

move.

council records

**89 wairau road
oakura**

Statement of Passing Over:

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



Natural Source	Manhole	Air Release Valve	Inlet	Trunk	Open Drain	Yellow = Privately Owned Grey = Out of Service/Closed Stormwater Water Supply Wastewater
Treatment Plant	Alert Valve	Manifold Valve	Outlet	Rise	Stream	
Pumpstation	Air Valve	Backflow	End Point	Main	Misc Polygon	
Storage Unit	Non-Return Valve	Meter	Node	Lateral		
Hydrant	Standard Valve	Wellup	Misc Point			

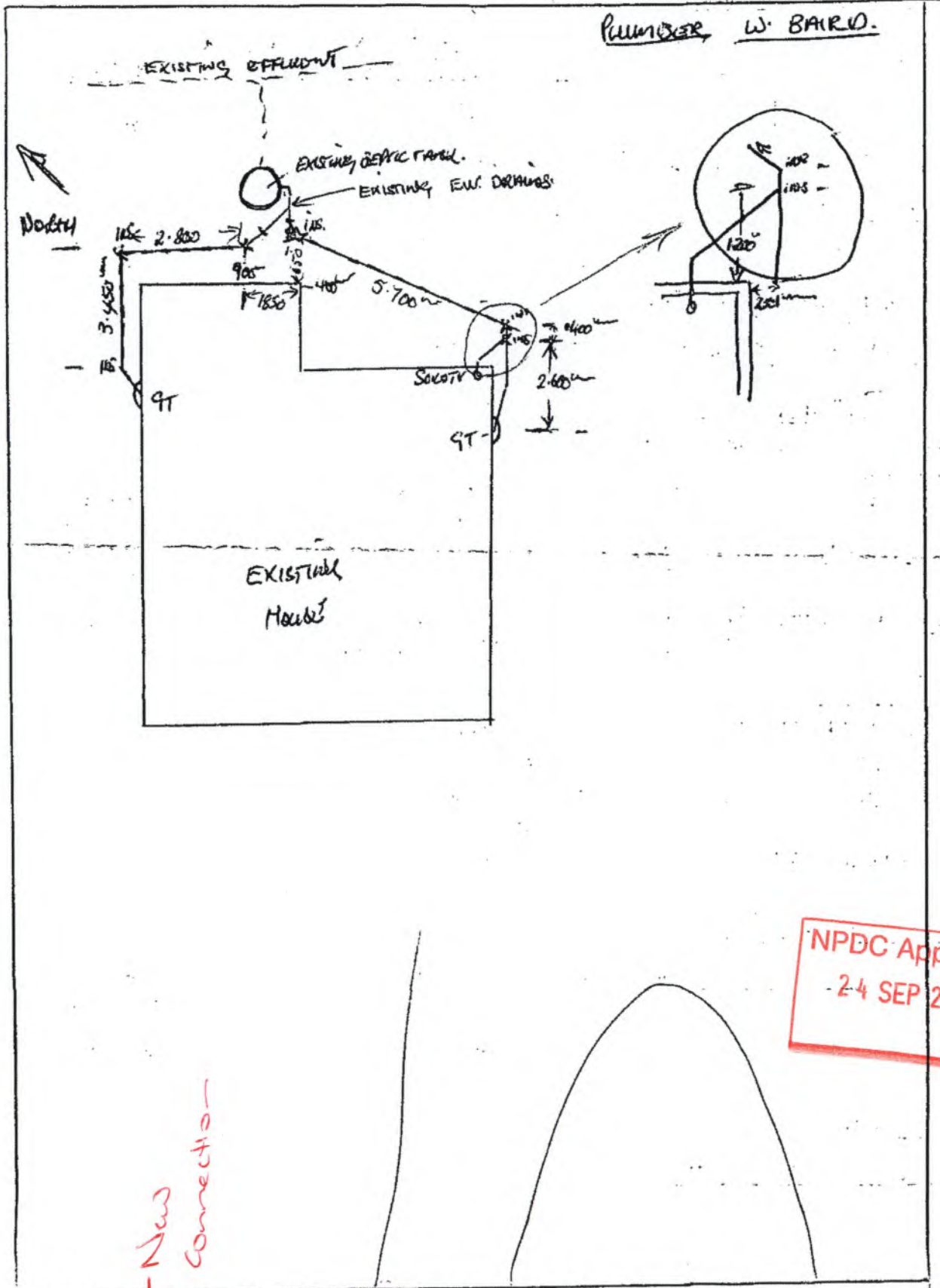


PLANS

BC10/110471

ROY WEST - WAIRUA RD - OAKURIA
PERMIT NO 6480

PLUMBER W. BAIRD.



NPDC Approved
24 SEP 2010

NEW CONNECTION

89 WAIRUA RD. - OAKURIA

26
ST

BUILDING CONSENT

95950P

PROPERTY ID

095985

 **95950P**



NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com



Building Consent Amendment

Building Act 2004

1. Project reference

1a. Building consent number

1b. Site address

1c. Reason for amendment
 Change by owner
 Other, please specify
 Information request by council

AMENDMENT

02 - 161007

2. Changes covered by this submission

To minimise chargeable processing time, clearly identify all changes to plans and documentation:

- Hatch around the change with a "revision cloud"
- Include a revision reference which relates to the schedule of changes on this form
- Two sets of plans must be supplied

15 OCT 2007
New Plymouth District Council

Plan affected by amendment

(old plan number)	New plan number	Description of change
LO1 ISSUE A	LO1 ISSUE B	FLOOR PLAN UPDATED
	LO3 ISSUE A	BRACING PLAN ADDED PLUS AQ CALCS
		Wood fire added

For additional information, please turn over

3. Building warrant of fitness

Commercial only - Are there any amendments to systems for which a compliance schedule has been/will be issued? Yes No

4. Applicant's declaration

This amendment to the abovementioned building consent is made by me, as the owner of the property the applicant, authorised by the owner to make this amendment

Signature Date

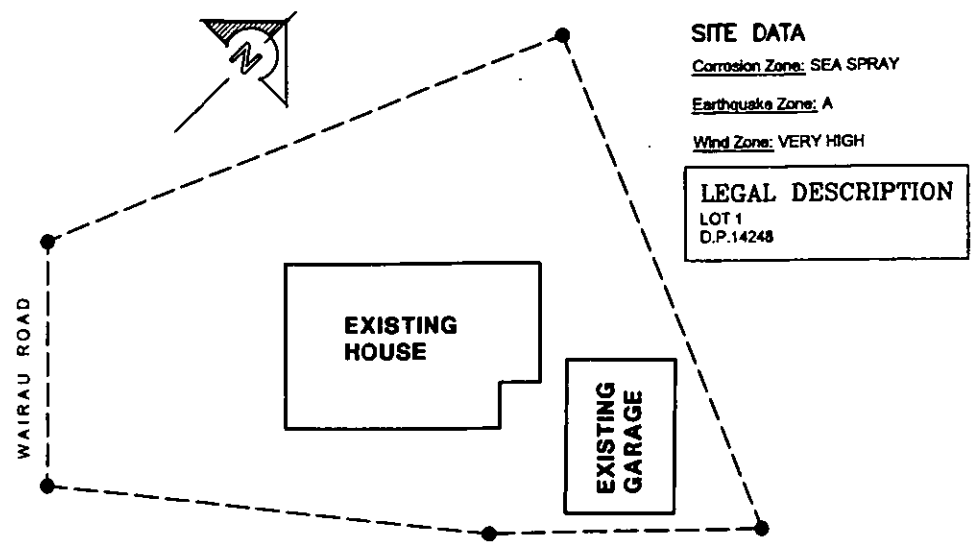
Name (print clearly)

Office use only

Approved	Refused	Comments:
PIM Co-ordinator		
Building		
<input type="text" value="11-10-07"/>		
Engineer		
<input type="text" value="J..."/>		

PTO

Liardet Street, Private Bag 2025, New Plymouth 4310, NZ. Telephone (06) 759 6060, Facsimile (06) 759 6072, Email enquiries@npdc.govt.nz, Website www.newplymouthnz.com



SITE DATA

Corrosion Zone: SEA SPRAY
 Earthquake Zone: A
 Wind Zone: VERY HIGH

LEGAL DESCRIPTION

LOT 1
 D.P.14248

**SITE PLAN
 1:500**

DECONSTRUCTION & DEMOLITION NOTES

1. REMOVE ALL NOMINATED DOORS, FIXTURES, ETC. WITH SPECIAL CARE FOR RE-USE OR SALE.
2. ALL PARTS OF THE WORKS ARE TO BE PROTECTED AND KEPT SECURE AND WEATHERPROOF AT ALL TIMES.
3. PROVIDE ADEQUATE TEMPORARY SUPPORTS TO STRUCTURES AFFECTED BY DEMOLITION
4. BUILDER TO LOCATE ALL EXISTING SERVICES BOTH ABOVE AND UNDER GROUND. ENSURE ALL SERVICES ARE PROPERLY REMOVED, RELOCATED, OR ADEQUATELY PROTECTED AS NECESSARY.
5. ALL MATERIALS BELONG TO THE OWNER AND THE RE-USE, SALE, OR DISPOSAL OF SAME SHALL BE AS PER THE OWNER'S INSTRUCTION.
6. ALL DEBRIS AND RUBBISH SHALL BE REMOVED FROM THE SITE DURING THE PROGRESS OF THE WORK AND AT COMPLETION IN ORDER THAT THE PREMISES ARE TIDY AT ALL TIMES.
7. ALL EXISTING SURFACES, FINISHES, FITTINGS AND THE LIKE DAMAGED DURING THE WORKS SHALL BE MADE GOOD TO AN EQUAL STANDARD AT THE BUILDER'S EXPENSE.
8. PROTECT FROM DAMAGE ALL LANDSCAPING, PLANTS, SITE FEATURES, ETC. WHICH MAY BE AFFECTED BY ANY OF THE WORKS.

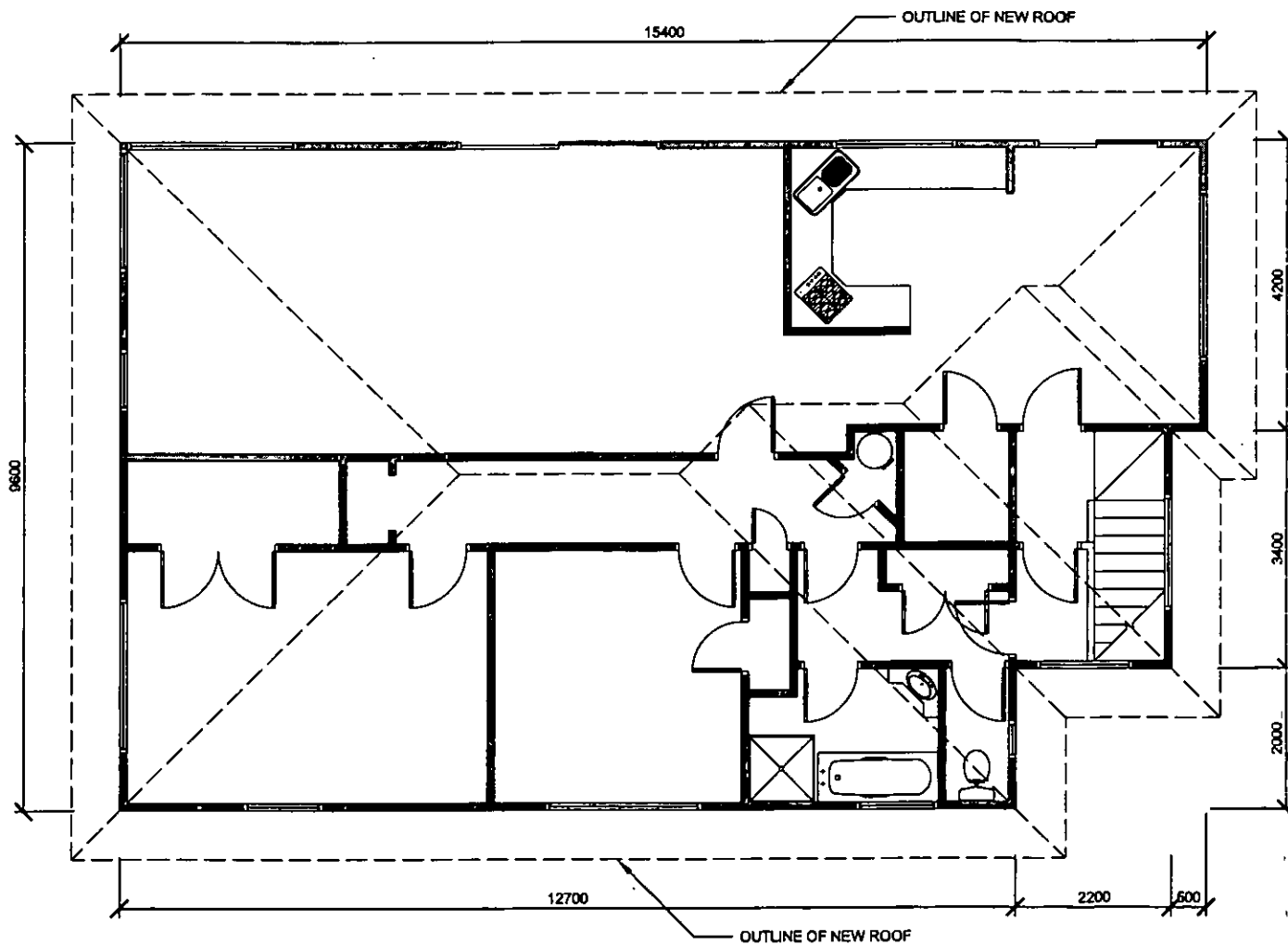
NPDC OFFICE COPY

This Building Consent is approved under the Building Act and is limited to new work only as shown on these plans and related specifications
Originally Signed by Barry Reed
 Approved... *Barry Reed* Date *16.8.07*

95948/95980

NOTE:

- REPLACE ANY DAMAGED OR STRESSED HOLD DOWN FASTENINGS TO EXISTING WALL FRAMING
- REPLACE ALL DAMAGED WALL LININGS
- CHECK MOISTURE CONTENT OF EXISTING WALL FRAMING PRIOR TO LINING
- REINSTATE OR REPLACE DAMAGED WALL INSULATION
- REMOVE ANY REMAINING ROOF STRUCTURE TO TOPPLATE OF EXISTING WALL FRAMING



**EXISTING FIRST FLOOR PLAN
 1:100**

LEGEND:

- EXISTING WALLS
- NEW ROOF LINE OVER

GENERAL

CONTRACTORS ARE REQUIRED TO COMPLY WITH THE BUILDING ACT 1991 AND THE HEALTH AND SAFETY IN EMPLOYMENT ACT 1992 INCLUDING ALL CURRENT AMENDMENTS

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

NO BUILDING CONSTRUCTION SHALL COMMENCE UNTIL A BUILDING CONSENT HAS BEEN OBTAINED FROM THE TERRITORIAL AUTHORITY.

FASTENINGS & FIXINGS

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

CARPENTRY

ALL CARPENTRY SHALL COMPLY WITH THE NZ BUILDING CODE AND WITH NZS 3604.

ALL MATERIALS SHALL COMPLY WITH NZS 3602.

ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

ALL STRUCTURAL TIMBER SHALL BE EITHER VISUAL STRESS GRADED TIMBER OR MACHINE STRESS GRADED TIMBER - GRADES VSG8 OR MSG8.

SEPARATE ALL TIMBER FROM CONCRETE, BLOCKWORK, AND/OR CEMENTITIOUS PRODUCTS WITH MALTHOID (OR SIMILAR) DAMP PROOF COURSE (DPC).

ALL TIMBER SHALL BE CCA TREATED TO APPROPRIATE HAZARD CLASS.

ALL FRAMING TIMBER (INCLUDING EXTERNAL & INTERNAL WALLS, ROOF FRAMES, TRUSSES) SHALL BE TREATED TO A MINIMUM LEVEL OF H1.2 (H1+).

ALL EXPOSED TIMBER (INCLUDING WEATHERBOARDS, FASCIA, BARGE, & EXTERIOR JOINERY) SHALL BE TREATED TO A MINIMUM LEVEL OF H3.2, OR TO THE REQUIRED LEVEL OF TREATMENT FOR THE TIMBER SPECIES TYPE.

INSULATION & VENTILATION

ALL INSULATION SHALL COMPLY WITH NZS 4214: THERMAL RESISTANCES, AND WITH NZS 4218: ENERGY EFFICIENCY - HOUSING & SMALL BUILDING ENVELOPE.

DOMESTIC SMOKE ALARMS

DOMESTIC SMOKE ALARMS SHALL BE INSTALLED UNLESS COMPLYING ALARMS ARE ALREADY INSTALLED AND WHERE (IN PURPOSE GROUPS SH AND SR) AN AUTOMATIC SMOKE DETECTION AND ALARM SYSTEM IS NOT REQUIRED BY TABLE 4.1, C/AS1 OF THE NZ BUILDING CODE.

NOTES

AMENDMENT

02 101007

B	FLOOR PLAN UPDATED	10.10.07	N.H
A	FOR APPROVAL	23.7.07	N.H
ISSUE	AMENDMENT	DATE	BY

Drawn	N.HOOPER	JULY 2007
Design		

PROGRESSIVE DESIGN SERVICES
 78 MOULD ST WAITARA
 Tel - Fax - 06 7544620
 Email jason.mcculloch@tra.co.nz

TITLE
**REMEDIAL WORK FOR
 MR G. WEST
 89 WAIRAU ROAD
 OAKURA**

SHEET CONTENTS
 GENERAL NOTES
 SITE PLAN
 EXISTING FIRST FLOOR PLAN

A1 SCALE	
A2 SCALE	
A3 SCALE	1:100, 1:500

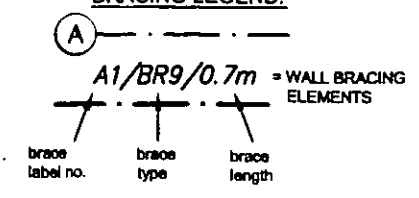
ISSUE	B	SHEET No.	L01
JOB No.	07-047		

NOTES

AMENDMENT

02 131007

BRACING LEGEND:

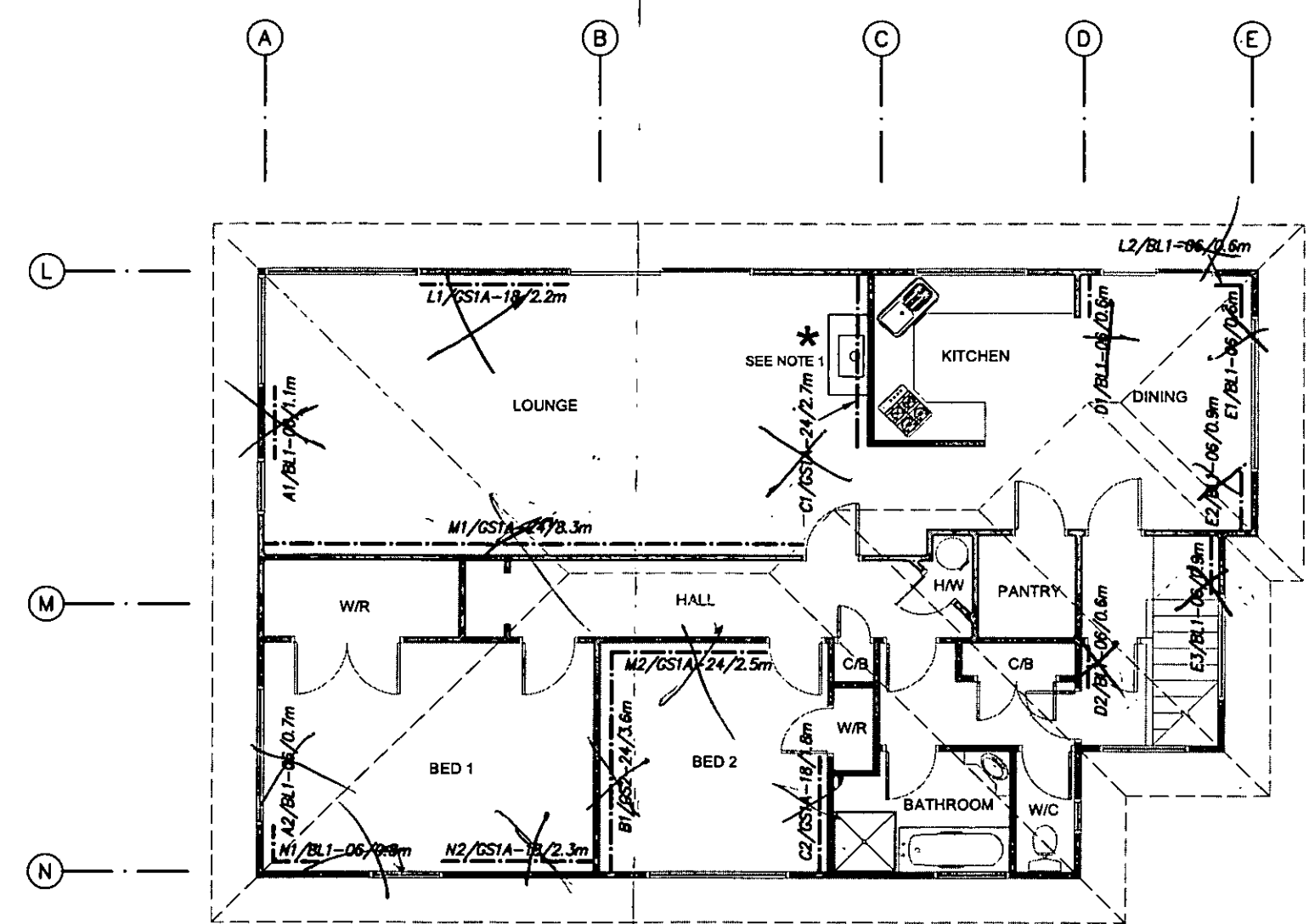


BRACE TYPES:

- BL1-06 GIB BRACELINE (0.4 - 0.6M LONG) ON ONE FACE, WITH HOLD-DOWN END STRAPS
- GS1A-18 10MM STANDARD GIB (1.8M-2.4 LONG) ON ONE FACE, WITH DIAGONAL STEEL BRACE
- GS1A-24 10MM STANDARD GIB (2.4M OR LONGER) ON ONE FACE, WITH DIAGONAL STEEL BRACE
- GS2-24 10mm STANDARD GIB (2.4m OR LONGER) ON BOTH FACES

WALL LININGS:
 BATHROOM:
 LINE WALLS WITH GIB AQUALINE IN BATHROOM/TOILET AREA.

