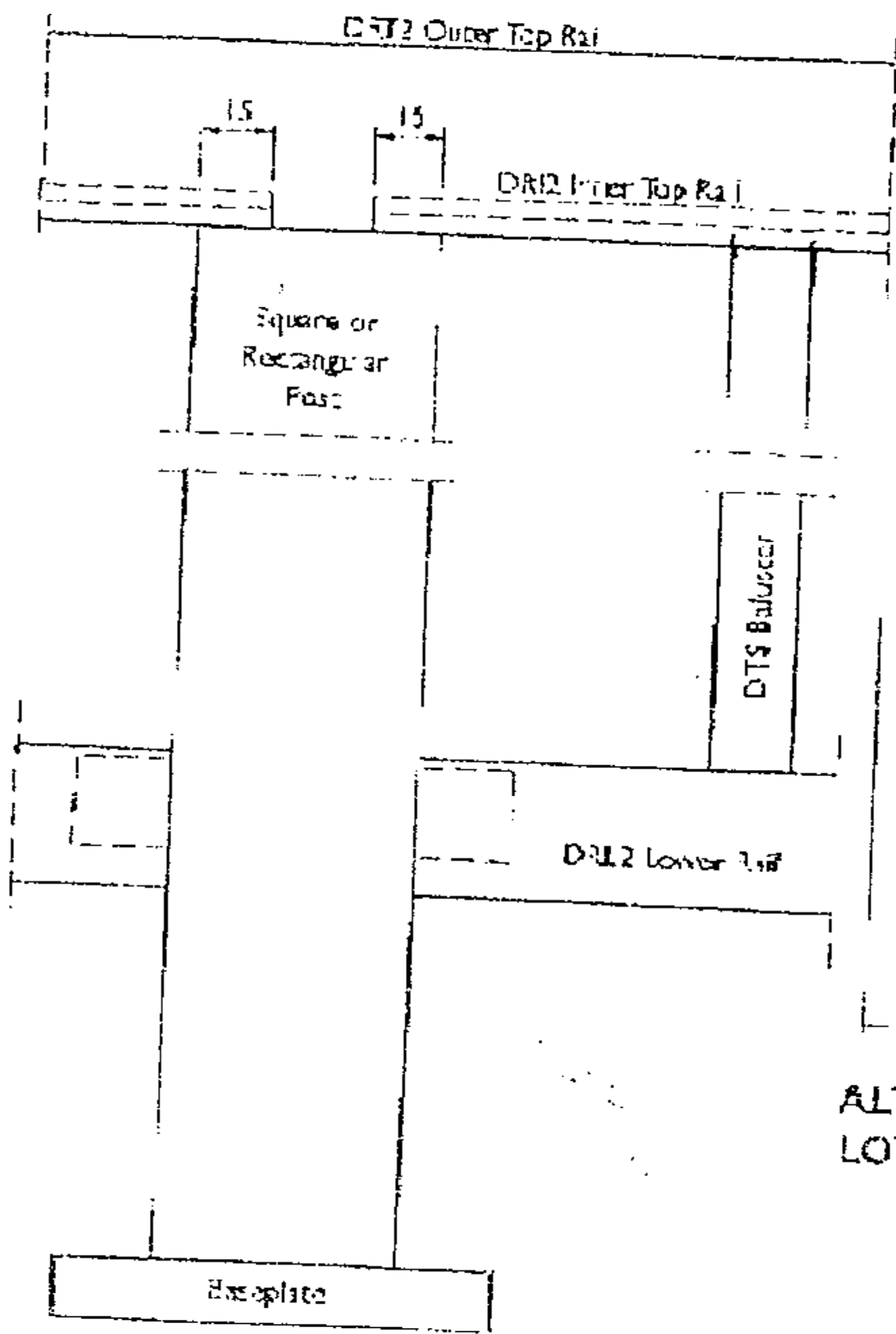
- (1) This note applies only with the use of the parts specified below. Post Heights apply only with 12mm thick baseplates for fixing to concrete.
- (2) A nominal 50mm Underspace enables the Post Height to be increased by up to 12mm to suit deck level variations, without affecting Baluster Height or exceeding a 100mm Underspace.
- (3) Minor dimensions on the drawings have been rounded to the nearest millimetre.

This is a guide for recommended cutting dimensions using the typical across one set components. Illustrated use of rubbers may require adjustment to the formulae and dimensions given here.

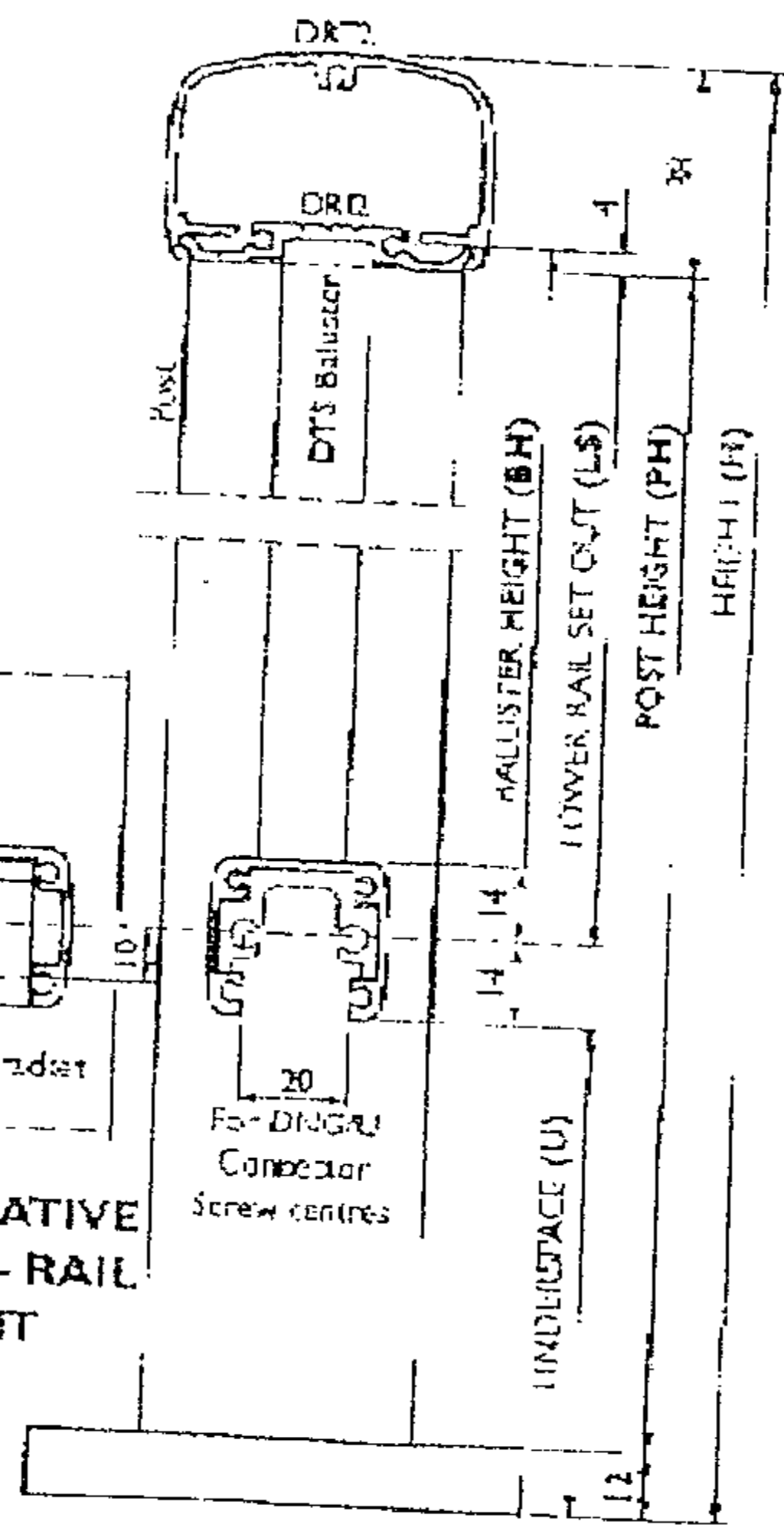
REFER TO THE ASSEMBLY SPECIFICATION FOR FURTHER DETAILS

TO 7533365

17 JUNE 2003 08:54 FROM ALUMINIUM TARANAKI LTD



TYPICAL ELEVATION



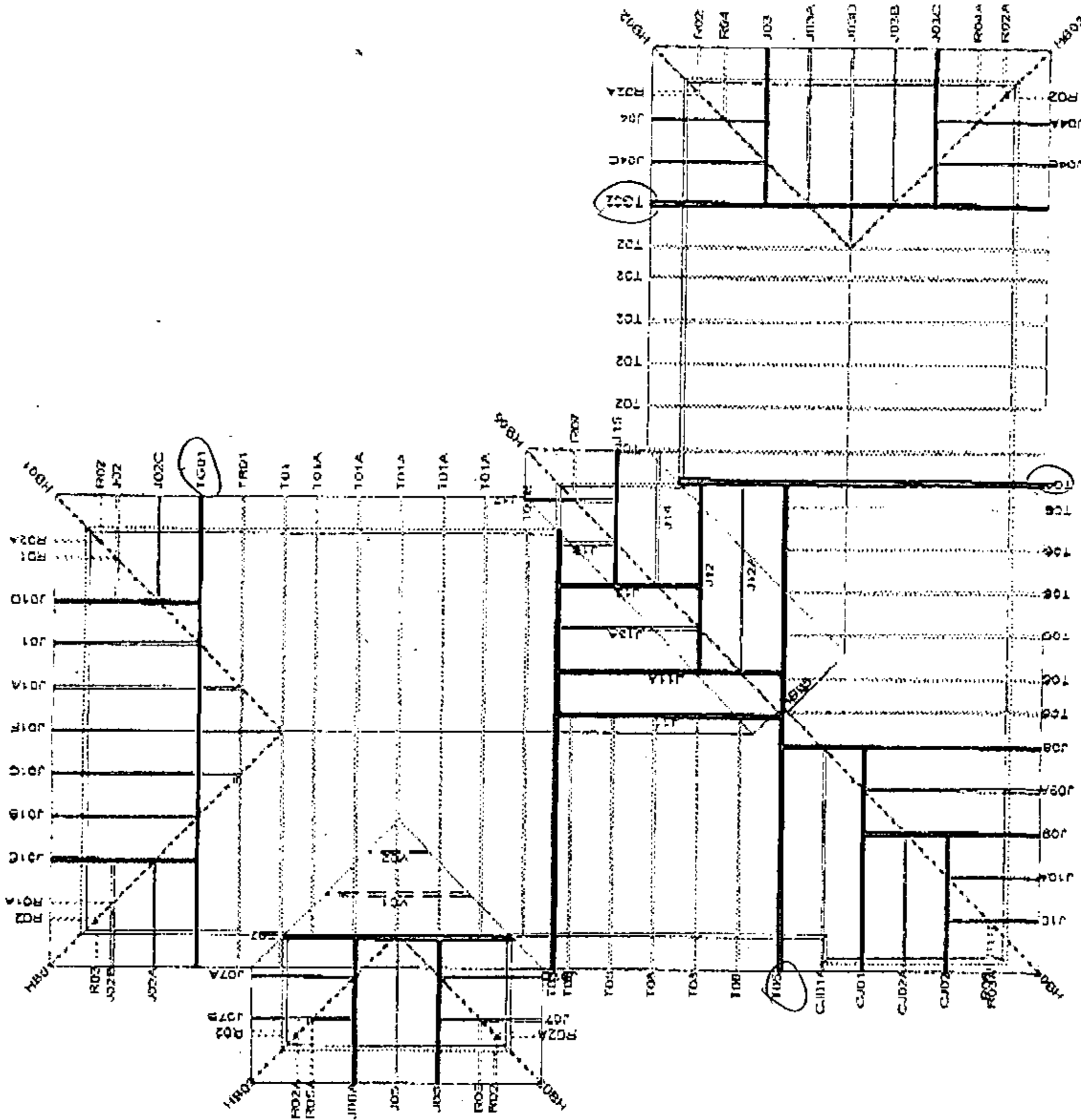
TYPICAL CROSS SECTION

ALTERNATIVE LOWER-RAIL JOINT

SALUMA PRODUCTS LTD

Specifications subject to change without notice

Approved
16 JUN 2004



CARTERS New Plymouth

477 Devon St East
 P. O. Box 3244
 New Plymouth.

Telephone: 36 759 5522

NPDC App.

16 JUN 2004

HASSALL HOMES
 6c HIGHFIELD PLACE

Job:

Scale: 1:145
 Date: 26/09/2004

DENT

Drawn By: PETER FLORENCE

11/05/2004

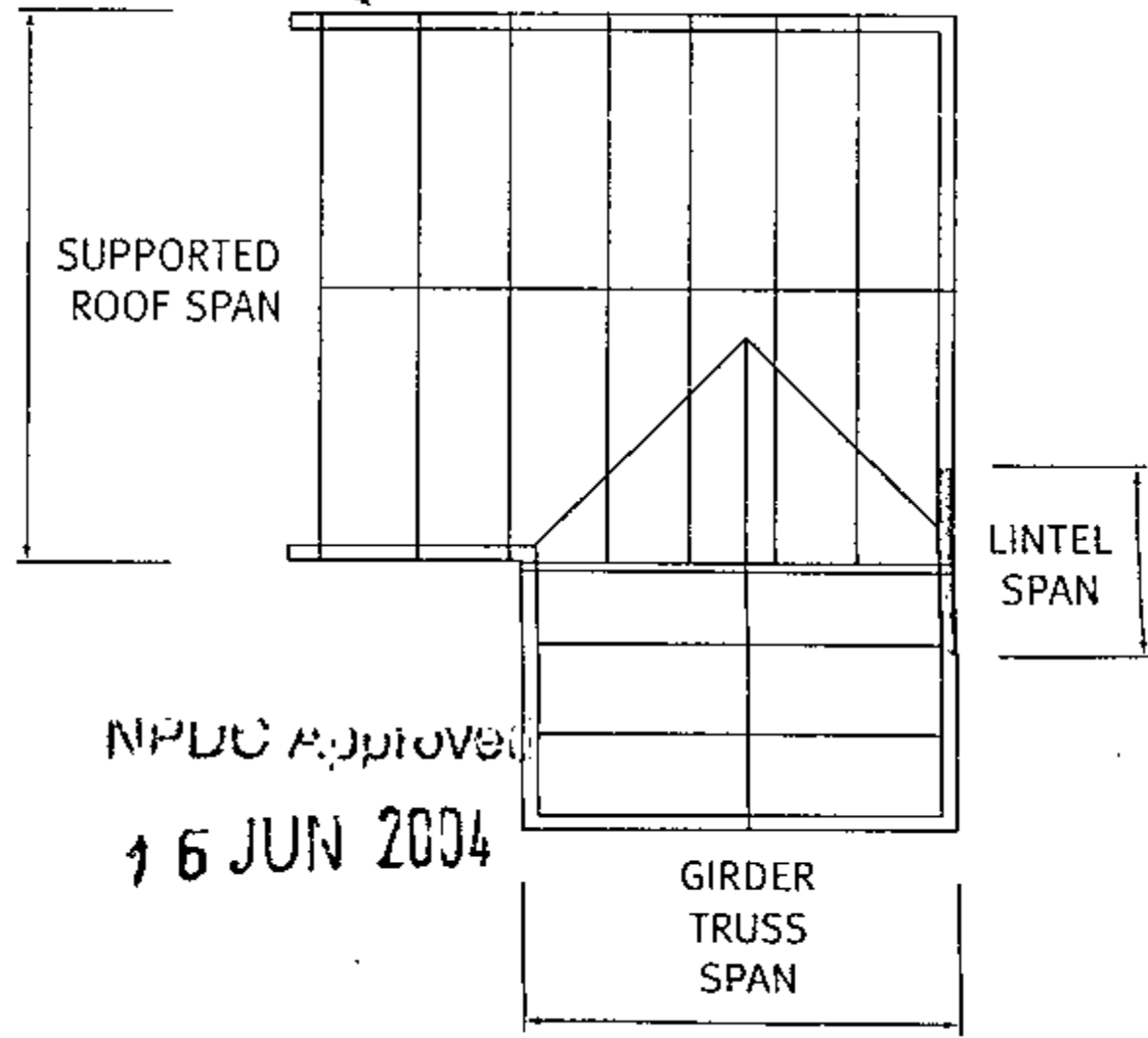
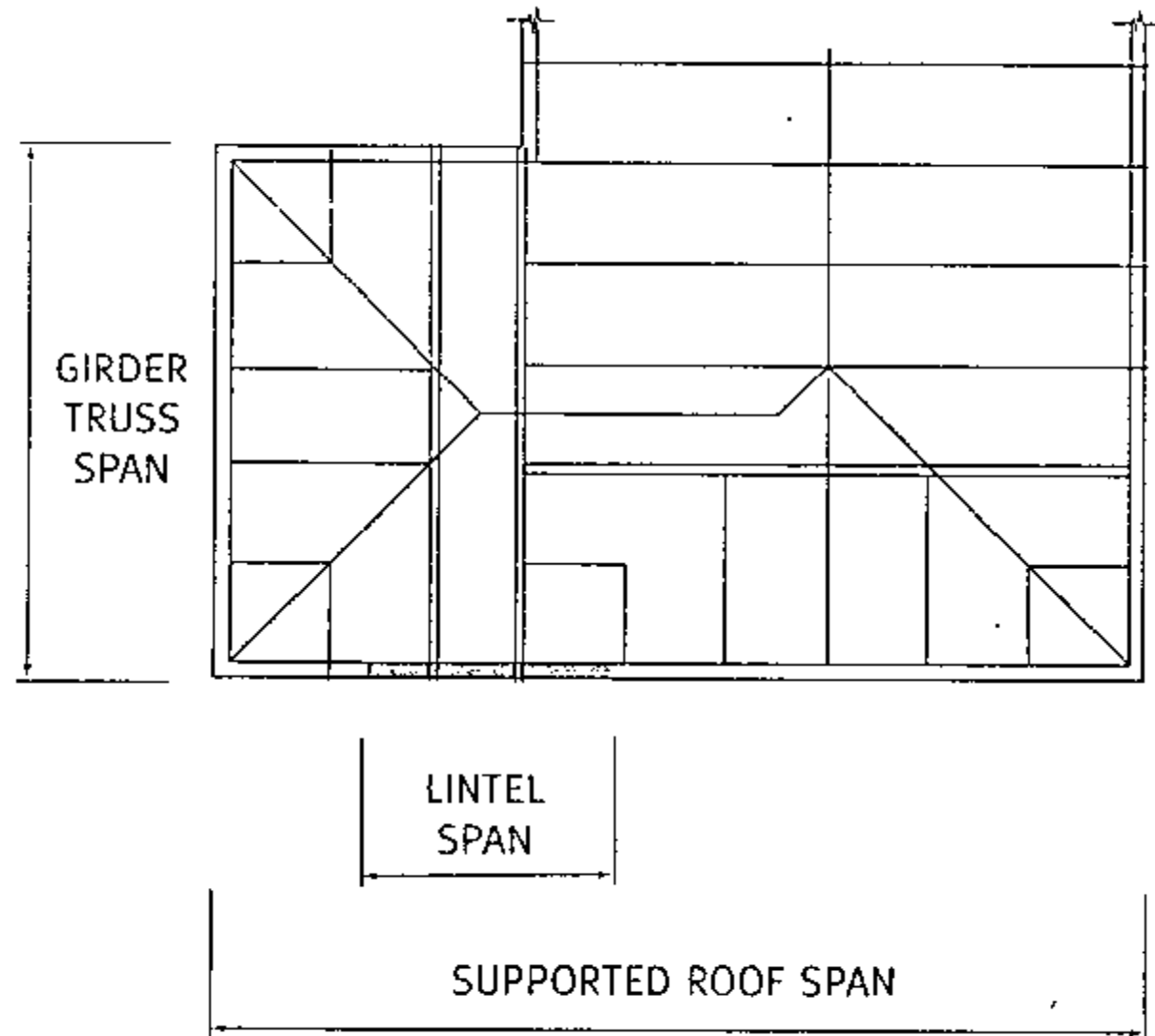
Dens

Supporting girder truss (light roof)

