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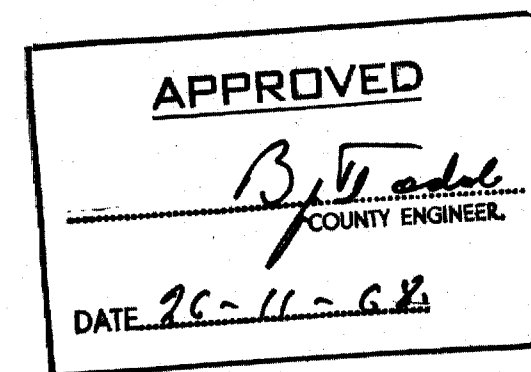
Horowhenua County Council

W945

PERMIT No.

LOCALITY WAIKANA E C.T.DATE RECEIVED 13:11:68DATE ISSUED 28:11:68FEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE**APPLICATION
FOR PLUMBING AND DRAINAGE PERMIT**OWNER'S NAME JAMES DONALDSONFOR OFFICE USE ONLYREMARKS: 40 PARATA ST.**SCALE OF PERMIT FEES**Estimated Value of Work:Fee Payable:

Not exceeding \$100		\$1
Exceeding \$100 but not exceeding \$200		\$2
Exceeding \$200 but not exceeding \$300		\$3
Exceeding \$300 but not exceeding \$400		\$4
Exceeding \$400	\$4, plus \$1 for every \$200 or part thereof in excess of \$400.	



All piping to be in copper or P.V.C.
Provide additional tely in suitable cover in water supply line at
base of house.
Pressure reducing valves not permitted. provide supply tank.

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

Valuation Book No. 1494/355/13

Date _____, 19____

Application For Plumbing and Drainage Permit

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

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

Description of Drainage and Plumbing Work Complete P.O. installations to new dwelling including septic tank and water connectionAllotment. Lot: 10 D.P.: 23983 Section: Ngaurua West Area AY8D
Block: 18 Haurua S.D.: _____ Locality: WIRIKANAE

Previous Owner { If Section has been recently transferred } _____

Frontage (Length) 57.0 (Name of Street or Road) PARATA ST

Water Supply (Description) _____

Estimated Value of Plumbing Work _____ \$ 600Estimated Value of Septic Tank _____ \$ 100Estimated Value of Drainage Work _____ \$ _____ Total \$ 700.00

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1959 and Amendments.

Permit Fees \$ 6.00 W. Penn. \$ 26 Receipt No.: 17054
(For Scale of Fees see Back Page.) " " 17055Full Name and Address of Owner: JAMES DONALDSON
BOX 679 WELLINGTON

NOTE.—The following MUST accompany this Application:—

- Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page.
- Detailed drawings of septic tank — $\frac{1}{2}$ in to one foot.
- Specifications of work and materials to be used.

Plan showing drains should be drawn to scale of $\frac{1}{2}$ in to foot for large premises — in DUPLICATE

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

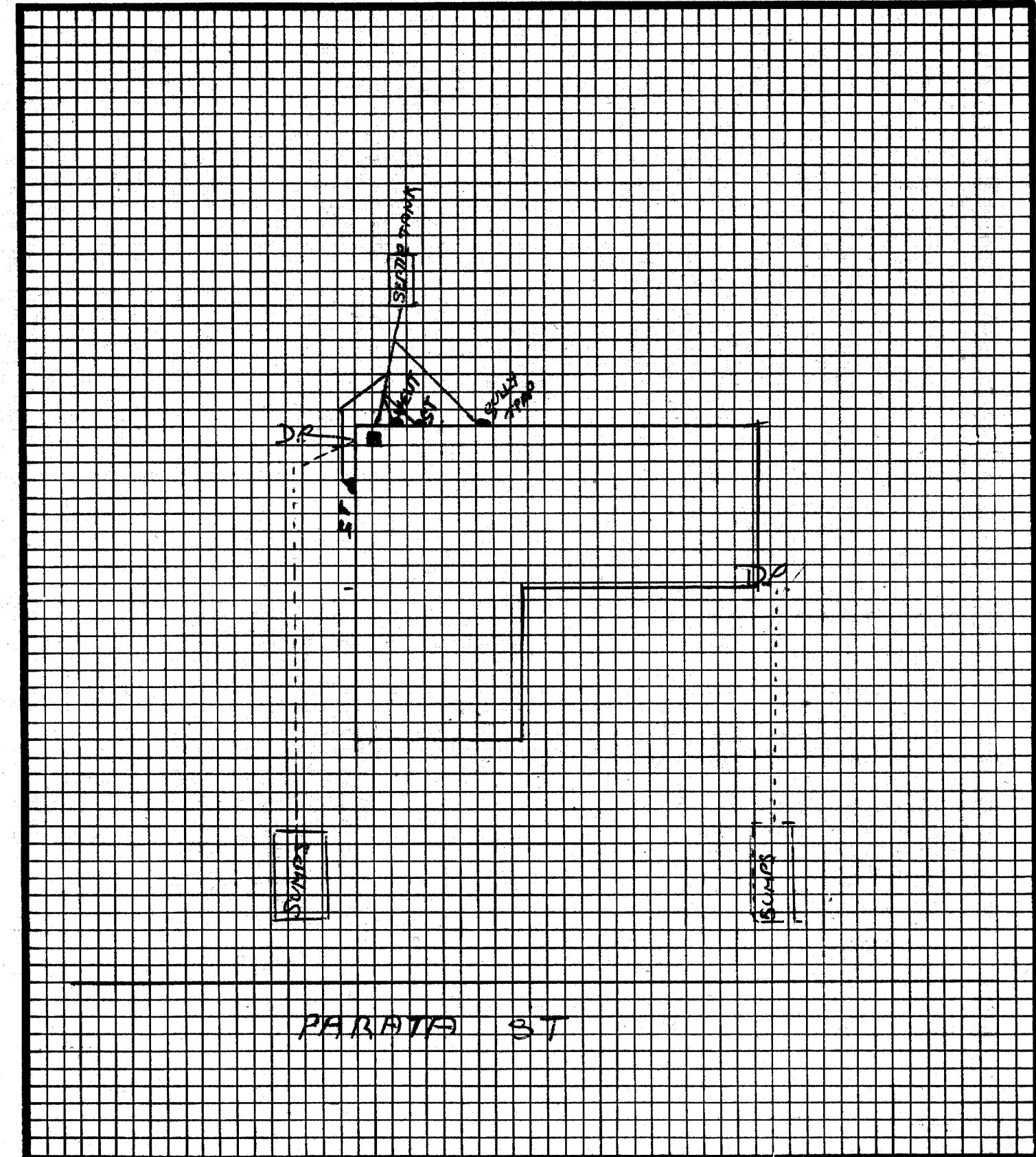
Signature of Applicant: DonaldsonAddress: BOX 679 WellingtonPlumber's Name, Address, and Registered No. { If not the applicant. } James Donaldson R.A. Thomson
3 Drummond Street
Wgm.

PLAN OF ALLOTMENT

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

Boundary Lines to be shown thus: 57.0 + 165'

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

Frontage to PARATA ST Road

523

H.C.C./D.1

Horowhenua County Council

PERMIT No. W3938

LOCALITY

Waikanae Sewer

DATE RECEIVED

DATE ISSUED 18.4.80

FEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE**APPLICATION
FOR PLUMBING AND DRAINAGE PERMIT**

OWNER'S NAME

Mr. Donaldson 46 Pareira St

FOR OFFICE USE ONLY

REMARKS:

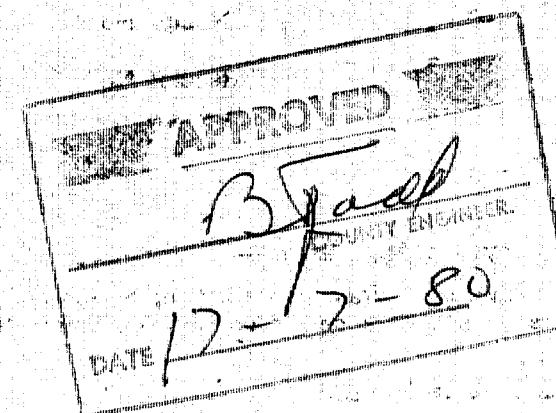
not to be connected until line cleared
and approved.**SCALE OF PERMIT FEES**

Estimated Labour Value of Work:

Fee Payable:

Not exceeding \$50	\$6
In excess of \$50 but not exceeding \$75	\$9
In excess of \$75 but not exceeding \$100	\$12
In excess of \$100 but not exceeding \$200	\$18
In excess of \$200 but not exceeding \$300	\$24
In excess of \$300 but not exceeding \$400	\$30

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



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

Application For Plumbing and Drainage Permit

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

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

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

Description of Drainage and Plumbing Work *Connect dwelling to sewer as per plan*

Allotment Lot: *10* D.P. *25783* Section: Area: *31.57*
Block: *PT USA WEST* S.D.: Locality:

Previous Owner { If Section has been recently transferred }

Frontage (Length) *17.34 metres* (Name of Street or Road) *PARATA ST*

Water Supply (Description)

Estimated Material Value of Plumbing Work \$

Estimated Labour Value of Plumbing Work \$

Estimated Material Value of Drainage Work \$ *230*

Estimated Labour Value of Drainage Work \$ *96*

Total \$ *326*

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

Permit Fee Based on Labour Value \$ *12*

Receipt No.: *PT 14900*

Water Connection Fee \$

Receipt No.:

Full Name and Address of Owner:

Mr J DONALDSON 46 PARATA ST WAIKANAEO HORIZONUTIA

NOTE.—The following MUST accompany this Application:—

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

(b) Specifications of work materials to be used.

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

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

Signature of Applicant: *J Donaldson*

Address *46 Parata St Waihanan*

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

Registered Drainlayer's
Signature, Address, and
Registered No. *06118*

Robert Box 438 Levin

PLAN OF ALLOTMENT

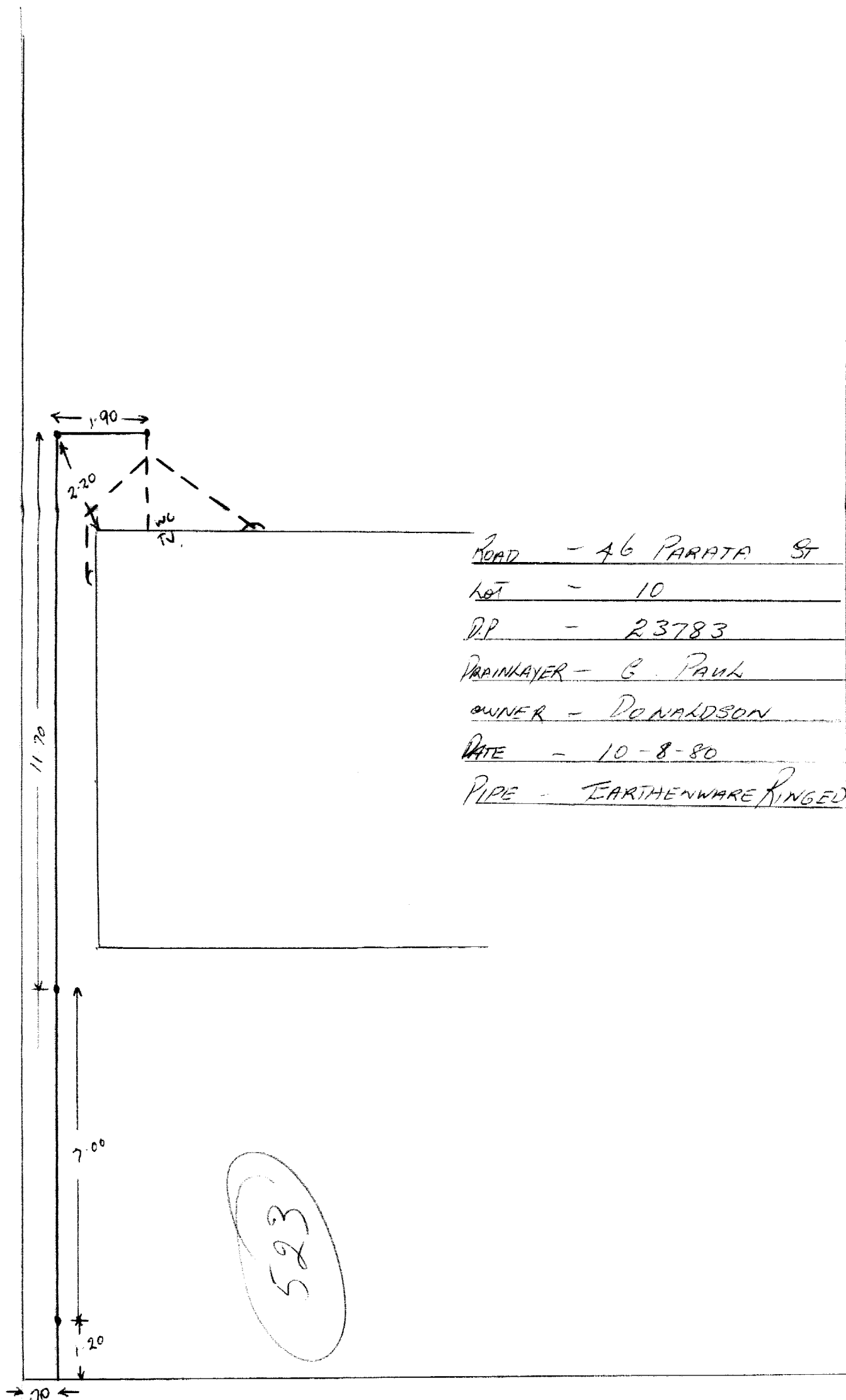
Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators, Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

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

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

Frontage to

Road



PERMIT **W** N^o **3938****HOROWHENUA COUNTY COUNCIL****WAIKANA E COUNTY TOWN****PERMIT FOR A PLUMBER OR DRAINLAYER TO CARRY OUT PLUMBING OR DRAINAGE WORK**Mr G. Paul,
P.O. Box 438Levin (a licensed plumber or drainlayer), is hereby authorised to carry out the work described herein, and as set forth in the plan deposited with me, on the premises owned (or occupied) byMr J. Donaldson and situated in Paraka Street Street (or Road), Waikanae being described as Lot 10 DP23483Description of work: Connect to sewer.

Estimated Value of work including materials:

Estimated Cost \$ 96.00Receipt No. pl 14900Permit Fee \$ 12.00Connection Fee \$ —TOTAL \$ 12.00

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

Date 18-4-80

County Engineer

This permit is issued subject to:

Not to be connected until line cleared and approved.**HOROWHENUA COUNTY COUNCIL****WAIKANA E COUNTY TOWN****Notice of Completion of Work and Request for Inspection**To: The Health Inspector,
Horowhenua County Council
LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at _____

_____ Street/Road, owner by Mr _____ the plumbing/drainage

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

Dates this _____ day of _____ 19____

Plumber/Drainlayer

Address of Plumber: _____

FOR OFFICE USE ONLY

The works above referred to in Permit No. _____

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

Date: _____ 19____

Inspector

WAIKANAE DISTRICT COMMUNITY PLAN OF ALLOTMENT - PROPOSED DRAINAGE LAYOUT

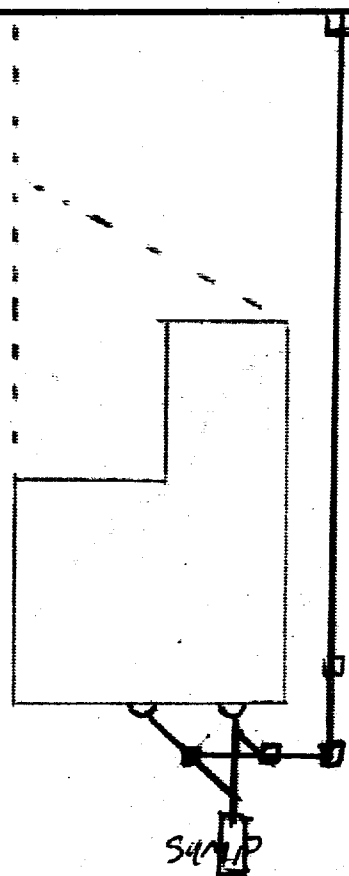
Showing existing buildings and drainage layout and proposed drainage layout to the sewer
scale 1-100.

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

Frontage to

Parata St

Road



Green Existing Sewer
Red Proposed Sewer

TMC/IS

1st December 1976

Messrs H.J. Bell & Co.
Barristers and Solicitors,
P.O. Box 1211,
Wellington.

Mr J. Donaldson,
46 Parata Street,
WAIKANAÉ.

Copy for your information.

Dear Mr Bell,

re: J. DONALDSON, 46 PARATA STREET, WAIKANAÉ

I would advise you that Council has approved your application for dispensation which you requested to extend a carport roof 6" further into a side yard than is normally permitted.

A copy of this letter has been posted to Mr Donaldson.

Yours faithfully,



T.M. CURRIE
CHIEF HEALTH & BUILDING INSPECTOR

File with app.

HOROWHENUA COUNTY COUNCIL

APPLICATION FOR DISPENSATION:

TO BE CONSIDERED AT:

WAIKANA E COUNCIL MEETING ON 19/11/76

NAME OF APPLICANT: K.J. Bell

NAME OF OWNER (if not the applicant): J. Donaldson

ADDRESS OF PROPERTY: 46 Parata Street, Waikanae

LEGAL DESCRIPTION OF PROPERTY:

VALUATION ROLL REF. NO:

NATURE OF DISPENSATION SOUGHT (Brief Summary) To erect a carport attached to
a dwelling, five feet from a side boundary with a roof extending 2'6" into
the side yard.

AUTHORITY FOR DISPENSATION:

OFFICER'S RECOMMENDATION: This is a minor matter of a roof extending 6" further
into a side yard than is normal. As the neighbour raises no objection I would
recommend approval.

ADDITIONAL NOTES:

An application has been made for a permit to erect a carport, attached to a garage, which forms part of a dwelling. The existing house complies with Council's siting requirements, in as much as the roof overhangs the maximum of 2' into the side yard. A permit was issued subject to the carport roof being reduced from three feet as shown on the plan to two feet as is required. Mr Donaldson noted this condition of permit issue, and the result is an application for dispensation to permit a 2'6" overhang - 6" more than is normal. Neighbours consent is enclosed.