* NOTE 1
 NEW LOG BURNER TO COMPLY WITH NZS 7401 & NZS 742. SPECIFICATION & INSTALLATION OF SOLID FUEL BURNING DOMESTIC APPLIANCES. MANUFACTURERS DATA FOR SELECTED APPLIANCE TO BE PROVIDED TO COUNCIL.



**BRACING PLAN
 1:100**

A	FOR APPROVAL	10.10.07	NLH
ISSUE	AMENDMENT	DATE	BY
Drawn	NHOOPER	JULY 2007	
Design			

PROGRESSIVE DESIGN SERVICES
 78 MOULD ST WAITARA
 Tel - Fax - 06 7544620
 Email jason.mcculloch@xtra.co.nz

TITLE
**REMEDIAL WORK FOR
 MR G. WEST
 89 WAIRAU ROAD
 OAKURA**

SHEET CONTENTS
BRACING PLAN

A1 SCALE	
A2 SCALE	
A3 SCALE	1:100

ISSUE	A	SHEET No.	L03
JOB No.	07-047		

AMENDMENT

Section A - Upper Floor

02 131007



WALL BRACING CALCULATIONS

(to NZS 3604:1999 Light Timber Frame Buildings and based on Gib Bracing Systems 2006)

Name: MR G. WEST		Job No. 07-043	
Address: 89 WAIRAU ROAD		Town/Area: OAKURA	
Storey: UPPER	Lower storey Cladding: Concrete	Heavy	80 - 220 kg/m ²
System: HLL1	Top storey Cladding: weatherboard	Light	up to 30 kg/m ²
Floor/Sub-floor Construction: Concrete slab			

Is the lower storey concrete masonry and a timber framed upper storey? **YES**

Are there any masonry or concrete chimneys reliant on the building structure for lateral support? **No**

Roofing: Longrun steel	Light	up to 20 kg/m ²	Pitch: 15 °
Building Length = 15.4 m	Roof Length = 16.6 m		
Building Width = 9.6 m	Roof Width = 10.8 m		
Floor Plan Area = 147.8 m²	Roof Plan Area = 179.3 m²		
Ridge Height from G.L. = 6.8 m	Top Floor thickness = 0.270 m		
Ridge Height from G.F.L. (H) = 7 m, actual = 6.66	F.F. Stud Height = 2.400 m		
Roof Height above eaves (h) = 2 m, actual = 1.45	Floor to G.L. Height = 0.150 m		
	G.F. Stud Height = 2.700 m		
	Eave Width = 0.6 m		

Region: R1 <input type="radio"/> R2 <input type="radio"/>	Terrain: Inland <input type="radio"/> Coastal <input checked="" type="radio"/>	Exposure: Sheltered <input type="radio"/> Exposed <input checked="" type="radio"/>	Topography: Gentle <input type="radio"/> Moderate <input checked="" type="radio"/> Extreme <input type="radio"/>
---	--	--	---

Lee Zone No
Total points: 3
Wind Zone: **VERY HIGH**

Wind Bracing Units/m ² = 80	ACROSS
Wind Bracing Units/m ² = 93	ALONG

From Table 5.6

WIND BRACING UNITS: ACROSS	1232	BU's
WIND BRACING UNITS: ALONG	892.8	BU's

Earthquake Zone: A	Earthquake Bracing Units/m ² = 7.3
	From Table 5.8
Is there a room in the roof space and less than 50% of the ground floor area? No	7.3

Add extra BU's for chimney loadings: *Not applicable*
BU's

EARTHQUAKE BRACING UNITS: ALONG AND ACROSS	1079.2 BU's	<i>Light Roof</i>
---	--------------------	-------------------

AMENDMENT

Bracing Across - Upper Floor

02 - 131007

WALL BRACING CALCULATIONS continued

Name: MR G. WEST

Job No. 07-043

BRACING ACROSS BUILDING

Storey: UPPER

WALL LINE		WALL BRACING ELEMENTS PROVIDED						Wall Angle		
Label	Min. BUs required	Label No.	Brace Type	Length (m)	WIND		EARTHQUAKE			
					BUs/m	No. of BUs	BUs/m		No. of BUs	
A	96	A1	BL1-06	1.1	125.0	137.5	115.0	126.5	0 °	
		A2	BL1-06	0.7	125.0	87.5	115.0	80.5		
		Achieved?	Yes	Sub-totals:				225.0		207.0
B	70	B1	GS2-24	3.6	90.0	324.0	80.0	288.0		
		Achieved?	Yes	Sub-totals:				324.0		288.0
		C	70	C1	GS1A-24	2.7	75.0	202.5		65.0
C2	GS1A-18			1.8	65.0	117.0	55.0	99.0		
Achieved?	Yes			Sub-totals:				319.5	274.5	
D	70	D1	BL1-06	0.6	125.0	75.0	115.0	69.0		
		D2	BL1-06	0.6	125.0	75.0	115.0	69.0		
		Achieved?	Yes	Sub-totals:				150.0		138.0
E	96	E1	BL1-06	0.6	125.0	75.0	115.0	69.0		
		E2	BL1-06	0.9	125.0	112.5	115.0	103.5		
		E3	BL1-06	0.9	125.0	112.5	115.0	103.5		
		Achieved?	Yes	Sub-totals:				300.0		276.0

Note: If ratings exceed 150 BU/m then hold-downs and foundations require specific structural engineering design

Total BUs Across required: Wind: 1232.0 Earthquake: 1079.2
Total BUs Provided: Wind: **1318.5** Earthquake: **1183.5**
 OKAY! OKAY!

No chimney loadings

BRACE TYPES:

- BL1-06 Gib Braceline (0.6m or longer) on one face with hold-down end straps
- GS1A-24 10mm Standard Gib (2.4m or longer) on one face with diagonal steel brace
- GS1A-18 10mm Standard Gib (1.8 - 2.4m long) on one face with diagonal steel brace

Bracing Along - Upper Floor

AMENDMENT

02 131007

WALL BRACING CALCULATIONS continued

Name: MR G. WEST

Job No. 07-043

BRACING ALONG BUILDING

Storey: UPPER

WALL LINE		WALL BRACING ELEMENTS PROVIDED						Wall Angle
Label	Min. BUs required	Label No.	Brace Type	Length (m)	WIND		EARTHQUAKE	
					BUs/m	No. of BUs	BUs/m	No. of BUs
L	154	L1	GS1A-18	2.2	65.0	143.0	55.0	121.0
		L2	BL1-06	0.6	125.0	75.0	115.0	69.0
Achieved? Yes		Sub-totals:				218.0	190.0	
M	70	M1	GS1A-24	8.3	75.0	622.5	65.0	539.5
		M2	GS1A-24	2.5	75.0	187.5	65.0	162.5
Achieved? Yes		Sub-totals:				810.0	702.0	
N	154	N1	BL1-06	0.6	125.0	75.0	115.0	69.0
		N2	GS1A-18	2.3	65.0	149.5	55.0	126.5
Achieved? Yes		Sub-totals:				224.5	195.5	

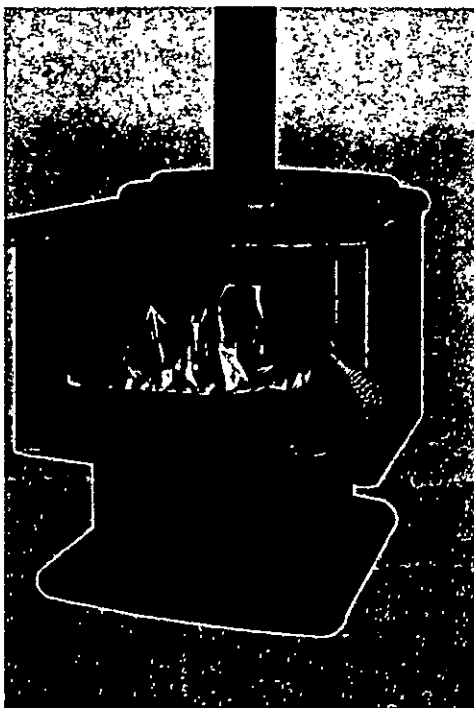
Note: If ratings exceed 150 BU/m then hold-downs and foundations require specific structural engineering design

Total BUs Along required: Wind: 892.8 Earthquake: 1079.2
 Total BUs Provided: Wind: 1252.5 Earthquake: 1087.5
 OKAY! OKAY!

No chimney loadings

BRACE TYPES:

- GS1A-18 10mm Standard Gib (1.8 - 2.4m long) on one face with diagonal steel brace
- BL1-06 Gib Braceline (0.6m or longer) on one face with hold-down end straps
- GS1A-24 10mm Standard Gib (2.4m or longer) on one face with diagonal steel brace



KRONOS CLEAN AIR (Radiant)

The new look Kronos fire with pedestal base will complement a multitude of home settings.

AMENDMENT

02 - 101007

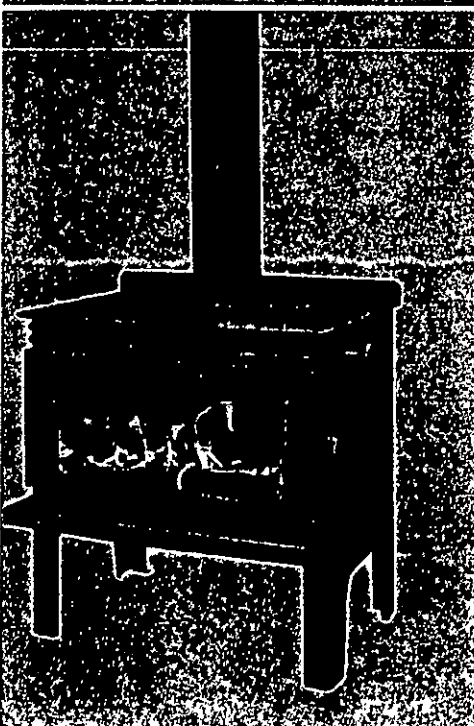
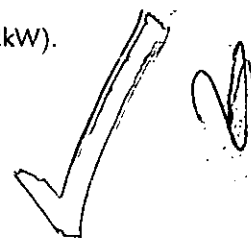
- Suitable for an average size 3-4 bedroom home.
- Estimated peak heat output 20kW.
- 6mm steel firebox for durability.
- Large 8mm radiant cook top.
- Easy Roll door mechanism for ease of operation.
- Finish - *Paint*: Metallic Black or Titanium Grey.
- Emissions 0.75/kg and 65% efficiency.
- NES approved.
- Height 741mm, Width 700mm, Depth 627mm.



KRONOS MULTI-FUEL (Radiant)

The new look Kronos Multi-fuel is a great dual energy efficient option that burns coal or wood.

- Suitable for an average size 3-4 bedroom home.
- Estimated peak heat output - 23kW.
- Stainless steel water booster option for water heating (2.2kW).
- Unique pedestal base complete with ash pan.
- Generously sized firebox for long burn time.
- 6mm steel firebox for durability.
- Large 8mm radiant cook top.
- Easy Roll door mechanism for ease of operation.
- Finish - *Paint*: Metallic Black.
- NES exempt.
- Height 711mm, Width 700mm, Depth 627mm.

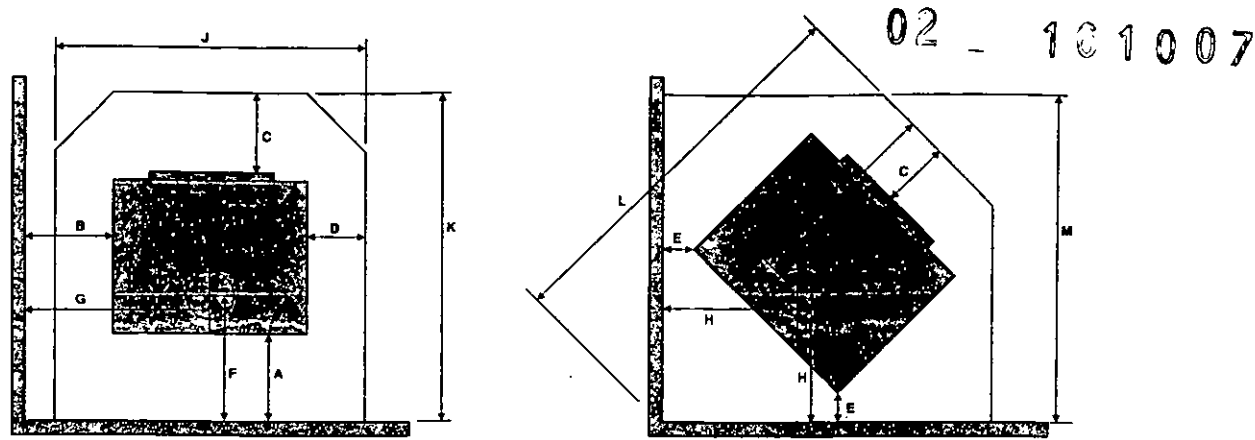


TALISMAN (Radiant)

Clean and tidy functional style to suit any room.

- Suitable for an average size 3-4 bedroom home.
- Estimated peak heat output 20kW.
- 6mm steel firebox for durability.
- Large radiant cook top.
- Finish - *Paint*: Metallic Black.
- Optional convection fan
- Emissions 0.96/kg and 73% efficiency.
- ECAN approved.
- NES approved.
- Height 724mm, Width 700mm, Depth 542mm.

TECHNICAL SPECIFICATIONS

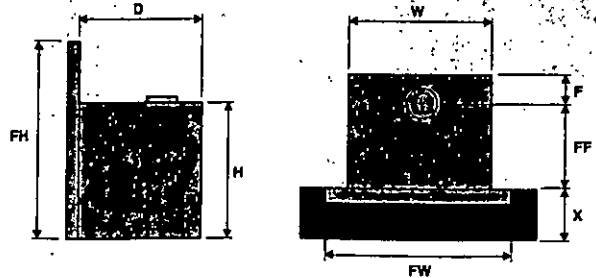


CLEARANCE REQUIRED TO NON COMBUSTABLE MATERIALS

Clearance Requirements (mm)	Standard	A	B	C	D	E	F	G	H	J	K	L	M	N
Apollo (with Logaire double flue shield)	AS/NZS 2918	120	260	284	151	100	237	415	292	612	929	1105	844	692
Micros (with Logaire double flue shield)	AS/NZS 2918	100	220	171	136	50	243	495	346	822	782	1028	864	539
Minos (with Logaire double flue shield)	AS/NZS 2918	100	195	217	111	50	261	495	376	822	800	1063	889	531
Kronos Clean Air (with Logaire double flue shield)	AS/NZS 2918	100	265	207	100	100	308	615	495	900	934	1325	1102	626
Hestia Clean Air / Hestia (without flue shield)	AS/NZS 2918	320	340	233	130	160	484	660	502	900	1076	1302	1086	592
Hestia Multifuel (without flue shield)	AS/NZS 2918	410	400	337	130	230	580	720	576	900	1277	1512	1160	597
Adanta Clean Air (without flue shield)	AS/NZS 2918	400	280	233	130	200	534	600	521	900	1291	1494	1221	757
Talisman (without flue shield)	AS/NZS 2918	500	450	228	118	350	656	800	708	936	1265	1531	1316	609

* Forward clearance based on 25mm height insulated floor protector. Using a 50mm insulated floor protector, this figure drops to 277mm.

INSERT DIMENSIONS



Dimensions (mm)	Standard	D	H	W	F	FH	FW	FF	X**
Pyros Rural Insert	AS/NZS 2918	510	570	595	100	660	860	410	280

**: Hearth dimension requires hearth at least 35mm thick.
For Zero Clearance dimension, please contact your Logaire dealer.



NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com



Building Consent Amendment

Building Act 2004

1. Project reference

Ia. Building consent number

Ib. Site address

Ic. Reason for amendment
 Change by owner
 Other, please specify
 Information request by council

AMENDMENT

01 - 220807

2. Changes covered by this submission

To minimise chargeable processing time, clearly identify all changes to plans and documentation:
 - Hatch around the change with a "revision cloud"
 - Include a revision reference which relates to the schedule of changes on this form
 - Two sets of plans must be supplied

21 AUG 2007
 New Plymouth District Council
 1-45 pm

Plan affected by amendment

(old plan number)	New plan number	Description of change
		Truss Manufactures Product Statement.

For additional information, please turn over

3. Building warrant of fitness

Commercial only - Are there any amendments to systems for which a compliance schedule has been/will be issued? Yes No

4. Applicant's declaration

This amendment to the abovementioned building consent is made by me, as the owner of the property the applicant, authorised by the owner to make this amendment

Signature Date

Name (print clearly)

Office use only

Approved	Refused	Comments:
PIM Co-ordinator		
Building		
22-8-07		
Engineer		

PTO

Liardet Street, Private Bag 2025, New Plymouth 4310, NZ. Telephone (06) 759 6060, Facsimile (06) 759 6072, Email enquiries@npdc.govt.nz, Website www.newplymouthnz.com

AMENDMENT

ALLEN'S PRECUT

41-43 Albert St. CAMBRIDGE Ph (07) 627-6460 Fax (07) 827-3613

PRODUCER STATEMENT

01 - 220807

6:55pm 24 JUL 2007

Ver 3.3.2.1 PAGE 1

Job Ref: TORNADO

TRUSS DESIGN CRITERIA

Customer name : PHIL

Site address :

DESIGN CRITERIA

Roofing - Corrugated Iron
 Ceiling - Gib Board (12.5mm)
 Top chord purlins - 900 mm
 Bottom chord restraints - 600 mm
 Standard truss spacing - 900 mm
 Standard roof pitch - 20.00 deg

Design wind speed - 44 m/s (ultimate)

Classification - N3

Internal pressure coefficient up - 0.3

The truss designs for this job have been determined using computer software provided by the Technical Division within Pryda Truss Systems. These designs are in accordance with sound and widely accepted engineering principles and comply with the following New Zealand Standards:-

NZ4203 : 1992 General Structural Design and Design Loadings for Buildings
 NZ3603 : 1993 Timber Design
 AS1649 : 1974 Determination of Basic Working Loads for Metal Fasteners for Timber

All trusses shall be manufactured in accordance with the fabrication specifications provided by Pryda, and installed, connected and braced in accordance with the recommendations given in - :

AS4440:2004 "Installation of nailplated timber roof trusses"

and any other supplementary details that may be provided.

Name : Pat KennedyPosition: Manager U.T.SSigned : Date : 21-8-07

ALLEN'S PRECUT

41-43 Albert St. CAMBRIDGE Ph (07) 827-6460 Fax (07) 827-3513

6:55pm 24 JUL 2007
 Ver 3.5.2.1 PAGE 2
 Job Ref: TORNADO

TRUSS REACTIONS REPORT

Client Details
 PHIL

Site Address

AMENDMENT

O/N : Date Reqd:

01 - 220807

Truss Mark	Support at Joint	(1.4G) (kN)	Max.Reaction (1.2G+1.6Q2) (kN)	Uplift (0.9G+WuUp1) (kN)	Uplift fixing	Special bearing requirement
S1	1	1.9	3.6	-5.5	2/MG	
S1	7	1.9	3.6	-5.5	2/MG	
TG2	1	4.6	10.4	-9.9	1/WS6(wr)	
TG2	8	4.6	10.4	-9.9	1/WS6(wr)	
TS2	1	2.0	3.6	-5.5	2/MG	
TS2	7	2.0	3.6	-5.5	2/MG	
TS1	1	2.0	3.6	-5.4	2/MG	
TS1	7	2.0	3.6	-5.4	2/MG	
TG1	1	4.6	10.4	-9.9	1/WS6(wr)	
TG1	8	4.6	10.4	-9.9	1/WS6(wr)	
S3	1	0.9	2.4	-2.4	2/Z NAILS	
S3	4	0.9	2.2	-2.6	2/Z NAILS	
S3	8	0.1	1.7	-0.3	2/Z NAILS	
S2	1	0.8	2.3	-2.3	2/Z NAILS	
S2	4	1.0	2.3	-2.8	2/Z NAILS	
TGG1	1	5.0	9.9	-11.3	1/CS6(wr)	
TGG1	9	3.6	7.2	-7.8	1/WS6(wr)	
MTS1	1	0.8	2.2	-2.3	2/Z NAILS	
MTS1	5	0.7	2.2	-1.9	2/Z NAILS	
S4	1	1.7	3.1	-3.0	2/Z NAILS	
S4	5	1.9	3.4	-3.7	2/MG	
MTG1	1	1.2	2.6	-2.8	2/Z NAILS	
MTG1	3	1.3	4.1	-3.1	2/Z NAILS	
MG2	1	1.8	3.3	-4.7	2/MG	
MG2	3	1.8	3.3	-5.2	2/MG	
H1	1	0.8	2.2	-1.6	2/Z NAILS	
H1	4	1.1	2.5	-3.0	2/Z NAILS	
H2	1	0.0	1.5	-0.2	2/Z NAILS	
H2	2	0.0	1.4	-0.1	2/Z NAILS	
H2	3	0.0	1.6	-0.1	2/Z NAILS	
MG1	1	1.0	2.3	-2.5	2/Z NAILS	
MG1	3	2.5	6.0	-6.1	2/MG	
H4	1	0.5	2.0	-0.9	2/Z NAILS	
H4	3	0.5	2.0	-1.4	2/Z NAILS	
H3	1	0.5	2.0	-0.9	2/Z NAILS	
H3	3	0.5	2.0	-1.4	2/Z NAILS	
H5	1	0.1	1.5	-0.8	2/Z NAILS	
H5	2	0.0	1.4	-0.5	2/Z NAILS	
H5	3	0.1	1.7	-0.5	2/Z NAILS	

Note 1 :

All supports for bearing have been checked for 90mm JD4 and are satisfactory unless the bearing width and/or joint group have been changed, or there is a reference to Note 2.