Note: maximum roof slope 30°

Hy90 Section D x B (mm)	Supported roof span (m)	Girder truss span (m)								
		5.0	6.0	7.0	8.0	9.0	10.0	11.0	12.0	13.0
		Maximum lintel span (m)								
150 x 90	2	2.6	2.5	2.4	2.3	2.2	2.1	2.0	2.0	1.9
	4	2.2	2.1	2.0	1.9	1.8	1.7	1.7	1.6	1.6
	6	2.0	1.8	1.7	1.6	1.6	1.5	1.4	1.4	1.3
	8	1.8	1.6	1.5	1.5	1.4	1.3	1.3	1.2	1.2
	10	1.6	1.5	1.4	1.3	1.3	1.2	1.1	1.1	1.1
200 x 90	2	3.3	3.2	3.1	3.0	2.9	2.8	2.8	2.7	2.7
	4	3.0	2.9	2.8	2.7	2.6	2.5	2.4	2.3	2.3
	6	2.8	2.6	2.5	2.4	2.3	2.2	2.1	2.0	2.0
	8	2.6	2.4	2.3	2.1	2.0	2.0	1.9	1.8	1.8
	10	2.4	2.2	2.1	2.0	1.9	1.8	1.7	1.7	1.6
240 x 90	2	3.9	3.7	3.6	3.5	3.4	3.3	3.2	3.2	3.1
	4	3.5	3.4	3.2	3.1	3.0	3.0	2.9	2.8	2.8
	6	3.2	3.1	3.0	2.9	2.8	2.7	2.6	2.5	2.5
	8	3.0	2.9	2.8	2.7	2.6	2.5	2.4	2.3	2.2
	10	2.9	2.7	2.6	2.5	2.4	2.3	2.2	2.1	2.1
300 x 90	2	4.6	4.4	4.3	4.2	4.1	4.0	3.9	3.8	3.7
	4	4.2	4.1	3.9	3.8	3.7	3.6	3.5	3.4	3.3
	6	3.9	3.8	3.6	3.5	3.4	3.3	3.2	3.1	3.1
	8	3.7	3.5	3.4	3.3	3.2	3.1	3.0	2.9	2.8
	10	3.5	3.4	3.2	3.1	3.0	2.9	2.8	2.7	2.6
360 x 90	2	5.3	5.1	4.9	4.8	4.7	4.6	4.5	4.4	4.3
	4	4.9	4.7	4.6	4.4	4.3	4.2	4.1	4.0	3.9
	6	4.6	4.4	4.2	4.1	4.0	3.9	3.8	3.7	3.6
	8	4.4	4.2	4.0	3.9	3.8	3.7	3.6	3.5	3.4
	10	4.1	4.0	3.8	3.7	3.6	3.5	3.4	3.3	3.2
400 x 90	2	5.7	5.5	5.4	5.2	5.1	5.0	4.9	4.8	4.7
	4	5.3	5.1	5.0	4.8	4.7	4.6	4.5	4.4	4.3
	6	5.0	4.8	4.7	4.5	4.4	4.3	4.2	4.1	4.0
	8	4.8	4.6	4.4	4.3	4.1	4.0	3.9	3.8	3.7
	10	4.6	4.4	4.2	4.0	3.9	3.8	3.7	3.6	3.5

Minimum bearing at each end of lintel (see key on page 7)



NPDC Approved
16 JUN 2004

~~3107~~

Updated Image count to 33
02/11/2016
Angela Tee
Administration Assistant

BUILDING CONSENT

COA 110140A

PROPERTY ID

020793

COA 110140A



MiTek New Zealand Limited

Correspondence from: **AUCKLAND**
40 Neales Road, East Tamaki 2013
PO Box 58-014, Botany 2163
Phone: 09-274 7109
Fax: 09-274 7100

www.mitek.nz.co.nz

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03-348 8691
Fax: 03-348 0314

MITEK® LUMBERLOK® BOWMAC®

Producer Statement PS1- Design

Gary + Anne

Dent.

6c Highfield Place

New Plymouth

*75 79733
0274658620*

ISSUED BY: MiTek New Zealand Limited
TO: Carters New Plymouth
TO BE SUPPLIED TO: New Plymouth District Council
IN RESPECT OF: Truss TR01 and TG01 Strengthening to support 500kg Solar Unit
AT: 6c Highfield Place, New Plymouth

We have been engaged Carters, New Plymouth to provide Engineering Design services in respect of the requirements of Clause B1, of the New Zealand Building Code for

All

Part only as specified – Truss TR01 and TG01 to be strengthened to support 500kg solar unit of the proposed building work.

The design carried out by us has been prepared in accordance with Compliance Documents and Verification Method B1/VM1 of the NZ Building Code. The proposed building work covered by this producer statement is described on MiTek New Zealand Limited drawing numbered 22762.

ON BEHALF OF MITEK NEW ZEALAND LIMITED, and subject to:

1. Site verification of the following design assumptions:
 - i) Light weight roof with ceiling
 - ii) NZS3604 High Wind Zone
2. All proprietary products meeting their performance specification requirements;

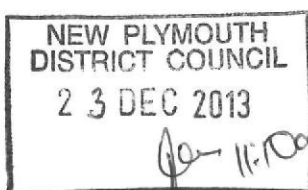
I BELIEVE ON REASONABLE GROUNDS that the design, if constructed in accordance with the drawings, specifications, and other documents provided will comply with the relevant provisions of the Building Code.

MiTek New Zealand Limited holds a current policy of Professional Indemnity Insurance no less than \$500,000.

On behalf of MiTek New Zealand Limited

In Ling Ng
Technical Services Manager
BE (Hons), CPEng, IntPE
MIPENZ (146585)

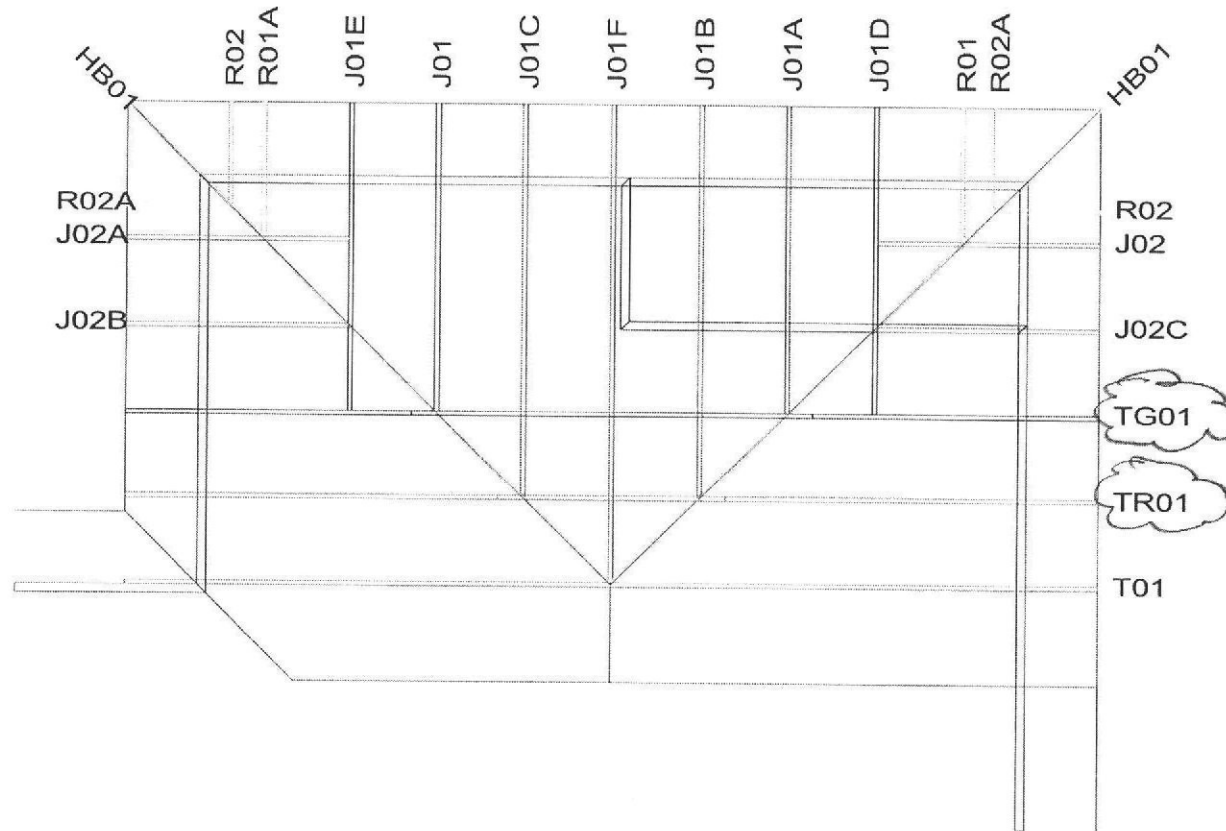
Date: 20/12/2013



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MiTek New Zealand Ltd.

40 NEAVES ROAD
 East Tamaki 2013
 Auckland
 New Zealand
 Telephone: Akld: 09
 2747109
 Fax: Chch: 03 348 8691

Carters New Plymouth

Job:
 22762A

File location: C:\MITEK\JOB\22762A\

Scale: 1 : 75 Date: 19/12/2013 Drawn By:

Job Details:

Wind Area:	High	Design Wind Speed:	44.0 m/s
TC Restraints:	400 mm	BC Restraints:	450 mm
Roof Material:	Metal Tiles	Ceiling Material:	Standard
Roof Live Load:	0.250 kPa		
Roof Pitch:	22.00 deg	Truss Centres:	900 mm

Truss : TR01 Qty : 1 Ply : 1
 Job: 22762A
 Description:

Client: Carters New Plymouth
 Phone:

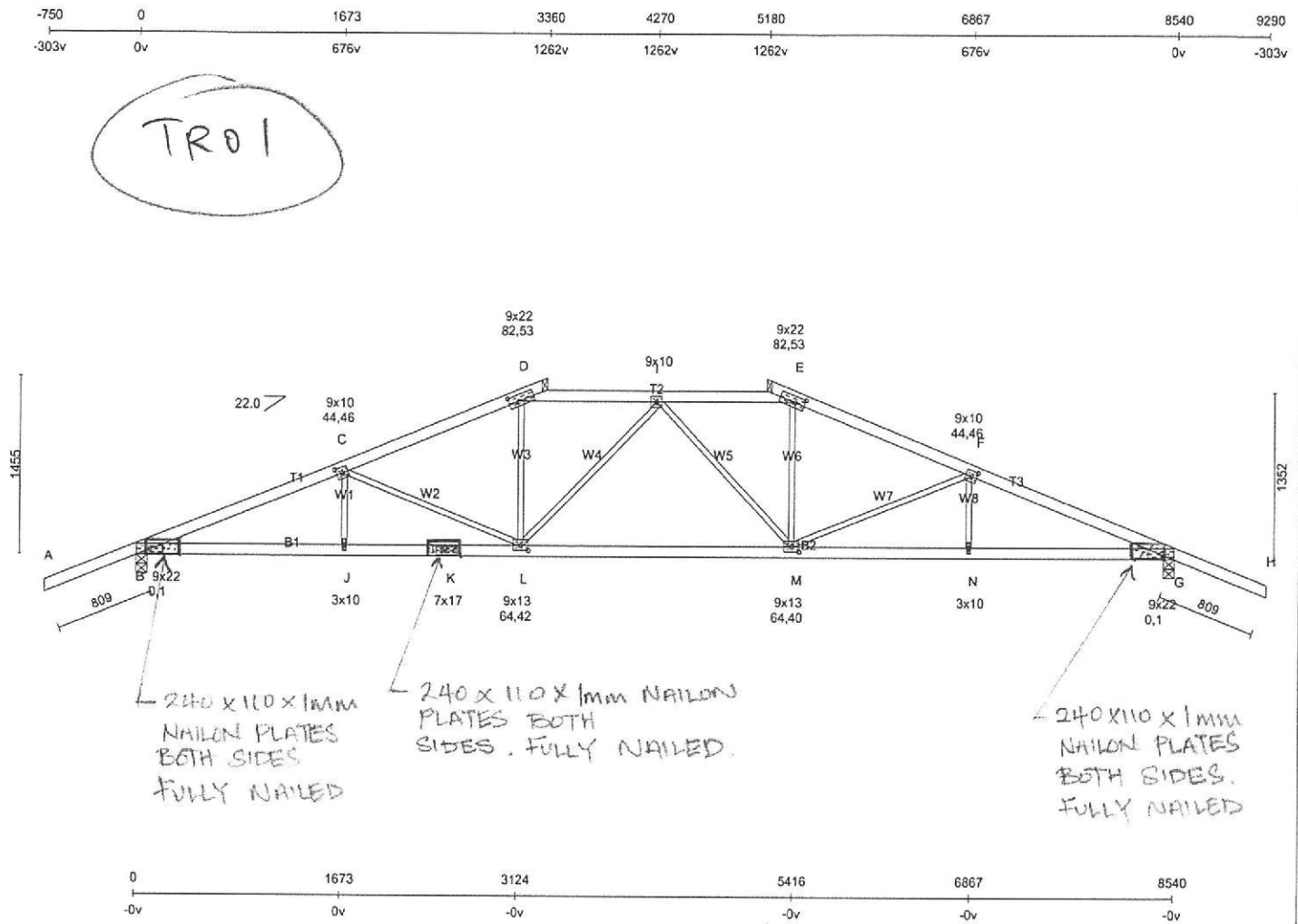
Site:

Phone:

MiTek 20/20 - Engineering 4.3 Gamma4 (Build 1228)

MiTek New Zealand Ltd.

Printed: 16.07.10 19 Dec 2013



*** Designed with warnings ***

Uplift at joint(s) B,G exceeds the capacity of two wire dogs. Please ensure that adequate fixing is provided
 Fabricator adjusted camber at joint M = 7 mm
 Overall Truss Height: 1758 mm

CHORDS

All: 90x45 DDP MGP10
CONNECTORS
 4/GN10-3x10 6/GN10-9x10
 8/GN10-9x22

WEBS

All: 45x45 DDP No.1 Fr
 4/GN10-9x13 2/GN10-7x17

====<<<< CHORDS >>>>====(Sq.Cut=90)		====<<<< WEBS >>>>====(Sq.Cut=90)	
Piece: T2 22.0 223 90x45 223 1 Off 22.0 MGP10 DDP -H1 OL:2292 TS:1846 BS:2292	Piece: B2 22.0 223 90x45 223 1 Off 90.0 MGP10 DDP -H1 OL:6000 TS:6000 BS:5777	Piece: W5 43.2 48 45x45 42 1 Off 46.8 No.1 Fr DDP -H1 OL:1608 TS:1608 BS:1518	
Piece: T3 45.0f 90x45 36 1 Off 68.0 MGP10 DDP -H1 OL:4472 TS:4435 BS:4435		Piece: W4 44.8 45 45x45 2 1 Off 88.0 No.1 Fr DDP -H1 OL:1607 TS:1606 BS:1562	
Piece: T1 45.0b 90x45 36 1 Off 68.0 MGP10 DDP -H1 OL:4472 TS:4435 BS:4435		Piece: W2, W7 44.0 47 45x45 18 2 Off 68.0 No.1 Fr DDP -H1 OL:1565 TS:1565 BS:1500	
Piece: B1 22.0 223 90x45 223 1 Off 90.0 MGP10 DDP -H1 OL:2540 TS:2540 BS:2317		Piece: W3, W6 90.0 45x45 90.0 2 Off 90.0 No.1 Fr DDP -H1 OL:1172 TS:1172 BS:1172	

Truss : TG01 Qty : 1 Ply : 1
 Job: 22762A
 Description:

Client: Carters New Plymouth
 Phone:

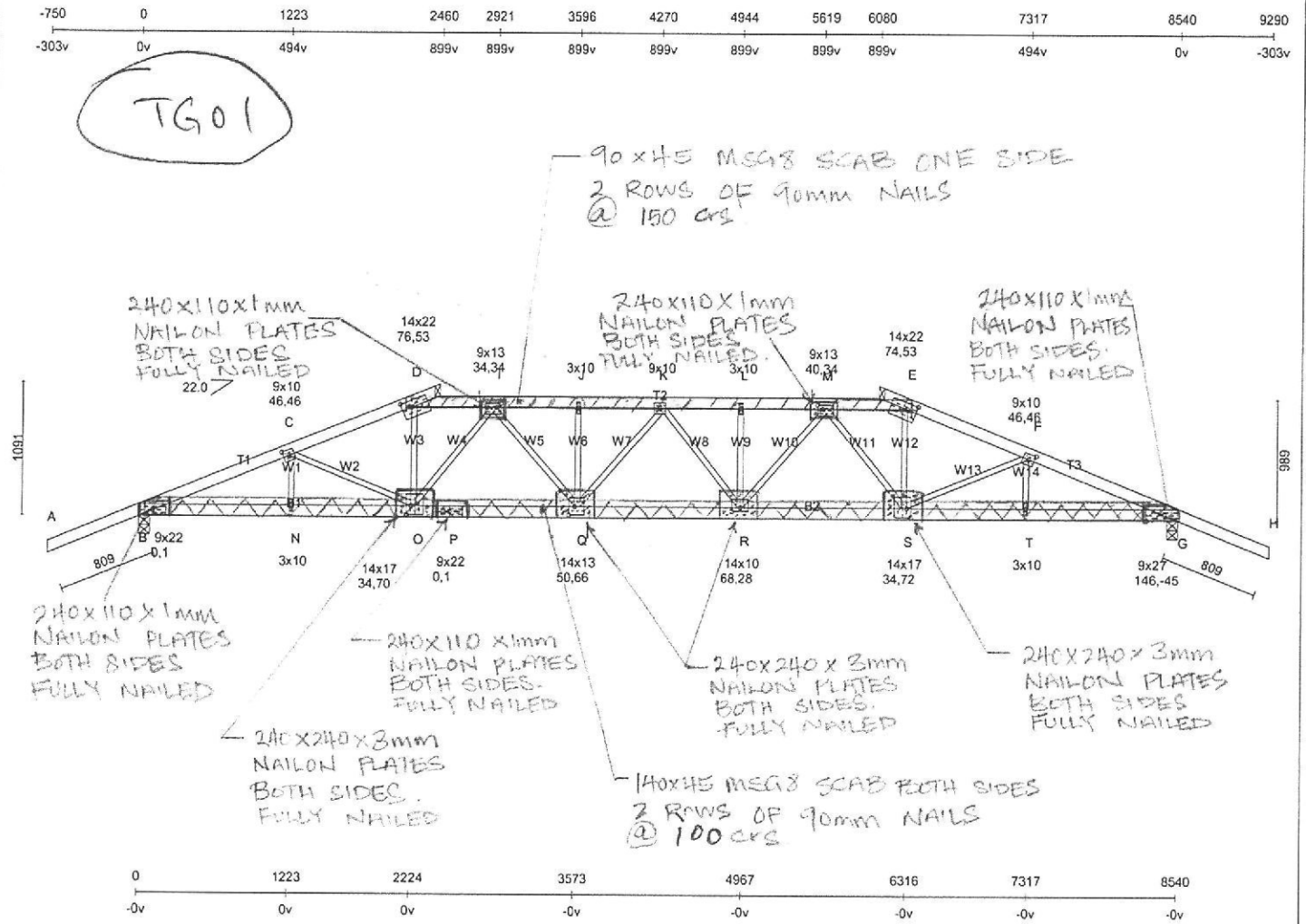
Site:

Phone:

MiTek 20/20 - Engineering 4.3 Gamma4 (Build 1228)

MiTek New Zealand Ltd.

