

move.

council records

**97 south road
blagdon**

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.



- ### 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



APPROVED DOCUMENTS

BC24/132569

**Address: 97 South Road NEW
PLYMOUTH 4310**

**Description Of Work: Installing
laundry into the garage with waste
water output for washing machine
and dryer, sink and cold water only**

LOT 7 DP 9264

537/97



WATER PIPEWORK KEMBA PEX.
 WASTE AND SEWER UNCL
 TO COMPLY WITH NZBC G.13.
 40Ø WASTE PIPE 1:60 FALL
 TO GULLY TRAP.
 100Ø P.V.C DRAW TO EXISTING
 1:100 MIN FALL.

PLUMB-IT SERVICES LTD.
 44 WALLATH RD NP.
 email = plumb-it-services@hotmail.com

PH. 021 1902789

GEOFF SILWESTEK
REG # 18803

6.25 SOUTH RD.



New Plymouth District Council

BUILDING CONSENT SECTION 51, BUILDING ACT 2004 FORM 5

Consent Number: BC24/132569

THE BUILDING:	
Street address of building:	97 South Road, NEW PLYMOUTH 4310
Legal description of land where building work is located:	Lot 7 DP 9264
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):	Jemma Riria Pue-Hunter and Scott Allan Pue-Hunter		
Mailing Address:	97 South Road, NEW PLYMOUTH 4310		
Street address/registered office:	97 South Road, NEW PLYMOUTH 4310		
Phone number:	027 845 5779	Mobile:	027 845 5779
Landline:	N/A	After hours:	027 845 5779
Daytime:	027 845 5779	Email address:	puejemma22@hotmail.com
Facsimile number:	N/A	Website:	N/A

FIRST POINT OF CONTACT FOR COMMUNICATIONS WITH THE BUILDING CONSENT AUTHORITY:			
Full name:	Jemma Riria Pue-Hunter		
Mailing Address:	97 South Road, NEW PLYMOUTH 4310		
Phone number:	027 845 5779	Mobile:	027 845 5779
Daytime:	027 845 5779	After hours:	027 845 5779
Facsimile number:	N/A	Email address:	puejemma22@hotmail.com

THE BUILDING WORK:
The following work is authorised by this building consent:
Installing laundry into the garage with waste water output for washing machine and dryer, sink and cold water only
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.



New Plymouth District Council

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:

A handwritten signature in black ink, appearing to be 'Sarah Hoffman'.

Sarah Hoffman
Regulatory Support Services Officer

Date of Issue:

16 May 2024



New Plymouth District Council

Advice Notes for Building Consent No: BC24/132569

1. Inspections

All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items.

Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact New Plymouth District Council (NPDC) if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

Bookings may fill up days in advance. Requests for inspection must be booked as soon as you know that you will be ready. Having your representative and consent plans and documentation on-site during the inspection will enable the inspector to discuss the issues directly, thus avoiding delays.

If your project includes any restricted building work, you will need to notify us of the LBP carrying out or supervising the work before you can book an inspection. If any of the LBP changes during the project, you will need to let us know.

2. Durability of Building Elements

Building elements may have an intended life of less than 50 years. Limited life building elements carry certain limitations and obligations. Based on current legislation these obligations require the building owner to follow the normal and/or scheduled maintenance of the building element to ensure its continued compliance with the New Zealand Building Code (NZBC). Where failure to properly maintain the building elements results in non-compliance with the NZBC, the BCA/Territorial Authority may issue a "Notice to Fix" which if not met could result in legal action appropriated in the circumstances.

3. Construction and Demolition Noise

The operative New Plymouth District Plan, appendix 12, clause 1.1–1.4 sets construction and demolition noise standards. Anyone carrying out building work must ensure they comply with these noise levels at all times. These standards may be obtained from the Council's website or by contacting the Council.

4. Lapse and Cancellation of Building Consents

A building consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent or any further period that the BCA may allow. An extension of time to commence building work after 12 months must be made in writing stating the reasons for the request, prior to the lapse date of the consent.

5. Time in which to complete your Building Project

The Building Consent Authority must decide whether to issue a Code Compliance Certificate for which a building consent relates, 2 years after that date on which the building consent for the building work was granted on. A reminder will be sent close to the 2-year anniversary from grant date. If you have not completed your building work and require an extension to complete, you will need to apply in writing one month before the anniversary date, stating the reason the extension is required and the amount of time you need to complete the work. Please note an additional cost will be applicable.

6. Completion of Building Project

A Code Compliance Certificate must be applied for as soon as practicable after the building work is completed. An extension of time to complete work may be considered if required. Application for a time extension must be made in writing explaining reasons for the request.

When applying for the Code Compliance Certificate, you will need to collect a Memorandum from each trade LBP who carried out and supervised restricted building work (RBW), and submit these as part of the CCC application at the end of the project. A copy of the application for CCC form is included in this package.

7. Fees and Charges

The base fee is based on the anticipated costs for the project and is non-refundable.



New Plymouth District Council

Building Consent fees are required to be paid prior to a building consent being issued. Once the project commences actual costs are charged against the fees paid. In some instances, the base fee may be exceeded due to amendments, extra inspections, late cancellations, or other time spent because of project complexity. These additional costs will be charged, and the invoice must be paid before we will issue the Code Compliance Certificate.

Required Items for Building Consent No: BC24/132569

Before Council can issue a Code Compliance Certificate, you will need to ensure the following inspections are completed and that you have provided the paperwork requested.

Inspections Required

The inspections on this schedule indicate the types of inspections that your building work must comply with before a Code Compliance Certificate (CCC) can be issued. Otherwise, a notice to fix may be issued. The number of inspections is an estimate and may change depending on how you carry out the building work. If a change in number or frequency of inspections has occurred during the project, NPDC's plan processing system will contain the documented rationale for the admission or omission of inspections.



Te Kaunihera-ā-Rohe o Ngāmotu

New Plymouth District Council

CODE COMPLIANCE CERTIFICATE SECTION 95, BUILDING ACT 2004 FORM 7

THE BUILDING:	
Street address of building:	97 South Road, NEW PLYMOUTH 4310
Legal description of land where building work is located:	Lot 7 DP 9264
Building name:	N/A
Location of building within site/block:	As per approved plans
Level/unit no:	N/A
Current lawfully established use:	Outbuilding
Year first constructed:	1964

THE OWNER:			
Name of owner(s):	Scott Allan & Jemma Riria Pue-Hunter		
Mailing Address:	97 South Road, NEW PLYMOUTH 4310		
Street address/registered office:	97 South Road, NEW PLYMOUTH 4310		
Phone number:	027 845 5779	Mobile:	027 845 5779
Landline:	N/A	After hours:	027 845 5779
Daytime:	027 845 5779	Email address:	puejemma2@hotmail.com
Facsimile number:	N/A	Website:	N/A

FIRST POINT OF CONTACT FOR COMMUNICATIONS WITH THE BUILDING CONSENT AUTHORITY:			
Full name:	Scott Allan & Jemma Riria Pue-Hunter		
Mailing Address:	97 South Road, NEW PLYMOUTH 4310		
Phone number:	027 845 5779	Mobile:	027 655 6345
Daytime:	027 845 5779	After hours:	027 655 6345
Facsimile number:	N/A	Email address:	puejemma2@hotmail.com

THE BUILDING WORK:	
Building consent number:	BC24/132569
Installing laundry into the garage with waste water output for washing machine and dryer, sink and cold water only	
Issued by:	New Plymouth District Council

CODE COMPLIANCE:

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

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

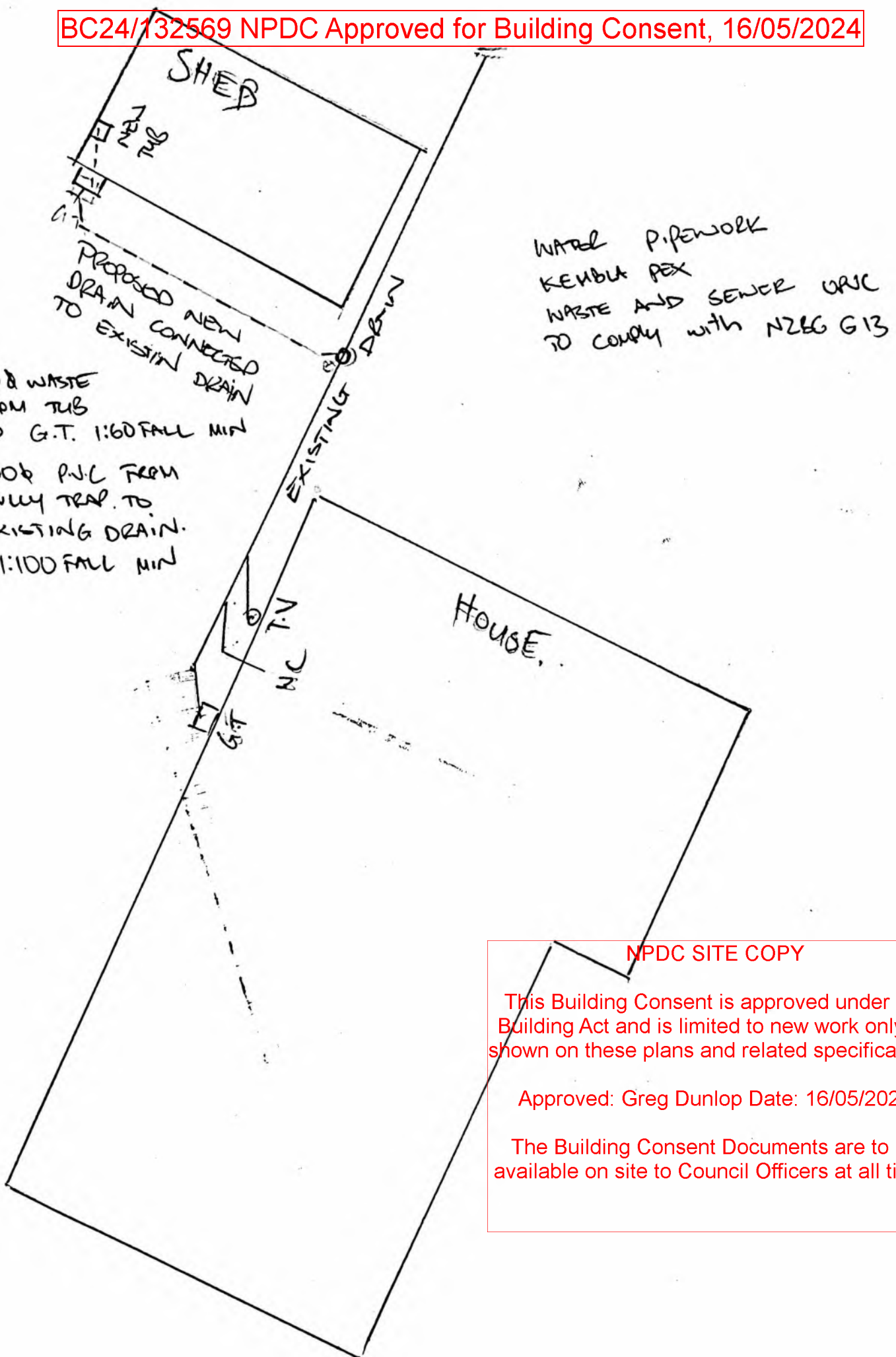
**Signed on behalf of New
Plymouth District Council:**



Donna Hardgrave
Regulatory Support Services Officer

Date of Issue:

11 October 2024



NPDC SITE COPY

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

Approved: Greg Dunlop Date: 16/05/2024

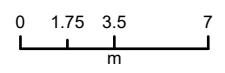
The Building Consent Documents are to be available on site to Council Officers at all times



MILES Print Map

HORIZONTAL DATUM
New Zealand Geodetic Datum 2000

MAP PROJECTION
New Zealand Transverse Mercator



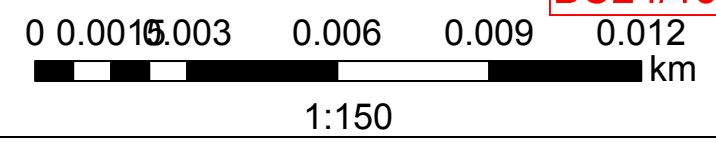
COPYRIGHT: Cadastral information sourced from Land Information New Zealand data. Crown Copyright Reserved.

DISCLAIMER: NPDC assumes no responsibility for the completeness or accuracy of the data displayed on the plot. To be used for indicative purposes only.

Date: 24/04/2024



1:282



SP PUE HUNTER



AS-BUILT DRAINAGE PLANS

BC24/132569

**Address: 97 South Road NEW
PLYMOUTH 4310**

**Description Of Work: Installing
laundry into the garage with waste
water output for washing machine
and dryer, sink and cold water only**



Drainage layout

Taken at 12:56 PM on Monday 30/09/2024

Status: Pass



Water test complete

Taken at 12:56 PM on Monday 30/09/2024

Status: Pass



Mains connection complete

Taken at 12:57 PM on Monday 30/09/2024

Status: Pass



Trap installed

Taken at 12:59 PM on Monday 30/09/2024

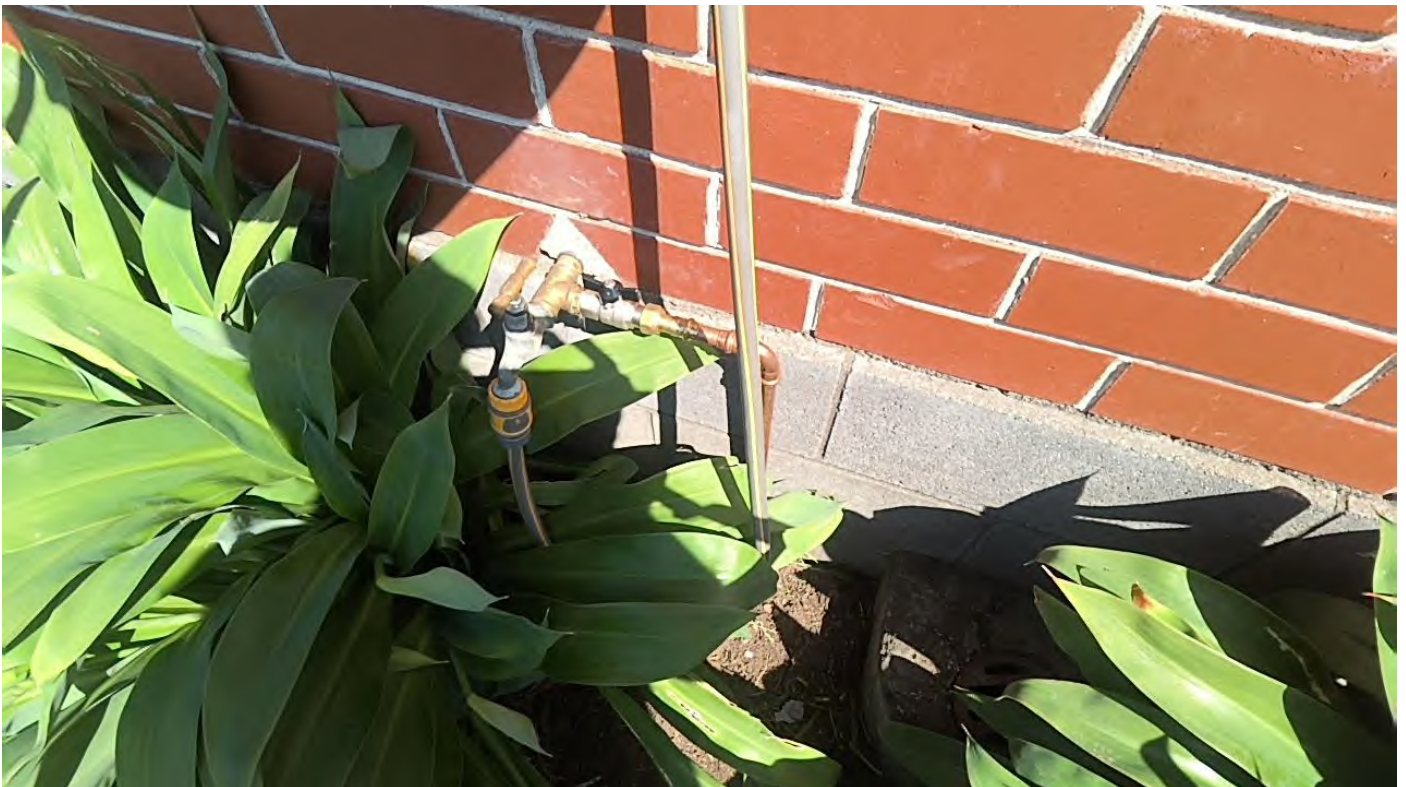
Status: Pass



Cold water feed

Taken at 1:00 PM on Monday 30/09/2024

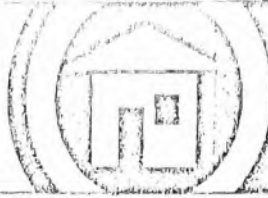
Status: Pass



cold water feed with isolating tap

Taken at 1:01 PM on Monday 30/09/2024

Status: Pass



Building consent number: **BC/24/132569**

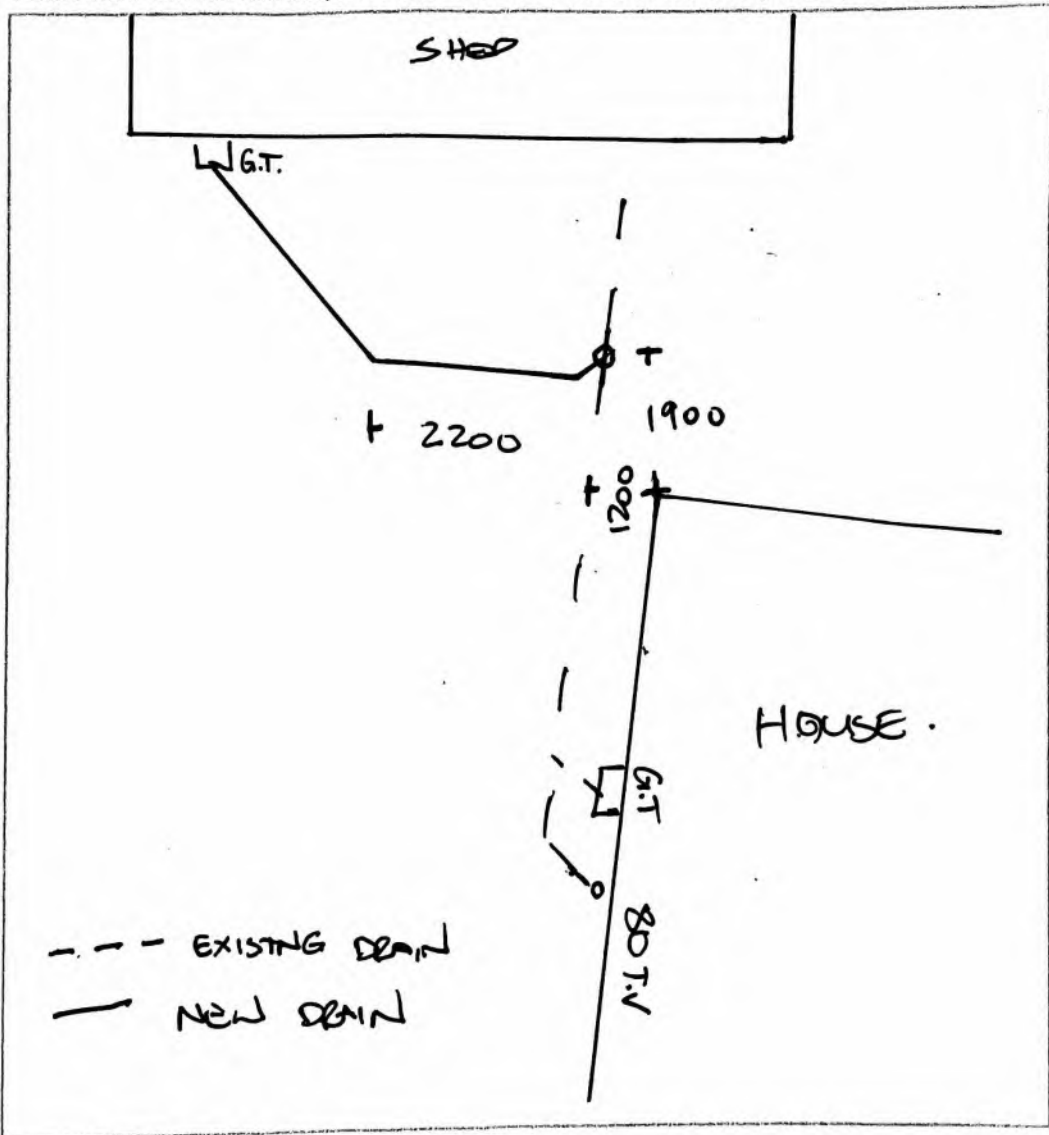
Address: **97 SOUTH RD
NEW PLYMOUTH.**

Name of drainlayer: **GEOFF SILVESTER**

Registration number: **18803**

Date: **24.09.2024**

Please show terminal vent size, location, and all relevant dimensions to inspection points.