I think the basic reason for the application is that Mr Donaldson considers there is a lot less car protection with a reduced overhang, and he is prepared to seek a specified departure on a matter which I consider to be of no great moment.

Signature of Reporting Officer 

Date:

8/11/76

COUNCIL DECISION:

APPROVED/DECLINED

County Clerk

/ /

HOROWHENUA COUNTY COUNCIL

APPLICATION FOR DISPENSATION:

TO BE CONSIDERED AT:

COUNCIL MEETING ON / /

NAME OF APPLICANT:

K J Bell

NAME OF OWNER (if not the applicant):

J Donaldson

ADDRESS OF PROPERTY:

46 Parakee St Warburton

LEGAL DESCRIPTION OF PROPERTY:

VALUATION ROLL REF. NO:

NATURE OF DISPENSATION SOUGHT (Brief Summary)

To erect a carport attached to a dwelling, five feet from a side boundary with a roof extending 2' 6" into the side yard.

AUTHORITY FOR DISPENSATION:

OFFICER'S RECOMMENDATION:

This is a minor matter of a roof extending 6" further into a side yard than is normal. As the neighbour raises no objection I would recommend approval.

ADDITIONAL NOTES:

An application has been made for a permit to erect a carport, attached to a garage, which forms part of a dwelling. The existing house complies with Council's sitting requirements, in as much as the roof overhangs the maximum of 2' into the side yard. A permit was issued subject to the carport roof being reduced from three feet as shown on the plan to 2' as is required. Mr Donaldson noted this condition of permit issue, and the result is an application for dispensation to permit a 2' 6" overhang - 6" more than is normal. Neighbour's consent is enclosed.

Signature of Reporting Officer

Date:

 / /

COUNCIL DECISION:

APPROVED/DECLINED

I think the basic reason for the application is that Mr Donaldson considers there is a bit less car port room with a reduced overhang, and he is prepared to seek a specified departure on a matter which I consider to be of no great moment.

County Clerk

 / /

KEVIN J. BELL & CO.

BARRISTERS & SOLICITORS

Kevin Joseph Bell, LL.B.

TELEPHONE 735-766
P.O. BOX 1211

4th FLOOR, D.I.C. BUILDING
BRANDON STREET
WELLINGTON, 1.

28th October 1976

Mr T. M. Corrin
Chief Health and Building Inspector
Horowhenua County Council
P.O. Box 258
LEVIN

Dear Sir,

J. DONALDSON, 46 PARATA STREET, WAIKANAE

Thank you for your letter of 20th October 1976.

I agree that the procedure of applying for dispensation is a more appropriate procedure in this small matter.

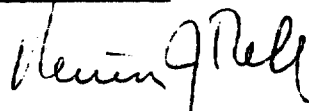
The circumstance currently is that Mr Donaldson made application for the building of a carport and that the plan was approved on 27th August but subject to the roof of the carport extending only 2ft into the 5ft side yard space.

The only appropriate place for the carport is in front of the garage which is at the right hand side of the house and built under the main roofline. A driveway leads to this garage from the road. The design of the carport is set out in the plan you already have and is a standard type carport with a roof overhang which, as designed, would have extended an extra foot into the side yard space. This overhang can be reduced by 6 inches making the transgression into side yard space 2ft 6 inches or 6 inches beyond what the by-laws require. As you will understand the manner of building and the effectiveness of the carport is destroyed if there is any further reduction. The neighbour has been approached and has given his approval and copy of letter from him is enclosed.

We accordingly formally make application for dispensation on behalf of Mr Donaldson and look forward to receiving Council's decision.

Yours faithfully,
KEVIN J. BELL & CO.

per:
encl.



48 Parata Street
Wairarapa.

26 October 1976

Dear Sir,

In connection
with my next door
neighbour's proposed car-
port at 46 Parata Street
I have no objection to his
going ahead 2'6" from the
fence line.

Yours Faithfully,
A Martin



TMC/IC

20th October 1976

Messrs K.J. Bell & Co.,
Barristers and Solicitors,
P.O. Box 1211,
WELLINGTON.

Dear Mr Bell,

re: J. DONALDSON, 46 PARATA STREET, WAIKANAE

In reply to your letter dated 7th October 1976.

After consideration of the problem it may be more appropriate for an application by letter for dispensation to be made to the Council.

The letter should state the reasons for requiring dispensation, and be supported by the written consent of the owner of the adjoining property adjacent to the side boundary affected.

I cannot indicate the decision the Council will make, but at least this course of action will give you a decision, and may possibly avoid the necessity for an application for a specified departure from the Council's District Planning Scheme.

The next Council meeting is 19th November 1976, and correspondence should reach this office by 9th November 1976.

Yours faithfully,

T.M. Corrin
CHIEF HEALTH & BUILDING INSPECTOR

^E
KEVIN J. BELL & CO.

BARRISTERS & SOLICITORS

Kevin Joseph Bell, LL.B.

TELEPHONE 735-766
P.O. BOX 1211

4th FLOOR, D.I.C. BUILDING
BRANDON STREET
WELLINGTON, 1.

7th October 1976

Mr T. M. Corrin
Chief Health and Building Inspector
Horowhenua County Council
P.O. Box 258,
LEVIN

Dear Sir,

J. DONALDSON - 46 PARATA STREET, WAIKANAE

Thank you for your letter of 30th September 1976.

It would be Mr Donaldson's intention to seek a specified departure.

Could you please quote the Section of the by-law so that application can be made.

If it is in your power, perhaps you might also indicate the attitude of the Council to such applications where the further incursion is a matter of six inches only.

Yours faithfully,
KEVIN J. BELL & CO.

per:

Kevin J Bell

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TMC/IC

30th September 1976

Messrs K.J. Bell & Co.,
Barristers and Solicitors,
P.O. Box 1211,
WELLINGTON.

Dear Mr Bell,

RE: J. DONALDSON - 46 PARATA STREET, WAIKANAE

In reply to your letter dated 22 September 1976 upon behalf of Mr Donaldson.

The condition noted upon the building permit provides for the yard requirements of Council's Code of Ordinances.

Strictly the Code provides that all garages and carports shall be sited in a rear yard.

In order to provide for a more flexible approach to building design, the erection of a garage or carport is permitted upon any side of a dwelling, provided the building as a whole complies with the yard requirements for a dwelling.

I understand that the existing garage upon the site complies with yard requirements, and the condition of the present permit issue.

The question of dispensing power by Council is limited. In this case it is quite practicable to erect the carport five feet from the side boundary with a maximum roof overhand of 2 feet, and Council may very well take this viewpoint should an application be made for dispensation.

The proposal is not in compliance with the Code of Ordinances and it would appear to me that an application to the Council for a specified departure will be necessary under the procedures laid down by the Town & Country Planning Act and Regulations.

Yours faithfully,

T.M. Corrin
CHIEF HEALTH & BUILDING INSPECTOR

SCALE OF FEES

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

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

Horowhenua County Council

PERMIT No. 5018

B 023728

LOCALITY WAIKARE

DATE RECEIVED 13 : 11 : 68. DATE ISSUED 28 : 11 : 68.

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME JAMES DONALDSON

FOR OFFICE USE ONLY.

REMARKS:

ESTIMATED VALUE OF WORK		FEES	
Not exceeding \$20 (£10)		50c. (5 0)	
Over \$20 (£10) and not exceeding \$200 (£100)		\$1.00 (£1 0 0)	
" \$200 (£100) " " " \$400 (£200)		\$2.00 (£2 0 0)	
" \$400 (£200) " " " \$600 (£300)		\$3.00 (£3 0 0)	
" \$600 (£300) " " " \$800 (£400)		\$4.00 (£4 0 0)	
" \$800 (£400) " " " \$1,000 (£500)		\$5.00 (£5 0 0)	
" \$1,000 (£500) " " " \$1,200 (£600)		\$6.00 (£6 0 0)	
" \$1,200 (£600) " " " \$1,400 (£700)		\$7.00 (£7 0 0)	
" \$1,400 (£700) " " " \$1,600 (£800)		\$8.00 (£8 0 0)	
" \$1,600 (£800) " " " \$1,800 (£900)		\$9.00 (£9 0 0)	
" \$1,800 (£900) " " " \$2,000 (£1,000)		\$10.00 (£10 0 0)	
" \$2,000 (£1,000) " " " \$2,500 (£1,250)		\$12.00 (£12 0 0)	
" \$2,500 (£1,250) " " " \$3,000 (£1,500)		\$14.00 (£14 0 0)	
" \$3,000 (£1,500) " " " \$3,500 (£1,750)		\$16.00 (£16 0 0)	
" \$3,500 (£1,750) " " " \$4,000 (£2,000)		\$18.00 (£18 0 0)	
" \$4,000 (£2,000) " " " \$5,000 (£2,500)		\$21.00 (£21 0 0)	
" \$5,000 (£2,500) " " " \$6,000 (£3,000)		\$24.00 (£24 0 0)	
" \$6,000 (£3,000) " " " \$7,000 (£3,500)		\$27.00 (£27 0 0)	
" \$7,000 (£3,500) " " " \$8,000 (£4,000)		\$30.00 (£30 0 0)	
" \$8,000 (£4,000) " " " \$9,000 (£4,500)		\$33.00 (£33 0 0)	
" \$9,000 (£4,500) " " " \$10,000 (£5,000)		\$36.00 (£36 0 0)	
" \$10,000 (£5,000) " " " \$12,000 (£6,000)		\$40.00 (£40 0 0)	
" \$12,000 (£6,000) " " " \$14,000 (£7,000)		\$44.00 (£44 0 0)	
" \$14,000 (£7,000) " " " \$16,000 (£8,000)		\$48.00 (£48 0 0)	
" \$16,000 (£8,000) " " " \$18,000 (£9,000)		\$52.00 (£52 0 0)	
" \$18,000 (£9,000) " " " \$20,000 (£10,000)		\$56.00 (£56 0 0)	
" \$20,000 (£10,000) " " " \$25,000 (£12,500)		\$64.00 (£64 0 0)	
" \$25,000 (£12,500) " " " \$30,000 (£15,000)		\$72.00 (£72 0 0)	
" \$30,000 (£15,000) " " " \$35,000 (£17,500)		\$80.00 (£80 0 0)	
" \$35,000 (£17,500) " " " \$40,000 (£20,000)		\$88.00 (£88 0 0)	
" \$40,000 (£20,000) " " " \$50,000 (£25,000)		\$98.00 (£98 0 0)	
" \$50,000 (£25,000) " " " \$60,000 (£30,000)		\$108.00 (£108 0 0)	
" \$60,000 (£30,000) " " " \$70,000 (£35,000)		\$118.00 (£118 0 0)	
" \$70,000 (£35,000) " " " \$80,000 (£40,000)		\$128.00 (£128 0 0)	
" \$80,000 (£40,000) " " " \$90,000 (£45,000)		\$138.00 (£138 0 0)	
" \$90,000 (£45,000) " " " \$100,000 (£50,000)		\$148.00 (£148 0 0)	
" \$100,000 (£50,000) " " " \$120,000 (£60,000)		\$158.00 (£158 0 0)	
" \$120,000 (£60,000) " " " \$140,000 (£70,000)		\$168.00 (£168 0 0)	
" \$140,000 (£70,000) " " " \$160,000 (£80,000)		\$178.00 (£178 0 0)	
" \$160,000 (£80,000) " " " \$180,000 (£90,000)		\$188.00 (£188 0 0)	
" \$180,000 (£90,000) " " " \$200,000 (£100,000)		\$198.00 (£198 0 0)	
" \$200,000 (£100,000) " " " \$240,000 (£120,000)		\$210.00 (£210 0 0)	
" \$240,000 (£120,000) " " " \$280,000 (£140,000)		\$220.00 (£220 0 0)	

For every \$40,000 (£20,000) or part thereof in excess of \$280,000 (£140,000) add additional fee of \$10.00 (£5).

FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans for approval \$1.00 (10/0)

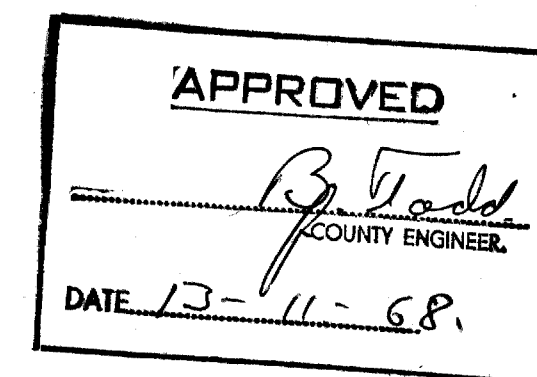
For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building 50c. (5/0)

For inspecting old timber before reusing the same in a new building \$1.50 (15/0)

For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid 25c. (2/6)

NOTE.—

1 All Plans and Specifications must be in ink.



81

Valuation Book No. 1494/355/13 Date _____, 19 ____

Application for Building Permit

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

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

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the undermentioned particulars in HOROWHENUA Workman C. Town. RIDING.

1. Type of Building: HOUSE Dwelling including garage
Dwellings, etc.; additions or alterations.

Particulars of Building: Foundations: CONCRETE Walls: WEATHER.B. Roof: IRON
Total floor area: 1100 sq. ft. GARAGE 240 SQ FT.

2. Purpose for which every part of Building is to be used or occupied (Describing separately each part intended for use or occupation for a separate purpose) 3 BEDROOM DINING ROOM LOUNGE
KITCHEN BATHROOM WASHHOUSE. Owners private occupation.

3. Allotment: Lot: 10 D.P.: 23783 Section: Ngarama West
Area: 1780 Block: IX Ngarama S.D. Locality: WAIKANAE

4. Owner's Full Name JAMES DONALDSON
Address 27 ABBOTT ST WELLINGTON.

5. Previous Owner { If Section has been recently transferred }

6. Frontage (Length) 57'0 Name of Street or Road PARATA ST

7. Estimated Value of Building, 7000.-00 : \$6000

8. Fees \$27-00 : Plumbing and Drainage 700:00 : Total 7700-00
See Scales of Fees on Back Page. No. of Receipt 17053.

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

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate, including—

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

Signature of Applicant J Donaldson as BUILDER or OWNER.

Address BOX 699 WELLINGTON

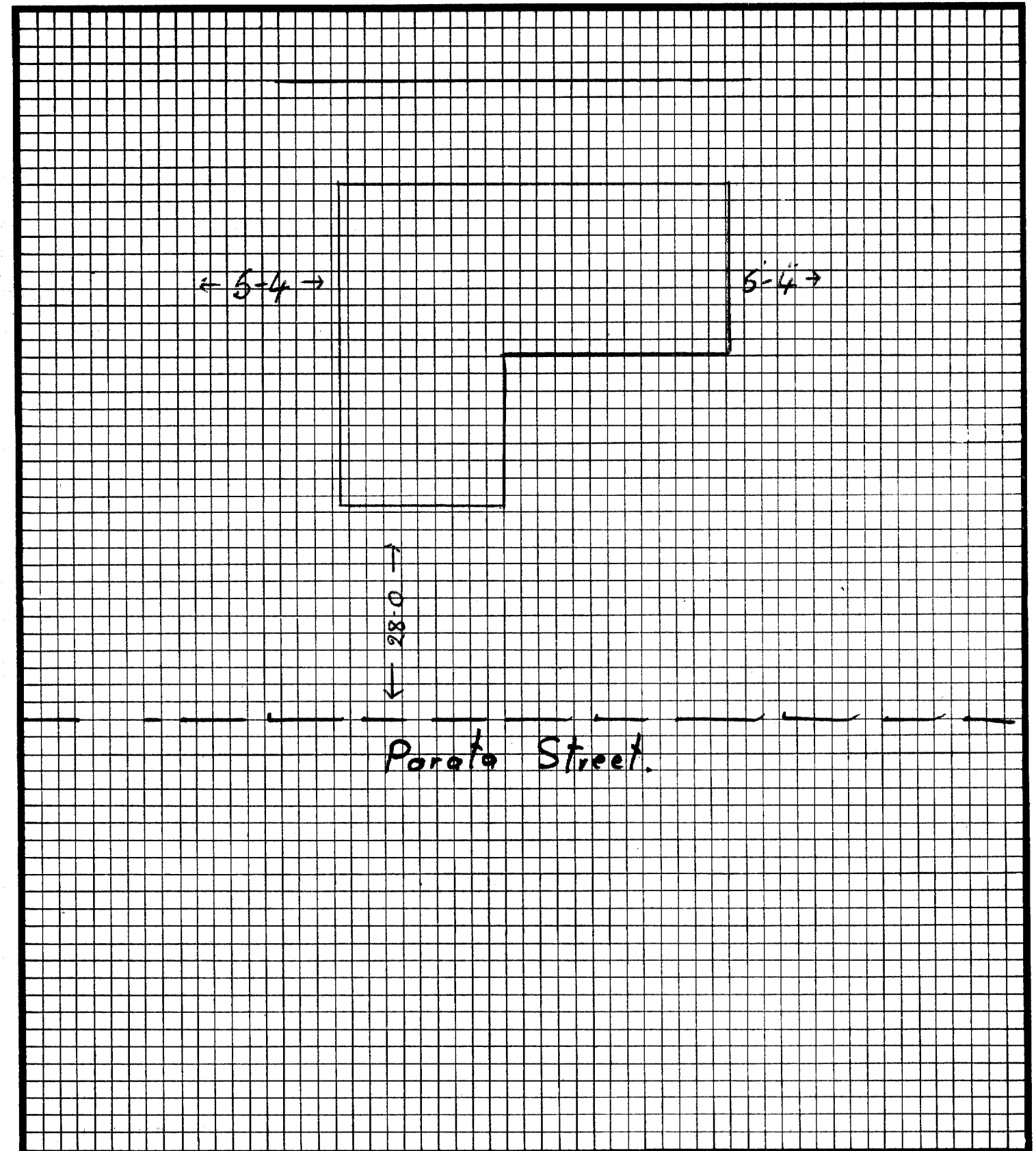
Builder's Name { If not the applicant } James Donaldson.
and Address

PLAN OF ALLOTMENT

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

Boundary Lines to be shown thus: 57'0 + 165'0
Generally DWELLINGS must NOT be ERECTED within FIVE FEET of ADJOINING properties.