Printed: 16:59:46 19 Dec 2013



Uplift at joint(s) B,G exceeds the capacity of two wire dogs. Please ensure that adequate fixing is provided
 CSI Failure: O-Q, O-Q, O-Q, Q-R, Q-R, R-S, R-S, R-S, S-T, S-T, S-T, I-J, I-J, L-M, L-M
 Fabricator adjusted camber at joint R = 12 mm
 Overall Truss Height: 1394 mm

CHORDS

All: 90x45 DDP MGP10
CONNECTORS
 8/GN10-3x10 6/GN10-9x10
 2/GN10-14x13 4/GN10-14x17
 4/GN10-14x22

WEBS

All: 45x45 DDP No.1 Fr
 4/GN10-9x13 2/GN10-14x10
 4/GN10-9x22 2/GN10-9x27

====<<<< CHORDS >>>>====(Sq.Cut=90)		====<<<< WEBS >>>>====(Sq.Cut=90)	
Piece: T2 22.0 223 90x45 223 1 Off OL:4092 TS:3646 BS:4092	Piece: B2 22.0 223 90x45 223 1 Off OL:6000 TS:6000 BS:5777	Piece: W2, W13 44.0 47 45x45 18 2 Off OL:1079 TS:1079 BS:1015	Piece: W4, W8, W11 38.9 56 45x45 36 3 Off OL:1039 TS:1039 BS:947
Piece: T3 68.0 36 45.0f 90x45 36 1 Off OL:3502 TS:3466 BS:3466		Piece: W5, W7, W10 41.4 51 45x45 8 3 Off OL:1038 TS:1030 BS:987	Piece: W3, W12, W6, W9 90.0 45x45 90.0 4 Off OL:809 TS:809 BS:809
Piece: T1 68.0 36 45.0b 90x45 36 1 Off OL:3502 TS:3466 BS:3466			
Piece: B1 22.0 223 90x45 223 1 Off OL:2540 TS:2540 BS:2317			



MiTek New Zealand Limited

Correspondence from: **AUCKLAND**
40 Neales Road, East Tamaki 2013
PO Box 58-014, Botany 2163
Phone: 09-274 7109
Fax: 09-274 7100

www.mitek.nz.co.nz

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03-348 8691
Fax: 03-348 0314

MITEK® LUMBERLOK® BOWMAC®

Producer Statement PS1- Design

to pay cash

ISSUED BY: MiTek New Zealand Limited
TO: Carters New Plymouth
TO BE SUPPLIED TO: New Plymouth District Council
IN RESPECT OF: Truss TR01 and TG01 Strengthening to support 500kg Solar Unit
AT: 6c Highfield Place, New Plymouth

We have been engaged Carters, New Plymouth to provide Engineering Design services in respect of the requirements of Clause B1, of the New Zealand Building Code for

All

Part only as specified – Truss TR01 and TG01 to be strengthened to support 500kg solar unit of the proposed building work.

The design carried out by us has been prepared in accordance with Compliance Documents and Verification Method B1/VM1 of the NZ Building Code. The proposed building work covered by this producer statement is described on MiTek New Zealand Limited drawing numbered 22762.

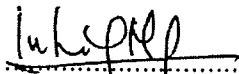
ON BEHALF OF MITEK NEW ZEALAND LIMITED, and subject to:

1. Site verification of the following design assumptions:
 - i) Light weight roof with ceiling
 - ii) NZS3604 High Wind Zone
2. All proprietary products meeting their performance specification requirements;

I BELIEVE ON REASONABLE GROUNDS that the design, if constructed in accordance with the drawings, specifications, and other documents provided will comply with the relevant provisions of the Building Code.

MiTek New Zealand Limited holds a current policy of Professional Indemnity Insurance no less than \$500,000.

On behalf of MiTek New Zealand Limited


In Ling Ng
Technical Services Manager
BE (Hons), CPEng, IntPE
MIPENZ (146585)

Date: 20/12/2013

and of Drive or Belt

MITEK®

LUMBERLOK®

BOWMAC®



MiTek New Zealand Limited

Correspondence from: AUCKLAND
40 Neales Road, East Tamaki 2013
PO Box 58-014, Botany 2163
Phone: 09-274 7109
Fax: 09-274 7100

www.mitekznz.co.nz

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03-348 8691
Fax: 03-348 0314

GANG-NAIL® LUMBERLOK® BOWMAC®

Document Transfer

To: Carters New Plymouth
PO Box 3244
NEW PLYMOUTH

Date: 20/12/2013

Facsimile: 06 759 5466

Attention: Stuart

The following documents are enclosed:

Job Name: Gary Dent			
Job Address: 6c Highfield Place New Plymouth			
Drawing Number	Sheet Numbers	Revision	No. of copies
22762			1

Producer Statement attached: Yes No

Your plans returned: Yes No

Delivery Instructions: Mail Fastpost Courier
 Sub60 Facsimile E-mail
 Our Messenger Your Messenger

Design Fee: \$ 200 + GST (Includes disbursements)

Remarks:

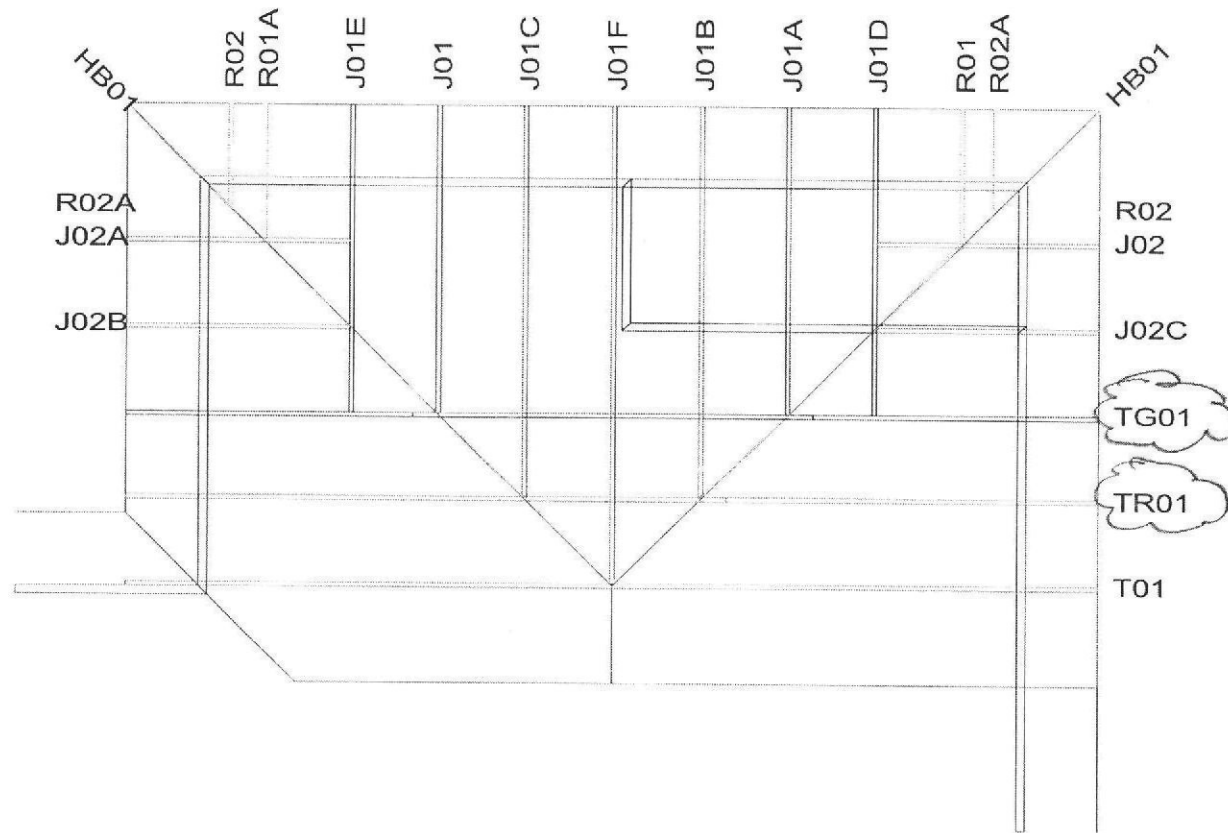
Your order number:

From:

GANG-NAIL®

LUMBERLOK®

BOWMAC®



MiTek New Zealand Ltd.

240 NEAVES ROAD
 East Tamaki 2013
 Auckland
 New Zealand
 Telephone: Akld: 09
 2747109
 Fax: Chch: 03 348 8691

Carters New Plymouth

Job: 22762A

file location: C:\MITEK\JOBS\22762A\

Scale: 1 : 75 Date: 19/12/2013 Drawn By:

Job Details:

Wind Area:	High	Design Wind Speed:	44.0 m/s
TC Restraints:	400 mm	BC Restraints:	450 mm
Roof Material:	Metal Tiles	Ceiling Material:	Standard
Roof Live Load:	0.250 kPa		
Roof Pitch:	22.00 deg	Truss Centres:	900 mm

CRAIG 021 296 5477

MiTek New Zealand Ltd.

Truss : TG01 Qty : 1 Ply : 1
 Job : 22762A
 Description :

Client : Carters New Plymouth
 Phone :

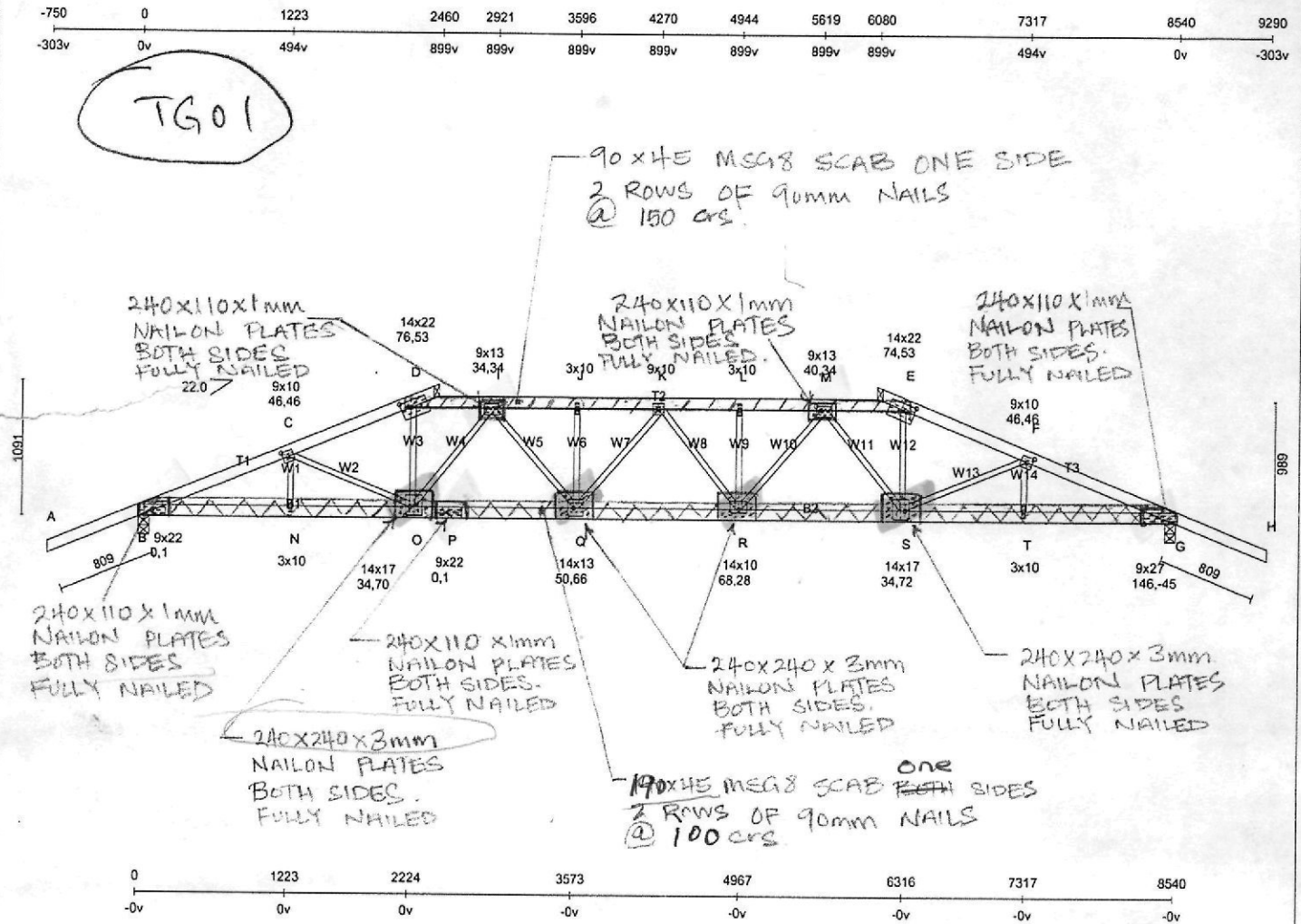
Site :

Phone :

MiTek 20/20 - Engineering 4.3 Gamma4 (Build 1228)

MiTek New Zealand Ltd.

Printed: 15:59:46 19 Dec 2013



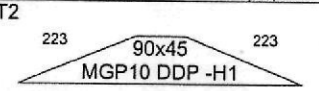
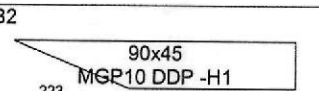
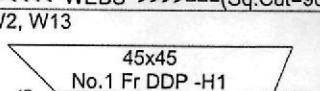
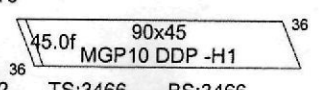
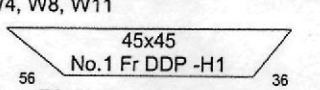
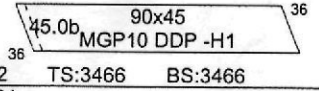
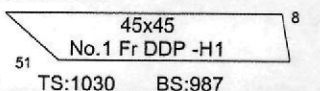
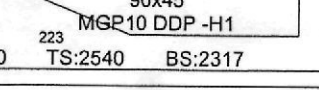
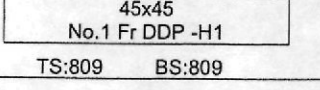
Uplift at joint(s) B,G exceeds the capacity of two wire dogs. Please ensure that adequate fixing is provided
 CSI Failure: O-Q, O-Q, O-Q, Q-R, Q-R, R-S, R-S, S-T, S-T, S-T, I-J, I-J, L-M, L-M
 Fabricator adjusted camber at joint R = 12 mm
 Overall Truss Height: 1394 mm

CHORDS

All: 90x45 DDP MGP10
CONNECTORS
 8/GN10-3x10 6/GN10-9x10
 2/GN10-14x13 4/GN10-14x17
 4/GN10-14x22

WEBS

All: 45x45 DDP No.1 Fr
 2/GN10-14x10
 2/GN10-9x27

====<<<< CHORDS >>>>====(Sq.Cut=90)		====<<<< WEBS >>>>====(Sq.Cut=90)	
Piece: T2 22.0 223 90x45 223 1 Off 22.0  OL:4092 TS:3646 BS:4092	Piece: B2 22.0 223 90x45 223 1 Off 90.0  OL:6000 TS:6000 BS:5777	Piece: W2, W13 44.0 47 45x45 18 2 Off 68.0  OL:1079 TS:1079 BS:1015	
Piece: T3 68.0 36 45.0f 90x45 36 1 Off 68.0  OL:3502 TS:3466 BS:3466		Piece: W4, W8, W11 38.9 56 45x45 36 3 Off 51.1  OL:1039 TS:1039 BS:947	
Piece: T1 68.0 36 45.0b 90x45 36 1 Off 68.0  OL:3502 TS:3466 BS:3466		Piece: W5, W7, W10 41.4 51 45x45 8 3 Off 80.2  OL:1038 TS:1030 BS:987	
Piece: B1 22.0 223 90x45 223 1 Off 90.0  OL:2540 TS:2540 BS:2317		Piece: W3, W12, W6, W9 90.0 45x45 4 Off 90.0  OL:809 TS:809 BS:809	

Truss : TR01 Qty : 1 Ply : 1
 Job: 22762A
 Description:

Client: Carters New Plymouth
 Phone:

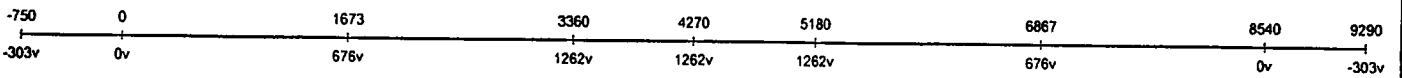
Site:

Phone:

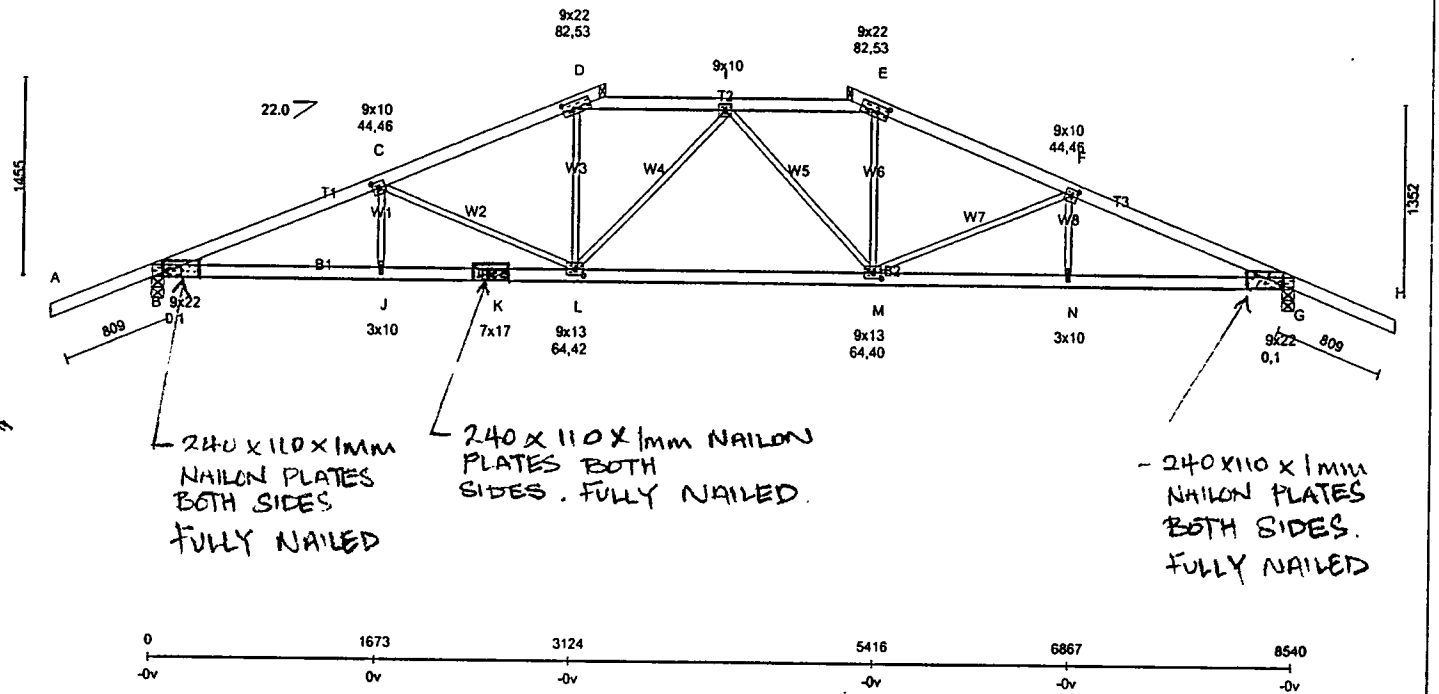
MiTek 20/20 - Engineering 4.3 Gamma4 (Build 1228)

MiTek New Zealand Ltd.

