

move.

# council records

**173 tukapa street  
westown**

## Statement of Passing Over:

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- ### Legend
- Natural Source
  - Treatment Plant
  - Pumpstation
  - Storage Unit
  - Hydrant
  - Manhole
  - Alert Valve
  - Air Valve
  - Non-Return Valve
  - Standard Valve
  - Air Release Valve
  - Manifold Valve
  - Backflow
  - Meter
  - Wellup
  - Inlet
  - Outlet
  - End Point
  - Node
  - Misc Point
  - Trunk
  - Rise
  - Main
  - Lateral
  - Open Drain
  - Stream
  - Misc Polygon

**Yellow = Privately Owned**  
**Grey = Out of Service/Closed**  
**Stormwater**  
**Water Supply**  
**Wastewater**



No. 173 Sec. Pt 27 Lot 2 D.P. 6299

Address Tukapo St

### DRAINAGE AND PLUMBING REGISTER

OWNER W. Cowan  
ADDRESS 41 Tukapo St  
BUILDER Brett & MacDonalld  
PLUMBER B. Roebuck  
DRAINLAYER B. Roebuck

2/80/68 PERMITS  
PLUMBING  
DRAINAGE  
VALUE \$8885-00

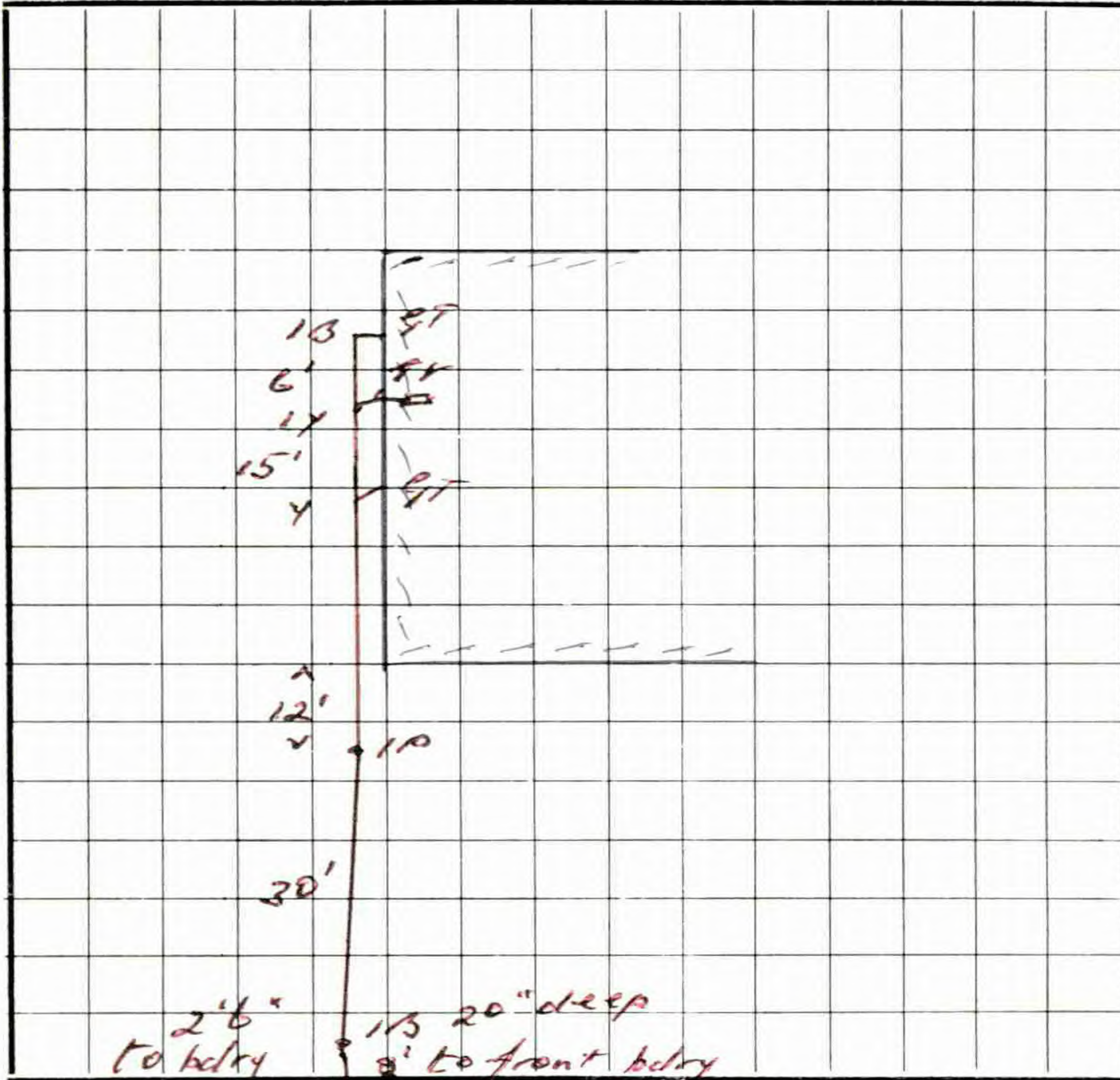
NATURE OF WORK Erect dwg

DRAIN TESTED 26 / 4 / 68 PLUMBING PASSED 19 / 7 / 68

FALL AND DESCRIPTION Normal fall. Average depth 18"

*[Signature]*  
Inspector.