Specify system used:

- G13/AS1
- AS/NZS: 3500

16mm ~~16mm~~

BUILDING FILE

Code No. 537 / 97

Subject DWG.

Repairs to beam.

Permit No _____

Date

11-11-64,

11-11-81.

No. Sheets 8

NEW PLYMOUTH CITY COUNCIL

Building Application Form

1144
537/97

To the City Engineer,
NEW PLYMOUTH.

Date..... 11.11.1964.

Sir—

I hereby apply for permission to ERECT A RESIDENCE
at (House No. & Street) 537 SEYMOUR RD for (Owner) J. H. HERRICK
of (Address) 222 VICTORIA RD NP according to locality plan and detailed plans
elevations, cross-sections, and specifications of building deposited herewith in duplicate.

Particulars of land: Lot No. 7 Deposited plan No. 9264
Section No. _____

Particulars of buildings: Foundations CONCRETE FOOTINGS BRICK & PILES
Walls BRICK VENEER Roof PERFORATED TILES

Total area of existing buildings _____ square feet

Area of existing accessory buildings _____ square feet

Area of building in application 1012 square feet

Estimated finished values: Building	£ <u>3000</u> : - : -
Sanitary Plumbing	£ <u>150</u> : - : -
Sanitary Drainage	£ <u>70</u> : - : -
TOTAL	£ <u>3220</u> : - : -

Proposed purpose for which every part of building is to be used or occupied (describe separately each part intended for use or occupation for a separate purpose):

PRIVATE DWELLING

Proposed use or occupancy of other part of building:

Postal address 222 VICTORIA RD NP

Yours faithfully, FISHER & GIBSON

Builder

Any receipt issued on deposit of plans is NOT a permit.

[P.T.O.]

537/97

NEW PLYMOUTH CITY COUNCIL BUILDING BY-LAWS.

Two copies of plans and specifications must be deposited. One set of these will be returned duly stamped when permit is issued.

Note: Any receipt issued on deposit of plans is NOT a permit

All plans must be signed by the architect, engineer or designer responsible for their production.

FEES AND DEPOSITS (By-law 212 [a] STANDARD CODE).

Every application for a permit under this By-law shall, before the issue of a permit, pay to the Council the following fees and deposit—

- (a) (1) Fees for building permit, including sewer and water charges.
- (2) Fees for any plumbing and drainage permit
- (3) Cost of any permanent vehicular-crossing as required under any By-law.
- (4) Deposit for possible damage to streets during building operations. The amount of such deposit, unless prescribed by law, shall in all cases be fixed by the Engineer.
- (b) No permit in respect of the work or any part of the work shall be issued until all the said amounts have been paid.

Plumber..... *F. D. McFadyen Ltd*

Drainlayer..... *F. D. McFadyen Ltd*

Cubic yards of concrete..... *10*

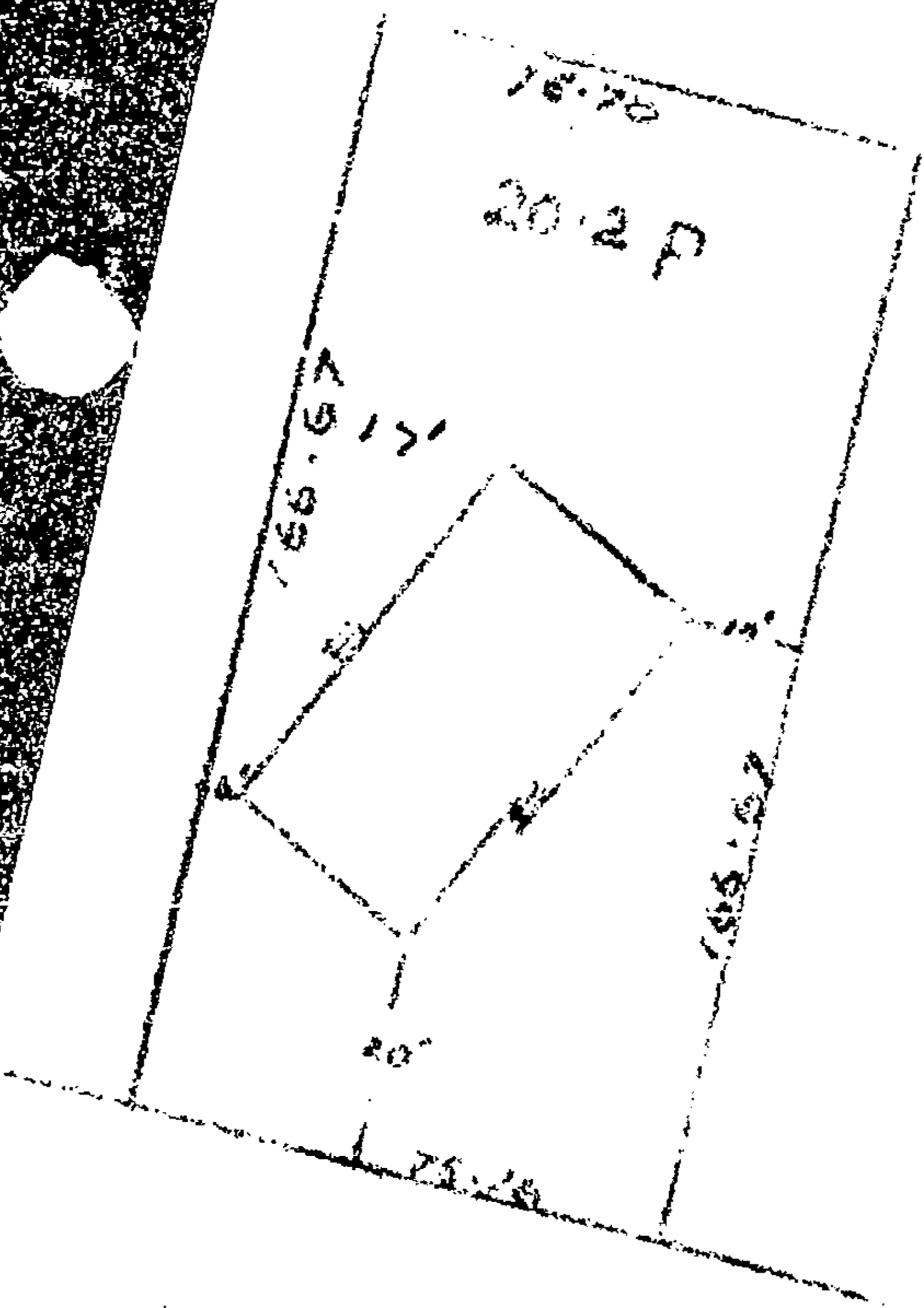
Depth of house drain at boundary..... *as per connection*

McL. & S. 9844

SITE PLAN FOR MR JIM HORN

LOT 7 DP 9264

537/97



625 SOUTH RD.

537/97

CLAUSE 1. As this specification covers work done by Beazley Homes and independent contractors, the word "contractor" shall be deemed to refer to the person or firm who is doing the actual on site building erection.

CONTRACT. The contract includes the supply and delivery of all materials, labour, fittings, tools, plant, etc., necessary for the due and proper completion of the building as shown on the drawings and herein specified, in a thorough and workmanship manner, in strict accordance with the Local By-laws.

PERMITS. Contractor to comply with the Labour and Building By-laws of the district and to apply for and obtain all necessary permits and to pay all fees for same.

PROVIDE AND FIX. The words "provide" and "fix" shall be construed to mean "provide and fix" where mentioned separately unless otherwise specified.

INSURANCE. The Contractor to have all his employees except sub-contractors covered against accident by an "Employer's Liability" policy and to take out insurance against fire for a sum sufficient to cover 100% of the Contract sum, both policies to remain in force until the building is taken over by the owner.

MATERIALS AND WORKMANSHIP. All workmanship must be careful, thorough and in accordance with the best trade practice and all materials as specified, and in accordance with the Local Body By-laws and the N.Z.S.S. No. 95.

STABILITY. The Contractor shall carefully brace and support all parts of his work against damage by wind and also protect same from damage by water.

MATERIALS. Any materials herein specified that are not procurable at the time they are required, thus tending to retard the progress of the Contract, may be substituted with other similar materials, provided that the substituted materials conform to the Local By-laws, and the lending institutions requirements. Where alternate materials are specified, Beazley Homes reserve the right to use any of the alternates unless it is agreed in writing that no alternate may be used.

CONTINGENCIES. Provision is to be made by the Builder and Owner to meet any contingencies that may arise due to the fluctuation in the price of labour or various materials. Should there be either a rise or fall in the price of labour or materials from the date the tender is submitted, until final payment, an adjustment to the Contract Price is to be made accordingly, provided that the Contract Price has been affected by such rise or fall in prices.

CONCRETOR

Piles to be precast concrete. Provide as required, dimensions to suit particular local bodies. Set on 12" x 12" x 4" concrete pad. Erect chimney of precast type, not parallel, with 30" opening. Provide ashwell grate to exterior chimneys. Base to be purpose made sections. Sections to be placed on concrete footing full size of base 4" thick and reinforced. After erection, chimney to be plastered. Alternatively, chimney base may be poured in situ at Contractor's option.

If continuous concrete foundations are specified in the addendum they shall be:

FOOTINGS. Minimum 12" x 6" taken to solid bearings at least 12" below ground. Reinforced with two 1/2" mild steel rods.

FOUNDATION WALLS. Minimum 5" thick with continuous 1/2" M.S.R. near top. Concrete shall finish not less than 12" above ground level. Walls over 3'0" in height shall be reinforced with 3/8" rods at 15" centres both ways. 6" x 6" piers to carry stringers are to be built from and bonded into wall. Corbels reinforced back into wall may be used in high foundations.

VENTILATION. Provide vents minimum 9" x 6" at 6' 0" centres and not more than 3'0" from any angle.

PORCHES. To be constructed in 4" concrete reinforced with three 3/8" R.M.S. rods at 12" centres or equivalent in H.R.C. fabric. Floors and steps to be plastered with 1/2" thick coat of three to one sand and cement rendering.

CARPENTER AND JOINER

All materials are to be the best of their respective kinds and grades, laid true to their various levels and constructed in a proper tradesmanlike manner to make the whole of the works a sound construction and to comply with the Local By-laws in every respect.

SCHEDULE OF MATERIALS

Materials	Size	Grade	Remarks
Jack Studs	4 x 3 PG	Treated Radiata	Approx. 4' 0" centres
Stringers	4 x 3 PG	" "	" 5' 6" "
Foundation Bracing	4 x 2 or 3 x 2 RS	" "	" 1' 6" "
Floor Joists	6 x 2 PG	" "	" 2' 0" "
Wall Ribbons (Ext.)	3 x 1 PG	Treated Radiata or Douglas Fir	" 2' 0" "
Wall Ribbons (Int.)	3 x 1 PG	" " " " "	" 2' 0" "
Ceiling Ribbons	3 x 1 PG	" " " " "	" 1' 6" "
Studs, External and Internal	4 x 2 PG	" " " " "	" 1' 6" "
Plates, Top and Bottom	4 x 2 PG	Treated Radiata	" 1' 6" "
Ceiling Joists	4 x 2 PG	" "	" 2' 6" "
Ceiling Runners	4 x 2 PG and 8 x 1 RS	" "	" 2' 0" "
Rafters	4 x 2 PG	" "	" 2' 0" "
Purlins	3 x 2 RS	" "	" "
Roof Struts	4 x 2 PG	" "	" "
Ridge and Hips	8 x 1 RS	" "	" "
Valley Rafters	6 x 2 PG	" "	" "
Valley Boards	6 x 1 RS	" "	" "
Collar Ties	6 x 1 RS	" "	" "
Base Boards	4 x 1	Treated Tawa, or Treated O.B.R., or Treated O.B. Matai, or Treated Kahikatea, or Treated Radiata.	
Fascia Board	6 x 1 D.A.H.R.	Treated Tawa, or Treated O.B.R., or Treated O.B. Matai, or Treated Kahikatea.	
Weatherboards, Bevel Back	6 x 1	D.A.H.R. Treated Tawa, or Treated O.B.R., or Treated O.B. Matai, or Treated Kahikatea.	
Flooring	3 x 1 or 4 x 1 T & G	Treated D.A. Rimu, Treated Tawa, Finishing Grade Radiata.	
Internal Door Jambs	1" O.B.R.	or Finishing Grade Radiata 1/2" Stops.	
Architraves	3 x 3/8 O.B.R.	or Finishing Grade Radiata Bullnosed.	
Skirting	3 x 3/8 O.B.R.	or Finishing Grade Radiata Bullnosed.	
Sill Boards	1" O.B.R.	or Finishing Grade Radiata.	
Aprons	O.B.R.	or Finishing Grade Radiata Scotia or 1/4 Round.	
Window Jambs	6 x 1 1/2 D.A.H.	All other internal finishing timbers not specifically mentioned to be O.B.R. or Finishing Grade Radiata.	
Window Sills	6 x 2 1/2	Rimu or equivalent or Treated D.O.B. Native Timber.	
Mullions	4 x 3	Rimu or equivalent or Treated D.O.B. Native Timber.	

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JACK STUDS. To be 4 x 3 fixed from top of piles to underside of stringers. Brace between jack studs at corners with 3 x 2 or 4 x 2 diagonal bracing. Place malthoid dampcourse between jack stud and concrete pile.

STRINGERS. To be 4 x 3 on edge and spaced at approximately 5' 6" centres. All joints to be scarfed over solid bearings.

FLOOR JOISTS. To be 5 x 2 gauged to an even surface and nailed with 3" and 4" nails to stringers and bearers. All joists to be lapped over a solid bearing. Provide double joists under all exterior walls.

PLATES. All to be straight and in long lengths, scarfed at all joints and halved at corners and intersections.

STUDS. To be double nailed to all plates with 3" and 4" nails. Stud height to be 8' 0".

TRIMMERS. All window openings to have 8 x 2 trimmers supported on 4 x 1 or 4 x 2 stretchers cut between top and bottom trimmers. 4 x 2 jack stud to be cut between bottom and trimmer plate.

BRACES. Wherever possible, brace to all external corners with 3 x 2 or 4 x 2 braces cut between studs. Provide 4 x 2 ceiling runners to all spans up to 8' 0". For spans over 8' 0" provide an 8 x 1 on edge with a 4 x 2 nailed to the ceiling joists and spiked to the 8 x 1.

ROOF. Roof to be framed up properly in the manner as shown, with 20 degree pitch. Rafter to be 4 x 2 spaced at 30" centres, properly birdsmouthed and checked and securely nailed to all plates and ridges with 3" and 4" nails. Fix 3 x 2 purlins at approximately 24" centres. Rafters will have two birdsmouths, the inner one being for the purpose of fixing 3 x 1 1/2 ceiling joist.

BASEBOARD. 4 x 1, or 3 x 1 fixed horizontally with approximately 1" spacing boards. Bottom board to be kept 4" clear of ground. If specified in the addendum, 1/2 Fibrolite may be used in place of baseboards.

EAVES. Allow the rafters to overhang 24" as shown and cut off plumb. Frame down with 2 x 2, or 3 x 1 1/2 and fix 6 x 1 Fascia board. Line under with asbestos sheets and finish as detailed.

EXTERIOR SHEATHING. Sheathing will consist of 6" bevel back weatherboards as detailed in timber schedule. Lay boards with 1 1/2 lap. All corners to be mitred and covered with galvanised soakers. Gather all butts under windows and cover with galvanised soakers or 3 x 1 pilaster and scribes or scatter joints and cover with galvanised soakers at Contractor's option.

SHEATHING (contd.) Alternatively, sheathing may be as per the addendum.

FLOORING. All floors to be covered with 4 x 1 or 3 x 1 T & G flooring well cramped and double nailed with all nails punched below floor surface.

On completion of all trades, clean off bye wood to an even surface with a sanding machine.

NOGGING. Noggings to exterior studs will be 3 x 1 ribbon checked in flush on the inner side. The interior partition studs will have 3 x 1 ribbons checked in flush. Against the 3 x 1 ribbon cut in 3 x 2 dwangs. Alternatively at Contractor's option, interior nogging may be three rows 4 x 2 dwangs. The purpose of the ribbons is to act as stiffener and regulators for height of dwangs. There will be three noggings in the length of the stud. Ceiling noggings will be 3 x 1 checked in flush with the bottom of the ceiling joists spaced as required to take joints of ceiling sheets. For veneer construction exterior nogging may be three rows of 4 x 2 dwangs at Contractor's option.

CEILINGS. All ceilings to be lined with 3/4" Gibraltar board sheets. All sheets to be securely nailed to all joists and nogging with 1 1/2" galvanised flat head nails and to have joints covered with small half round or square batten.

CORNICES. Provide 1 1/2" wooden scotia moulding to all ceilings.

LININGS: All interior wall papered walls to be lined with 3/4" Gibraltar board sheets flush jointed. All sheets to be nailed with 1 1/4" galvanised flat head nails on joints every 6" and intermediate studs and nogging every 9". All stopping to be done with the very best Plaster of Paris, filled to an even surface and all spots and risers removed. All interior painted walls as above but joints covered with 1 1/2" half round battens.

INGOING TO PORCHES. Ingoing to back and front porches to be lined with 3/16" asbestos sheets. Cover joints with "D" mould batten.

WARDROBE AND COATS. To be lined and ceiled at 6' 6" from floor and to have 9" wide full length hat shelving. Provide 6' 6" x 2' 0" doors to front. Provide hanger rod.

LINEN. To be lined and finished as for wardrobes and to be fitted with full width slatted shelves spaced at approximately 18" centre.

KITCHEN CUPBOARDS, ETC. Construct kitchen cupboards, safe, h.w. cupboard and sink unit where shown on plan. Cupboards to be similar type to Government Housing Units. Fit Chester type catches.