Frontage to PARATA ST Road



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

Owner/Builder.

BUILDING APPLICATION

HCC/B9

Dwelling Paratostreel S. Donaldson.

State of Progress	Date	Initials	Remarks
Building Application Received	2/11/68	BD.	
Drainage Application Received	"	"	
Site Inspected			
Building Application under Action	"	"	
Drainage Application under Action	"	"	
Miscellaneous			
HCC/38 (Fees) Posted			
Building Permit Authorised			
Drainage Permit Authorised			

NEW ZEALAND MASTER BUILDERS' FEDERATION (INC.)

NEW ZEALAND MASTERCRAFT HOMES

GENERAL HOUSING SPECIFICATION

Builders using this specification are advised that it is the basis for the measure of the Administration Schedules also supplied with this Service.

It is essential that an addenda or alterations list be made or supplied by the builder to allow for variations in design, interior and exterior linings, alterations to foundations due to ground conditions, and any local requirements of Local Bodies.

The Federation cannot be held responsible should builders not make the necessary amendments to cover the actual job for which the specification is intended.

--ooOoo--

GENERAL HOUSING SPECIFICATION OF DWELLING

TO BE ERECTED FOR

OWNER: ..JAMES...DONALDSON.....
ADDRESS: BOX 679 WELLINGTON..... PHONE: 797 131.....
OWNERS SOLICITOR: K. BELL...WELLINGTON.....
SALE MADE BY:
BUILDER: ..J...DONALDSON.....
ADDRESS: BOX 679 WELLINGTON.....
SITUATED AT: HOROWHENUA COUNTY ~~WELLINGTON~~..... TOWN: UDIKAMAE.....
LOT NO: ..10..... D.P. NO: 23783.....

PRELIMINARY & GENERAL

This contract shall be conducted in accordance with the Conditions set down by the New Zealand Master Builders' Federation (Inc.) in its Housing Contract Forms, Ref: F.H.1 or F.H.2 (State Advances Corporation finance), November, 1963.

All work shall comply with the specification requirements of the State Advances Corporation, and the relevant Local Body By-Laws.

The work shall be fully covered with a Builders' Risk Fire Policy.

The Contractor shall pay all fees for permits and connections in connection with the job, including plan, specification and Agents Fees on the dwelling.

No accumulation of debris shall remain on the site after completion.

All work shall be carried out by qualified tradesmen, in accordance with good trade practice.

Under floor area shall be cleared of all vegetation before commencement. All refuse to be removed from under floor before the laying of flooring.

FOUNDATIONS

Concrete mixture shall be not less than 6 parts of approved aggregate to 1 part Portland Cement.

All woodwork to be protected with 3 ply malthoid where it comes in contact with concrete.

Foundations to go down to a minimum depth of 12" or to solid and provisionally 15" above ground, 5" wide.

Reinforce foundation walls with $1\frac{1}{2}$ " rod at top and one $\frac{5}{8}$ " at bottom of wall for weatherboard homes and $1\frac{1}{2}$ " rod at top and two $\frac{1}{2}$ " rods in footings for veneer finish homes.

OR

Build steps and chimney foundations into main wall, giving a continuously reinforced foundation.

Provide upstands to porches and terraces, falling same outwards, reinforce slabs with 6 x 6 x 5 HRC or $\frac{3}{8}$ " rods at 18" centres both ways.

Piles shall be at least 24" long 8" x 8" at base and if precast to be bedded in 12" x 12" x 4" concrete pad.

Space Piles at 4'6" centres along the stringers, with a maximum of :

5'6"	between rows for	4 x 2 joists
7'0"	"	" " 5 x 2 "
8'0"	"	" " 6 x 2 "

Main bearing wall shall be within one foot of stringer or line of piles.

Stringers shall be fixed to piles within No. 8G. Wire or $1\frac{1}{2}$ " bolt.

Concrete walls to flower boxes shall be 3" thick reinforced with $1\frac{3}{8}$ " MS rod tied into main foundation.

Walls may be fairfaced finish by using ply shutters, or boxing for normal finish, consolidated to give a true smooth surface.

Wall plates may be fixed with $\frac{3}{8}$ " or $\frac{1}{2}$ " bolts at 4'6" centres or ramset $3\frac{1}{2}$ " pins at 30" centres.

Fix crimped wire vents at 2'6" from all corners and 6' centres elsewhere.

CARPENTER:

FRAMING

All framing shall be well spiked plumb and braced. Braces shall be one to every 15' of wall or where practicable.

Main wall partitions shall have double joists.

Opening studs to openings shall be 4 x 2 up to 4'6"; 4'6" to 6', 4 x 3; over 6' 4 x 2 plus 1" for each 4'6" of lintel span.

Lintels shall be checked $\frac{1}{2}$ " into opening studs to the following sizes :

<u>Opening</u>	<u>Solid 4"</u>	<u>built up 2"</u>
not over 4'6"	3"	6"
over 4'6" to 6'	4"	6"
over 6' to 7'6"	5"	8"
over 7'6" to 9'	6"	8"

Openings over 9' shall be trussed, with 2" bearing at each end.

Rafters shall have a minimum pitch of 15° , and shall be trussed or strutted from bearing partitions so that no rafter is unsupported for more than 7' of its length. Rafters over 10' in length shall have 6 x 1 collar ties to every third pair of rafters, provided that ties are not more than 6' apart. Rafters under 10' shall have connecting cleats below the ridge spaced as above.

Trussed rafters shall conform to N.Z.S.S.1900 Chapter 9 Design and Construction (Division 9.1 Timber).

SCHEDULE OF TIMBERS

Bottom Plates	4 x 2	BAHR
Stringers	4 x 3	"
Floor Joists	4 x 2, 5 x 2, 6 x 2,	BAHR 18" centres
Bottom Wall Plates	4 x 2	TRP
Wall framing	4 x 2, 3 x 2	TRP 20" centres
Braces	4 x 1	TRP
Dwangs	2 x 2, 3 x 2, 4 x 2,	TRP 27" centres
Ceiling Joists	4 x 2	TRP 20" centres
Ceiling Runners	4 x 2	TRP 8' centres
Rafters	4 x 2	TRP 36" centres
Purlins	3 x 2	TRP 30" centres
Valley Rafters	6 x 2	TRP
	5 x 2	TRP
	6 x $1\frac{1}{2}$	TRP
Hips and Ridges	6 x 1	TRP
Soffit Frame	3 x $1\frac{1}{2}$	TRP
Fascia Board	6 x 1	DAHR and grooved

Weatherboards	6 x 1 Bevel Back DAHR
Flooring	6 x 1 T and G. DAHR
	4 x 1 T and G. DAHR
Scribers	2 x $\frac{1}{2}$ DAHR or Redwood

Or in accordance with S.A.C. list of timber acceptances.

EXTERIOR FINISH

Weatherboard as scheduled.

~~Plaster~~ as specified under Plasterer.

~~Block Veneer.~~

(delete not applicable)

Line Gable Ends with 3/16th" asbestos and building paper battened as shown. Eaves and Porch Ceilings shall be lined with 3/16th" asbestos or Hardboard, cover joins with 1 $\frac{1}{4}$ " battens. Fit quadrant moulding to weatherboard edge of soffit lining.

Weatherboards shall be butt jointed and with mitred corners bored for nailing at ends and before fixing.

Roofing to be 26G Iron, lapped 6" to 9" at ends and 1 $\frac{1}{2}$ corrugations at side. Prime all laps, and lay over building paper and netting. Turn up under corrugations at hips and ridges. Fit Barge rolls to gable ends.

or

INTERIOR FINISH

Ceilings shall be fibrous Plaster throughout, stopped and finished to give a true even surface and fit 2" timber scotia.

Walls to be lined with Gibraltar Board fixed in accordance with manufacturers instructions, stopped flush to a true surface.

or

All machine marks shall be completely erased from finishing timber, ready for enamel or varnish as required.

Architraves and skirting ex 3 x 1 or 3 x $\frac{1}{4}$ DAOR with a round bevel edge or bullnose finish. Fix with 2" brads and neatly scribe skirting to floor.

Interior door frames to be ex 5 x 1 with 2 x $\frac{1}{2}$ stops securely nailed and pack jambs, hanging doors on 3/3 $\frac{1}{2}$ " or 2/4" butts.

Doors: Front Fig 6. 6'6" x 2'8"
Rear Fig 5A. 6'6" x 2'6"
Wardrobe Fig 2. 6'6" x 2'2" No. 1 Flush
W.C. Fig 2. 6'6" x 2'2" No. 1 Flush
Bathroom Fig 2. 6'6" x 2'2" No. 1 Flush
Remainder Fig 2. 6'6" x 2'6" No. 1 Flush
Wardrobes: Fit 12" shelf and pipe hanger rail.
Linen Cupboard: Fit slats at 14" centres.
Bath: Build in with 2 x 2 frame leaving 3 $\frac{1}{2}$ " x 2" toe space. Line front with Gibraltar Board. Fix 6 x 1 surround sealed onto bath and wall with white lead or sealastic. Flash edges of tubs adjoining walls in a similar manner. Fit hat and coat hook rail to passage or where required with $\frac{1}{2}$ dozen hat and coat hooks.

Provide access door to foundation fitted with Galvanised pad bolt or access trap in floor in one wardrobe.

Sand and punch floor on completion.

Provide Electric Range to a P.C. Value of £50.

Provide Hardware for 4 bed room to a P.C. Value of £30.

Provide Hardware for 3 bed room to a P.C. Value of £25.

JOINER

<u>EXTERIOR</u>	<u>WEATHERBOARD</u>	<u>PLASTER OR VENEER</u>
Jambs	6 x 1 $\frac{1}{2}$	6 x 2 DAHR or M.
Mullions	4 x 3	4 x 3 " "
Facings	3 x 1	-
Sills	6 x 2 $\frac{1}{2}$	6 x 2 $\frac{1}{2}$ " "
Sashes	DAHT Redwood or Cedar	

Exterior Joinery details shall conform to N.Z.S.S. No. 496 for Mouldings and Joinery.

Where Durastay fasteners are indicated they shall conform to the manufacturers recommended size.

Moveable louvres shall be standard Cooper.

Interior

Fit all cupboards as shown on Plan, all to standard Government pattern and to include Toilet Cupboard with mirror.

Dresser Units to have 1" timber tops for varnish finish.

Provide standard Formica Sink top with S.S. sink.

All cupboard doors shall be flush, hardboard faced to both sides and hung on 2½" butts at 21" centres.

PLUMBING

Run service in ½" Galv. and copper pipe, and leave 2 stand pipes where indicated. Run from main to top of cylinder and cold system. Hot system must be completely lagged and wired with No. 2 cowhair felt. Fit 1 Ajax valve or 1 pressure relief valve.

All pipes to be concealed.

Cylinder, to be approved 30 gallon cased and lagged, element and thermostat to be provided by Electrician.

Taps All taps unless otherwise directed shall be Chrome streamlined and appropriately marked HOT and COLD. Two exterior and main control valves shall be brass.

Provide and fix wastes according to standard practice with chrome trap for wash basin.

Run Hot and Cold lead and fix waste and trap to sink.

Tub Provide and fix a precast tub as indicated of good quality in Laundry, complete with waste, 1 Hot and 1 Cold lead, to each tub and washing machine.

Hand Basin Provide and fix 22 x 16 Porcelain Basin, with chrome plug and washer, plug chain and waste. Hot and Cold lead.

W.C. This shall be first quality porcelain china with wooden seat and flap, connected to low flushing cistern with brass pipe.

Spouting Provide and fix 24g. Galv. Spouting and 2 downpipes firmly bracketed, with requisite falls.

Fix flashings to chimneys and provide flashings to all windows and door openings.

All pipes to be free of foreign matter before jointing.

Provide valleys 18" wide ex 24g. Galv. iron for carpenters to fix.

Provide provisional allowance for a service lead of 35'.

Drainage All drainage to comply with the general conditions of the Contract.

Pipes shall be first quality salt glazed socketted ware. Vent pipe shall be cast iron to 6' up, thence 24g. Galv. iron with galv. balloon on top.

Mortar shall be 2 to 1 with 10% lime added. Install drain fitted with rubber rings complete with all necessary inspections and junctions.

Allow for a Provisional length of 60' lineal length of drain.

Allow a provisional length of 60' for storm water drainage to be provided in accordance with the local body requirements.

PLASTERER

Splash coat Chimney, steps, terrace and base with slurry. Flank in with $\frac{1}{2}$ " of 3 to 1 plaster, provide and set vents in base. Finish steps, terrace and front porch with steel trowel. Finish base and chimney with wooden float and dash coat. Where a fair-faced concrete finish on foundation is provided a single dash coat will be required for these parts.

For Plaster walls, cover sarking or asbestos lining with bitumin saturated paper and 18g. 1" galv. netting. Scratch coat with 3 to 1 plaster to which has been added 5lb. per yd. cowhair felt, flank in with 3 to 1 Plaster. Finish with silver sand and coloured cement and dash coat, to approval. Ensure by periodical spraying that too rapid drying out does not take place.

BRICK, BLOCKWORK OR STUCCO

ELECTRICIAN

All work shall comply with the Electrical Wiring Regulations.

The work consists of the following :

Install and provide Switch Board in back Porch in encased box to approval.

	<u>NO.</u>
Install Light points Exterior	
" " Interior	
Power Points	
1 range	1
1 Element 1000 watt	1
1 Thermostat	1
Radio, Aerial & Earth	
Mains	1

All lights shall be standard 60 watt bulbs complete with opal shades, and droppers where required.

Switches shall be good quality silent flush fittings.

PAINTING

All work shall be carried out to give the maximum protection to the woodwork and give a lasting durable finish.

All brushes and containers to be thoroughly clean before use, all surfaces to be thoroughly prepared before applying the next coat. Care to be taken to keep stains off the floor, and all windows to be clean on completion.

EXTERIOR

Prime all Totara with Totara priming, and exterior woodwork with N.Z.S.S.1056 Primer thinned in accordance with the manufacturers recommendations. Stop all necessary joints and nail holes with Linseed oil putty.

Rub down priming coat, and coat with an approved paint, supplied in unbroken tins, thinned in accordance with the manufacturers instructions, for both undercoat and finishing.

Coat soffit with two coats of P.V.A. Flat.

Owner to paint roof after weathering period.

INTERIOR

Paint all ceilings with two coats of Resin emulsion paint.

Kitchen, W.C. Bathroom and Laundry, coat all woodwork and wallboard with interior priming, after having first sealed wallboard with Cem Seal. Follow with undercoat and finished with Full Gloss Enamel to approval. Cupboard interiors will not be painted.

Bedrooms, lounge, passage woodwork to be given one coat of sanding sealer, followed by two coats of clear laquer.

Walls and wardrobe interiors to be sealed and then papered with good quality paper, neatly butt jointed. P.C. Sum for papers £20 including lining paper. Apply a slightly embossed lining paper to all walls to be enamelled over Gibraltar Board.

Glazing

All glass shall be O.Q. quality, free from imperfections. Obscure glass to Front and Rear doors. Glass weights shall be as follows :

<u>Max. Size</u>	<u>Weight</u>
20 x 20 or 40 U"	18 oz.
36 x 36 or 72 U"	24 oz.
36 x 54 or 90 U"	32 oz.

CHIMNEY

To be Precast chimney of good quality, with reinforced stack, to be assembled with full joints. Fireplace to be covered with a P.C. Sum of £20 to include fireplace surround, mantle and hearth.

Provide firebrick back and 14" Colonial Grate.

BUILDING PERMIT

Issuing Officer. 29/11/68

SCALE OF FEES

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

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

ESTIMATED VALUE OF WORK			FEES		
Over	\$400	Not exceeding	\$400		\$2.00
"	\$600	and not exceeding	\$600		\$3.00
"	\$800	"	\$800		\$4.00
"	\$1,000	"	\$1,000		\$5.00
"	\$1,200	"	\$1,200		\$6.00
"	\$1,400	"	\$1,400		\$7.00
"	\$1,600	"	\$1,600		\$8.00
"	\$1,800	"	\$1,800		\$9.00
"	\$2,000	"	\$2,000		\$10.00
"	\$2,500	"	\$2,500		\$12.00
"	\$3,000	"	\$3,000		\$14.00
"	\$3,500	"	\$3,500		\$16.00
"	\$4,000	"	\$4,000		\$18.00
"	\$5,000	"	\$5,000		\$21.00
"	\$6,000	"	\$6,000		\$24.00
"	\$7,000	"	\$7,000		\$27.00
"	\$8,000	"	\$8,000		\$30.00
"	\$9,000	"	\$9,000		\$33.00
"	\$10,000	"	\$10,000		\$36.00
"	\$12,000	"	\$12,000		\$40.00
"	\$14,000	"	\$14,000		\$44.00
"	\$16,000	"	\$16,000		\$48.00
"	\$18,000	"	\$18,000		\$52.00
"	\$20,000	"	\$20,000		\$56.00
"	\$25,000	"	\$25,000		\$64.00
"	\$30,000	"	\$30,000		\$72.00
"	\$35,000	"	\$35,000		\$80.00
"	\$40,000	"	\$40,000		\$88.00
"	\$50,000	"	\$50,000		\$98.00
"	\$60,000	"	\$60,000		\$108.00
"	\$70,000	"	\$70,000		\$118.00
"	\$80,000	"	\$80,000		\$128.00
"	\$90,000	"	\$90,000		\$138.00
"	\$100,000	"	\$100,000		\$148.00
"	\$120,000	"	\$120,000		\$158.00
"	\$140,000	"	\$140,000		\$168.00
"	\$160,000	"	\$160,000		\$178.00
"	\$180,000	"	\$180,000		\$188.00
"	\$200,000	"	\$200,000		\$198.00
"	\$240,000	"	\$240,000		\$210.00
"	\$280,000	"	\$280,000		\$220.00

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

FEES PAYABLE FOR SPECIAL DUTIES

- For inspection required in the case of proposed structural alterations before plans for approval \$5.00
- For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building \$0.50
- For inspecting old timber before re-using the same in a new building \$5.00
- For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid \$5.00
- For inspecting any timber or building outside the County prior to re-using or re-siting within the County \$5.00
(plus car mileage allowance)

Horowhenua County Council

PERMIT No. CH33
H49324

LOCALITY WAIKANAHE

DATE RECEIVED 17:8:76

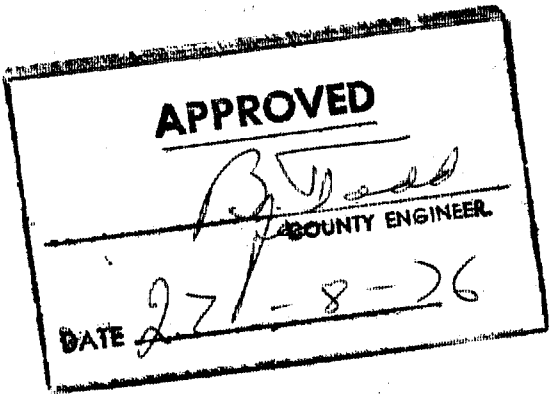
DATE ISSUED 17:9:76

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME DONALDSON

FOR OFFICE USE ONLY

REMARKS: CAR PORT



Application for Building Permit

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

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

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

1. Type of Building: CARPORT.

Dwellings, etc.; additions or alterations.