# DRAINAGE PLAN SCALE



FRONTAGE

173 TOKADA ST.

EVERY PRESS N.P.—70641

16mm 35mm

# BUILDING FILE

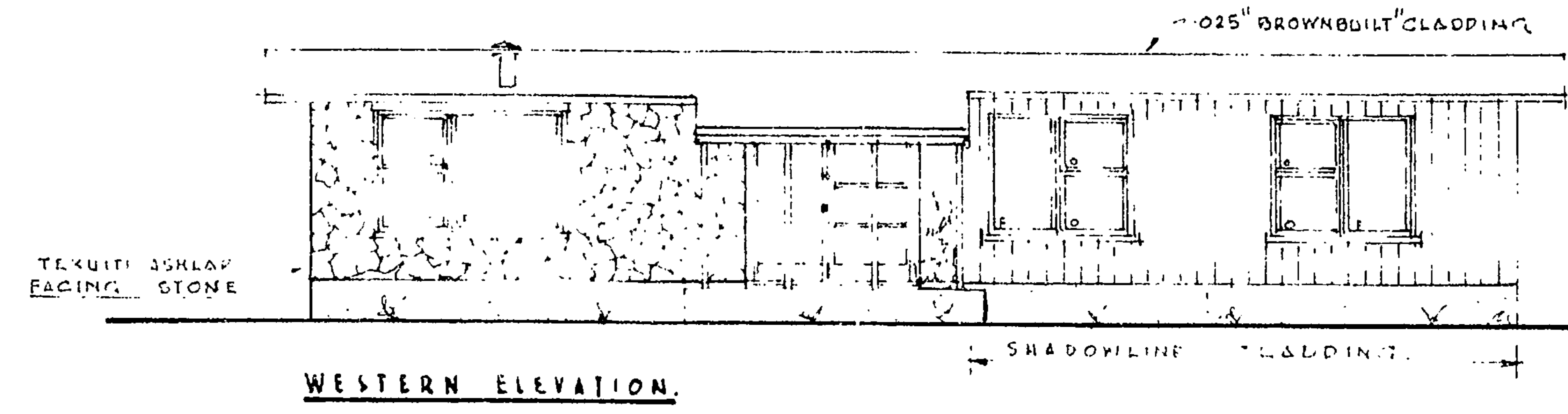
Code No. 595 / 173

Subject DWG & GARAGE

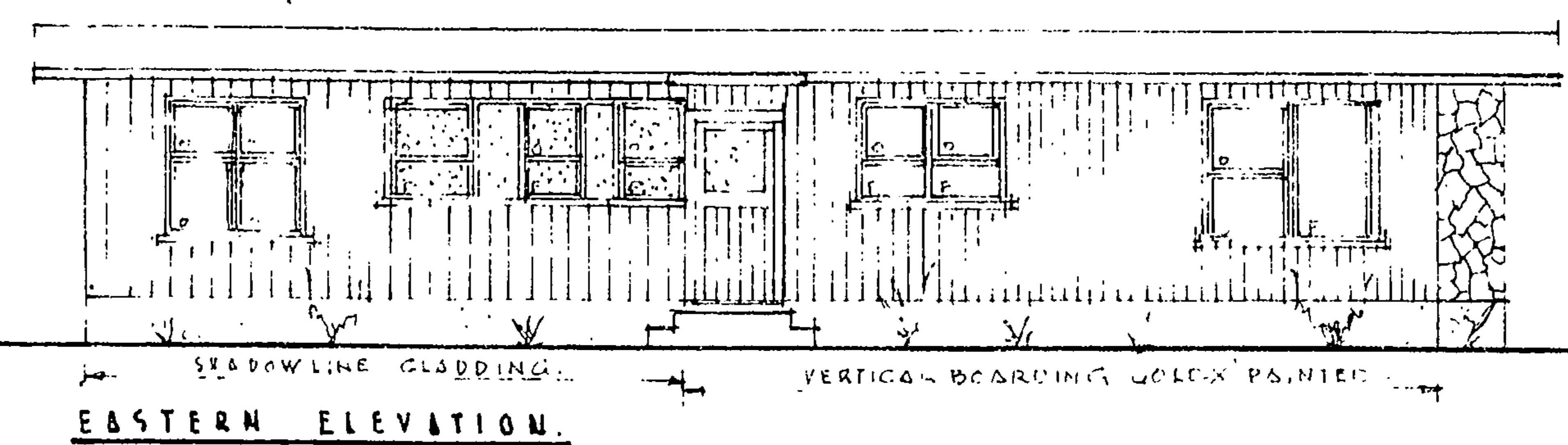
Permit No 123078

Date 1-3-68

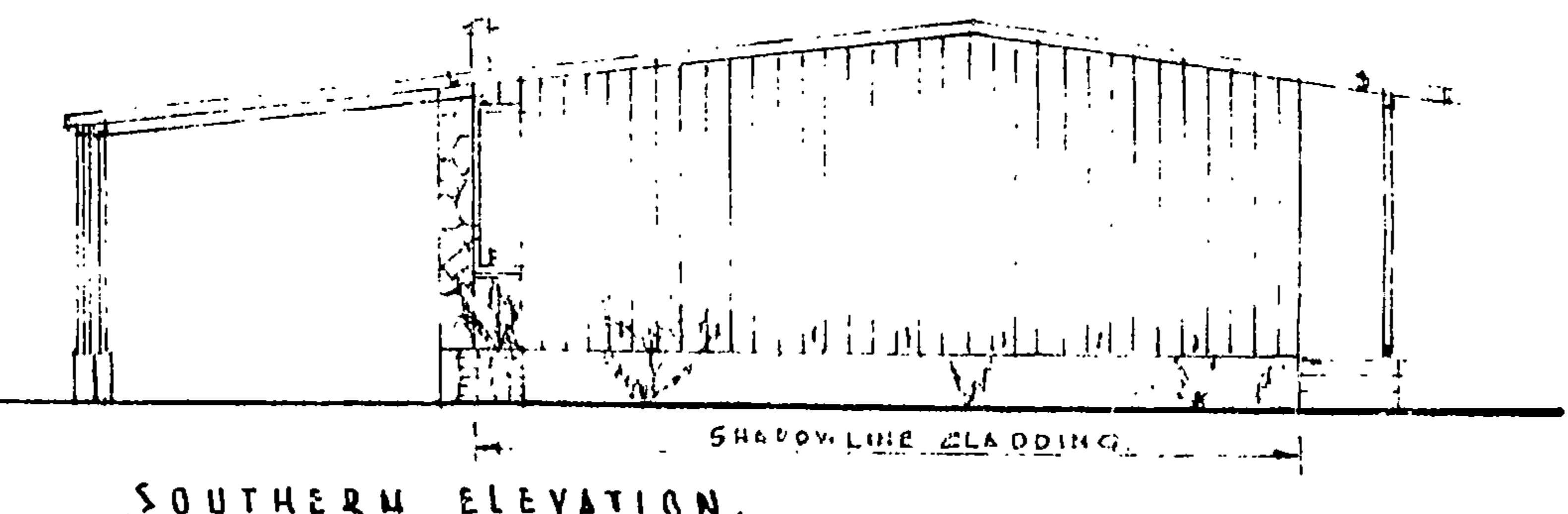
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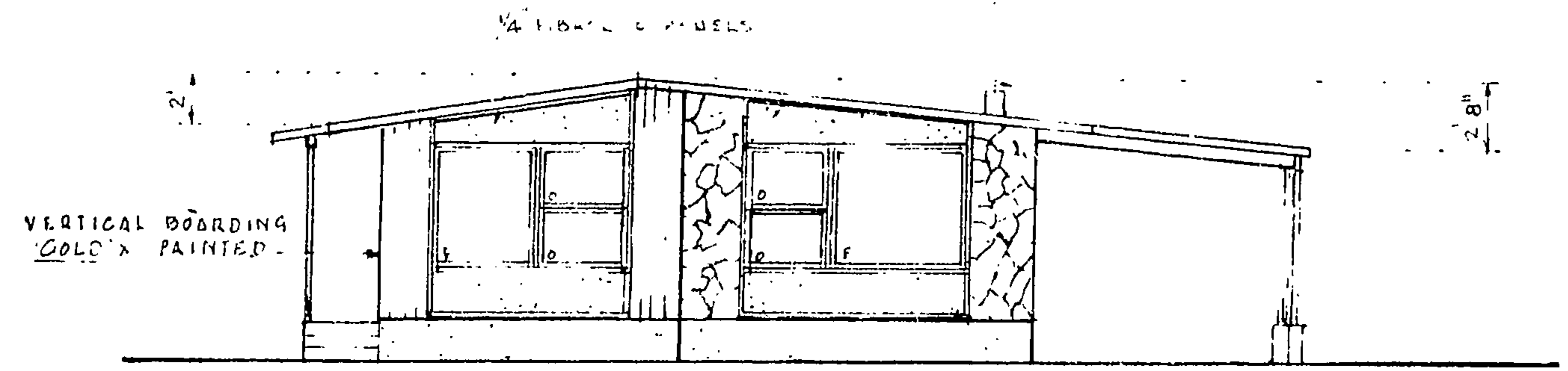
WESTERN ELEVATION