Fixing Summary :

All trusses not listed require a minimum of 2 Skew Nails

Z NAILS / 58 : Each side of truss

MG / 18 : 10 nails per fixing

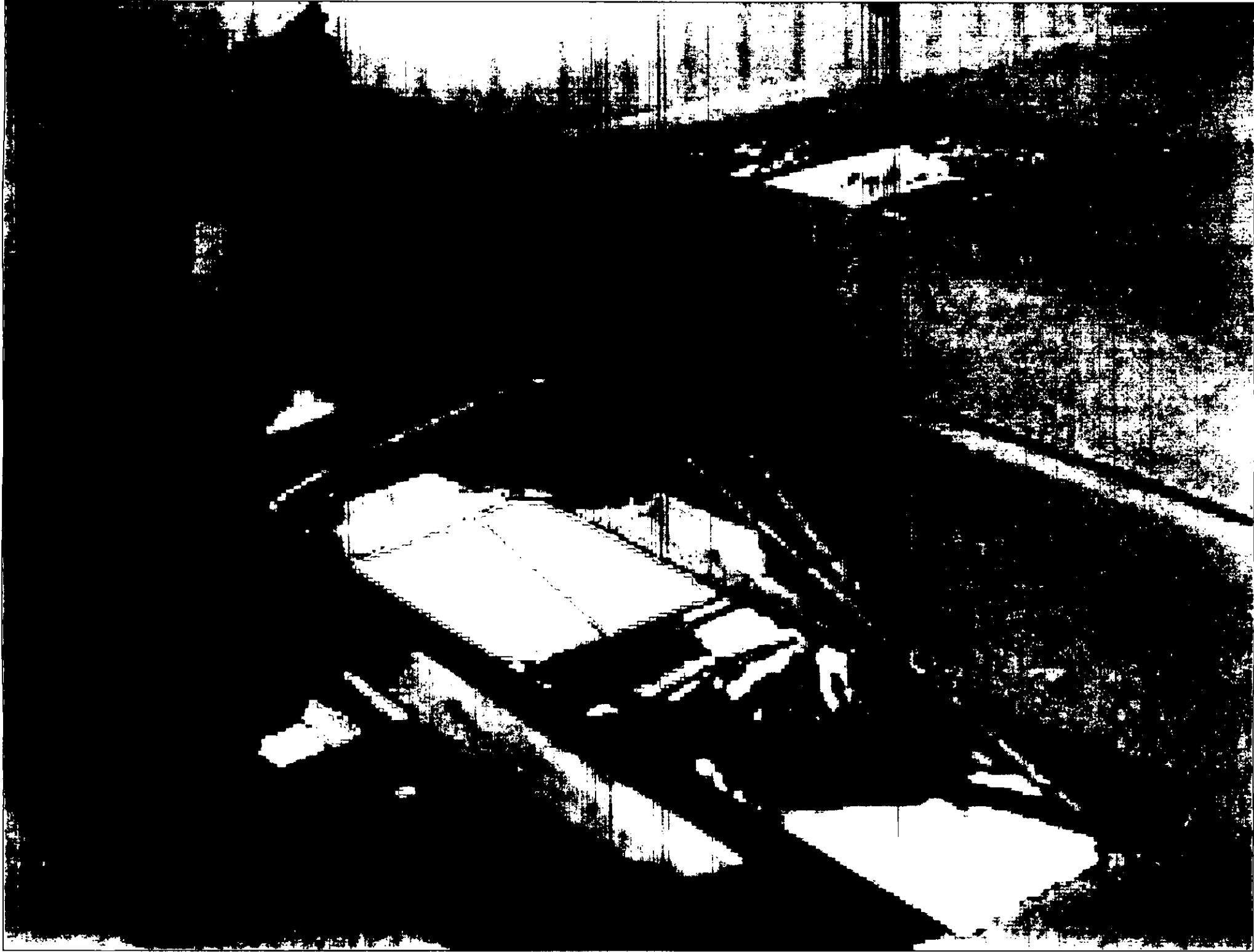
WS6(wr) / 5 : Wrap around plate; 5 nails per leg
CS6(wr) / 1 : Wrap around plate; 5 nails per leg

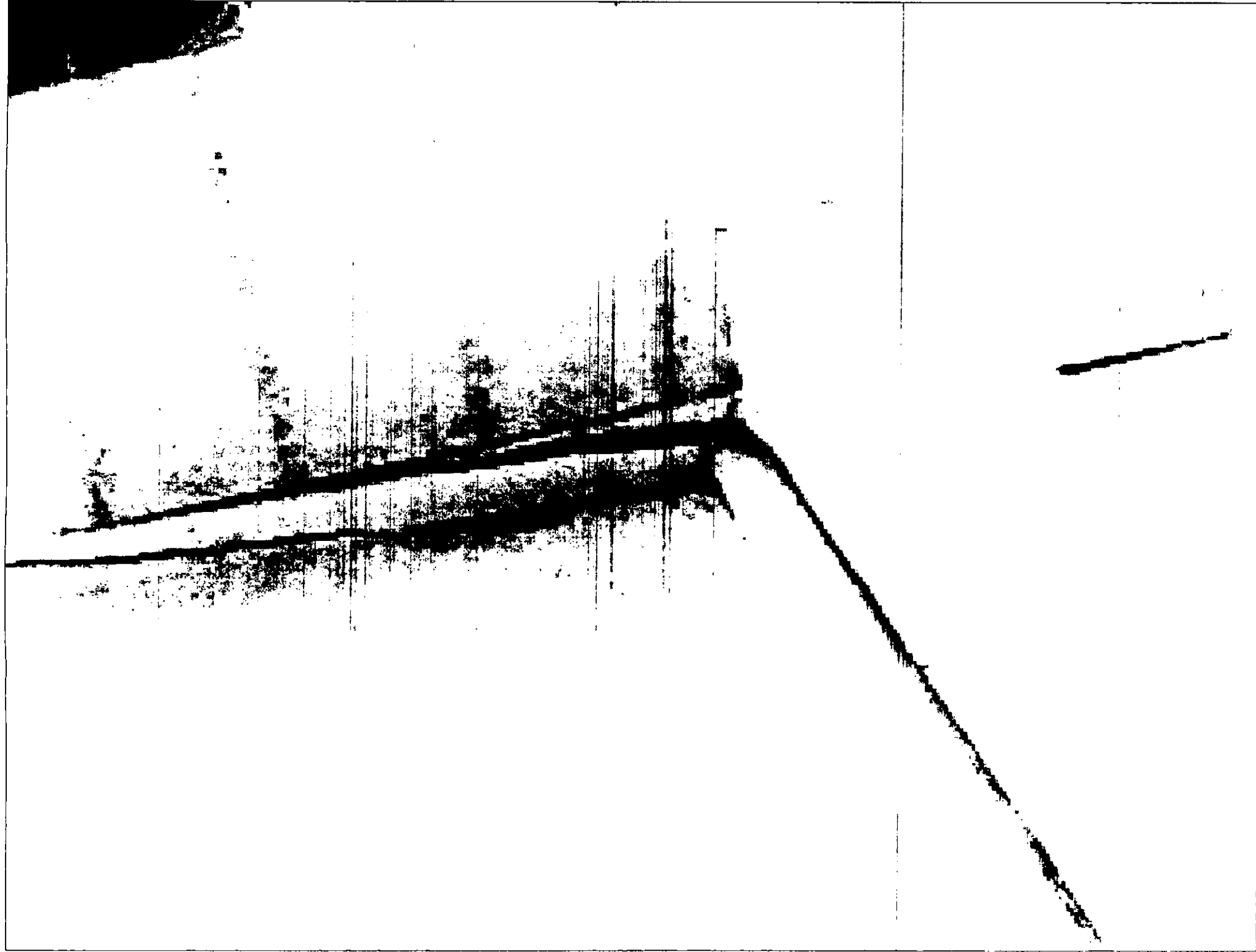
Legend :

2/Z NAILS Double Z-nails
2/MG Double Multigrip
1/WS6(wr) Single Wind Strap 600mm long wrapped
1/CS6(wr) Single Cyclone Strap 600mm long wrapped