Particulars of Building: Foundations: CONCRETE Walls: STEEL Roof: IRON.

Total floor area: 29.76 sq. metres.

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

3. Allotment: Lot: 10 D.P.: 23783 Section: PT NSA WEST

Area: 34.59 Block: A 78 S.D. Locality: WAIKANAE

4. Owner's Full Name Mr J Donaldson

Address 46 Parata St

5. Previous Owner { If Section has been recently transferred }

6. Frontage (Length): 570 Name of Street or Road 46 PARATA ST

7. Estimated Value of Building— \$ 800.00 :

Plumbing and Drainage— \$: Total \$ 800.00 :

8. Fees \$ 4.00 : No. of Receipt 9041

See Scales of Fees on Back Page.

Building Research Levy \$: Footpath Damage Deposit \$:

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

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate, including —

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

Signature of Applicant J Donaldson as BUILDER or OWNER.

Address 46 Parata St

Builder's Name and Address { If not the applicant } J Donaldson

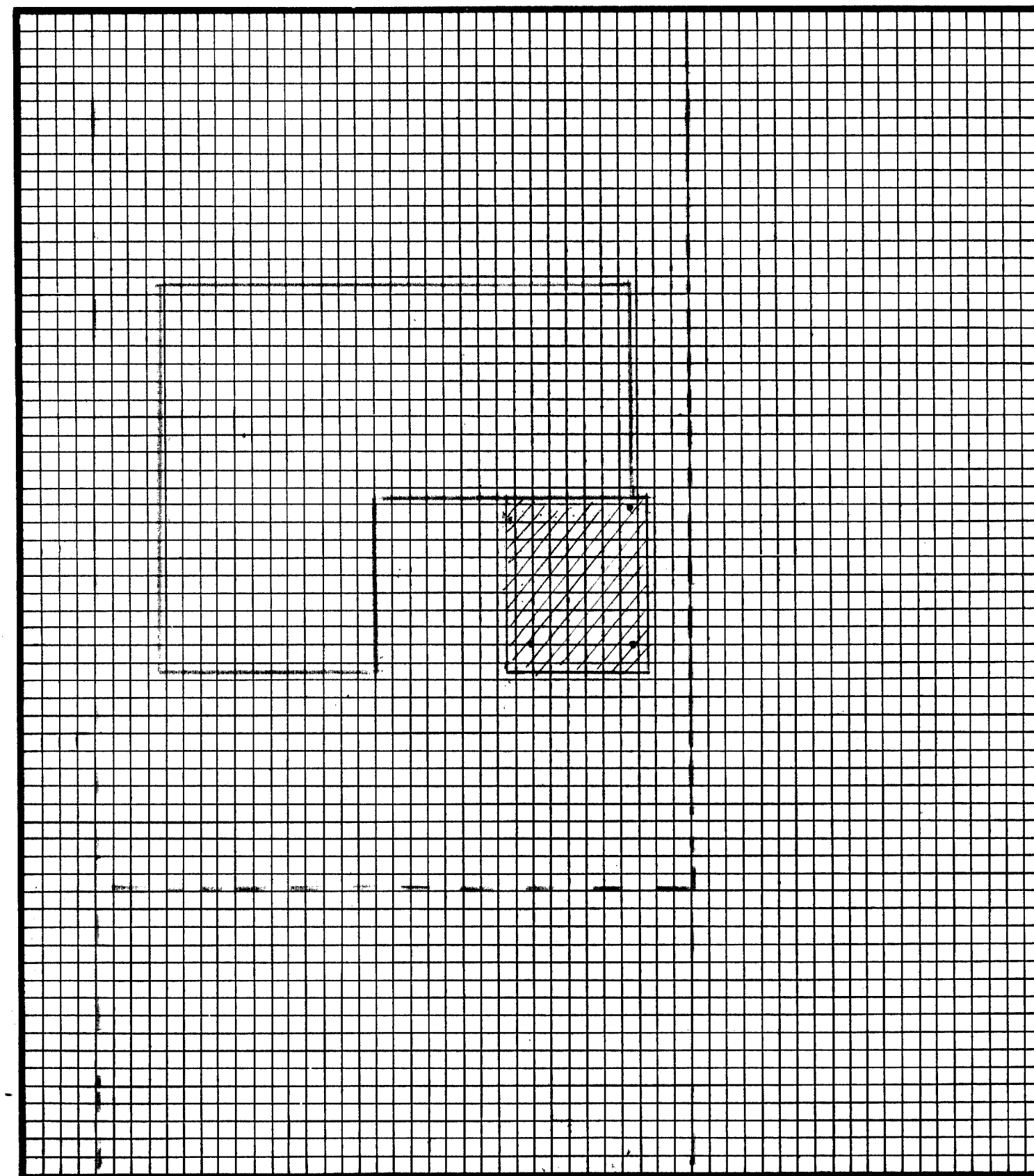
PLAN OF ALLOTMENT

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

Boundary Lines to be shown thus: _____

Generally DWELLINGS must NOT be ERECTED within 1.5 METRES of ADJOINING properties.

Frontage to PARATA ST Road



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

TMC/IC

30th September 1976

Messrs K.J. Bell & Co.,
Barristers and Solicitors,
P.O. Box 1211,
WELLINGTON.

Dear Mr Bell,

RE: J. DONALDSON - 46 PARATA STREET, WAIKANAЕ

In reply to your letter dated 22 September 1976 upon behalf of Mr Donaldson.

The condition noted upon the building permit provides for the yard requirements of Council's Code of Ordinances.

Strictly the Code provides that all garages and carports shall be sited in a rear yard.

In order to provide for a more flexible approach to building design, the erection of a garage or carport is permitted upon any side of a dwelling, provided the building as a whole complies with the yard requirements for a dwelling.

I understand that the existing garage upon the site complies with yard requirements, and the condition of the present permit issue.

The question of dispensing power by Council is limited. In this case it is quite practicable to erect the carport five feet from the side boundary with a maximum roof overhand of 2 feet, and Council may very well take this viewpoint should an application be made for dispensation.

The proposal is not in compliance with the Code of Ordinances and it would appear to me that an application to the Council for a specified departure will be necessary under the procedures laid down by the Town & Country Planning Act and Regulations.

Yours faithfully,



T.M. Corrin
CHIEF HEALTH & BUILDING INSPECTOR

By rule book permit

KEVIN J. BELL & COMPANY

~~BELL & BROADMORE~~

BARRISTERS & SOLICITORS

KEVIN JOSEPH BELL, LL.B.
THOMAS JOHN BROADMORE, B.A., LL.B.

MR CORBIN

BADG

TELEPHONE 735-766
P.O. BOX 1211

4th FLOOR, D.I.C. BUILDING
BRANDON STREET
WELLINGTON, 1.

22nd September 1976

The County Clerk,
Horowhenua County Council,
P.O. Box 258,
LEVIN

Dear Sir,

JAMES DONALDSON - 46 PARATA STREET, WAIKANAE:

The abovenamed made application for the building of a carport attached to his house at Parata Street. Permit No. H79324 was issued subject to a condition that there be a minimum sideyard of five feet from boundary to post supports and that the roof may extend two feet only into that five feet yard space. The plan of the carport is an open plan of 3" x 3" posts by which a roof is supported extending three feet beyond the posts. This is normal design for weather containment in respect of the parking of a motor vehicle. To proceed according to present plan the roof overhang would infringe by one foot in excess of the two feet maximum into the sideyard space. It may be possible for Mr Donaldson to alter the design slightly and limit the over-hang to 2'6" which would be a 6" transgression.

We enquire whether the Council has dispensing powers and would use them. If not, we enquire whether the requirement is one of Code or of By-Law and what procedure is required to obtain departure.

Yours faithfully,
KEVIN J. BELL & COMPANY

per:

Kevin J. Bell



WAIKANA E

'19 NOV 1986

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app

1986.

J. DONALDSON, 46 PARATA STREET, WAIKANA E:

K.J. Bell requesting dispensation to erect a carport attached to a dwelling 5 feet from a side boundary with a roof extending 2'6" into the side yard.

Council's Chief Building Inspector in recommending approval advises that this is a minor matter of a roof extending 6" further into a side yard than is normal, and that the neighbour raises no objection. The existing house complies with Council's siting requirements in as much as the roof overhangs the maximum of 2 feet into the side yard. A permit was issued subject to the carport roof being reduced from 3' as shown on the plan to 2' as required. Mr Donaldson noticed that this condition of permit issue, and the result is an application for dispensation to permit a 2'6" overhang - 6" more than is normal. The Inspector further advises that the basic reason for the application is that Mr Donaldson considers there is a lot less car protection with a reduced overhang and Mr Donaldson is prepared to seek a specified departure on the matter which I consider to be of no great moment.

Following consideration of the Chief Building Inspector's report and subsequent discussion, it was:

RESOLVED: (Page/Gates)

"THAT dispensation from Council's side yard requirement be allowed to erect a carport whose roof extends 2'6" into the side yard."

Mr Conn

Fees not to be paid until requested by Office

SCALE OF FEES

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

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

ESTIMATED VALUE OF WORK:

		FEES
Not exceeding	\$ 3,000	\$ 59.00
Over \$ 3,000 and not exceeding	\$ 7,000	\$ 71.00
Over \$ 7,000 and not exceeding	\$ 10,000	\$107.00
Over \$ 10,000 and not exceeding	\$ 15,000	\$131.00
Over \$ 15,000 and not exceeding	\$ 20,000	\$178.00
Over \$ 20,000 and not exceeding	\$ 25,000	\$226.00
Over \$ 25,000 and not exceeding	\$ 30,000	\$273.00
Over \$ 30,000 and not exceeding	\$ 40,000	\$309.00
Over \$ 40,000 and not exceeding	\$ 50,000	\$356.00
Over \$ 50,000 and not exceeding	\$ 60,000	\$404.00
Over \$ 60,000 and not exceeding	\$ 70,000	\$451.00
Over \$ 70,000 and not exceeding	\$ 80,000	\$499.00
Over \$ 80,000 and not exceeding	\$ 90,000	\$511.00
Over \$ 90,000 and not exceeding	\$100,000	\$535.00
Over \$100,000 and not exceeding	\$150,000	\$582.00
Over \$150,000 and not exceeding	\$200,000	\$630.00
For every \$50,000 extra add		\$ 95.00

FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans for approval	\$ 36.00
For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building	\$ 59.00
For inspecting old timber before re-using the same in a new building	\$ 36.00
For any inspection that may be deemed necessary for connection with any building or work in respect of which no fee has otherwise been paid	\$ 36.00
For inspecting any timber or building outside the County prior to re-using or resiting within the County — actual expenses incurred	
For structually checking plans and specifications by Council's Engineers, an increase of 25% of the building permit fee based upon the total value of the work will be charged	

Horowhenua County Council

H.C.C./B.1.

PERMIT No. 18141

EOY0393

LOCALITY

Whakanae

DATE RECEIVED:

24 : 7 : 87

DATE ISSUED:

14 : 8 : 87

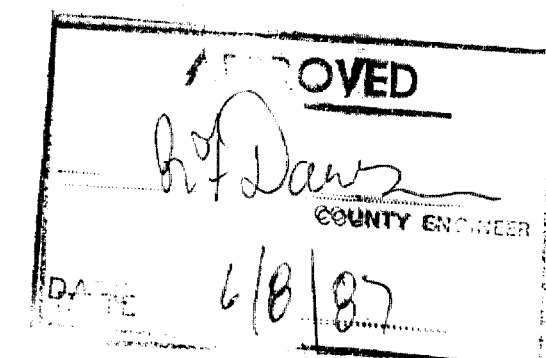
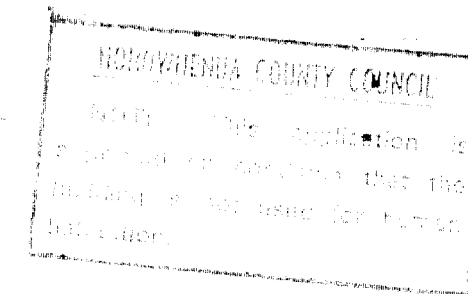
APPLICATION FOR BUILDING PERMIT

OWNER'S NAME

J DONALDSON

FOR OFFICE USE ONLY

REMARKS:



1 check on site

V/E metal?

NOTE —

1. All Plans and Specifications must be in ink.

APPLICATION FOR BUILDING PERMITTO THE CHIEF HEALTH & BUILDING INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.Postal Address: Horowhenua County Council,
P.O. Box 542,
LevinI, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the under-mentioned particulars in WAIKANAÉ RIDING1. Type of Building: CARPORT
~~Dwellings~~, etc.; additions or alterations.Particulars of Building: Foundations: CONCRETE Walls: STEEL PILES Roof: STEELTotal floor area: 29 sq. metres.

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

3. Allotment: Lot: 10 D.P.: 23783 Section: _____
Area: 0.0874 Block: _____ S.D. _____ Locality: _____4. Owner's Full Name: JAMES DONALDSON
Address: 46 PARATA ST Phone No. HOME: 35899
BUS: _____

5. Previous Owner { If Section has been recently transferred } _____

6. Frontage (Length): 57.00 Site Address 46 Parata St
46 Parata St7. Estimated Value of Building only \$ 1000.00 :
Plumbing and Drainage — NIL \$: Total Estimated Value \$ 1000.00 :8. Fees \$ 59.00 No. of Receipt 25708
See Scales of Fees on Back Page.
Building Research Levy \$: Footpath Damage Deposit \$:
All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE:— The following MUST accompany this Application:—

Plans and Specifications in Duplicate to be provided.

Together with every application there shall be submitted to the Engineer, in duplicate, detailed plans, elevations, cross sections, and specifications, which shall together furnish complete details of design and qualities and descriptions of all materials of construction and workmanship, and which shall be of sufficient clarity to show to the satisfaction of the Engineer the exact nature and character of the proposed undertaking and the provision made for full compliance with the requirements of the By-laws including:

- (a) A Floor plan of each floor level;
- (b) An elevation of each external wall;
- (c) The type and location of each foundation element (for example; reinforced masonry foundation wall. Anchor pile, cantilevered pile, etc.);
- (d) Adequate information on all subfloor, floor, wall and roof framing, including the type and location of each subfloor brace, diagonal brace, and wall bracing element and the number of bracing units assigned to each wall bracing element;
- (e) The type and location of cladding, sheathing and lining.
- (f) Where a building requires Plumbing and Drainage Work, a separate form must be filled in and Permit obtained before commencing any such work.