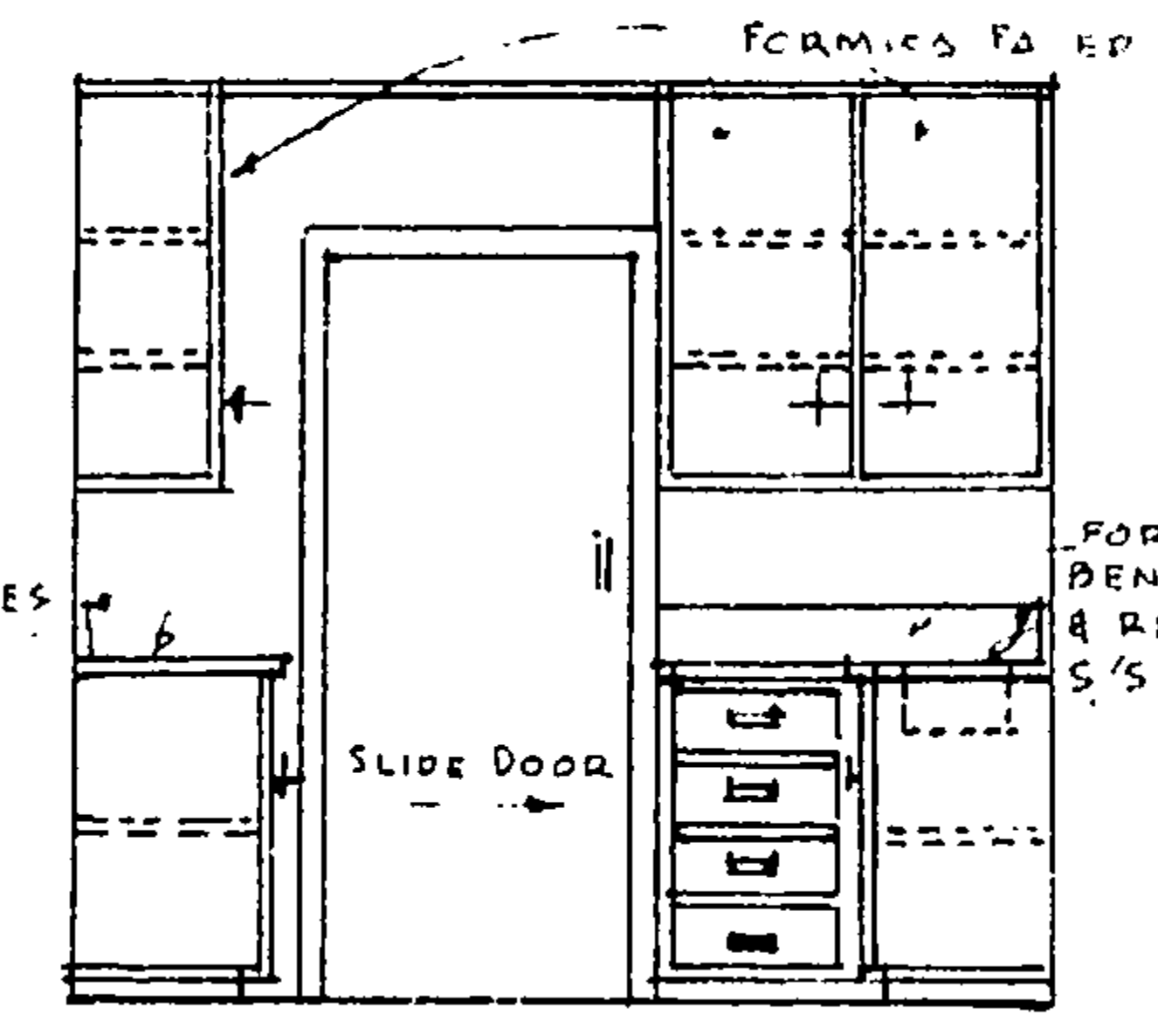
EASTERN ELEVATION



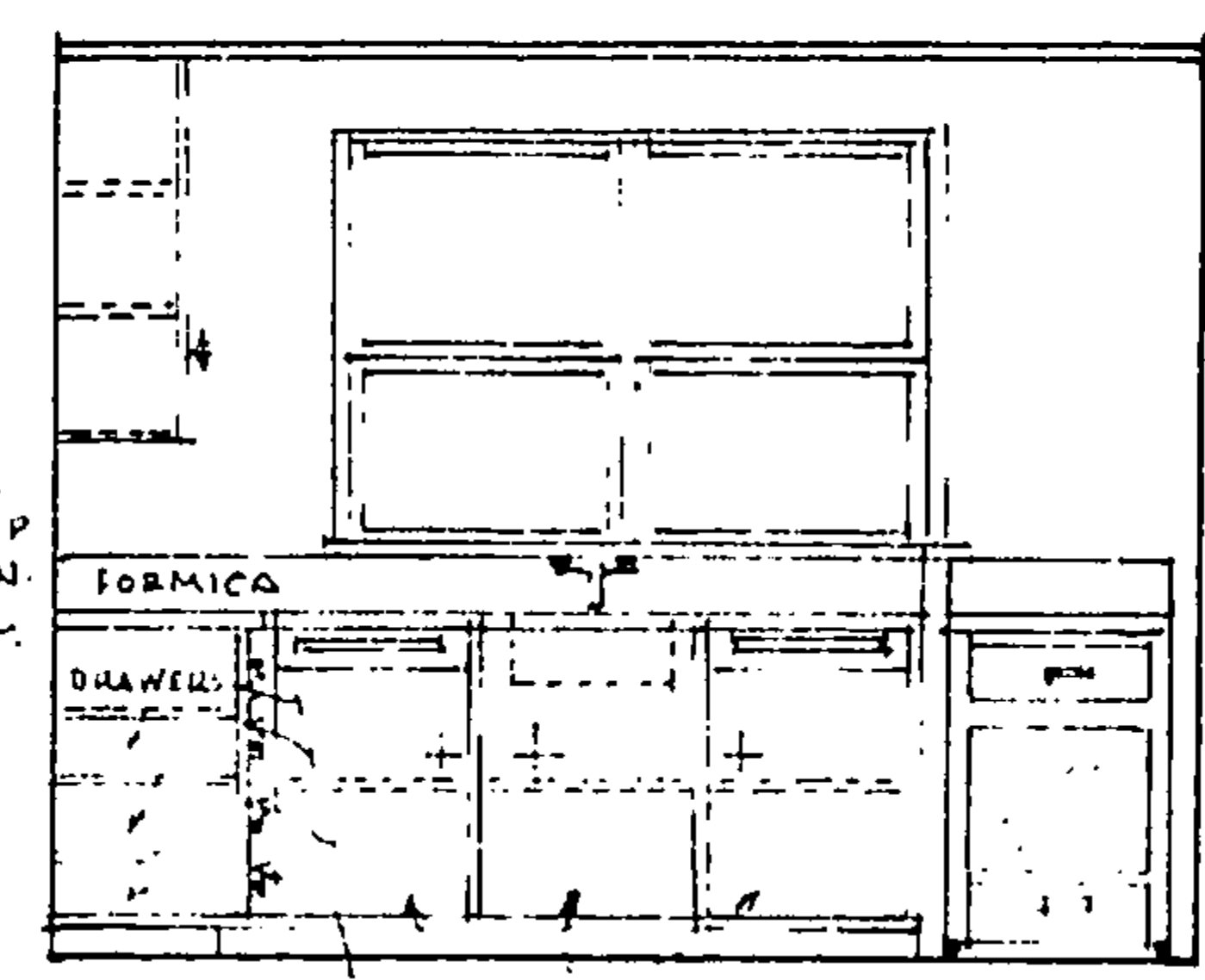
SOUTHERN ELEVATION



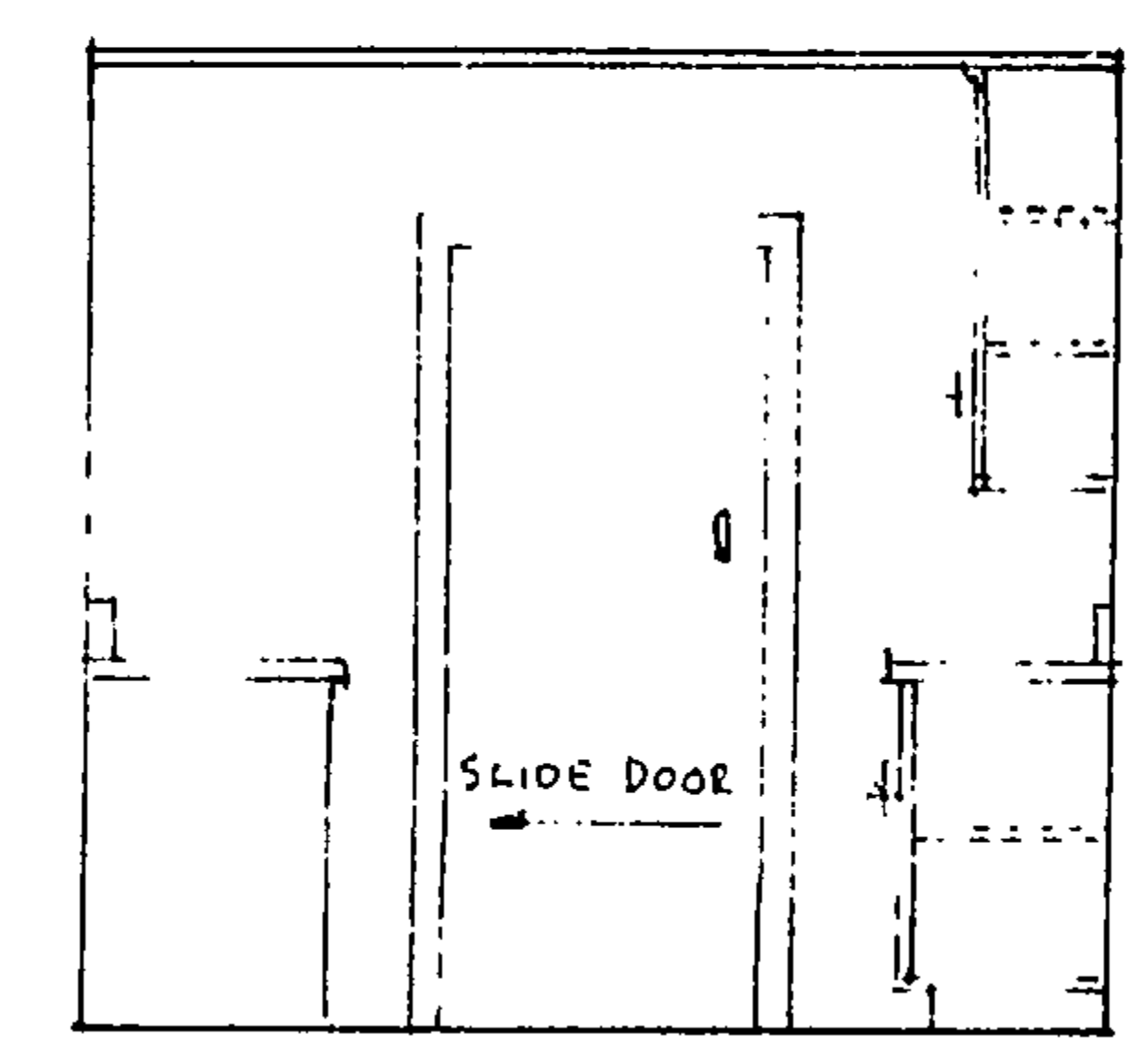
NORTHERN ELEVATION



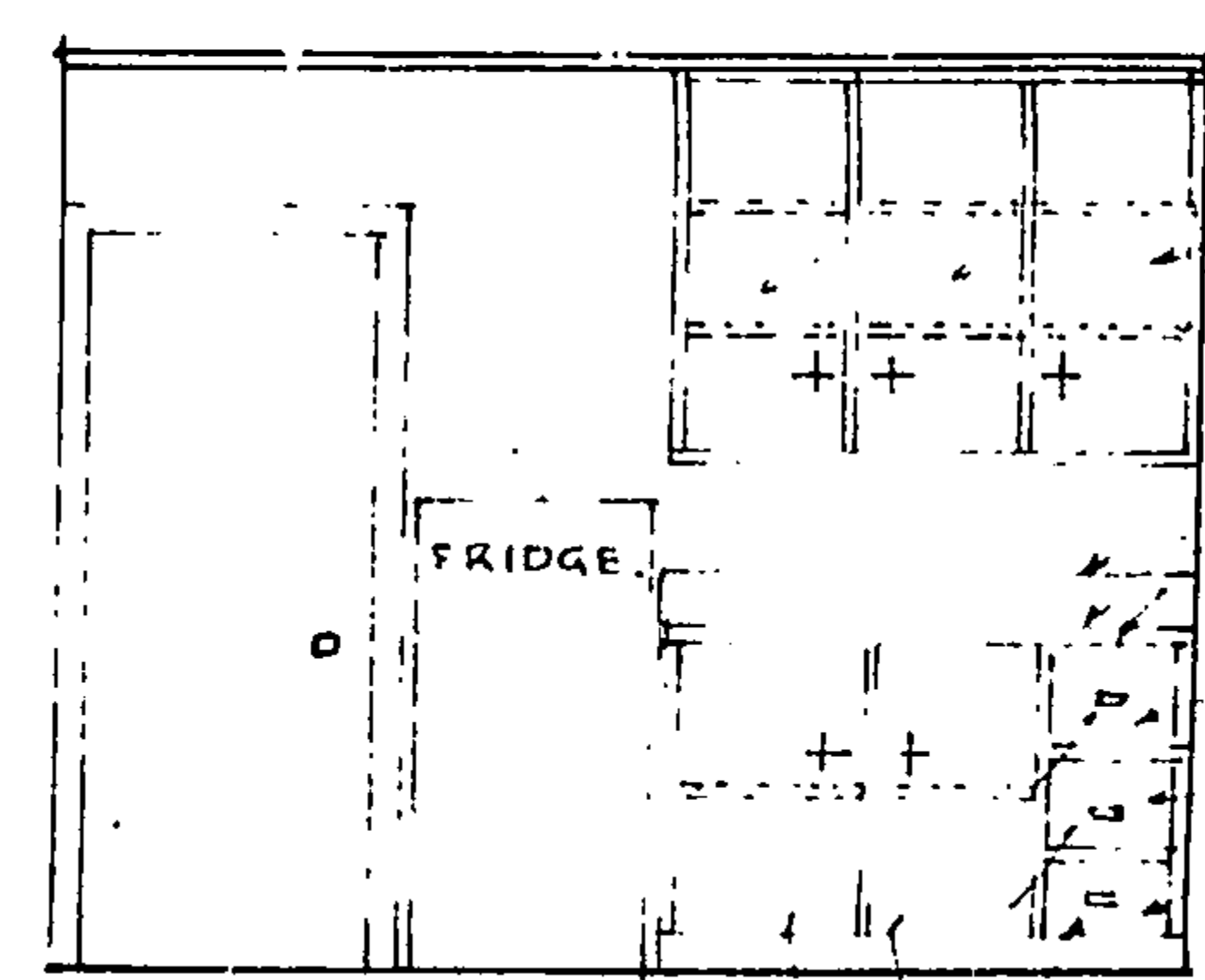