AMENDMENT

01 - 220807

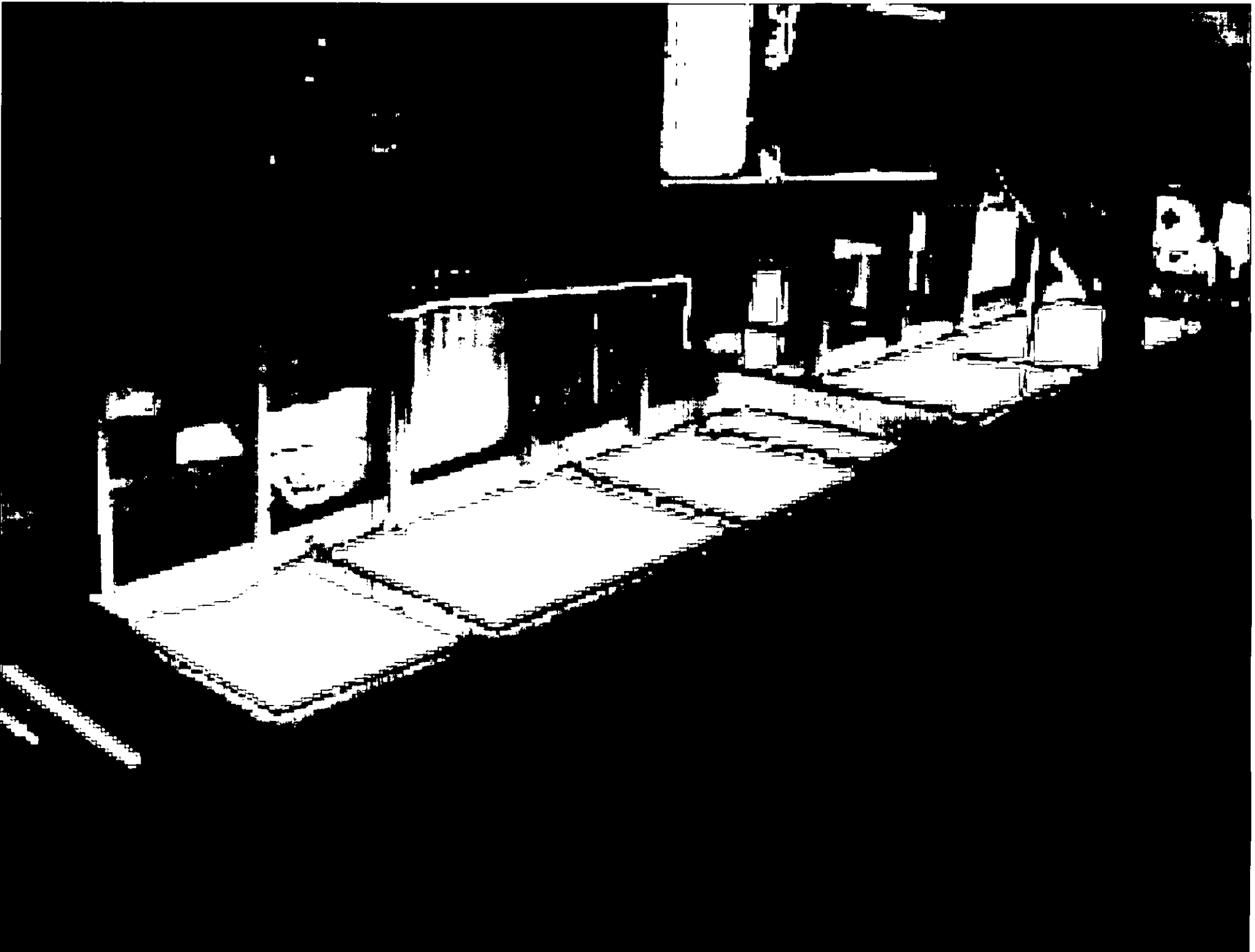




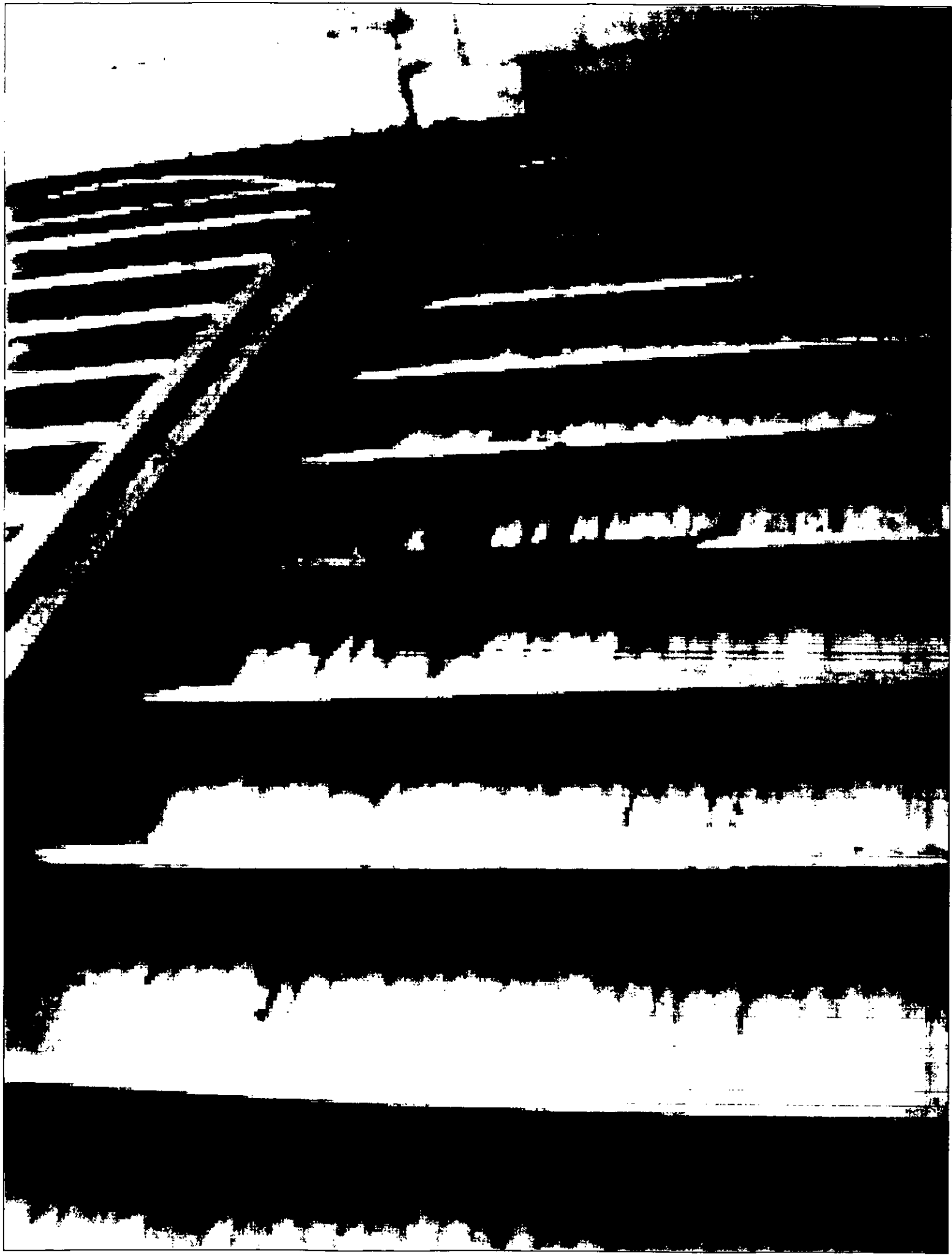


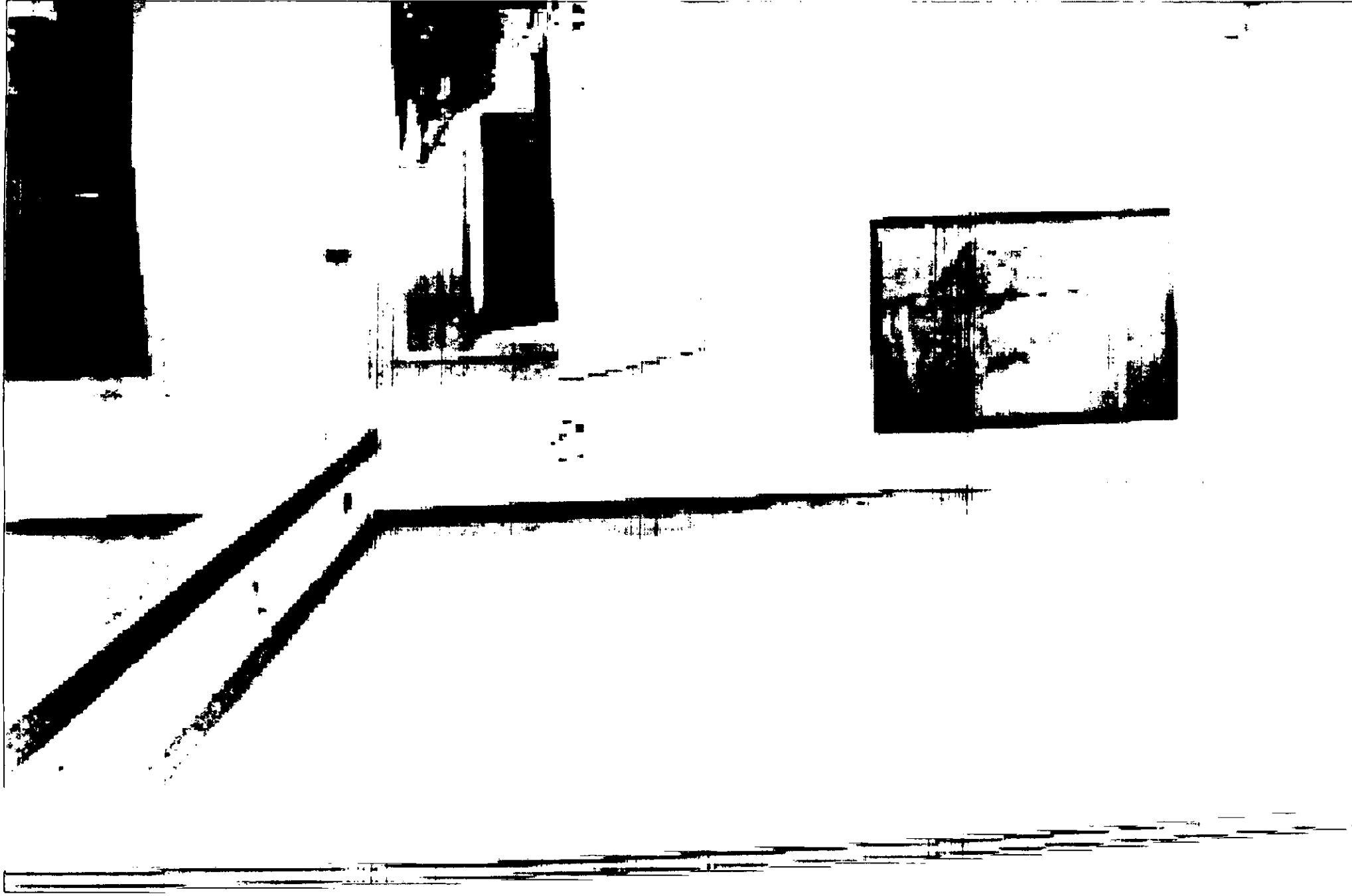


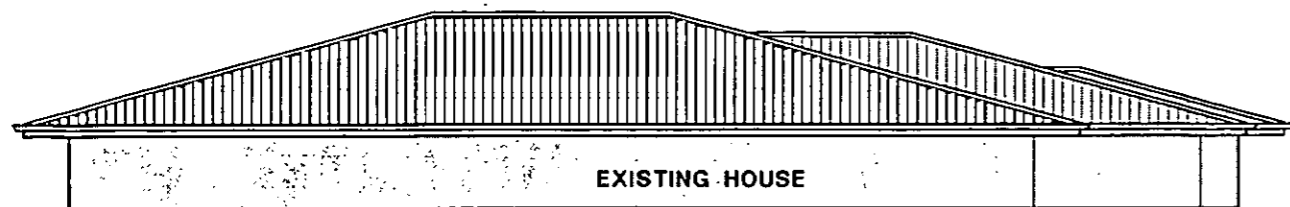




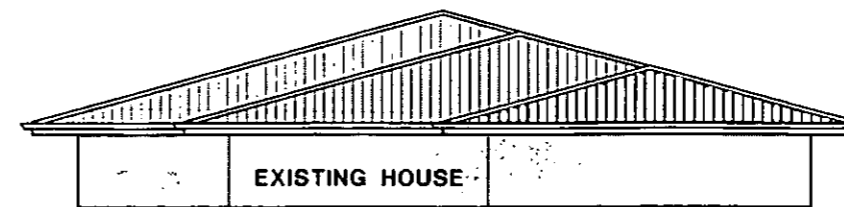




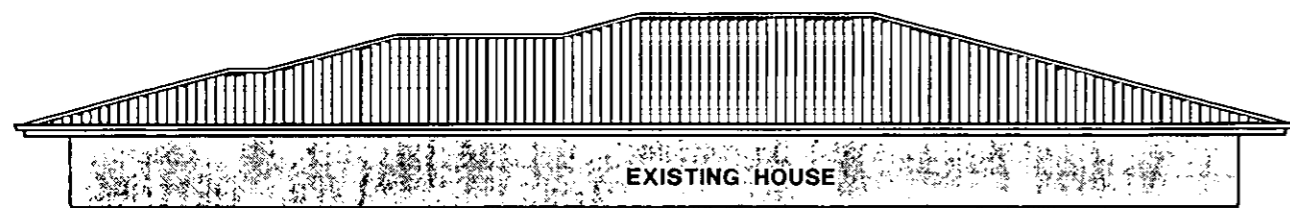




SOUTH ROOF ELEVATION
1:100



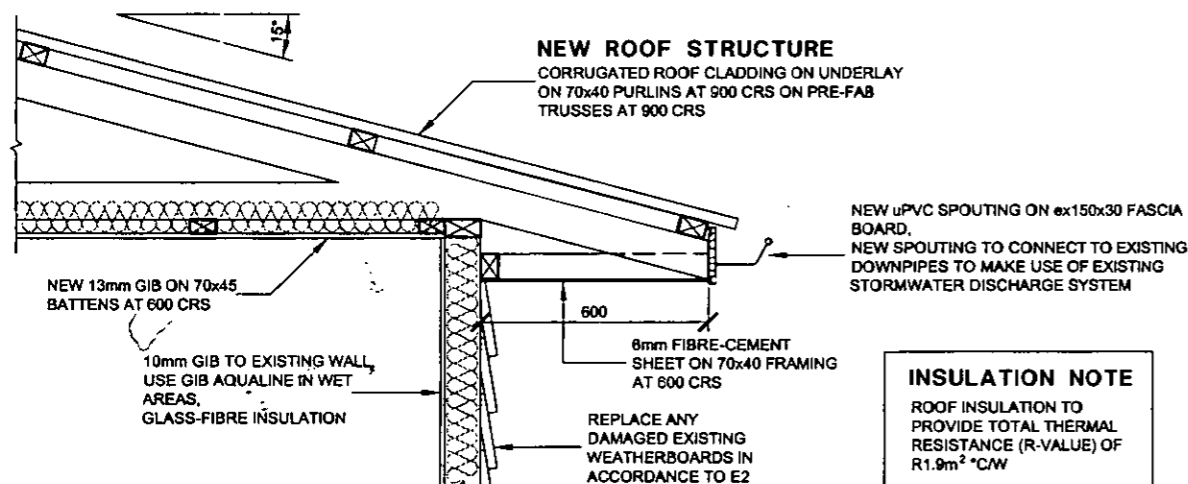
EAST ROOF ELEVATION
1:100



NORTH ROOF ELEVATION
1:100

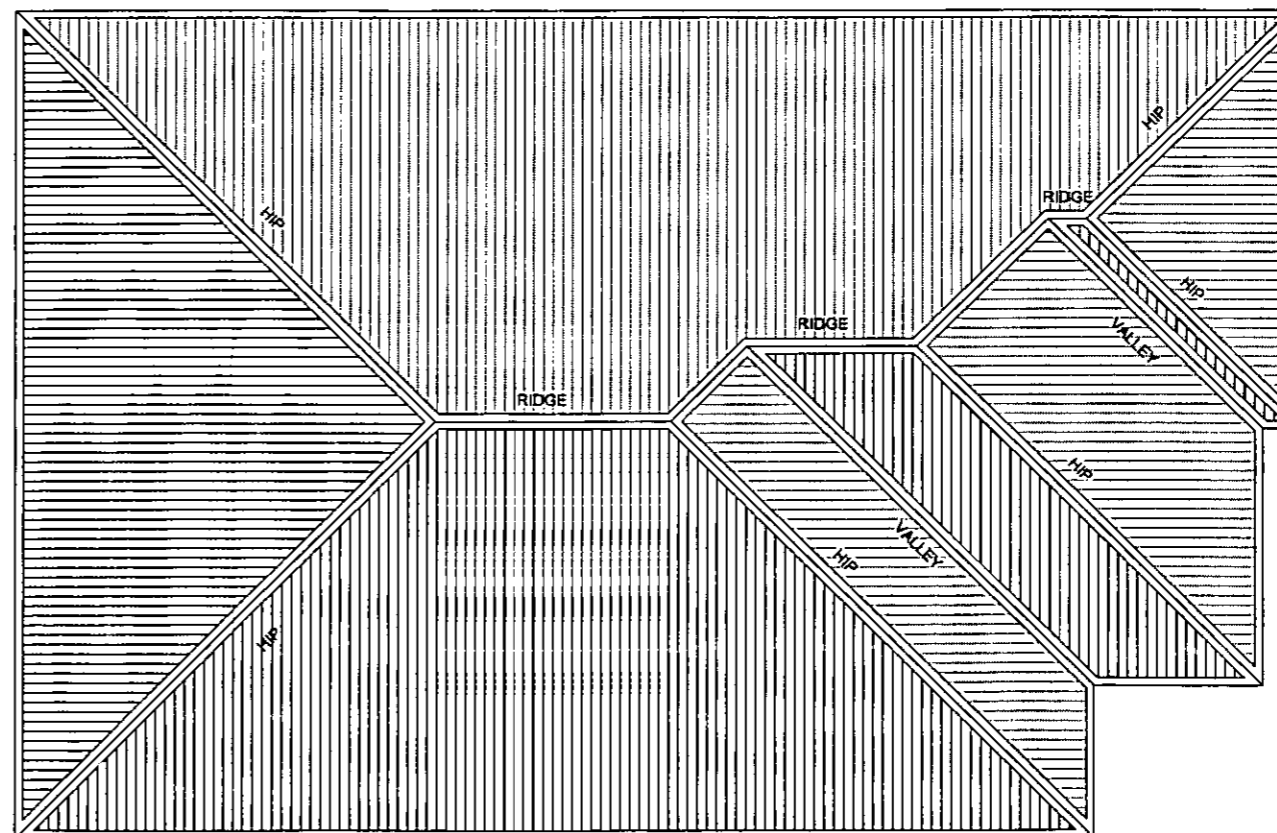


WEST ROOF ELEVATION
1:100



INSULATION NOTE
ROOF INSULATION TO PROVIDE TOTAL THERMAL RESISTANCE (R-VALUE) OF R1.9m² °C/W
WALL INSULATION TO PROVIDE TOTAL THERMAL RESISTANCE (R-VALUE) OF R1.5m² °C/W

TYPICAL EAVES DETAIL
1:20



NEW ROOF PLAN
1:100

NOTE:
PREFABRICATED TRUSSES TO BE MADE BY A CERTIFIED TRUSS MANUFACTURER. TRUSS FIXINGS TO RESIST UPLIFT, FIXING TYPE E 2/100x3.75 SKEWED NAILS + 4 WIRE DOGS OR ALTERNATIVE 8.7(kn) FIXING AS PER NZS 3604 SECTION 10 ROOF FRAMING TABLE 10.12

NOTE:
PURLIN FIXINGS, 2/100x3.75 SKEWED NAILS + 1 WIRE DOG OR 2/100x3.75 SKEWED NAILS + 1/14g TYPE 17 SCREW TO AS 3566

NOTES

NPDC Approved
16 AUG 2007

A	FOR APPROVAL	23.7.07	N.H
ISSUE	AMENDMENT	DATE	BY
Drawn	N.HOOPER	JULY 2007	
Design			

PROGRESSIVE DESIGN SERVICES
78 MOULD ST WAITARA
Tel - Fax - 06 7544620
Email jason.mcculloch@xtra.co.nz

TITLE
REMEDIAL WORK FOR MR G. WEST
89 WAIRAU ROAD
OAKURA

SHEET CONTENTS
ROOF ELEVATIONS
EAVES DETAIL
ROOF PLAN

A1 SCALE	
A2 SCALE	
A3 SCALE	1:100, 1:20

ISSUE	A	SHEET No.	L02
JOB No.	07-047		

Taranaki Regional XPLORER

Property Report

Assessment Number	1159013301
Address	89 WAIRAU ROAD OAKURA
Legal Description	F LOT 1 14248 DP
Area (ha)	0.1049
Capital Value	\$325,000.00
Land Value	\$155,000.00
NPDC District Rates this year	\$1,015.67
NPDC District Rates last year	\$959.08
TRC Regional Rates this year	\$104.77
TRC Regional Rates last year	\$95.63
Total Rates this year	\$1,120.44
Total Rates last year	\$1054.71



Taranaki Regional Xplorer accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in this disclaimer.

THESE PLANS HAVE BEEN

SUPERSEDED

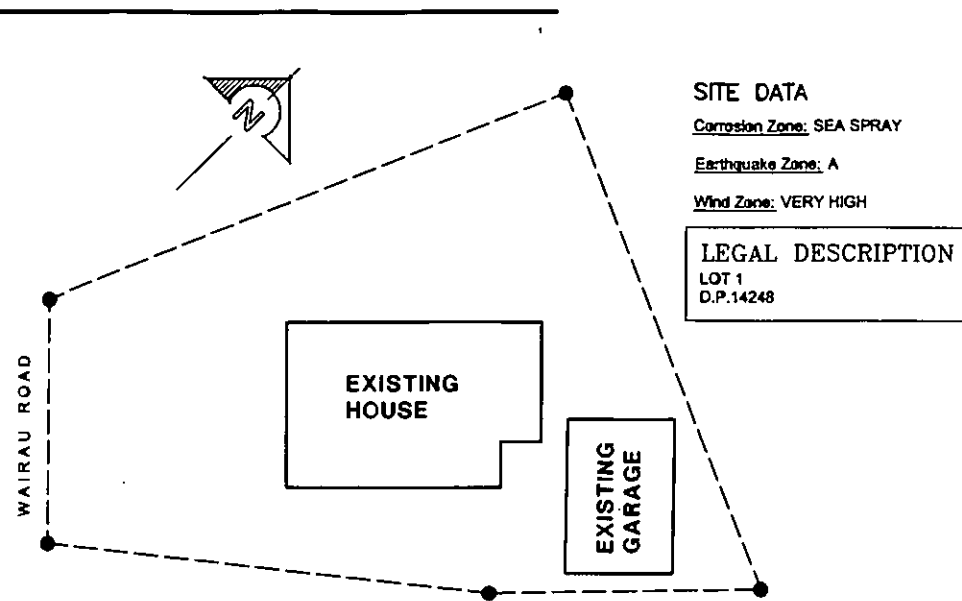
REPLACEMENT PLANS WILL BE IN
THE APPROVED OFFICE COPY.

BC: 95950 ADDRESS: 69 Wairarua Rd

Amendment No & Date of Amendments that these superseded plans relates to are:

- | | |
|-----------------------------|-----|
| 1. Truss Design
22-08-07 | 6. |
| 2. AMENDMENT | 7. |
| 02 | |
| 3. | 8. |
| 4. | 9. |
| 5. | 10. |

THESE ARE TO BE **KEPT AND
SCANNED** AT THE END OF THE
PROJECT FOR FUTURE REFERENCE



SITE DATA
 Corrosion Zone: SEA SPRAY
 Earthquake Zone: A
 Wind Zone: VERY HIGH

LEGAL DESCRIPTION
 LOT 1
 D.P. 14248

SITE PLAN
 1:500

- DECONSTRUCTION & DEMOLITION NOTES**
1. REMOVE ALL NOMINATED DOORS, FIXTURES, ETC. WITH SPECIAL CARE FOR RE-USE OR SALE.
 2. ALL PARTS OF THE WORKS ARE TO BE PROTECTED AND KEPT SECURE AND WEATHERPROOF AT ALL TIMES.
 3. PROVIDE ADEQUATE TEMPORARY SUPPORTS TO STRUCTURES AFFECTED BY DEMOLITION
 4. BUILDER TO LOCATE ALL EXISTING SERVICES BOTH ABOVE AND UNDER GROUND. ENSURE ALL SERVICES ARE PROPERLY REMOVED, RELOCATED, OR ADEQUATELY PROTECTED AS NECESSARY.
 5. ALL MATERIALS BELONG TO THE OWNER AND THE RE-USE, SALE, OR DISPOSAL OF SAME SHALL BE AS PER THE OWNER'S INSTRUCTION.
 6. ALL DEBRIS AND RUBBISH SHALL BE REMOVED FROM THE SITE DURING THE PROGRESS OF THE WORK AND AT COMPLETION IN ORDER THAT THE PREMISES ARE TIDY AT ALL TIMES.
 7. ALL EXISTING SURFACES, FINISHES, FITTINGS AND THE LIKE DAMAGED DURING THE WORKS SHALL BE MADE GOOD TO AN EQUAL STANDARD AT THE BUILDER'S EXPENSE.
 8. PROTECT FROM DAMAGE ALL LANDSCAPING, PLANTS, SITE FEATURES, ETC. WHICH MAY BE AFFECTED BY ANY OF THE WORKS.

GENERAL
 CONTRACTORS ARE REQUIRED TO COMPLY WITH THE BUILDING ACT 1991 AND THE HEALTH AND SAFETY IN EMPLOYMENT ACT 1992 INCLUDING ALL CURRENT AMENDMENTS

THE BUILDER SHALL HAVE A COPY OF NZS 3804 AND ALL DRAWINGS AND SPECIFICATIONS ON SITE AT ALL TIMES.

NO BUILDING CONSTRUCTION SHALL COMMENCE UNTIL A BUILDING CONSENT HAS BEEN OBTAINED FROM THE TERRITORIAL AUTHORITY.

FASTENINGS & FIXINGS
 MATERIAL AND PROTECTION FOR ALL FASTENINGS & FIXINGS SHALL COMPLY WITH SECTION 4 OF NZS 3804.

CARPENTRY
 ALL CARPENTRY SHALL COMPLY WITH THE NZ BUILDING CODE AND WITH NZS 3804.
 ALL MATERIALS SHALL COMPLY WITH NZS 3802.

ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

ALL STRUCTURAL TIMBER SHALL BE EITHER VISUAL STRESS GRADED TIMBER OR MACHINE STRESS GRADED TIMBER - GRADES VSG8 OR MSG8.

SEPARATE ALL TIMBER FROM CONCRETE, BLOCKWORK, AND/OR CEMENTITIOUS PRODUCTS WITH MALTHOID (OR SIMILAR) DAMP PROOF COURSE (DPC).

ALL TIMBER SHALL BE CCA TREATED TO APPROPRIATE HAZARD CLASS.

ALL FRAMING TIMBER (INCLUDING EXTERNAL & INTERNAL WALLS, ROOF FRAMES, TRUSSES) SHALL BE TREATED TO A MINIMUM LEVEL OF H1.2 (H1+).

ALL EXPOSED TIMBER (INCLUDING WEATHERBOARDS, FASCIA, BARGE, & EXTERIOR JOINERY) SHALL BE TREATED TO A MINIMUM LEVEL OF H3.2, OR TO THE REQUIRED LEVEL OF TREATMENT FOR THE TIMBER SPECIES TYPE.

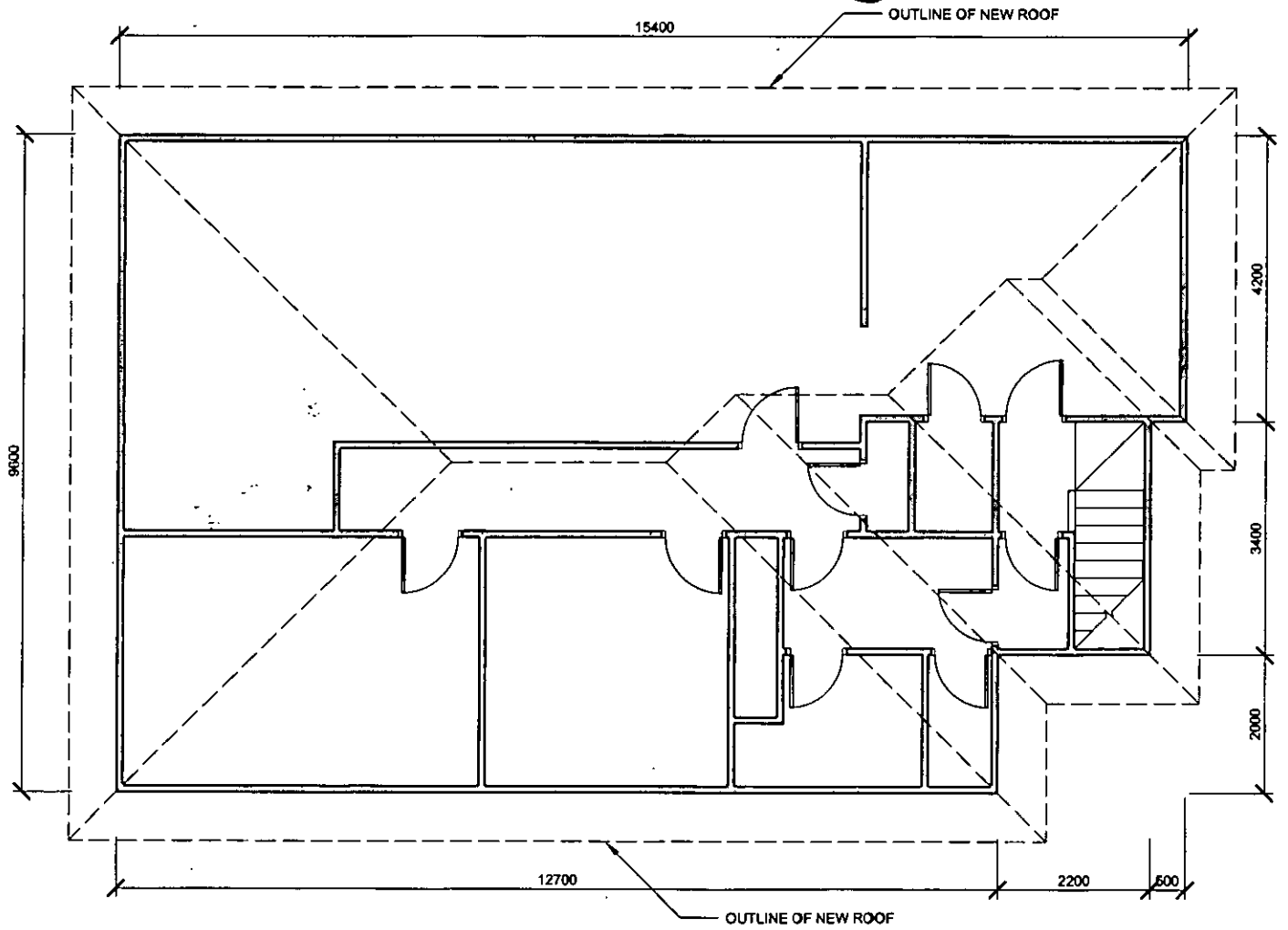
INSULATION & VENTILATION
 ALL INSULATION SHALL COMPLY WITH NZS 4214: THERMAL RESISTANCES, AND WITH NZS 4218: ENERGY EFFICIENCY - HOUSING & SMALL BUILDING ENVELOPE.

DOMESTIC SMOKE ALARMS
 DOMESTIC SMOKE ALARMS SHALL BE INSTALLED UNLESS COMPLYING ALARMS ARE ALREADY INSTALLED AND WHERE (IN PURPOSE GROUPS SH AND SR) AN AUTOMATIC SMOKE DETECTION AND ALARM SYSTEM IS NOT REQUIRED BY TABLE 4.1, C/AS1 OF THE NZ BUILDING CODE.

TRUSS MANUFACTURER'S PRODUCER STATEMENT REQUIRED

16-8-07

- NOTE:**
- REPLACE ANY DAMAGED OR STRESSED HOLD DOWN FASTENINGS TO EXISTING WALL FRAMING
 - REPLACE ALL DAMAGED WALL LININGS
 - CHECK MOISTURE CONTENT OF EXISTING WALL FRAMING PRIOR TO LINING
 - REINSTATE OR REPLACE DAMAGED WALL INSULATION
 - REMOVE ANY REMAINING ROOF STRUCTURE TO TOPPLATE OF EXISTING WALL FRAMING



EXISTING FIRST FLOOR PLAN
 1:100

LEGEND:
 ———— EXISTING WALLS
 - - - - - NEW ROOF LINE OVER

NOTES

16-10-07

NPDC Approved
 16 AUG 2007

A	FOR APPROVAL	23.7.07	N.H.
ISSUE	AMENDMENT	DATE	BY
Design	N.HOOPER	JULY 2007	

PROGRESSIVE DESIGN SERVICES
 78 MOULD ST WAITARA
 Tel - Fax - 06 7544620
 Email jason.mcculloch@xtra.co.nz

TITLE
 REMEDIAL WORK FOR
 MR G. WEST
 89 WAIRAU ROAD
 OAKURA

SHEET CONTENTS
 GENERAL NOTES
 SITE PLAN
 EXISTING FIRST FLOOR PLAN

A1 SCALE	
A2 SCALE	
A3 SCALE	1:100, 1:500

ISSUE A **SHEET No.** LO1
JOB No. 07-047

NPDC
 This Building Consent is approved under the Building Act and is limited to new work only shown on these plans and related specifications.
 Approved: *[Signature]* Date: *16/8/07*

95948/95950 14/08/07

BUILDING CONSENT

7248P

PROPERTY ID

004568



ACCESSORY BUILDING SPECIFICATION

Date 25th Oct 1974

SPECIFICATION FOR Extension of Garage (Type of Building)
 TO BE CONSTRUCTED FOR Roy & Betty West (Owners Name)
 AT 89 Wairau road Oakura (Address)

(This specification sheet may be used for simple wooden frame buildings which are accessory to residential buildings or farming. It will not be accepted for industrial, commercial or residential buildings. Additional specifications will be required to cover any omissions or special features such as high foundations, structural steelwork, reinforced concrete frames and beams, roof trusses etc.)

FOUNDATIONS:

Piles: Size _____ Material _____ Size Footing _____
 Spacing in rows _____ Spacing between rows _____

Footings

For Walls: Width of footing 300 mm Depth of footing 250 mm
 Wall thickness 100 mm Rods in footing diam. 12 mm
 No. of Rods two
 Vertical reinforcing rods diam _____ Spacing _____
 Horizontal reinforc. rods diam _____ Spacing _____

FLOORS - TIMBER:

Sleeper plates: Type of timber _____ Size _____
 Floor Joists: Type of timber _____ Size _____ Spacing _____
 Flooring: Type of timber _____ Size _____

FLOORS - CONCRETE:

Thickness 100 mm Reinforcing (if any) _____ Damp Proof Course _____

WALLS - TIMBER:

Plates: Top Type of timber Pine Size 100 x 50
 Studs: Type of timber Pine Size 100 x 50 Spacing 600 mm
 Bracing: Type of timber Steel Size _____ Spacing _____
 Dwargs: Type of timber Pine Size 100 x 50 Spacing 800 mm
 Plates: Bottom Type of timber Pine Size 100 x 50

LINTELS - TIMBER:

Openings not exceeding 1350mm Length _____ Size _____
 Openings 1350mm to 1800mm Length _____ Size _____
 Openings 1800mm to 2250mm Length _____ Size _____
 Openings 2250mm to 2700mm Length _____ Size _____
 Openings over 2700mm Length 3 m Size 250 x 100 mm

WALLS - REINFORCED CONCRETE:

Thickness _____
 Horizontal Reinforcing - diam _____ Spacing _____
 Vertical Reinforcing - diam _____ Spacing _____

(If concrete wall panels are framed in reinforced concrete columns and beams then further detailed drawings and specifications are required.)

WALLS - MASONRY:

Type of blocks _____ Length _____ Depth _____
 Thickness of wall _____
 Vertical reinforcing _____ Horizontal reinforcing _____
 Capping band - height _____ Width _____ No. of rods _____ Diam _____
 Columns: Width _____ Thickness _____ Spacing _____ No. of Rods _____
 Diam. _____ Stirrups - No. of Rods _____ Diam. _____

LININGS - EXTERIOR:

Full Details _____

LININGS - INTERIOR:

Full Details _____

ROOF:

Ceiling joists Type of timber _____ Size _____ Spacing _____
 Rafters Type of timber Pine Size 100x50 Spacing 1.2m
 Struts Type of timber _____ Size _____ Spacing _____
 Purlins Type of timber Pine Size 100x50 Spacing 900mm
 Covering Full details Galv Iron

SITE:

Distance from road frontage 30 Metres
 Distance from side boundary 1.5 Metres
 Distance from back boundary 1.5 Metres
 Method of disposal of sewage _____
 Septic tank effluent disposal _____

DIMENSIONS:

All dimensions to be in millimetres.

GENERAL:

The whole of the work shall be carried out in accordance with the best trade practice complete with all necessary joinery, glazing, flashings, scribing, facings, cover boards, spouting, downpipes, ridging, etc., with all exposed timber painted so as to present a reasonable exterior appearance. The Council's Building By-Law will be complied with in all respects.

Signed M. G. Smith (Applicant)

NOTE:

A Floor Plan and elevation to a scale of 1:50 or 1:100 and a Site Plan are to be submitted in duplicate with the specifications.