Printed: 16 07.10 19 Dec 2013



TR01



*** Designed with warnings ***

Uplift at joint(s) B, G exceeds the capacity of two wire dogs. Please ensure that adequate fixing is provided
 Fabricator adjusted camber at joint M = 7 mm
 Overall Truss Height: 1758 mm

CHORDS

All: 90x45 DDP MGP10

CONNECTORS

4/GN10-3x10

8/GN10-9x22

WEBS

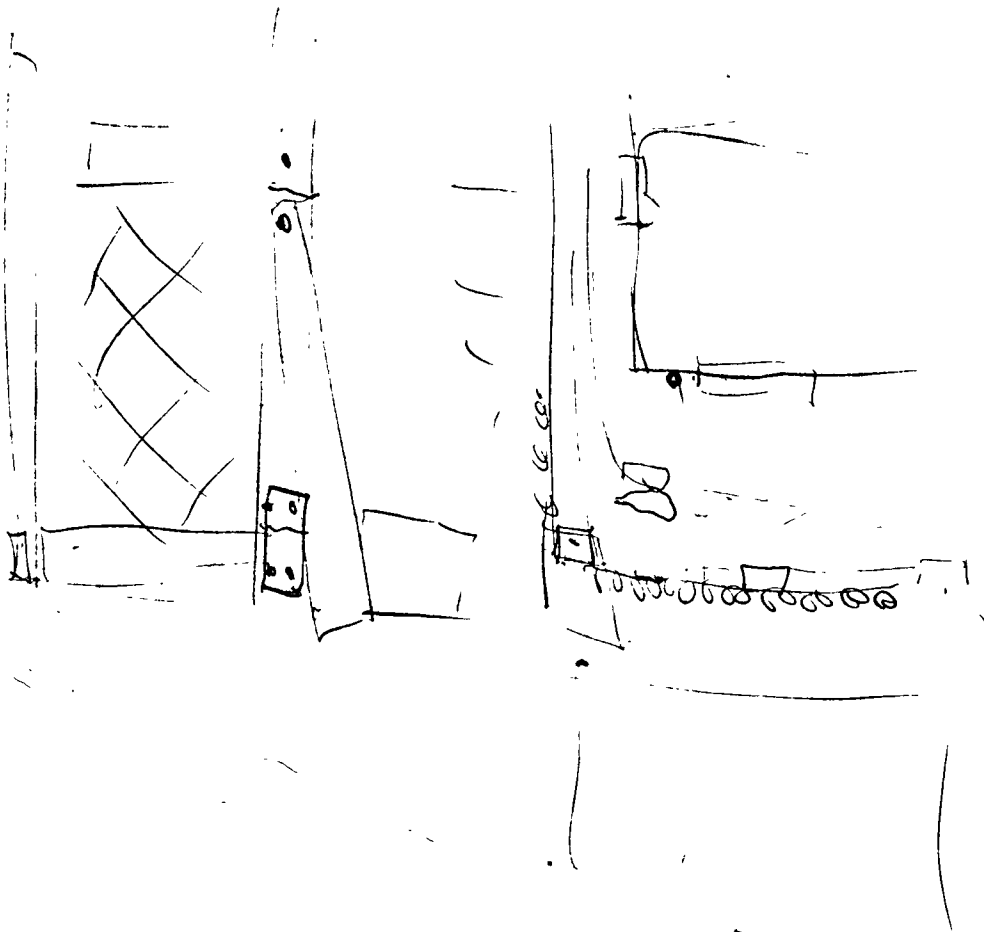
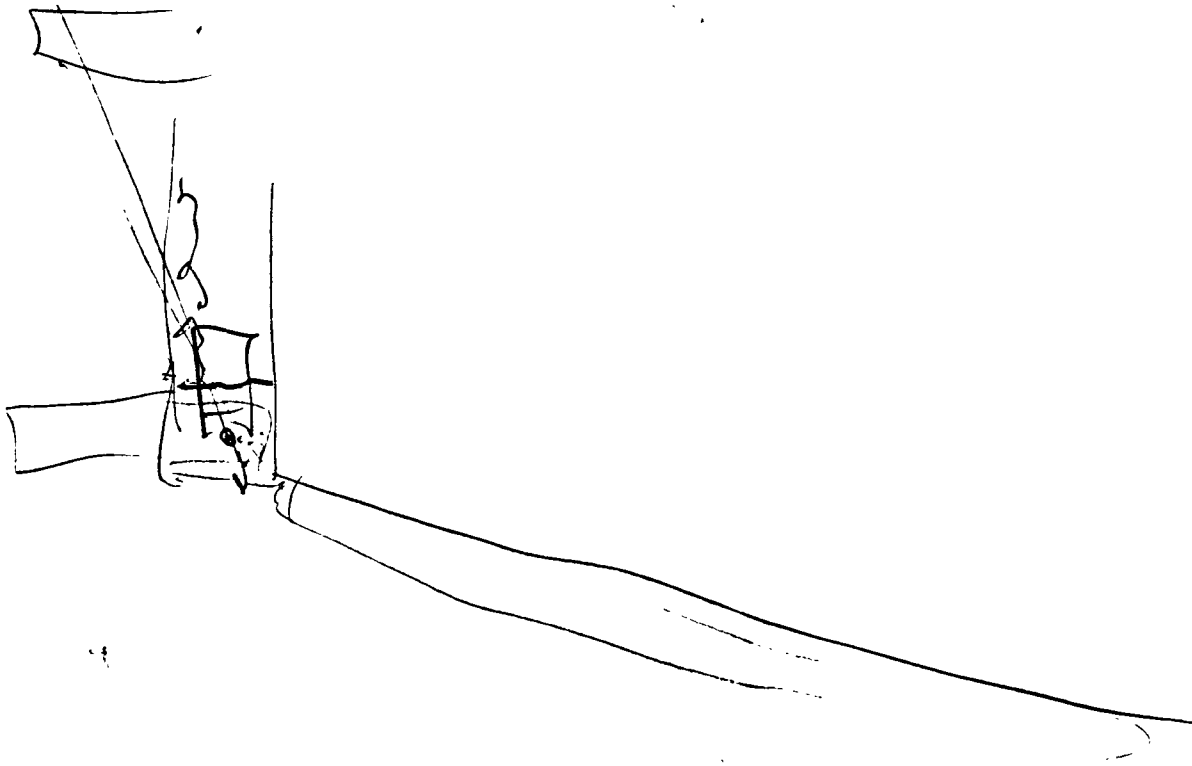
All:

4/GN10-9x13

45x45 DDP No.1 Fr

2/GN10-7x17

====<<<< CHORDS >>>>====(Sq.Cut=90)		====<<<< WEBS >>>>====(Sq.Cut=90)	
Piece: T2 22.0 223 90x45 223 1 Off 22.0 OL:2292 TS:1846 BS:2292	Piece: B2 22.0 223 90x45 223 1 Off 90.0 OL:6000 TS:6000 BS:5777	Piece: W5 43.2 48 45x45 42 1 Off 46.8 OL:1608 TS:1608 BS:1518	Piece: W3, W6 90.0 45x45 2 Off 90.0 OL:1172 TS:1172 BS:1172
Piece: T3 68.0 36 45.0f 90x45 36 1 Off 68.0 OL:4472 TS:4435 BS:4435	Piece: W4 44.8 45 45x45 2 1 Off 88.0 OL:1607 TS:1606 BS:1562	Piece: W2, W7 44.0 47 45x45 18 2 Off 88.0 OL:1565 TS:1565 BS:1500	Piece: B1 22.0 223 90x45 223 1 Off 90.0 OL:2540 TS:2540 BS:2317
Piece: T1 68.0 36 45.0b 90x45 36 1 Off 68.0 OL:4472 TS:4435 BS:4435	Piece: W1 44.8 45 45x45 2 1 Off 88.0 OL:1607 TS:1606 BS:1562	Piece: W8 44.0 47 45x45 18 2 Off 88.0 OL:1565 TS:1565 BS:1500	Piece: T4 68.0 36 45.0c 90x45 36 1 Off 68.0 OL:4472 TS:4435 BS:4435





Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

Certificate of Acceptance No: COA13/110140
Section 99, Building Act 2004

Building

Street address of building: 6 C Highfield Place
NEW PLYMOUTH 4312
Legal description of land where building is located: Lot 1 DP 474625
Building name: Residential dwelling

Owner

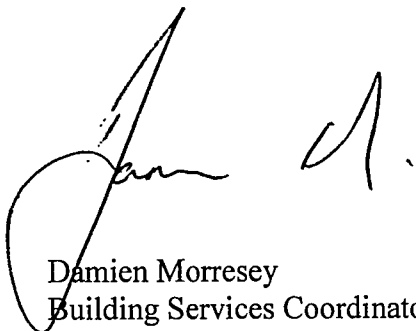
Name of owner: Gary Alexander DENT, Anne Therese DENT
Street address: 6 C Highfield Place
NEW PLYMOUTH 4312
Phone: 06-7579733 Mobile phone: 0274 658 620
Email: annegary@xtra.co.nz

First point of contact for communications with council/building consent authority:
New Plymouth District Council
Private Bag 2025, NEW PLYMOUTH 4342
Ph: 06-759 6060 Fax: 06-759 6072
Email: enquiries@npdc.govt.nz Website: www.newplymouth.com

ACCEPTANCE OF COMPLIANCE

The Territorial Authority named below is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code: **Solahart solar heating panels and hot water cylinder**

The Scope of this certificate of acceptance is limited to the building work capable of visual assessment at the time of inspection.



Damien Morresey
Building Services Coordinator

On behalf of: New Plymouth District Council
Date Issued: 4/10/2013

BUILDING CONSENT

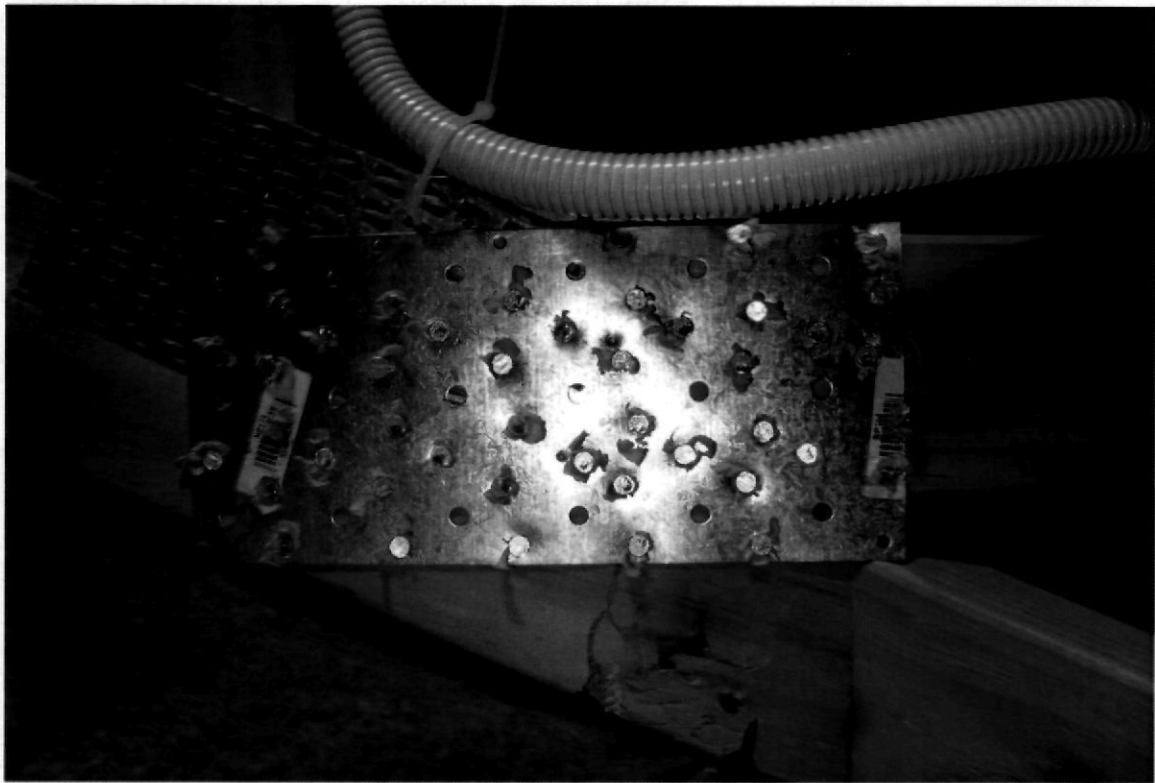
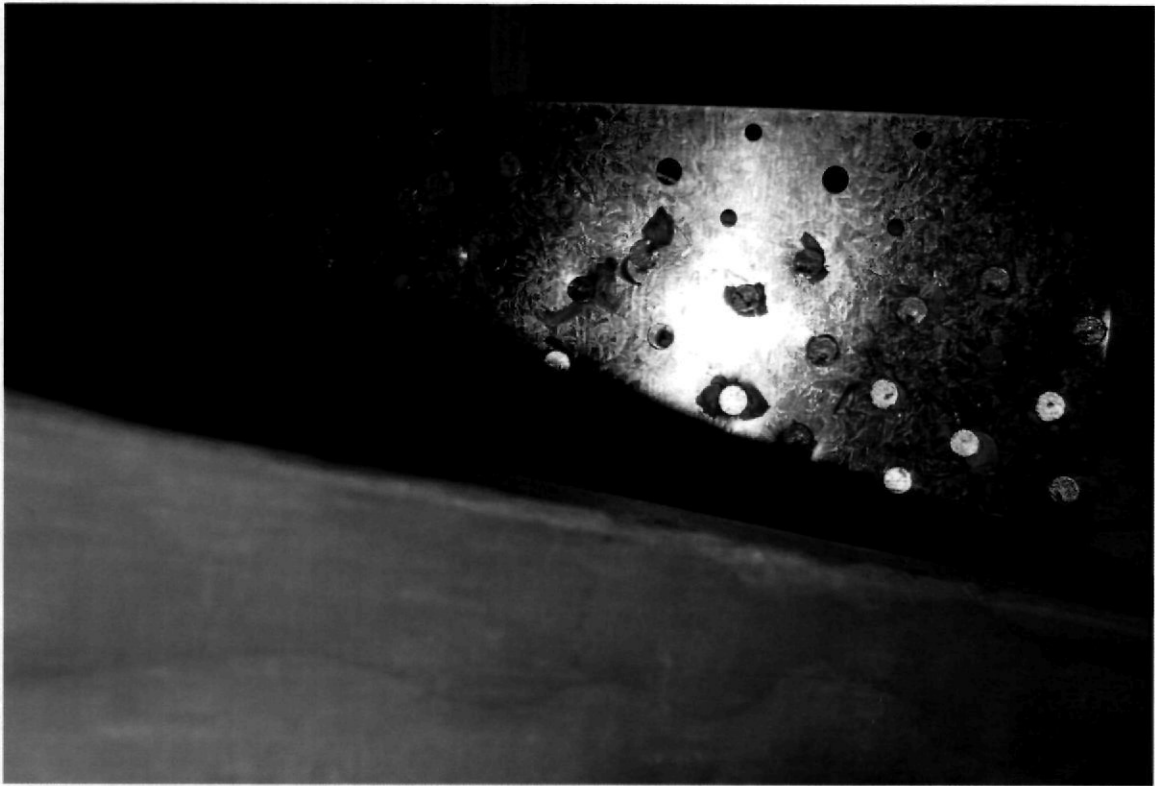
COA 110140P

PROPERTY ID

020793

COA 110140P

Additional nail on plates for
strengthening exist truss to support
solar water heating system secured on
roof



Truss strengthening to truss
directly under solar water heating system



[Signature] 14/3/14



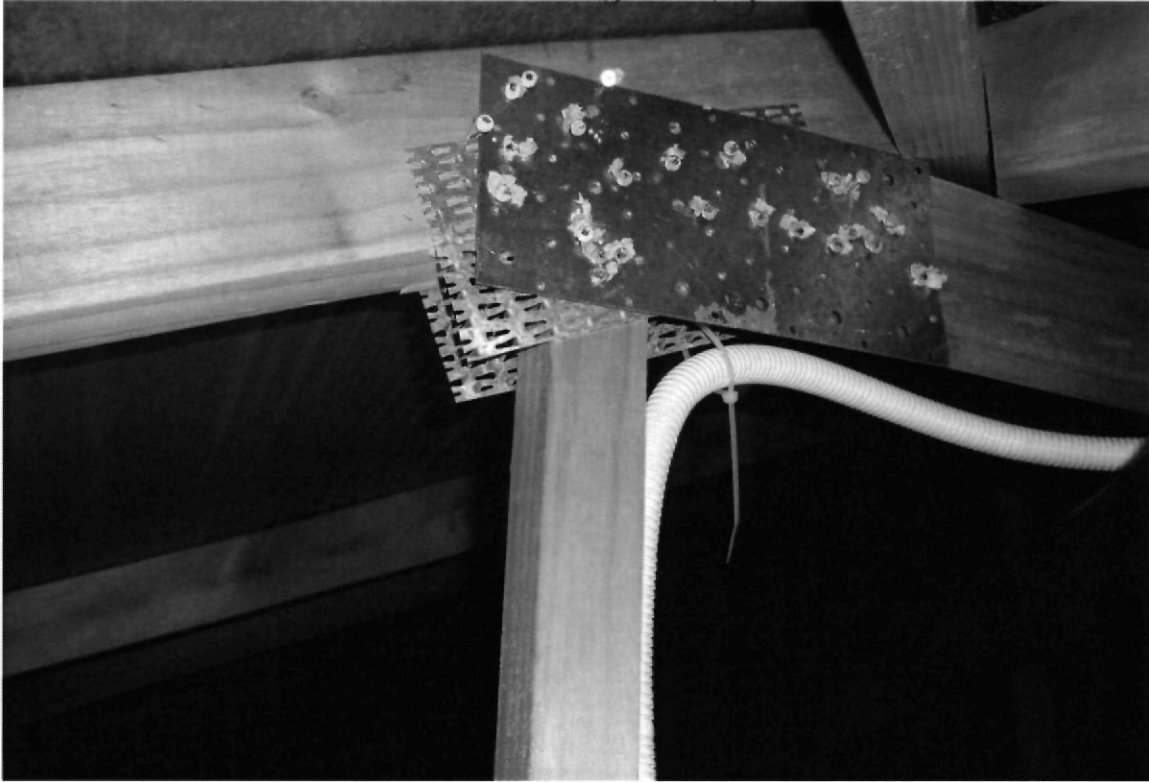


Additional Nail on plate fixing

Support for Solar Water heater above.

EM 14/3/14

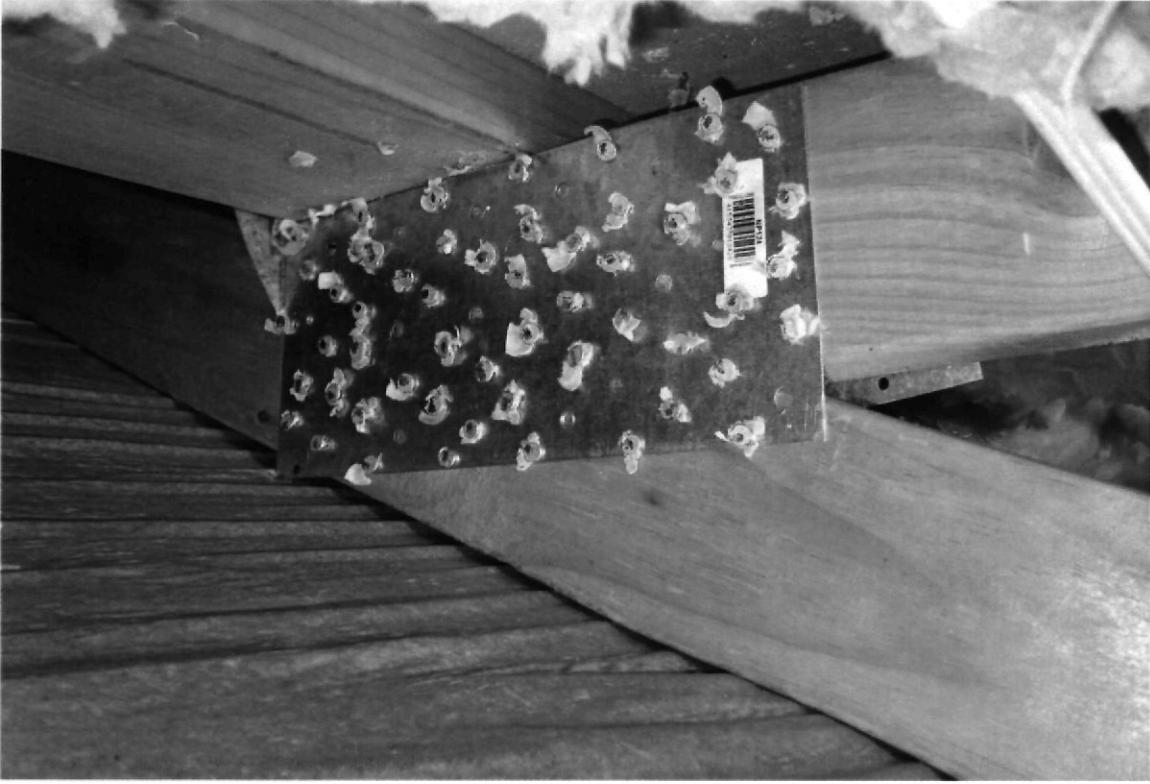
Additional nail on plates
for truss strengthening.



2 40X110 x 1mm
nail on plate.

CM 14/3/14

Additional nail on plate fixing
for truss strengthening to support
solar water heater above



Hot pipe to lag.



Dent



Dent

Location
of Solar Panel
Hubs on
Roof.

Dent



Solar water heating location
as shown on North elevation to plans.