NORTH WALL



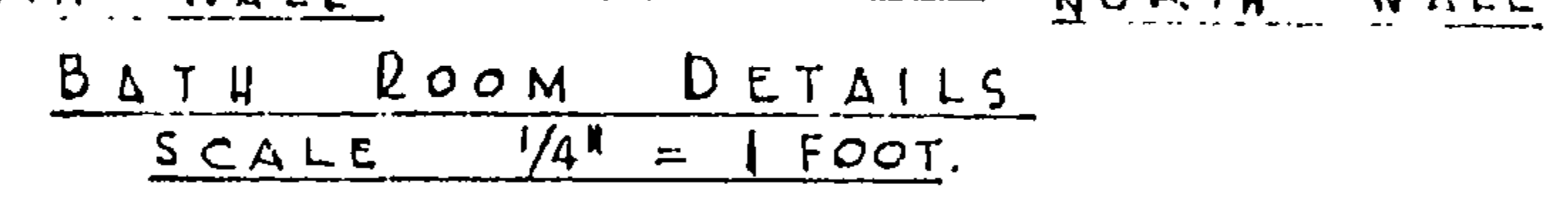
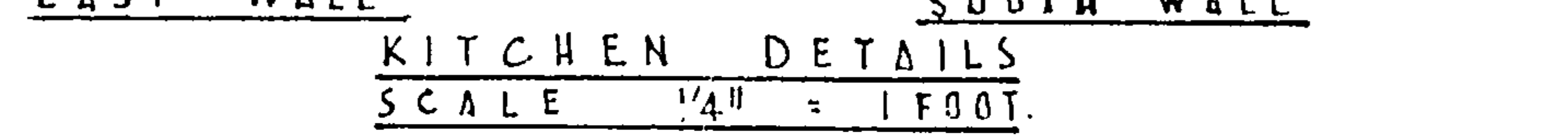
EAST WALL



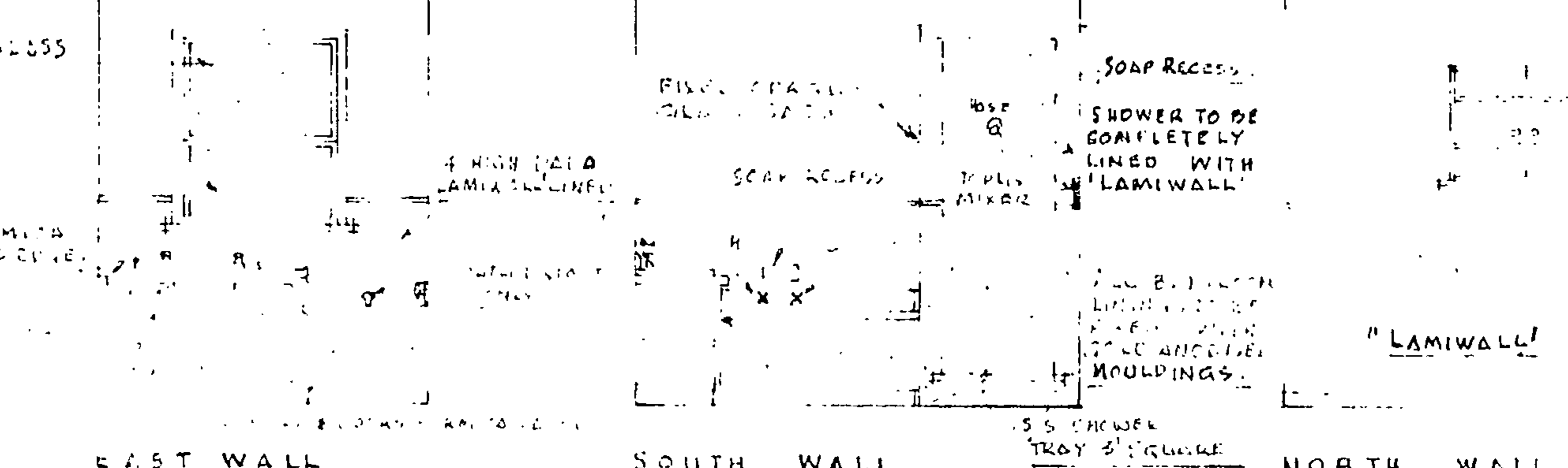
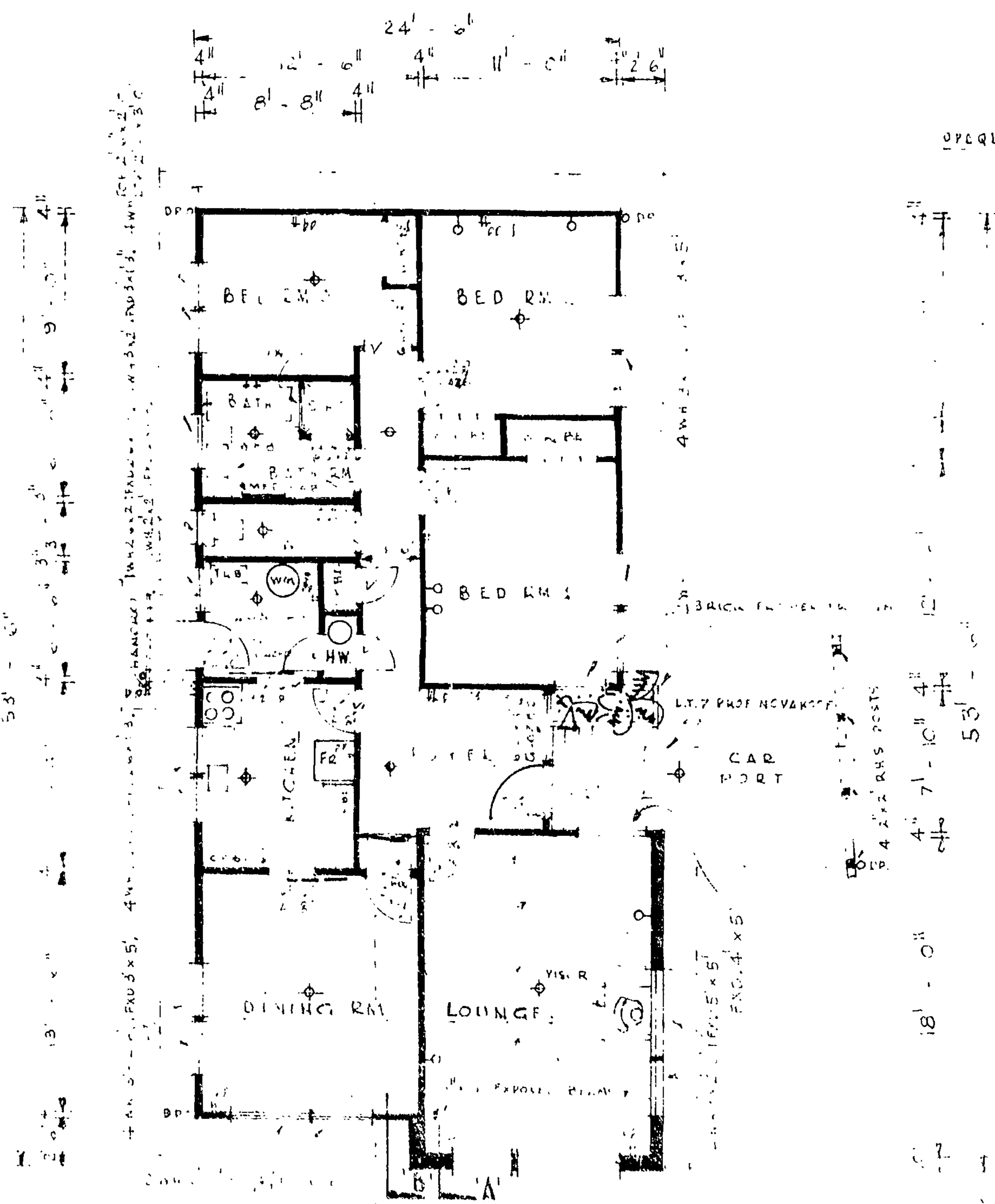
SOUTH WALL