HOT WATER CUPBOARD. Provide hot water cupboard where shown. Cupboards to have slatted shelving above the cylinder. Element to be boxed in to Power Board's approval.

JOINERY. All interior door and window frames and sills to be as mentioned in schedule and to be grooved, throated and constructed in a proper manner and primed before fixing.

SASHES. Casement sashes generally to be 4' 6" and 3' 6" by 2' 0" totara, cedar or S.A.C. approved material with one glazing bar 9 1/2" down from top, glazed in 18 oz. clear glass. 3' sashes to be hung on two 3" galvanised butts, 4' 6" sashes to be hung on three 3" butts, the sashes to be fastened with a bronze telescopic stay and wedge fastener unless alternate is specified in the addendum. Landscape sashes to be 4' 6" x 4' 0" with matching glazing bar, top pane to be glazed in 18 oz. glass, bottom pane in 24 oz. Split rail sashes to be to sizes as shown on the plan and glazed with 18 oz. glass. Top portion of split sashes to be hung on two 3" galvanised butts and fastened with two bronze quadrant stays unless alternate is specified in the addendum. Bottom portion of sash to be fixed.

DOORS. Interior (Main) 6' 6" x 2' 4" and 2' 6" hardboard, rimu, matai or radiata flush, paint grade unless alternative is specified in the addendum.

W.C. bathroom. 6' 6" x 2' 2" hardboard, rimu, matai or radiata flush paint grade.

Wardrobes, etc. 6' 6" x 2' 0" rimu, matai or radiata flush, or hardboard, paint grade.

Kitchen cupboards. 3/4" thick, hardboard faced drum type.

Back. 6' 6" x 2' 4" and 2' 6", two, three or four light obscure glazed.

Front. 6' 6" x 2' 8", two, three or four light obscure glazed.

Doors to be flush type hung in 1" jambs with 1/2" planted stops.

Fit all doors with bakelite latch sets unless alternate is specified in the addendum.

FINISHING. Finish off inside of door and window openings with 3" bullnosed architraves. Windows to have 1" sillboards. Skirting to be 3" bullnose fitted to all walls.

BATHROOM. Bath to be built in with 3 x 2 framing and covered with wallboard sheets. Build in single shaving cabinet with mirror.

MANHOLE. Provide a 20 x 20 opening in ceiling and provide cover of same material as ceiling.

LAUNDRY. Provide a set of two compartment tubs and fix on stand except where single compartment tub is shown on plan or specified on the addendum.

FIREPLACE. Provide and fix tiled slab to open fireplace, value £12/10/0.

SINK TOP. To be Laminex or Formica with stainless steel bowl, value £14/10/0.

537/97

PLUMBER

FLASHING. Flash chimney and all openings through roof with appropriate materials and make the building water tight.

VALLEYS. To be 24 g. Galvanised Iron. Spouting to be 5" quarter round supported on brackets at 36" centres and given evenly graded falls to downpipe outlets. Downpipe to be 2½" diameter.

ROOF. 26 g. Corrugated Galvanised Iron. All laps to be primed. Under roofing lay tightly stretched fawl-netting and on top of this lay building paper.

WATERPROOF. Leave the building absolutely waterproof in every respect. Any part or parts omitted from this specification and necessary to make the building water-tight, shall be taken as mentioned.

COLD WATER. Lay water from supply through ½" galvanised W.I. and/or copper piping, fitted with all necessary bends, tees, elbows, etc., and with all joints made in the best quality lead and hemp, to points over basin, sink, W.C., tub ~~and bath~~ bath.

HOT WATER. Provide and fix an approved electric hot water cylinder to capacity required by local Power Board with element and thermostat control and all necessary connections to make same in working order. Lay water through copper piping lagged where required by local authority to bath, basin, sink, laundry washer and one tub.

BATHROOM. Provide and fix in bathroom one 5' 6" W.P.E.C. standard quality or 5' R.V. pressed steel enamelled bath. Provide one 22 x 16 W.P. earthenware wall basin on C.I. brackets.

WATER CONNECTION. Fees for water connection to be paid by Contractor to Local Authority.

WASTES. Baths, tubs and sink to have 1½", basin to have 1½", lead or copper traps and lead, wrought iron or copper wastes at Contractor's option. All wastes to discharge over gully traps and joints to be neatly wiped. Provide and fix all necessary anti-syphons. All sanitary plumbing to be installed by a registered plumber approved by the Health Department and the Sanitary Inspector.

TAPS. All taps and extensions, except to laundry and stop cocks to be chromium plated streamlined bib and pillar cocks marked "Hot" and "Cold" respectively. Laundry and stop cocks to be brass. Install one brass hose tap.

W.C. To be provided complete with white earthenware pan, seat buffers, etcetera. 3 gallon low set flush cistern, flush pipe, cast soil pipes, fittings and vent.

Contractor to allow in his quotation for extra water pipe where house is sited more than 40 feet from mains water supply.

DRAINER

DRAINAGE. Excavate for and lay all necessary drains from gully traps and W.C. to septic tank or town sewer. All pipes and connections to be 4" first quality earthenware with sound socket joints to be laid to a true and even fall.

All joints to be sealed with rubber rings. Fill in trenches carefully after the work has been inspected and generally do a thorough job and leave the whole in perfect working order.

The whole of the drainage and sanitary arrangements to comply with the By-laws and to the satisfaction of the Sanitary Inspector. Allow for approximately ten feet of glazed drainage from W.C. to septic tank.

SEPTIC TANK. Where town sewage is not available provide one five-person concrete tank and make complete with sump to comply with the Health Regulations.

Contractor to allow in his quotation for extra 4" glazed pipe and fittings where house is sited more than 40 feet from mains sewer.

PAINTER AND PAPERHANGER

MATERIALS. All materials used in this trade to be the best of their respective kinds and workmanship to be according to best trade practice. All woodwork to be sanded between coats. Exterior woodwork and interior of sashes to receive one coat of first quality priming. Putty all nail holes and finish with two coats of approved paint as selected.

Spouting and downpipes to be given two coats of approved paint as selected.

ROOF. Painting of roof to be Owner's responsibility.

ENAMEL. Walls and ceilings of all service rooms to have a coat of pigmented sealer. Finishing timber to be given a coat of white primer, then all work to be given one coat of flat and one coat of selected enamel in shades to suit owner.

All woodwork to other than service rooms to be given one coat of white primer, one coat of flat paint and one coat of selected enamel in shades to suit owner. Ceilings in other than service rooms to be given one coat of sealer and two coats of flat paint. Alternatively, woodwork not to be painted to have one coat of clear sealer and two coats of varnish.

COLOURS. The number of colours per room shall not exceed three. Additional colours may be added at extra cost.

WALLPAPER. Walls of other than service rooms to be papered with paper to average ¹⁹6d. per roll. Papers to be hung plumb and joints butted where possible. Walls first have to a coat of sealer.

ELECTRICIAN

ELECTRICIAN. The Electrician will make the necessary notifications to the Local Power Board. All work to be carried out to the satisfaction of the said Power Board and the Underwriter's Association. Provide and fix all necessary materials for the installation of the following points complete with 60 watt lamps.

METER PANEL. Provide and fix one meter panel complete where directed by the Power Board Authority.

SWITCHES. Provide and fix flush switches to all light points.

LIGHTS. Provide and fix 1 light point to each room and 1 to hall where directed.

POWER. Provide and fix a total of 3 power points where directed and make connections to hot water cylinder and stove.

STOVE. Allow the P.C. sum of £48/2/6 to supply a selected electric stove and fix where shown.

ADDENDUM TO SPECIFICATIONS FOR BEAZLEY HOME FOR MR J H HORNE JOB No. _____

CONTRACTOR FISHER & BENTON TOWN N.P PLAN No. 68 OWNER'S CHRISTIAN NAMES JAY MARTIN

OWNER'S PRIVATE ADDRESS 46 A VICTORIA RD NEW PLYMOUTH PHONE No. _____

LEGAL DESCRIPTION & ADDRESS OF SECTION LOT 7 DP9264 625 SOUTH RD N.P 537/97

OWNER'S SOLICITORS NICHOLSON KIRKBY SHEAT & VEWART SOLICITOR'S PHONE No. 5609

PLAN REVERSED OR NOT NOT REVERSED

EXTERIOR SHEATHING PLIMMERTON PLAIN RED BRICK (3" FREEZE BOARD)

FRONT STEPS CONCRETE AS BASIC PLAN

FRONT PORCH "FIBROLITE" PORCH PANEL

BASE MATERIAL CONCRETE BLOCKS

RANGE ATLAS Y37 S.

LOCKS CHROME

WINDOW FASTENERS CHROME

SINK TOP COLOUR (1st Choice) WHITE SKY WARE (2nd Choice) WHITE SEQUIN

TUBS DOUBLE CONCRETE

TILE SURROUND COLOUR (1st Choice) NO. 1 ROSKILL (2nd Choice) STONE

MANTEL SHELF 70 6x2 RIMM.

EXTRA LIGHT POINTS 1 WIRE FITTING IN KITCHEN.

EXTRA POWER POINTS 3 EXTRA ON CIRCUIT BREAKER

PAINT OR STAIN DOORS (If stain please indicate doors required) BASIC DOORS CLEAR FINISH.

HIGH OR LOW PRESSURE WATER SUPPLY HIGH COPPER SUPPLY TANK.

HOT WATER CYLINDER 30 GAL ELECTRIC

ALTERATIONS TO WINDOWS, DOORS, PLAN, CUPBOARDS, Etc.

ALLOW - FRONT DOOR DI MOLD 3 PANEL

" " BACK DOOR 4 PANEL GLASS

" " 6" BOX PELMITS (PLAIN FRONTS) TO ALL WINDOWS

EXCEPT BATH RM W/ LAUNDRY.

ALLOW - SHOWER OVER BATH BATH TUBS & SHOWER TO BE

FITTED AT WARD ROBE END OF BATH.

ONS OVER DRESSER

ALLOW "HANGOVER" STD 150' CLOTHES LINE

" " THE PL SUM OF 12/16 PER ROLL FOR WALL PAPERS

ALLOW OYSER COLOURED DYNAMIC TILE ROOF FIXED TO

SAC. REQUIREMENTS.

BRICK VENEER: - TO BE IN PLIMMERTON PLAIN RED FACE BRICKS

WITH PLAIN RED BULL-NOSE SILL. ALL POINTING TO BE DONE

IN WHITE.

"FIBROLITE" PORCH PANEL TO BE USED ABOVE SILL HEIGHT ON

FRONT VERIL.

I REQUIRE THE ABOVE ALTERATIONS MADE _____ DATE _____

B.P.T. - 52005

NEW FLYMOUTH CITY COUNCIL - CITY ENGINEER'S DEPARTMENT

APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

537/97

free
73527

To the City Engineer

Phone No. 512 114 73527

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

House No. 97 Street SOUTH ROAD Lot No. D.P.

OWNER Mrs H M HURVE Area of Site

ADDRESS 97 South Road NP Signature of Applicant [Signature]

Proposed Use Dwelling Signature of Owner [Signature]

VEHICULAR CROSSING

When required.....

Proposed Burn Repair 3.6.8" 220 M

Position

L/Boundary to C/ Line

WATER CONNECTION

Size of Existing Connection

Size of Requested Connection

Distance from L/Boundary

No. Units served

SEWER CONNECTION & (STORMWATER)

Size of Existing Connection

Size of Requested Connection

Distance from L/Boundary

Common Drain

Stormwater Disposal (specify)

Floor level of the lowest sanitary fittings ismetres
*below/above the ground level of the point where the sewer connection
is required.

*Strike out whichever is inapplicable.

Depth of sewer req'd

Yes/No

PLUMBING AND DRAINAGE

Name of Registered Plumber / Drainlayer

Value of Proposed Work, Labour Only Plumbing

Water Supply Materials P.V.C. Copper Galvanised Iron

Drainage

Size of Existing Drainage

Size of Proposed Drainage

Other Works Proposed

Stormwater Disposal (specify)

FOR OFFICE USE

File No. 11 54 Rec. No. 2324 12 11.8' Check Sht. No. 22184 FEES Sewer

Date 11 NOV 1981 Zone Rep RI Sewer Sht. No. 144 Water P & D

Veh. Crg

~~35mm~~ 35mm

BUILDING FILE

Code No. 537 / 97
Subject DWG.

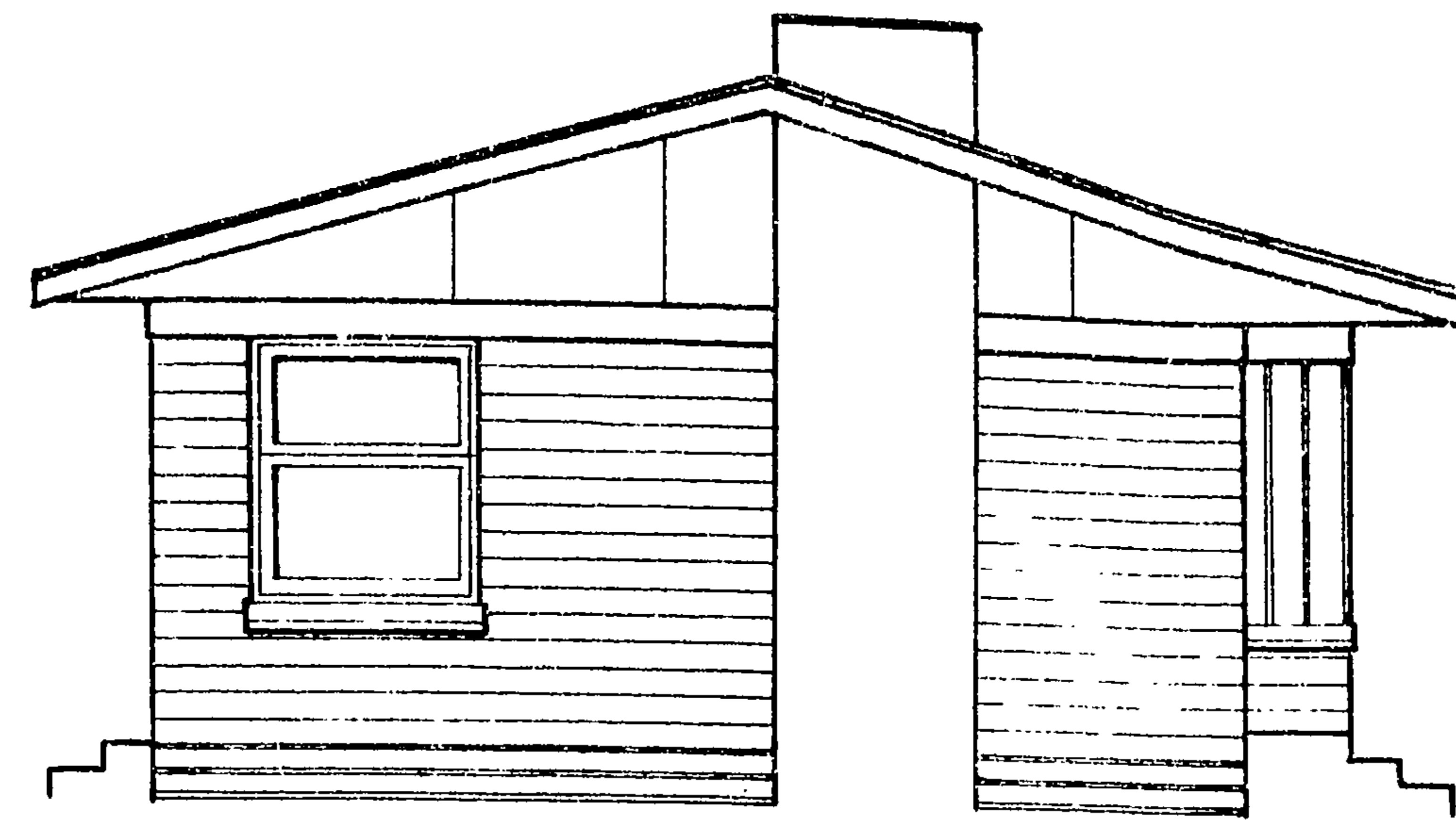
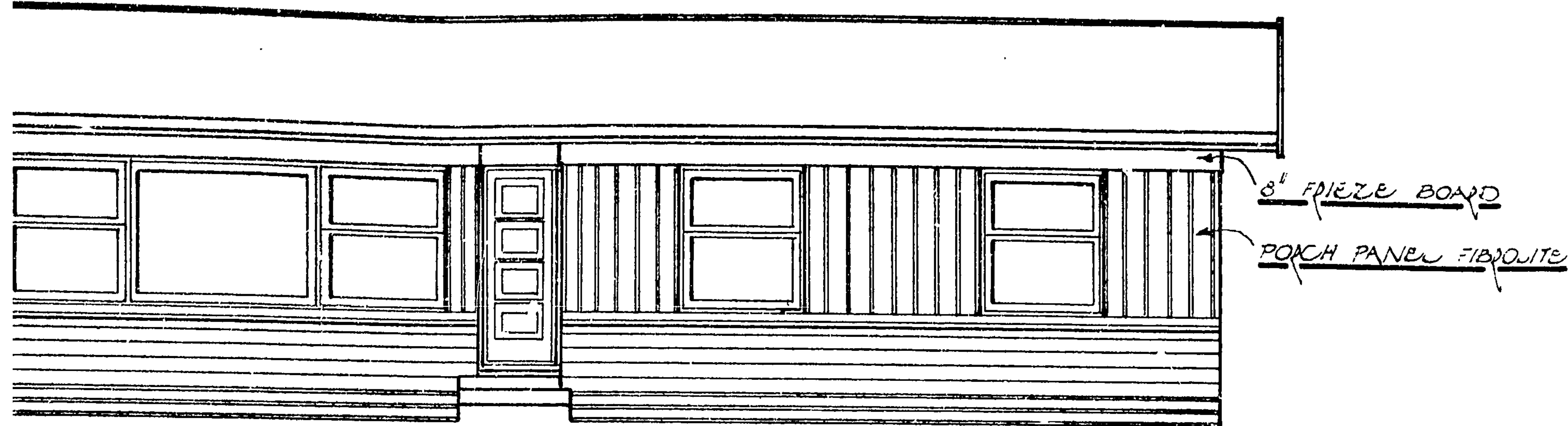
Permit No _____

Date 11-11-64.