RECREAT

AITAKE
ERGARYN
D.P. 14823

R

2

O

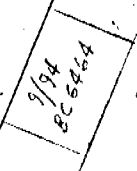
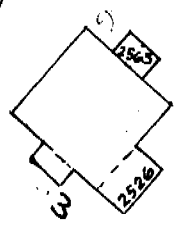
D.P. 14248

2
B.P. 8734
B.P. 11932

P.D. 3585

B.P. 5560

WOT. 1020



11/15 12/59

D. P.

A

O

R

4

8

5

1

1

D

P

Built 2/86

2/86

11/86

EC 1440

1

A

160

160

512

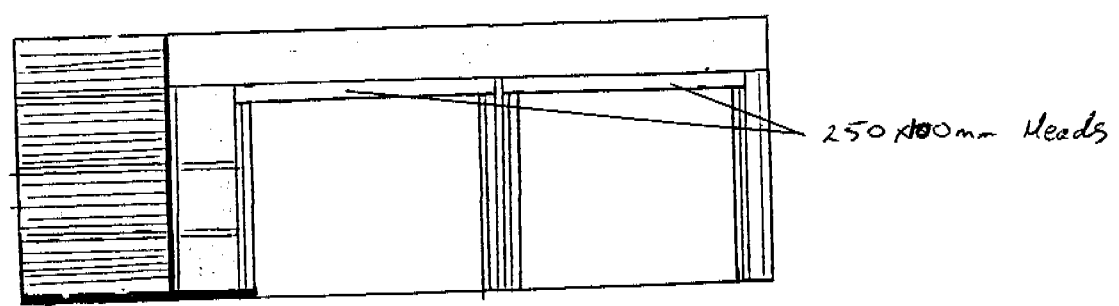
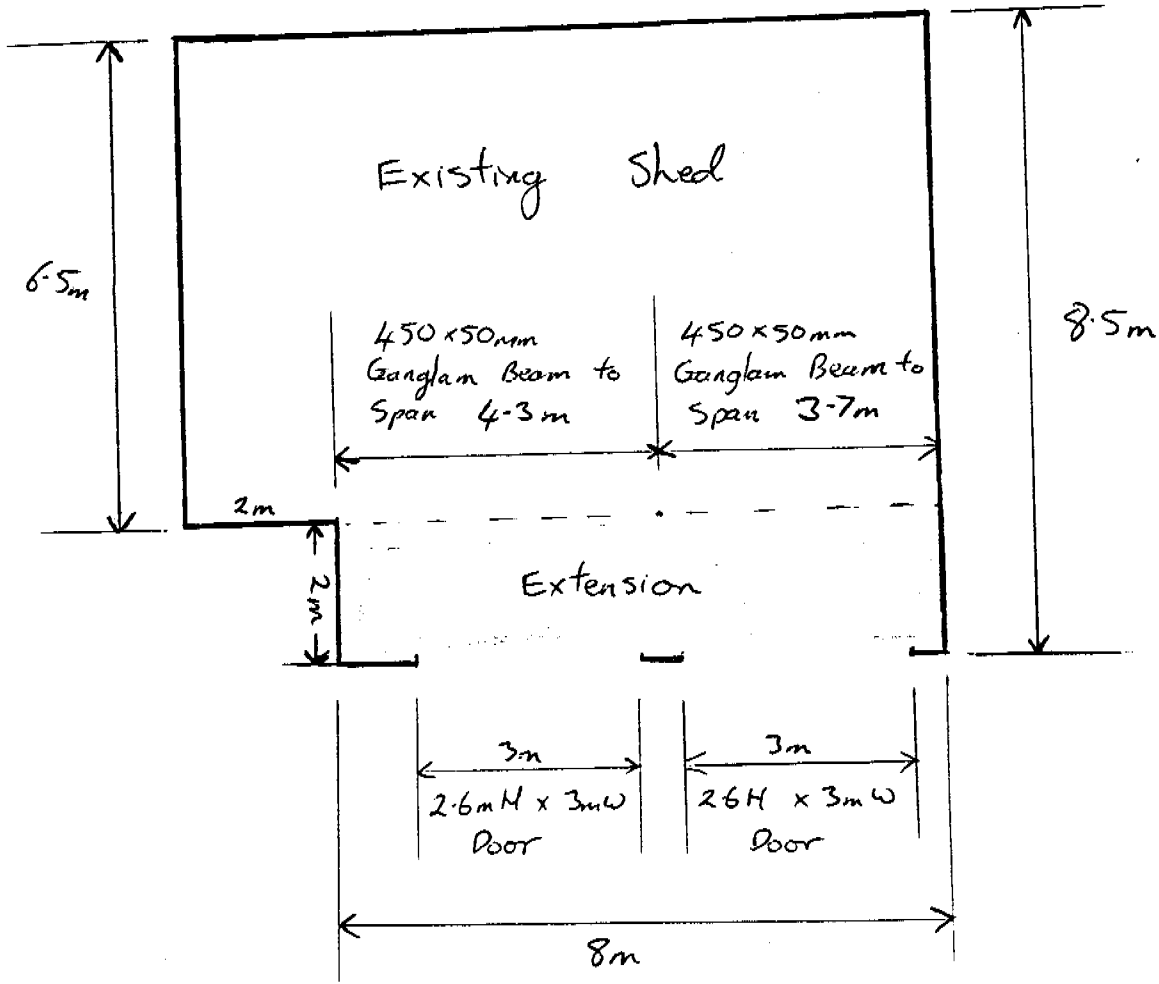
512

X

6

87

Proposed Extension of Garage for REB West Plan View



Nib Wall

PLANS AND ELEVATIONS
 ARCHITECT
 ENGINEER

SCALE: 1:100

DATE: 11/11/94

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

LOCATION: [Signature]

DATE: [Signature]

BY: [Signature]

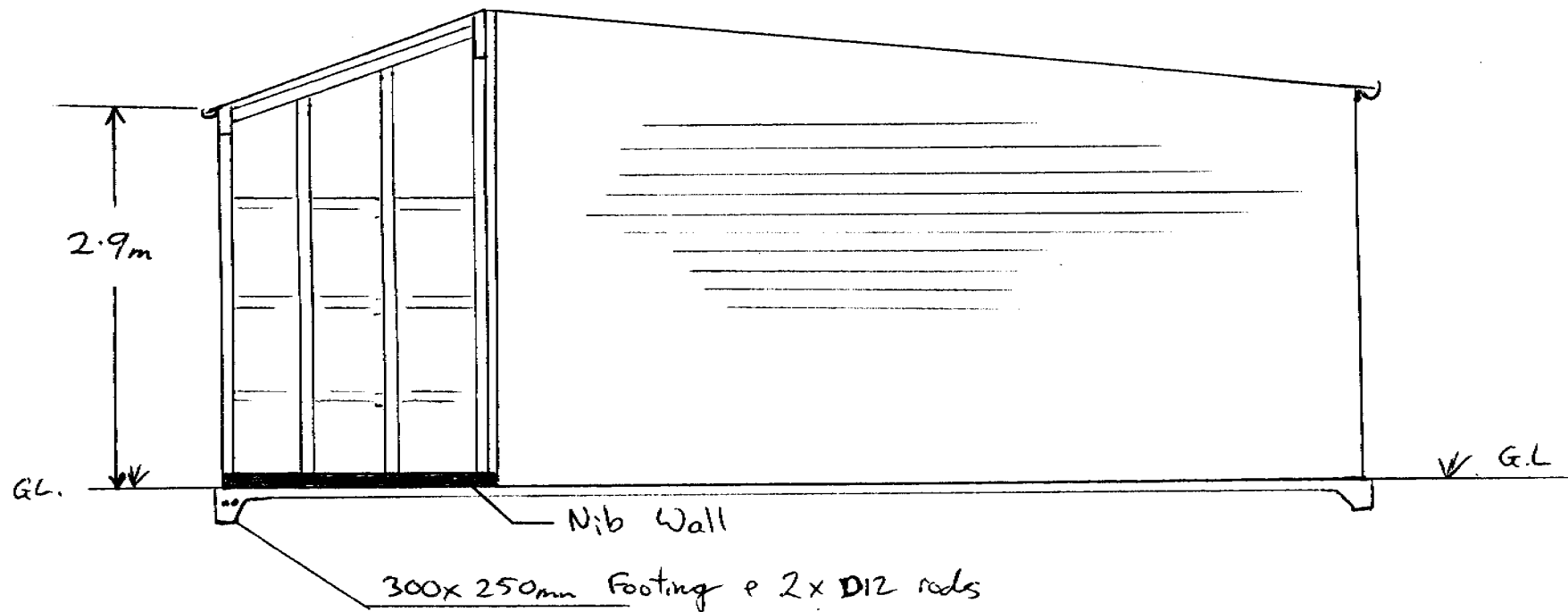
FOR: [Signature]

PROJECT: [Signature]

LOCATION: [Signature]

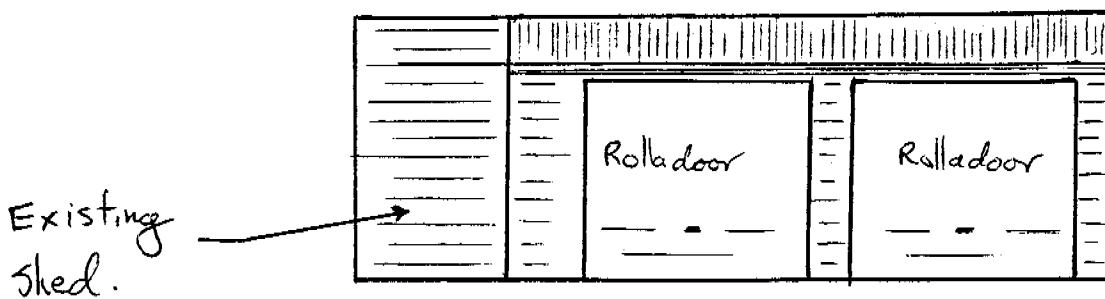
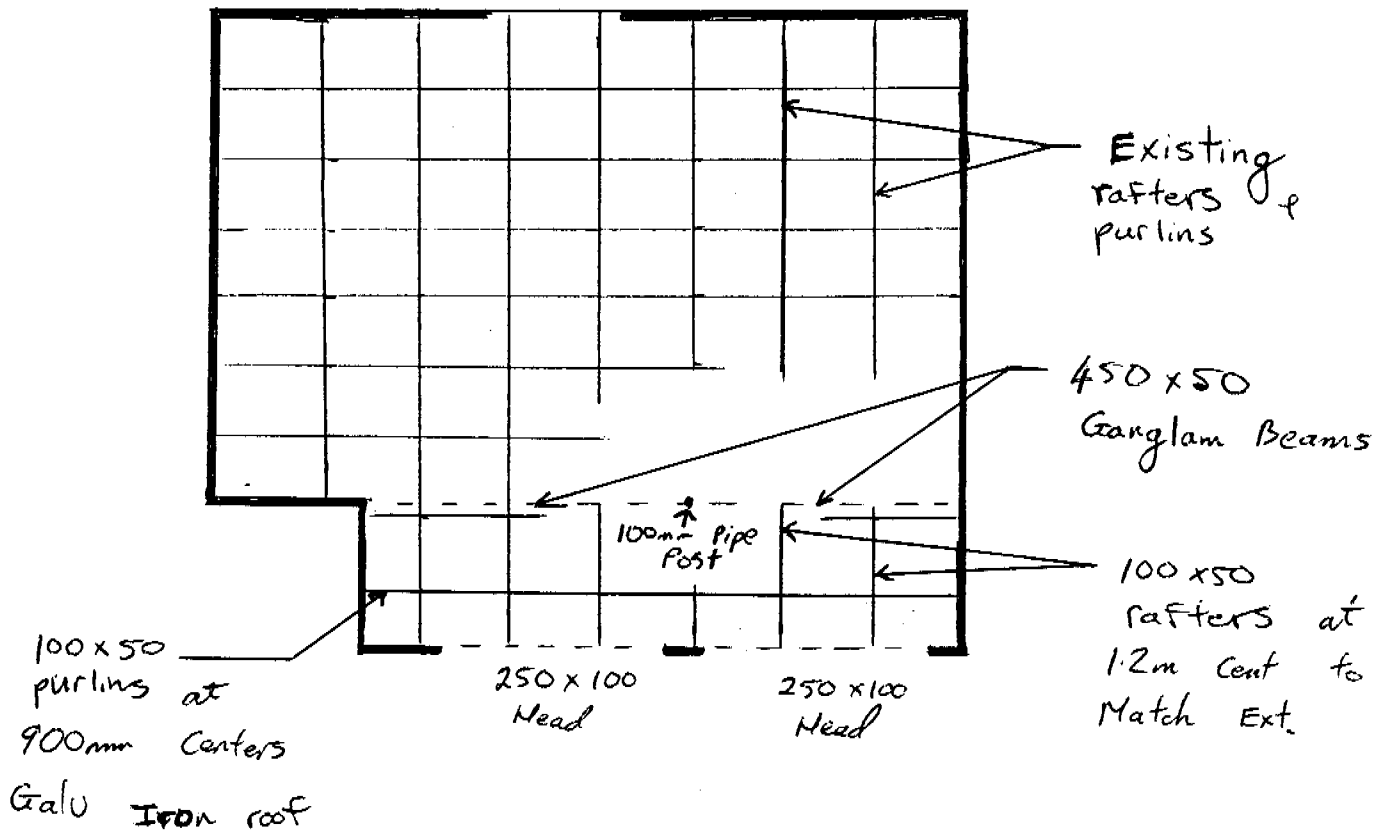
DATE: [Signature]

Side Elevation



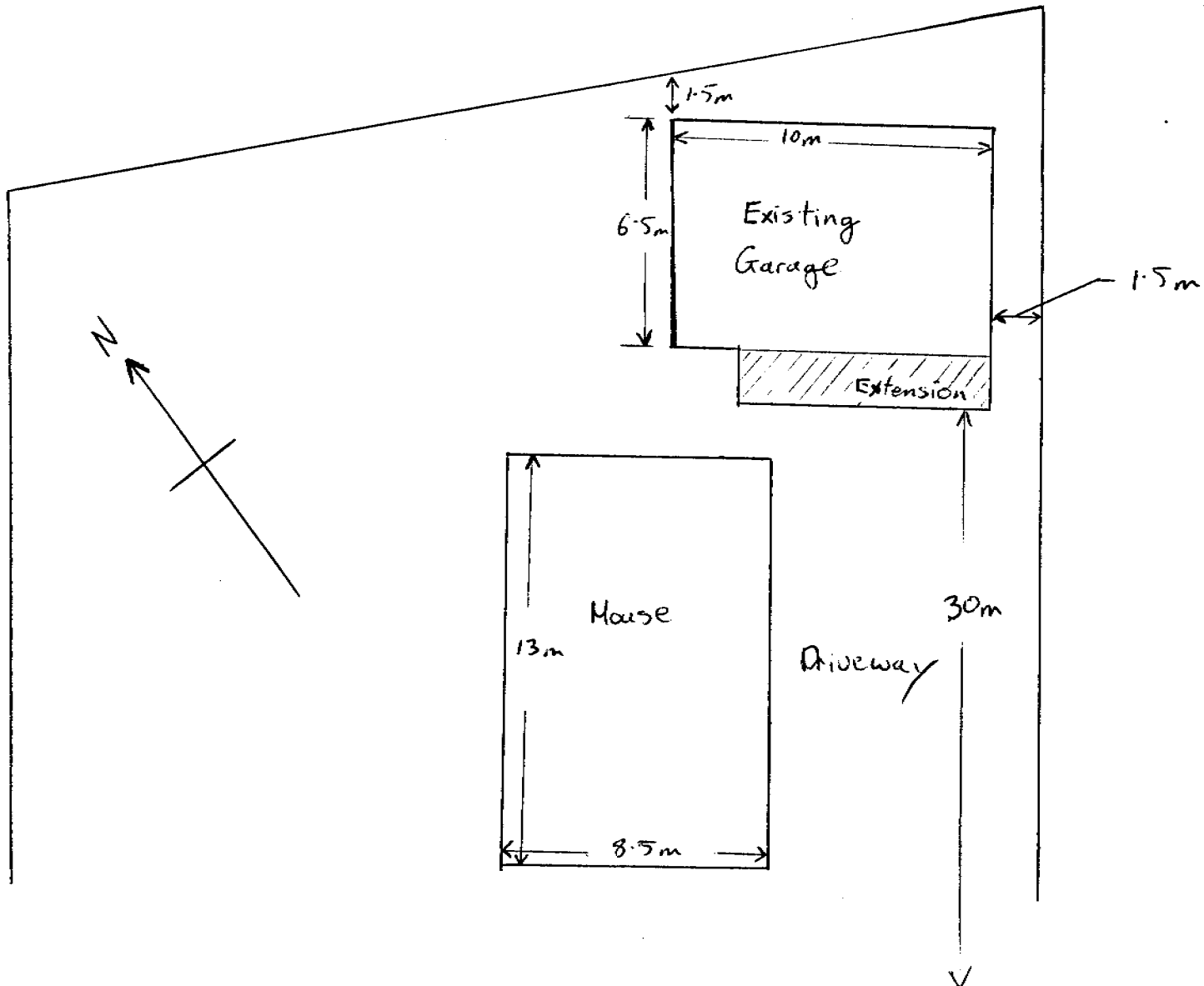
1:50

Plan View



1:100

Site Plan for K & B West



1:200

NEW PLYMOUTH DISTRICT COUNCIL



CODE COMPLIANCE CERTIFICATE No: 5672
Section 43(3), Building Act 1991

Building Consent No: 7248

COPY

OWNER : MR Allen Roy WEST

Mailing Address: 89 WAIRAU ROAD, OAKURA

Contact: MR Mark Graham SMITH

Mailing Address: 89 WAIRAU ROAD, OAKURA

Application received: 14/11/94

PROJECT LOCATION

Street Address: 89 WAIRAU ROAD, OAKURA

Property ID: 004568

Assessment No: 11590/133.00

Legal: LOT 1 DP 14248

PROJECT

The project is for Additions

Intended Use(s): residential

Intended life: Indefinite but not less than 50 years

COUNCIL CHARGES

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

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

1: Code Compliance Certificate Cond.

No Special Conditions

Approving Officer .. *2. Hughes* ..

Date .. *18/8/97* ..

FINAL CODE COMPLIANCE CERTIFICATE: 5672

Page : 1



Te Kaunihera-ā-Rohe o Ngāmotu

NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

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

The Building

Street Address of building: 89 Wairau Road OAKURA 4314
Legal Description of land where building is located: LOT 1 DP 14248
Current, lawfully established use: Dwelling
Year first constructed: -

The Owner

Name of owner: Betty Valerie WEST
Contact Person: Linda TAYLOR
Mailing Address: 6D Beaumont Crescent
NEW PLYMOUTH 4310

Phone number: 027 418 8108
Facsimile number: -
Email address: vic.lin@xtra.co.nz

Building Work

Building Consent number:
Description of work:
Issued by:

BC10/110471
connection to Oakura Sewerage System
New Plymouth District Council

Code Compliance

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

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

CODE COMPLIANCE CERTIFICATE

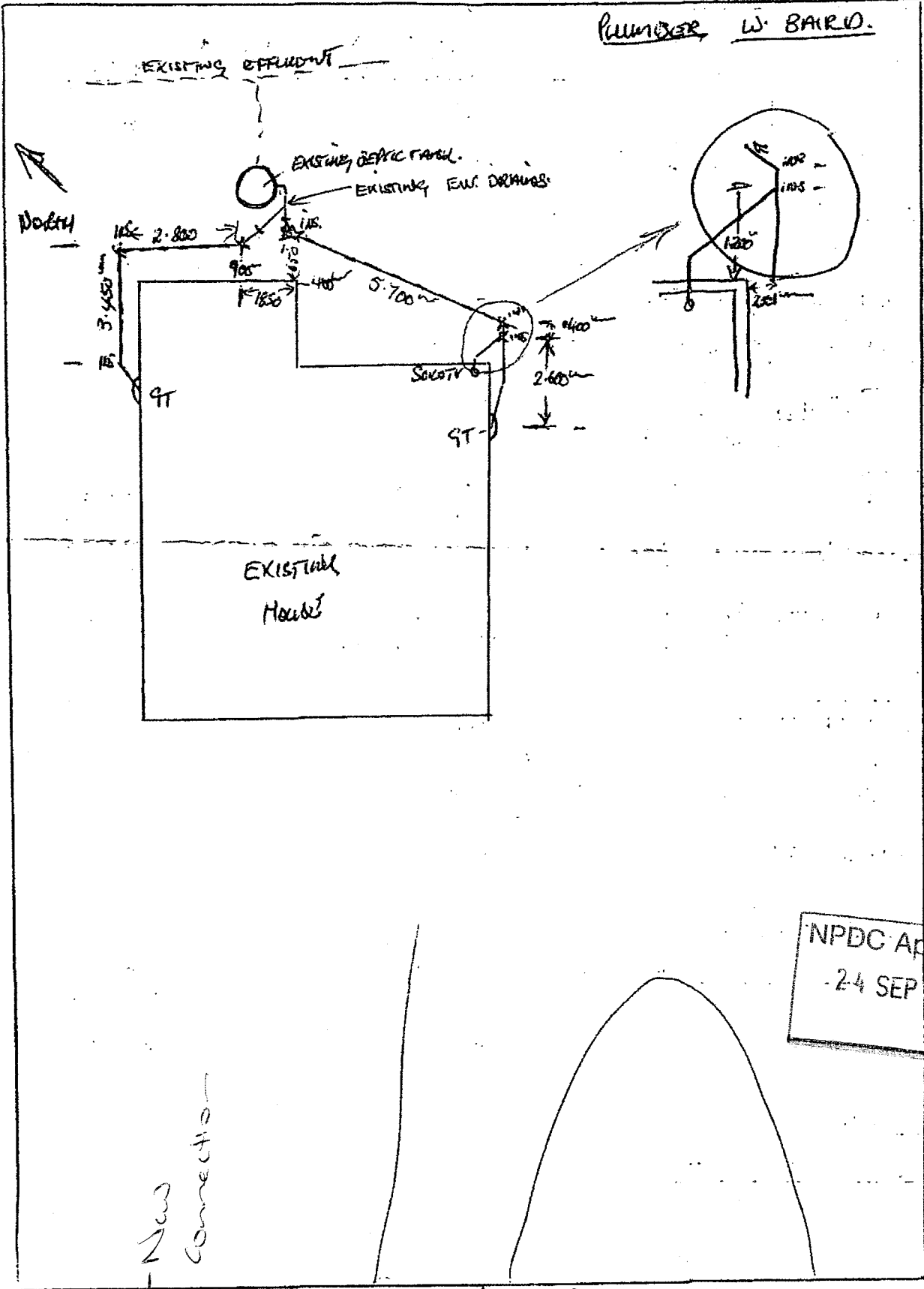
Building Administration Officer

On behalf of: New Plymouth District Council Building Consent Authority

Date Issued: 8 June 2018

ROY WEST - WARUKA RD - OKARA
PERMIT NO 6480

PLUMBER W. BAIRD.