Name (in Block Letters) JAMES DONALDSONSignature of Applicant J Donaldson as BUILDER or OWNER.Address: 46 Parata St Phone No. HOME: 35899
BUS: _____Builder's Name and Address { if not the applicant } _____ Phone No. HOME: _____
BUS: _____**PLAN OF ALLOTMENT**

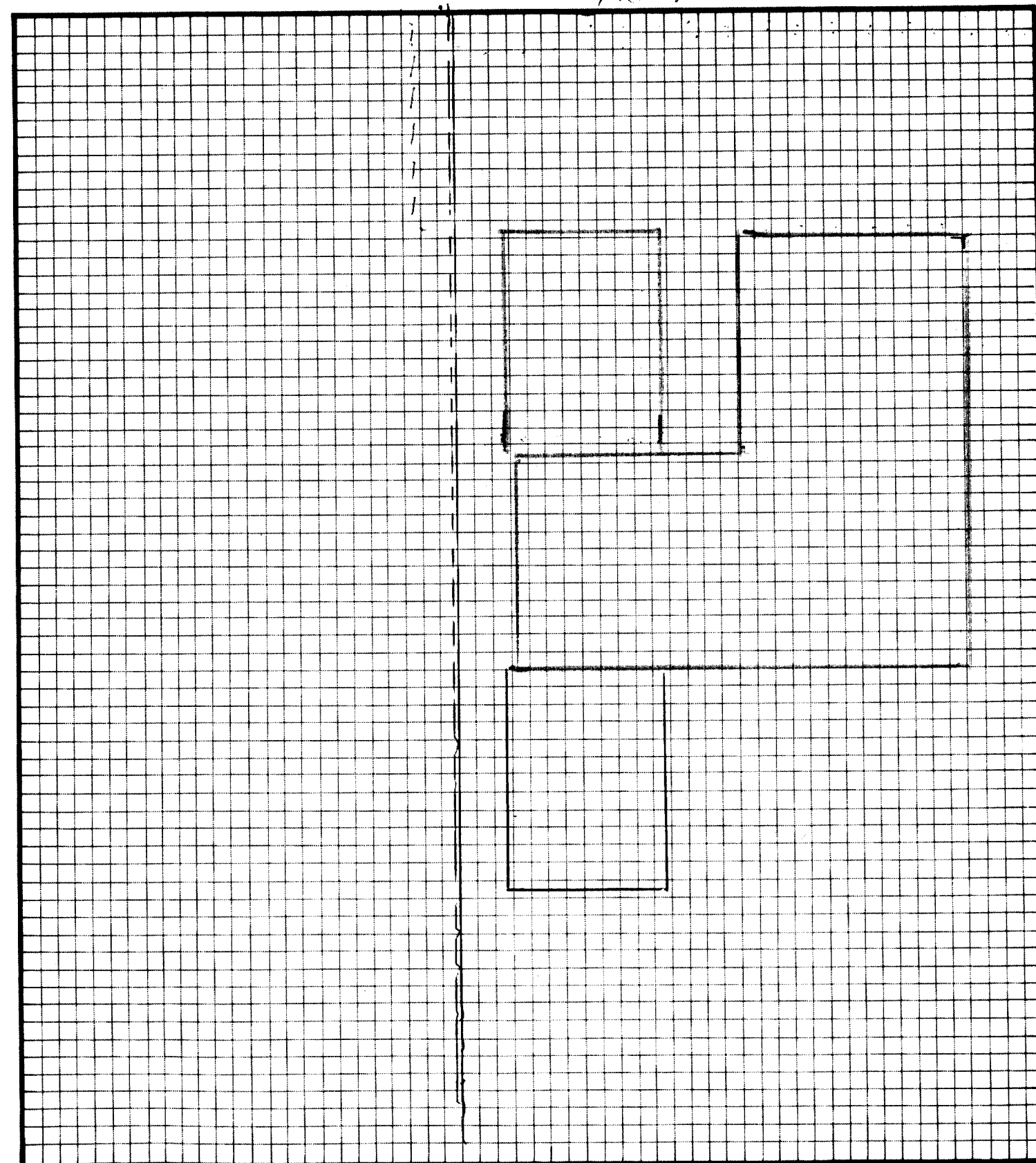
(Not required if appearing on other documents.)

Showing position of proposed building on such allotment.

NOTE — Distances of each building from boundary lines must be clearly indicated.
(Scale: Two squares to one metre.)

Boundary Lines to be shown thus: _____

Generally DWELLINGS must NOT be ERECTED within 1.5 METRES of ADJOINING properties.

Frontage to 20-0 6100 M Road

ALL EXISTING BUILDING TO BE SHOWN IN RED ON THIS PLAN

Inspector: M. _____
Receipt No. 25708

File No. _____

Date Permit Issued 14/8/87

OWNER

Name J. Donaldson

Mailing Address 46 Parata Street
Haikanae

BUILDER

Name AS OWNER

Mailing Address _____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 46

Street Name Parata Street

Town/District Haikanae

Riding Haikanae DC

LEGAL DESCRIPTION

Valuation Roll No. 14950 - 401 - 00

Lot 10 D.P. 23783

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Addition to Dwelling - Carport

FLOOR AREA DWELLING UNITS

Whole Sq. Metres 29 Number Erected _____

ESTIMATED VALUES

Building	1000
Plumbing	
Drainage	
TOTAL	1000

NATURE OF PERMIT (TICK BOX)

☐ NEW BUILDING
- exclude domestic garages and domestic outbuildings

☐ FOUNDATIONS ONLY

☒ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances

☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions

☐ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 59.00	Water Connection	\$ _____
Street Damage Deposit	\$ _____	Vehicle Crossing Levy	\$ _____
Building Research Levy	\$ _____	M.S. Plumbing	\$ _____
Plumbing	\$ _____		\$ _____
Drainage	\$ _____		\$ _____
Sewer Connection	\$ _____		\$ _____
		TOTAL:	\$ 59.00

Receipt No. 25708

Date of Payment 14/8/87

Authorised Officer _____

Special Conditions:

HOROWHENUA COUNTY COUNCIL

NOTE: This application is approved
on condition that the building is not
used for human habitation

Date Inspected	REMARKS (e.g. stage reached with work)
16-2-88	Steel work being erected no inspections requested.

(CONTINUED OVER)

Date Inspected[illegible]

COMPLETED (Signature) _____ Date / /

BC/MP/01A

W. 3938 - CONDUIT SEWER

18147 CARPORT.

5018 DWLG. + GARAGE

9733 CARPORT

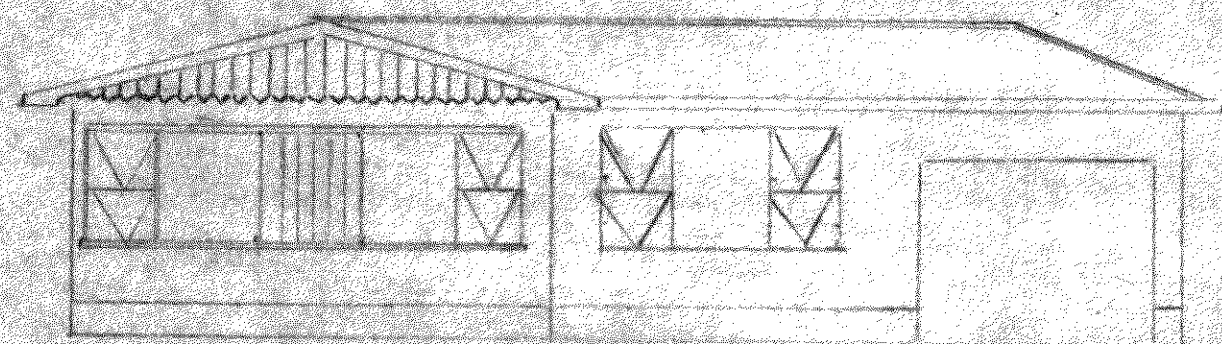
LOT 10

D.P. ... 23783

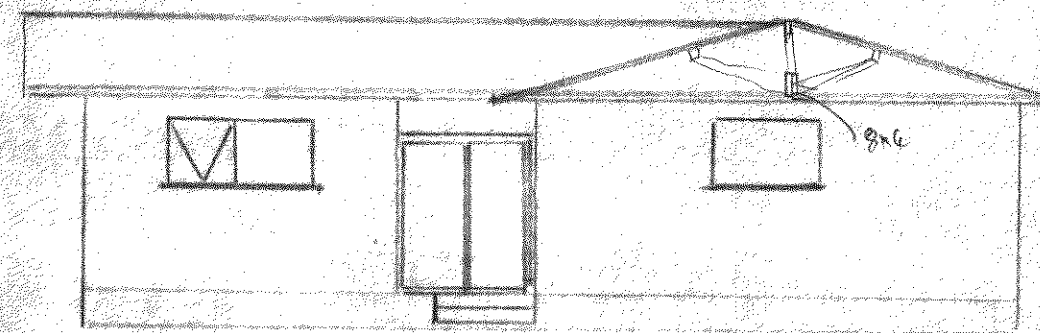
STREET Parata

HOUSE NO. 45

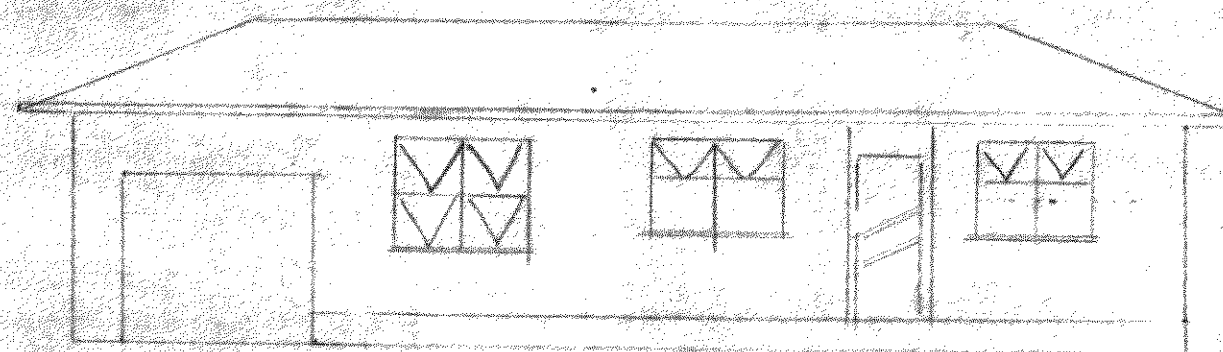
NAME J. Donaldson



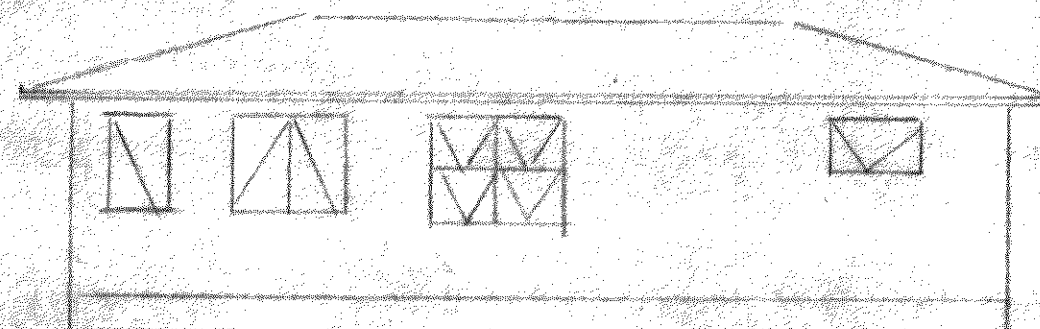
FRONT ELEVATION



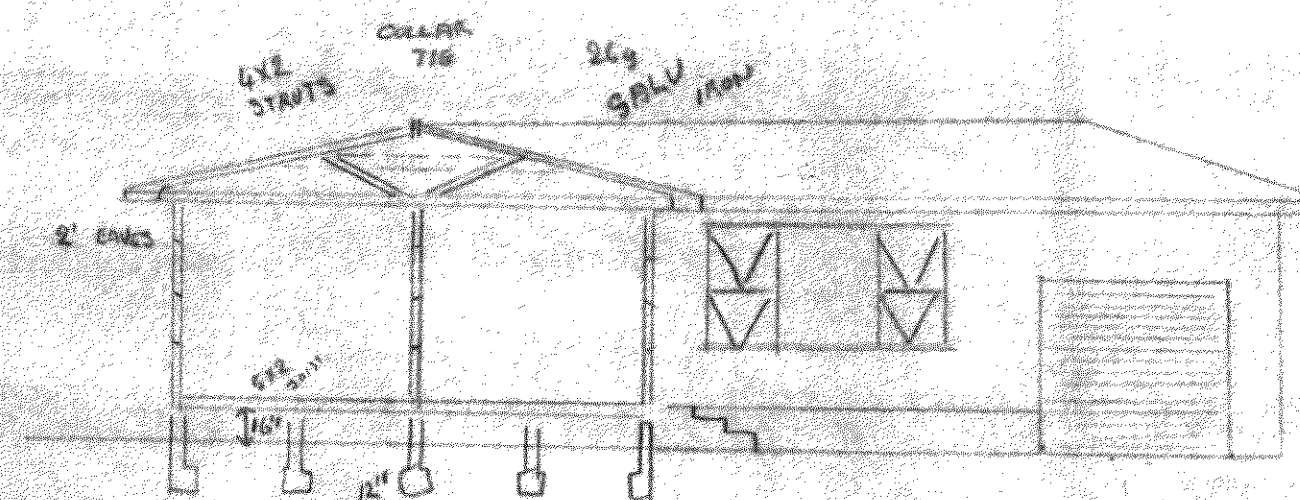
SIDE ELEVATION



BACK ELEVATION

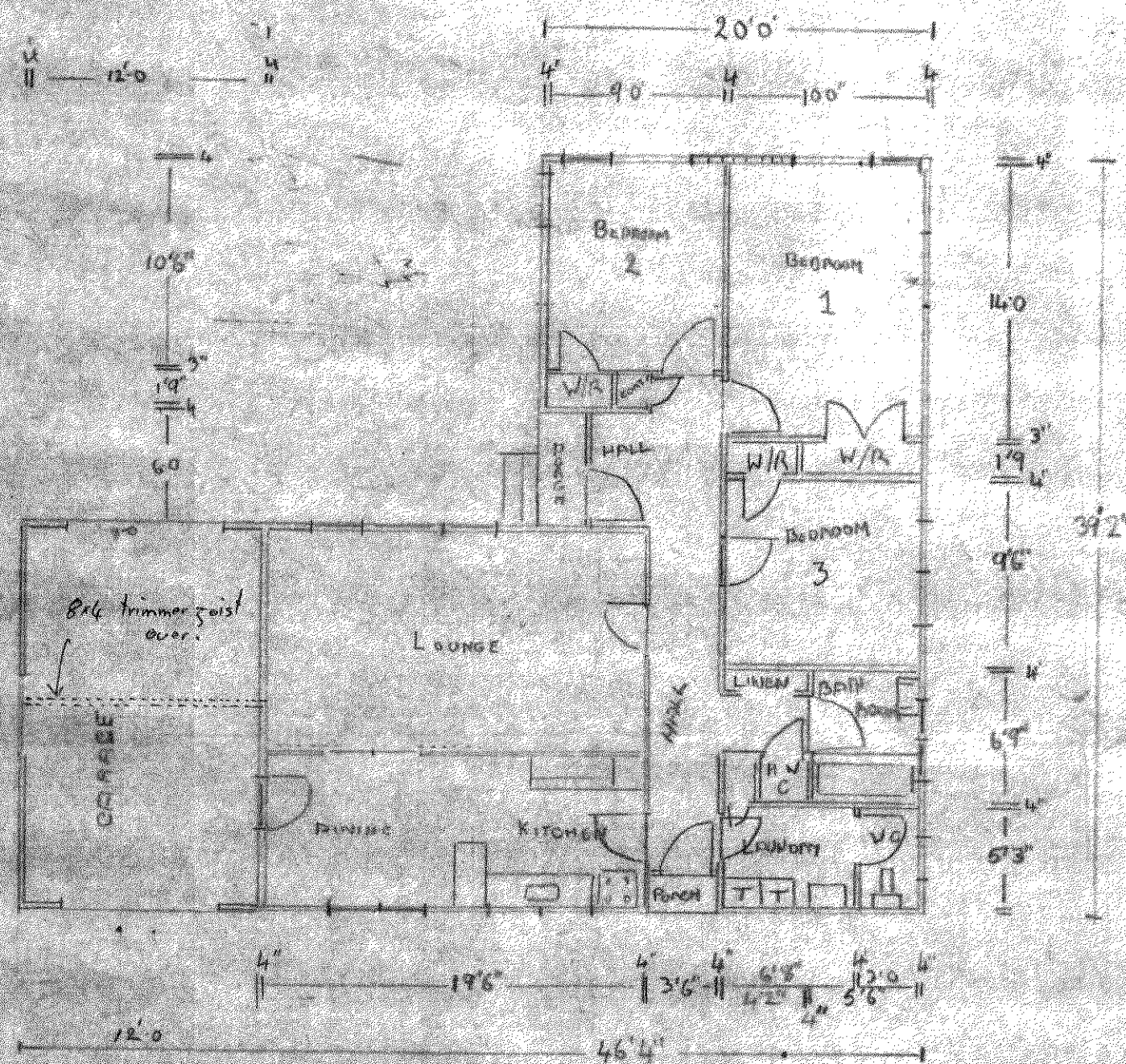
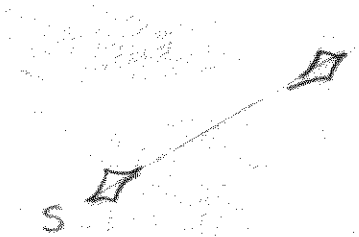
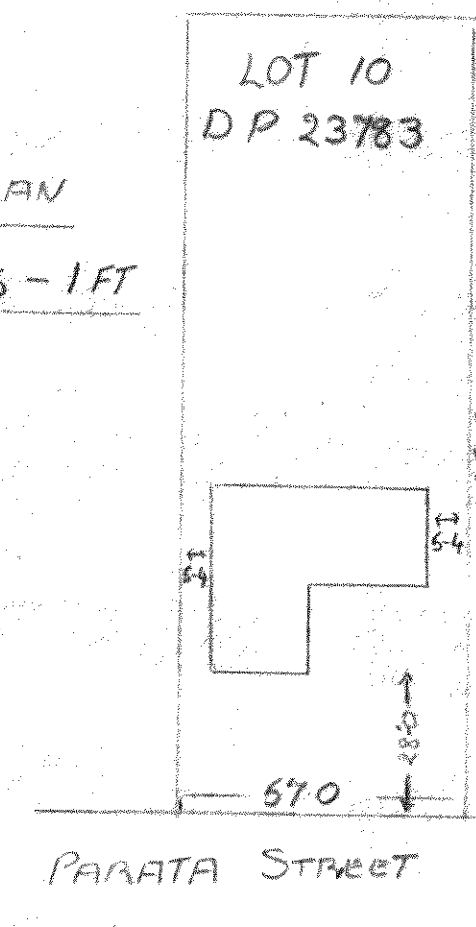


SIDE ELEVATION

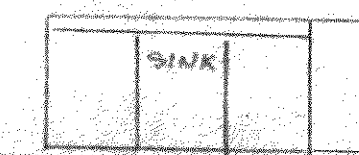


SECTION A A

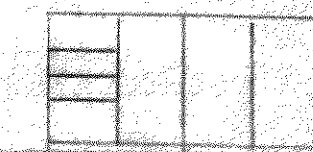
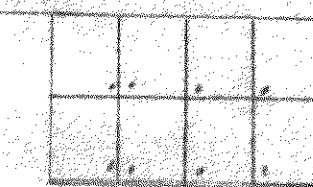
SITE PLAN
SCALE $\frac{1}{40} = 1 \text{ FT}$