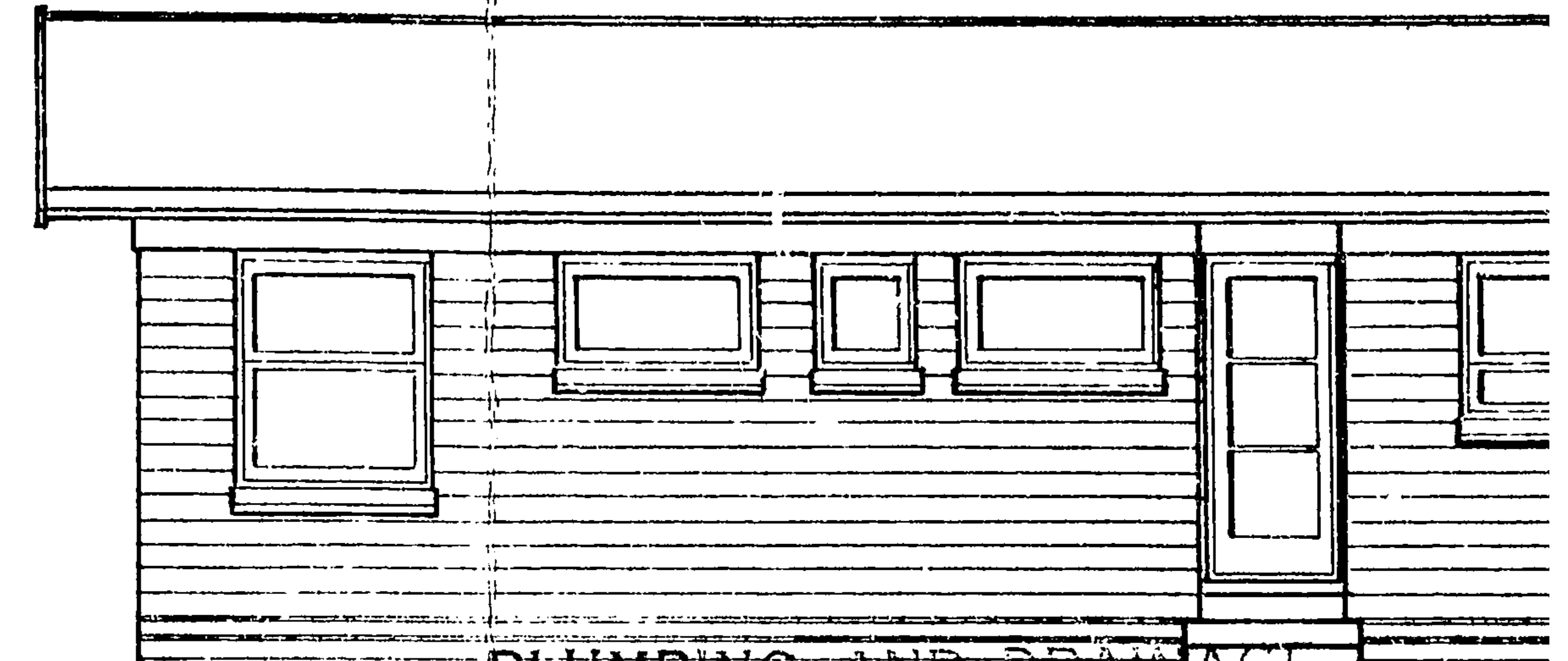
No. Sheets 1

PRECISION CUT HOMES BY BEAZLEYS OF TAURANGA & MT MAUNGANUI

53



SIDE ELEVATION

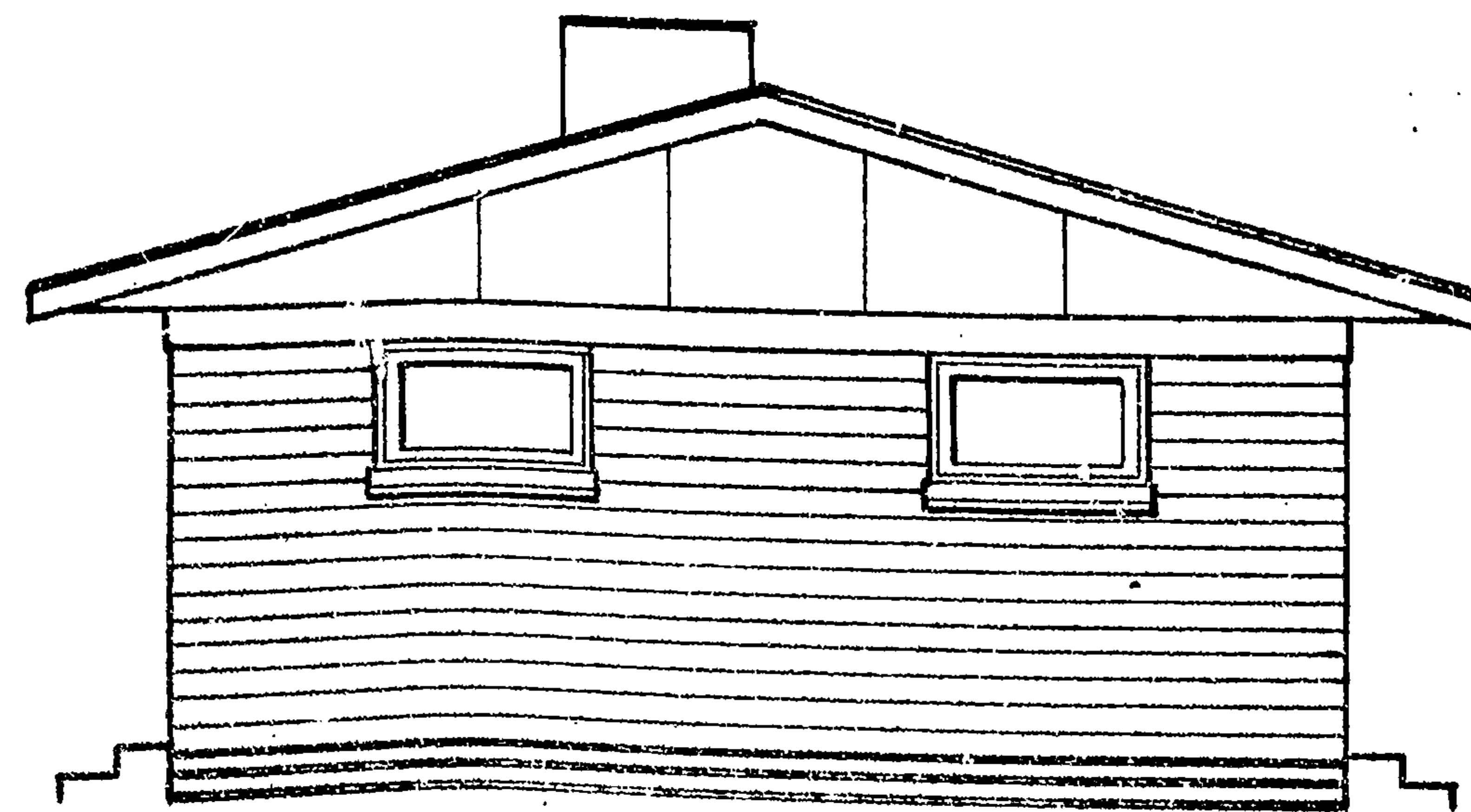


PLUMBING AND DRAINAGE APPROVED

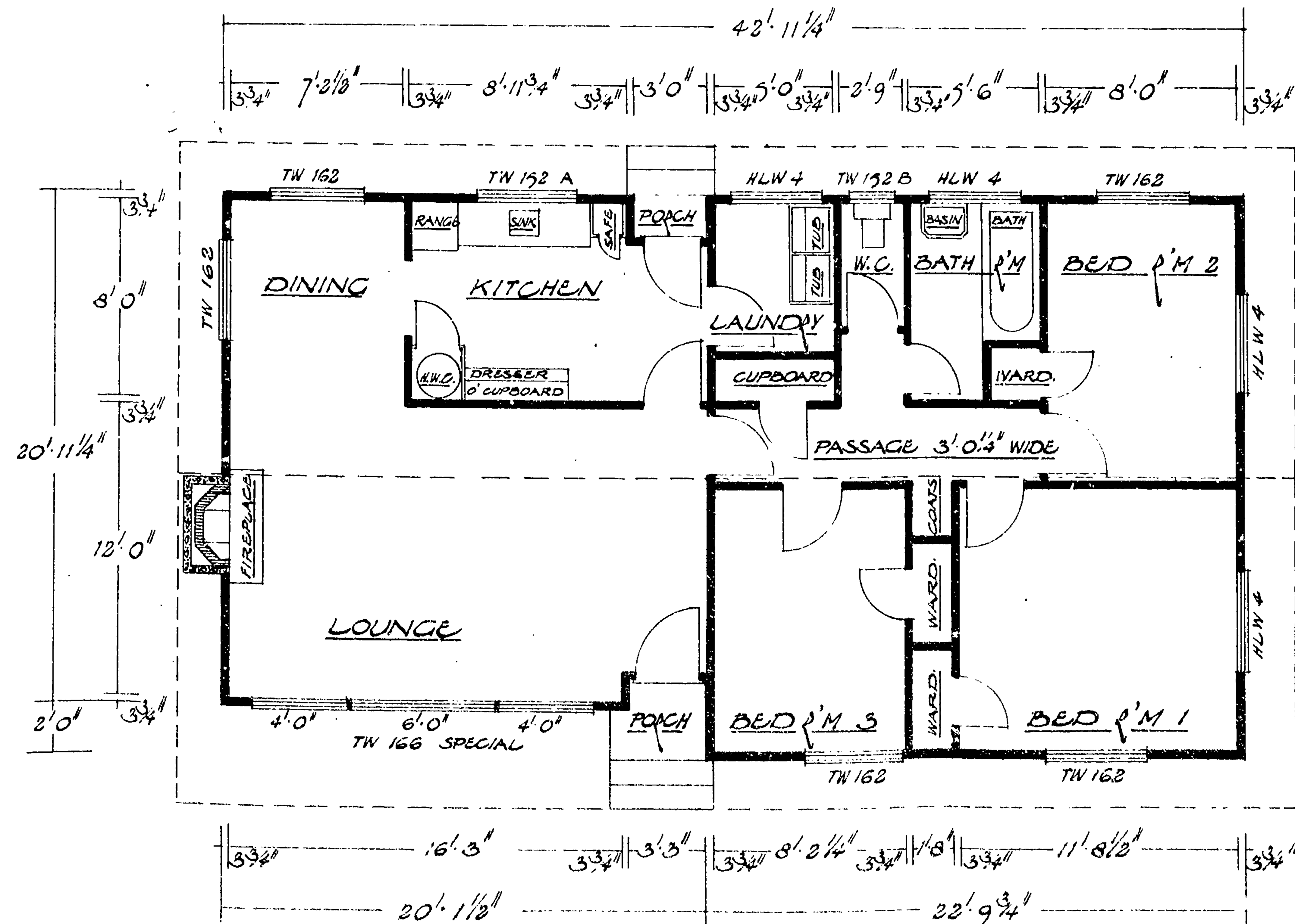
HEALTH INSPECTOR
Date 12/11/64

FRONT ELEVATION

NOTE:
POUCH PANEL FIBROLITE ONLY TO FRONT ELEVATION
FRONT DOOR: MOCK PANEL FLUSH DOOR



SIDE ELEVATION

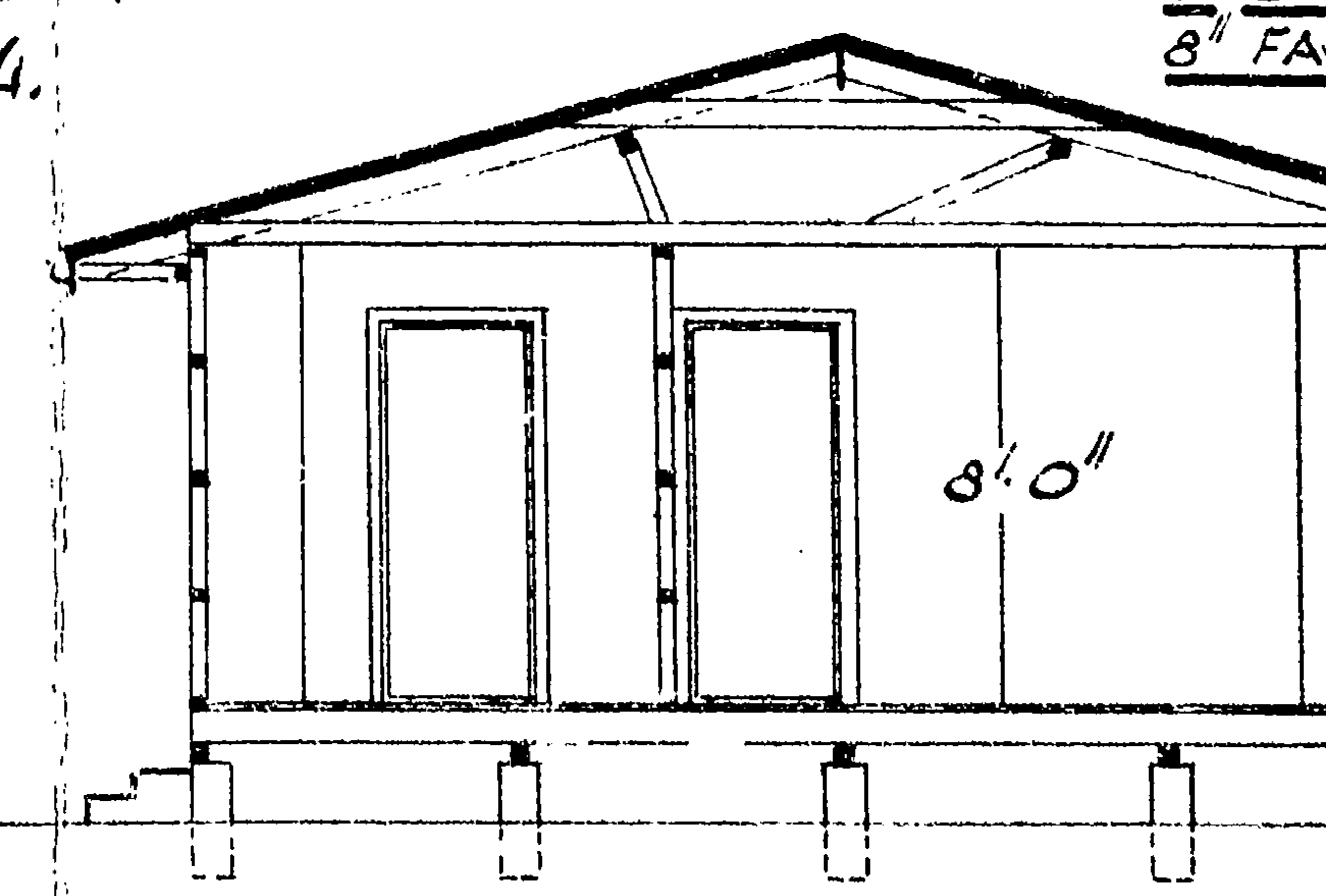


GROUND PLAN

REAR ELEVATION

PLUMBING AND DRAINAGE APPROVED

BUILDING INSPECTOR
Date 12/11/64



SECTION

APPROVED for type, use, siting and coverage.

N. G. HARRIS, City Engineer

Date 12/11/64 Per [Signature]

DESIGN No 1

25: TAURANGA 83049, MOUNT MAUNGANUI 314

SCALE: 1/8" = 12"

AREA: 947 Sq. Ft.

No. ^{97.} ~~625~~ Sec. Lot 7 D.P. 9264

Address SOUTH RD.

DRAINAGE AND PLUMBING REGISTER

OWNER <u>J. M. HORNE</u>	PERMITS
ADDRESS <u>625 SOUTH RD.</u>	PLUMBING
BUILDER <u>FISHER & BENTON</u>	DRAINAGE
PLUMBER <u>F. D. MCINTYRE LTD.</u>	VALUE <u>£3205</u>
DRAINLAYER <u>DITTO</u>	

NATURE OF WORK NEW DWELLING

DRAIN TESTED 4 / 3 / 65 PLUMBING PASSED 18 / 3 / 65

FALL AND DESCRIPTION Normal. Rear connection.

Mackenzie
Inspector.

PLANS

BC22/130621



**Gable Range
Producer Statement and Structural Details
(IL1 Non-Habitable, Unlined, Closed)**

CLIENT:

Mr & Mrs Scott & Jemma Pue-Hunter
97 South Road
New Plymouth
4310

BUILDING:

TRS Project Ref: 2392399
Location: Lat: -39.0691630031452 Lng: 174.038541018963
Wind Speed: Vdes @: 39.01m/s
Snow Loading: Sg = None
Span: 6.000m
Length: 7.000m
Knee Height: 2.400m
Bay Size: 2x3.500m
Roof Details: 15° pitch, 7 Rib 0.35mm
Cladding Details: 7 Rib 0.35mm
Downpipe Size: 65mm Dia PVC
Floor Type: Concrete Slab
Area: 42.000m²

NOTES :

- 1 - Contractor to confirm all dimensions on site at time of construction
- 2 - These drawings must not be reproduced without express permission from Spanbild New Zealand Limited.

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- 4 Site Plan
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- 12 Foundation Details SD-F02
- 13 Frame Details SD-P01
- 14 Major Openings SD-M01
- 15 Minor Door Openings SD-M05
- 16 Bracing Details
- 17 Flashing Details
- 18 Flashing Detail SD-E01

NPDC SITE COPY

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

Approved: Greg Dunlop Date: 17/08/2022

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

TOTALSPAN

A Division of Spanbild New Zealand Ltd
112 Waterloo Road, Hornby
P.O.Box 11-013, Christchurch Details



Gable Range - Design

Contents

Sheet 1 of 18



Building Code Clause(s) B1

PRODUCER STATEMENT - PS1 - DESIGN

(Guidance on use of Producer Statements (formerly page 2) is available at www.engineeringnz.org)

ISSUED BY: Calibre Consulting Ltd (Design Firm)

TO: Totalspan Taranaki (Owner/Developer)

TO BE SUPPLIED TO: New Plymouth District Council (Building Consent Authority)

IN RESPECT OF: 6m span x 7m IL1 Non-Habitable, Unlined portal building; DL=50yrs (Description of Building Work)

AT: 97 South Road, New Plymouth, 4310, New Zealand (Address)

LOT: _____ DP: _____ SO: _____

We have been engaged by the owner/developer referred to above to provide Structural Design

(Extent of Engagement)

services in respect of the requirements of Clause(s) B1 of the Building Code for:

All or Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

Compliance Documents issued by the Ministry of Business, Innovation & Employment B1/MM1, B1/MM4 or (verification method / acceptable solution)

Alternative solution as per the attached schedule.

The proposed building work covered by this producer statement is described on the drawings titled

Gable Range and numbered Sheets 1-2, 5-16 together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to: good ground as per NZS3604, with UBC reduced to 225kPa.

(i) Site verification of the following design assumptions.

(ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

CM1 CM2 CM3 CM4 CM5 (Engineering Categories) Or as per agreement with owner/developer (Architectural)

I, John McCurran am: CP Eng 48451 # Reg Arch # (Name of Design Professional)

I am a member of: Engineering New Zealand NZIA and hold the following qualifications: BE (civil)

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*

The Design Firm is a member of ACENZ:

SIGNED BY: John McCurran (Signature)

ON BEHALF OF: Calibre Consulting Ltd (Design Firm) Date: 24 May 2022

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000*.

This form is to accompany Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent.

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, ENGINEERING NEW ZEALAND AND NZIA

SPECIFICATIONS

GENERAL NOTES

1. IMPORTANT DESIGN LIMITATIONS

1.1. Design limitations apply to any item or alteration not specifically stated or clearly represented within the scope of these engineering specifications. This is a CAD drawing which must not be altered by manual methods, exceptions to this are:

- 1.1.1. The documentation clearly states where "generic" items can be crossed out, or the applicable detail circled to provide clarity.
- 1.1.2. Additional specific design has been carried out by a CPENG engineer with a PS1 supplied covering "part" design works for any amendment/alterations. Alternative/Additional drawings shall be supplied or these specifications must be clearly marked up in red pen and accompanied by the PS1 engineer's signature on each drawing altered which is covered by the additional specific design, as above.
- 1.1.3. A letter has been supplied in writing, signed by the original engineer(s) covering "minor" amendments/alterations or clarifications to varying interpretations of the design drawings.