WEST WALL



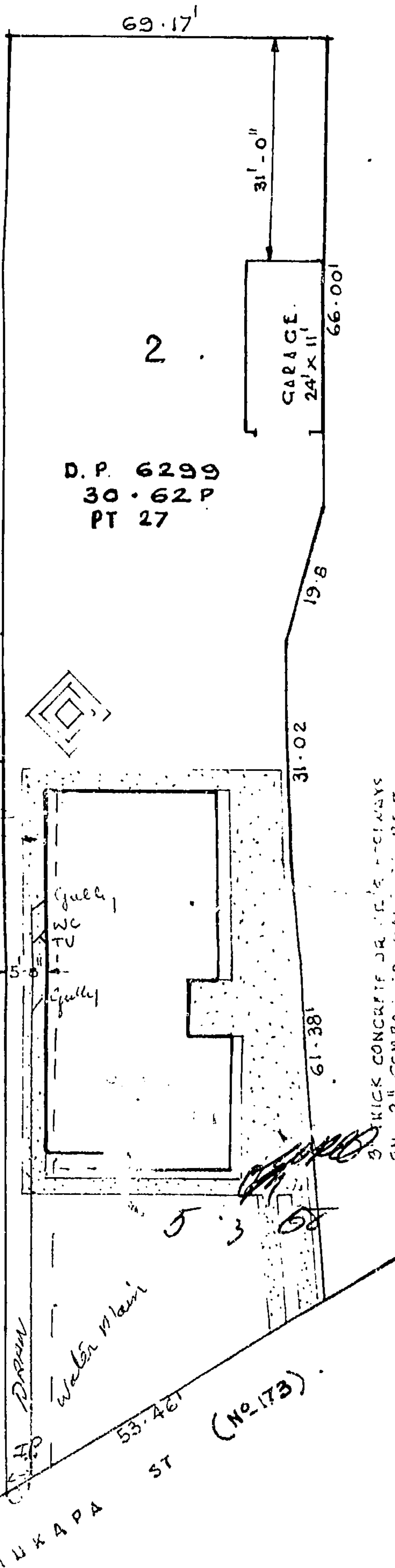
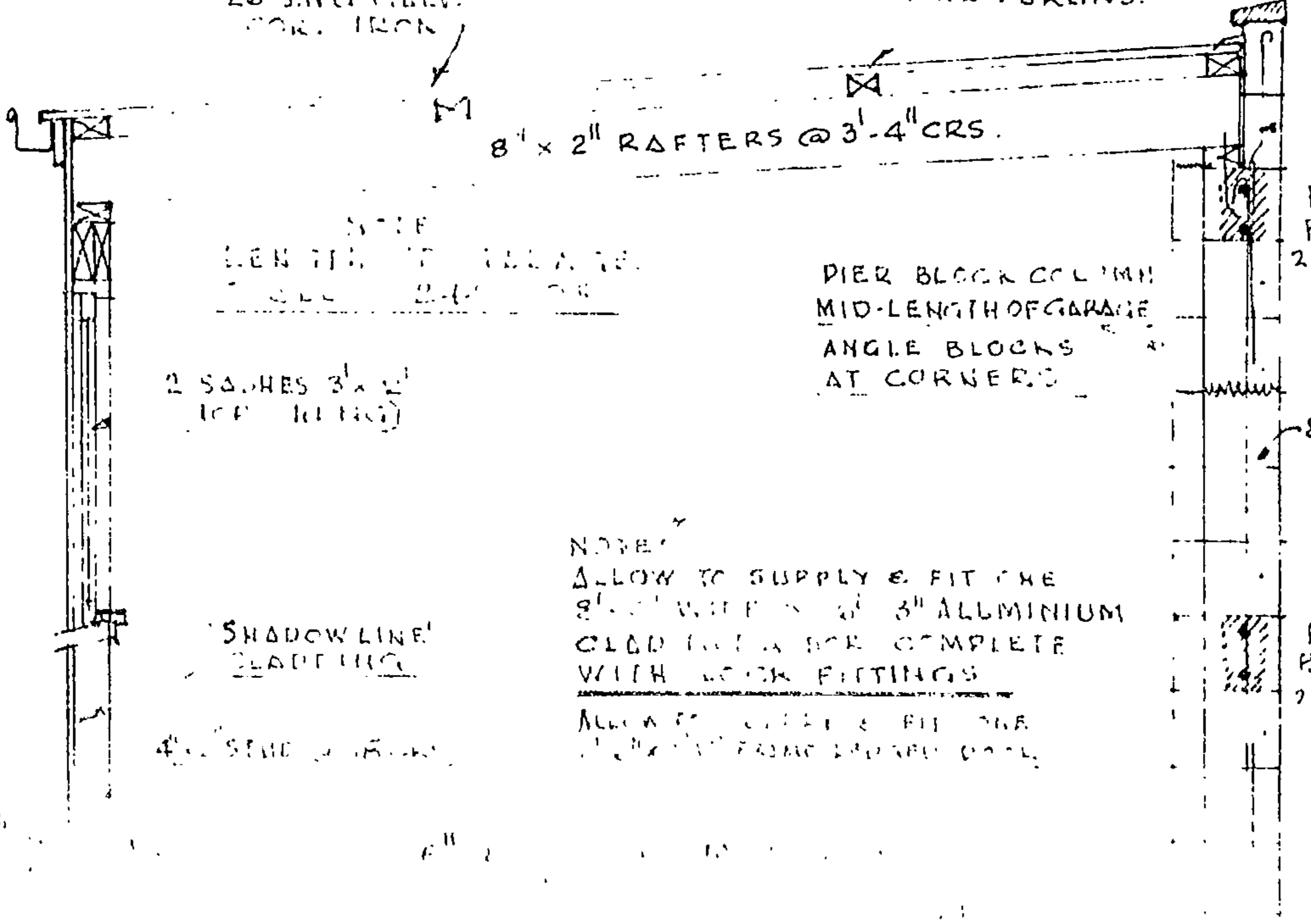
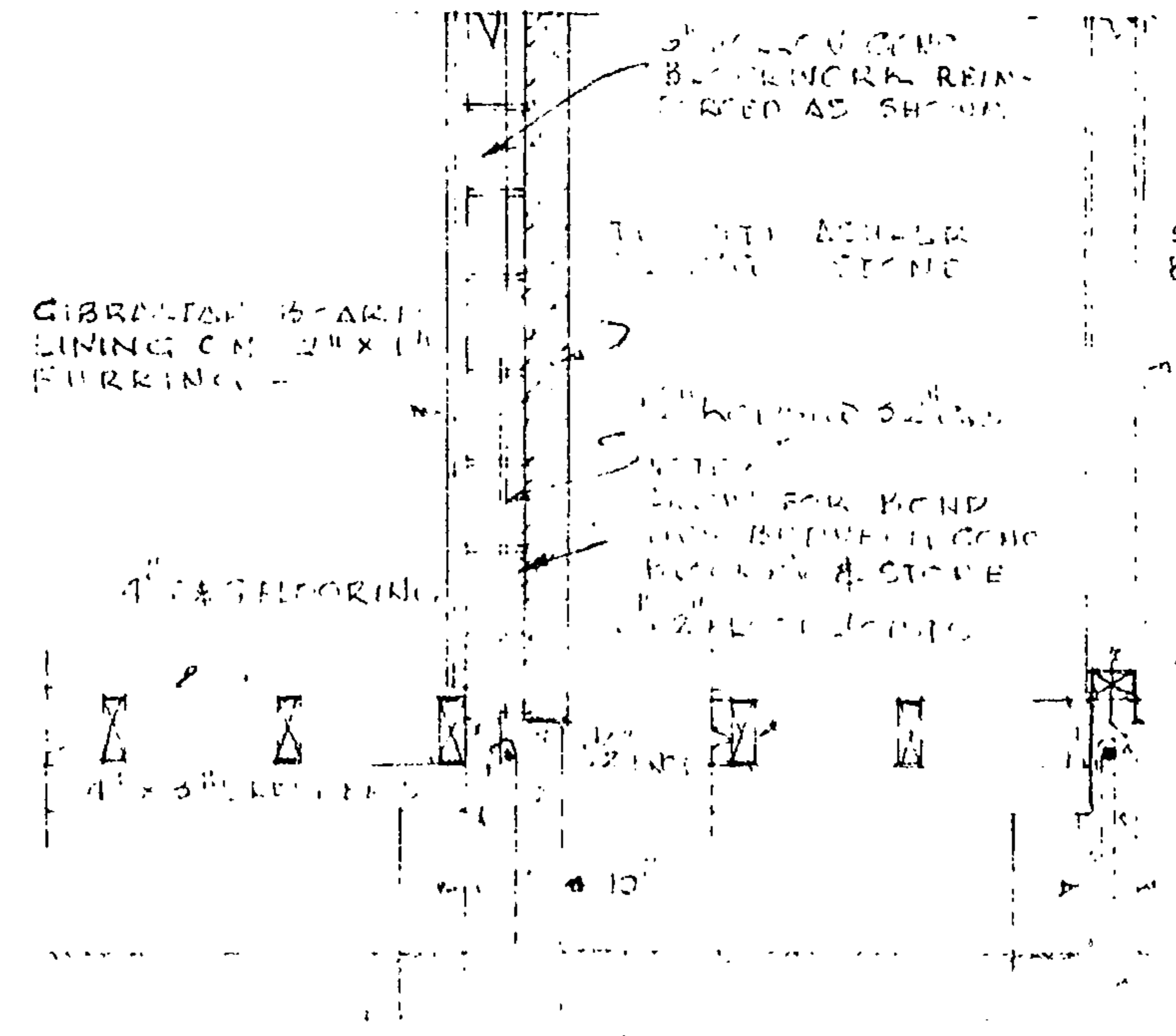
NOTE:  
LATHING & GIB. BOARD THROUGHOUT.  
WALLS GIB. BOARD BACED UP TO  
EARS IN BATH ROOM & FULL HT.  
IN SHOWER WHICH IS LAMIWALL.