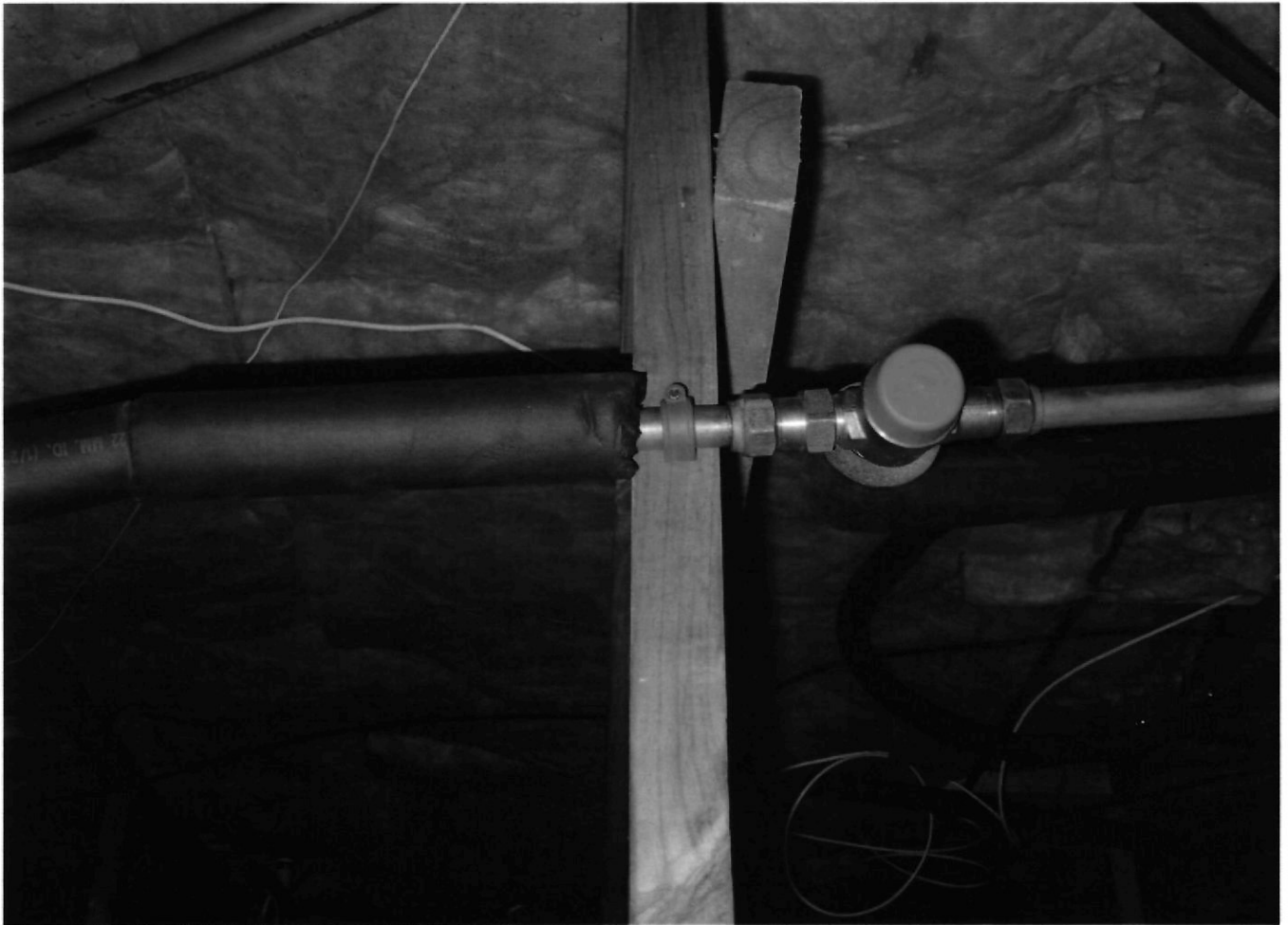
Dent



Solarhart HWC
located

Dend

Temp valve location in ceiling space
Hot water pipe lagged

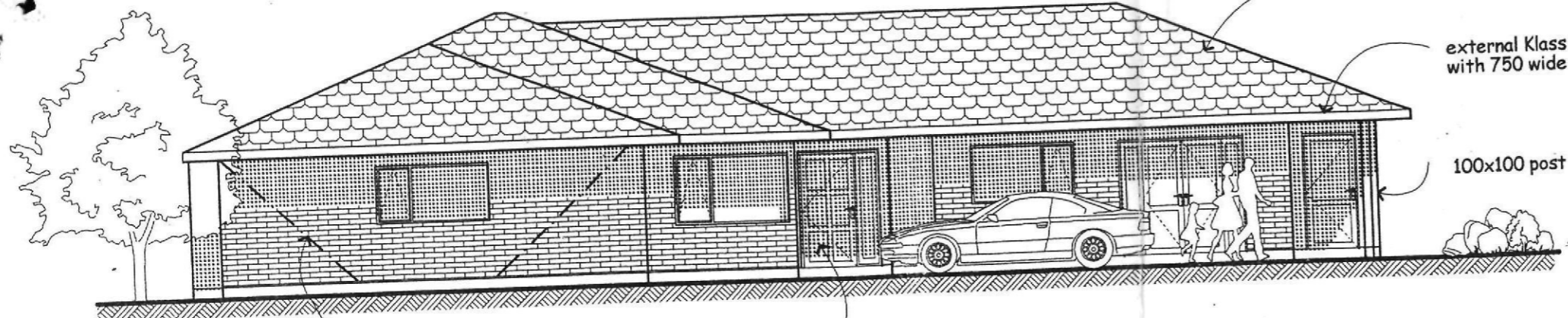




Temp valve located in ceiling space



Hot water pipe lagged



colourtile light weight roofing
external Klass fascia gutter system with 750 wide hardiflex soffits

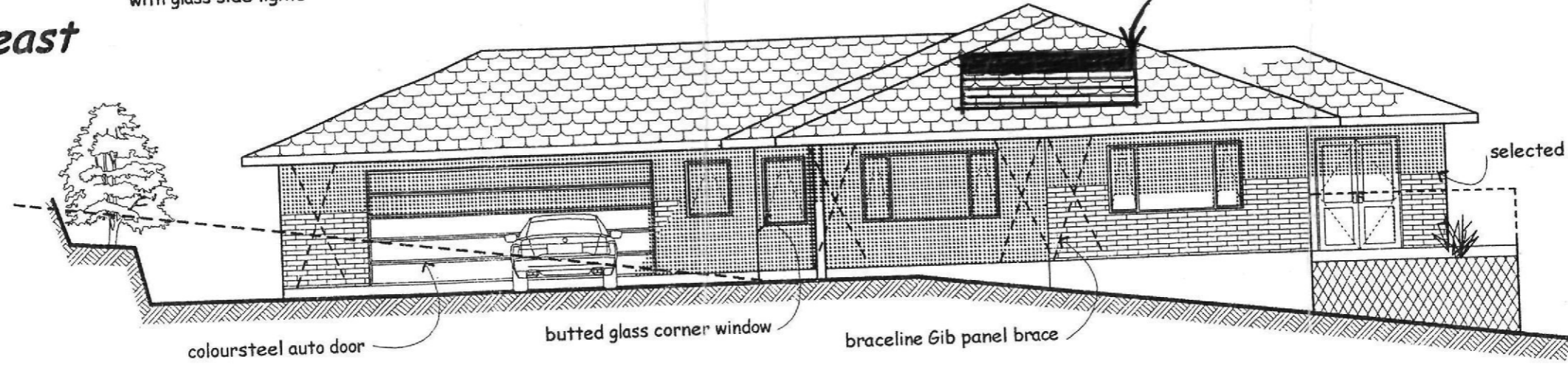
100x100 post

let in angle brace

aluminium panel entry door with glass side lights

east

OFFICE COPY
CERTIFICATE OF ACCEPTANCE
Refer to limitations as listed on the certificate
Signed: *[Signature]* Date: *4/10/13*
COA13 110140 27.8.13



Solar panels and 300litre tank.

selected clay bricks

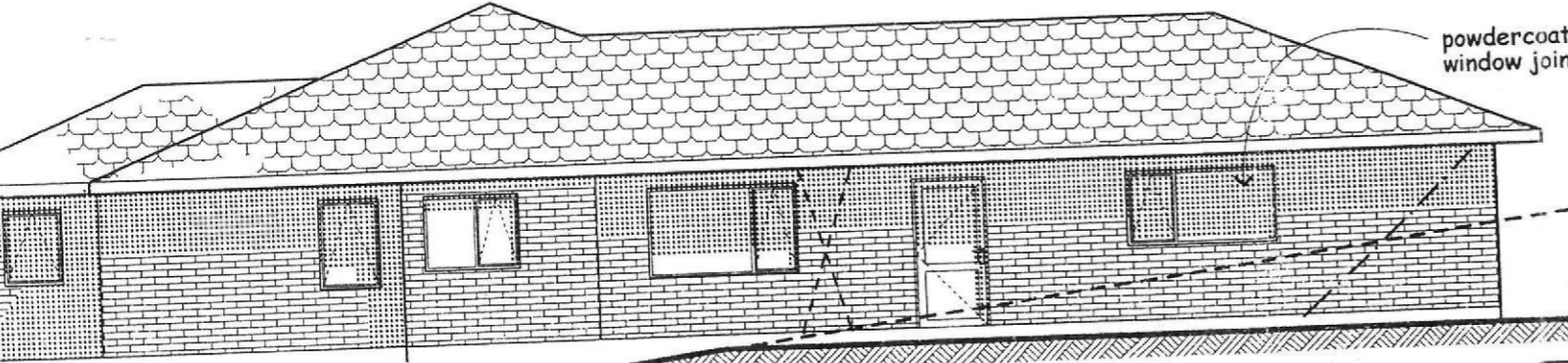
coloursteel auto door

butted glass corner window

braceline Gib panel brace

north
1:100

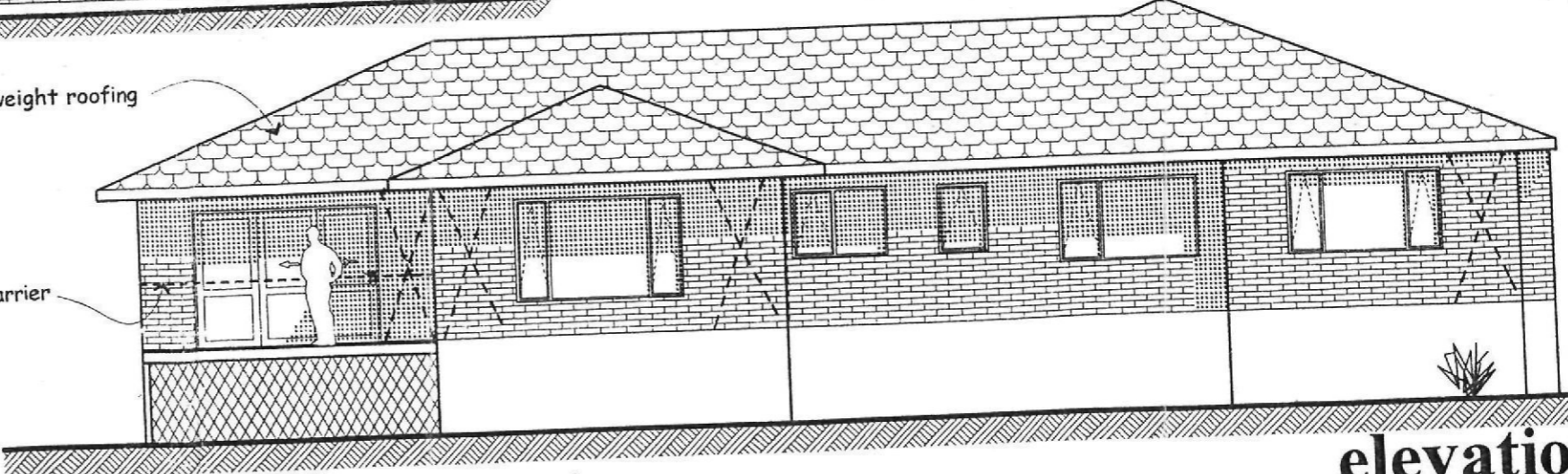
powdercoated aluminium window joinery with tinted glass



original ground line

south

colourtile light weight roofing



1000 high aluminium/glass barrier by Taranaki Aluminum Ltd

west

elevations

Notes:
Work to comply with NZS 3604(1999) & District Council requirements
Alum to comply with NZS 4211 & glazing to NZS 4223

Assall Homes Ltd

- PROPOSED NEW DWELLING -
Gary & Ann Dent @ 6c Highfield Pl., New Plymouth

Roughan Design
ARCHITECTURAL DESIGNERS
788 Carrington Rd., New Plymouth
Phone/Fax 06-7533365, 0274-490715

Designed: Peter Date: May 2004 Revision
Checked

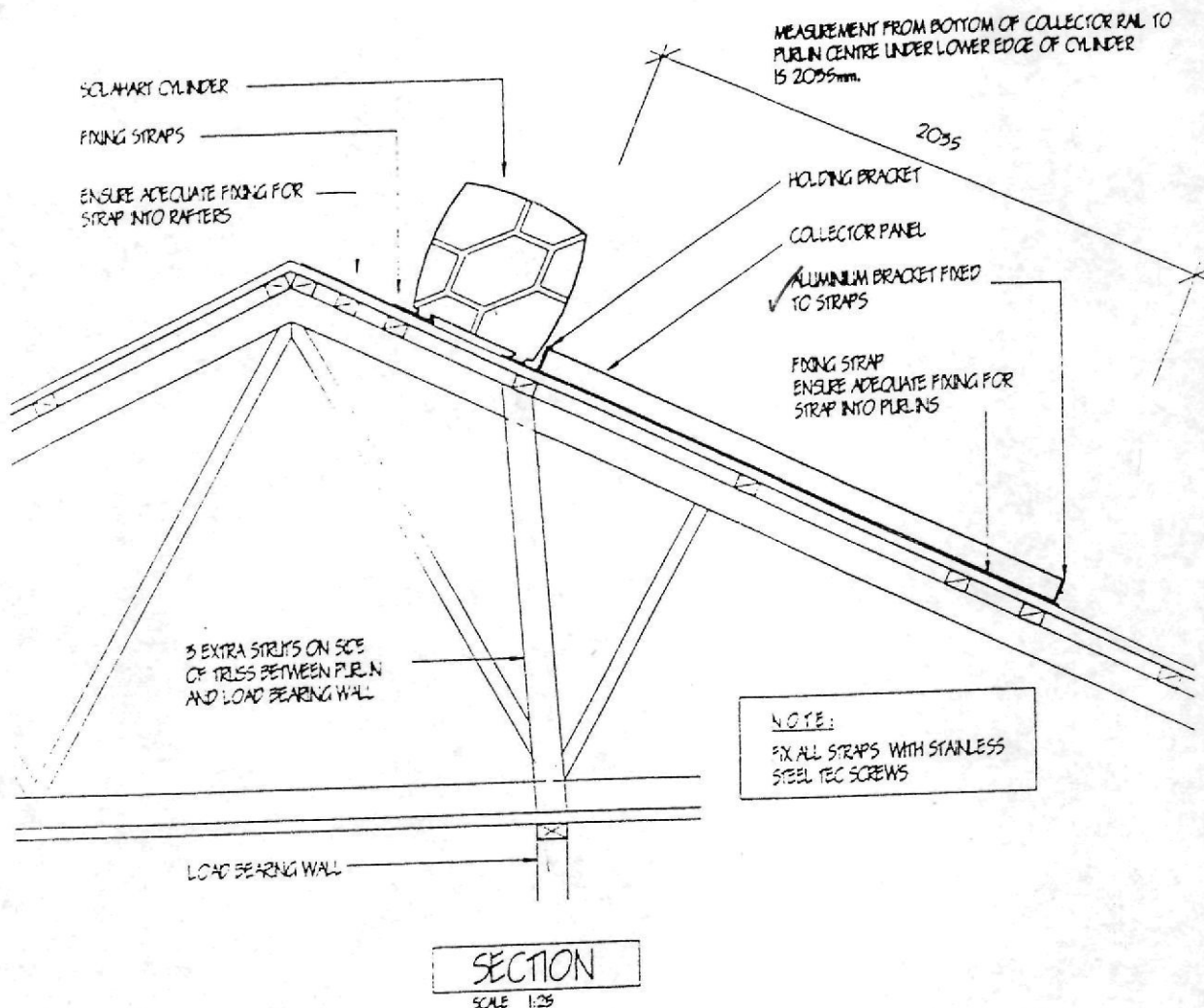
Sheet
3
Series of 8
Job # 1540/04

25 Skinner St., New Plymouth
Phone/Fax 06-7533365, 025-2412908
Version: 1, Version Date: 04/11/2016

plan

8

outh
907

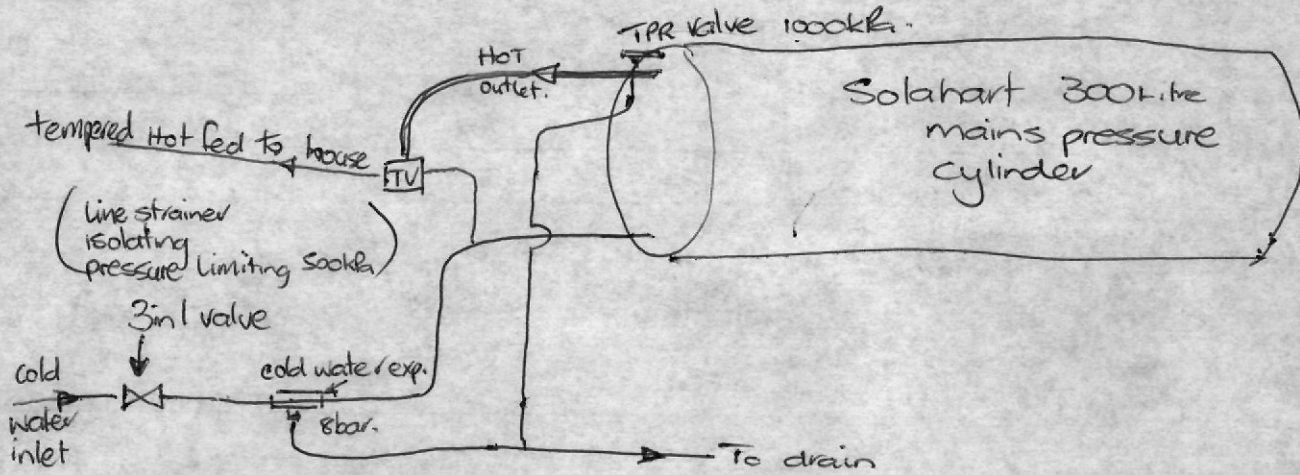


NOTES:

- If no internal load bearing wall then under purlins or strongback.
- Consult with Builder, Architect, or Consulting Engineer and relevant Authorities and Truss Designer for strengthening required to carry this weight.
- Mount across - 3 rafters for 302K or BCXII
- 2 rafters for 181K or BCXI
- Minimum pipe internal diameter 20mm.
- Minimum roof slope 15 degrees, maximum 35 degrees. Over 30 degrees add another strap.
- Under 15° mount on stand
- over 30° - 35° internal cylinder.
- Do not use air vents, valves or drain plugs in the closed circuit pipework.
- Work to be carried out by appropriate trades people to relevant Building and Plumbing Codes.
- Ensure adequate support for the Cylinder full of water weight:-
Model 302K or BCXII 500kg
Model 181K or BCXI 400kg