1.2. Habitable/Lined Buildings are not covered within this scope of work.

2. GENERAL

- 2.1. All work shall conform to the New Zealand Building Code
- 2.2. B2 Durability shall be covered by respective product/manufacturers durability statements

3. LOADINGS

- 3.1. Buildings are designed to AS/NZS 1170
 - 3.1.1. Refer Schedule for Windspeed, Vdes9 in m/s.
 - 3.1.2. Refer Schedule for Ground Snow Load if applicable in kPa.
 - 3.1.3. The roofing is not designed for point loads of 1.1kN, these are Surfaces (including transparent surface) over which supports (e.g., boards or ladders) are required to be laid to support actions incidental to maintenance (e.g., people).
 - 3.1.4. Earthquake loads, except for "near fault" locations due to the light-weight structure are not critical for unlined, Importance Level 1 & 2 standard structures with cladding as specified below only.
 - 3.1.5. Habitable/Lined or Importance Level 3 and greater structures require specific design engineering in addition to this specification covering the scope of works. (Importance Level 2 structures have been designed to resist "structural damage" deflections only).
 - 3.1.6. Any loads exceeding the above shall require specific design engineering in addition to this specification covering the scope of works.

4. FOUNDATIONS

- 4.1. Ground shall have a safe bearing capacity of at least 75kPa (225kPa Ultimate).
 - 4.1.1. This is achieved by meeting "good ground", safe bearing capacity of at least 100kPa in accordance with NZS 3604 (i.e. exceeds the above) OR;
 - 4.1.2. Safe bearing capacity of at least 75kPa by Site Specific Geo-Technical Report (as NZS 3604 has no means of determining a minimum safe bearing of 75kPa).

5. CONCRETE

- 5.1. Designed to NZS 3101
- 5.2. Remove vegetation and loose material from the building footprint, backfill with compacted hard-fill if required and lay sand blinding to the underside of the concrete slab. Ensure the surface of the slab will be at least 100mm above the highest level of cleared ground around the slab.
- 5.3. Concrete shall have a maximum aggregate size of 20mm and minimum 20MPa compression strength at 28 days.
- 5.4. Refer Foundation Details for further details.
- 5.5. Lesser Ductile Mesh is allowed to be used for Importance Level 1 structures only
- 5.5.1. Refer NZS 3101 Clause 5.3.2.7 (a)

6. STEELWORK & COMPONENTS

- 6.1. All Steelwork & Components shall (where applicable) conform to:
 - 6.1.1. AS/NZS 4600 - Cold-formed steel structures
 - 6.1.2. AS/NZS 1252 - High strength steel bolts with associated nuts and ...
 - 6.1.3. AS/NZS 1365 - Tolerances for flat-rolled steel products
 - 6.1.4. AS/NZS 4505:2013 - Garage doors and other large access doors
 - 6.1.5. AS 1110 - ISO metric hexagon bolts and screws
 - 6.1.6. AS 1112 - ISO metric hexagon nuts...
 - 6.1.7. AS 1397 - Continuous hot-dip metallic coated steel sheet and strip
 - 6.1.8. AS 1580 - Paints and related materials - Methods of test
 - 6.1.9. AS 3566 - Self-drilling screws for the building and construction industries
 - 6.1.10. and ...
 - 6.1.11. IFI-114(Imperial) / IFI-505(Metric) - Break Mandrel Blind Rivets

7. CLADDING

- 7.1. Steel only. Alternative claddings (excluding glass reinforced panel), require an independent specific design certificate for the scope of work.
- 7.2. Fixing pattern as per E2/AS1 or NZ MRM - NZ Metal Roof and Wall Cladding Code of Practice.
- 7.3. Flashings shall be fixed as per manufacturers recommendations/instructions.

8. SERVICES

- 8.1. Penetrations through framing members
 - 8.1.1. Typical hole diameter(s) shall not exceed 29mm (1 1/4 inch)
 - 8.1.1.1. A single 44mm (1 3/4 inch) hole per C150, C250 or C300 section only is allowed to accommodate an up to 40mm waste water pipe
 - 8.1.2. Distance between holes along the section shall be no less than 1000mm
 - 8.1.3. Holes shall be located:
 - 8.1.3.1. Central in the web, (within the centre 1/3 of the web depth)
 - 8.1.3.2. At least 200mm from the end of a member
 - 8.1.4. Rubber grommets to be applied to un-swaged service holes
 - 8.1.5. Larger and more frequently spaced holes are allowed, however please consult with an engineer first for written approval to ensure compliance with AS/NZS 4600.

Project Ref: 2392399

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Mr & Mrs Scott & Jemma Pue-Hunter
97 South Road
New Plymouth 4310
027 6556345

Gable Range - Design

Producer Statement / Specifications

Sheet 2 of 18

MANUFACTURERS STATEMENT - DURABILITY

Cladding

To satisfy the requirements of Clause B2: "Durability" of the NZBC and to ensure the cladding material meets a 15-year durability life and a 50 year intended working life (design life), the following requirements must be followed:

Cladding Range of Product and Use

- Coating Type: Zinc/Aluminium & Painted (Coloured Steel).
- Steel thickness range: 0.35mm - 0.55mm BMT
- Steel grade range: G300 - G550
- Application: Standard Totalspan Roof and Wall Cladding
- Profile: Totalspan 7 Rib, Totalspan 6 Rib, Totalspan Corrugate

Requirements

- Fixing and installation of the cladding must be done exactly in accordance with the manufacturer's instructions and specifications.
- Normal maintenance must be regularly carried out on the exterior surface of the cladding and visible internal surfaces of the cladding. The following guide must be followed to ensure the durability requirements are met.

Normal Maintenance

- Normal Maintenance to be completed in accordance with Durability - Acceptable Solution B2/AS 2.1.3
- Corrosion Zones C1 and C2 (Reference SNZ TS 3404:2018, Durability requirements for steel structures and components, corrosivity zone maps, Figure 1 - 7, page 10 - 16)
Rain-washing only required on exposed (open to airborne salts and rain wetting) material. Sheltered (open to airborne salts, but not rain washed) or protected areas such as under spouting, top-cladding sheets and tops of doors and underside of Awnings and Garaports require washing every 3 months.
- Corrosion Zones C3 and C4 (Reference SNZ TS 3404:2018, Durability requirements for steel structures and components, corrosivity zone maps, Figure 1 - 7, page 10 - 16)
Rain-washing only required on exposed (open to airborne salts and rain wetting) areas. Sheltered (open to airborne salts, but not rain washed) and protected areas such as under spouting, top cladding and tops of doors and underside of Awnings and Garaports require washing down every month and whenever corrosive salts are present.

Extended Maintenance, Painting or Repainting

Extended Durability

Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material, painting of the entire surface is required to extend the life of the cladding product. Paint manufacturers recommendations are to be followed for surface preparation and paint type to be used.

Evident Corrosion

- Areas that show signs of white or red rust/corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products and present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the Paint Manufacturer's recommendations is then required.
- Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may start due to moisture and dirt entrapment.
If evident corrosion is not treated quickly rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

Steel Framing

To satisfy the requirements of Clause B2: "Durability" of the NZBC and to ensure the structural framing material meets a 25-year durability for carports and a 50-year durability for all other buildings, the following requirements must be followed:

Steel Framing Range of Product and Use

- Coating Type: Galvanised
- Steel thickness range: 0.55mm - 3.0mm BMT
- Steel grade range: G300 - G550
- Application: Standard Totalspan Purlins, Girts, Portal Frames, Door Jamb, Wall Uprights, Bridging, Posts
- Profile: C Sections - C80 to C300
Z Sections - 100x53, 150x65
Tophat Sections - 100x163, 120x170, 150x183
Square Hollow Sections - 65x65, 75x75

Requirements


- Regular inspections of the steel work and maintenance at the first signs of a problem will extend the durability of the sections.
Where sections are exposed (open to airborne salts and rain wetting) or sheltered (open to airborne salts but not rain washed), or located in salt marine, corrosive industrial or unusually high corrosive environments the below Normal Maintenance must be adhered to. Please contact your local Totalspan branch for specialist advice if unsure requirements.
This also applies to all Steelwork that is exposed to the wind but is protected from the rain located in an open sided structure such as carports, awnings or structures closed in on one side only.
Maintenance is necessary when the Galvanised coating ceases to provide sacrificial protection to the steel base, or where the appearance is no longer aesthetically acceptable. At the first sign of corrosion or rust staining, the surface should be treated and painted with an appropriate coating system. All maintenance should be carried out in accordance with AS/NZS 2312:2002 (Incorporating Amendment No. 1) [c] and New Zealand Steelwork Corrosion Coatings Guide (HERA Report R4-133) [d].

Normal Maintenance

- Normal Maintenance to be completed in accordance with Durability - Acceptable Solution B2/AS 2.1.3
- Corrosion Zones C1 and C2 (Reference SNZ TS 3404:2018, Durability requirements for steel structures and components, corrosivity zone maps, Figure 1 - 7, page 10 - 16)
Rain-washing only required on exposed (open to airborne salts and rain wetting) sections.
Sheltered (open to airborne salts, but not rain washed) sections require washing every 3 months. All other materials should be inspected at the time of washing and if required, cleaned of any contaminants.
- Corrosion Zones C3 and C4 (Reference SNZ TS 3404:2018, Durability requirements for steel structures and components, corrosivity zone maps, Figure 1 - 7, page 10 - 16)
Rain-washing only required on exposed (open to airborne salts and rain wetting) sections
Sheltered (open to airborne salts, but not rain washed) sections require washing down every month and whenever corrosive salts are present. All other materials should be inspected at the time of washing and if required, cleaned of any contaminants.

Manufacturer:

Spanbild New Zealand Limited
112 Waterloo Rd
Sockburn
CHRISTCHURCH



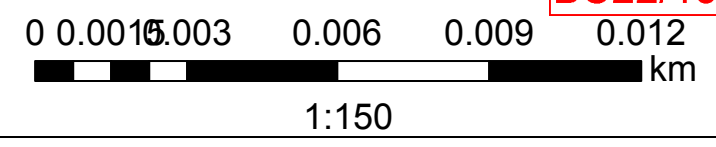
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027 6556345

Gable Range

Durability Statement

Sheet 3 of 18



SP PUE HUNTER

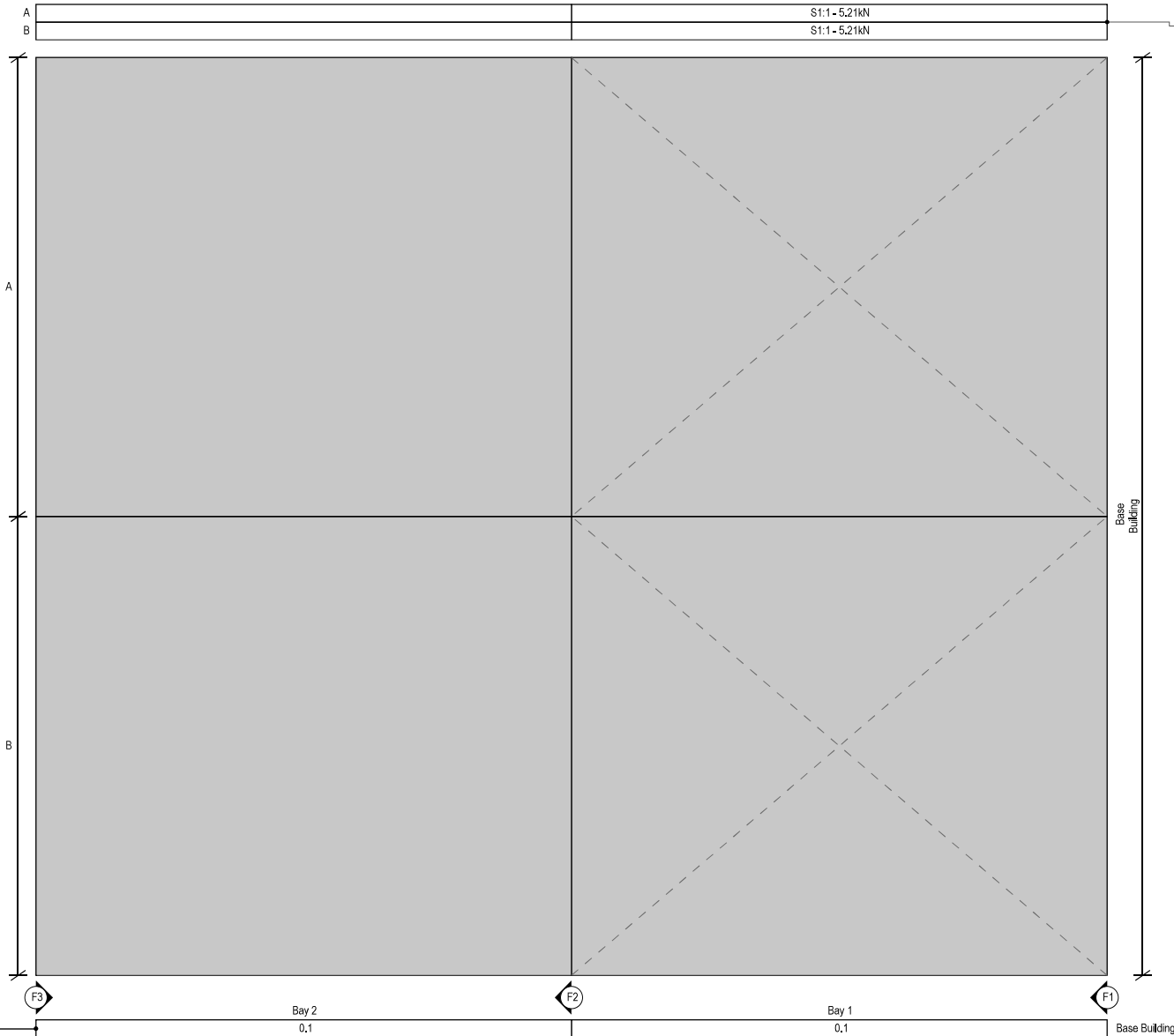


NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



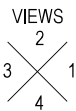
Map Author:

ROOF - (BAYS 2-1)



FRAMING SECTION TABLES	
Base Building - 0,1	
Design	Closed
Purlin (Bridge Count)	C80-95(2)
Purlin Centres	0,776m

BRACING DESIGN NOTES
All bracing must be connected to main structural members i.e. Portal Legs, Portal Rafters, End Wall, Uprights & Main Access Door Jambes. Bracing shall not be solely connected to intermediate members such as Girts, Purlins, Minor Access Door Jambes & PA Door Jambes.
BRACING LEGENDS
S1:1 Mitek Strip-Brace 27x0,6mm G550, configured as a single cross.

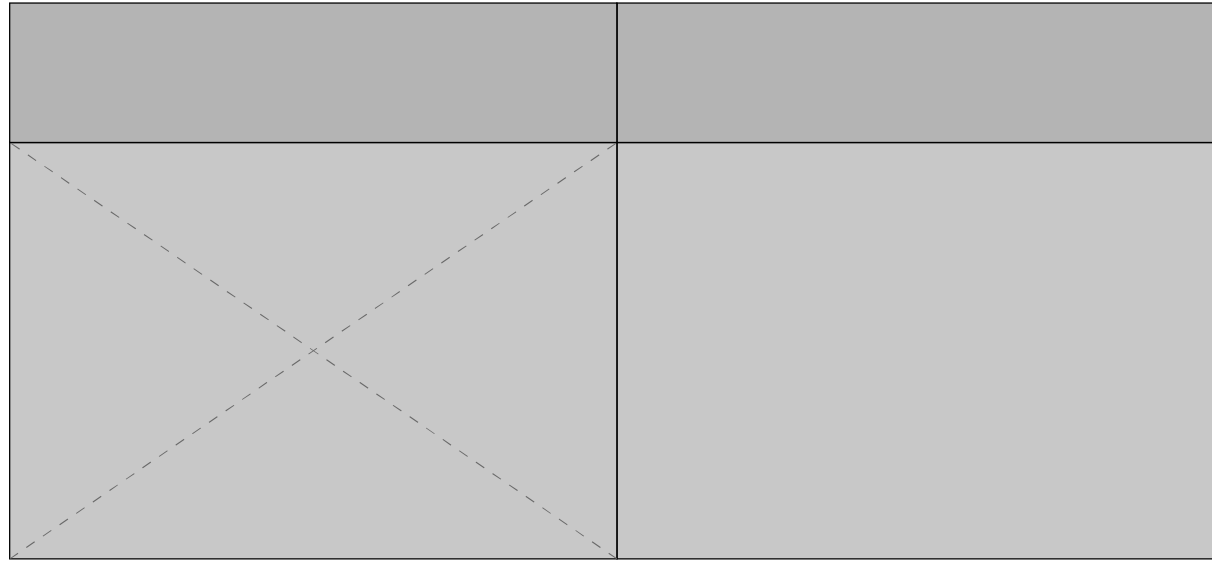


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Gable Range - Design
Engineering Tables
Sheet 5 of 18

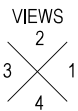
VIEW 2 - BUILDING SIDE (BAYS 1-2)



FRAMING SECTION TABLES	
Base Building - 2,1	
Design	Closed
Girt (Bridge Count)	C80-95(2)
Girt Centres	1,140m

	Bay 1	Bay 2
	2,1	2,1
	S1:1 - 5,76kN	

BRACING kN (Totals)	
Required	3,95 kN
Achieved	5,76 kN



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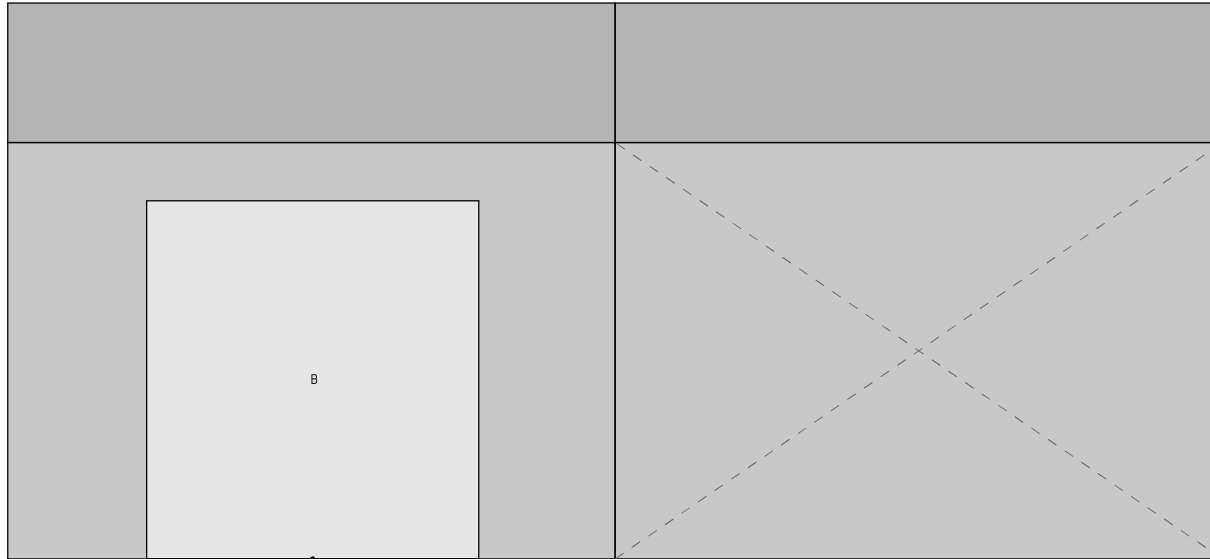
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New Plymouth 4310
027 6556345