EAST WALL

SOUTH WALL

NORTH WALL



D.P. 6299  
30.62 P  
PT 27

SITE PLAN  
SCALE 1/4" = 1 FOOT

5-3-68

(No. 173)

PROPOSED RESIDENCE FOR NEW...

16<sub>mm</sub> 35<sub>mm</sub>

# BUILDING FILE

Code No. 595 / 173

Subject DWG + GARAGE

Permit No 23078

Date 1-3-68

No. Sheets 12

SAS/173

Street No. 173 Tukapo St Lot 2 D.F. 6299 Sec. Pt 27

Nature of Work Erect dwelling and garage

Zone Residential

BUILDING PLAN REGISTER

Owner W. Cowan Date 6.3.68

Address 41 Tukapo St File No. 2/80/68

Builder Brett & MacDonald Receipt No. 3018

Address 143 Pembroke St Special requirements ---

Value 38885-00 conc. found; timber shadowline stone;

Area of Buildings --- Brownbuilt roof.

Area of Outbldgs --- Sq.ft ---

Area of New Work 1614 Sq.ft ---

Area of New Work --- Sq.ft ---

Remarks and Inspections 18.3.68 Foundation & Siding S.O. of Framing?  
27.5.68 closed in.

Remarks and Inspections ---

Remarks and Inspections ---

Remarks and Inspections ---

Remarks and Inspections ---

Remarks and Inspections ---

Remarks and Inspections ---

Remarks and Inspections ---

Remarks and Inspections ---

Remarks and Inspections ---

Remarks and Inspections ---

Remarks and Inspections ---

Remarks and Inspections ---

Remarks and Inspections ---

595173

FOR OFFICE USE:

Zone Residential

File No. 280 Receipt No. 3018

Check Sheet No. 553

Sewer Sheet No. 212

Date of Receipt 1/3/68

NEW PLYMOUTH CITY COUNCIL

To: The City Engineer.

Date \_\_\_\_\_

APPLICATION FOR Building Permit and/or Services

Lot No. 2

AT (House No. and St.) 173 Tukapa St

B.P. No. 6299

For erection of Dwelling and Garage

Section No. Pt 27

OWNER: Mr & Mrs W Cowan

Area of Site 30.62

ADDRESS: 41 Tukapa St

Proposed use: Residence

Foundation: Concrete

Walls Timber windows timber Stone Roof Brown Built

AREA of Existing Buildings \_\_\_\_\_ sq. ft.

AREA of Existing Accessory Buildings \_\_\_\_\_ sq. ft.

AREA of Building in Application 1350.264 sq. ft.

ESTIMATED FINISHED VALUES

|                              |    |          |   |      |
|------------------------------|----|----------|---|------|
| Building                     | \$ | 7900.00  | : | 1614 |
| Sanitary Plumbing & Drainage | \$ | 8985.00  | : |      |
| TOTAL                        | \$ | 16885.00 | : |      |

FEES

\$ 30.00

\$ 12.00

\$ 36.00

\$ 36.00

\$ 1.00

\$ 16.00

\$ 30.00

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ 161.00

TOTAL:

SEWER CONNECTION:

Distance from left boundary ? 3'

Depth of Sewer at boundary MIN.

Size of Service 4"

WATER CONNECTION:

Distance from left boundary ? 3'

Size of Service 1/2"

WATER (Building) - - - - -

VEHICLE CROSSING: When required will notify

Distance from left boundary 3' on right bdy

Type of Footpath asphalt

Depth of Channel 5"

Type of Crossing 10'D

DEPOSIT for Damage to Path: - - - - - 20.00

HOARDINGS: \_\_\_\_\_ Months

INSPECTION: of Second-hand Buildings or Materials - - - - -

Starting Date Mar 68

Completion Date June 68

REGISTERED PLUMBER: B. Rebeck 162 Pembroke St

REGISTERED DRAINLAYER: B. Rebeck

BUILDER: Brett and Mac Donnell

NAME & ADDRESS OF APPLICANT: W. Mac Donnell 145 Pembroke St

Phone 36761

Signature: W. Mac Donnell

(see over)

SPECIFICATION

*Tenders open 12th Nov 1968  
at 4, Union Street*

For Residence

595/173  
47-957

for - MR & MRS R.M. CORNAN,  
Tukapa Street,  
New Plymouth.

The work consists of the erection and completion of a single storey residence and garage.

The Contractor is to provide all labour and materials, supply and maintain required plant, scaffolding, etc. Obtain building permit and any further permits required and allow for all relevant charges. He is to complete the residence in a tradesmanlike manner in accordance with the true intent and meaning of the accompanying drawing and this specification taken separately or collectively.

BY-LAWS

The Contractor shall conform in all respects with the By-Laws of all or any local authorities having jurisdiction over the work and be responsible for all damages to public or private property occasioned by the work.

INSURANCE

Before commencing the contract the Contractor must effect and insure with an approved company to cover the liability of the owner for accidents or workmen's compensation for any accidental injury to any workman or death of same in the course of his employment and the contractor must maintain such insurance until the completion of the residence.

LIENS ACT

This contract is subject to the wages protection and Contractors Liens Act 1908 and its subsequent amendments.

ARBITRATION

In any dispute arising between the owner (Employer) and the Contractor (Builder) not soluble by the terms of the contract, it should be referred to arbitration within the meaning of the arbitration Act 1908.

PROGRESS PAYMENTS

Unless otherwise agreed upon - will be paid monthly up to 75% of the estimated value of the work performed and materials on the site. Up to 95% of the value of the work will be paid within 31 days after tentative acceptance and completion, the balance of 5% to be paid at the end of the maintenance period.

CO-OPERATION

This specification has been divided into trade sections for convenient reference only and it shall not be construed that each trade section is an entire and separate contract hence no claims will be admitted from sub-contractors for work not specifically mentioned in a trade section but which is provided for, expressed or implied elsewhere in the specification. Every trade will jointly assist, wait on, collaborate and render all necessary assistance to complimentary trades.

AVAILABILITY OF MATERIALS

Should any of the materials specified for this contract be unprocurable negotiations shall be made for the provision of substitutes. Before any substitutes are included in the contract, the approval of the owner will be obtained. The price difference resulting from substitutes must be agreed upon before the respective work is commenced, and the contract adjustment made accordingly. Any substitutes must also be acceptable to Local Authority.

F.C. (PRICE COST)

The Owner reserves the right to select or purchase items under the F.C. sum and the accounts will be adjusted accordingly on completion.

CONTINGENCIES

The Contractor will allow the sum of \$80.00 (eighty dollars) in his tender for contingencies.

COMPLETION

On completion leave the whole site tidy and the entire building ready for occupation. All floors shall be broom clean, all glasswork free from paint spots and dirt.

FLOOR FINISH

All wood floors throughout the residence shall be machine sanded up to the skirting with a machine sander.

## DRAINLAYER

### DRAINLAYER

Provide and fix all materials which must be the best of their respective kinds in accordance with good trade practice and to local authority requirements. The Drainlayer is to locate drains to N.P.C.C. directions and will allow accordingly.

### EXCAVATION

Excavate for all trenches, gully traps, sumps, drains etc., to the depth required for the approved laying of sanitary and stormwater drains.

### SUMPS

To be cut 4ft square x 4ft deep and filled with coarse aggregate to within 1ft of the surface. Allow for five sumps.

### DRAINLAYING

Commence at the lowest point of the system, lay and solidly bed all drains to sizes and gradients as required. The whole of the drains are to be accurately laid and jointed and each pipe is to be cleaned out with a suitable badger before another is laid. Connect to all traps, vents and other fittings as required by local authority. Build in gully traps as required and complete with cast iron gratings. Form neatly dished concrete cesspits and build in all discharge pipes, concreting same, finish with 1 to 1½ cement mortar dressing.

### SEWERAGE DRAINS

Through each downpipe lay 4 inch field tiles, drain to even gradient and fall to soak holes.

### COMPLETION AND TESTING

On completion the whole of the drainage is to be handed over in thorough working order to Health Department Regulations and to Local By-laws and the satisfaction of their Inspector.

CARPENTER & JOINERTIMBER

All timber shall be the best of its respective kind, free from large knots, waxy edges and suitable for its purpose. All framing timbers shall be No. 1 framing grade, gauged tanalised pine. Exterior finishing timbers shall be D.A.E. Rimu or Matai. Interior finishing timbers shall be tanalised and all joinery carcasses shall be clean Boric or tanalised Pinus. All other timbers shall comply with N.Z.S.S. 1900 Ch. 6.1 which shall apply to construction requirements and standards. Framing timber when delivered to the site shall be stacked on edge with fillet courses. Finishing lines and joinery shall be stored inside the closed in building.