NPDC Approved
- 24 SEP 2010

200
connect

15 Images
13 A3/A4
2 Plans

SCANNED

BUILDING PERMITS

63651

ID 095985

LLP 036278

BUILDING PERMIT

D029682

DRAINAGE PERMIT

6480

1986

PROPERTY ID

095985

TARANAKI COUNTY COUNCIL
BUILDING PERMIT APPLICATION FORM

PERMIT No: 11932

To The County Engineer
PO Box 56
NEW PLYMOUTH

Sir

I hereby apply for permission to EXTEND
at (House No and Street) WARAW RD for (Owner) AR WEST
of (Address) OAKURA according to locality plan and
detailed plans, elevations, cross-sections and specifications of building deposited herewith IN DUPLICATE.

SITE: Lot No: 1+2 DP No: 14248 Section No: _____
Block no: _____ Survey District: _____ Area: _____

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

Total Floor Area: 8459 m²

Estimated value of completed building \$ 29500 (For assessment of Building Research Levy)
Less value of Plumbing and Drainage \$ 1500
Balance \$ 28000 (For assessment of Building Permit Fee)

Yours faithfully

B. CRUNDY Address 51 MCFARLANE ST
OAKURA
BUILDER

Date: 11/2/86
Phone No: 677 OAKURA

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

FOR OFFICE USE

Date Received 11/2/86 Fee paid (a) Building Permit \$ _____
(b) Building Research Levy \$ _____
(c) Water Connection \$ _____
(d) Sewer Connection \$ _____
(e) Kerb Crossing \$ _____
Receipt No: 127289 Val Roll 11590/13300

Check	Remarks	Initials
Ordinances		<u>M. P. [Signature]</u> 24/2/86
P & D Regs		<u>C. [Signature]</u> 24/2/86
Building Regs		<u>M. P. [Signature]</u> 24/2/86
Fire Code		
Structural Content		
Water Connection		
Kerb & Footpath Crossing		
Regn Cert (Blgs over \$20,000)		

TARANAKI COUNTY COUNCIL

Application for permit for Sanitary Plumbing and/or drainage.

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

74 89 Waikana Rd
11590/133-00
004568

Permit No: 6480

I, the undersigned W. L. G. Javel (name in full) being
a Craftsman Plumber/Registered Drainlayer hereby apply for permission for the
work described hereon, to be carried out on the premises owned by Mr. R. West
of (Address) Waikana Rd being Lot No. 182

D.P. No. 14240 situated at _____ road or street.

Description of Work: Alterations to House Plumbing & Drains.

The estimated value of the work is:	<u>Total Value</u>	<u>Materials Value</u>	<u>Balance</u> (fee value)
	<u>1500 : 00</u>	<u>1000 : 00</u>	<u>25 : 00</u>
	Sewer Connection Fee		_____ :
	Total Fees		\$ <u>25 : 00</u>

Signed Walter Javel Date 11-2-86
Address 25 Linda St - Okara Phone No: 620

OFFICE Date Received 11/2/86 fees paid \$25. Receipt No. 127280
Building Permit No 11932 Date Record Noted _____

INSPECTOR Existing drains inspected and approved _____ Date _____
(if sewer access required)
Application approved d Date 2/86
New Work approved d Date 3/4/86

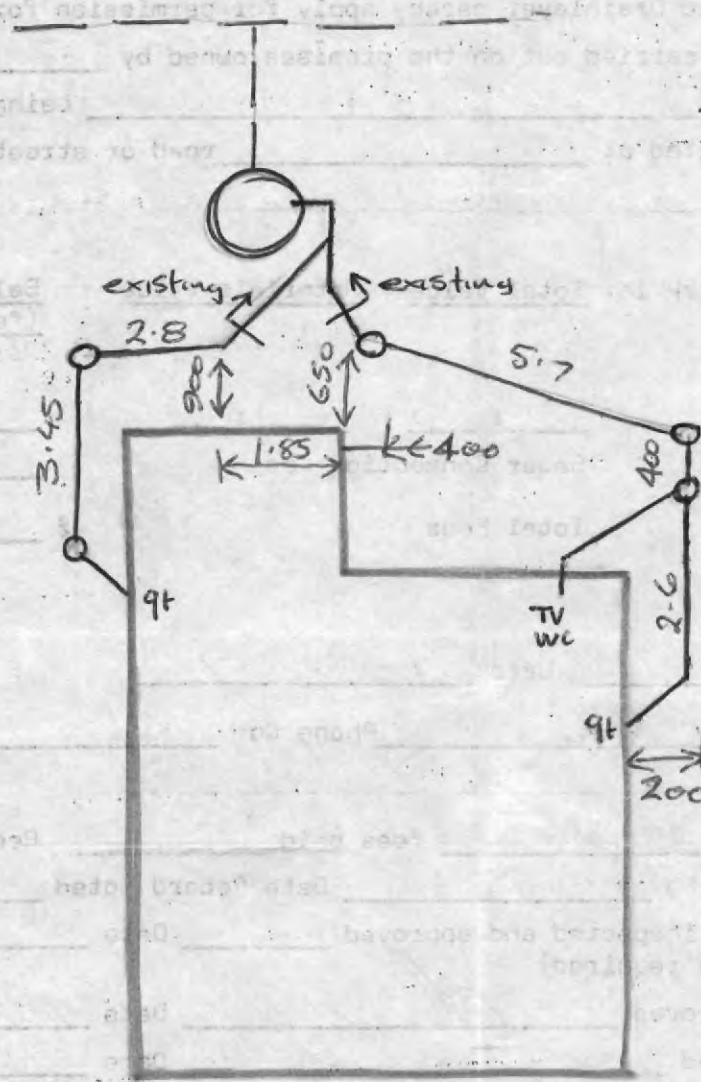
ENGINEER Access to sewer or S/W drain approved _____ Date _____
Works order for connection No: _____
Date sewer access given _____
Plans and Species Approved _____ Date _____
(drains exceeding 4" diameter)
Engineering record noted _____

SCHEDULE OF FEES

Value of Work (less cost of materials)	Fee
\$ 0 - 50	\$ 5
51 - 100	10
101 - 150	12
151 - 200	14
201 - 250	17
251 - 300	20
301 - 400	25
401 - 500	30
501 - 600	33
601 - 700	36
701 - 800	40
801 - 900	45
901 - 1000	

For every \$200 or part thereof in excess of \$1,000 add \$6.00

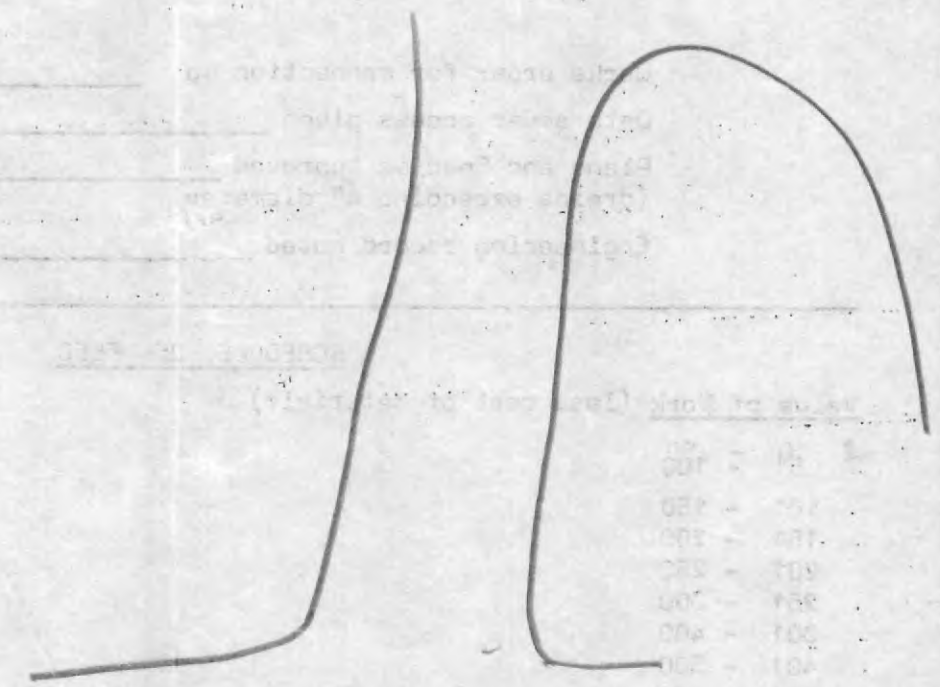
b



Waiau Rd
Oahu

Permit # 6480
11932

W Permit 8/4/86
Vol. #
11590-132



Waiau Rd
Beach
Kaula Rd

PERMIT NOS. 6480 | 11932

ADDRESS: 89 Wairau Rd Otago.

LEGAL DESCRIPTION: lots 1 & 2 DP 14248
Val No 11590-133-00

AREA OF SITE:

PLUMBER/DRAINLAYER: W Reid

OWNER: A R West.

BUILDER: B Grundy

DATE: 2/86.

WORK DESCRIPTION AND NOTES new basement area.

21 WC
21 whb.

8/4/86 Drains OK.



Taranaki County Council No. 11932

Inspector: M _____ File No. _____

Receipt No. 127280

Date Permit Issued 24/2/86

OWNER

Name A R. West

Mailing Address Whareroa Road
Oakura

BUILDER

Name B Grundy

Mailing Address 51 McFarlane St
Oakura

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. _____

Street Name Whareroa Road

Town/District Oakura

Riding Oakura

LEGAL DESCRIPTION

Valuation Roll No. 11590/13300

Lot 192 D.P. 14248

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Extend dwelling

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	<input type="text"/>	Number Erected	<input type="text"/>

ESTIMATED VALUES \$	ESTIMATED VALUES \$	
	Building	<u>28000 00</u>
	Plumbing	<u>1500 00</u>
	Drainage	<u> </u>
TOTAL	<u>29500 00</u>	

NATURE OF PERMIT (TICK BOX)

NEW BUILDING
- exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

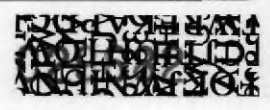
ALTERED, REPAIRED, EXTENDED
- include conversions and resited buildings

NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions

DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ <u>90 00</u>	Water Connection	\$ _____	Receipt No.	_____
Street Damage Deposit	\$ _____	Vehicle Crossing Levy	\$ _____	Date of Payment	_____
Building Research Levy	\$ <u>30 00</u>	M.S. Plumbing	\$ _____	Authorized Officer	<i>[Signature]</i>
Plumbing	\$ <u>25 00</u>		\$ _____		
Drainage	\$ _____		\$ _____		
Sewer Connection	\$ _____	TOTAL:	\$ <u>145 00</u>		



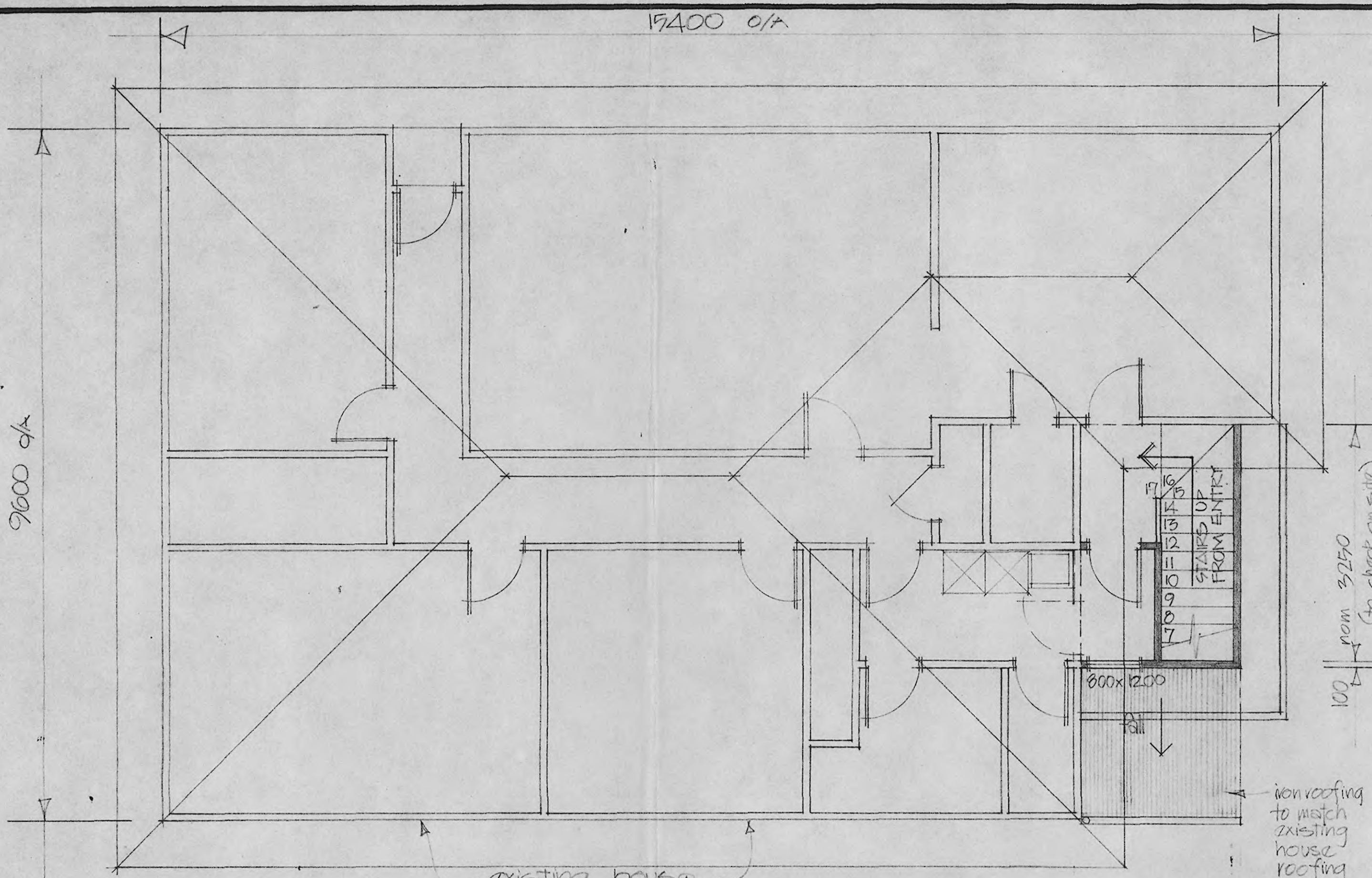
Special Conditions: _____

Date Inspected	REMARKS (e.g. stage reached with work)
<u>3-86</u>	<u>Foundations OK to pour.</u>
<u>3-86</u>	<u>Blocks OK to fill 1/2 high</u> <u>Sea side of blocks OK to pour.</u>

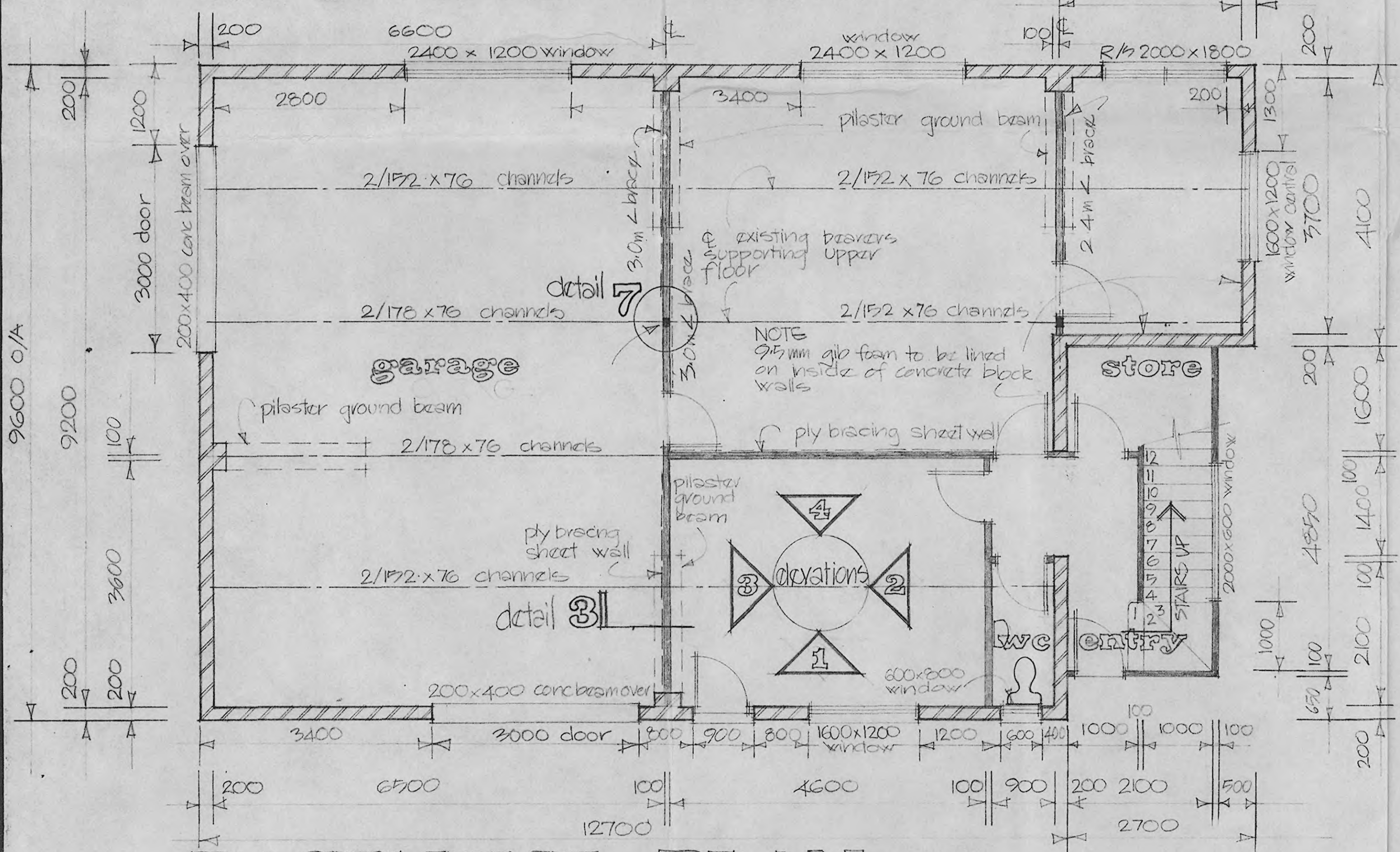
Date Inspected

29.5.86 down on jobs - interior walls and linings being done

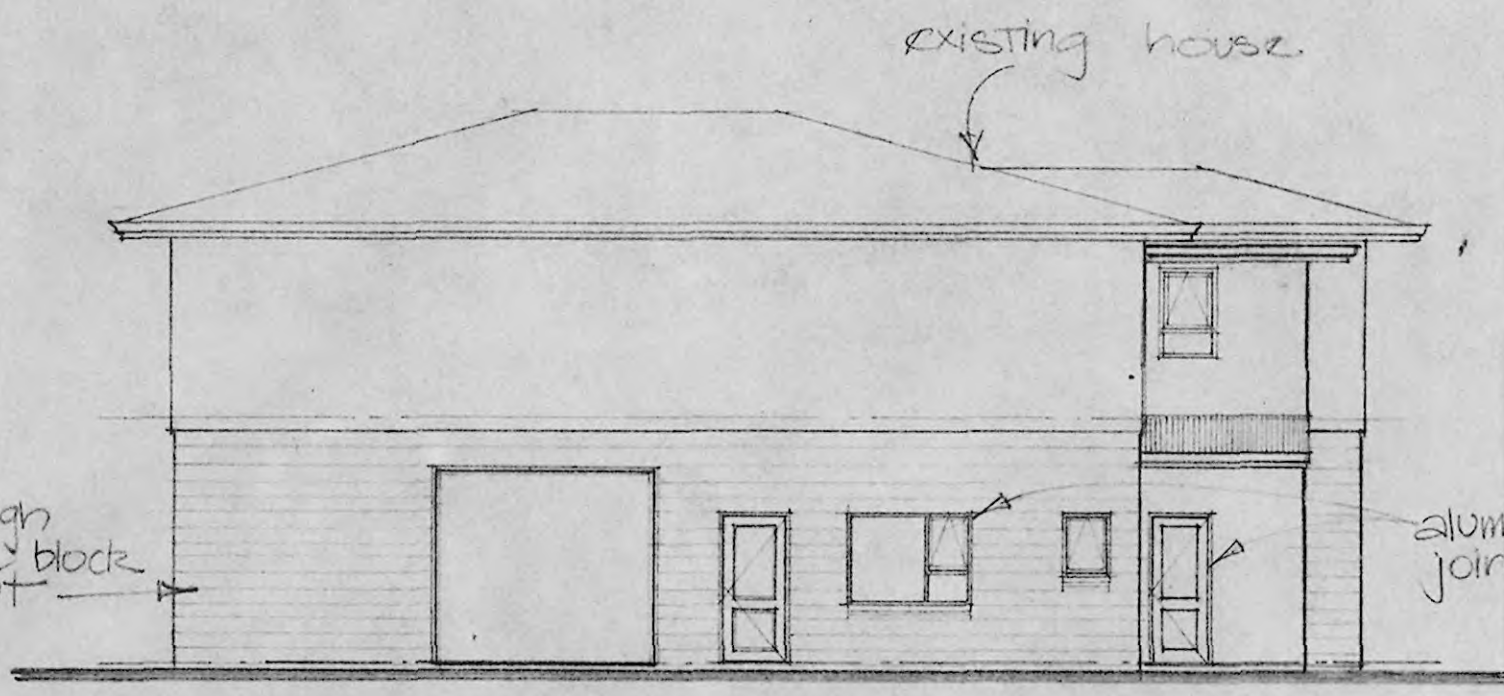
COMPLETED (Signature) _____ Date ____ / ____ / ____