Gable Range - Design

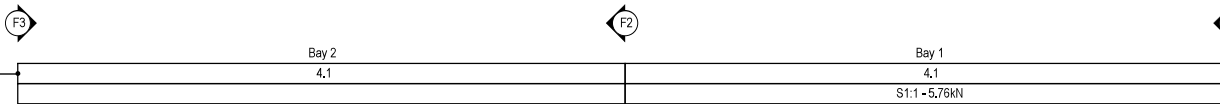
Engineering Tables

Sheet 6 of 18

VIEW 4 - BUILDING SIDE (BAYS 2-1)



FRAMING SECTION TABLES	
Base Building - 4.1	
Design	Closed
Girt (Bridge Count)	C80-95(2)
Girt Centres	1,140m



OPENING SECTION TABLES	
Opening - B	
Jambos & Head Beam	C80-95

BRACING kN (Totals)	
Required	3,95 kN
Achieved	5,76 kN



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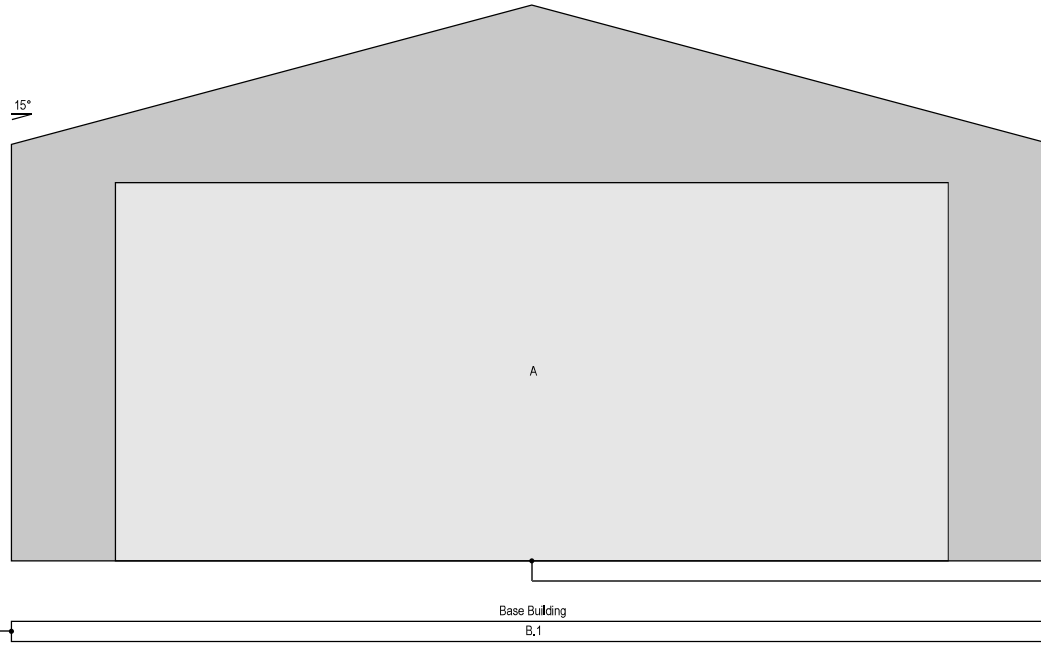
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027 6556345

Gable Range - Design

Engineering Tables

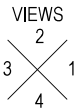
Sheet 7 of 18

FRAME F1



FRAMING SECTION TABLES	
Base Building - B,1	
Design	Closed
Leg & Rafter	C150-10
Girt (Bridge Count)	C80-75(1)
Girt Centres	1,140m

OPENING SECTION TABLES	
Opening - A	
Jamb	B150-10
Head Beam	B150-10

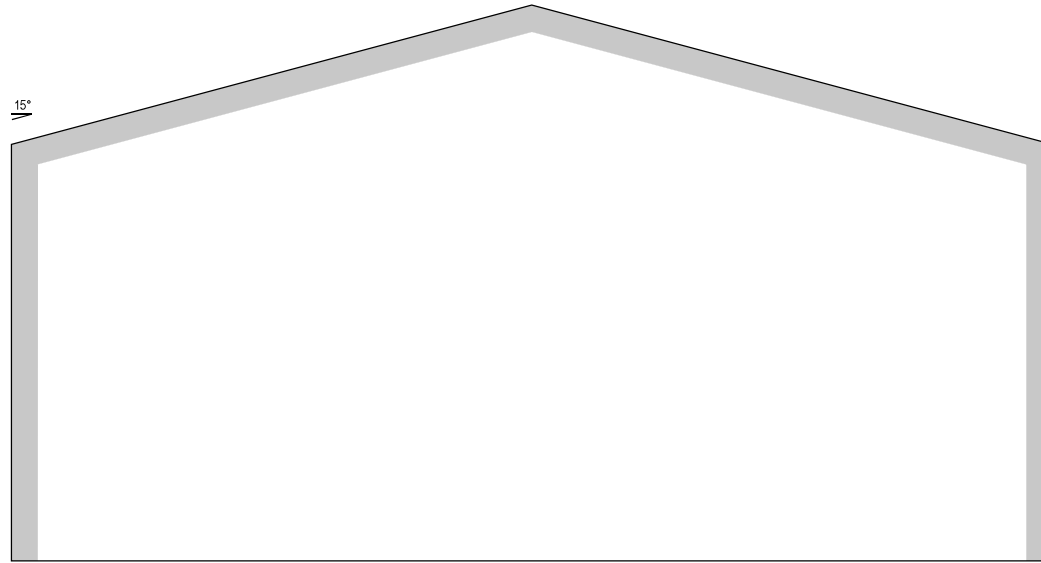


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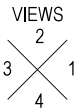
Gable Range - Design
Engineering Tables
Sheet 8 of 18

FRAME F2



FRAMING SECTION TABLES	
Base Building - B.2	
Design	Closed
Leg & Rafter	C150-15

Base Building
B.2



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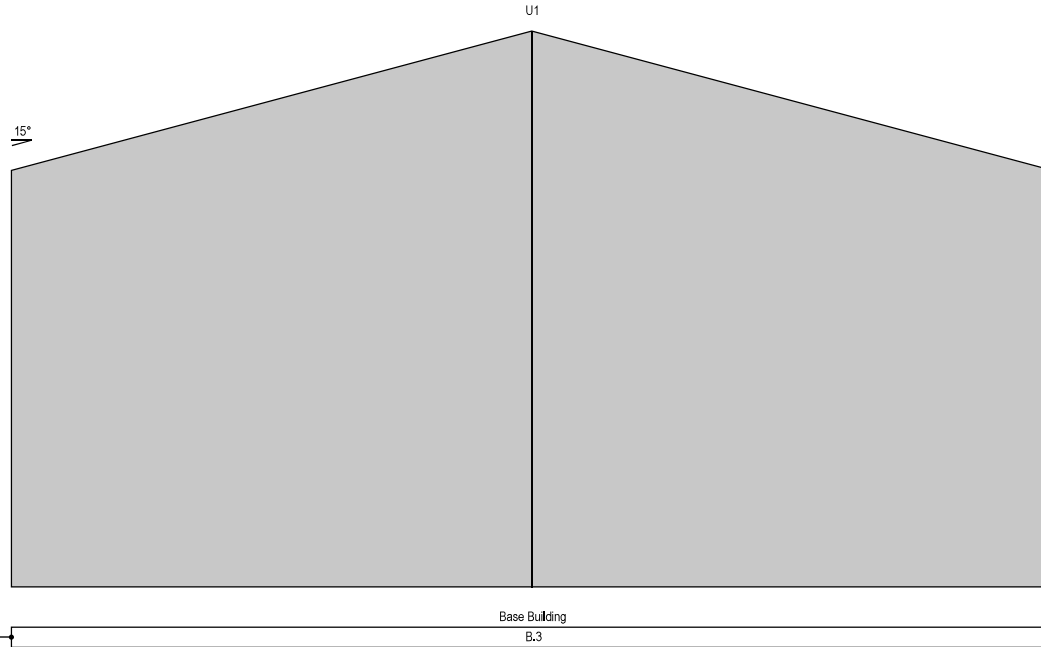
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Gable Range - Design

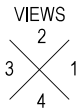
Engineering Tables

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FRAME F3



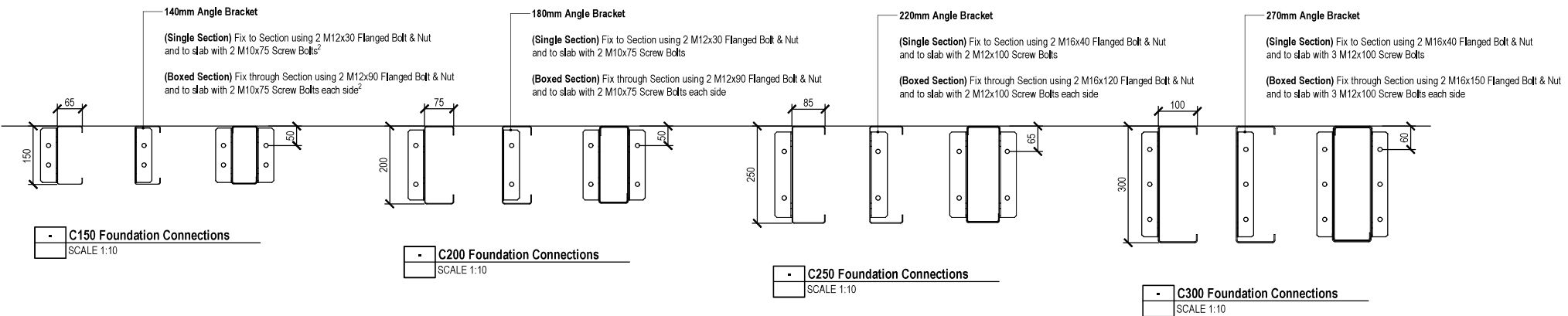
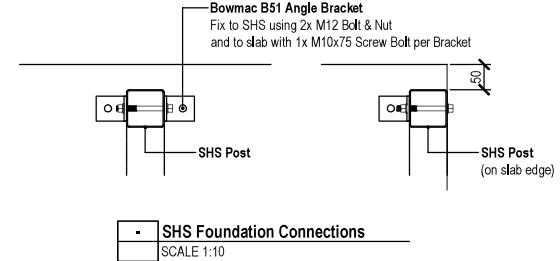
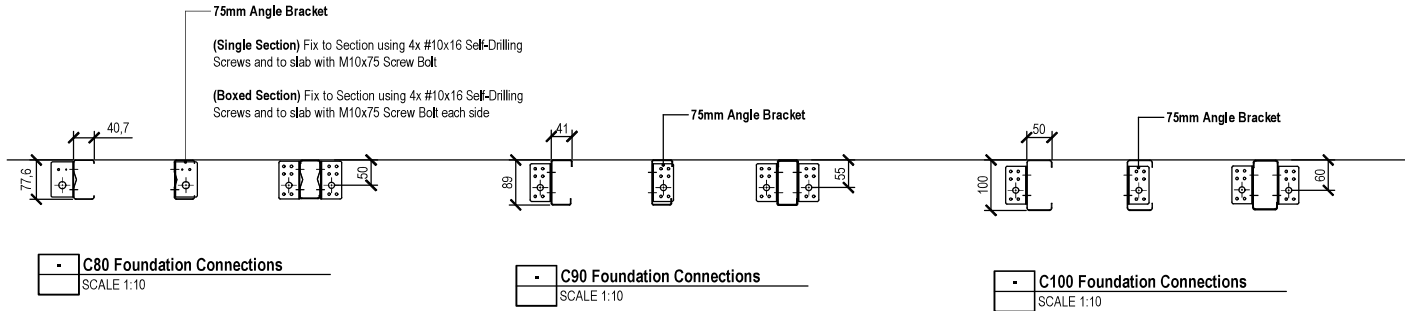
FRAMING SECTION TABLES	
Base Building - B.3	
Design	Closed
Leg & Rafter	C150-10
Upright - U1	C100-15
Girt (Bridge Count)	C80-75(1)
Girt Centres	1.140m



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Gable Range - Design
Engineering Tables
Sheet 10 of 18



Important Notes

1. Recommended edge distances are listed above, brackets may be repositioned slightly +/- 3mm however concrete edge distance to bolt centre shall not be less than 50mm
2. CB150-15 & CB150-19 Portal Legs shall have a M10x38mm Square Washer to M10x75 Screw Bolts (otherwise, not required.)



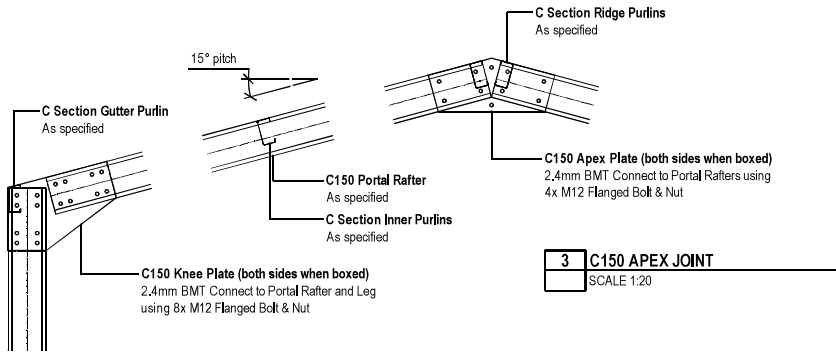
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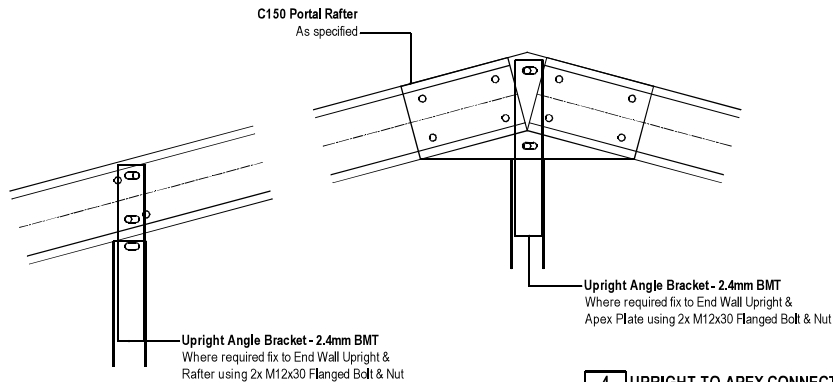
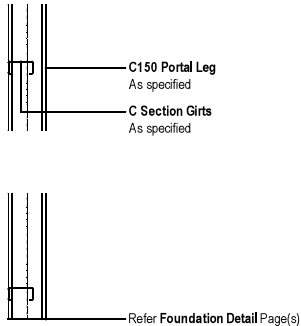
Gable Range - Design

Foundation Details SD-F01

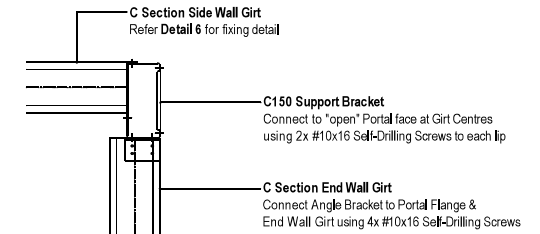
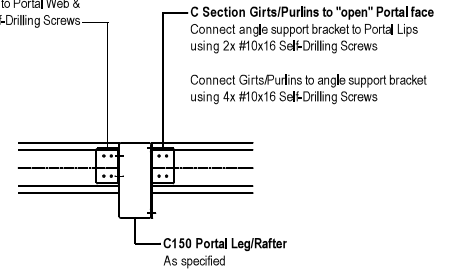
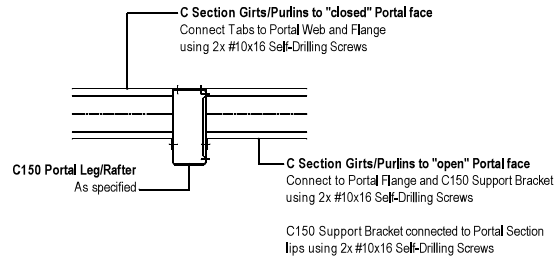
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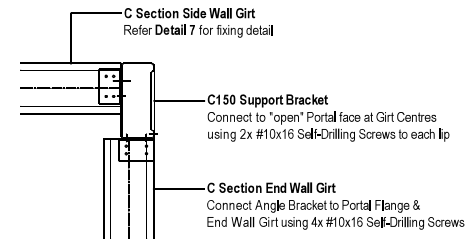
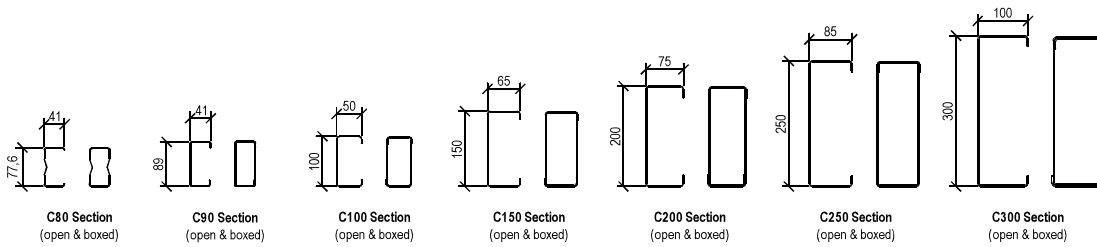
2 C150 KNEE JOINT
SCALE 1:20