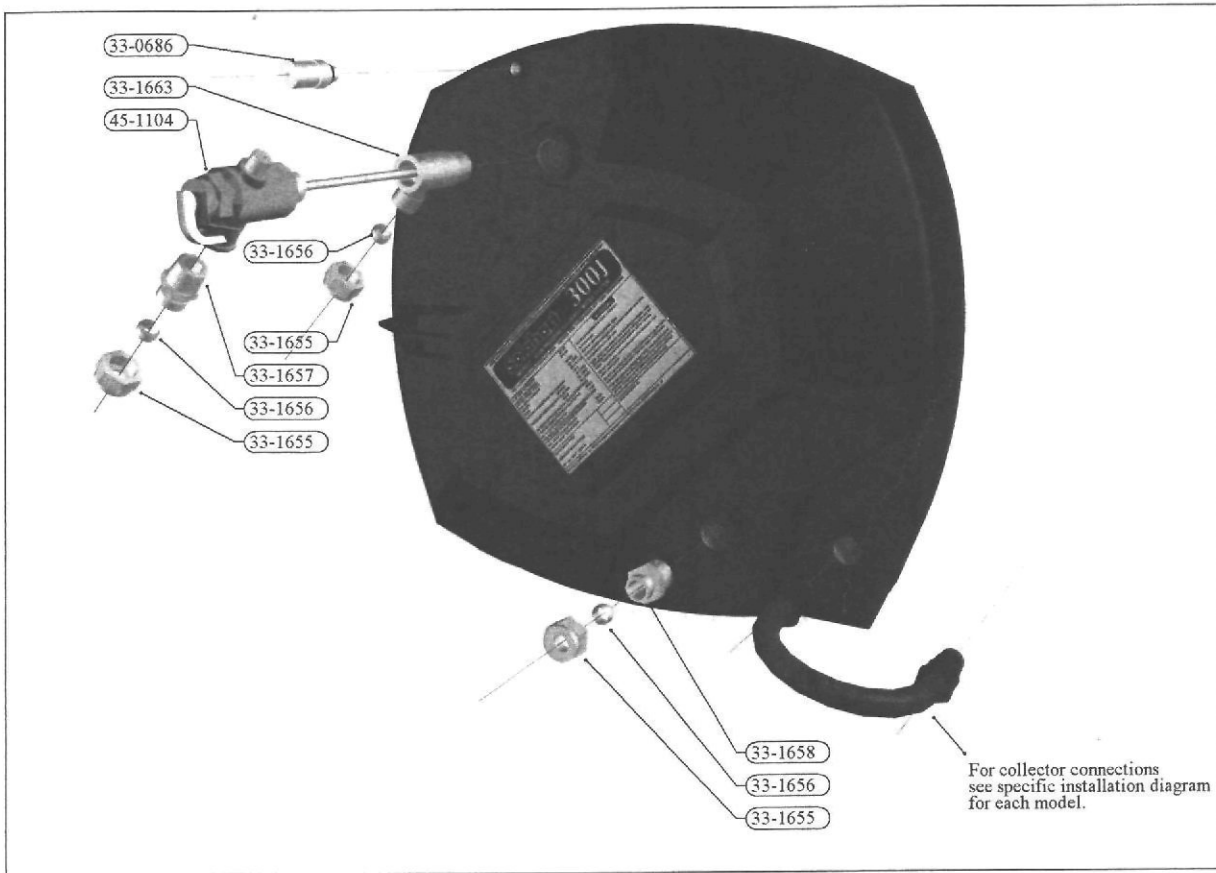
synergex systems <small>NEW ZEALAND LIMITED</small> P.O. Box 35588, Browne Bay Auckland 1330 ph 09 415 5014 (415 7652) telephone 0800 POWERS (769377) fax 09 415 7661 Email synergex@xtra.co.nz	PROJECT	Design: Solahart	Sheet: SD2
	ROOF MOUNTED INSTALLATION Solahart	Drawn: ALAN BAGRIE	Issue A <small>Original 11 2/99</small>
		Date: SEP 1999	
		Scale: 1:25	
		Ref:	

Gary Dent

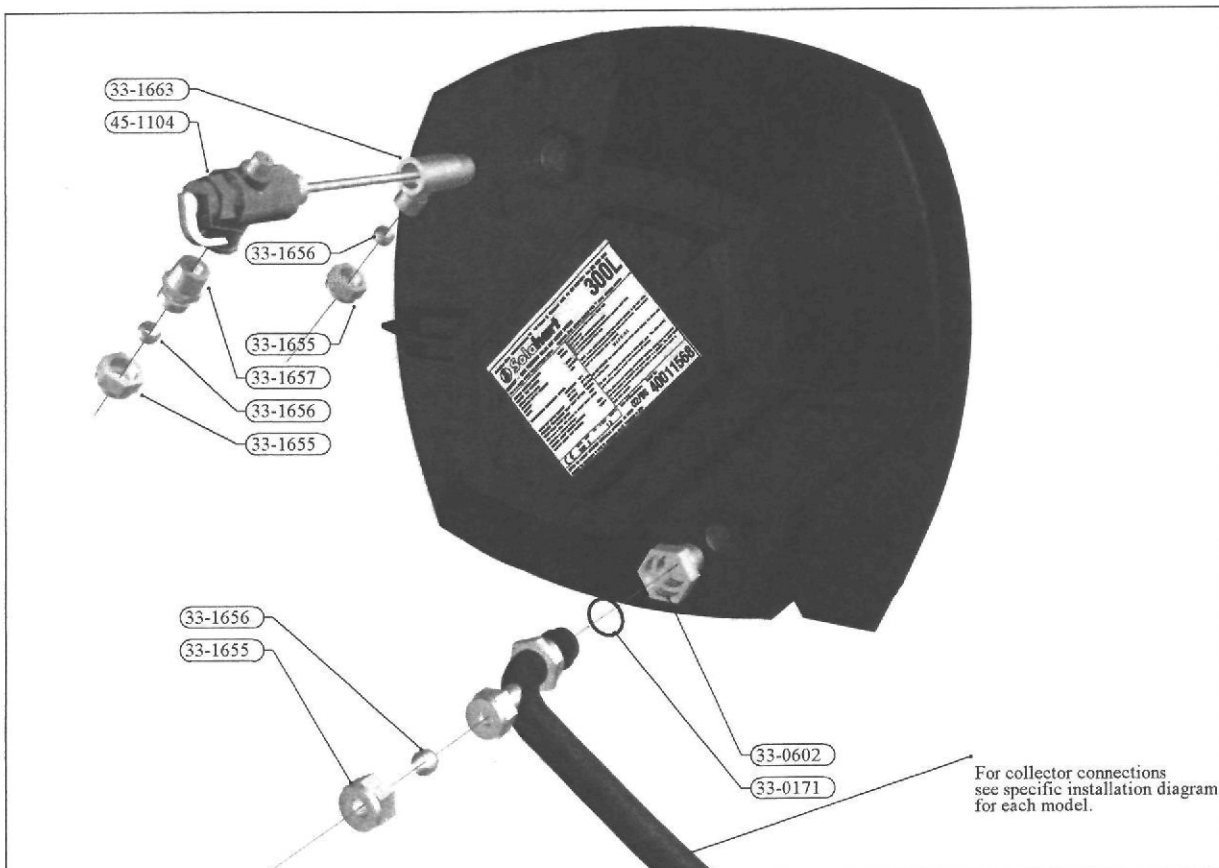


As per Ted Stolte
c/o Climate
103 Leach Street
New Plymouth
ph. 0274458619.

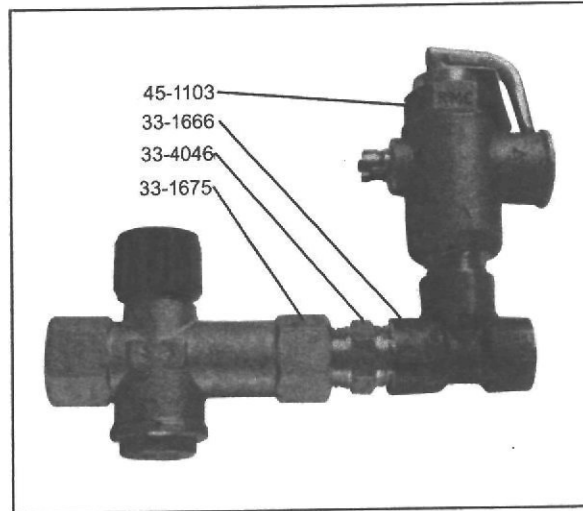
CLOSED CIRCUIT SYSTEMS WATER CONNECTIONS



L SYSTEM WATER CONNECTIONS



COMBINATION VALVE ASSEMBLY



ASSEMBLY DIAGRAMS

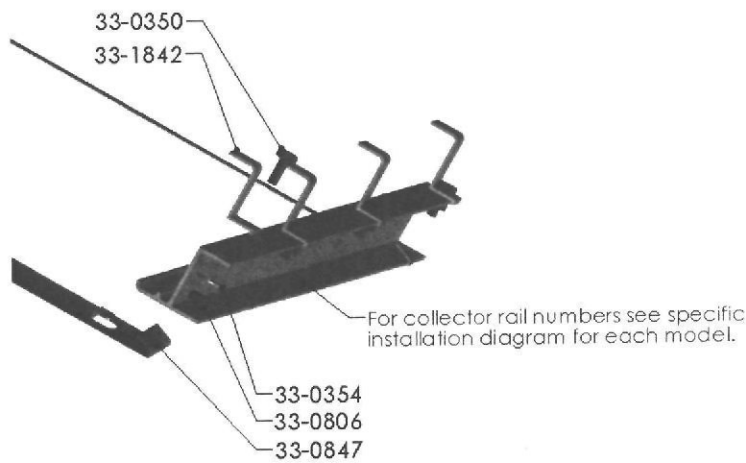


DIAGRAM 1: COLLECTOR RAIL FIXING

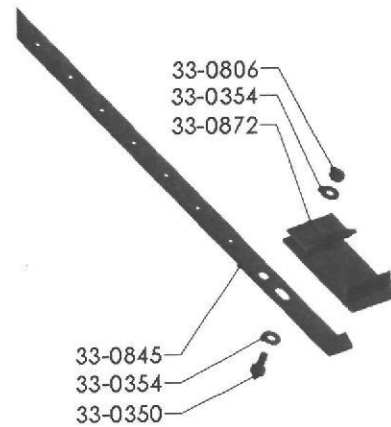


DIAGRAM 2: TANK FIXING DETAIL

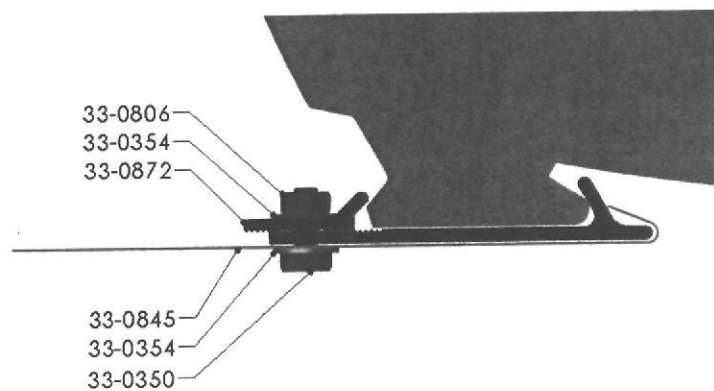


DIAGRAM 3: TANK CLAMP ASSEMBLY

ASSEMBLY DIAGRAMS (continued)

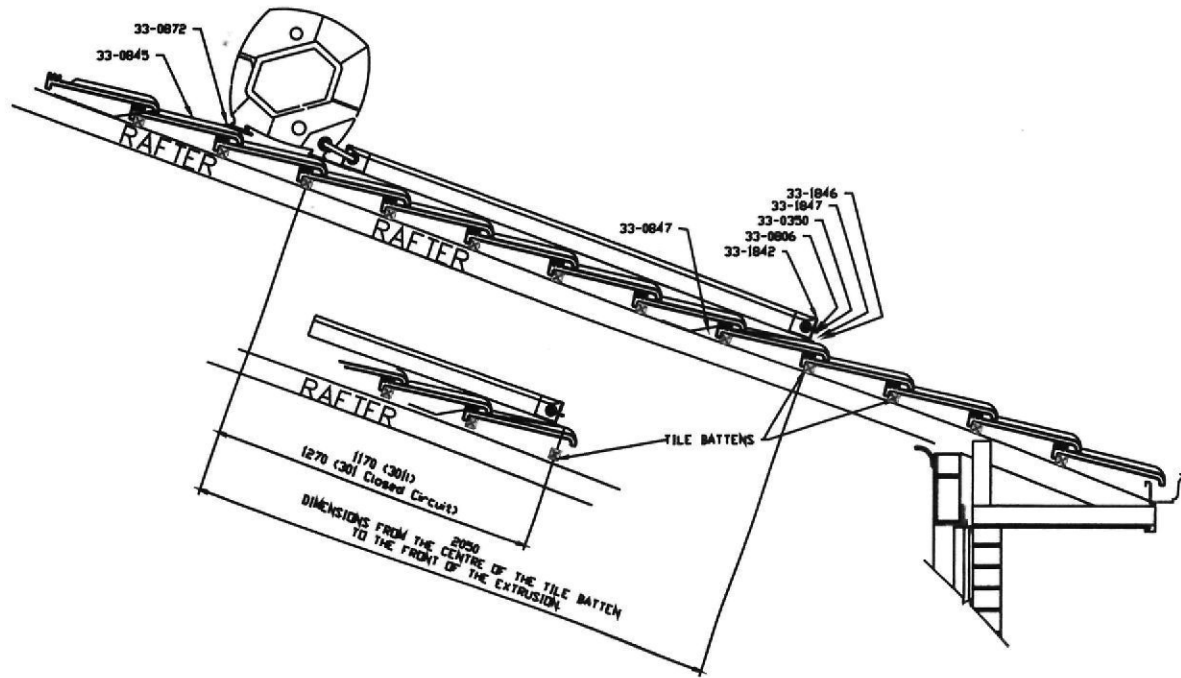


DIAGRAM 4: WITH PITCH TILED ROOF MOUNTING

Strap (330847) fixed with "TEK" self drilling screws (metal deck) or coach screws (fibro roof).

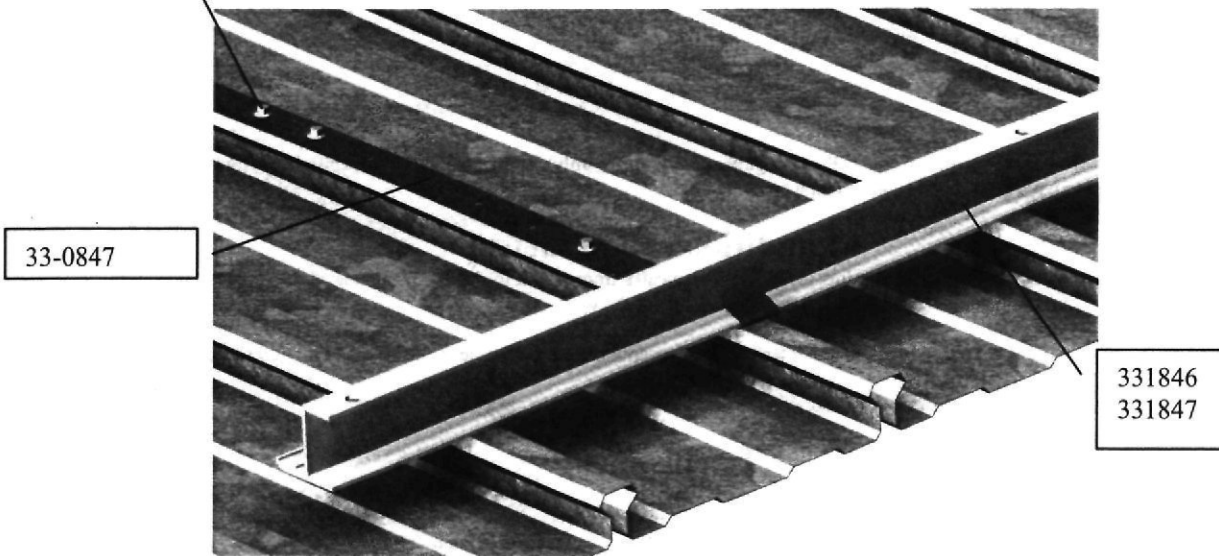


DIAGRAM 5: WITH PITCH STEEL ROOF MOUNTING

TECHNICAL SPECIFICATIONS

Systems		151L & 151L FREE HEAT	151J	151KF	181L & 181L FREE HEAT	181J & 181J FREE HEAT	181KF & 181KF FREE HEAT	182L & 182L FREE HEAT	182J & 182J FREE HEAT	182KF & 182KF FREE HEAT
Delivery	litres	130	130	130	160	160	160	160	160	160
(solar)	US gal.	34	34	34	42	42	42	42	42	42
Delivery	litres	128	128	128	153	153	153	153	153	153
(aux. boost)	US gal.	34	34	34	40.6	40.6	40.6	40.6	40.6	40.6
Weight	kg	239	256	256	275	292	292	311	337	339
(full)	lbs	527	564	564	606	644	644	695	743	745
Weight	kg	86	102	102	92	108	108	126	153	154
(empty)	lbs	190	225	225	203	238	238	278	337	339
Length	m	2.475	2.475	2.475	2.475	2.475	2.475	2.475	2.475	2.475
	in	97.5	97.5	97.5	97.5	97.5	97.5	97.5	97.5	97.5
Height	m	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51
	in	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1
Width	m	1.29	1.29	1.29	1.485	1.485	1.485	1.485	1.485	1.485
	in	50.1	50.1	50.1	58.5	58.5	58.5	58.5	58.5	58.5
Working	kPa	1000	1000	1000	1000	1000	1000	1000	1000	1000
Pressure	psi	145	145	145	145	145	145	145	145	145
Test	kPa	2100	2100	2100	2100	2100	2100	2100	2100	2100
Pressure	psi	305	305	305	305	305	305	305	305	305
Tank type		150L or 150LF	150J	150J	180L or 180LF	180J or 180F	180J or 180F	180L or 180LF	180J or 180F	180J or 180F
Type of Collector		L	J	KF	L	J	KF	L	J	KF
Number of Collectors		1	1	1	1	1	1	2	2	2

Systems		221L & 221L FREE HEAT	221J & 221J FREE HEAT	221KF & 221KF FREE HEAT	301L & 301L FREE HEAT	301J & 301J FREE HEAT	301KF & 301KF FREE HEAT	302L & 302L FREE HEAT	302J & 302J FREE HEAT	302KF & 302KF FREE HEAT
Delivery	litres	200	200	200	260	260	260	260	260	260
(solar)	US gal.	52	52	52	68	68	68	68	68	68
Delivery	litres	184	184	184	246	246	246	246	246	246
(aux. boost)	US gal.	48.6	48.6	48.6	65	65	65	65	65	65
Weight	kg	324	347	347	421	448	448	457	495	495
(full)	lbs	714	765	765	928	987	987	1007	1091	1091
Weight	kg	101	123	123	118	144	144	161	186	186
(empty)	lbs	223	271	271	260	317	317	333	410	410
Length	m	2.475	2.475	2.475	2.475	2.475	2.475	2.475	2.475	2.475
	in	97.5	97.5	97.5	97.5	97.5	97.5	97.5	97.5	97.5
Height	m	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51
	in	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1
Width	m	1.76	1.76	1.76	2.31	2.31	2.31	2.31	2.31	2.31
	in	69.3	69.3	69.3	90.9	90.9	90.9	90.9	90.9	90.9
Working	kPa	1000	1000	1000	1000	1000	1000	1000	1000	1000
Pressure	psi	145	145	145	145	145	145	145	145	145
Test	kPa	2100	2100	2100	2100	2100	2100	2100	2100	2100
Pressure	psi	305	305	305	305	305	305	305	305	305
Tank type		220L or 220LF	220J or 220F	220J or 220F	300L or 300LF	300J or 300F	300J or 300F	300L or 300LF	300J or 300F	300J or 300F
Type of Collector		L	J	KF	L	J	KF	L	J	KF
Number of Collectors		1	1	1	1	1	1	2	2	2

Systems		303L & 303L FREE HEAT	303J & 303J FREE HEAT	303KF & 303KF FREE HEAT	443L & 443L FREE HEAT	443J & 443J FREE HEAT	443KF & 443KF FREE HEAT	444L & 444L FREE HEAT	444J & 444J FREE HEAT	444KF & 444KF FREE HEAT
Delivery	litres	260	260	260	400	400	400	400	400	400
(solar)	US gal.	68	68	68	105	105	105	105	105	105
Delivery	litres	246	246	246	359	320	320	320	320	320
(aux. boost)	US gal.	65	65	65	94.9	84.5	84.5	84.5	84.5	84.5
Weight	kg	493	540	552	676	730	730	712	775	788
(full)	lbs	1087	1190	1217	1490	1609	1609	1560	1708	1737
Weight	kg	184	228	229	250	289	289	260	319	332
(empty)	lbs	406	503	505	551	637	637	573	703	732
Length	m	2.475	2.475	2.475	2.475	2.475	2.475	2.475	2.475	2.475
	in	97.5	97.5	97.5	97.5	97.5	97.5	97.5	97.5	97.5
Height	m	0.51	0.51	0.51	0.51	0.51	0.51	0.81	0.51	0.51
	in	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1
Width	m	3.16	3.16	3.16	3.34	3.34	3.34	3.34	3.34	3.34
	in	124.4	124.4	124.4	131.5	131.5	131.5	131.5	131.5	131.5
Working	kPa	1000	1000	1000	1000	1000	1000	1000	1000	1000
Pressure	psi	145	145	145	145	145	145	145	145	145
Test	kPa	2100	2100	2100	2100	2100	2100	2100	2100	2100
Pressure	psi	305	305	305	305	305	305	305	305	305
Tank type		300L or 300LF	300J or 300F	300J or 300F	440L or 440LF	440J or 440F	440J or 440F	440L or 440LF	440J or 440F	440J or 440F
Type of Collector		L	J	KF	L	J	KF	L	J	KF
Number of Collectors		3	3	3	3	3	3	4	4	4