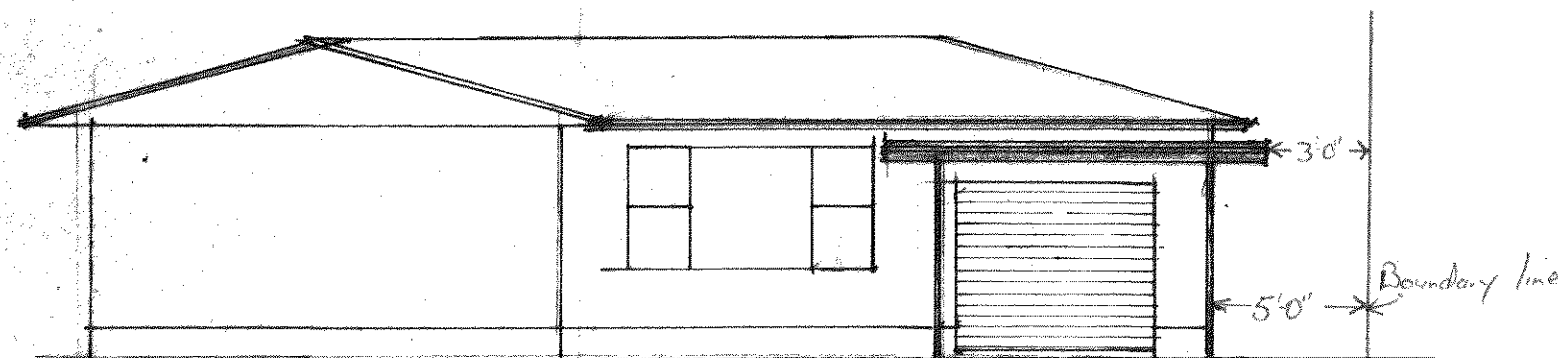
Scale $\frac{1}{8} = 1 \text{ ft}$



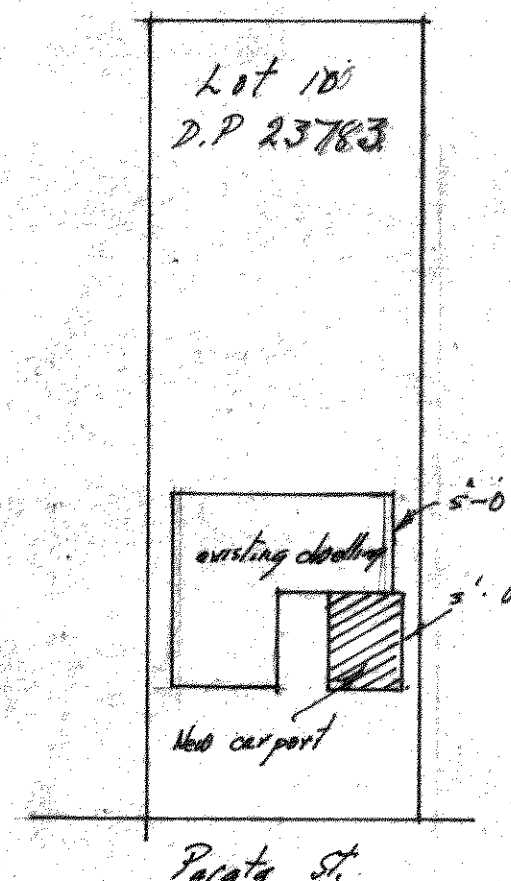
KITCHEN FITMENT



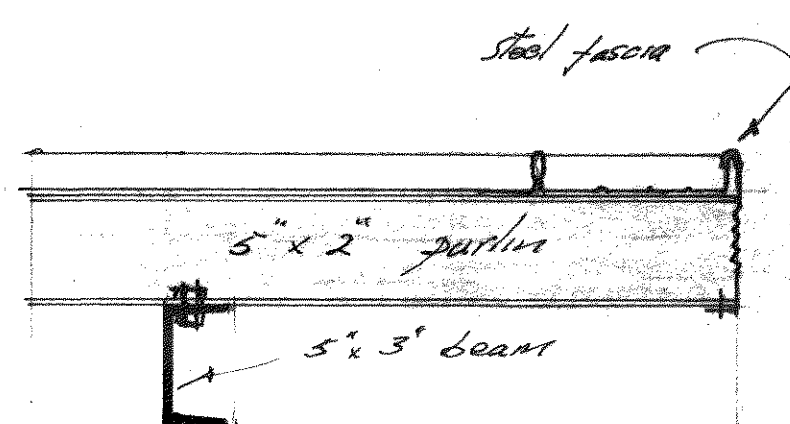
MR J DONALDSON



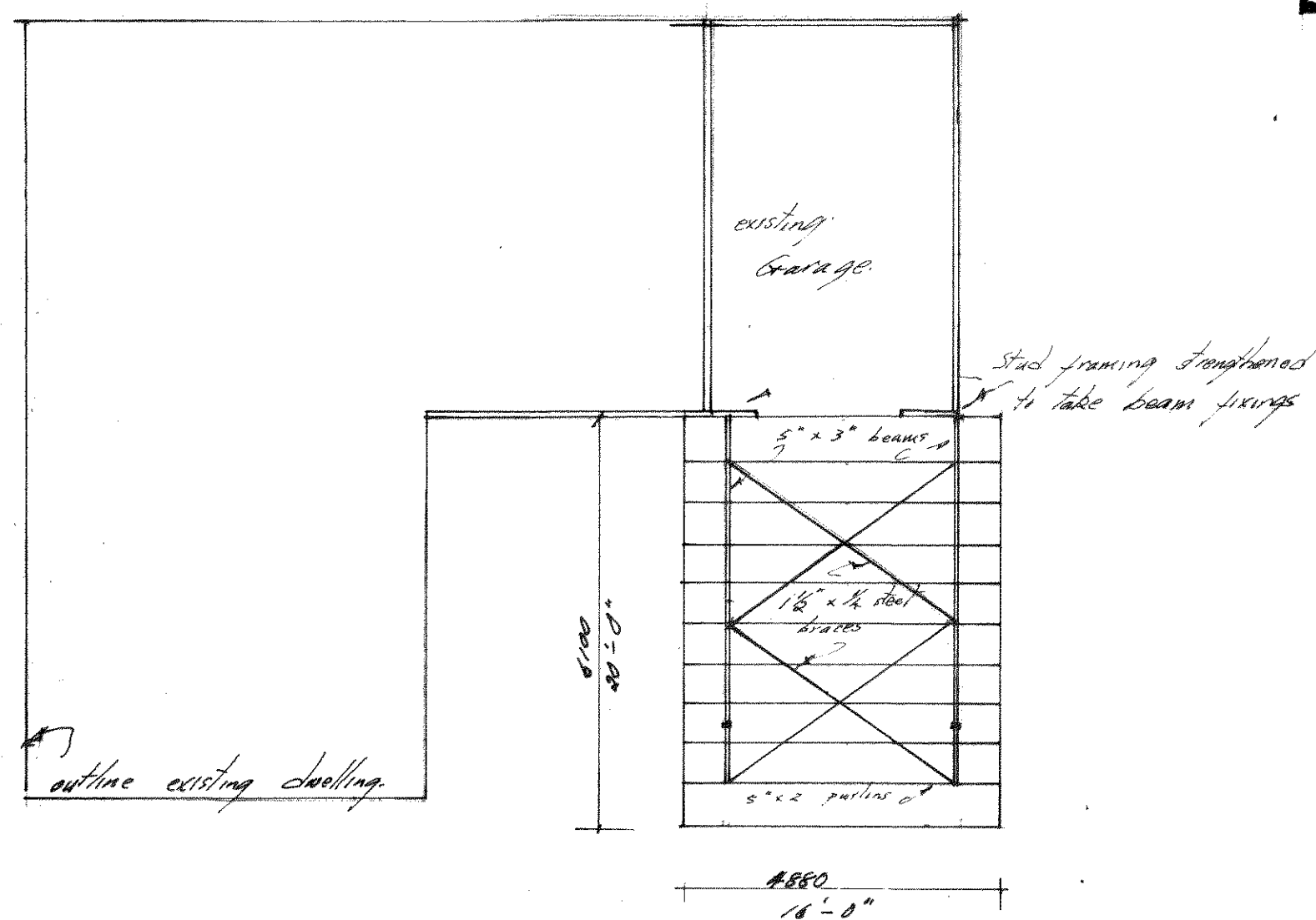
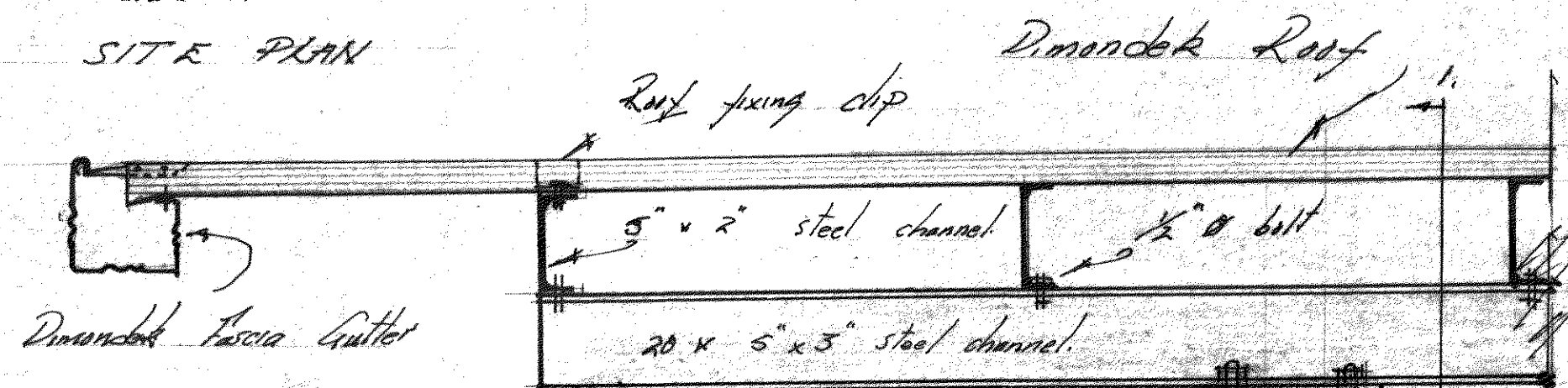
FRONT ELEVATION



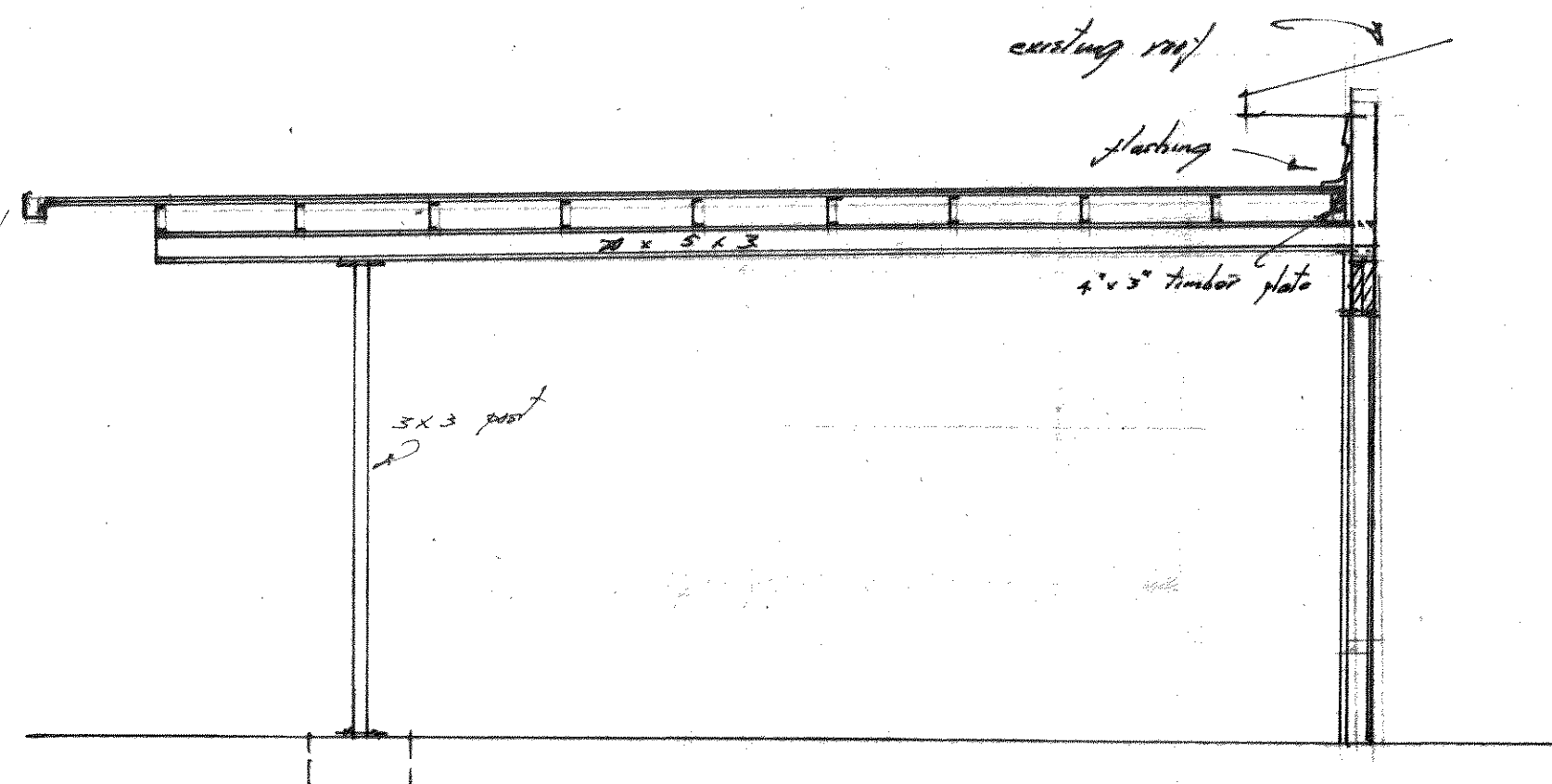
SITE PLAN



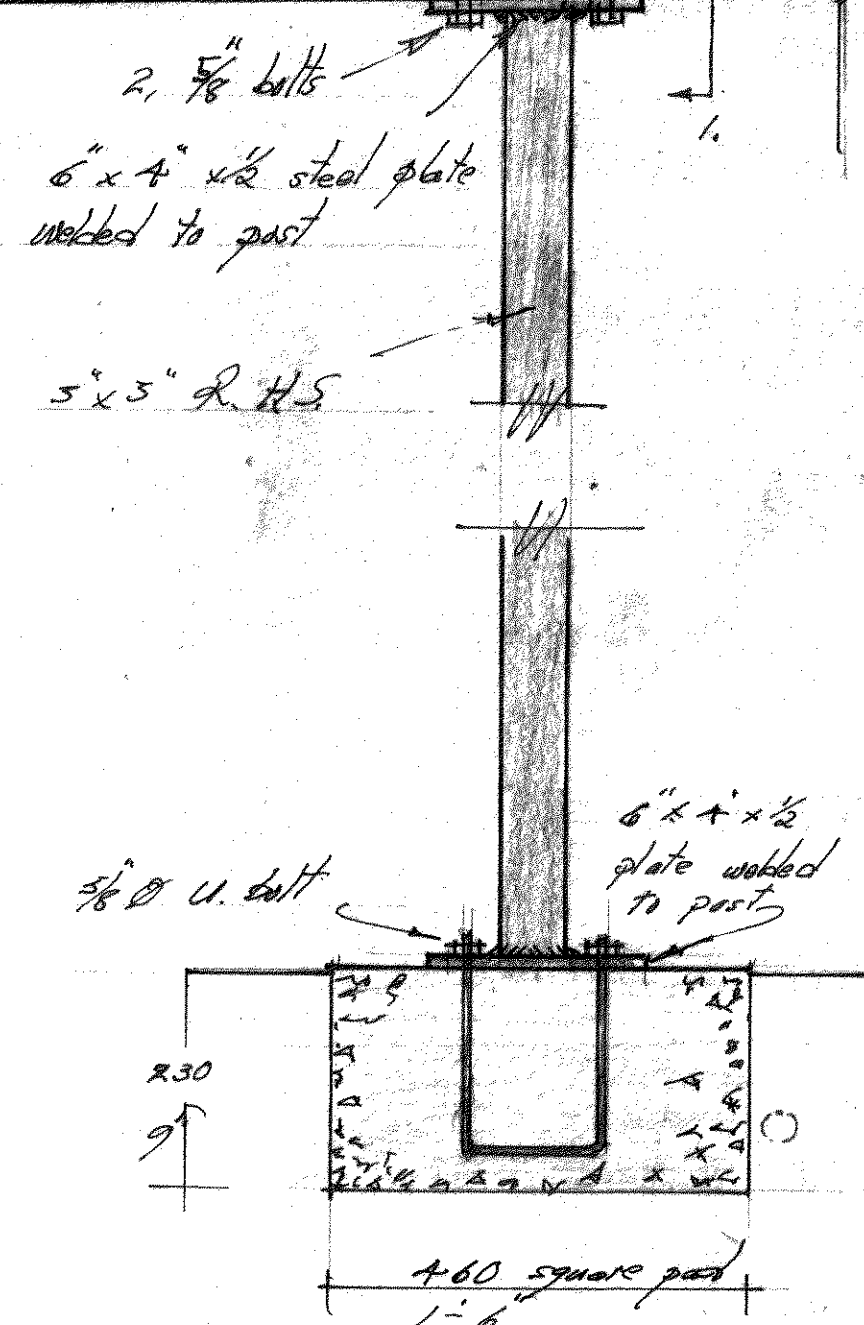
SECTION 1.1.1



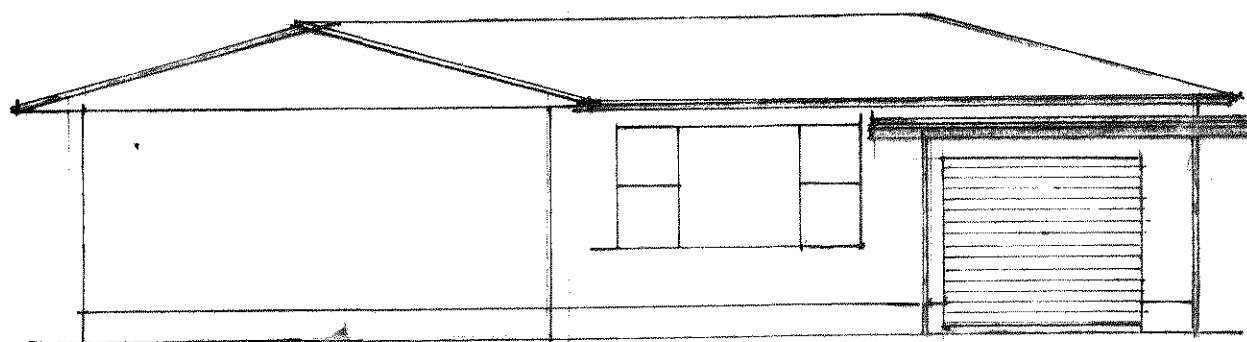
ROOF PLAN Scale 1/8" = 1'-0"