5 UPRIGHT TO RAFTER CONNECTION
SCALE 1:10



8 END WALL GIRT CONNECTION
SCALE 1:10



9 END WALL GIRT CONNECTION
SCALE 1:10



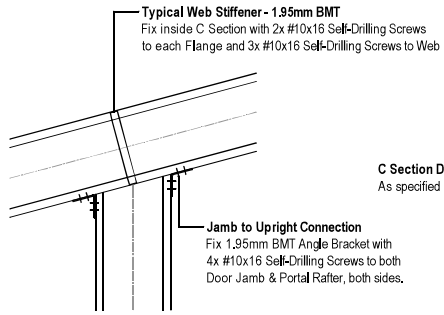
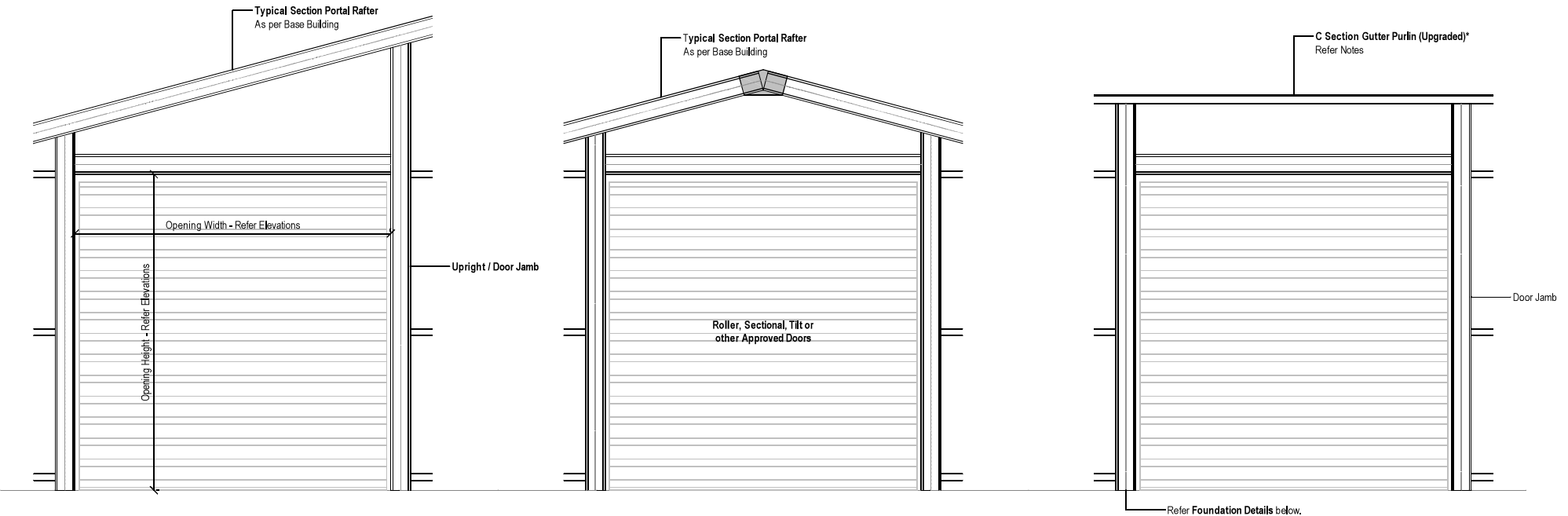
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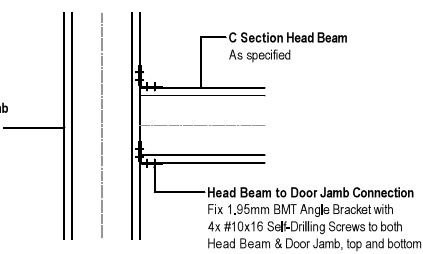
Gable Range - Design

Frame Details SD-P01

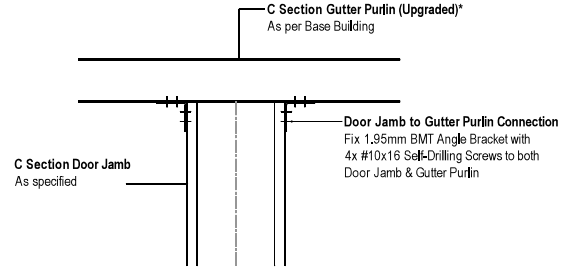
Sheet 13 of 18



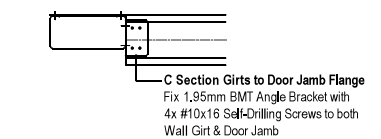
DOOR JAMB/UPRIGHT TO RAFTER CONNECTION
SCALE 1:10



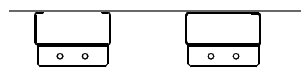
HEAD BEAM TO DOOR JAMB CONNECTION
SCALE 1:10



HEAD BEAM TO GUTTER PURLIN CONNECTION
SCALE 1:10



GIRT TO DOOR JAMB CONNECTION
SCALE 1:10



C150 Section Door Jambs
(open or boxed options)

C150 Jamb to Foundation Connections
SCALE 1:10



Project Ref: 2392399

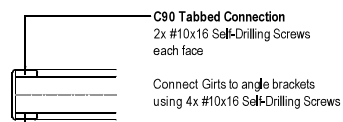
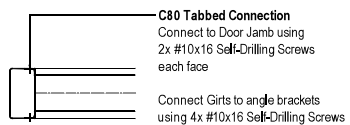
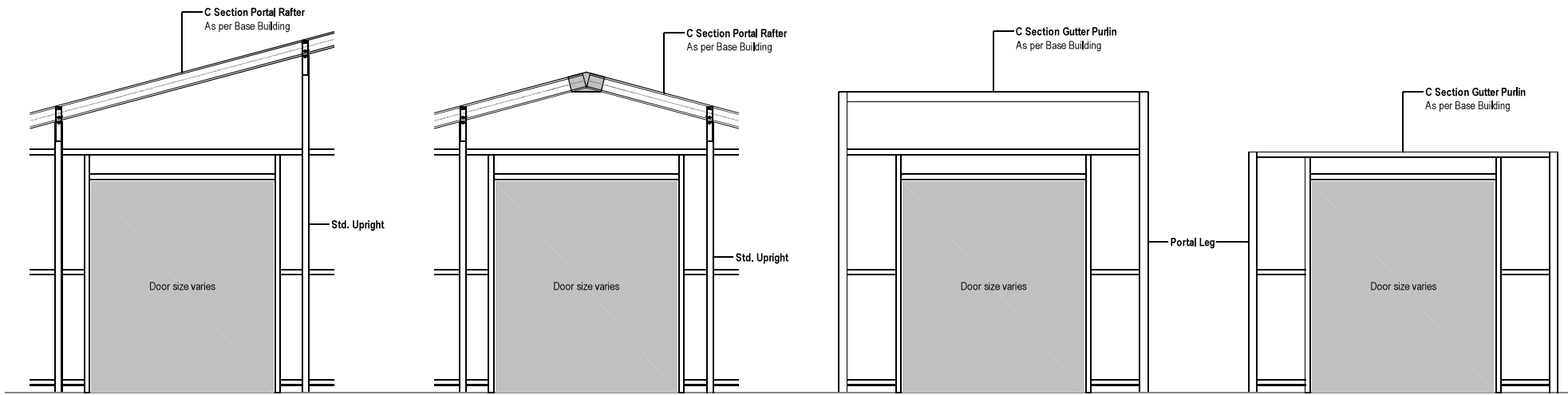
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Gable Range - Design


Major Openings SD-M01

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C SECTION TABBED CONNECTION
SCALE 1:10

C SECTION NOTCHED CONNECTION
SCALE 1:10



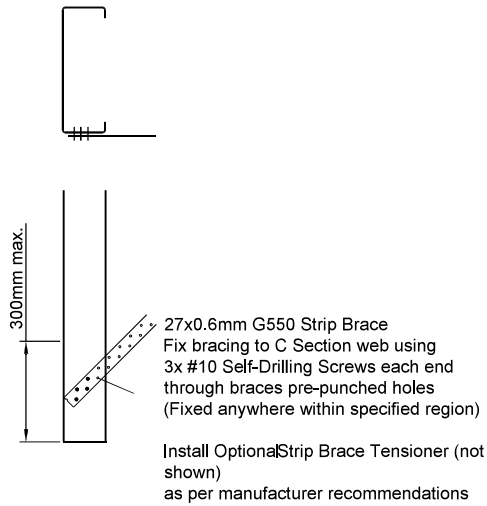
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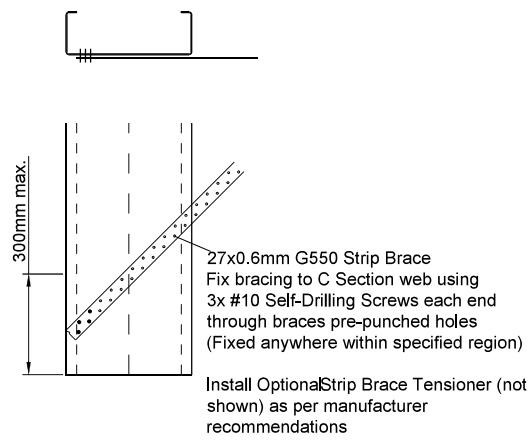
Gable Range - Design

Minor Door Openings SD-M05

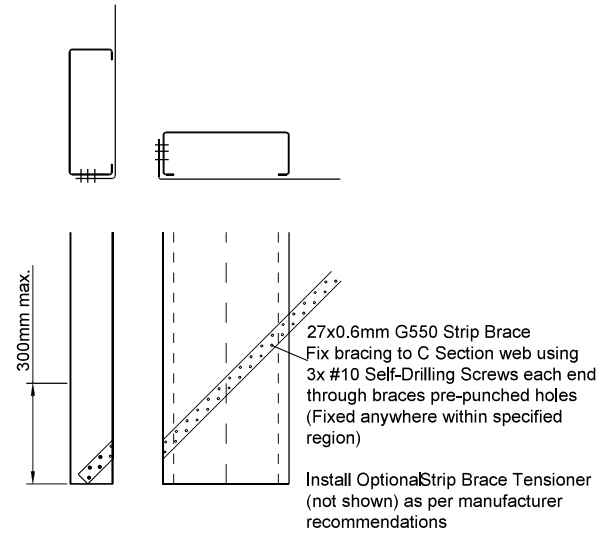
Sheet 15 of 18



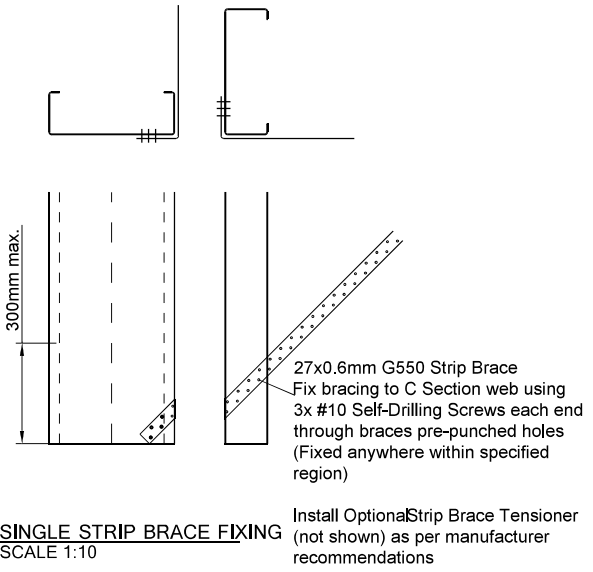
- SINGLE STRIP BRACE FIXING
SCALE 1:10



- SINGLE STRIP BRACE FIXING
SCALE 1:10

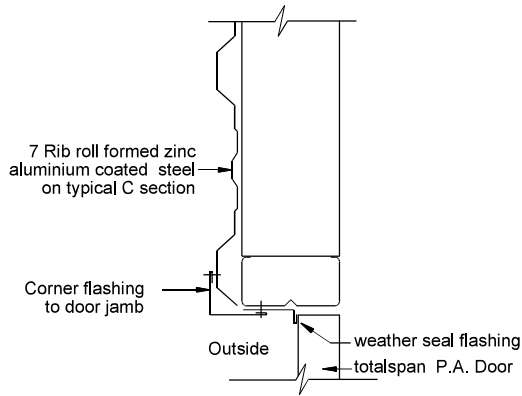


- SINGLE STRIP BRACE FIXING
SCALE 1:10

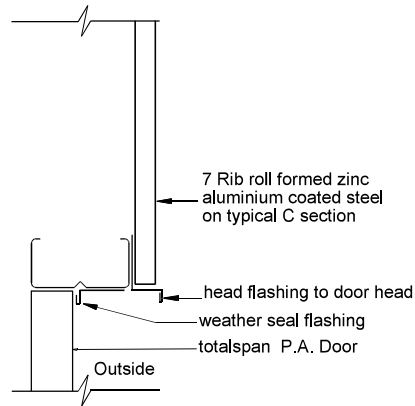


- SINGLE STRIP BRACE FIXING
SCALE 1:10

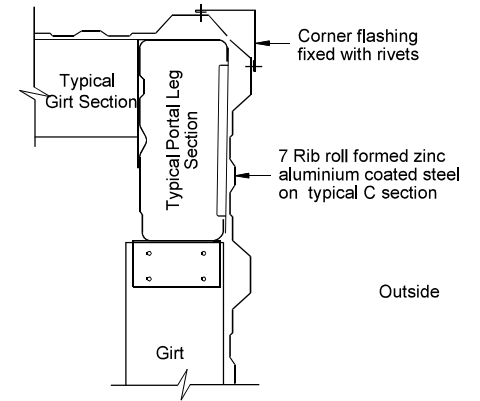
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Gable Range - Design	
Bracing Details	
Sheet 16 of 18	



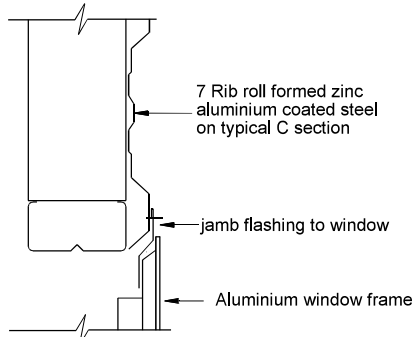
- P.A. Door Jamb Detail
SCALE: NTS



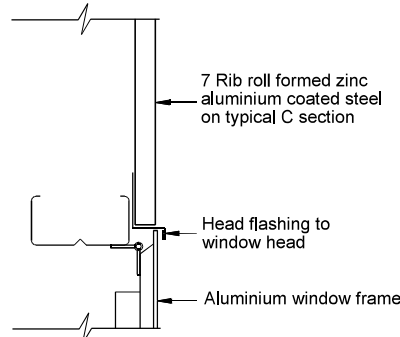
- P.A. Door Head Detail
SCALE: NTS



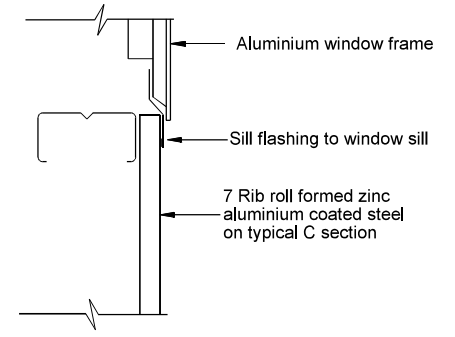
- External Corner
SCALE: NTS



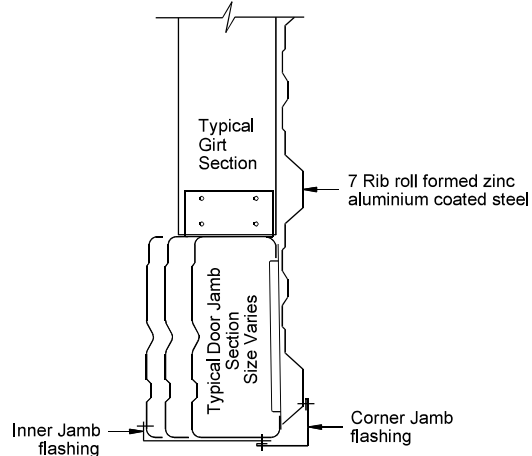
- Window Jamb Detail
SCALE: NTS



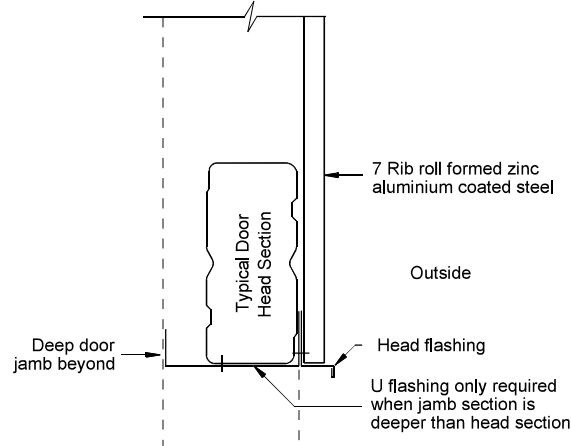
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SCALE: NTS



- Window Sill Detail
SCALE: NTS

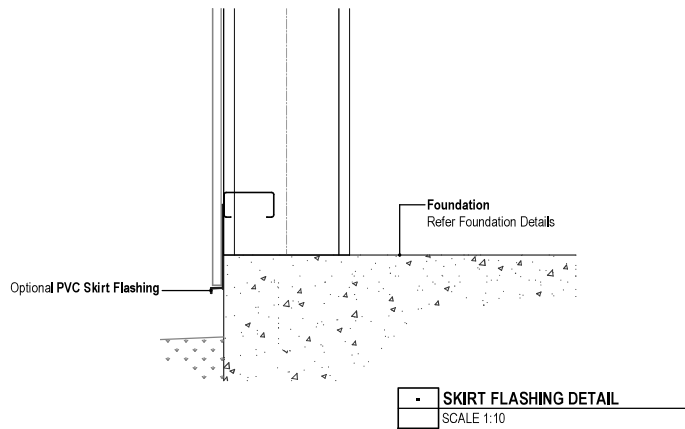
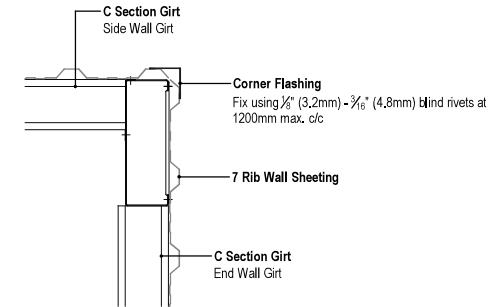
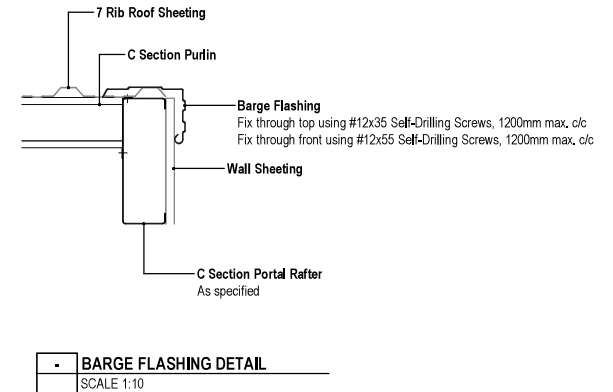
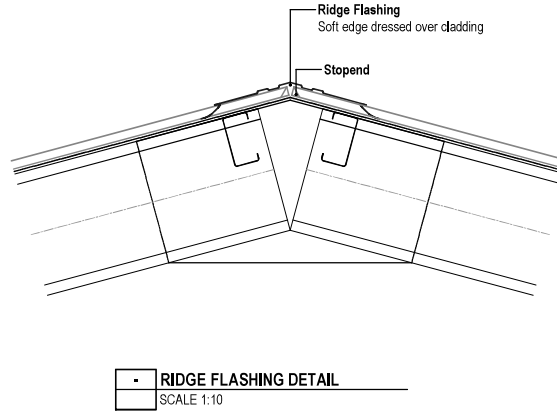
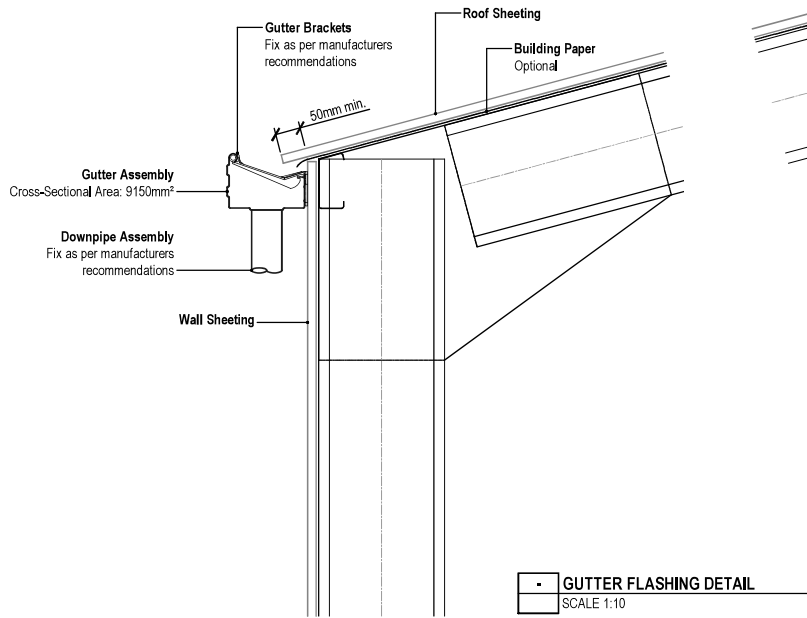