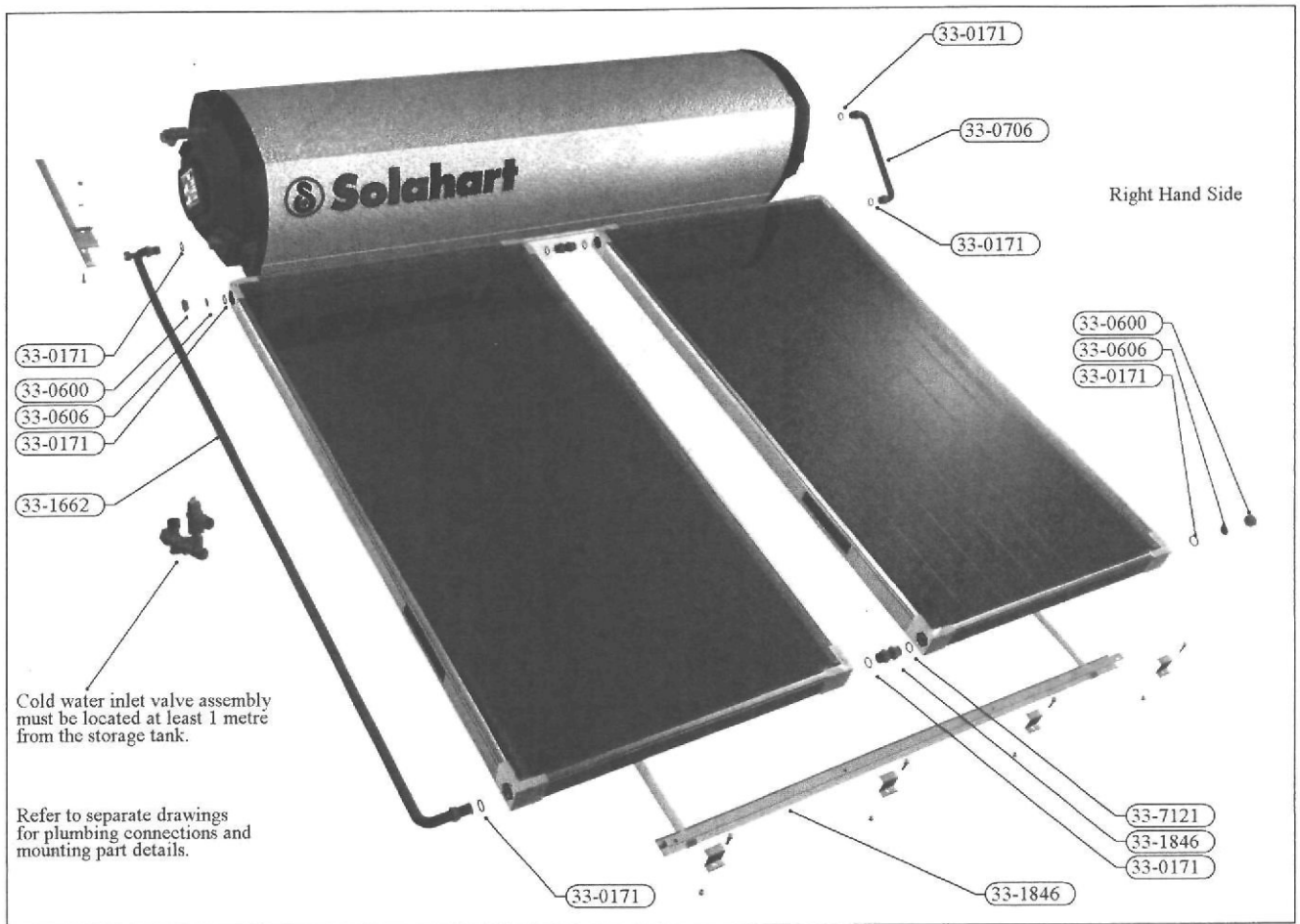
Notes: Solar Delivery: typical draw from field tests, methodology analogous to AS1056.1
 Aux. Boost Delivery measured as prescribed by AS1056.1 Appendix C.

INSTALLATION DIAGRAM - MODELS 302L & 302L FREE HEAT

PLEASE NOTE

Solahart Models 302L & 302L Free Heat are not intended under any circumstances for use in a known frost area. A 302L or 302L Free Heat system installed in a known frost area does not carry any warranty. Solahart Closed Circuit Series heaters are specially designed for frost prone and bad water areas and should always be installed in these conditions.

Please refer to the installation instructions for 'L' models on Page 15.



For water connection diagrams, refer to Page 33.

For combination valve, tank & collector fixing details refer to diagrams 1, 2, 3, 4 and 5, Pages 34-35.

Gary + Anne Dent
 6c Highfield Place
 N.P.

7579733 or 0274658620

Truss : TG01 Qty : 1 Ply : 1
 Job : 22762A
 Description :

Client : Carters New Plymouth
 Phone :

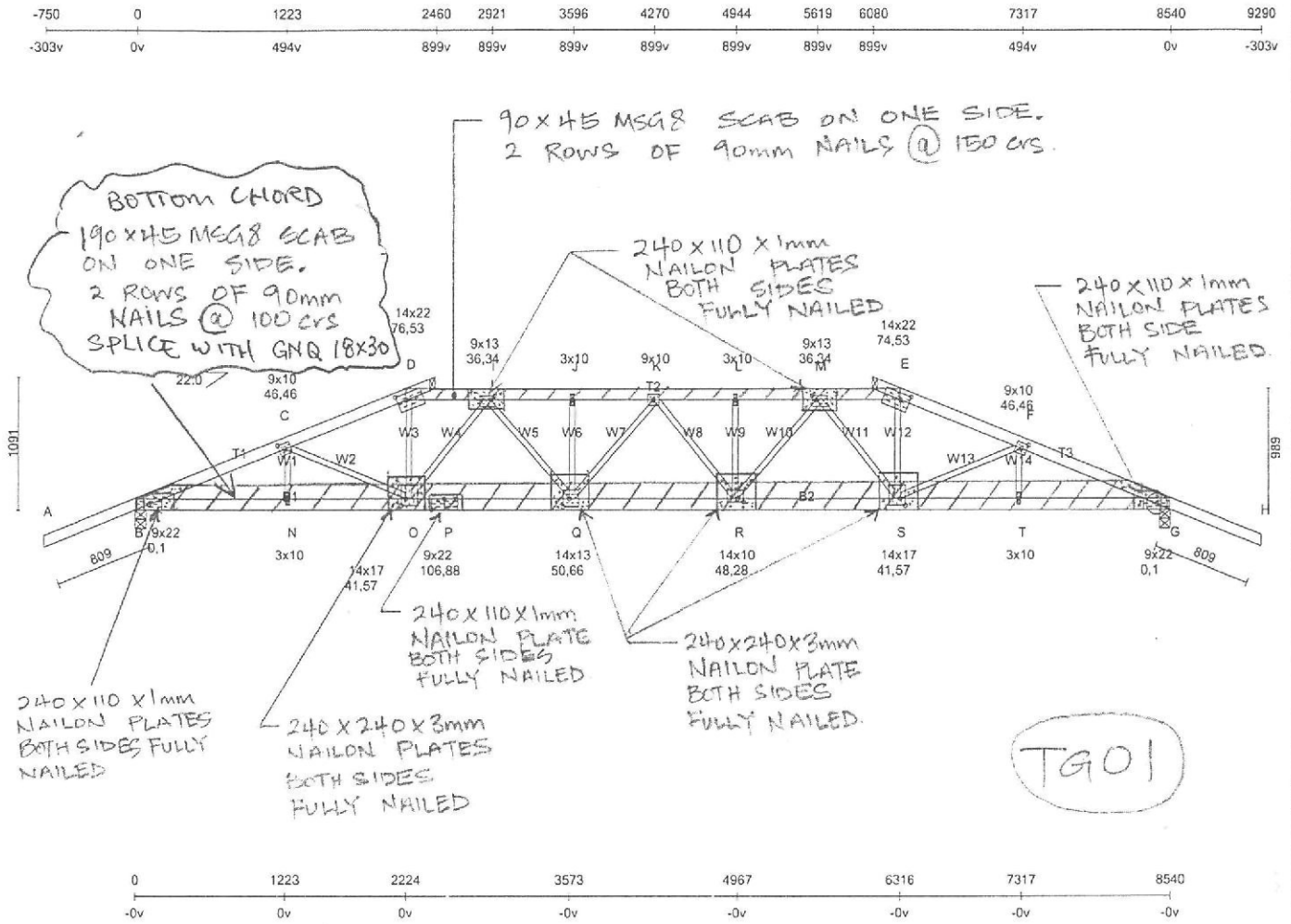
Site :

Phone :

MiTek 20/20 - Engineering 4.3 Gamma4 (Build 1228)

MiTek New Zealand Ltd.

Printed: 14:27:26 17 Jan 2014



Uplift at joint(s) B,G exceeds the capacity of two wire dogs. Please ensure that adequate fixing is provided
 Fabricator adjusted camber at joint R = 11 mm
 Overall Truss Height: 1394 mm

CHORDS

All: T1, T3 90x45 DDP MGP12
 Except: 90x45 DDP MGP10
CONNECTORS
 8/GN10-3x10 6/GN10-9x10
 2/GN10-14x13 4/GN10-14x17

WEBS

All: 45x45 DDP No.1 Fr
 4/GN10-9x13 2/GN10-14x10
 6/GN10-9x22 4/GN10-14x22

====<<<< CHORDS >>>>====(Sq.Cut=90)		====<<<< WEBS >>>>====(Sq.Cut=90)	
Piece: T1 OL:3502 TS:3465 BS:3465	Piece: B2 OL:6000 TS:6000 BS:5777	Piece: W2, W13 OL:1079 TS:1079 BS:1015	Piece: W4, W8, W11 OL:1039 TS:1039 BS:947
Piece: T3 OL:3502 TS:3465 BS:3465		Piece: W5, W7, W10 OL:1038 TS:1030 BS:987	Piece: W3, W12, W6, W9 OL:809 TS:809 BS:809
Piece: T2 OL:4092 TS:3646 BS:4092			
Piece: B1 OL:2540 TS:2540 BS:2317			

28 Images

BUILDING CONSENT

62292A

PROPERTY ID

020793



62292A



NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

CODE COMPLIANCE CERTIFICATE No:19335
Section 43(3), Building Act 1991

Building Consent No: 62292

OWNER : MR Gary Alexander DENT

Mailing Address: C/-HASSALL HOMES LTD, 25 SKINNER STREET, NEW PLYMOUTH 4601
Contact: MR Rodger HASSALL

Mailing Address: C/-HASSALL HOMES LTD, 25 SKINNER STREET, NEW PLYMOUTH 4601

Application received: 27/05/04

PROJECT LOCATION

Street Address: 6C HIGHFIELD PLACE, NEW PLYMOUTH 4601

Property ID: 052503

Assessment No:

Legal: LOT 12 DP 18992

PROJECT

The project is for New building

Intended Use(s): residential accommodation and vehicle storage

Intended life: Indefinite but not less than 50 years

COUNCIL CHARGES

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

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

1: Code Compliance Cert Comments

No Special Conditions

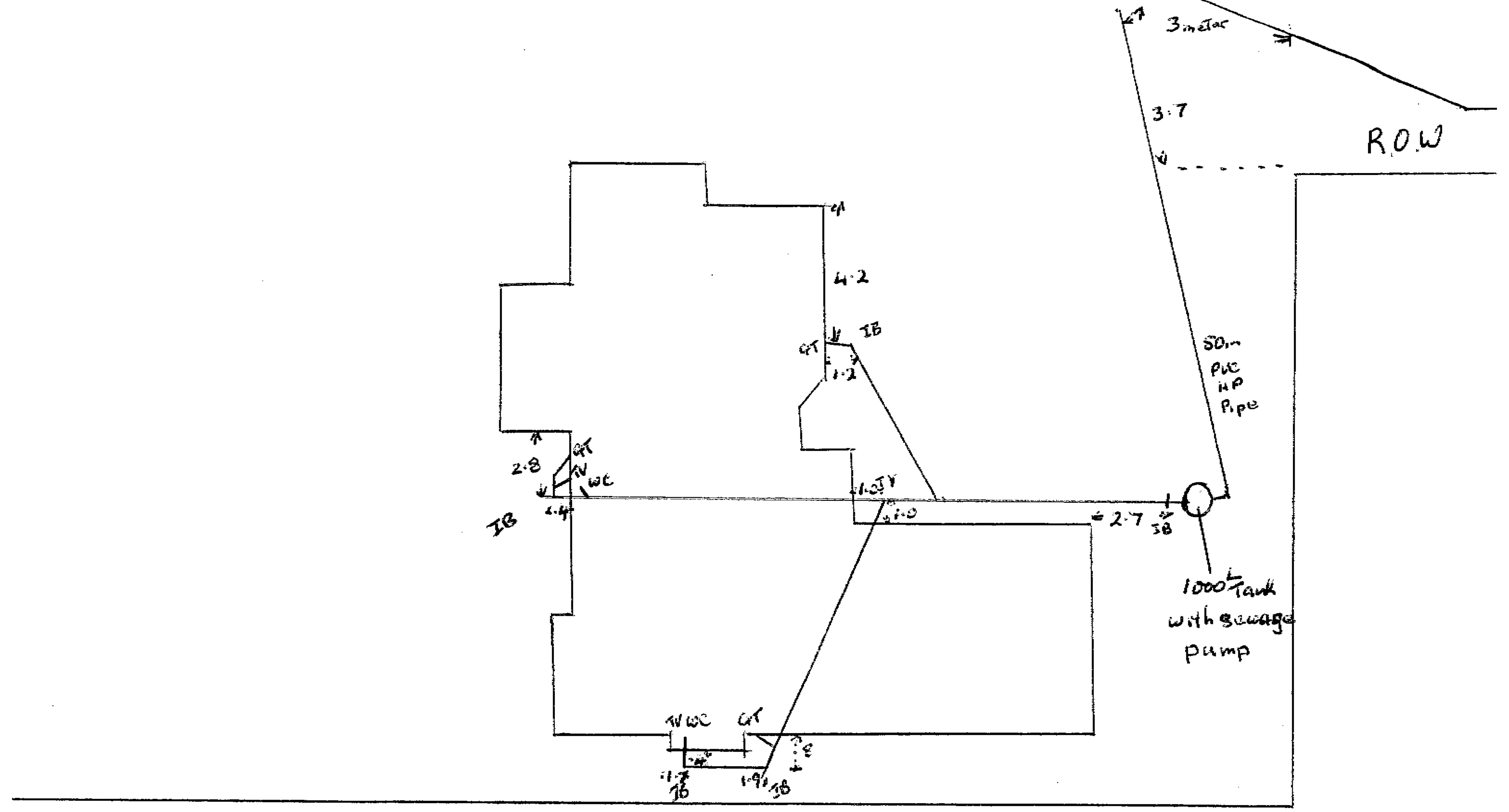
Authorised Officer *gm*

Date *10/2/05*

FINAL CODE COMPLIANCE CERTIFICATE: 19335

Page : 1

115 J & MTS 11 Unit 6^c Highfield Place NP
Hassall Homes LTD. Sanger Bros Plumber
ID 020793
Lot 12 DP 18992



BC25/134380 NPDC Approved for Building Consent, 17/12/2025

1.0 GENERAL SPECIFICATION:

1.1 EXTENT OF WORKS

NEW BALUSTRADE TO EXISTING DECK, NO CHANGE TO FOOT PRINT, ACCESS OR STAIRS

1.2 SITE

SITE ADDRESS: 6C HIGHFIELD PLACE LOT 1 DP 474625

1.3 SITE ACCESS AND LIMITS

ARRANGE SITE ACCESS WITH CLIENTS. ALL CONTRACTORS MUST VISIT THE SITE TO ASCERTAIN SITE CONDITIONS, GROUND LEVELS AND FEATURES THAT MAY AFFECT THE EXECUTION OF WORK. BEFORE STARTING WORK, ALL CONTRACTORS TO CONTACT CLIENT AND AGREE UPON THE EXTENT AND WORK AREA FOR THE PROJECT.

1.4 CLIENT CONTACT DETAILS

CONTACTS NAME: FUAD DAHARH
EMAIL: daherfuad@gmail.com

1.5 PROTECTION

PROTECT PARTS OF THE WORK LIABLE TO DAMAGE, INCLUDING ADJOINING PUBLIC AND PRIVATE PROPERTY, ROADS, FOOTPATHS AND FENCES ETC. MAKE GOOD ANY AND ALL DAMAGE TO EXISTING PROPERTY AND SITE FEATURES ARISING FROM CONSTRUCTION ACTIVITIES OR FAILURE TO PROTECT.

1.6 WORKMANSHIP AND MATERIALS

ALL WORKMANSHIP AND MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS. ALL WORK SHALL COMPLY WITH THE NZ BUILDING CODE AND ALL RELEVANT NZ STANDARDS. THE BUILDER SHALL HAVE A COPY OF THE NZS3604:2011 AND ALL DRAWINGS AND SPECIFICATIONS, INCLUDING CONSENT DOCUMENTATION ON SITE. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCING ANY WORK.

1.7 HEALTH AND SAFETY

CONTRACTORS ARE REQUIRED TO COMPLY WITH THE BUILDING ACT 2004 AND HEALTH AND SAFETY AT WORK ACT 2015, INCLUDING ALL THE CURRENT AMENDMENTS, TOGETHER WITH ANY OTHER REASONABLE REQUIREMENTS BY THE CLIENT AND CONTRACTORS.
ALL SEDIMENT CONTROL TO COMPLY WITH NZBC E1
IF ASBESTOS IS FOUND IN THE EXISTING STRUCTURE, REMOVAL TO BE IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK (ASBESTOS) REGULATIONS 2016 AND, THE MINISTRY OF HEALTH GUIDELINE 'REMOVING ASBESTOS FROM YOUR HOME' 2017.

1.8 COMPLETION

REMOVE ALL DEBRIS FROM THE SITE UPON COMPLETION. CLEAN ALL SURFACES AND LEAVE COMPLETED WORKS IN A TIDY CONDITION READY FOR OCCUPATION. THE BUILDER SHALL OBTAIN FINAL CODE OF COMPLIANCE FROM THE TERRITORIAL AUTHORITY UPON COMPLETION OF THE PROJECT.

1.9 OTHER

REFER TO ALL MANUFACTURERS SPECIFICATIONS AND INSTALLATION GUIDES BEFORE STARTING ANY WORK. DRAWINGS TO BE READ IN CONJUNCTION WITH ANY AND ALL 3rd PARTY INSTRUCTIONS AND SPECIFICATION.

2.0 CARPENTRY:

2.1 TIMBER GENERAL NOTES

ALL TIMBER FRAMED CONSTRUCTION SHALL COMPLY WITH NZS 3604:2011, THE NZ BUILDING CODE, AND LOCAL AUTHORITY BYLAWS UNLESS NOTED OTHERWISE. ALL TIMBER AND WOOD BASED PRODUCTS SHALL COMPLY WITH NZS 3602 DURABILITY STANDARDS. ALL PROPRIETARY MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

2.2 TIMBER FRAMING

ALL TIMBER FRAMING TO BE H3.2 SG8 FRAMING GRADE UNLESS NOTED OTHERWISE.

2.3 FRAMING SCHEDULE

JOISTS 140x45 SG8 H3.2

2.5 FIXINGS

ALL FIXINGS TO COMPLY WITH THE APPROPRIATE TABLES IN NZS3604:2011.
ALL FIXINGS TO BE STAINLESS STEEL
ALL FIXINGS TO BE TO SED DRAWINGS

3.0 EXTERIOR ENVELOPE:

NO CHANGE TO EXTERIOR WALLS, ROOF, FOUNDATION OR FOOTPRINT.