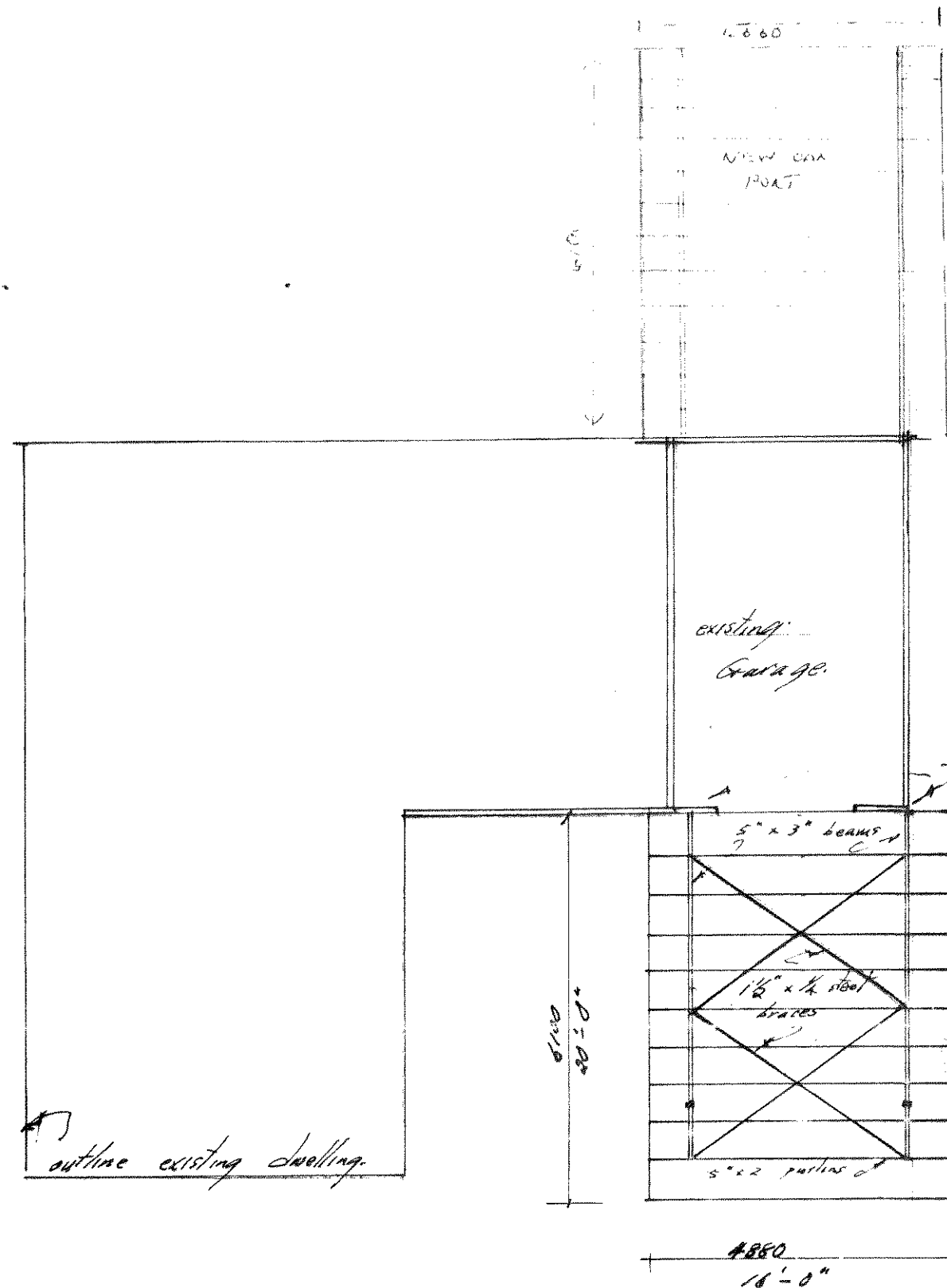
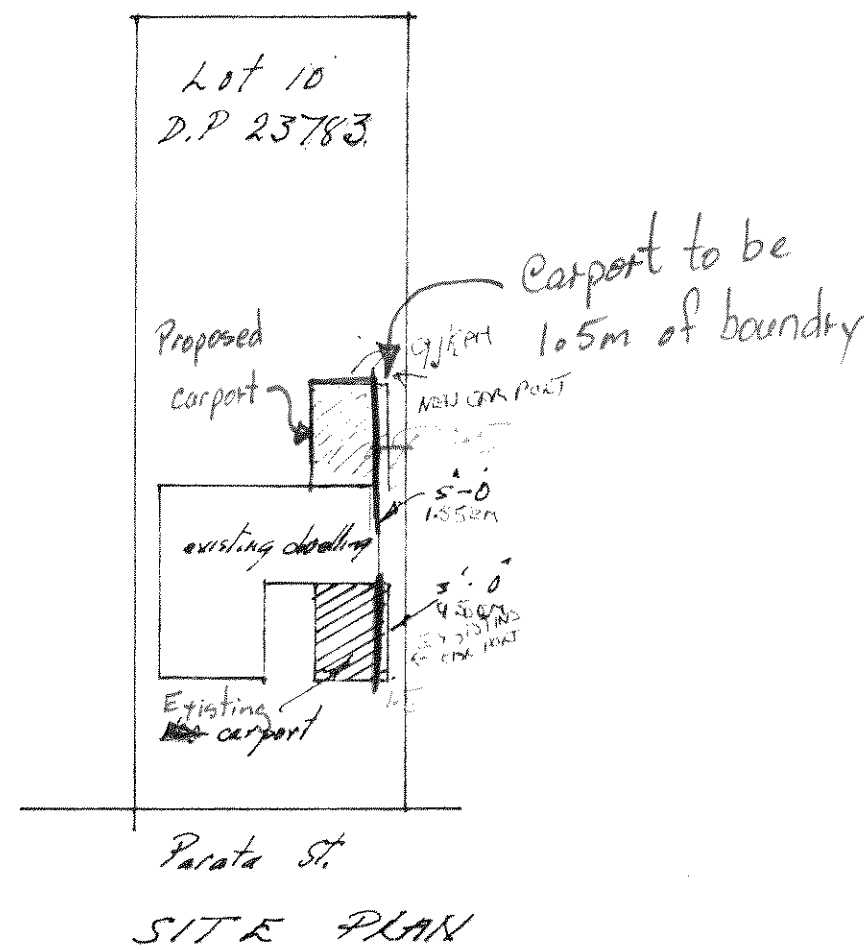
TYPICAL CROSS SECTION Scale 3/8" = 1'-0"



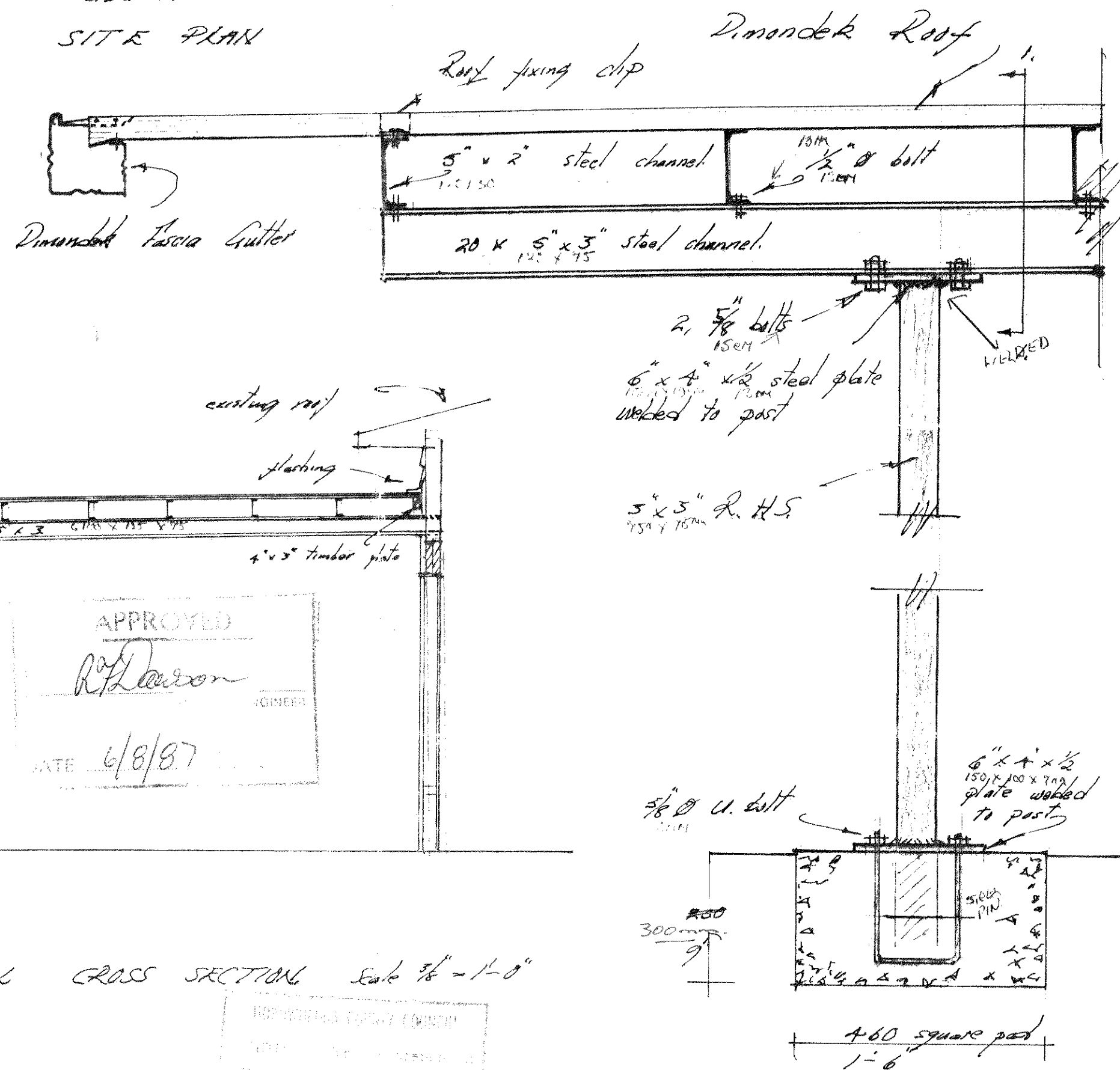
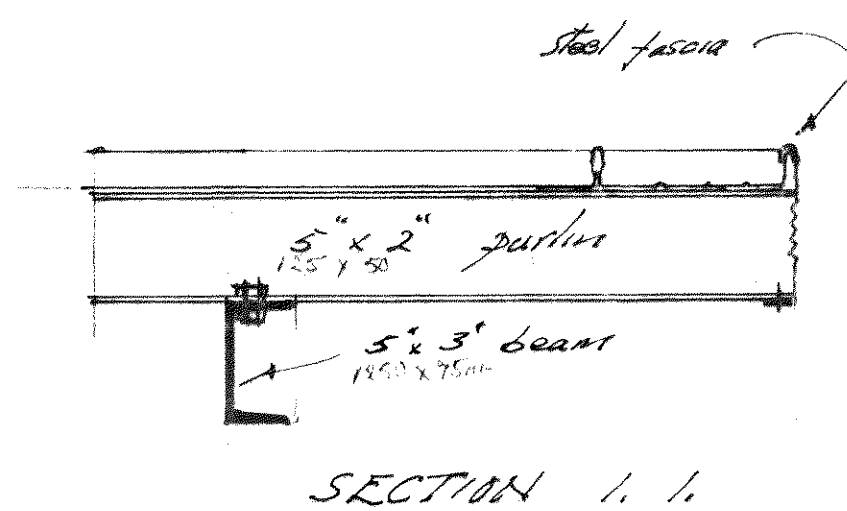
DETAIL Scale 1/2" = 1'-0"



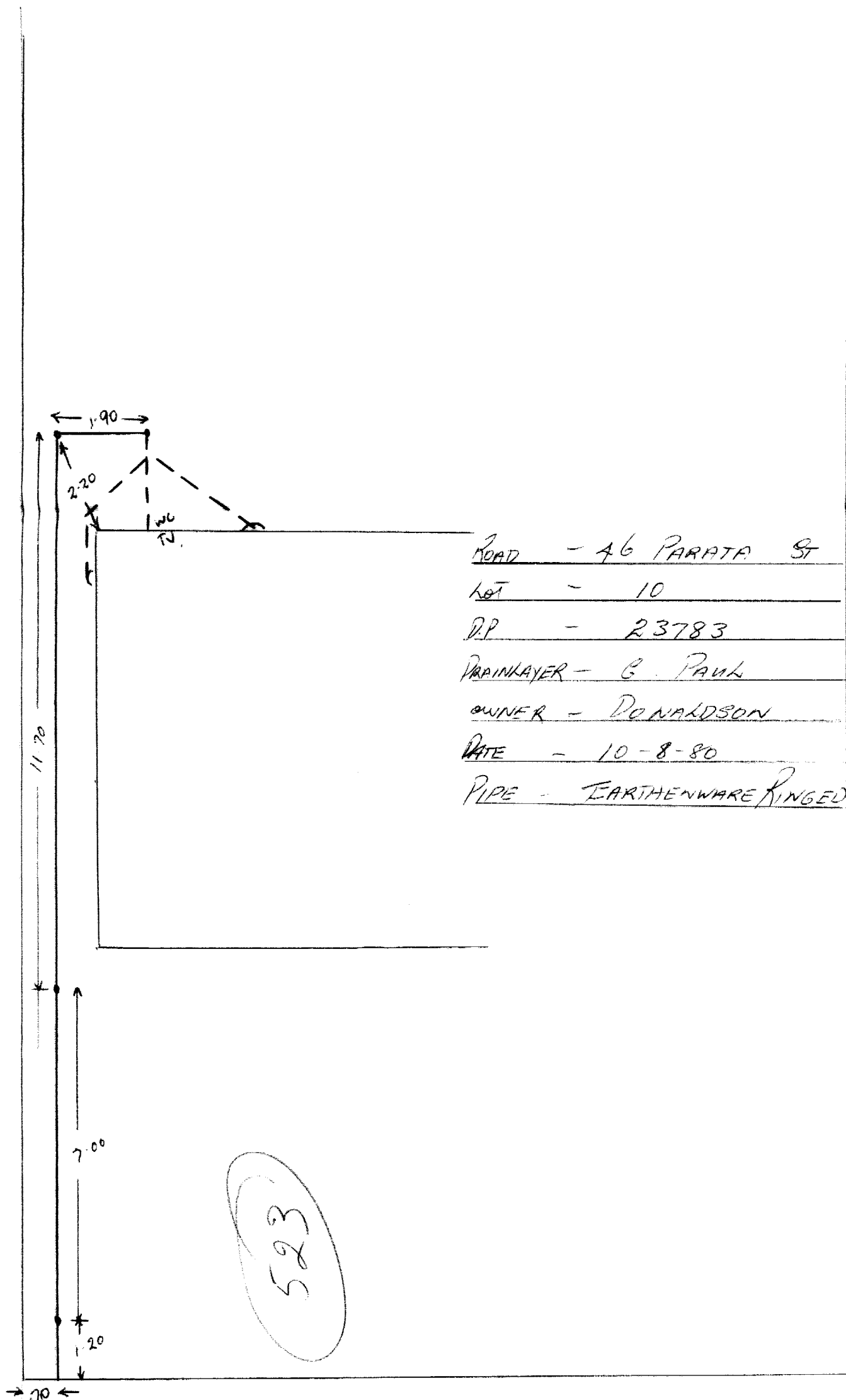
FRONT ELEVATION



ROOF PLAN Scale 1/8" = 1'-0"



TYPICAL CROSS SECTION Scale 3/8" = 1'-0"



WAIKANAE DISTRICT COMMUNITY PLAN OF ALLOTMENT - PROPOSED DRAINAGE LAYOUT

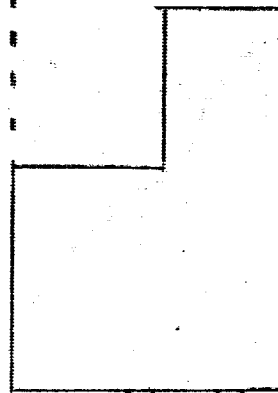
Showing existing buildings and drainage layout and proposed drainage layout to the sewer
scale 1-100.

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

Frontage to

Parata St

Road



SUMP

Green Existing Sewer

Red Proposed Sewer

Valuation Book No. 1494/355/13

Date _____, 19____

Application For Plumbing and Drainage Permit

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

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

Description of Drainage and Plumbing Work Complete P.O. installations to new dwelling including septic tank and water connectionAllotment. Lot: 10 D.P.: 23983 Section: Ngaurua West Area AY8D
Block: 18 Haurua S.D.: _____ Locality: WIRIKANAE

Previous Owner { If Section has been recently transferred } _____

Frontage (Length) 57.0 (Name of Street or Road) PARATA ST

Water Supply (Description) _____

Estimated Value of Plumbing Work _____ \$ 600Estimated Value of Septic Tank _____ \$ 100Estimated Value of Drainage Work _____ \$ _____ Total \$ 700.00

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1959 and Amendments.