- Main Access Door Jamb Detail
SCALE: NTS



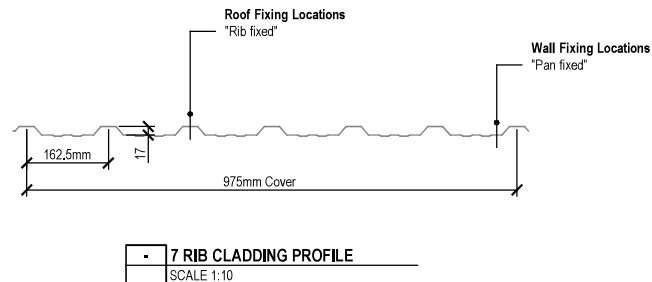
- Main Access Door Head Detail
SCALE: NTS

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Gable Range
Flashing Details
Sheet 17 of 18



Important Design Notes

1. Roof and Wall Sheeting shall be 0,35 - 0,55 B.M.T, AZ150 Coating, G550 Steel only. Alternative claddings (excluding light-weight translucent panel i.e. Ampelite), require an independent specific design certificate for the scope of work.
2. Wall Cladding to have minimum 50mm cover and 40mm min. clearance to ground level
3. Fixing pattern as per E2/AS1 or NZ MRM - NZ Metal Roof and Wall Cladding Code of Practice.
4. Flashings shall be fixed as per manufacturers recommendations.
5. Additional options may include:
 - 5.1. Snow straps for gutters
 - 5.2. Gutter purlin flashing
 - 5.3. Building paper in walls



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Gable Range

Flashing Detail SD-E01

Sheet 18 of 18

COMPLETION DOCUMENTS

BC22/130621



Te Kaunihera-ā-Rohe o Ngāmotu

New Plymouth District Council

Building Consent No: **BC22/130621**

Form 5, Section 51, Building Act 2004

Building

Street address of building: 97 South Road NEW PLYMOUTH 4310
Legal description of land where building is located: Lot 7 DP 9264
Building name: Outbuilding

Owner

Name of owner: Jemma Riria PUE-HUNTER Phone No (Bus): 06-751 4154
Applicant: TOTALSPAN TARANAKI Phone No (Pvt): 027 952 4877
Applicant contact address: 470 Devon Street West NEW PLYMOUTH 4310
Email Address: clive.hireme@totalspan.co.nz

Building Work

Building consent number: **BC22/130621**
Description of work: **Construct a 6M x 7M workshop**
Issued by: New Plymouth District Council

Building Work

The following building work is authorised by this building consent:

Project description: Construct a 6M x 7M workshop
Intended use: outbuilding

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.

The building Consent is subject to the following conditions:

Section 90 – Inspections by building consent authorities: agents, authorised by the building consent authority (BCA), are entitled under section 90 of the Building Act 2004 to inspect land on which building work is being or is proposed to be carried out, building work that has been or is being carried out on or off the building site, and any building itself, at all times during normal working hours or while building work is being done.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents if relevant have previously been sent through the portal for this building consent:

- Project information memorandum
- Development contribution notice
- Sec37 certificate - Resource Management Act (RMA) certificate.



Anne Foot

Building Support Services Officer

On behalf of: New Plymouth District Council

Date issued: 16 September 2022



Advice Notes for Building Consent No: **BC22/130621**

1. Inspections

All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items.

Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact New Plymouth District Council (NPDC) if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

2. Durability of Building Elements

Building elements may have an intended life of less than 50 years. Limited life building elements carry certain limitations and obligations. Based on current legislation these obligations require the building owner to follow the normal and/or scheduled maintenance of the building element to ensure its continued compliance with the New Zealand Building Code (NZBC). Where failure to properly maintain the building elements results in non-compliance with the NZBC, the BCA/Territorial Authority may issue a "Notice to Fix" which if not met could result in legal action appropriated in the circumstances.

3. Construction and Demolition Noise

The operative New Plymouth District Plan, appendix 12, clause 1.1–1.4 sets construction and demolition noise standards. Anyone carrying out building work must ensure they comply with these noise levels at all times. These standards may be obtained from the Council's website or by contacting the Council.

4. Lapse and Cancellation of Building Consents

A building consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent or any further period that the BCA may allow. An extension of time to commence building work after 12 months must be made in writing stating the reasons for the request, prior to the lapse date of the consent.

5. Completion of Building Project

A Code Compliance Certificate must be applied for as soon as practicable after the building work is completed. An extension of time to complete work may be considered if required. Application for a time extension must be made in writing explaining reasons for the request.

6. Fees and Charges

The base fee is based on the anticipated costs for the project and is non-refundable.

Building Consent fees are required to be paid prior to a building consent being issued. Once the project commences actual costs are charged against the fees paid. In some instances, the base fee may be exceeded due to amendments, extra inspections or other time spent because of project complexity. These additional costs will be charged.



Te Kaunihera-ā-Rohe o Ngāmotu

New Plymouth District Council

Required Items for Building Consent No: BC22/130621

Before Council can issue a Code Compliance Certificate, you will need to ensure the following inspections are completed and that you have provided the paperwork requested.

Inspections Required

No	Detail	Notes
1	Foundation and Concrete Slab	
1	Drainage (Including On-site Disposal)	
1	Final-Non-Habitable	
3	Total Inspections	



Te Kaunihera-ā-Rohe o Ngāmotu

New Plymouth District Council

Code Compliance Certificate Form 7, Section 95, Building Act 2004

The Building

Street address of building: 97 South Road NEW PLYMOUTH 4310
Legal description of land where a building is located: Lot 7 DP 9264
Building name: N/A
Location of building within site/block number: As per approved plans
Level/unit number: N/A
Current, lawfully established, use: outbuilding.
Year first constructed: 2022.

The Owner

Name of owner: Jemma Riria PUE-HUNTER
Owner mailing address: 97 South Road, NEW PLYMOUTH 4310
Phone No (Landline): N/A
Phone No (Mobile): 0276556345
Daytime: 0276556345
After hours: 0276556345
Email address: purjemma22@hotmail.com
Facsimile No: N/A
Website: N/A

First point of contact for communications with the building consent authority:

Totalspan Taranaki
Contact person: Clive Hireme
Mailing address: 470 Devon St West, Lynmouth, Lynmouth, New Plymouth 4310
Phone No (Landline): N/A
Phone No (Mobile): 0279524877
Daytime: 0279524877
After hours: 0279524877
Email address: clive.hireme@totalspan.co.nz
Facsimile No: N/A

Building Work

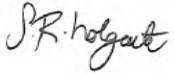
Building consent number: BC22/130621
Description of work: Construct a 6M x 7M workshop
Issued by: New Plymouth District Council

Code of Compliance

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

(a) the building work complies with the building consent

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



Sharena Holgate

Building Support Services Officer

On behalf of: New Plymouth District Council

Date issued: 23 June 2023

SOUTH ROAD

Lot 8
DP 9264

Lot 6
DP 9264

Lot 26
DP 9264

Shed Foundation
Boxing Surveyed 02/02/23

1.46

1.40

1.78

1.72



Building consent number:

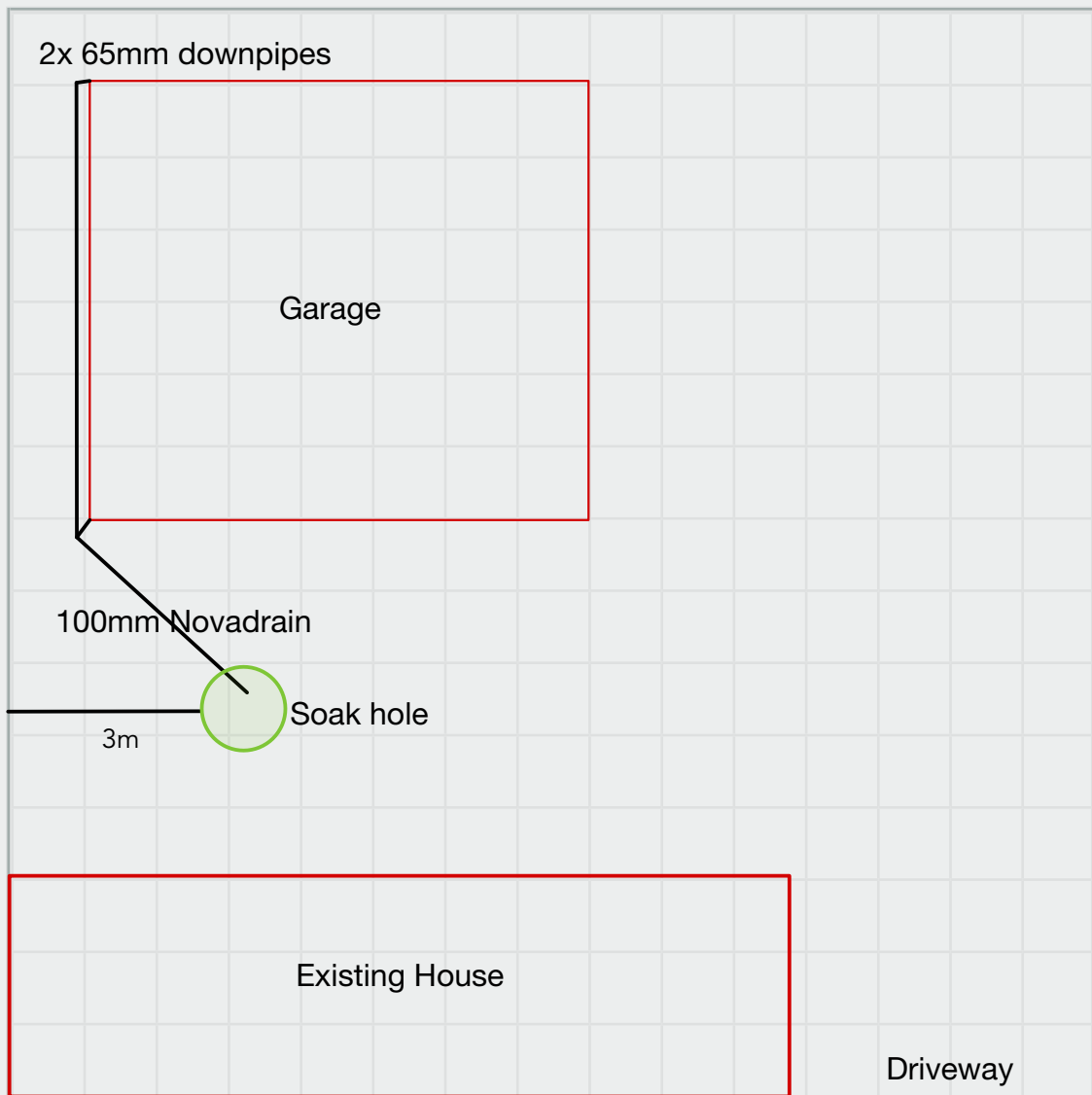
Address:

Name of drainlayer:

Registration number:

Date:

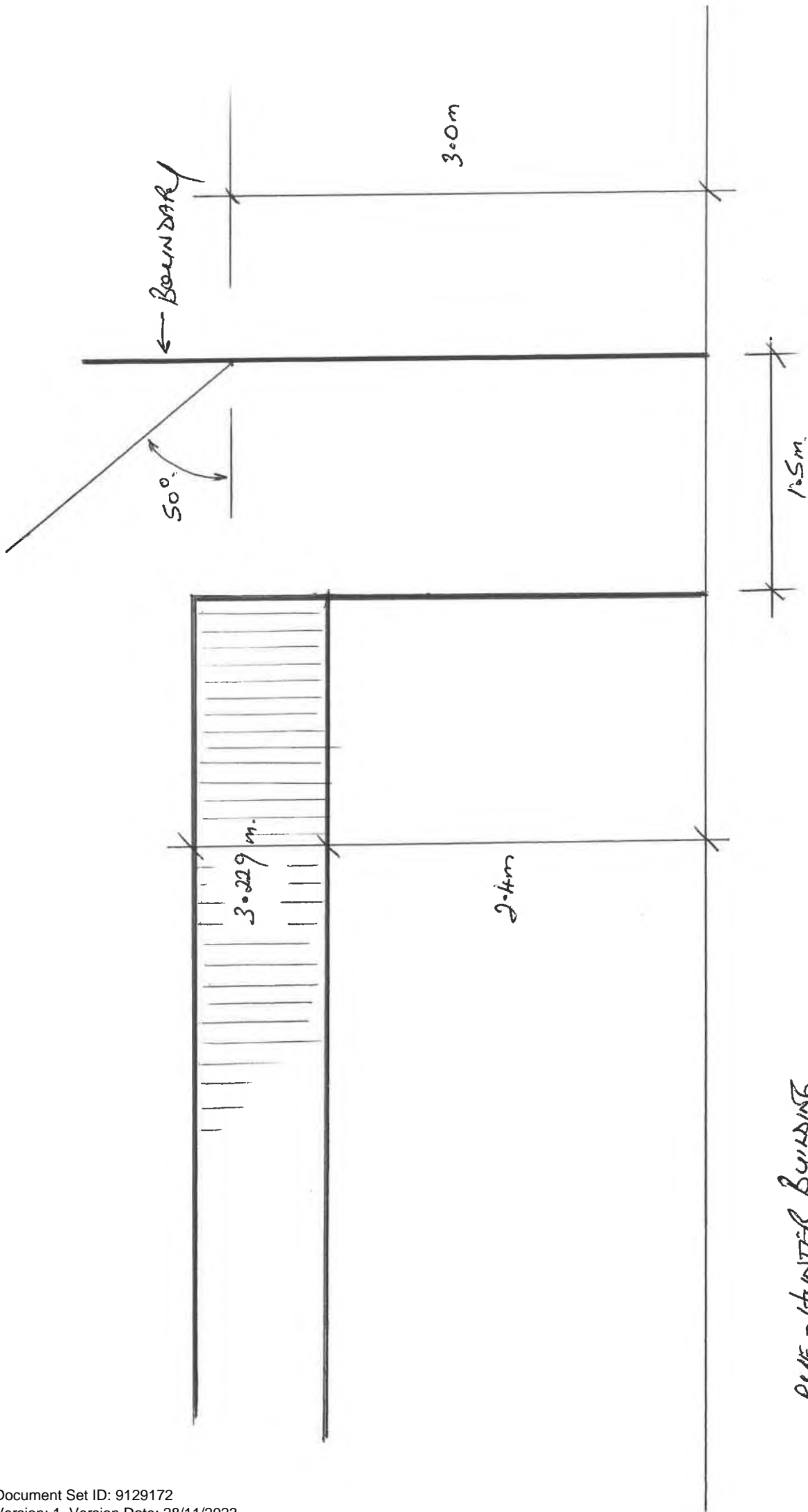
Please show terminal vent size, location, and all relevant dimensions to inspection points.



Specify system used:

- G13/AS1 AS/NZS: 3500

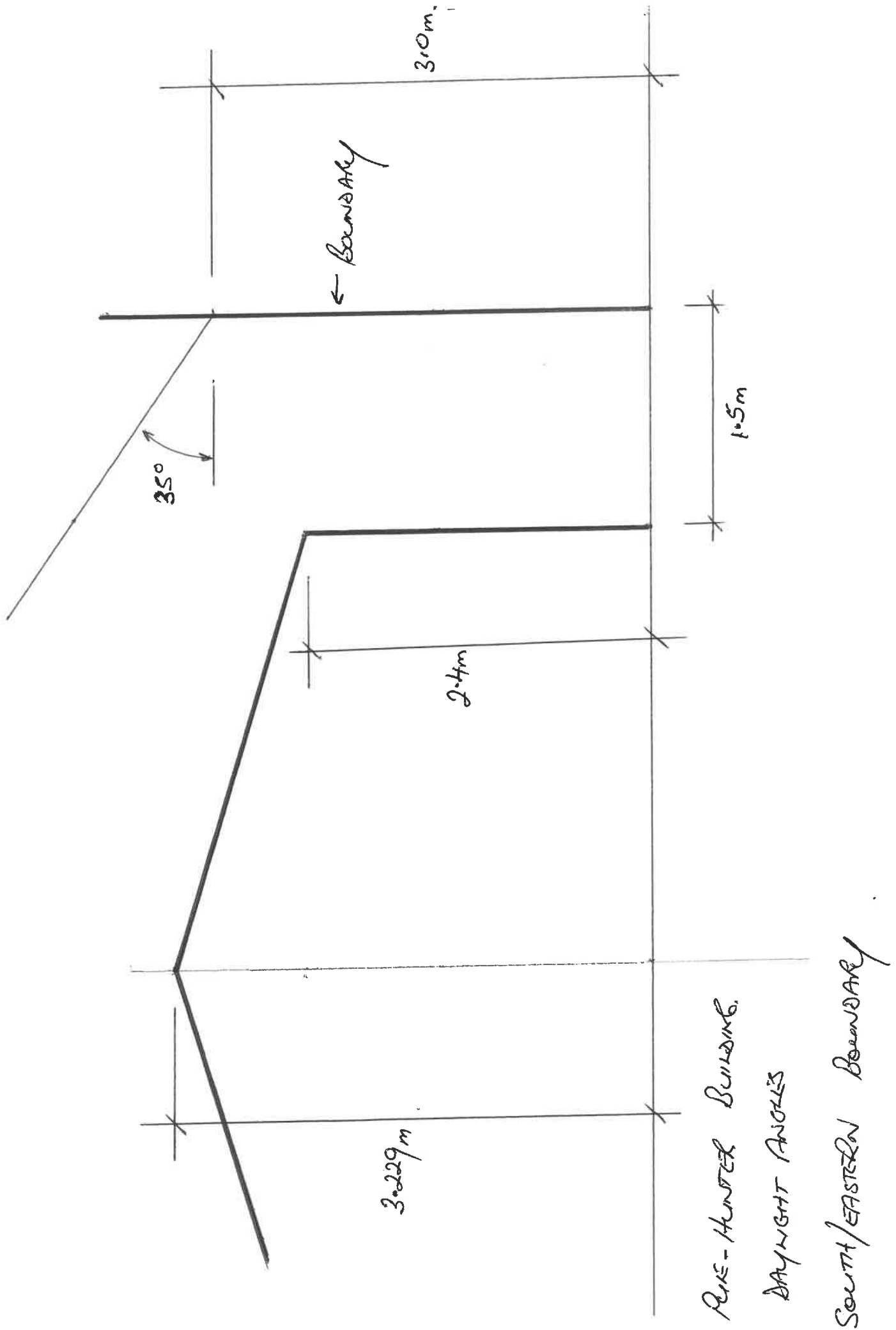
Receipt by New Plymouth District Council of this record does not imply endorsement of its accuracy.



PURE - HUNTER BUILDING

DAYWENT ANGLES .

NORTH / EASTERN BOUNDARY



POWERED BY

ownly

Licensed REAA 2008

move.

darrell paterson

OWNER & SALESPERSON

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michelle habib

SALESPERSON

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riley blair

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