5.0 SMOKE DETECTOR

DOMESTIC INTERCONNECTED SMOKE ALARMS IN ACCORDANCE WITH NZBC F7/AS1. ALARMS MUST BE EITHER 10 YEAR LONG-LIFE BATTERY-OPERATED (NON REMOVABLE/ SEALED)OR 240V MAINS POWERED, INTERCONNECTED SMOKE ALARMS. SMOKE ALARMS SHALL BE LOCATED IN ALL BEDROOMS, LIVING SPACES, HALLWAYS AND LANDINGS WITHIN THE BUILDING.

WHERE A KITCHEN IS SEPARATE FROM THE LIVING SPACES AND HALLWAYS BY DOORS THAT CAN BE CLOSED, AN ALARM SPECIFIED BY ITS MANUFACTURER AS SUITABLE FOR A KITCHEN SHALL BE LOCATED IN THE KITCHEN.

SMOKE ALARMS SHALL BE INSTALLED ON OR NEAR THE CEILING AND NO MORE THAN 5m FROM ANY WALL.

IN ACCORDANCE WITH SECTION 112(1)(a)(i) OF THE BUILDING ACT 2004, THE NPDC COUNCIL CONSIDERS IT REASONABLE TO REQUIRE FULL COMPLIANCE WITH THE CURRENT FIRE AND SAFETY PROVISION.

NPDC SITE COPY

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

Approved: NPDC Date: 17/12/2025

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

LDV DESIGN
128 GILL ST, NEW PLYMOUTH
027 2009071
LDVDESIGNNZ@GMAIL.COM
WWW.LDVDESIGN.NZ

FUAD DAHER
6 HIGHFIELD
NEW BALUSTRADE TO EXISTING DECK
28/11/25

TITLE SPECIFICATIONS
PROJECT # LDV25.73.001
REVISION # (1)
SCALE A:200@A3
DRAWN LDV

A001

SITE NOTES:

CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING.
ALL WORK AND CONSTRUCTION TO COMPLY WITH NZS3604:2011 THE NZ BUILDING CODE AND NEW PLYMOUTH DISTRICT COUNCIL REQUIREMENTS.
CONTOURS TO NPDC GIS VIEWER

PROPERTY INFORMATION

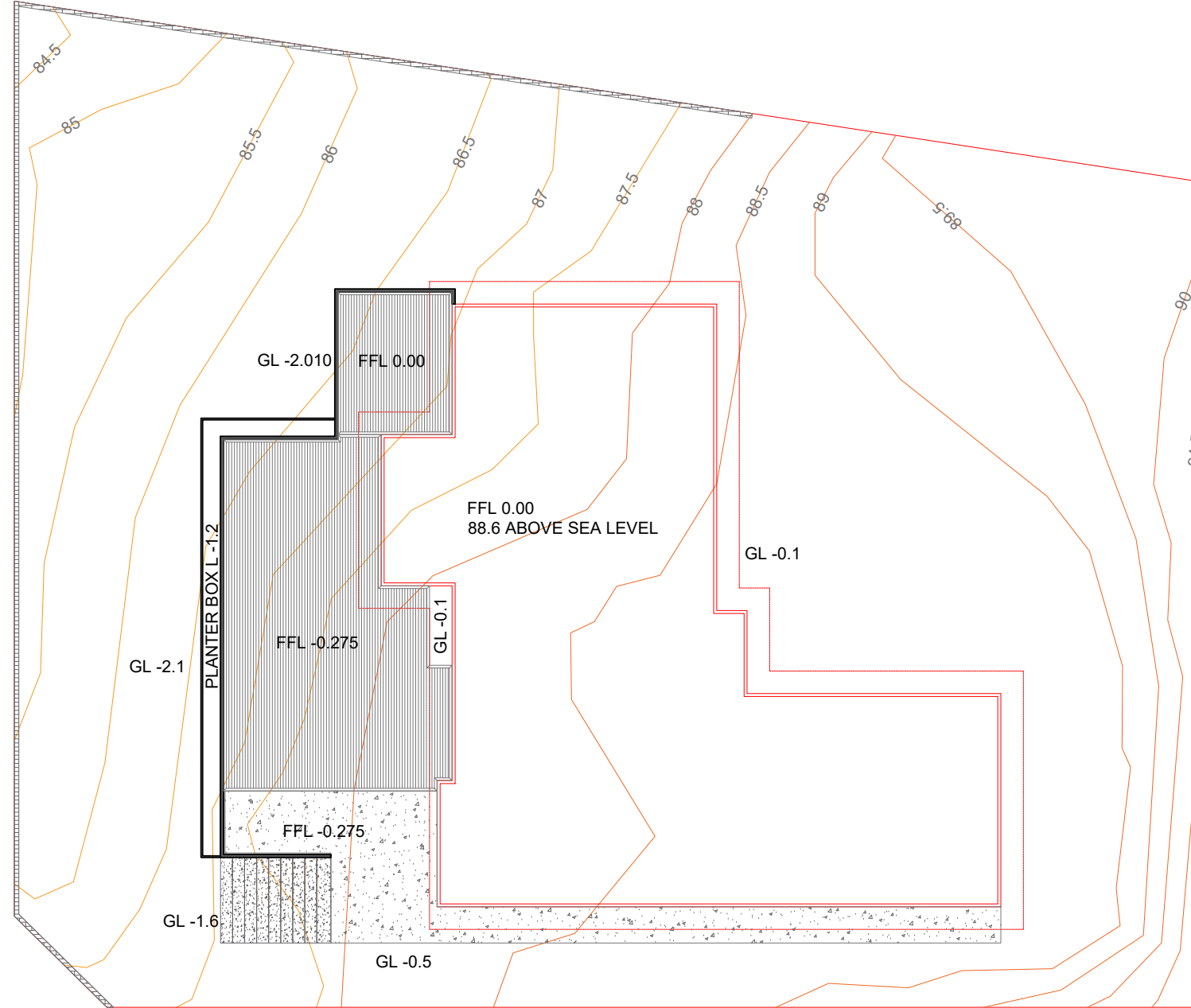
COUNCIL: NPDC
COUNCIL ZONING: GENERAL RESIDENTIAL ZONE
CLIMATE ZONE: 2
EARTHQUAKE ZONE: 1
CORROSION ZONE: C
RAINFALL INTENSITY (RANGE): 90-100
WIND REGION: A
WIND ZONE: HIGH

SEDIMENT CONTROL

- ALL SEDIMENT CONTROL TO COMPLY WITH NZBC E1.
- INSTALL SILT FENCE TO ALL BOUNDARIES WHERE RUN OFF MAY OCCUR.
- REFER TO THE WAIKATO REGIONAL COUNCIL SILT FENCE FACTSHEET FOR MORE INFORMATION.
- SURPLUS GRAVEL AND SOIL TO BE CONTAINED BEHIND SEDIMENT FENCES.
- DOWNPIPES TO BE CONNECTED AS SOON AS ROOF IS FINISHED AND DRAINS ARE LAID, OR AS SOON AS PRACTICAL.
- CONTRACTOR TO OVERSEE ALL SEDIMENT CONTROL

SITE COVERAGE

NO CHANGE TO EXISTING SITE COVERAGE



LDV DESIGN
128 GILL ST, NEW PLYMOUTH
027 2009071
LDVDESIGNNZ@GMAIL.COM
WWW.LDVDESIGN.NZ

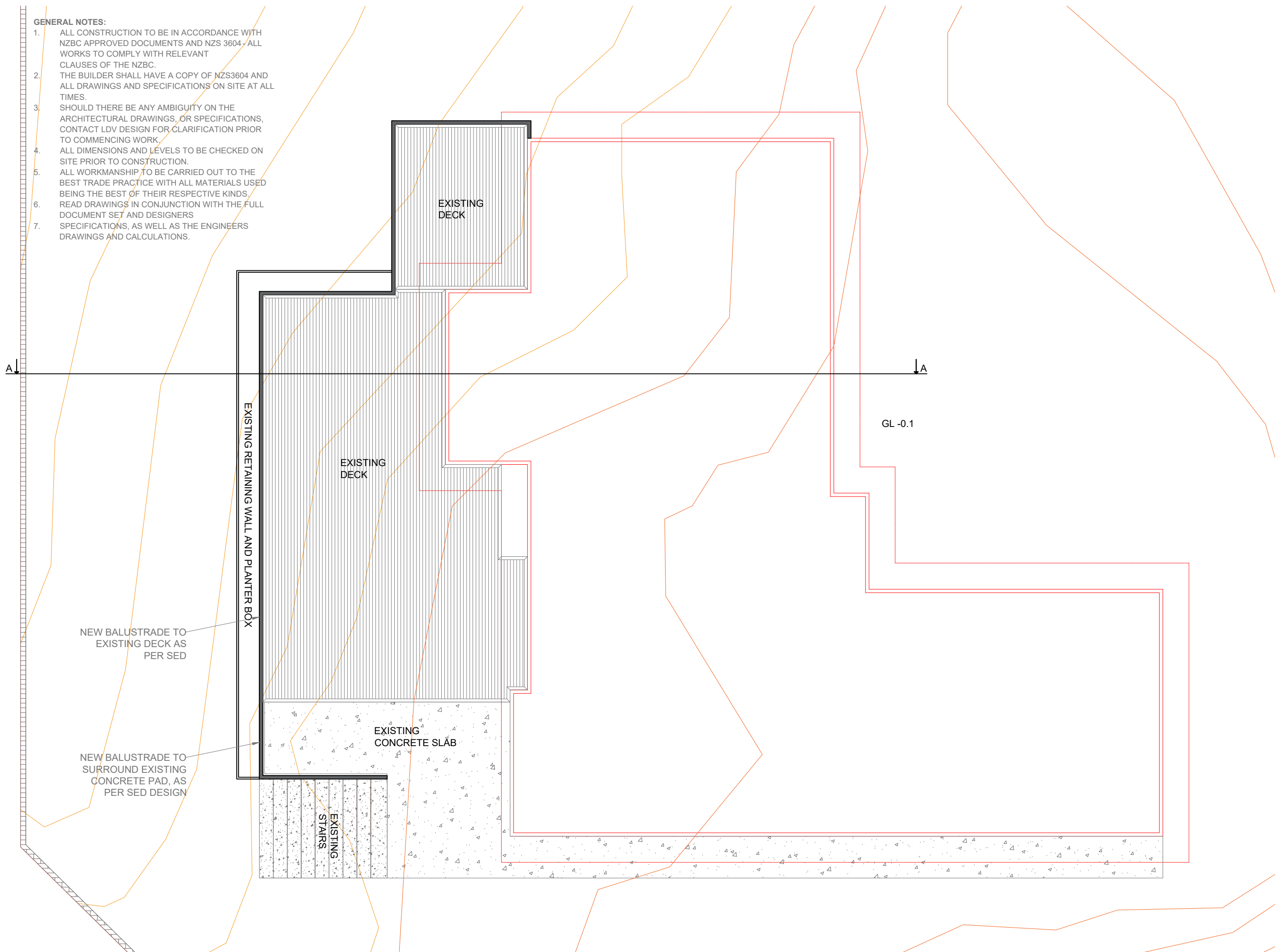
FUAD DAHER
6 HIGHFIELD
NEW BALUSTRADE TO EXISTING DECK
28/11/25

TITLE SITE PLAN
PROJECT # LDV25.73.001
REVISION # (1)
SCALE A:200@A3
DRAWN LDV

A101

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NZBC APPROVED DOCUMENTS AND NZS 3604. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. THE BUILDER SHALL HAVE A COPY OF NZS3604 AND ALL DRAWINGS AND SPECIFICATIONS ON SITE AT ALL TIMES.
3. SHOULD THERE BE ANY AMBIGUITY ON THE ARCHITECTURAL DRAWINGS, OR SPECIFICATIONS, CONTACT LDV DESIGN FOR CLARIFICATION PRIOR TO COMMENCING WORK.
4. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
5. ALL WORKMANSHIP TO BE CARRIED OUT TO THE BEST TRADE PRACTICE WITH ALL MATERIALS USED BEING THE BEST OF THEIR RESPECTIVE KINDS.
6. READ DRAWINGS IN CONJUNCTION WITH THE FULL DOCUMENT SET AND DESIGNERS SPECIFICATIONS, AS WELL AS THE ENGINEERS DRAWINGS AND CALCULATIONS.
- 7.



SITE NOTES:

CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING.
ALL WORK AND CONSTRUCTION TO COMPLY WITH NZS3604:2011 THE NZ BUILDING CODE AND NEW PLYMOUTH DISTRICT COUNCIL REQUIREMENTS.
CONTOURS TO NPDC GIS VIEWER

PROPERTY INFORMATION

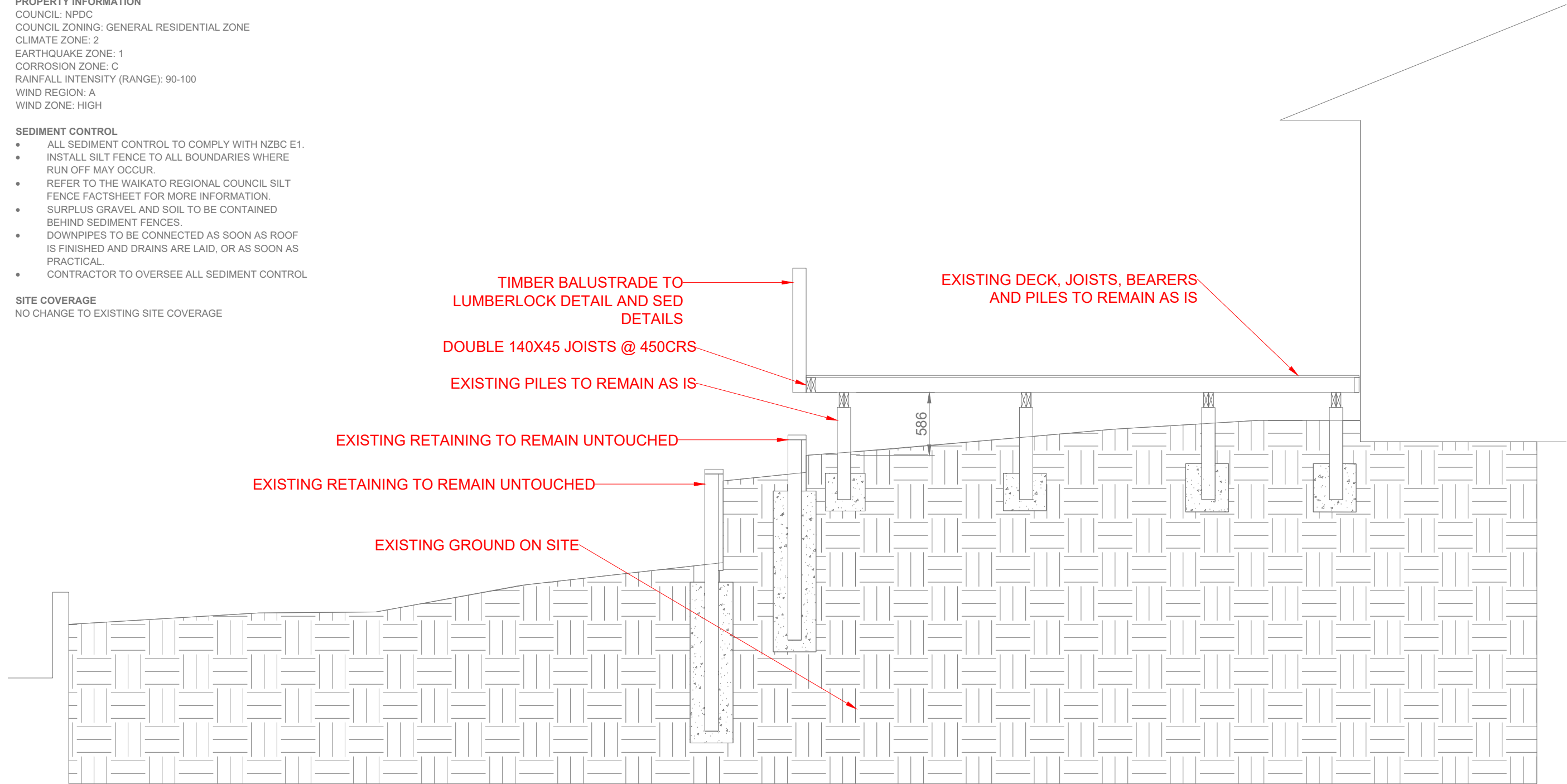
COUNCIL: NPDC
COUNCIL ZONING: GENERAL RESIDENTIAL ZONE
CLIMATE ZONE: 2
EARTHQUAKE ZONE: 1
CORROSION ZONE: C
RAINFALL INTENSITY (RANGE): 90-100
WIND REGION: A
WIND ZONE: HIGH

SEDIMENT CONTROL

- ALL SEDIMENT CONTROL TO COMPLY WITH NZBC E1.
- INSTALL SILT FENCE TO ALL BOUNDARIES WHERE RUN OFF MAY OCCUR.
- REFER TO THE WAIKATO REGIONAL COUNCIL SILT FENCE FACTSHEET FOR MORE INFORMATION.
- SURPLUS GRAVEL AND SOIL TO BE CONTAINED BEHIND SEDIMENT FENCES.
- DOWNPIPES TO BE CONNECTED AS SOON AS ROOF IS FINISHED AND DRAINS ARE LAID, OR AS SOON AS PRACTICAL.
- CONTRACTOR TO OVERSEE ALL SEDIMENT CONTROL

SITE COVERAGE

NO CHANGE TO EXISTING SITE COVERAGE



LDV DESIGN
128 GILL ST, NEW PLYMOUTH

FUAD DAHER
6 HIGHFIELD

TITLE FLOOR PLAN
PROJECT # LDV25.73.001
REVISION # 1
A1

**BUILDING CONSENT
SECTION 51, BUILDING ACT 2004
FORM 5**

Consent Number: BC25/134380

THE BUILDING:	
Street address of building:	6 C Highfield Place, NEW PLYMOUTH 4312
Legal description of land where building work is located:	LOT 1 DP 474625
Building name:	N/A
Location of building within site/block:	As per approved plans
Level/unit no:	N/A

THE OWNER:			
Name of owner(s):	Fuad Daher and Jamila Ali Hafez		
Mailing address:	44 Channel View Road, AUCKLAND, 0630		
Street address/registered office:	44 Channel View Road, AUCKLAND, 0630		
Phone number:	021 0286 4501	Mobile:	021 0286 4501
Landline:	N/A	After hours:	021 0286 4501
Daytime:	021 0286 4501	Email address:	daherfuad@gmail.com
Facsimile number:	N/A	Website:	N/A

FIRST POINT OF CONTACT FOR COMMUNICATIONS WITH THE BUILDING CONSENT AUTHORITY:			
Full name:	Luke de Villiers		
Mailing address:	128 Gill Street, NEW PLYMOUTH 4312		
Phone number:	027 200 9071	Mobile:	027 200 9071
Daytime:	027 200 9071	After hours:	027 200 9071
Facsimile number:	N/A	Email address:	ldvdesignnz@gmail.com

THE BUILDING WORK:
The following work is authorised by this building consent:
Replacing an existing deck balustrade with a new timber balustrade.
This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.



This building consent is subject to the following conditions:

Section 90 of the Building Act 2004 allows the building consent authority to take reasonable steps to ensure that the building work is being carried out in accordance with the building consent by inspecting building work (including the land and work being carried out off site) and to ensure any provisions endorsed on the building consent are being carried out. It entitles agents authorised by the building consent authority, at all times during normal working hours or while building work is being done to carry out the inspections.

COMPLIANCE SCHEDULE:

A compliance schedule is not required for the building.

ATTACHMENTS:

Included with your building consent are the following attachments:

- Advice notes for your building consent
- Required items for the building consent (including inspections)

Copies of the following documents have previously been sent via the portal/email for your building consent:

- Development Check Report

Signed on behalf of New Plymouth District council:

Anne Foot
Regulatory Support Services Officer

Date of Issue:

17 December 2025

POWERED BY

ownly

Licensed REAA 2008

move.

darrell paterson

OWNER & SALESPERSON

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

michelle habib

SALESPERSON

📞 027 371 1420
✉️ michelle@bestmove.co.nz
🌐 bestmove.co.nz

riley blair

SALES ASSOCIATE TO DARRELL PATERSON

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