Permit Fees \$ 6.00 W. Penn. \$ 26 Receipt No.: 17054
(For Scale of Fees see Back Page.) " " 17055Full Name and Address of Owner: JAMES DONALDSON
BOX 679 WELLINGTON

NOTE.—The following MUST accompany this Application:—

- Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page.
- Detailed drawings of septic tank — $\frac{1}{2}$ in to one foot.
- Specifications of work and materials to be used.

Plan showing drains should be drawn to scale of $\frac{1}{2}$ in to foot for large premises — in DUPLICATE

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

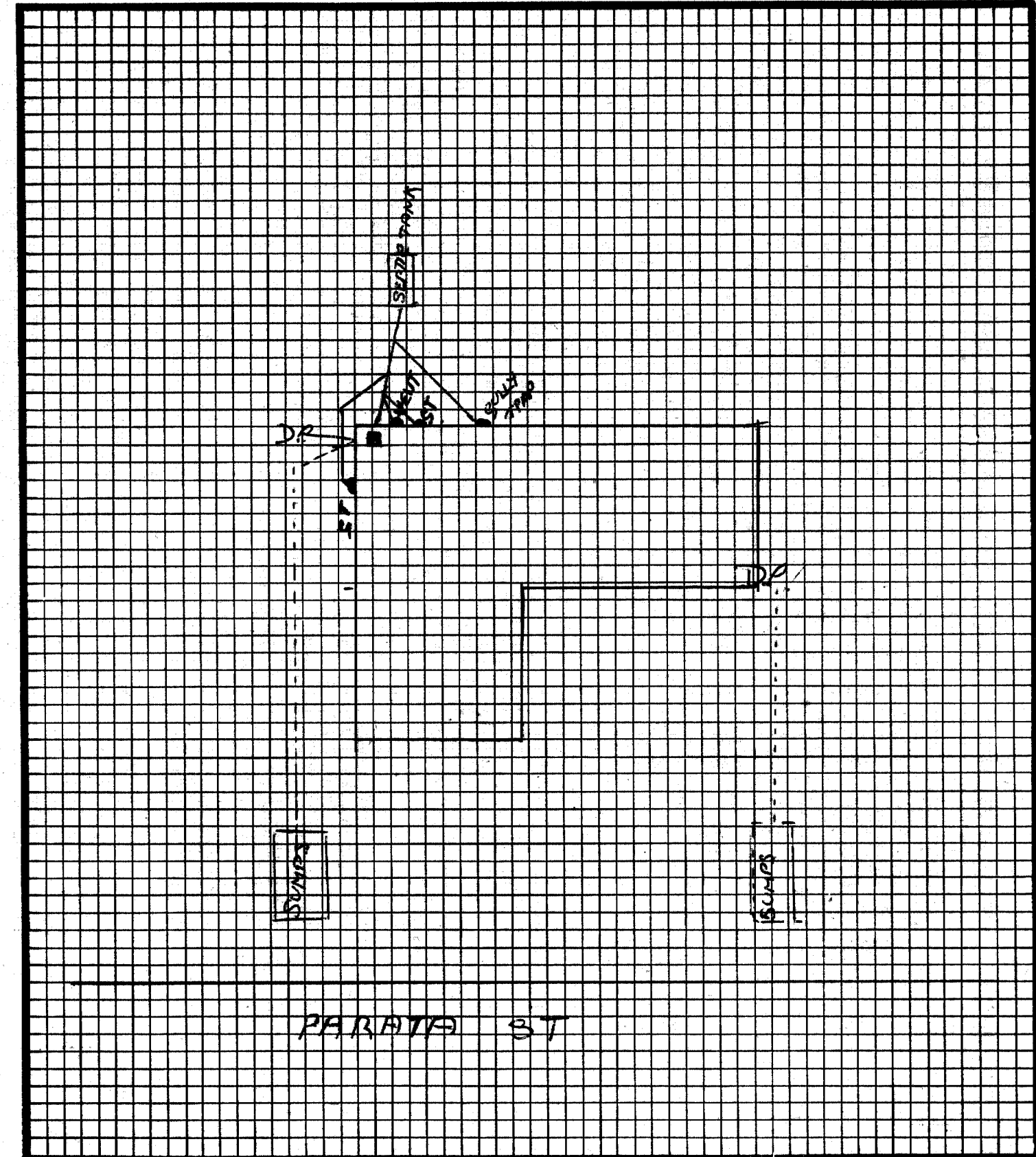
Signature of Applicant: DonaldsonAddress: BOX 679 WellingtonPlumber's Name, Address, and Registered No. { If not the applicant. } James Donaldson R.A. Thomson
3 Drummond Street
Wgm.

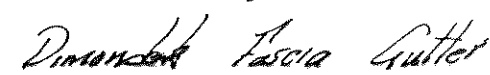
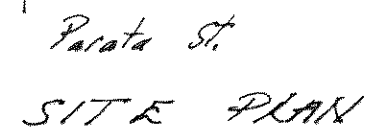
PLAN OF ALLOTMENT

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

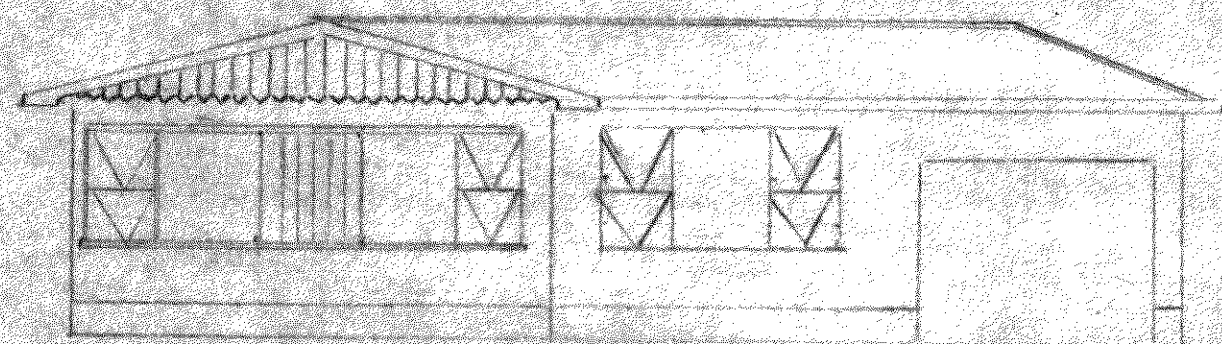
Boundary Lines to be shown thus: 57.0 + 165'

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

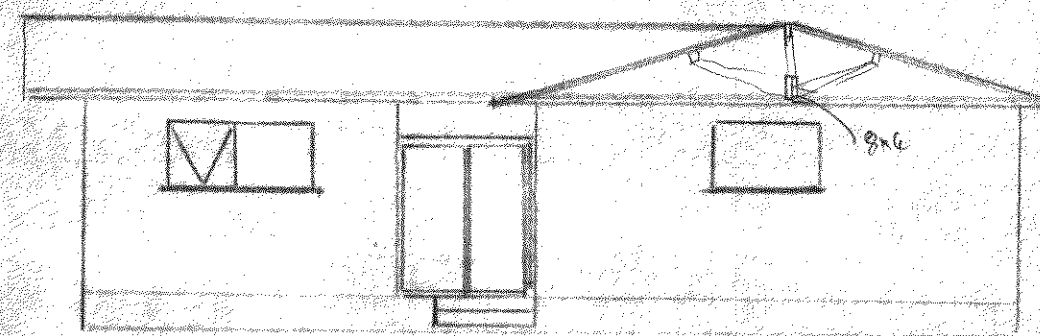
Frontage to PARATA ST Road



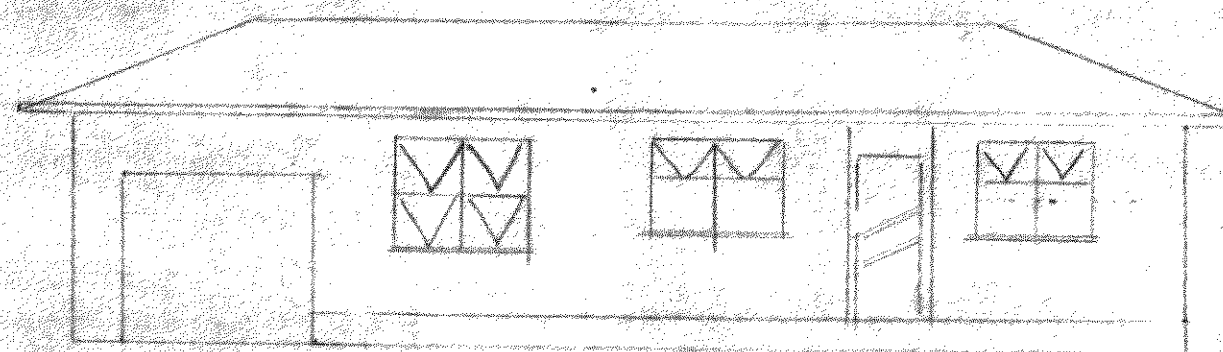
DONALDSON



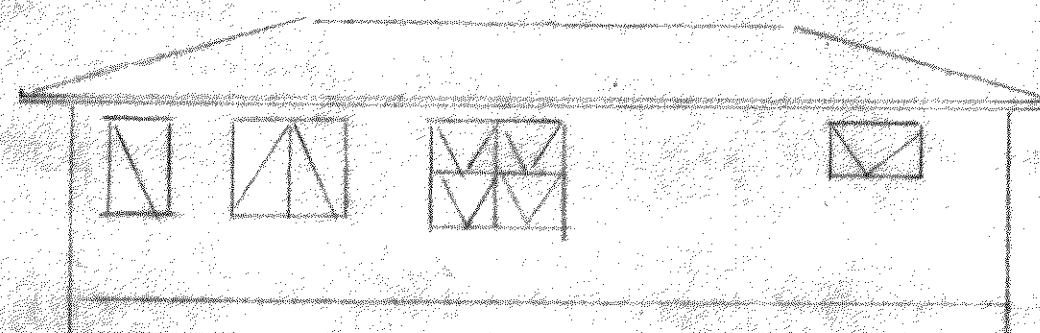
FRONT ELEVATION



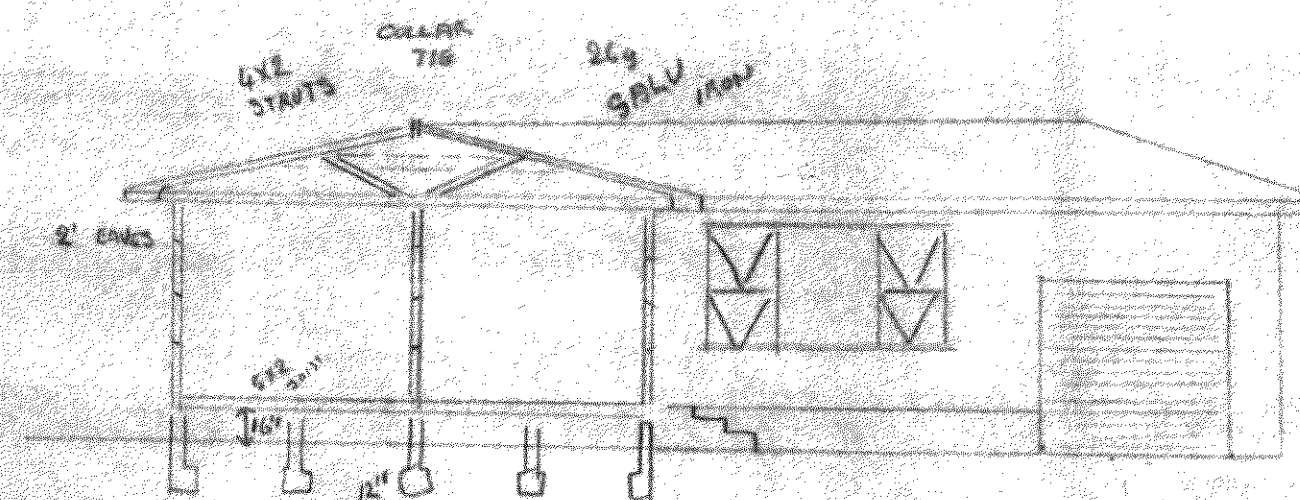
SIDE ELEVATION



BACK ELEVATION

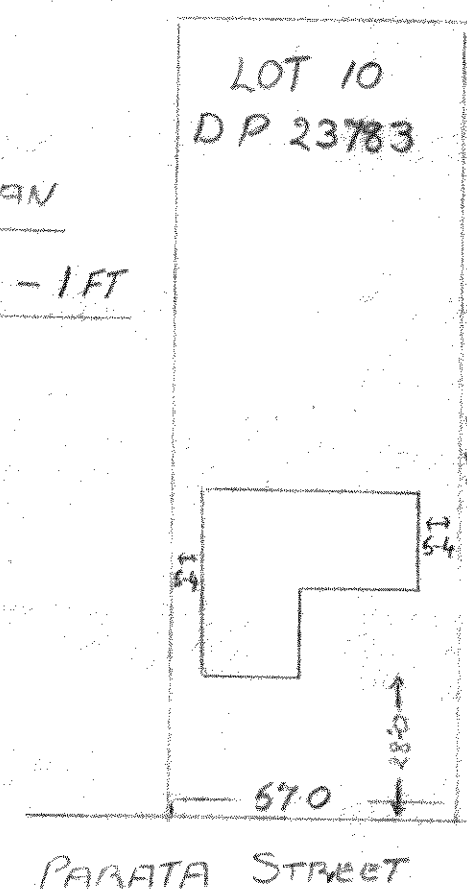


SIDE ELEVATION

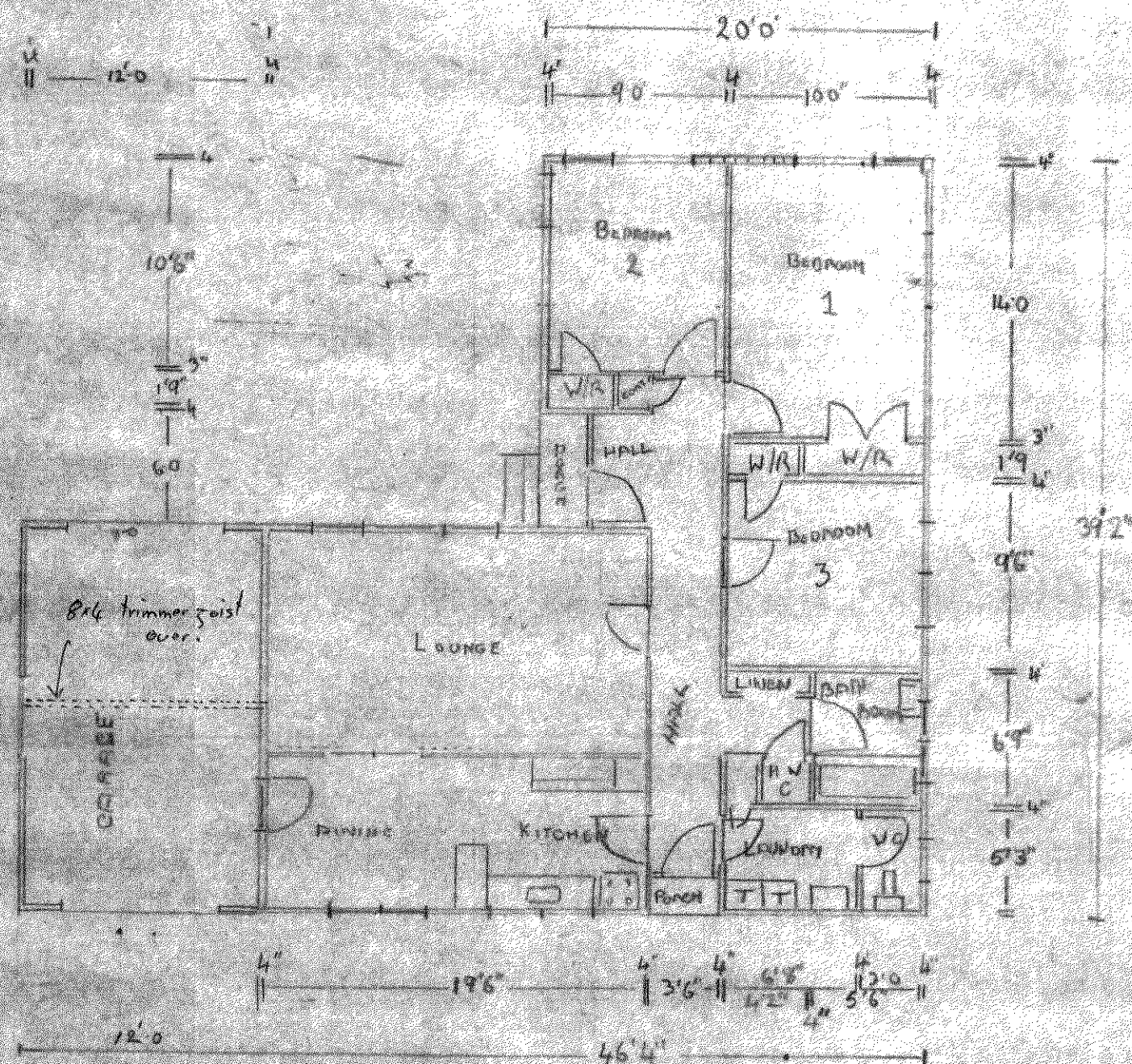


SECTION A A

SITE PLAN
SCALE $\frac{1}{40} = 1 \text{ FT}$



PARATA STREET

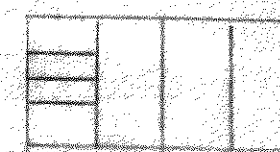
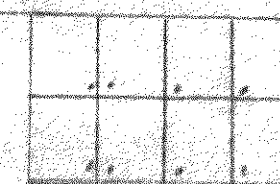


FLOOR PLAN

Scale $\frac{1}{8} = 1 \text{ ft}$



KITCHEN FITMENT



MR J DONALDSON