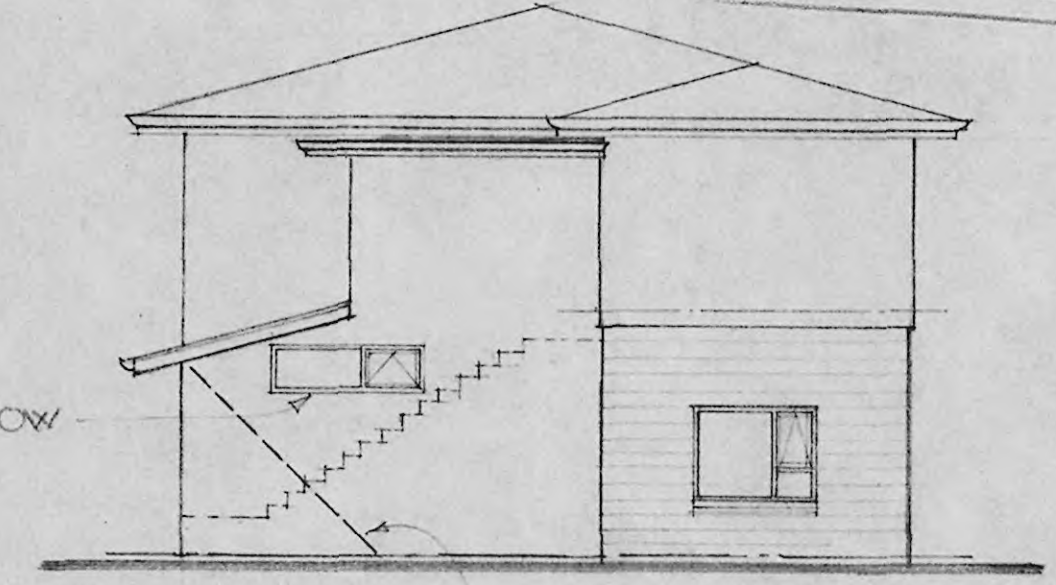
ROOF & 1st FLOOR PLAN



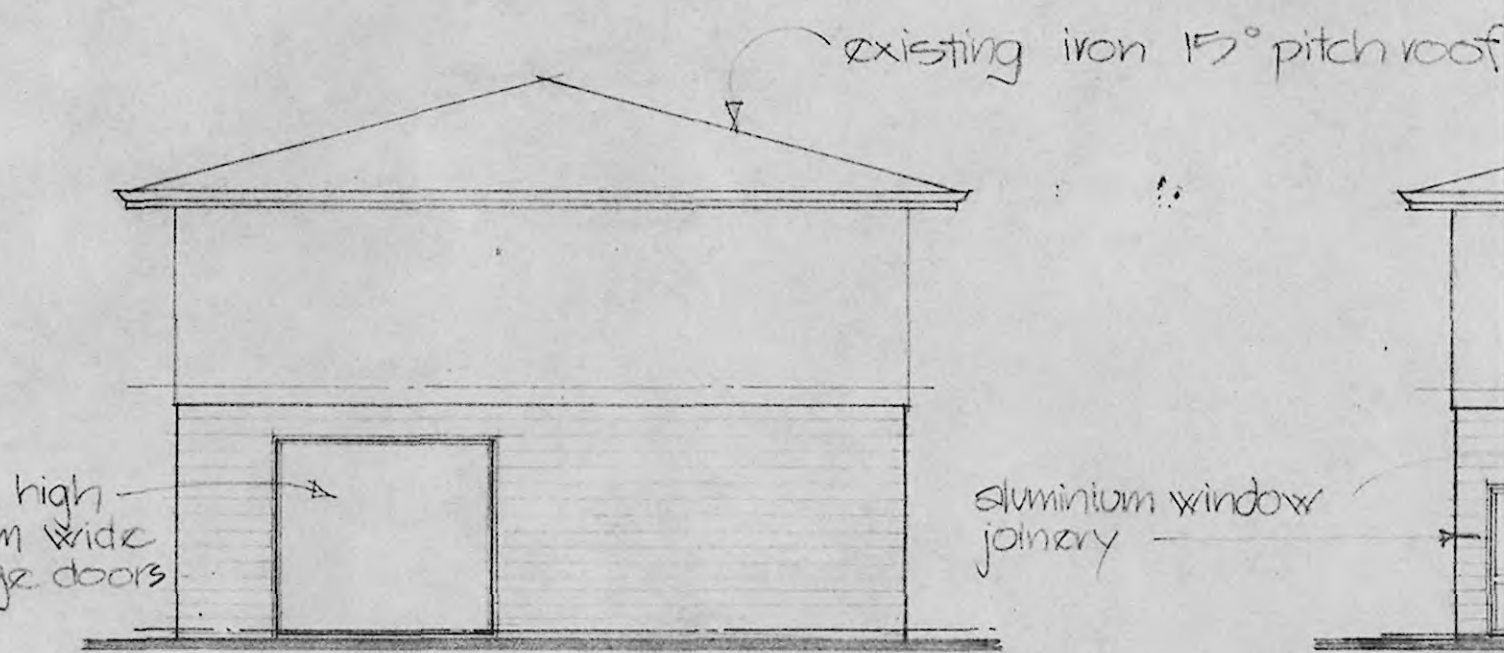
BASEMENT PLAN 1:100



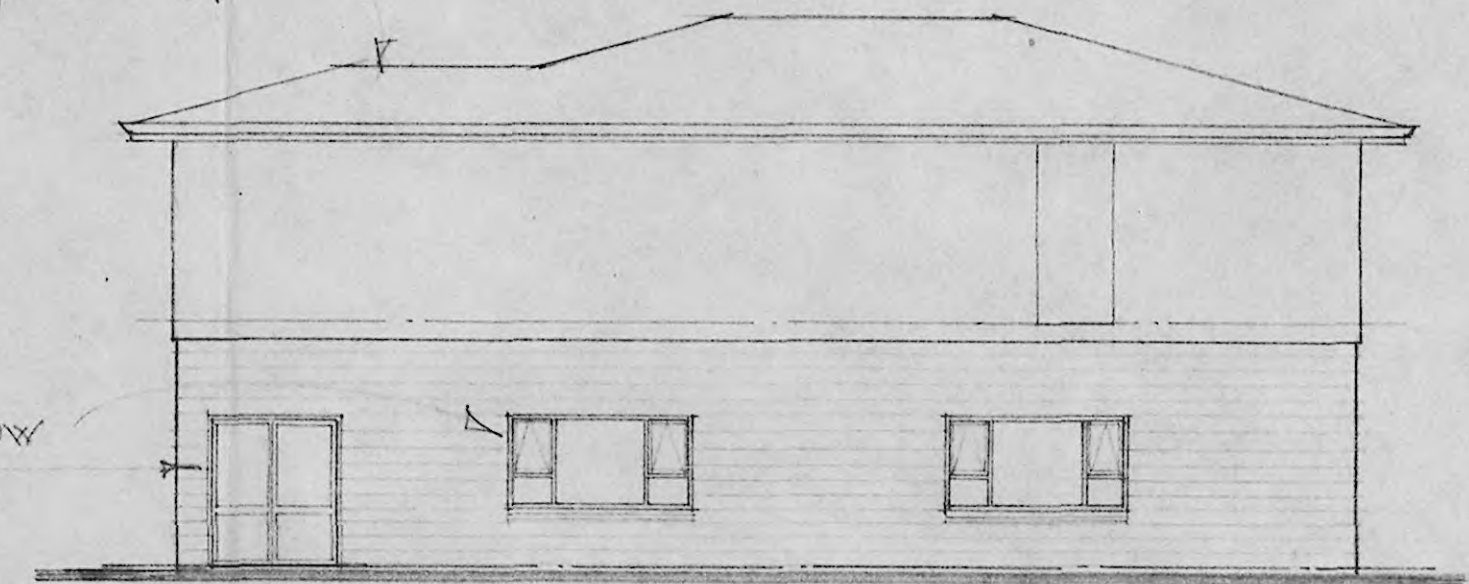
ELEVATION 1



ELEVATION 2



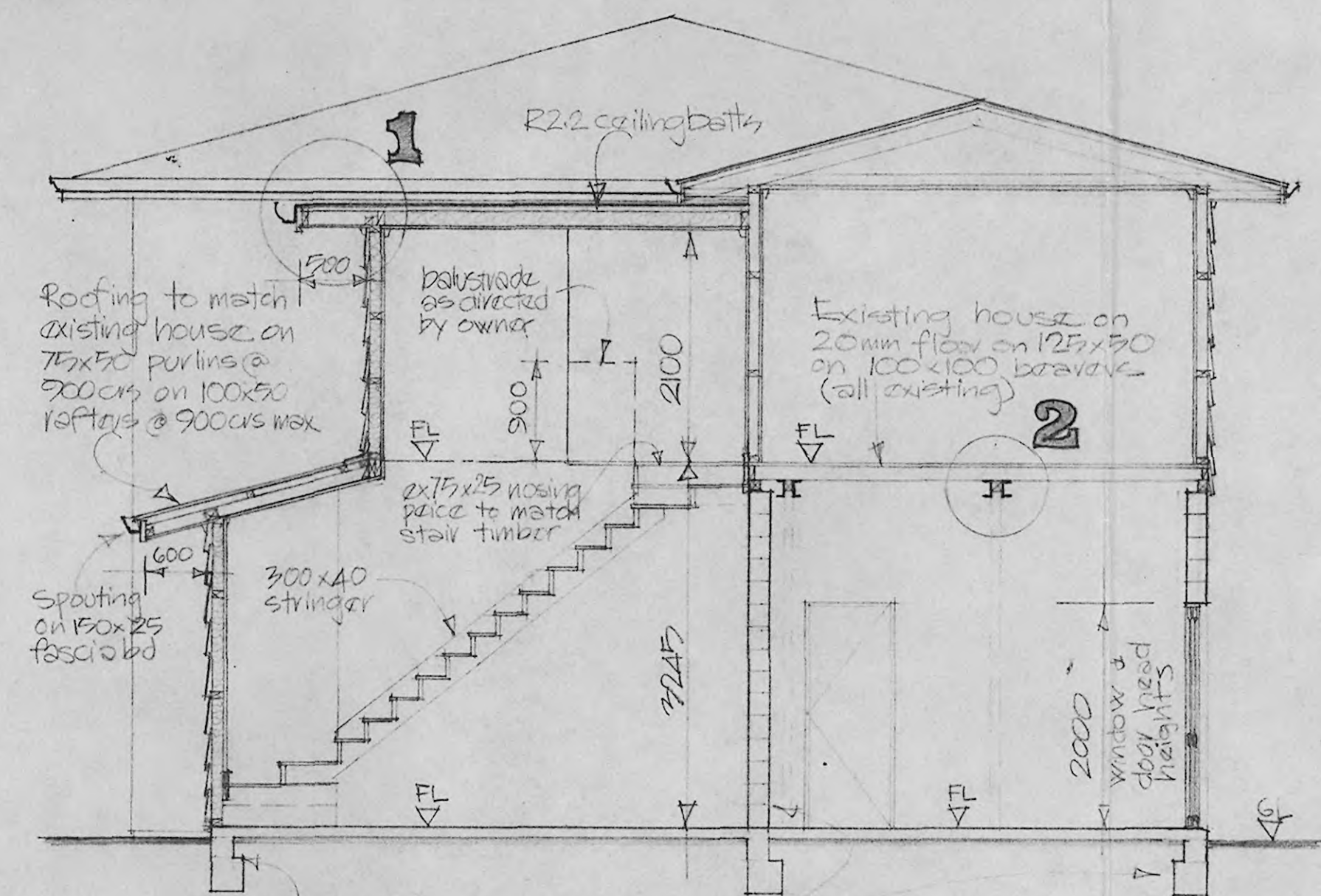
ELEVATION 3



ELEVATION 4

NOTES:

- All construction to comply with NZS 3604 1984
- All insulation to comply with NZS 4124 and 4218P
- Builder to check all dimensions on site before construction and manufacture of any part (and make allowances for fitting into existing building). Errors shall not be the responsibility of this Draughting firm or its agents.
- Additions shall match existing building in roof pitch, heights and materials unless otherwise directed by owner or as specified on the drawings.
- All materials and finishes to be confirmed and approved by owner before commencing any of the works.
- All timber in contact with concrete shall be on approved methoid strip pvc.
- Builder to maintain 1/2 hour FRR through first floor structure.
- Concrete shall be 17.5 MPa @ 28 days
- Confirm all window dimensions with owner before manufacture.



SECTION A-A 1:50



PROJECT: **NEW BASEMENT TO RESIDENCE; Wairau Rd, Oakura**
 CLIENT: **A R WEST**

SCALES:
 1:50
 1:100
 1:50
 1:10

SHEET CONTENTS:
 FLOOR ROOF PLAN
 ELEVATIONS
 CROSS SECTION A-A
 DETAILS 1, 2,

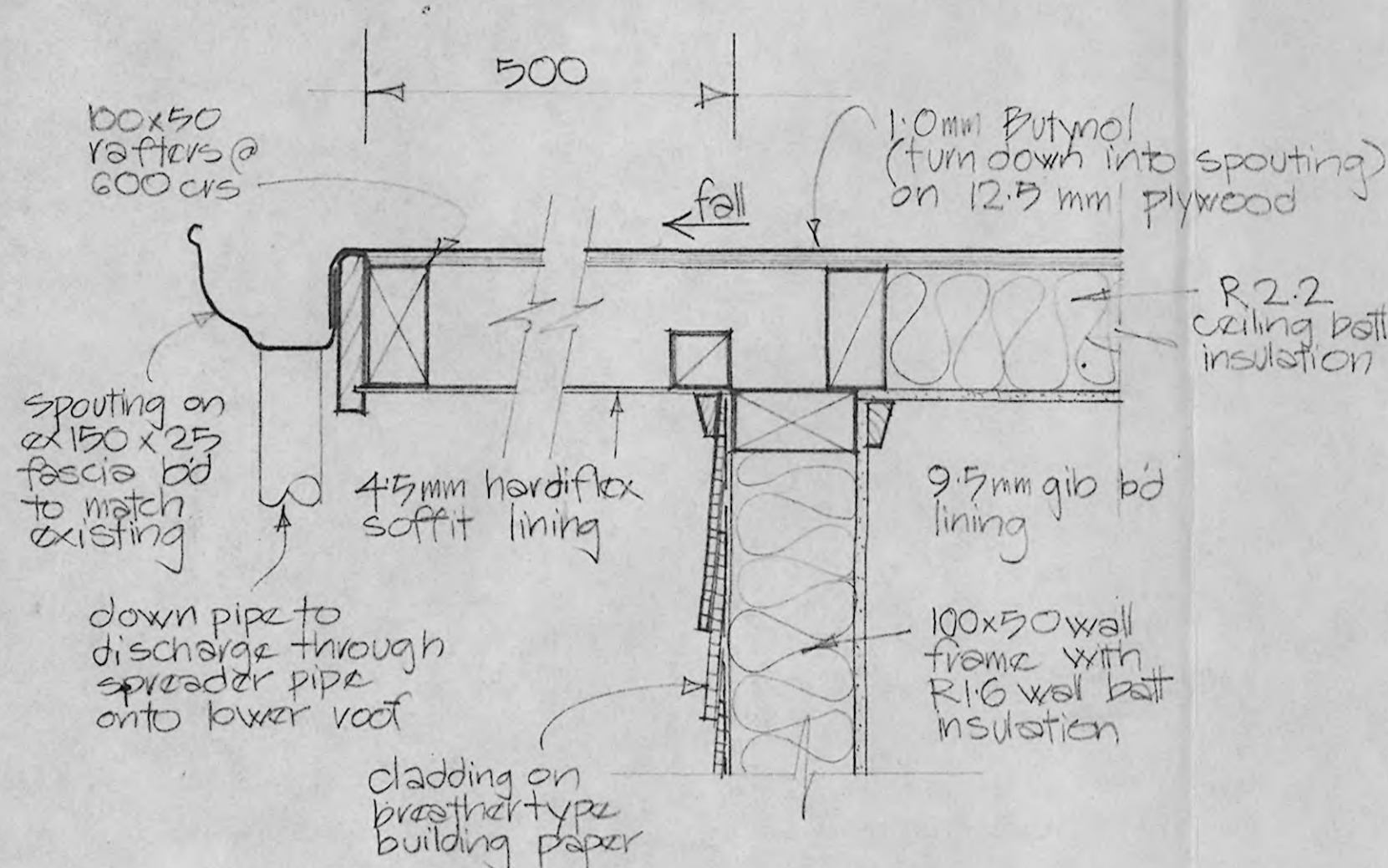
ISSUE	REVISION	DATE	DESIGNED	DRAWN	CHECKED	DATE
				PRICE		20.1.06.

DESIGNLINE DRAUGHTING
 P.O. BOX 212 PH. 85-812 N.P.

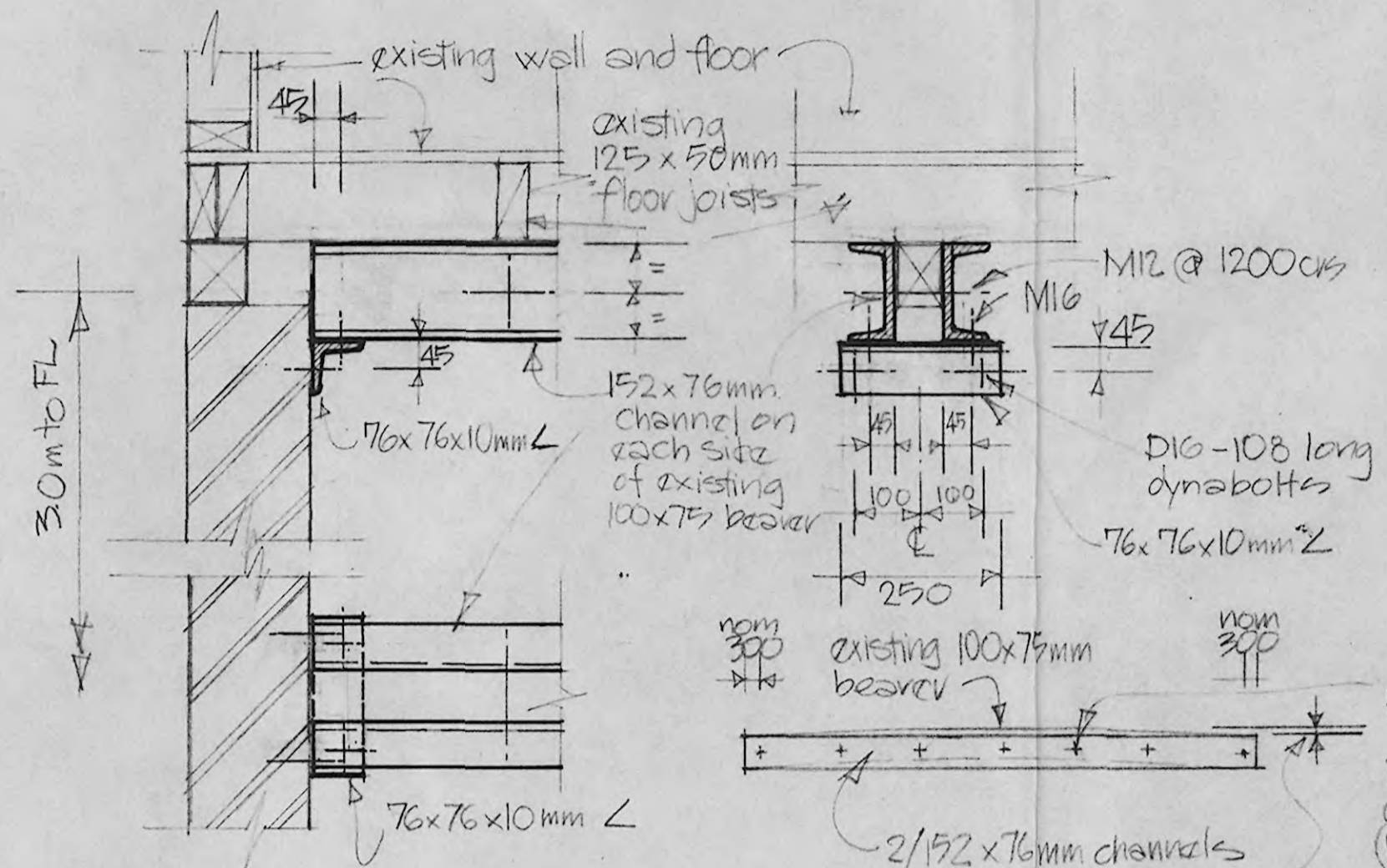
DESIGN NO **234/220**
 DRAWING NO **1** NO IN SET **2**