WORKMANSHIP

The whole of the carpenters work shall be framed, braced and assembled in a workmanlike manner and in accordance with the best trade practice.

BUILDERS IRONMONGERY

Provide all nails, brades, screws, bolts and other ironmongery required for the proper completion of the work. All external nails, bolts, screws, etc. shall be galvanised.

BAMP COURSE

Place a strip of malthoid between all timber and concrete bearing surfaces.

SUB TRADES WORK

Cut for, attend upon and make good after other trades and provide and fix all necessary blocks and dwangs for same.

INTERIOR FINISH

Finish all door and window openings with ex 3" bullnose architraves mitred at all angles. To all walls fix ex 3" bullnose skirting accurately scribed to floor, at internal angles and mitred at external angles. Finish windows with 1" sill boards with external edges rounded and 3" quadrant fixed under. All varnished timbers to be selected Heart Rimu. Fix at wall and ceiling junctions 1 1/2" scotia.

LOCK FURNITURE P.C.

Allow the P.C. sum of ninety dollars (\$90.00) for the supply of door and window lock furniture. The contractor to allow for fitting same.

ROOF FRAMING

Frame up for roof with 4" x 2" ceiling joists with 6" x 2" ceiling runners over openings exceeding 10ft in width. Fit 6" x 2" rafters with blocked 6" x 2" purlin runners at gable ends to carry 'Browbuilt' and dress exposed members.

Allow to securely brace the roof frame and fit 3" x 2" purlins. Roofer to fix felt P.C. over purlins.

Allow for dressed beams over lounge as shown and 8" x 2" dressed joists exposed at front entry over carport.

For garage roof framing see drawing.

WALL FRAMING

Gauge studs and plates to a uniform width. Halve plates at all connection points and joints shall be made midway between studs. All studs shall be spaced to suit lining but shall not exceed 18" centres and securely nailed with two 4" nails at each joint. Dwangs shall be spaced to suit lining but not more than 32" centres, with additional dwangs where a door opens against a wall at handle height. Check window lintels under 6'0" span 1/2" into opening studs. Support lintels exceeding the general wall framing.

Brace walls with 6" x 1" at an angle of 45° where directed. All bracing shall be let flush into studs and well spiked.

Bore 1/2" holes in top and bottom plates, dwangs and cover holes with fine gauge gauze.

EXTERNAL LININGS

(a) Allow to clad the areas shown on the elevations with tanalised shiplap vertical boarding fixed on building paper.

(b) Asbestos claddings shall be as shown on drawings and fixed to manufacturers instructions over building paper. ✓

~~All wall holes must be drilled not punched. Fix with approved galvanised cleuts.~~

INTERNAL LININGS

(a) Bed sitting Room and Hall. Line walls with  $\frac{3}{4}$ " thick Gibraltar Board, fixed with 1" galvanised cleats spaced at not more than 9" at edges and 18" at intermediate points. External angles shall be finished with a  $\frac{3}{4}$ " x 1" corner mould. Plaster joints as required.

Line ceilings with  $\frac{3}{4}$ " Gibraltar Board. When all heavy hammering and nailing has been completed, stop all joints, nail holes and imperfections with pure stopping grade plaster. The work shall be left clean and free from irregularities.

Line shower and bathroom walls as shown on the drawings.

FLOORS

Sleepers shall be securely wired to piles and stapled with three  $1\frac{1}{2}$ " x 10" gauge galvanised staples. All joints shall be made over piles and overlapped 45°. Space joists at not more than 18" centres with laps not less than 12" in length, and well spiked together. Butt joints will not be permitted. The  $4$ " x 1" flooring shall be laid in long lengths with joints scattered. Flooring shall be dry when laid, cramped up close and double spiked to every bearing. Joints shall be cleaned off and nails punched in. Floors to be sanded.

WARDROBES AND CUPBOARDS

Frame in  $3$ " x  $2$ " planed pinus and line wardrobe interior walls and ceilings with Gibraltar Board. Provide and fix a full length shelf out on  $12$ " x  $1$ " Tan. Pinus at a height of  $18$ " above the floor, with a  $1$ " dia. steel tube  $2$ " below top shelf supported in neat wooden blocks.

Line cupboard with Gibraltar board and fit dressed  $2$ " x  $1$ " dressed slats for four full length shelves supported on  $2$ " x  $1$ " ledges where not required for H. I. (see plan).

CEILING

Provide ceiling across  $24$ " x  $24$ " in wardrobe ceilings to both units and provide cover finished in same material as ceilings. Fix base door to each unit.

KITCHEN

Allow to fix kitchen fittings including formica bench top etc. as shown on drawings and supplied by Joiner.

ROOF AND CHIMNEY

Allow to construct brick floor, trough shown on drawing complete with pointing etc. in selected brick.

Allow to carry tile all to roof and on east elevation window.

Allow for A.C. tube support to support roof.

WINDOWS

Allow to construct and fit all windows in first quality material to the dimensions shown on drawing.

DOORS

Allow to construct and fit all doors dimensioned as shown on drawings. Where painted internal doors to be flush C.B. Rimu and where varnished to be Mahogany Veneer clad. Rear door to be frame ledged T & C sheathed with opaque glazed top panel. Front entry <sup>SIDE PANEL</sup> door to be  $3/16$ " plate glass. Allow for garage Tilt-a-door and one frame ledged door see Drawing. Allow for

CUPBOARDS

Allow to construct all cupboards as shown on drawing including cupboard under Tub unit in laundry, medicine cabinet and wash basin cupboard. All wardrobes, etc.

PLUMBER

5.

FLASHINGS

Generally allow for flashings as required.

ROOF FLASHING

Flash Visor flue on to roof with 4lb sheet lead. Ring flash around vents passing through roof and dress into roof cladding. Provide and fit valley in gauge 24 galv. iron.

ROOF PIPES

Supplied and fixed by Roofer.

VENT PIPES

Carry up all vent pipes from drains and fittings as required by local authority in case of screwed galvanised wrought iron.

WASTE PIPES

Carry waste pipes from all fittings with traps and cleaning eyes etc. as required. Conceal traps and wastes wherever possible. Support continuously on Heart timber rails.

COLD WATER SUPPLY

Lay in cold water supply from mains at front boundary in copper tube. Fit stop cock in suitable position and protect with toby box. All piping outside the building must be placed not less than 12" below the surface of the ground. Lead with branches to sink, wash hand basin, tub, washing machine, flushing cistern and roof supply cistern bath and shower. Also to stand pipes at north and south west corners of building. Supply and instal 30 gallon copper or plastic cistern and tray in roof complete with ball cock, overflow pipe and suitable cover.

HOT WATER SUPPLY

All piping shall be in copper and all active circuit pipes including exhaust shall be lagged. Lead from cold supply line to H.W. cylinder of approved make. Provide and fit one 30 gallon cylinder of approved make and complete with element. The element will be supplied by the Electrician. Carry up exhaust from top of cylinder and branch off to bath, shower, wash hand basin, tub and sink, etc.

L.C. PAN

To be low level, 24 gauge copper lined, wood cased cistern, of 3 gallon capacity complete with ball cock etc. Provide and fit plastic seat and cover and C.F. flush pipe.

TUB UNIT

Provide and instal one stainless steel tub unit where shown in drawing, supported on in-built unit supplied by builders. Supply and make all necessary connections.

SHOWER TRAY

Provide and fit complete with waste etc. one stainless steel shower tray square as shown.

SINK BENCH AND SINK

Allow for fitting connections only. Allow for supply and fit cistern.

BATH

Bath shall be 5'6" cast iron porcelain enamel, white in colour. Allow to provide and instal with waste plug, etc.

WASH HAND BASIN

Provide and fit 1 first quality white rectangular basin, make all connections and provide plug, chain etc. Note: The washing machine will be supplied by the owner.

SHOWER ROSE

To be an adjustable ball swivel needle type complete in chrome with bracket and flanges etc. Allow for supply and installation of a Topliss mixer.

FAUCET VALVES

Of approved manufacture in accordance with this schedule.

Bath: Bath type faucet C.F. Streamlined.

H.W. Basin: C.F. Filler cocks

Sink: Starline fittings (Faucet types)

Tub: C.F. extended cocks with double lever extending outlet.

Stopcock in L.C.: C.F.

Extension Stand Pipes C.F. ch brass threaded cock. One W.C. corner, one corner. Allow for Topliss shower mixer.

Hot and Cold taps shall be appropriately marked Hot and Cold.

**TAPS & VALVES (Cont'd)**

Incidental fittings: Plumber to supply.

C.P. Toilet paper holder: Plastic soap tray recessed by bath: Plastic  
Soap tray recessed by Shower.

BLOCKLAYERMATERIALS

- (a) Concrete blocks shall be an approved brand, sizes as detailed and shall be sound without any fractures and shall not have any corners or surfaces chipped.
- (b) Mortar shall consist of 1 part of cement, 3 parts of hydraulic lime and 4 parts of sand.

WORKMANSHIP

- (a) Blocks shall be protected on the site during wet weather and shall be laid dry.
- (b) Joints - Horizontal and vertical mortar joints shall be  $\frac{3}{8}$ " thick with full mortar coverage on the face shells and be straight, clean and uniform in thickness. Form half round sunk joints on exposed walls.
- (c) All work shall be laid in accordance with N.Z.S.S. 9.2

BLOCK WALLS

Block walls shall be 8" thick and reinforced as shown on the drawings, all joints exposed in garage are to be neatly pointed, all reinforcing to be encased thoroughly in concrete at bond beams and vertical reinforcing. Allow to expose above concrete blockwork in insitu concrete to line of gable. Provide cast anchorage bolts as required. Allow to fix galvanised wire ties into blockwork along walls faced with Te Kuiti stone.

SOLID PLASTERERMATERIALS

- (a) Cement: Shall be as specified in 'concretor'.
- (b) Sand: Sand shall be washed, sharp, clean and coarse grained and free from vegetable or earthy matter.
- (c) Hydrated Lime: Hydrated lime shall be of an approved brand. "Plimortor" or other approved compositions may be used in lieu of hydrated lime in the proportions recommended by the manufacturers.

FLOORS, SLABS, RAMP, ETC.

Before applying plaster the concrete surfaces shall be roughened and soaked in clean water. Render and straighten floors and ramps composed of 1 to 3 cement and sand with 10% hydrated lime laid not less than  $\frac{1}{2}$ " thick and finish with a wood flat to falls indicated on plan. Allow to pave the areas shown on the site plan.

BASE WALLS, ETC.

Walls shall be roughened and soaked and a straightening coat,  $\frac{3}{8}$ " thickness of 1 to 3 cement to sand applied with wood flat finish. The final coat shall be applied by machine to coloured 'Tyrolean' plaster finish. The plasterer shall submit a sample for approved before commencement of this work.

COMPLETION

Plasterer shall take all necessary steps to protect the work including other trades. Any damage shall be made good at the Plasterers expense.

TE KUITI STONE

Allow to face the areas shown on the drawing with Te Kuiti facing stone neatly placed and pointed in colour as directed. Allow to plaster into reveals at windows.

R O O F E R

The entire roof of the residence is to be clad with .025" galvanized steel "Brownbuilt" roof decking. The roofer will allow for fixing a continuous strip of rubber backed felt the top of the tanalised pinus purlins to prevent contact between "Brownbuilt" decking and tanalised pine. Allow for fixing throughout by the side fixing system.

The decking is to be "stop ended" at the ridge line of the roof and a ridge capping overflashing fitted.

Allow to supply and fit "Brownbuilt" profile gutter and fascie sections throughout the perimeter of the roof line and allow for 3" square section downpipes at each corner.

Allow to supply and fit L.R. 7 profile Novarroof sheet light in roof where shown on drawing.

Allow to roof garage with 26 S.W.G. Galvanised corrugated iron and 3" dia. downpipe and gutter as required.

CONCRETESTANDARD

The requirements of U.C.C. 1900, Chapter 9.3: 1964 and amendments shall be complied with wherever applicable. Concrete shall have a crushing strength of not less than 2500 lbs per square inch. Minimum cement content of 530lbs per cubic yard and a maximum water-cement ratio (by weight) of 0.60.

FORMWORK

Shall be accurately set out, straight and true, strong and rigid, well braced, tied, and strutted, and close jointed to prevent all bulging, sagging and leakage. Formwork shall be removed from the completed work only with the approval of the Owner, and removal shall be carefully carried out without injury to the Contract.

Construction joints shall be formed only with vertical stops and only in approved positions.

REINFORCING

Before using the work and immediately prior to concrete placing all reinforcing shall be free from dust, dirt, loose rust, and mill scale, paint, oil and all other deleterious substances.

Reinforcing shall be accurately placed in strict accordance with the drawings and firmly secured in position with 18 S.W.G. soft iron wire at intersections as required.

Ends of all rods shall be hooked and all laps shall be not less than 1'6".

At corners of slabs rods shall be continuous with those at right angles, lapping if necessary.

FOUNDATIONS

Foundations shall conform with the drawings in all respects and they shall be properly boxed, straight and level, and stepped or recessed as required. On removal of forms cut off all projecting wire ties not less than 2" below the surface, and properly fill all holes and cavities left by wire ties and/or bolts, and all other depressions with 1:2 cement mortar soon after boxing has been stripped.

On exterior surfaces remove all cement splashes and projections.

OPENINGS AND FITTINGS

Co-operate with other trades and form all necessary openings, recesses, ducts, etc. Build in all bolts, plugs, grounds, etc. for frames, landing plates, E.P. plates and fittings as required.

PAVINGS

Allow to pave the area shown on the site plan.

*James, J. G. P. S.*

595/173

ELECTRICIAN

MATERIALS

Materials used by the Electricians must be of British manufacture and must conform to local Power Authority Regulations.

COMPETENCE

The whole of the Electricians work must be carried out by duly licensed tradesmen. All runs as far as possible must be concealed from view.

WIRING

Wire the electrical system with plastic sheathed and insulated cables. Special plastic connection boxes shall be used with the plastic cable and all wiring shall be carried out in such a way that future replacement is possible. Adequate clearance holes shall be left and clips shall be accessible. All plastic materials for switches (P.D.L.) flush plates, sockets, etc. shall be white in colour.

MAINS

All mains shall be longer than normally required and shall have surplus neatly coiled at rear of switchboard. A pilot wire for water heating control shall be installed with service mains.

LAMPS AND FIXTURES

Leave all lighting outlets complete with approved pearl or inside frosted lamps with plastic shades and other outlets with 3 pin plugs. Allow for lights and switches as per the following schedule. See plan for location.

| <u>Location</u> | <u>Light</u>   | <u>Power point</u>                     |
|-----------------|--|--|
| Bedroom 1       | 2/40 watt bracket lamps.<br>1/60 " incandescent      | 1x3 pin plug                           |
| Bedroom 2       | 1/60 " "<br>2/40 " bracket lamps.                    | 2x3 pin plug                           |
| Bedroom 3       | 1/60 " incandescent<br>1/60 " bracket lamps.         | 1x3 pin plug                           |
| Kitchen         | 1/60 " incandescent<br>Allow for stove and hot water | 2x3 pin plugs<br>cylinder connections. |
| Dining          | 1/100 watt incandescent<br>1/60 " "                  | 2x3 pin plug<br>2x3 pin plugs          |
| Living          | 2/40 " bracket lamps<br>2/60 " incandescent          |  |
| Laundry         | 1/60 " incandescent                                  | 1x3 pin plug                           |
| T.C.            | 1/40 " "   |  |
| Bathroom        | 1/60 " "<br>1 Fluorescent Strip Light                |  |
| Garage          | 1/60 watt incandescent                               | 1x3 pin plug                           |
| Main Entrance   | Exterior bracket lamp 60 watt                        |  |
| Rear air sec    | " " "  |  |

HOT WATER SERVICE

Run service to hot water cylinder and connection to element. Supply and instal 1x1000 watt element and thermostat.

RANGE

Allow the P.C. sum of £150 for the purchase of a 4 plate stove. Allow for installation.

SWITCHBOARD

Provide and fit approved insulated composition switchboard. (Site to be determined) All circuit fuses, switches and services shall be neatly engraved thereon.

Allow the P.C. sum of £50 for the provision of all wall mounted bracket lenses.

TESTING AND COMPLETION

Provide for any tests required by local power authority and hand over the whole of the work passed and sealed by them.

Note: The Electrician is to visit the site and confirm location of all holes in walls - to be made by the contractor - in his tender.



Registration of Exempt Building Work No: XMT19/110735

**APPLICANT**

Llewellyn Russell SARTEN  
175 Tukapa Street  
NEW PLYMOUTH 4310

Application received: 26/07/2019

**PROJECT LOCATION**

Street address: 173 Tukapa Street NEW PLYMOUTH 4310  
Property ID: 23657 Legal: LOT 2 DP 6299

1. This registration of exempt building & building work is a means of providing a report on file for future reference & property enquiries.

**Items considered by this registration include:** Removal of a carport connected to existing dwelling

Building structures and building work recognised by NPDC that fall within the criteria set out in Schedule 1 of the Building Act 2004.

2. We confirm that the proposed work falls within the scope of Schedule 1 of the Building Act 2004.

A building consent shall not be required in respect of this work however all building work must be carried out in accordance with the New Zealand Building Code.

**3. Compliance with the District Plan**

This exemption is limited to the matters addressed under the Building Act 2004 only and does not exempt the work from compliance with the provisions of the Resource Management Act 1991 as detailed in the operative District Plan.

It is recommended that you check the status of your intended work under the provisions of the District Plan. A copy of the District Plan is on the council's website ([www.newplymouth.com](http://www.newplymouth.com)) or from the council's Customer Support area at the Civic Centre. Alternatively, you may wish to refer the matter to your designer.

**4. Sign off**

Ren Smith  
Acting Building Services Coordinator  
Date: 19 August 2019

# APPLICATIONS

## XMT19/110735

### DESCRIPTION:

BCON Registration of Exempt Works  
Removal of carport over driveway

Prepared by: AF



**Registration of Exempt Building Work No: XMT19/110735**

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4. **Sign off**

Ren Smith  
Acting Building Services Coordinator  
Date: 19 August 2019

XMT 19/110735 26/7/19

**NPDC EXEMPT WORKS**

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

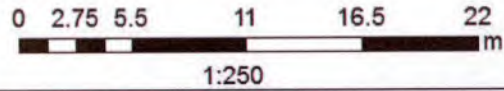
Approved

*[Signature]*

Date

19/8/19





Existing Carport  
to remain, Canopy  
to be removed

Remove existing  
posts & screening  
Remove concrete  
Wall

Un-fire-rated carport canopy to be removed



X Remove existing  
Carport canopy

Extend Existing fascia &  
Spouting line ↓

Extend existing fascia &  
Spouting line ↓

● Maintain existing soff.it.



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