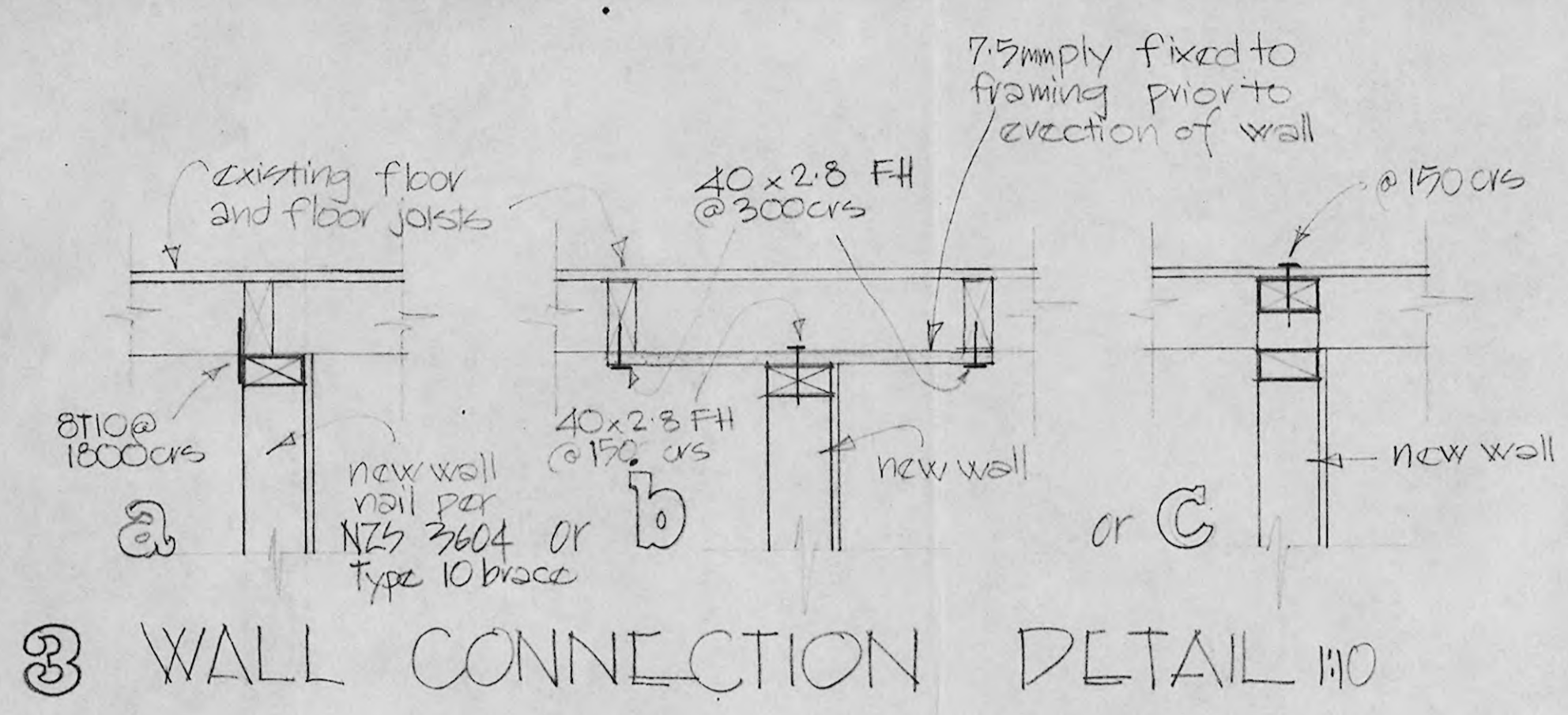
JOHN J. CHAPMAN
 CIVIL & STRUCTURAL ENGINEER
 80 BOX 605
 NEW PLYMOUTH



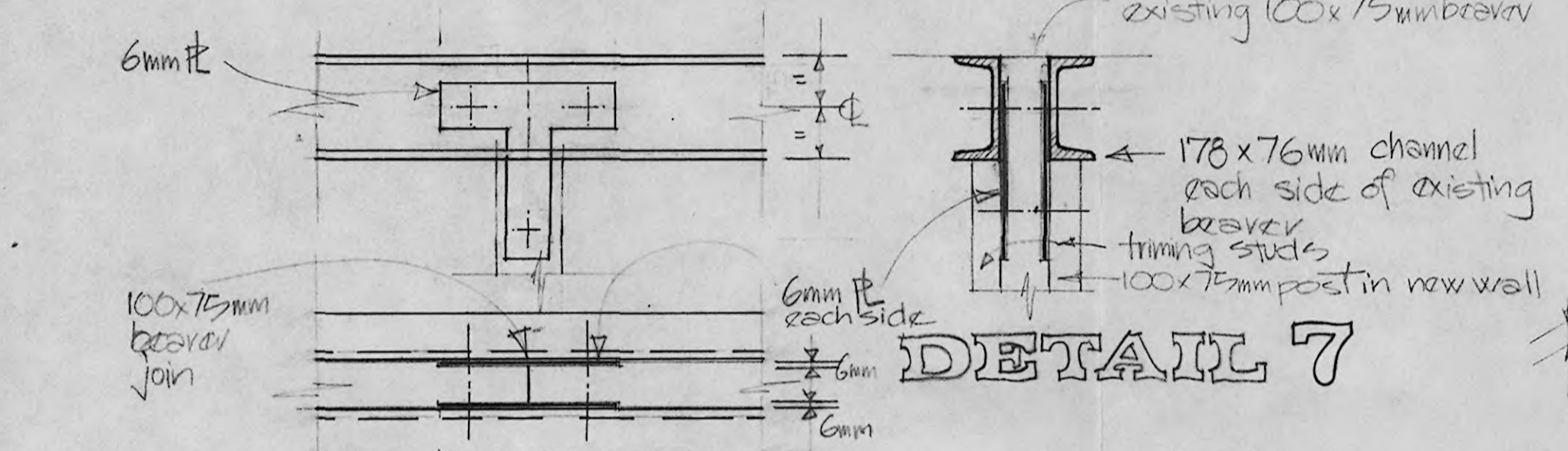
DETAIL 1 NO



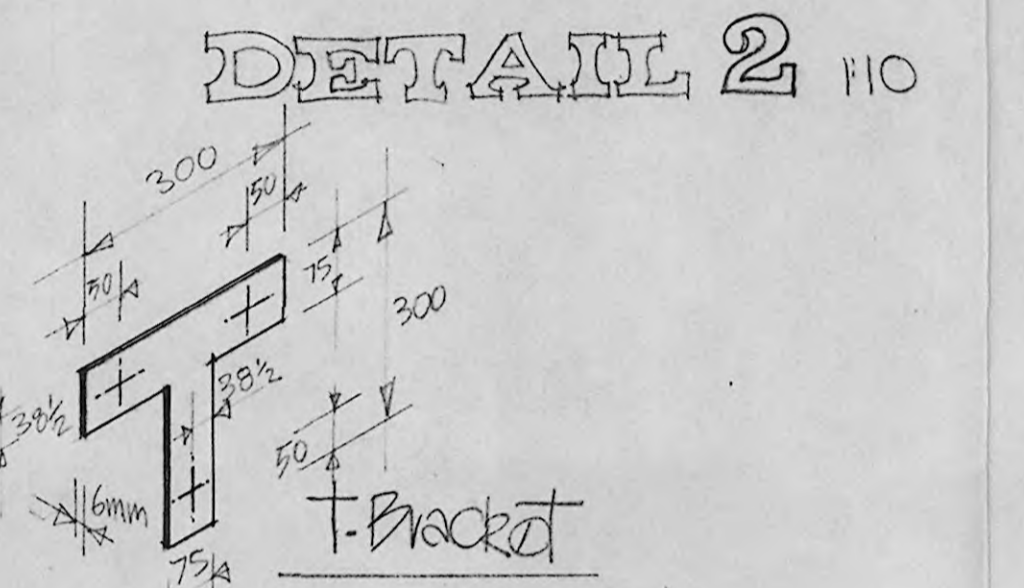
DETAIL 2 NO



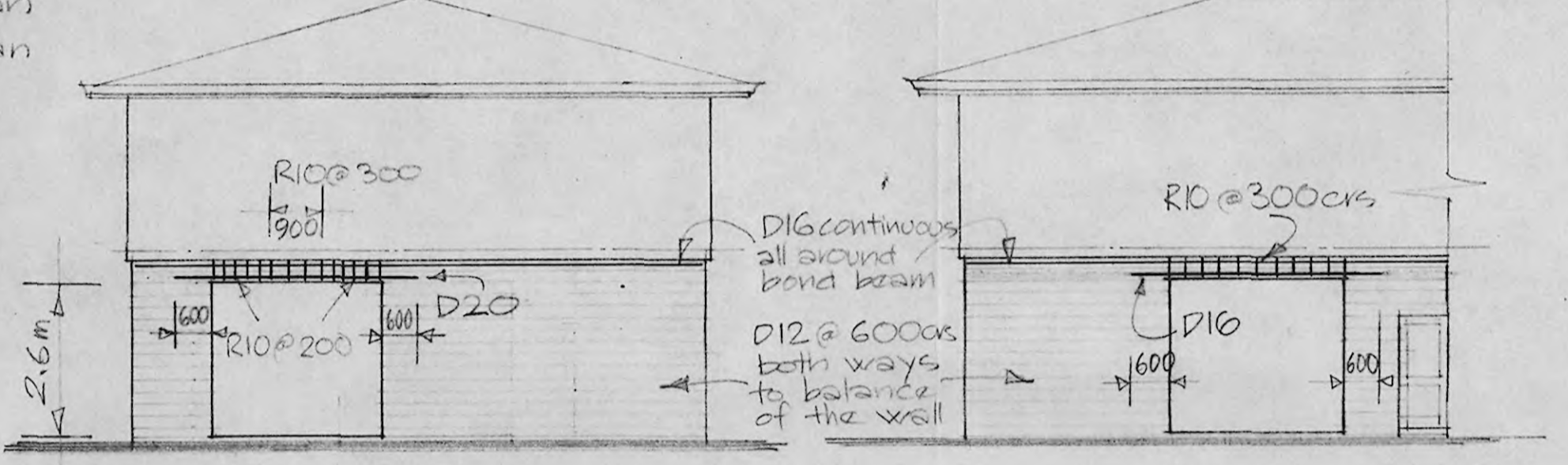
WALL CONNECTION DETAIL NO



DETAIL 7

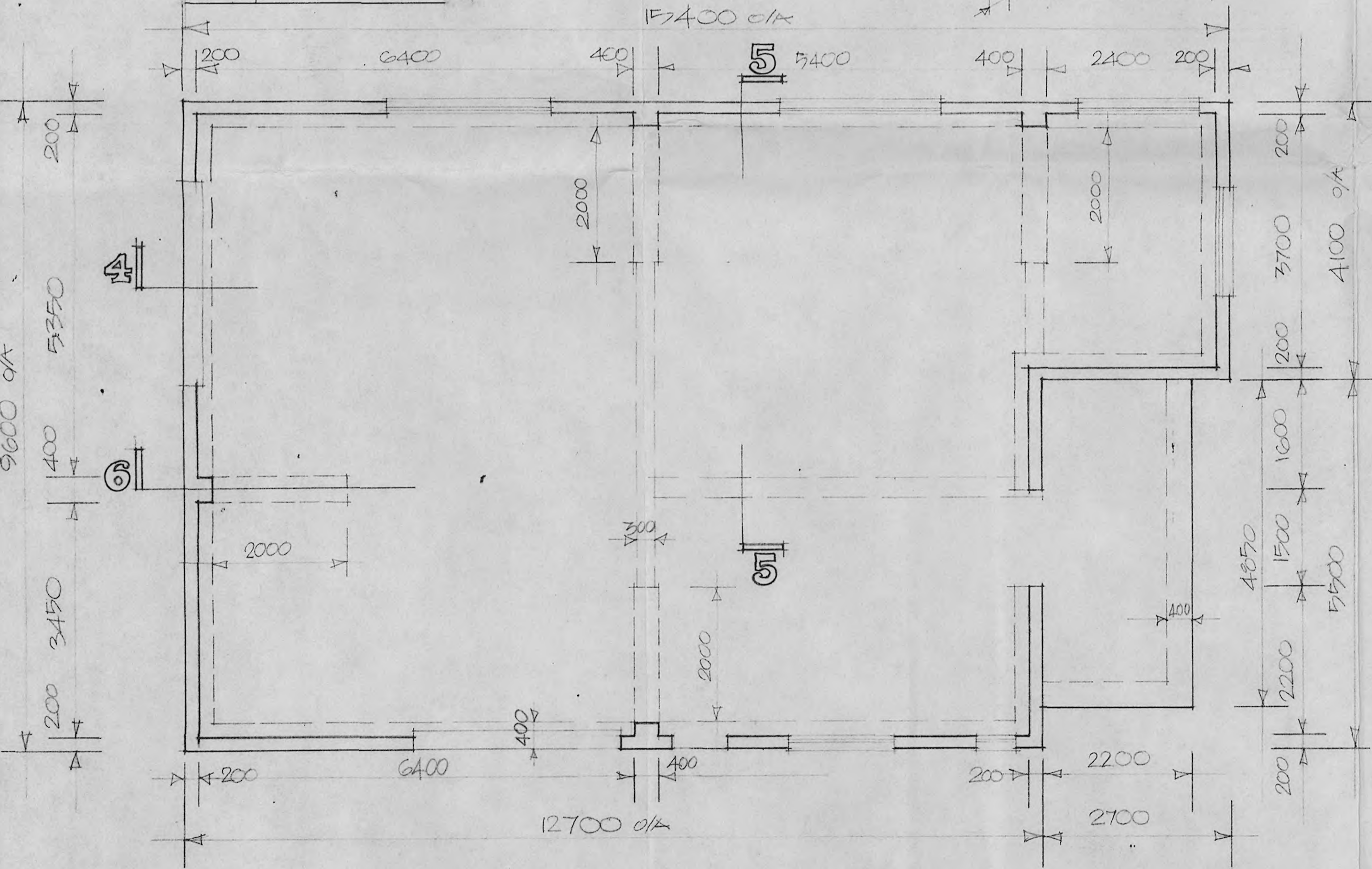


DETAIL 2 NO

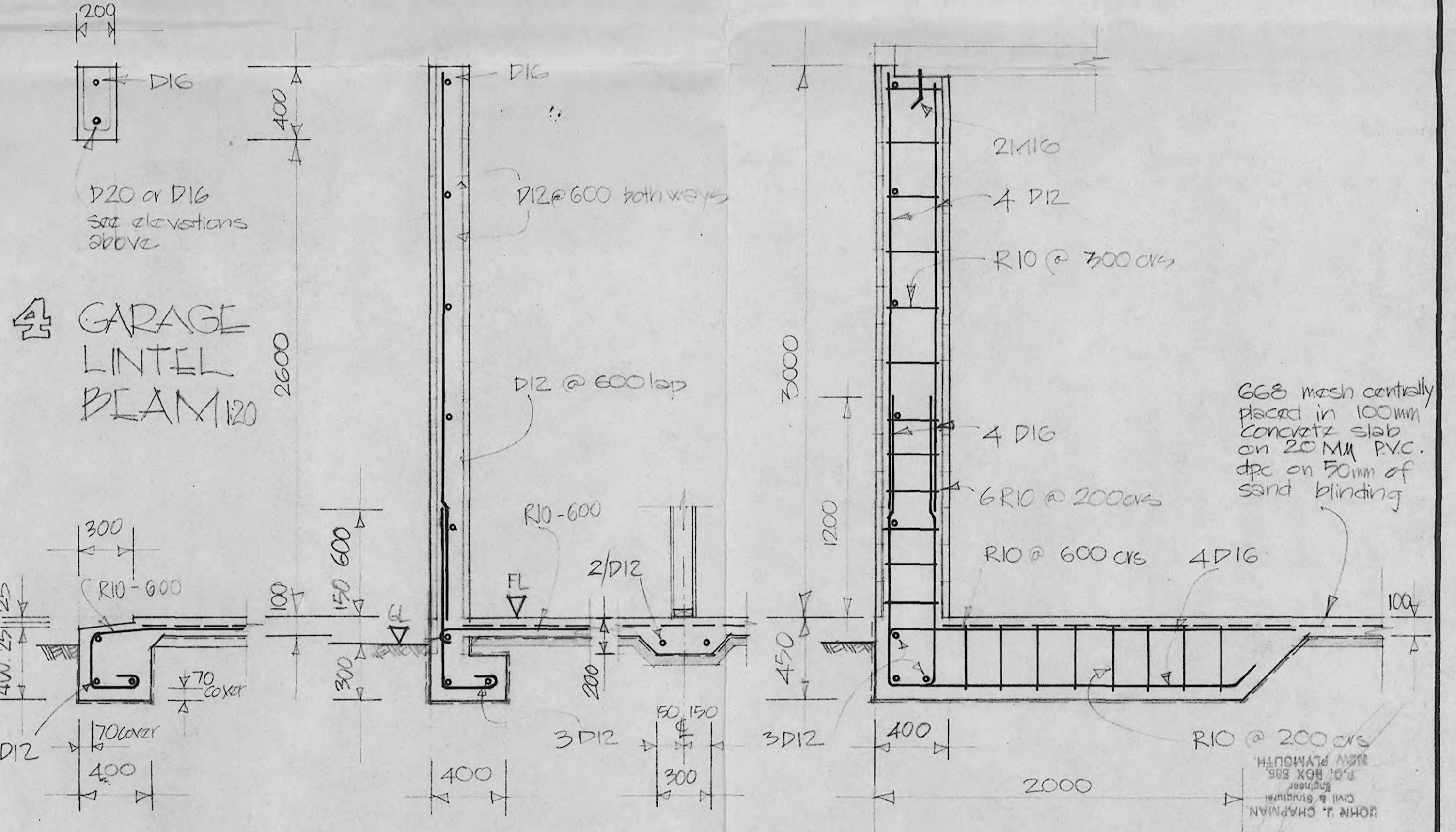


ELEVATION 3

ELEVATION 4



FOUNDATION PLAN 1:50



GARAGE LINTEL BEAM 1:20

CONCRETE WALL 1:20

PILASTER DETAIL 1:20

Weight on channels

length 6.6m

width 1.8m

Loads

LL 1.5 kPa

DL Building 5 "

" beams -25

2.25 kPa

$$2.25 \times 1.8 \times 6.6^2$$

$$\frac{8 \times 162.16}{8 \times 162.16} = 0.135$$

$$Z \text{ of } (1) \quad 178 \times 76 = 0.150$$

$$Z \text{ of } (2) \quad 152 \times 76 = 0.223 \text{ cm}^3$$

} OK

OK

deflection

$$\frac{5}{384} \times \frac{45 \times 22^4 + 1728 \times 360}{30,000,000 \times 12 \times 22}$$

$$= 64.68 \text{ ms}^4$$

$$Z \text{ of } \left[\begin{array}{l} 2 \mid 178 \times 76 \mid \\ 2 \mid 152 \times 76 \mid \end{array} \right]$$

$$64.24 \text{ ms}^4$$

$$40.89$$

marginal

3m long door beams calculated as UDL

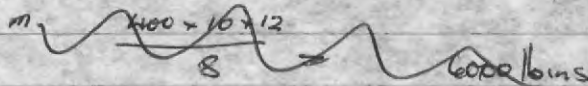
weight per 1 ft of beam

LL 10ft x 30 lb = 300 lb

DL 10ft x 10 lb = 100 lb

beams 40 kg/m x 3m = 240 lb

400 lb + 10 ft of wood



$$+ \text{beams} = \frac{4270 \text{ lb} \times 12 \times 10}{8} = 64050 \text{ lbs}$$

$$d = \sqrt{\frac{64050}{183 \times 8}} = 6.61$$

OK

A. St.

$$\frac{64050}{12 \times 0.857 \times 20000}$$

$$= 0.311 \text{ ms}^2$$

$$d \ 16 = 0.321 \text{ ms}^2$$

$$d \ 20 = 0.441 \text{ ms}^2$$

OK

JOHN J. CHAPMAN,
Civil & Structural
Engineer
P.O. BOX 535,
NEW PLYMOUTH.

JOB NAME. A.R. West

PAGE No.

SECTION. D.L.

JOB No. 504/20

DESIGNED.

DATE.

CHECKED.

CALCULATION SHEET.

Basement

Bearer Stiffener

- Floor only D+Ls 2.0 kPa, 1.8 m

L 6.6 5.7

M 19.6 kNm 12.6 kNm

f_b 152x76x2 88 MPa 65 MPa

~~127x64~~ ~~122~~ ~~96 MR~~

$\Delta = \frac{5 \times 2 \times 1.8 \times 6600^4}{384 \times 5}$ 26 mm (10039k) 14.5 mm (10025k)

Edge colls $\Rightarrow 2 \times 1.8 = 3.6$ kN/m

roof $0.7 \text{ kPa} \times \frac{9.5}{4} = \frac{1.67 \text{ kN/m}}{5.3 \text{ kN/m}}$

M 28.9 kNm 21.5 kNm

152x76 97 MR

178x76 96 MR

Δ $\frac{25 \text{ mm}}{10035}$ 14 mm

D.L. = 25! + 0.5 kR long term LL \Rightarrow 50%

pressure bear to J.C.

10 mm 5 mm

End Reaction $M_{R} = 5.3 \times 3.3 = 17.5 \text{ kN}$

@ 110 MPa $\Rightarrow 159 \text{ mm}^2 \Rightarrow$ M12 wall OK

Dynabolt to masonry use 2 D16-108 Jul 2010
17.5 MR

JOHN J. CHAPMAN,
Civil & Structural
Engineer
P.O. BOX 595,
NEW PLYMOUTH.

CALCULATION SHEET.

JOB NAME.		PAGE No.
SECTION.		
JOB No.	DESIGNED.	
DATE.	CHECKED.	

Bearer / channel bolting

worst case max 5.3 kN/m @ 1.2 = 6.4 kN

$$P_b = \frac{6.4}{2 \times 1.55 \times 1.25} = 1.9 \text{ kN} \quad \text{M12 OK}$$

@ 1200mm

Blockwork

Lintels

3.0 - joists only - Floor - $2.0 \times \frac{1.8}{2} = 1.8 \text{ kN/m}$

wall. $0.4 \times 2.4 = 0.96 \text{ kN/m}$

roof $\frac{(9.6 + 1.6) \times 0.7}{1} = 2.1$

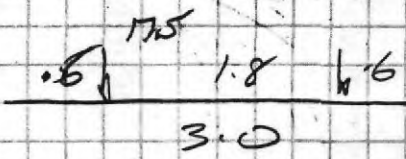
4.86 kN/m

allow LF 1.6 $\Rightarrow M_u = \frac{4.86 \times 1.6 \times 3^2}{10} = 7 \text{ kNm}$

$$A_s = \frac{7 \times 10^6}{300 \times 275 \times 0.85^2} = 117 \text{ mm}^2$$

\Rightarrow D16 Tc15 OK

Beams



$M_u = 17.5 \times 0.6 \times 10.5$

$\div 1.6$

17 kNm

$$A_s = \frac{17 \times 10^6}{300 \times 275 \times 0.85^2} = 285 \text{ mm}^2 \Rightarrow \text{all D20 bts}$$

D16 top

shear $\frac{17000}{0.7 \times 350 \times 190} \approx 0.36 \text{ MPa}$ use R10 links @ 200



NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

Code Compliance Certificate: 26206
Section 95, Building Act 2004

Issued: 17Apr08

The Building

Street Address of building: 89 WAIRAU ROAD, OAKURA 4650
Legal Description of land where building is located:
LOT 1 DP 14248
Current, lawfully established use: Replace Roof Framing & Iron
Ceilings
Year first constructed: 2007

The Owner

Name of owner: MR Allen Roy WEST
Contact Person: PHIL SWAN BUILDERS LIMITED
Mailing Address: C/-PHIL SWAN BUILDERS LTD
126 ORLANDO ST
STRATFORD

Street address/registered office: 89 WAIRAU ROAD
OAKURA 4650

Phone number: (Bus.)
752 7816 (Pvt.)

Facsimile number:

Email address:

Website:

First point of contact for communications with
council/building consent authority:

New Plymouth District Council
Private Bag 2025
NEW PLYMOUTH
Ph: 06 7596060
Fax: 06 7596072
Email: enquiries@npdc.govt.nz

Building Work

Building Consent number: 95950
Issued by: New Plymouth District Council

Building Consent number: 95950

Code Compliance

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

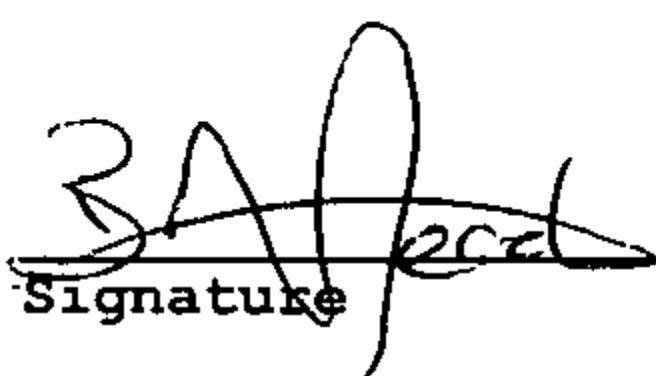
(a) the building work complies with the building consent.

Council Charges

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

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

1: CODE COMPLIANCE CERTIFICATE


Signature

Team Leader Inspectorate

Position

On behalf of: New Plymouth District Council

Date: 17 Apr 2008

POWERED BY

ownly

Licensed REAA 2008

move.

darrell paterson

OWNER & SALESPERSON

📞 027 493 7134

✉️ darrell@bestmove.co.nz

🌐 bestmove.co.nz